



## **CITY COUNCIL MEETING AGENDA**

**June 10, 2026  
7:00 PM  
Civic Center**

The Granite Falls City Council will hold its meeting in person. A Zoom link may be requested by contacting the City Clerk at [darla.wilkins@ci.granite-falls.wa.us](mailto:darla.wilkins@ci.granite-falls.wa.us), no later than 3:00 p.m. on the day of the meeting. Virtual access is provided for listening purposes only. Public comment will not be accepted via Zoom. City residents who wish to provide a comment may email the City Clerk with their name, address, and the message they would like read into the record.

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- 1. CALL TO ORDER**
- 2. FLAG SALUTE**
- 3. ROLL CALL**
- 4. NEW BUSINESS**
  - 4.a. Discussion - 2027-2041 CIP and TIP**
  - 4.b. Discussion - Planned Residential Developments**
- 5. CURRENT BUSINESS**
- 6. ADJOURNMENT**

The City of Granite Falls strives to provide access and services to all members of the public.



## CITY COUNCIL AGENDA BILL

**Subject:** COGF CIP and TIP Discussion    **Originating Dept.:** City Manager

**Action Recommended:** Discussion Only - **Approval(s):**  
Possible edits to final CIP and TIP

**Meeting Date:** June 10, 2026

**Date Submitted:** 5/31/2026

**Exhibit(s):**

1. COGF CIP and TIP Discussion

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**Budgeted Amount:** N/A

**BARS Code:** Various

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**Summary Statement:**

The 2027–2041 Capital Improvement Plan (CIP) and Transportation Improvement Plan (TIP) establish a fifteen-year framework of planned capital investments across the City's facilities, parks, and utility and transportation systems. The plan is reviewed and updated annually and serves as the foundation for the City's upcoming Budget cycle, long-range financial planning, grant applications, and project prioritization. Updating the plan each budget cycle keeps project scope, cost, and schedule current; confirms that each investment is consistent with projected ending fund balances and operating reserves; and maintains the City's eligibility for state and federal grant programs. This work session is intended to inform Council and obtain direction before the plan is finalized for adoption.

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**Background:**

In prior reviews, the City Council examined the proposed capital projects and gave staff direction. This analysis spans the General Fund, the Real Estate Excise Tax (REET) fund, the Street operating and capital funds, and the Water, Sewer, and Storm operating and capital funds. For each project, staff present the anticipated total project cost and the projected combined ending balance of the supporting funds, after grants are applied, at key milestones in FY2026, FY2027, FY2031, FY2036, and FY2041. This approach allows Council to weigh each project not only on its merits but also against the

financial capacity of the funds that pay for it.

The plan organizes 32 capital projects into six investment categories: General Facilities, Parks, Water, Sewer, Stormwater, and Transportation (TIP). These range from civic buildings, public works, and EV infrastructure to park and trail improvements, wells and water mains, lift stations and sewer lines, treatment vaults and low-impact development, and street overlays, sidewalks, illumination, and safety improvements.

Project timing is driven by fund health rather than by category alone. In the source materials, a yellow highlight marks the year staff recommend a project be completed, while a red highlight indicates that a project should be pushed to a later year because the supporting ending fund balance is low. Funding assumptions distinguish local dollars from grant dollars, and grant amounts are netted against project cost when projecting ending balances.

Staff recommend front-loading near-term work in FY2027 where reserves can absorb it (approximately 15 projects), with additional work paced into FY2031 as balances rebuild following the FY2027 draw-down. Larger facility projects are sequenced into FY2036 and FY2041 as fund balances recover. The principal exception is the City Hall Addition/Expansion: because its FY2041 supporting ending balance is low (approximately \$3.82M), staff recommend deferring it beyond the current planning window rather than committing it within the FY2027–FY2041 horizon.

Staff recommend that Council review the 2027–2041 CIP/TIP and provide direction on the following before the plan is finalized for annual update and adoption.

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**Recommended Motion:**

Discussion only - possible edits to final based on the Council's direction



CITY COUNCIL WORK SESSION · JUNE 10

# 2027-2041 Capital Improvement Plan (CIP) & Transportation Improvement Plan (TIP)

Review of capital projects and financial impacts to guide priorities, timing, and grant strategy.

City of Granite Falls, Washington · Council Discussion

# Agenda

- |          |                                        |                                                                   |
|----------|----------------------------------------|-------------------------------------------------------------------|
| <b>1</b> | <b>Purpose of the CIP / TIP review</b> | Why we update annually and what Council decisions are needed      |
| <b>2</b> | <b>How to read the plan</b>            | Project cost, combined fund balances, and the timing highlights   |
| <b>3</b> | <b>Investment overview</b>             | Total cost, local vs. grant funding, and project timing           |
| <b>4</b> | <b>Projects by category</b>            | Six categories spanning facilities, utilities, parks, and streets |
| <b>5</b> | <b>Financial impacts</b>               | Ending fund balances and operating reserves through 2041          |
| <b>6</b> | <b>Discussion &amp; next steps</b>     | Staff recommendations, decisions, and the path to grant readiness |

WHY WE ARE HERE

# Purpose of the Annual CIP / TIP Review

The CIP and TIP are updated each year to keep capital investment aligned with the City's financial capacity and community priorities.

## Annual review

Refresh project scope, cost, and schedule each budget cycle so the plan reflects current conditions.

## Financial planning

Test each project against ending fund balances and reserves before it is committed.

## Grant readiness

Adopting the plan keeps projects eligible and shovel-ready for state and federal grant programs.

## Priority & timing

Give staff clear Council direction on which projects proceed and in which year.

**Council action today:** confirm project priorities and target years so staff can finalize the adopted plan, present at the Public Hearing, and pursue grant funding.



# How to Read the Plan

## Each project row shows two things

### Anticipated project cost

The full estimated cost of the capital project. Original project cost adjusted using 3.0% annual escalation.

### Ending fund balance

Projected end balance of the combined supporting funds after grants are applied, shown for FY2026, 2027, 2031, 2036 and 2041.

### Timing highlights in the source



Yellow = staff-recommended completion year



Red = push the project later (low end fund balance)

## Fund acronyms & definitions

<b>GF</b>	General Fund
<b>REET</b>	Real Estate Excise Tax
<b>SF</b>	Street Operating Fund + Street CIF
<b>Water</b>	Water Operating Fund + Water CIF
<b>Sewer</b>	Sewer Operating Fund + Sewer CIF
<b>Storm</b>	Storm Operating Fund + Storm CIF
<b>L / G</b>	Local funding / Grant funding

# Six Investment Categories

## General Facilities

Civic buildings, public works & EV infrastructure

**\$19.34M** 5 projects

## Parks

Park sites, playgrounds & pedestrian trails

**\$0.94M** 4 projects

## Water System

Wells, watermains & metering

**\$6.17M** 8 projects

## Sanitary Sewer System

Lift stations, sewer lines & I/I study

**\$4.80M** 5 projects

## Stormwater System

Treatment vaults & low-impact development

**\$5.82M** 4 projects

## Transportation Improvement Plan

Overlays, sidewalks, illumination & safety

**\$6.19M** 6 projects

BY THE NUMBERS

# Investment Snapshot

**\$43.26M**

Total estimated cost

**32**

Capital projects

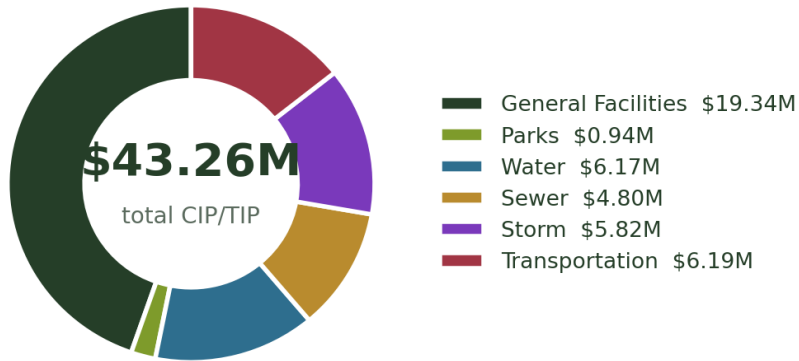
**\$31.99M**

Local funding

**\$11.03M**

Grant funding

## Cost share by category



## What the numbers show

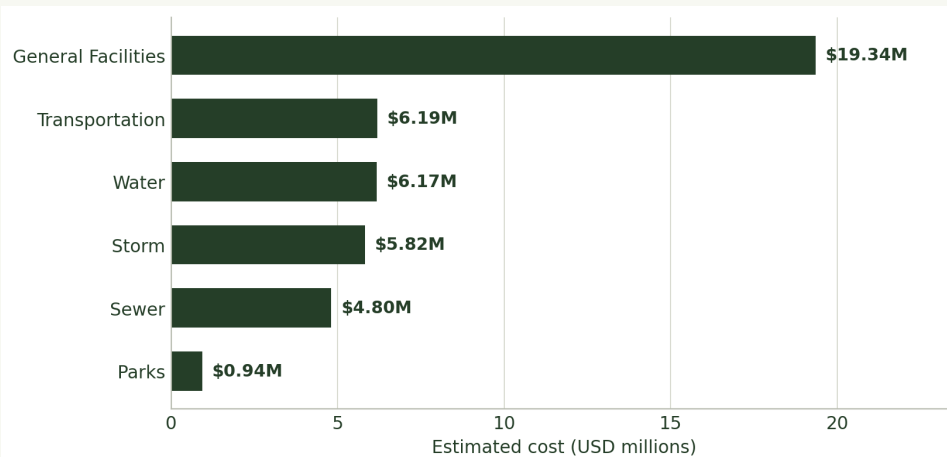
- General Facilities is the largest program at \$19.34M, driven by the future Public Works, Law Enforcement, and City Hall buildings.
- Roughly 26% of the plan (\$11.03M) is targeted to grant funding, concentrated in Transportation and key utility projects.
- Transportation leans heavily on grants - \$5.20M of its \$6.19M program is grant-funded.
- Utility programs (Water, Sewer, Storm) total \$16.79M and are funded largely from dedicated utility funds.



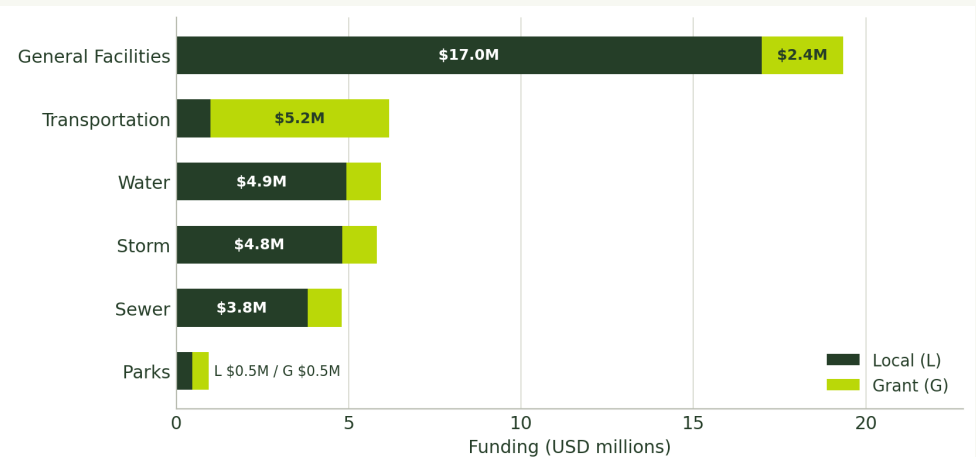
WHERE THE MONEY GOES

# Total Cost & Funding Mix by Category

Estimated cost by category



Local vs. grant funding by category



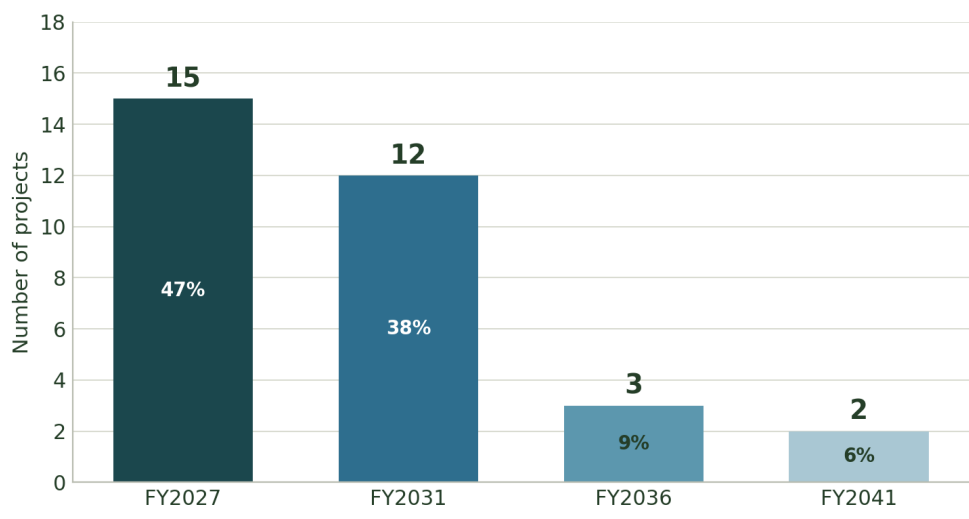
**Takeaway:** Local dollars carry most of the plan (\$31.99M, 74%), so timing matters most where fund balances are thin. Grant pursuit is most impactful in Transportation, the Public Plaza/EV facilities, the Burn Road Lift Station, and Anderson-Prospect LID, where grants offset \$11.03M of total cost.



WHEN PROJECTS PROCEED

# Recommended Project Timing

Projects by staff-recommended target year



Bars shade dark-to-light by target year (FY2027 darkest → FY2041 lightest); labels show project count and share of the 32-project plan.

### Timing is set by fund health

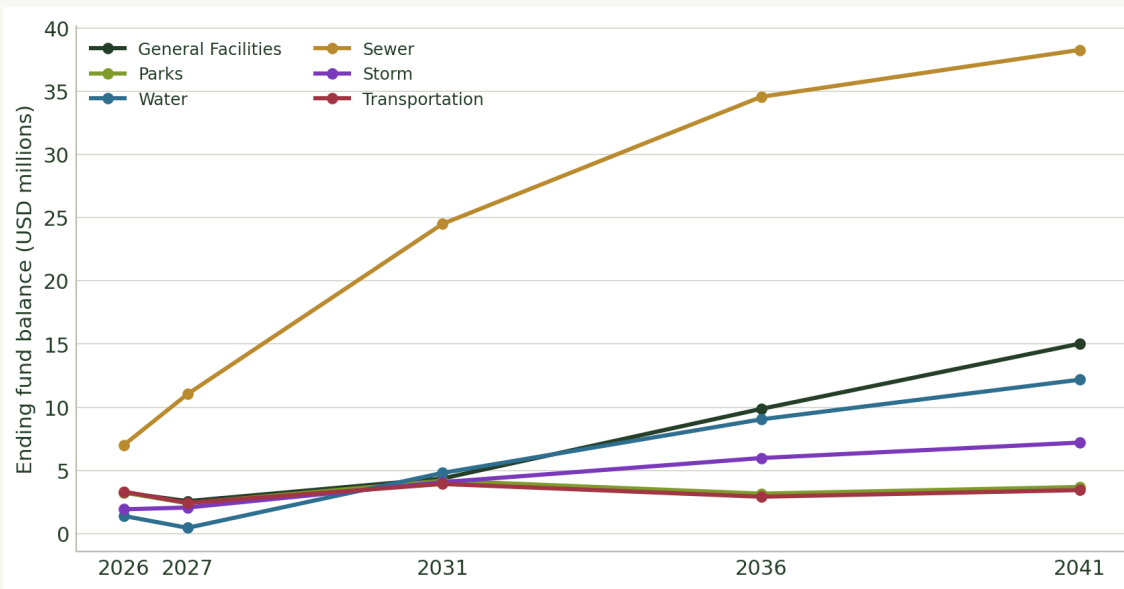
- Yellow highlights mark the year staff recommend each project be completed.
- Near-term FY2027 work (15 projects) is front-loaded where reserves can absorb it.
- FY2031 (12 projects) follows as balances rebuild after the FY2027 draw-down.
- Larger facility projects shift to FY2036-2041 as balances recover.

**Flagged to push later:** The City Hall Addition/Expansion is highlighted red - its FY2041 supporting balance (\$3.82M) is low, so staff recommend deferring it beyond the current window.

FINANCIAL IMPACT

# Ending Fund Balances Over the Plan

Ending fund balance by category (FY2026-2041)



Note: Combined supporting-fund ending balances after grants, in USD millions.

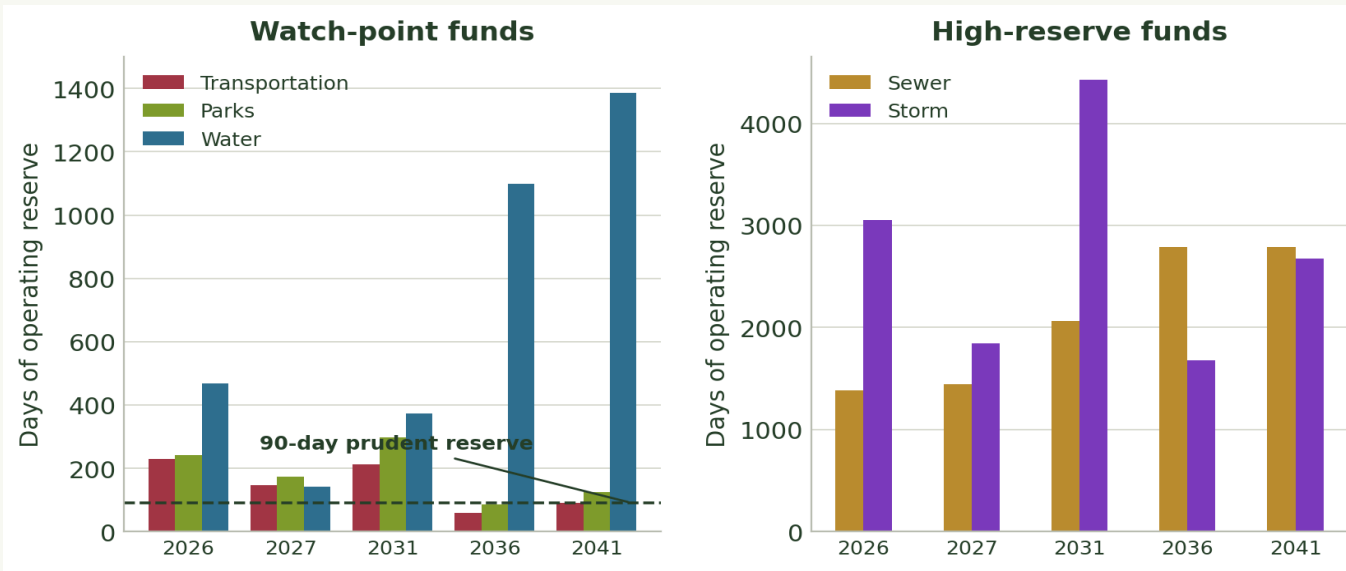
### Reading the curves

- Most funds dip in FY2027 as front-loaded projects draw balances down.
- Sewer is the strongest fund, climbing toward the 2058 DOE-loan milestone (target \$52.0M; future WWTP upgrade ~\$100M).
- Water hits its lowest point in FY2027 (\$0.45M) before recovering.
- Balances broadly rebuild by FY2031 and beyond, supporting later projects.



# Operating Reserves in Days

Days of operating reserve by fund (FY2026-2041) - split by scale for readability



## Watch points

- Transportation reserves fall to 60 days (FY2036) and 90 (FY2041) - the thinnest in the plan. This still meets SAO benchmark of 60 days.
- Parks dips to 87 days at FY2036, near the prudent 90-day floor.
- Water reserves rebuild strongly to 1,100+ days by FY2036.
- Sewer and Storm carry deep reserves throughout (1,400+ days). This is a must to build reserve for the next WWTP Upgrade ~ 2058.

Note: Left panel is capped at 1,500 days so watch-point funds stay readable; right panel uses full scale. Dashed line marks the 90-day prudent-reserve benchmark.


CATEGORY 1 OF 6

# General Facilities Projects

\$19.34M total · \$16.98M local · \$2.37M grant · 5 projects

Project	Priority	Est. Cost	Local / Grant	Recommended Year	Ending Balance GF & REET
Public Plaza & Veteran's Memorial	High	\$1.50M	L \$913K / G \$587K	FY2027	\$2.56M
EV Fast Charger Stations	High	\$345K	L \$65K / G \$280K	FY2027	\$2.50M
City Public Works Facility Construction	Medium	\$6.50M	L \$6.50M / G \$0K	FY2036	\$3.28M
Law Enforcement Building Expansion	Low	\$4.50M	L \$3.75M / G \$750K	FY2041	\$3.82M
City Hall Addition/Expansion	Low	\$6.50M	L \$5.75M / G \$750K	FY2041	\$3.82M

 Yellow = staff-recommended completion year + ending balance

 Red = recommended to push later (low balance)

Columns: Priority = staff priority (High/Medium/Low) · L = Local funding, G = Grant funding · Ending Balance = combined supporting-fund balance after grants in the recommended year.

**Discussion:** The largest program at \$19.34M. Near-term plaza and EV work fits FY2027; the Public Works, Law Enforcement, and City Hall buildings are sequenced later as balances recover - and City Hall is flagged to defer.



CATEGORY 2 OF 6

# Parks Projects

\$0.94M total · \$0.47M local · \$0.47M grant · 4 projects

Project	Priority	Est. Cost	Local / Grant	Recommended Year	Ending Balance GF & REET
Jim Holm Park Improvements	High	\$200K	L \$100K / G \$100K	FY2027	\$2.40M
Frank Mason Park Improvements	High	\$110K	L \$55K / G \$55K	FY2027	\$2.34M
Community Center Children's Playground	Medium	\$275K	L \$138K / G \$137K	FY2031	\$3.98M
Pedestrian Trail Improvements	Medium	\$350K	L \$175K / G \$175K	FY2031	\$3.80M

Yellow = staff-recommended completion year + ending balance

Columns: Priority = staff priority (High/Medium/Low) · L = Local funding, G = Grant funding · Ending Balance = combined supporting-fund balance after grants in the recommended year.

**Discussion:** A modest \$0.94M program split evenly between local and grant dollars. Holm and Mason park work is recommended for FY2027; playground and trail projects follow in FY2031.




CATEGORY 3 OF 6

# Water System Projects

\$6.17M total · \$4.93M local · \$1.00M grant · 8 projects

Project	Priority	Est. Cost	Local / Grant	Recommended Year	Ending Balance Water (w/CIF)
Rehabilitate Wells	High	\$2.90M	L \$1.90M / G \$1.00M	FY2027	\$453K
Menzel Lake Road	High	\$936K	L \$936K / G \$0K	FY2031	\$3.86M
Water System Improvements	Medium	\$848K	L \$848K / G \$0K	FY2031	\$3.01M
Cut & Cap Watermain - N. Granite Ave	Medium	\$65K	L \$65K / G \$0K	FY2031	\$2.95M
Wabash Ave - Grand to Pioneer St	Medium	\$514K	L \$514K / G \$0K	FY2031	\$2.44M
Advanced Metering Infrastructure	Low	\$398K	L \$398K / G \$0K	FY2031	\$2.04M
North Kentucky Avenue	Low	\$271K	L \$271K / G \$0K	FY2031	\$1.76M
Anderson Ave - S. of W. Galena St	Low	\$240K	L \$0K / G \$0K	FY2031	\$1.52M

 Yellow = staff-recommended completion year + ending balance

Columns: Priority = staff priority (High/Medium/Low) · L = Local funding, G = Grant funding · Ending Balance = combined supporting-fund balance after grants in the recommended year.

**Discussion:** Eight projects totaling \$6.17M, almost entirely locally funded. Well rehabilitation is the FY2027 priority; the remaining watermain replacements are paced through FY2031 as the Water fund recovers from its \$0.45M low.



CATEGORY 4 OF 6

# Sanitary Sewer System Projects

\$4.80M total · \$3.81M local · \$1.00M grant · 5 projects

Project	Priority	Est. Cost	Local / Grant	Recommended Year	Ending Balance Sewer (w/CIF)
Burn Road Lift Station Upgrades	High	\$1.25M	L \$250K / G \$1.00M	FY2027	\$11.04M
Mtn Loop Hwy Sewer Line Extension	Medium	\$1.27M	L \$1.27M / G \$0K	FY2027	\$9.77M
Noble Way Sewer Line Upgrades	Medium	\$1.11M	L \$1.11M / G \$0K	FY2027	\$8.66M
City-wide Inflow & Infiltration Study	Low	\$410K	L \$410K / G \$0K	FY2027	\$8.25M
Sanitary Sewer System Improvements	Medium	\$760K	L \$760K / G \$0K	FY2027	\$7.49M

Yellow = staff-recommended completion year + ending balance

Columns: Priority = staff priority (High/Medium/Low) · L = Local funding, G = Grant funding · Ending Balance = combined supporting-fund balance after grants in the recommended year.

**Discussion:** All five projects (\$4.80M) are recommended for FY2027 - the Sewer fund is the strongest in the plan and can absorb them while building toward the 2058 DOE-loan milestone.



CATEGORY 5 OF 6

# Stormwater System Projects

\$5.82M total · \$4.82M local · \$1.00M grant · 4 projects

Project	Priority	Est. Cost	Local / Grant	Recommended Year	Ending Balance Storm (w/CIF)
Stanley Street Water Quality Vault	Medium	\$320K	L \$320K / G \$0K	FY2027	\$2.06M
Downtown Alley Stormwater Improv. & Overlay	Medium	\$850K	L \$850K / G \$0K	FY2027	\$1.21M
Anderson-Prospect Ave Low-impact Development	Medium	\$3.65M	L \$2.65M / G \$1.00M	FY2036	\$2.48M
Sanitary Sewer System Improvements*	Medium	\$1.00M	L \$1.00M / G \$0K	FY2036	\$1.48M

Yellow = staff-recommended completion year + ending balance

Columns: Priority = staff priority (High/Medium/Low) · L = Local funding, G = Grant funding · Ending Balance = combined supporting-fund balance after grants in the recommended year.

**Discussion:** Two smaller treatment/overlay projects are recommended for FY2027; the larger Anderson-Prospect LID and general improvements are paced to FY2036 to protect the Storm fund balance.



# Transportation Improvement Plan Projects

\$6.19M total · \$0.98M local · \$5.20M grant · 6 projects

Project	Priority	Est. Cost	Local / Grant	Recommended Year	Ending Balance GF+SF+REET
100th St. NE Rechannelization	Medium	\$36K	L \$31K / G \$0K	FY2027	\$2.42M
North Granite Avenue Overlay	Medium	\$1.15M	L \$115K / G \$1.03M	FY2027	\$2.31M
Annual Overlay Program	Medium	\$1.75M	L \$175K / G \$1.57M	FY2027	\$2.13M
Annual Pedestrian Improvement Program	Medium	\$1.75M	L \$175K / G \$1.57M	FY2031	\$3.46M
West Stanley St Illumination	Medium	\$150K	L \$150K / G \$0K	FY2031	\$3.31M
South Alder Avenue Sidewalks	Low	\$1.35M	L \$337K / G \$1.01M	FY2031	\$2.97M

Yellow = staff-recommended completion year + ending balance

Columns: Priority = staff priority (High/Medium/Low) · L = Local funding, G = Grant funding · Ending Balance = combined supporting-fund balance after grants in the recommended year.

**Discussion:** The most grant-dependent program - \$5.20M of the \$6.19M is grant-funded. Overlays and rechannelization are recommended for FY2027; sidewalks, illumination, and pedestrian work follow in FY2031. TIB funding may not be available after population increase 5,000+.

FOR COUNCIL

## Discussion & Council Decisions

Staff requests Council direction on the following before the plan is finalized for adoption.

### Confirm near-term priorities

Endorse the 15 FY2027 projects, including the Public Plaza/Veteran's Memorial, EV Fast Chargers, and the Burn Road Lift Station upgrades.

### Validate timing shifts

Public Works Facility (FY2036) and Law Enforcement Building (FY2041) as balances recover.

### Defer the City Hall expansion

Confirm pushing the City Hall Addition/Expansion beyond FY2041 given its low supporting balance (red flag).

### Direct grant strategy

Prioritize grant applications for TIB Transportation overlays/sidewalks and the Anderson-Prospect LID, where grants offset the most local cost.



## Next Steps

1

### **Incorporate Council direction**

Update target years and priorities from today's discussion into the draft plan.

2

### **Adopt the CIP / TIP**

Bring the finalized 2027-2041 plan to Council and through the June 17<sup>th</sup> Public Hearing for formal adoption this cycle.

3

### **File the TIP with the state**

Submit the adopted TIP to keep transportation projects grant-eligible.

4

### **Pursue grants**

Advance applications for high-grant projects and track award timing against fund balances.

5

### **Refresh annually**

Re-run cost, schedule, and fund-balance checks each budget cycle and bring updates to Council.



CITY OF  
GRANITE FALLS

## CITY COUNCIL AGENDA BILL

**Subject:** PRD Memo

**Originating Dept.:** Planning Department

**Action Recommended:**

**Approval(s):**

**Meeting Date:** June 10, 2026

**Date Submitted:**

**Exhibit(s):**

1. PRD Memo

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**Budgeted Amount:**

**BARS Code:**

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**Summary Statement:**

Initial discussion on what Planned Residential Developments (PRDs) are and how they differ from traditional subdivisions. This is intended to be the first conversation in what will ultimately result in an overhaul of the existing PRD code. This Work Session discussion is intended to be largely educational with specific standards and code amendments to be discussed at future meetings.

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**Background:**

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**Recommended Motion:**

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## MEMORANDUM

**To:** City Council

**From:** Amy Hess, Community Development Director

**Date:** June 10, 2026

**Subject:** Comparison of Traditional Subdivisions and Planned Residential Developments (PRDs)

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### Purpose

The purpose of this memorandum is to clarify the key differences between a traditional subdivision and a Planned Residential Development (PRD), discuss when and how a PRD can be used, and invite discussion on future PRD's in the City.

This discussion is not intended to identify specific standards for PRD's, rather to begin a conversation as to how the City's PRD code should be revised to ensure development that aligns with the City's goals, provides an appropriate level of flexibility, and produces high quality neighborhoods for future residents. Specific standards will be proposed and discussed at a future date.

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### Traditional Subdivision

A traditional subdivision is the most common form of residential development. It typically involves:

- Division of land into uniform lots
- Standardized setbacks and zoning requirements
- Streets laid out in a conventional pattern
- Limited flexibility in design

This approach emphasizes predictability and uniformity, often resulting in the full build-out of a site with minimal preservation of natural features.

## Typical Pattern (Lot-by-Lot Layout):



## Key Characteristics:

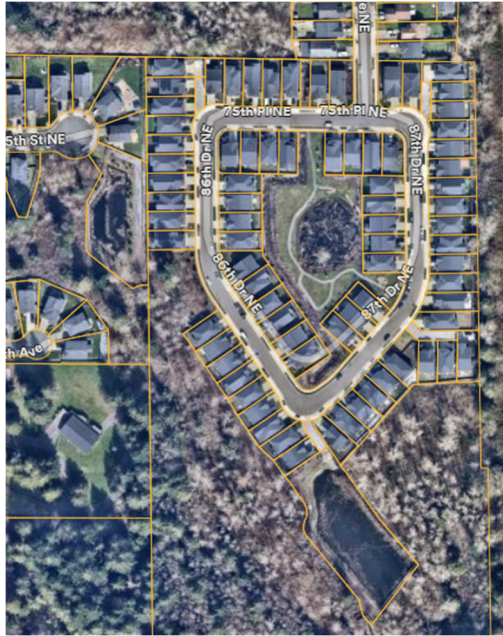
- Lot-by-lot development
- Minimal design variation
- Little to no required shared open space
- Infrastructure driven by standard engineering layouts

## Planned Residential Development (PRD)

A PRD is a more flexible development tool that allows site-sensitive design while maintaining overall density. Rather than applying standards uniformly across individual lots, the site is planned comprehensively.

A PRD can be used to create single family lots, or in a townhome or multifamily development.

### Cluster / PRD Pattern:



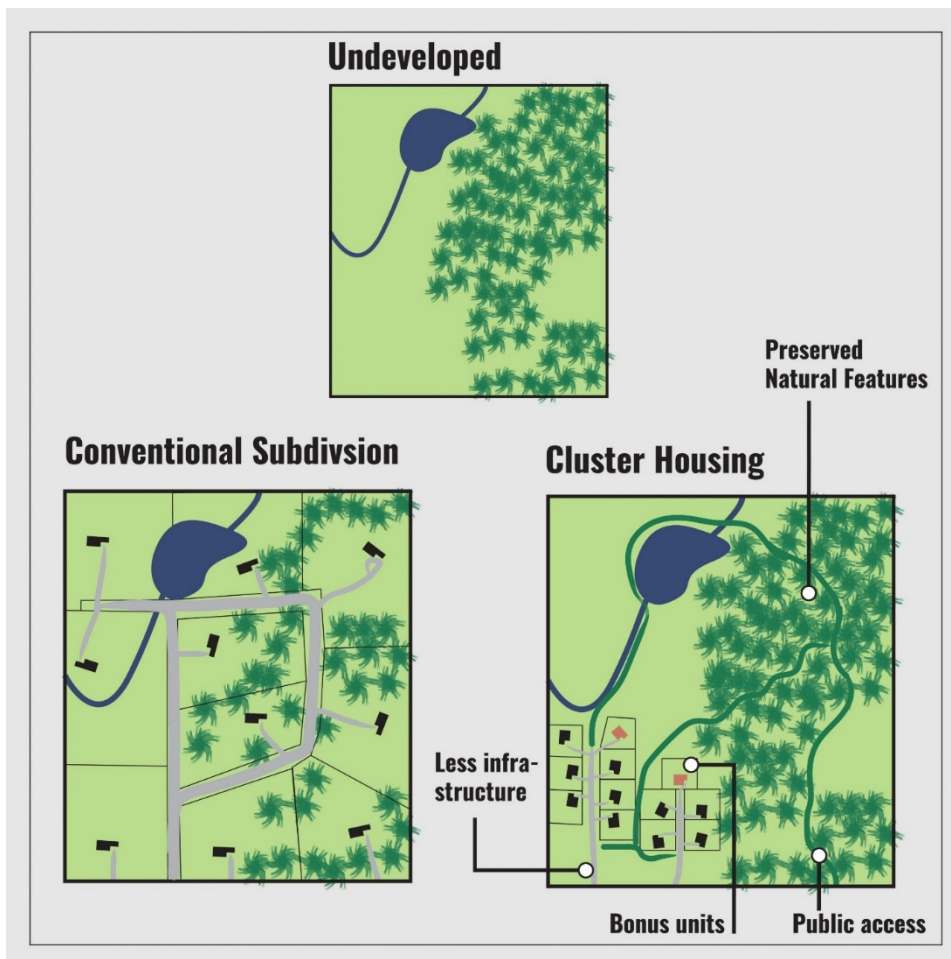
## Key Characteristics:

- Flexible lot sizes and configurations
- Clustering of homes on the most buildable land
- Preservation/creation of meaningful open space
- Integrated circulation, open space, and building design
- Can be applied to a variety of housing development types (i.e. subdivision, multi-family, townhomes).

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## Direct Comparison of Development Form

The contrast between these two approaches is most clearly illustrated below:



- **Traditional subdivision:** evenly distributes lots across the entire property
  - **PRD development:** concentrates homes while preserving contiguous open space
- 

### **Open Space and Amenities (Required in PRDs)**

A defining feature of PRDs is that open space and amenities are not optional—they are required components of the development.

These typically include:

- Usable open space (greens, commons, preserved land)
- Trails and pedestrian connections
- Recreation areas (playgrounds, play equipment)
- Open Space amenities (i.e. sports courts, play equipment, etc.)
- Protection of natural features (wetlands, slopes, tree stands)

This approach results in functional, usable open space, rather than leftover or fragmented areas. Standards need to be in place to quantify the amount and number of amenities required of a PRD.

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### **Discussion**

In most cases, PRDs do not necessarily increase overall density, but instead allow flexibility in lot size, setbacks, and clustering in exchange for open space preservation and amenities.

PRD's can be limited by zones, site constraints, housing types, or site size.

- Alternative or reduced road standards may be considered.
- Additional density may be tied to additional amenities, affordable housing, mixed housing types, etc.
- Allowable hard surface coverage can be applied to overall site, rather than individual lots.