

CAPITAL FACILITIES APPENDIX

WATER

SERVICE AREA

Orting's water system is described as a small Group A system. It has four service areas, Harman and Wingate Springs, Central Business District, Northend and west of the Puyallup River along the Orting Kapowsin Highway.

WATER DEMAND

CURRENT WATER DEMAND

As of November 2014, there were 3,176 metered connections in the City's water system. For water demand calculations, the metered connections are converted to Equivalent Residential Units (ERUs) to account for non-residential services. The 3,176 connections are equivalent to 3,376 ERUs. In addition to the metered connections, unaccounted water in Orting's system is estimated to be 600 ERUs. One ERU is equivalent to 238 gallons per day per connection for average use and 524 gallons per day per connection during peak day events. Community water usage exceeds 1,800,000 gallons per day during peak events.

PROJECTED WATER DEMAND

Future water demands are calculated by multiplying projected population estimates from the land use element by system ERUs for average and peak day demands. Because the types and extent of anticipated land uses do not differ substantially from the existing types of land uses, it is assumed that future water use patterns will not differ substantially from existing demands. **Table CF-1** presents projections of future water demand.

Table CF-1
Projection of Future Water Demands

Year	Projected Household (Equivalent Residential Connections) ¹	Average Daily Water Demand (gallons per day)	Maximum Daily Demand (gallons per day)
2014	3,376	803,500	1,769,000
2019	3,548	844,500	1,859,000
2024	3,729	887,500	1,954,000
2029	3,919	933,000	2,054,000

¹ Population based on County-wide allocation, and on a 2.5-person household size.

² Population based on County-wide allocation, and on a 2.5-person household size

WATER SUPPLY

Table CF-2 describes the proposed improvements to water sources for each service area. Based on the allowable capacity of the sources (the lesser of physical source capacity or water rights), the City's

sources are currently capable of delivering instantaneous flow of up to 2,957 gpm and annual flow of up to 2,161 acre-feet. The current system allowable capacity is adequate for the current and projected population through the year 2029. Year 2029 demand projections anticipate an instantaneous flow rate of 1,426 gpm and an annual flow of 1,045 acre-feet, both of which are far below the source capacity. ~~The current system allowable capacity is adequate for the current and projected population to the year 2019.~~ Table CF-3 illustrates the water rights, physical capacities and allowable use capacity of the City’s water sources

**Table CF-2
Inventory of Water Sources**

Service Area	Source	Proposed Improvements	Distribution System
Wingate & Harman Springs	Wingate & Harman Springs	Replace wrapped steel and asbestos-cement distribution mains- <u>2</u> Wingate booster pump station upgrades.	6-12" wrapped steel, ductile iron, and asbestos-cement pipe
CBD	Wells #1, #2, #3, and #4 Wingate & Harman Springs		2-12" wrapped steel, ductile iron, and asbestos-cement pipe
Northend	Wells #1, #2, #3, and #4 Wingate & Harman Springs		6-12" ductile iron and PVC pipe
West of Puyallup River	Wells #1, #2, and #3 Wingate & Harman Springs	8" ductile iron connecting Whitehawk to Calistoga E	8"-12" ductile iron, 9" PVC

**Table CF-3
Capacities of Water Sources**

Source	Production Rate (GPM)
Well #1	500
Well #2	300
Harman Springs	72
Wingate Spring	250
Well #3	650
Well #4	1185
TOTAL <u>Total</u>	2,957

WATER STORAGE AND TRANSMISSION

The total existing water storage capacity of the Orting water system is 1,958,600 ~~865,900~~ gallons. Each of the three spring sites is equipped with a concrete reservoir storage tank with capacities as follows: Lower Harman (190,000), ~~Upper Harman (92,700)~~, and Wingate (125,900). The lower Harman reservoir was replaced in 2003 with a 190,000 gallon tank to account for storage losses at the Boatman facility. Boatman Springs, which was once a source of supply for the City, has been disconnected from the distribution system. Well #1 has a 550,000 gallon concrete reservoir, and Well #4 has a 1-million gallon concrete reservoir.

Storage analysis indicates the City's existing storage facilities are sufficient. The addition of the 1-million-gallon North End Reservoir at Well #4 to the water system currently provides an excess storage capacity of over 500,000 gallons. At build-out conditions, the system will have an excess storage capacity of approximately 460,000 gallons. No storage improvements are recommended for the City.

~~Storage analysis indicates the City does not have sufficient storage facilities for the build-out of potential land uses in the Mixed Use Town Center North (MUTC N) zone. The City is planning to construct a 1,000,000-gallon reservoir adjacent to the MUTC N to resolve this issue.~~

One of the most serious problems with the water system is the leaking of primary transmission pipes. These pipes carry municipal water from the wells and spring sites to the city's customers. The unaccounted water (the difference between quantities of water read at the source meters and consumers' meters) requires considerable city crew time to repair leaks and represents lost revenue potential for future connections. The City is aware that a majority of this water loss occurring in the system is due to aging AC and wrapped steel pipe in the distribution systems for Harman and Wingate Springs, located south of town in the upper zone of the system. To better understand the leakage occurring in the upper zone, a flow meter was installed at Well #1, which monitors the amount of water coming from the upper zone into the City limits. In a zero loss situation, the amount of water passing through the flow meter would be the difference between the water produced by Harman and Wingate Springs, and the customer usage along these distribution lines. In actuality, around 4 million gallons of water is unaccounted for each month before it passes through the flow meter. This ranges between 30 and 60 ~~percent~~ percent of the water produced from these two sources each month. The City has completed design of the water main replacement project along Orville Road, and is starting construction in 2017. ~~will move to construction once funding is obtained.~~ In addition, the City has an annual leak detection program in an effort to reduce the quantity of unaccounted water.

WATER QUALITY

The water supply is chlorinated at all of the sources and is carefully monitored in accordance with State Department of Health and US Environmental Protection Agency standards.

NEEDS

The Orting water supply was analyzed on the basis of available storage and the ability of the system to supply fire flows as well as providing domestic needs.

Existing water rights will be adequate for supplying water for the demands of projected populations. The City has completed a number of water right change applications to create a well field so the newly constructed Well ~~No.#~~ 4 can withdraw water utilizing the City's existing water rights. The system is capable of supplying fire flow requirements for single occurrence residential and commercial fires.

The Capital Facilities Program (**Table CF-8**) contains specific water system improvements that have been identified in the water utility master plan. In addition, the plan identifies the need for additional operation and maintenance staffing. The capital improvement projects include:

- Wingate Booster Pump ~~Replacement and Emergency Generator~~ & Main Replacement
- Orville Road Main
- ~~Wingate Main~~
- Downtown Main Replacement
- Meter upgrades to Radio Read
- Corrin Ave S. Main Replacement
- ~~Boatman Springs Reconnection~~
- ~~Boatman Main Replacement~~
- Bowlin Ave Main Replacement
- Daffodil Main Extension
- Whitehawk Main Extension
- 178th Avenue Loop
- SR 162 Service Crossing Replacement
- SR 162 Main Replacement
- Well #1 VFD Install
- Upgrade Alarm Systems at all Sources
- Public Works Building
- ~~Telemetry System~~

WASTEWATER

EXISTING COLLECTION SYSTEM

Orting's collection system ranges in age from the 1943 "old town" lines to new lines installed in recent subdivisions. The sewer system serves virtually all of the commercial and residential property in the city. As of ~~February 2015~~ September 2017, the City's sewer system had 3220-2,897 physical connections which is equivalent to approximately 3317 ERUs based upon consumptive meter readings. The system service area covers about 800 acres including the High Cedars golf course community located outside the City limits. At the present time there are no industrial users of the system.

The general slope of the Orting planning area is from the southeast to the northwest, towards the treatment plant. The northern and western portions of the area slope away from the existing treatment plant, creating a need for the pumping of sewage.

The city has five pumping stations -One, located at the intersection of Calistoga Street W and the Puyallup River, serves the Soldiers' Home and that portion of service area south of the Puyallup River. The Soldier's Home, housing approximately 180-192 residents is the major commercial user in the area.

The second pumping station serves the High Cedars Village and Golf Course and discharges to the city sewer system through a 3,100 foot 6-inch diameter forcemain. The system is designed to handle 300 connections in the High Cedars development. In 2008, the pump station had a total of 180 hookups. The Village Green, Village Crest, and Rainier Meadows pumping stations respectively serve those three developments.

WASTEWATER TREATMENT

The wastewater treatment plant serves all property within the City including the High Cedars Golf Club development and the Soldier's Home.

EXISTING DEFICIENCIES

The existing gravity collection system has a serious inflow and infiltration problem due to the aging infrastructure. Inflow is defined as surface water and storm sewer water entering the sanitary sewer system through leaks. The state Department of Ecology has directed the city to correct this problem. Immediate complete correction of infiltration and inflow is not financially feasible making gradual replacement and rehabilitation of the existing sewers the only economic alternative. Replacement and rehabilitation of the existing sewers will take place systematically by removing areas of the system with the greatest inflow and infiltration problems first. In 2008, the City performed a survey of the entire sanitary sewer collection system, which included videotaping and smoke testing. Through this survey, areas of high infiltration and inflow were identified and ranked based on severity. In 2011, the City completed sanitary sewer rehabilitation on Deeded Lane and Whitesell Street, two highly ranked locations identified by the sanitary survey. ~~As of 2015~~In 2017, the City is in the [design process of the construction process of ng for the Eldredge Avenue NW sanitary sewer rehabilitation project](#). The City continues working to reduce inflow and infiltration and plans to spend approximately \$100,000 each year on inflow and infiltration projects.

~~The current sanitary sewer lift station at the development of High Cedars is approaching its 25-year design life per EPA standards. Furthermore, the High Cedars force main appears to be nearing its useful life. These facilities were installed in the late 1970s, and have exhibited problems within recent years. The force main has broken approximately 10 times over the last 40 years, and the current lift station needs to be brought to current NEC (National Electrical Code) standards, DOE standards for critical facilities, as well as City SCADA (Supervisory Control and Data Acquisition) standards. The City is currently in the final design phase of the High Cedars Force Main and Pump Station Upgrades project, which will replace the sewer force main and provide electrical, mechanical, and structural improvements to the lift station.~~

~~The treatment plant currently has enough capacity to serve a population equivalent of approximately 9,351 population equivalents.~~

Effluent from the wastewater treatment plant currently discharges into the Carbon River just north of the plant through an outfall pipe located 8 feet above the river bottom. Due to concerns over river bar formation in the vicinity of the exposed outfall which prohibit the development of a submerged outfall this side bank discharge will be maintained for all phases of future expansion.

Solids from the treatment process are currently stored in a lagoon facility at the treatment plant site. The City is currently planning to implement solids handling, which will free the lagoon area for other uses.

FUTURE WASTEWATER FLOWS

To project future wastewater flows for Orting, existing treatment plant flows and loadings as well as future collection systems have been evaluated. Total wastewater flows are the sum of residential, commercial and industrial wastewater plus infiltration and inflow. The existing sewer flows are mainly a function of residential flows and infiltration and inflow; industrial and commercial flows are minimal, as described earlier.

The City of Orting General Sewer Plan/Engineering Report Amendment (Parametrix, Inc., 2001) details the methodology for projecting service area population equivalents within the City's urban growth area. **Table CF-4** shows the current population, the wastewater treatment plant design population and the projected build_out population.

Table CF-4
Sanitary Sewer Service Area Population Equivalents*

Region	Population Equivalents		
	Current	Phase 1	Build Out
Residential	3,723	4,312	8,025
Commercial	107	370	915
High Cedars	110	229	475
Total	3,940	4,911	9,415

* Population Equivalent = one individual contributing a typical per capita flow and waste load to the treatment plant.

- Residential: 2.5 population equivalents per dwelling unit
- Commercial: 1,000 population equivalents per 7 acres; 2,000 gallons per acre per day; and 130 gallons per capita per day per population equivalent
- High Cedars: 110 existing dwelling units; 190 dwelling units at build out, for planning purposes only. Actual service is not anticipated.

Source: Parametrix, Inc.

The General Sewer Plan provides more information on the WWTP influent design flows and the rated capacity. The influent design flows are based on the build out condition of 9,415 population equivalents.

To further understand the effect of inflow and infiltration on plant capacity, the City of Orting completed an Infiltration and Inflow Report Update (Parametrix) in 2011. Inflow and infiltration appears to be consistent since the Deeded Ln and Whitesell St sewer rehabilitation project completed in 2011. Continued sanitary sewer rehabilitation and replacement projects should further decrease and stabilize inflow and infiltration in the system.

~~* Population Equivalent = one individual contributing a typical per capita flow and waste load to the treatment plant.~~

- ~~• Residential: 2.5 population equivalents per dwelling unit~~
- ~~• Commercial: 1,000 population equivalents per 7 acres; 2,000 gallons per acre per day; and 130 gallons per capita per day per population equivalent~~
- ~~• High Cedars: 110 existing dwelling units; 190 dwelling units at buildout, for planning purposes only. Actual service is not anticipated.~~

~~Source: Parametrix, Inc.~~

WATER REUSE

Irrigation of nonfood crops is the least costly, most prevalent potential use of reclaimed water. Irrigation demand could be greater than the dry season maximum month effluent flow of the Orting

wastewater treatment plant. Feasible irrigation uses of reclaimed water include the Orting Middle School, Ptarmigan Ridge Elementary, Gratzner Park, Village Green and Whitehawk Parks, and the Foothills Trail. These uses are estimated to generate ultimate demand for 574 gpm on average and 1,150 gpm for the peak period. Water reuse facilities at the treatment plant and in the Orting Valley ~~may will~~ be constructed by the City Sewer Utility. All facilities will be owned and operated by the City.

The Capital Improvements Program (**Table CF-8**) lists planned improvements to the wastewater and water reuse system that are planned for the next 14 years. These improvements include providing solids handling facilities at the treatment plant and development of an extensive water reuse treatment and distribution system. ~~The improvements will also include a facility to treat the solids from future wastewater flows so they can be disposed of more cheaply.~~ Storage of the solids in the on-site lagoon will end as soon as the solids treatment facility is complete. **About \$+2 million worth of improvements are anticipated from now to the year 2020.**

STORM WATER

The Pierce County River Improvement's Puyallup River Basin Comprehensive Flood Control Management Plan (1991) refers to Orting as one of the "hot spots" in the study area which has experienced chronic flooding problems and is not adequately protected from the 100 year floods. If a flood on either the Puyallup or Carbon Rivers were to cause levee failure or change their course, they would usually flood and possibly erode adjacent high quality agricultural lands. Potential damage to urbanized areas in Orting is also high if the levees protecting these areas were to fail.

The Puyallup River Basin Comprehensive Flood Control Management Plan identifies the types of potential damage which could occur along the Puyallup River, including the inundation of residential and agricultural lands south of Orting; the inundation of over 100 single family residences plus a power substation in Orting; closure of Calistoga St W, a major arterial in Orting; inundation of River Glen Campground, High Cedars Golf Course and agricultural lands northwest of Orting; and overtopping and possible closure of SR 162 between Orting and McMillan. Specific areas of potential damage along the Carbon River include minor inundation of vacant and agricultural land in Orting.

In 2008, Pierce County completed their Levee Setback Feasibility Study between River Miles 2.6 and 23.3 on the Puyallup River. Information from Pierce County's Setback Levee Feasibility Study was used by the City as the first step in identifying a setback levee project location. Pierce County evaluated setback levee sites using three main goals: 1) Increase floodplain connectivity and flood storage, 2) Re-establish short and long-term geomorphic processes and function, and 3) Maximize aquatic habitat and diversity use. Out of 32 potential setback levee sites, the proposed site in Orting ranked as the second best location for a levee setback on the Puyallup River.

To prevent flooding from the Puyallup River, the City utilized this feasibility study to move forward with the Calistoga Setback Levee project. Between 2008 and 2013, the City worked to acquire property, coordinate with stakeholders, secure grant funding, and design and permit the 1.5-mile long Calistoga Setback Levee. The new levee was designed to be at least 3-feet above the 100-year base flood elevation to protect the City during large storm events. The project also provides habitat benefits to the River system. Removal of the existing levee reconnects approximately 46 acres of floodplain to the middle Puyallup River, in addition to 55 acres of reconnected side stream/backwater habitat. The project was completed in 2015.

Due to State Department of Ecology (ECY) requirements for reducing non-point sources of pollution in Puget Sound, the City developed mapping and a model of the storm water system in 2002. The City's storm water utility collects fees based on storm water runoff created by impervious surfaces on each

parcel within the city. These funds are used to construct needed storm water collection, detention, and treatment facilities. The City has also adopted ECY’s Stormwater Management Manual for Western Washington, August 2005 edition, as part of the Orting Municipal Code. All new and redevelopment must comply with the requirements and recommendations in the manual.

SCHOOLS

~~Orting Public School District No. 344 operates the City's elementary, middle and high school facilities. In May of 2009, the School District adopted the Capital Facilities Plan for 2009-2014 (CFP). The CFP contains an inventory of existing facilities; analysis of student enrollment trends; determination of level of service standards and future capacity demands; and construction and finance plans for proposed facility development. Since the adoption of the CFP, the District has finished remodeling portions of the former middle school campus, for necessary expansion of high school uses, including: physical education, music, performing arts and lunchroom uses. Construction has also been completed of a new football stadium on the new middle school site.~~

~~As of September 2014, District facilities include the following:~~

School	Location	Capacity
Orting Primary	316 Washington Avenue N.	440
Ptarmigan Ridge Intermediate	809 Old Pioneer Way NW	550
Orting Middle	111 Whitehawk Blvdoulevard	650
Orting High	320 Washington Avenue N	600
District Administration	120 Washington Avenue N.	NA

~~Capacity figures do not include temporary or "portable" classrooms which are currently used to accommodate student enrollment overflows.~~

~~These facilities are sited on 124 acres of land within the City limits. In addition, the District owns 23 acres of undeveloped land south of the City.~~

~~The District has forecasted enrollment trends for the next six years based on State Office of Public Instruction methods, and assuming that all residential projects for which mitigation agreements have been executed are completed. The forecasts also assume that new residential construction will generate an average 0.725 student per unit. The resulting forecasts for the Year 2014 show elementary enrollment at 991; middle school enrollment at 540; and high school enrollment at 711. Beyond 2014, the OSPI forecast indicates that enrollment will increase by an additional .038% assuming a moderate rate of new residential development.~~

~~Using these forecasts and its adopted level of service standards of 90 square feet per elementary student, 117 square feet per middle school student, and 130 square feet per high school student; the District has identified a number of projects which are planned for the next six years. These include the purchase of land on the western district boundary for expansion and reconfiguration of Ptarmigan Ridge Elementary from grades 3-5 to K-5, and relocation of Transportation and Maintenance~~

Operations to a new facility on existing District property, possibly south of the City limits. **Table CF-5** summarizes the six-year capital facilities plan.

Table CF-5

Orting School District Capital Facilities Plan

PROJECT	ESTIMATED COST (2014 DOLLARS)
Transportation and Maintenance Facility	\$1,500,000
District Wide Technology Systems Upgrades	\$1,500,000
Expansion and reconfiguration of Ptarmigan Ridge to a complete K-5 Elementary School	\$11,000,000

Financing School Facilities

The CFP identifies the funding sources for capital projects as bonds, levies, state matching funds, and impact mitigation fees. The City is currently collecting fees on behalf of the District from a number of residential projects which have been approved in recent years. The District, Pierce County and the City established a school impact fee system in 1997 which collects additional fees from new residential development aimed at providing needed facilities to house this growth. For current unmet needs, the District will rely on the other funding sources. A future bond issue (possibly in 2016) will fund a Transportation and Maintenance facility, expansion and reconfiguration of Ptarmigan Ridge to a K-5 elementary school.

Libraries

In addition to schools, public libraries also offer education and recreational services to the community. The Orting public library, housed in the Multi-purpose Center is a branch of the Pierce County Library System. The existing facility was constructed in 1981, and has not been expanded since then. The library occupies approximately one-half of the floor area. The total building floor area is 6,000 square feet and the site area is 10,560 square feet—devoted to parking and an entry plaza.

Orting's library is one of the smaller branches in the Pierce County system, and is considered to have an adequate collection of books records, CD's, tapes, audio books, newspapers and magazines, although the recent growth in the service area is straining the facility. Since it is part of the Pierce County Library system, use of the facility is not limited to Orting residents. Many residents from the surrounding communities, such as Graham, South Prairie, Buckley and Sumner opt to use the facilities.

Between 2008 and 2009, the Library System collaborated with individuals throughout the County to prepare Pierce County Library 2030, a facilities master plan. The City participated in this process. The Plan recommends relocating the Orting library and expanding the square footage to 10,400-12,100 sf. The Plan also proposes an increase in seating, computers, and parking, and recommends the Orting School District parcel at Leber/Calistoga and Varner/Washington be considered to accommodate this growth. The Orting School District Capital Facilities Plan is a six-year plan intended to be revised each year for the succeeding six years. The plan is intended to guide the District in providing new capital facilities to serve the projected increase in student enrollment as well as new developments emerging within the District boundaries. The plan will be reviewed on an annual basis and updated based on

current and future enrollment and projected financing. Also included in the plan are major capital repairs and improvements needed to maintain the District's existing facilities.

This Capital Facilities Plan is designed to support the use of school impact fees as provided for under the 1990 Growth Management Act for the Orting School District. Therefore, it consists of:

- An inventory of the existing schools, support facilities and properties owned by the Orting School District.
- An enrollment history and projection through the 2022-2023 school year.
- An identification to the District's current "level of service" with respect to capital facilities.
- A forecast of the District's need for new construction.
- A plan that will finance the proposed construction projects within projected funding capacities and clearly identify sources of public money for such purposes.

The Growth Management Act, which was passed in 1990 and amended in 1991, includes two elements addressing the impacts of development on schools: RCW 58.17.110, the state subdivision act, was amended to require denial of any plat "unless the...county legislative body makes written findings that: (a) Appropriate provisions are made for....schools and school grounds... Dedication of land to any public body, provisions of public improvements to serve the subdivision, and/or impact fees imposed under this act may be required as a condition of subdivision approval..." RCW 58.17.060 was also amended to require that the same determination be made with regard to short plats. Sections 43-48 of the Act specifically authorizes the counties and cities to impose impact fees for school facilities upon adoption of a capital facilities plan element and enabling ordinance.

On January 1, 1997, Pierce County implemented an impact fee ordinance for schools within unincorporated Pierce County. For 2017, the "maximum" fee for single-family residences in Orting is \$3,400. For multi-family residential units the "maximum" fee is \$163. Pierce County is engaged in a study of school impact fees and is expected to change some fees in 2017.

SCHOOL FACILITIES INVENTORY

Facilities include Orting High School, Orting Middle School, Orting Primary School, Ptarmigan Ridge Elementary School, Central Administration Building and the old Administration Building that houses the Bus Garage & Maintenance Facility and the School District Grounds/Maintenance Shop. Additionally, the District owns 22.9 acres of undeveloped land south of Orting (known as the Orville Road property). County ordinances make the Orville Road property unsuitable for a school facility due to Pierce County zoning regulations prohibiting construction of school buildings in this Mount Rainier Lahar Designated Zone and wetlands area.

ELEMENTARY SCHOOLS:

Orting Primary School (Grades P-3)

316 Washington Ave North

Orting WA 98360-8404

Total Room Count: 24

7 Portables

Ptarmigan Ridge Elementary School (Grades K-5)

805 Old Pioneer Way NW

Orting WA 98360-9466
Total Room Count: 28
9 Portables

MIDDLE SCHOOL:

Orting Middle School (Grades 6-8)
Orting WA 98360-8404
Total Room Count: 35

HIGH SCHOOL:

Orting High School (Grades 9-12)
320 Washington Ave North
Orting WA 98360-8404
Total Room Count: 32
9 Portables

SITES:

The District currently owns 13 parcels of land on 5 sites that comprise a total of 131.75 acres.

- Bus Garage & Maintenance Facility and Grounds/Maintenance shop. Total 2.15 Acres
- Orting School District's Central Office, Orting Primary School and Orting High School. Total 45.27 Acres
- Orting Middle School, District Kitchen, and Stadium. Total 42.65 Acres
- Ptarmigan Ridge Elementary School. Total 18.78 Acres
- Orville Road property, 22.90 acres south of Orting. This property lacks sewers and is unsuitable for a school per Pierce County regulations prohibiting construction of school buildings in this Mount Rainier Lahar Designated Zone and wetlands area. Total 22.90 Acres

HISTORY OF FACILITIES:

The following constitutes a known record of School District historical events:

- 1871 The first school was built.
- 1879 The second school was built.
- 1891 The third school was built. Grades 1 - 6 attended this school until 1929 when a new grade school was built.
- 1929 A new grade school was built. Additions to this school were built in 1944 and 1948. (This location is currently used as the Central Office Administration building and no longer serves as a school classroom facility.)
- 1951 A new high school was built. (This building is currently used for the transportation & maintenance/grounds departments and no longer serves as a school classroom facility.)

- 1955 A gymnasium was added to the high school campus site. (A second gym was added in 1978) □ 1961 An elementary annex building was constructed.
- 1968 The current Orting Elementary School was constructed.
- 1977 A 6-classroom addition was constructed at Orting Elementary School.
- 1987 The West Wing was constructed (currently part of OHS).
- 1987 The current Orting High School was constructed.
- 1988 An addition was constructed at Orting Elementary School that included a gym, music room and lunchroom.
- 2000 Ptarmigan Ridge Intermediate School was constructed.
- 2002 Orting High School Library addition was constructed.
- 2008 The current Orting Middle School was constructed.
- 2008 Additions were made to the current Orting High School that included the Performing Arts Center/cafeteria, additional office space, and a new gymnasium.

**Table CF-5
Facility Utilization as of 1/31/2017**

<u>Site</u>	<u>Portable Classrooms</u>	<u>Permanent Capacity</u>	<u>Capacity with Portables</u>	<u>FTE</u>	<u>Under/(Over) Capacity without Portables</u>	<u>Under/(Over) Capacity with Portables</u>
<u>Orting Primary</u>	<u>7</u>	<u>288</u>	<u>456</u>	<u>501</u>	<u>(213)</u>	<u>(45)</u>
<u>Ptarmigan Elementary</u>	<u>9</u>	<u>431</u>	<u>665</u>	<u>680</u>	<u>(249)</u>	<u>(15)</u>
<u>Orting Middle School</u>	<u>-</u>	<u>689</u>	<u>689</u>	<u>561</u>	<u>128</u>	<u>128</u>
<u>Orting High School</u>	<u>9</u>	<u>640</u>	<u>892</u>	<u>761</u>	<u>(121)</u>	<u>131</u>
<u>Total</u>	<u>25</u>	<u>2,048</u>	<u>2,702</u>	<u>2,503</u>	<u>(455)</u>	<u>199</u>

FORECAST OF FUTURE NEEDS

To better understand the degree of the enrollment changes taking place in the Orting School District, we examined (a) the District’s student enrollment history over the past six (6) years; and (b) the District’s enrollment projections through the 2022-2023 school year.

DISTRICT GROWTH

The School District has reviewed historical demographic trends and actual enrollments. It is the belief of the School District that future growth will be greater than these trends due to the current plans for

additional housing and planned developments within our District boundaries. Over the past 6 years, the District's elementary school's enrollment (grades K-5) has grown from 1,051 students to 1,185 students. This growth of 134 students represents an 12.75% increase. The Middle School (grades 6-8) enrollment has increased from 531 students to 565 students. This growth of 34 students represents a 6.40% increase. The High School (grades 9-12) has grown from 732 students to 797 students. This growth of 65 students represents a 8.88% increase. The district total has grown from 2,314 students to 2,547 students, an increase of 233 students, or a 10.07% increase overall.

FUTURE GROWTH

The Cohort Survival analyses developed by the Office of Superintendent of Public Instruction was used to determine funding eligibility. That analysis shows growth in elementary school, middle school, and high school enrollment. Total student enrollment is projected to 2022-2023 and estimates a growth of enrollment to 2,844 students. This is up 297 students from current enrollment and equates to a total increase of 11.66%.

DEVELOPMENTS

Tehaleh is a developing 4,700-acre community within Pierce County's Urban Growth Area and encompasses the Orting and Sumner school districts. When complete, it is anticipated that the community will have up to 3,193 single-family homes, 326 multi-family dwellings and 1,337 age qualified dwellings within the Orting School District boundaries.

The Environmental Impact Statement for phase I of this project is now complete but did not include land within the Orting School District. The District is waiting for the release of Phase II to review and comment on the potential impact to the District.

The District has obtained a high level projected build-out schedule from the development land planners for the next 15 years to estimate the student growth impact for each year. Through the facility master plan, the District has estimated the student per housing unit model is .490 students per housing units. The breakdown by grade grouping level is .221 for K-5, .116 for 6-8 and .153 for 9-12. These estimates will be reviewed annually and adjusted as necessary. These projections will be combined with the OSPI Cohort Survival enrollment projections to estimate the impact of the development combined with cohort growth. By the school year 2031-32, Tehaleh is expected to generate 1,728 full-time equivalent students. In the six-year period 2017-2023, Tehaleh is expected to generate 359 students.

**Table CF-5
Facility Requirements to 2023**

	<u>2017-2018</u>	<u>2018-2019</u>	<u>2019-2020</u>	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>
<u>NEW ELEMENTARY SCHOOL</u>			<u>700</u>			
<u>STUDENT CAPACITY WITHOUT PORTABLES</u>	<u>2,048</u>	<u>2,048</u>	<u>2,048</u>	<u>2,748</u>	<u>2,748</u>	<u>2,748</u>
<u>STUDENT CAPACITY WITH PORTABLES</u>	<u>2,702</u>	<u>2,702</u>	<u>2,702</u>	<u>3,402</u>	<u>3,402</u>	<u>3,402</u>

<u>PROJECTED ENROLLMENT</u>	<u>2,594</u>	<u>2,697</u>	<u>2,751</u>	<u>2,807</u>	<u>2,865</u>	<u>2,918</u>
<u>CAPACITY RESERVE (DEFICIENCY) W/O PORTABLES</u>	<u>(546)</u>	<u>(649)</u>	<u>(703)</u>	<u>(59)</u>	<u>(117)</u>	<u>(170)</u>
<u>CAPACITY RESERVE (DEFICIENCY) WITH PORTABLES</u>	<u>108</u>	<u>5</u>	<u>(49)</u>	<u>595</u>	<u>537</u>	<u>484</u>

CAPACITY AND UTILIZATION

The capacity of a school building is driven by four main factors: (1) the physical size of the instructional spaces, (2) the class size limits, (3) the schedule of uses, and (4) the programs that are offered by the school. Current capacity standards of the Orting School District are:

<u>Kindergarten – Grade 3</u>	<u>= 24 students</u>
<u>Grades 4 to 5</u>	<u>= 28 students</u>
<u>Grades 6 to 8</u>	<u>= 28 students (average over a daily schedule)</u>
<u>Grades 9 to 12</u>	<u>= 28 students (average over a daily schedule)</u>
<u>Special Education (Life Skills)</u>	<u>= 15 students</u>
<u>Title I, Resource</u>	<u>= 15 students</u>

With the signed conference budget passed during the 2017 legislative session, the funded classroom ratio has significantly lowered the class sizes in grades K-3. This reduction in class size will affect the capacity of schools across Washington. The lower class sizes will require additional classrooms to remain in compliance. As a result, this may require the Orting School District to change its capacity standards to:

<u>Kindergarten – Grade 3</u>	<u>= 17 students</u>
<u>Grades 4 to 5</u>	<u>= 27 students</u>
<u>Grades 6 to 8</u>	<u>= 28 students (average over a daily schedule)</u>
<u>Grades 9 to 12</u>	<u>= 28 students (average over a daily schedule)</u>
<u>Special Education (Life Skills)</u>	<u>= 15 students</u>
<u>Title I, Resource</u>	<u>= 15 students</u>

Orting School District made a determination not to use the portable classrooms as part of the “level of service capacity.” This is consistent with other school districts in the State of Washington and with the Office of the Superintendent of Public Instruction. The District does not consider portables as being adequate long-term instructional space for students and/or staff members. By design, portable classrooms separate their occupants from the rest of a school's student body and/or staff members. In addition, the increased enrollment that portables afford a school serve to tax the capacities of "core" facilities of the permanent building(s) spaces such as the gymnasium, the library, the restrooms, the main office and the food service facilities.

NEW CONSTRUCTION PLANS

The ability to move forward on the construction of any new school facilities in the Orting School District hinges on three (3) factors.

First, the District needs to have local funding available to help pay for the cost of new school facilities. Normally, school districts secure the majority of their local funds through the sale of general obligation bonds, as approved by the qualified voters of their districts. The authority to issue and sell such bonds rests in the Constitution and laws of the State of Washington, including RCW 28A.530.010 and RCW 84.52.056.

Second, the district may need to secure property on which to site the new school. The State of Washington has set forth site size standards, as defined in WAC 392-342-020. Specifically, for an elementary school, the minimum standard is five (5) acres plus an additional one (1) acre for each one hundred (100) pupils of a school's maximum enrollment. For middle and senior high schools, the minimum standard is ten (10) acres plus an additional one (1) acre for each one hundred (100) pupils of a school's maximum enrollment. These recommended acreages provide space for the school building(s) and the appropriate support facilities such as play fields, athletic facilities and parking.

Third, is the eligibility for State matching funds. Such State assistance is used along with local funds to pay for the cost of new school facilities. However, State monies cannot be used to purchase school sites, to make off-site improvements and/or fund those specific items spoken to in WAC 392-342-020. The formula for determining the exact amount of State matching money a district can receive is set forth in RCW 28A.525.166.

SUMMARY

To accommodate anticipated growth, the Orting School District currently has plans for the following projects. These projects are to be funded with Bond funding and State matching funds.

Build a new approximately 700 student K-5 Elementary School on existing District property.

FINANCIAL PLAN

The District needs approximately \$43,000,000 to finance the construction of the new approximately 700 student Elementary School. These funds will be derived from the sale of general obligation bonds and impact fees on new housing developments as they are built. The District is currently eligible for state matching funds.

ASSESSED VALUATION

The assessed valuation of the school district is the total value of the real property – land and improvements including buildings – within the district boundaries. The assessed value is set by the County Assessor and serves as the base to which property tax rates are applied.

EXISTING DEBT

The Orting School District currently has existing debt (voted/non-voted) in the amount of \$19,636,291 as shown in the table below. There is a five percent ceiling on outstanding indebtedness, which means that the bonded indebtedness of the District cannot exceed five percent of the assessed value of the

District at the time of issuance of the bonds. The existing debt therefore reduces the bonding capacity of the District.

For the Orting School District, as of December 31, 2016, the availability of bonding capacity is calculated as:

Total Assessed Value	\$1,240,614,482
Five Percent of Assessed Value	\$62,030,724
Existing Debt	\$19,636,291
Available Bonding Capacity	\$42,394,433

MITIGATION/IMPACT FEES

Mitigation or impact fees can be calculated on the basis of “unhoused student need’ or “the maintenance of a district’s level of service” as related to new residential development. A determination of insufficient existing permanent and/or portable school space allows a district to seek imposition of mitigation or impact fees. The amounts to be charged are then calculated based on the costs for providing the space and the projected number of students in each residential unit. A district’s school board must first approve the application of the mitigation or impact fees and, in turn, approval must then be granted by the other general government jurisdictions having responsibility within the district – counties, cities, and towns.

Furthermore, developers may contribute properties which will have value to a district. In such cases, the developer is entitled to a credit for the actual cost of the provided property. This credit can reduce or eliminate the mitigation or impact fee that would have been chargeable under the mitigation/impact fee calculation.

The District will work with Pierce County to ensure that the amount of impact fees collected meets the impact of the growth within the District boundaries.

ANTICIPATED CAPITAL FUNDS

The District anticipates it will collect approximately \$300,000 for the 2017-2018 school year in Impact Fees. A bond election will be required to generate adequate funding for all future construction plans.

**Table CF-6
Capital Fund Projects and Financing Plans
Source and Uses of Funds**

<u>Existing Revenue:</u>	
Impact Fee Reserve:	\$ 1,239,946
<u>New Revenue:</u>	
2017/18 Impact Fee Estimated Collections	\$ 300,000
State Funding Assistance	\$ 1,000,000
UTGO Bonds	\$ 43,000,000
Total Sources	\$ 45,539,946

Uses of Funds

<u>Elementary School No. 3</u>	<u>\$ 43,000,000</u>
<u>Non-Capacity Projects</u>	<u>\$ 2,539,946</u>
Total Uses	\$ 45,539,946

Balance	\$ -
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LIBRARIES

Public libraries offer education, information and recreational services to the community, as well as community gathering space. Orting’s public library, housed in the Multi-purpose Center, is a branch of the Pierce County Library System. The Multi-purpose Center was constructed in 1981, and the library occupies 2700 square feet of it and shares the restrooms and entry. The site area is 10,560 square feet and includes parking and an entry plaza.

The Orting Pierce County Library is a full-service public library. It provides residents with an on-site collection of over 20,000 books, movies, music, magazines, audio books, newspapers and reference resources, as well as access to the Library System’s collection of over 1.5 million books, movies and other materials. Public computers and printers are provided and free Wi-Fi is available to mobile computers users in the library as well as in the surrounding neighborhood.

The Library System’s 24/7 online branch also provides Orting residents free access to over 500,000 downloadable books, audiobooks, movies and other materials. Mobile services reach schools, adult care facilities, homebound and are present at community events. Pierce County Library has reciprocal borrowing agreements that provide Orting residents with free use of other Washington libraries including the nearby King County Library System and Timberland Regional Library, Tacoma Public Library and the Puyallup Public Library.

In 2016, the Orting Library had 56,000 visitors and checked out 130,000 books. It currently has 6100 library cardholders.

As part of the Pierce County Library system, use of the facility and its services is not limited to Orting residents. The Orting Library’s current service area population is estimated at 12,700, and includes residents from surrounding communities such as Graham, South Prairie, Bonney Lake and Sumner.

FUTURE NEEDS

Pierce County Library 2030, the Library’s facilities master plan, was completed in 2010, with the input from and collaboration with individuals and organizations throughout the County. The City of Orting participated in this process. A 2017 update to Pierce County Library 2030 reflects changes in the community, technology and services expectations of the public. The Pierce County Library participated in the City of Orting’s facilities master planning process in 2017 identifying possible locations for expanded service.

Pierce County Library 2030 (2017 update) projects a service area population of 16,100 in 2030.

The updated plan identifies the Orting Library to its “small” category, with a need for 6,000 to 10,000 square feet, identifies inadequacies in the current building and its design, as well as a need for increased seating, computers and parking, and the addition of a meeting room for community gathering space for the public and civic groups, and conference rooms for small groups meetings or study.

Pierce County Library's existing operating levy supports ongoing operations and capital maintenance. Additional funds will be needed to support the costs of new or expanded facilities.

PARKS AND RECREATION

The City's close proximity to Mt. Rainier National Park, the Gifford Pinchot National Forest and mountain wilderness areas offer Orting residents numerous recreation opportunities. The Foothills Trail is a regional attraction, and an important recreational asset within the community.

There are a little more than 170 acres of public parks and natural resource areas, and over two miles of trails within the City of Orting. Several local residential developments also maintain private parks. There are four park classifications: mini-park, neighborhood park, and community park. Descriptions, and a full inventory, are provided in the Parks, Trails, and Open Space Plan (PTOS).

The PTOS was initially adopted in 2010 after an extensive public engagement process, and subsequently updated in 2015. A parks plan certified by the state Recreation and Conservation Office (RCO) is required to be eligible for RCO grant funding, and an update is required every six years. The PTOS identifies current resources and need, forecasts future demand, and identifies strategies for meeting future need. Level of Service standards for park, facilities, trails and natural resource areas are set in the Capital Facilities Element by Policy CF 3.3.

POLICE

The Orting Police Department operates with eight full-time officers, supplemented with one reserve officers and two in training. Full time personnel work ten hour days four days a week, ensuring that two officers are available at night during the peak hours. Currently, the department has achieved a ratio of 1.5 officers per 1,000 resident population, which is below the national average of 1.7 officers per 1,000 population. The Department's service area is limited to Orting city limits, but officers will respond to an incident outside of the city, as necessary. The Department strives to maintain an unofficial response time of three to four minutes. Should areas outside the City be annexed, a minimum of at least three full-time officers will need to be hired to maintain the Department's ability to adequately serve Orting residents.

Police facilities are currently located in the Public Safety Building on Washington Avenue SE between Hardefeldt and Olive Streets at 401 Washington Ave N. The Department has nine police vehicles. Orting shares the Buckley dispatcher with four other communities in the area, with jail facilities provided by Pierce County and the Cities of Puyallup and Buckley. In the first eight months of 2000, Orting police responded to 1,557 calls, compared to 1,972 in 1999, 1,988 in 1998, 1,908 in 1997 and 2002 in 1996. By 2020, the City will move the police station to a new facility on a site to be determined.

FIRE PROTECTION

The City receives services from Orting Valley Fire and Rescue, contracts with Pierce County Fire District 18, to provide fire protection and emergency medical services to Orting and the Orting Valley. The Orting fire station is located in the Public Safety Building at 401 Washington Ave N on Washington Avenue SE. District 18 has additional fire stations located on Patterson Road, Orting Kapowsin Highway and a station in McMillin. The Fire Department is comprised of 16 full time response staff,

the Fire Chief, and approximately 25 volunteer fire fighters. The number of emergency medical training held by volunteers is excellent for the department's size. Thirteen of the volunteers have Emergency Medical Training certification, two of which are paramedics, and four volunteers are First Responders. The primary disadvantages of the City and County relying on volunteer fire fighters instead of permanent employees is reduced response time and availability of personnel, especially at night. The District has two medical aid vehicle, one command vehicle and five engines with water tank capacity. The construction of the reservoir and booster pump station at Well Number One#1 provides adequate fire flow to fight simultaneous fires in the lower pressure zone. Fire flow is not adequate in the upper pressure zone. With the completion of Well #4 and the north end reservoir, scheduled for 2010, the city will have adequate fire flow city wide.

Orting has a Fire Insurance Rating classification of four on a scale that ranges from one to ten, with one being the highest.

~~By 2020, the Fire District is expected to purchase the existing Public Safety Building and occupy the entire facility. The Orting Police Department will then be relocated as stated above. The City completed its new public safety building in 2008. The facility's capacity will provide for full public safety services through the build out of the city.~~

CITY ADMINISTRATION

The Orting City Hall located at ~~110 Train St SE Varner Avenue and Train Street~~ was constructed in the 1920s, and up to 2007 housed the Orting Fire Department as well as city administration functions. The building area is 6,000 square feet, not including the loft area over the truck bays. The site area is 9,000 square feet. The administration area has been remodeled to accommodate growing space needs for additional staff. The former council chamber has been converted to offices and conference areas. The City Council, municipal court, and boards and commissions meet in the Public Safety Building. Preliminary space needs analyses indicate that about twice as much space will be needed to accommodate increased demand on the administration created by population growth.

~~Maintenance and repair facilities for city vehicles and equipment will be needed in the future. The City plans on constructing a new public works facility in 2017/18. Potential collaboration with the Orting School District for joint use facilities should be considered.~~

ORTING EMERGENCY EVACUATION BRIDGE SYSTEM

Preliminary design for a pedestrian bridge across the Carbon River with a grade-separated SR 162 crossing and pedestrian trail linkages is underway, this project is also known as Bridge for Kids Orting Emergency Evacuation Bridge System. This project is intended to provide an emergency evacuation route for children from the Orting schools, as well as other locations. Efforts are underway to raise additional grant funding from state and federal sources for final design and construction. More information is available in the Land Use and Transportation Appendices.

CONCURRENCY

The purpose of the Capital Facilities Element is to determine the availability of existing capital facilities, forecast future needs for such facilities based upon the projected growth in the community, and determine how such facilities will be financed. Future needs should also be based not only upon the projected growth of the community, but also maintaining a locally determined level of service to be

provided by those facilities. This concept of maintaining level of service standards throughout the planning time frame is a key goal of the Growth Management Act. Goal 12 of the Act states that those public facilities and services necessary to support development shall be adequate to serve the development at the same time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards. This concept is known as "concurrency," and it applies to transportation facilities and to a locally defined list of additional capital facilities.

Locally established standards are referred to as "level of service standards (LOS)," and are a method of measuring the quality or quantity of service provided by a facility. Policy CF 3.3 of the Capital Facilities Element establishes the City's adopted LOS.

CAPITAL FACILITIES FINANCING

The six-year capital facilities plan includes improvements that the comprehensive plan elements indicate are necessary, along with potential funding sources. In order to identify these potential funding sources, it is important to review how capital improvements have been financed in Orting in the past.

Orting does not typically allocate general fund revenues for large capital projects. Rather, these projects are funded through bond issues, state and federal grants, and revenues from enterprise funds, such as water, sewer and solid waste fee revenues. Over the past three years capital projects have been financed primarily through federal and state grants, and revenues from the Motor Vehicle Tax.

FINANCING SOURCES

The funding sources identified below are potential long-term choices that may be available to the City for major capital improvement projects. The sources will depend on the status of the City's existing financial commitments, capital required, cash flow requirements, source availability, and whether the source is acceptable to the customers. Any package selected must provide sufficient revenue to construct system improvements as well as satisfying any debt services. The following section will describe the several funding sources available to the City without reference to any specific project.

REVENUE BONDS

The most common source of funds for construction of major capital improvements is the sale of revenue bonds. The tax-free bonds are issued by the City. The major source of funds for debt service on these bonds is from user charges to the individual utility customers. The major advantage of revenue bonds is that they protect the general obligation debt capacity for other projects.

The City is capable of issuing tax exempt bonds up to a 20-year term without public vote. In order to qualify to sell revenue bonds, the City must show that its net operating income (gross income less expenses from the utility) is equal to or greater than 1.4 times the annual principal and interest payments due for all outstanding bonded indebtedness. This 1.4 factor is commonly referred to as the coverage factor and is applicable to revenue bonds sold on the commercial market. As a comparison, the FmHA loan program only requires a coverage factor of approximately 1.1.

The major disadvantages to revenue bonds when compared to general obligation bonds are:

- Issuance costs tend to be higher.

- Interest rates tend to be higher because of lower security with the lack of a general obligation bond.
- Revenue bonds may require that all of the project's net revenues first be applied to either reducing outstanding debt or creating reserve funds for the same purpose.

GENERAL OBLIGATION BONDS

The City, by special election, may issue general obligation bonds to finance almost any project of general benefit to the City. The bonds are paid off by assessments levied annually against all privately-owned properties within the City. This includes vacant property which otherwise would not contribute to the cost of such general improvements. This type of bond issue is usually reserved for municipal improvements that are of general benefit to the public, such as arterial streets, bridges, lighting, municipal buildings, firefighting equipment, and parks. In as much as the money is raised by assessment levied on property values, the business community also provides a fair share of the funds to pay off such bonds.

General obligation bonds have the best market value and carry the lowest rate of interest of all types of bonds available to the City because they are backed by the good faith of all the entire city's assets. Disadvantages of general obligation bonds include the following:

- Voter approval is required which may be time-consuming, with no guarantee of successful approval of the bond.
- The City would have a practical or legal limit for the total amount of general obligation debt. Financing large capital improvements through general obligation debt severely dilutes the ability of the city to issue future debt.
- Extensive use of general obligation debt may endanger the City's credit rating.

UTILITY LOCAL IMPROVEMENT DISTRICTS

Another potential source of funds for improvements comes through the formation of Utility Local Improvement Districts (ULID's) involving a lien against the property collected through assessment made on properties benefited by the improvements. ULID bonds are further guaranteed by revenues and are financed by issuance of revenue bonds.

ULID financing is frequently applied to water or sewer system extensions into previously unserved areas. Typically, ULID's are formed by the City at the written request (by petition) of the property owners within a specified area of the City. Upon receipt of a sufficient number of signatures on petitions, the local improvement area is defined, and a system is designed for that particular area in accordance with the City's general comprehensive plan. Each separate property in the ULID is assessed with the special benefits the property receives from the system improvements.

A City-wide ULID could form part of a financing package for large-scale capital projects such as water supply or storage improvements which benefit all residents in the service area. The City-wide ULID would be formed by a majority vote of the City Council.

There are several benefits to the City in selecting ULID financing. The assessment places a lien on the property and must be paid in full upon sale of the property. Further, a substantial number of property owners can be expected to pay the assessment immediately upon receipt.

Therefore, the City avoids the need to pay interest cost for a portion of the costs financed by the ULID. The advantages of ULID financing, as opposed to rate financing, to the property-owner include:

- The ability to avoid interest costs by early payment of assessments.
- If the ULID assessment is paid off in installments, it may be eligible to be deducted from federal income taxes.
- Low-income senior citizens may be able to defer assessment payments until the property is sold.
- Some Community Block Grant funds are available to property owners with incomes near or below the poverty level. Funds are available only to reduce assessments.

The major disadvantage to the City-wide ULID process is that it may be politically difficult to approve formation. The ULID process may be stopped if owners of 40 ~~percent~~ percent of the property within the ULID boundary protest its formation.

REAL ESTATE EXCISE TAX FUNDS

The real estate excise tax is levied on all sales of real estate, measured by the full selling price, including the amount of any liens, mortgages, and other debts given to secure the purchase. ~~The state levies this tax at the rate of 1.28 percent.~~ The state levies this tax at the rate of 1.28 percent. Orting has added the locally imposed tax of .50 for a total of 1.78 ~~percent~~ percent.

The City must spend the first 50 ~~percent~~ percent of the real estate excise tax receipts solely on capital projects that are listed in the capital facilities plan element of the comprehensive plan. ~~“Capital projects” funded by the first quarter percent of the REET are “public works projects of a local government for planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of streets; roads; highways; sidewalks; street and road lighting systems; traffic signals; bridges; domestic water systems; storm and sanitary sewer systems; parks; recreational facilities; law enforcement facilities; fire protection facilities; trails; libraries; administrative and judicial facilities”.~~ The state law requires that the “legislative authority” (Council) shall identify in the adopted budget the capital projects funded in whole or in part from the proceeds of the tax authorized in this section, and shall indicate that such tax is intended to be in addition to other funds that may be reasonably available for such capital projects. These funds may also be used to make loan and debt service payments on projects that are permitted uses.

The second fifty-50-percent of the REET, may be used to fund capital projects listed above, except that acquisition of land for parks is not permitted. Payments of loan and debt service for these projects are also authorized for the use of these funds.

CENTENNIAL CLEAN WATER GRANT PROGRAM

State funded grant programs administered by the Department of Ecology for water quality infrastructure and nonpoint source pollution projects to improve and protect water quality. ~~Eligible nonpoint source pollution projects include stream restoration and buffers, on-site septic repair and replacement, education and outreach, and other eligible nonpoint activities.~~ Eligible nonpoint source pollution projects include stream restoration and buffers, on-site septic repair and replacement, education and outreach, and other eligible nonpoint activities. ~~Eligible infrastructure (point source pollution control) projects are limited to wastewater treatment facility construction projects for financially distressed communities.~~ Eligible infrastructure (point source pollution control) projects are limited to wastewater treatment facility construction projects for financially distressed communities. State grants and loans are available based on a 50% - 75% local matching share range.

STATE REVOLVING LOAN FUND

State low interest loans and loan guarantees administered by the Environmental Protection Agency. The Clean Water State Revolving Fund aims to help communities meet the goals of the Clean Water Act by improving water quality, achieving and maintaining compliance with environmental laws, protecting aquatic wildlife, protecting and restoring drinking water sources, and preserving waters for recreational use. Applicants must show a water quality need, have a facilities plan for treatment works, and show the ability to pay back the loan through a dedicated source of funding. Funds must be used for construction of water pollution control facilities (wastewater treatment plants, stormwater treatment facilities, etc.).

DEPARTMENT OF HEALTH WATER GRANTS AND LOANS

State grants available for upgrading existing water systems, ensuring effective management, and achieving maximum conservation of safe drinking water. Grant funds can be used for technical assistance for upgrading current water systems. The Drinking Water State Revolving Fund provides low-interest construction loans to drinking water systems to finance infrastructure improvements.

AQUATIC LAND ENHANCEMENT ACCOUNT (ALEA)

Grants program administered by the Recreation and Conservation Office. ALEA funds are limited to water dependent public access/recreation projects or on-site interpretive projects. 50% local match required.

CONSERVATION FUTURES

Pierce County provides grant funds to purchase conservation easements or property for the purposes of habitat and resource protection and active recreation.

HOUSING AND URBAN DEVELOPMENT BLOCK GRANT

The city may qualify for Federal Department of Housing and Urban Development (HUD) Block Grants depending on its needs and the ability to compete with other communities. To qualify for a block grant, the applicant must show that the project benefits low and moderate income persons or households.

STATE PUBLIC WORKS TRUST FUND

The Public Works Trust Fund (PWTF) is a revolving loan fund designed to help local governments finance needed public works projects through low-interest loans and technical assistance. The PWTF, established in 1985 by legislative action, offers loans substantially below market rates, payable over periods ranging up to 20 years.

Interest rates are 1%, 2%, or 3%, with the lower interest rates providing an incentive for a higher local financial share. A 20% local share qualifies the applicant for a 2% interest rate and a 30% local share qualifies for a 1% PWTF loan. A minimum of 10% of project costs must be provided by the local community. The useful life of the project determines the loan term, with a maximum term of 20 years.

To be eligible, an applicant must be a local government or special purpose City and have a long-term plan for financing its public works needs. If the applicant is a county or City, it must adopt the optional 1/4% real estate excise tax dedicated to capital purposes. Eligible public works systems include streets and roads, bridges, storm sewers, sanitary sewers, and domestic water. Loans are presently offered

only for purposes of repair, replacement, rehabilitation, reconstruction or improvement of existing eligible public works systems, in order to meet current standards and to adequately serve the needs of existing service users. Ineligible expenses include public works financing costs that arise from forecasted, speculative or service area growth. Such costs do not make a project ineligible but must be excluded from the scope of their PWTf proposal.

Since substantially more trust fund dollars are requested than are available, local jurisdictions must compete for the available funds. The applications are carefully evaluated and the Public Works Board submits to the Legislature a prioritized list of those projects recommended to receive low-interest financing. The Legislature reviews the list and indicates its approval through the passage of an appropriation from the Public Works Assistance Account to cover the cost of the proposed loans. Once the Governor has signed the appropriation bill into law (an action that usually occurs by the following April), those local governments recommended to receive loans are offered a formal loan agreement with appropriate interest rate and term as determined by the Public Works Board.

DEVELOPER FINANCING

Developers may fund the construction of extensions to the water system to property within new plats. The Developer extensions are turned over to the City for operation and maintenance when completed.

It may be necessary, in some cases, to require the developer to construct more facilities than those required by the development in order to provide either extensions beyond the plat and/or larger pipelines for the ultimate development of the sewer system. The City may, by policy, reimburse the developer through either direct outlay, latecomer charges, or reimbursement agreements for the additional cost of facilities, including increased size of pipelines over those required to serve the property under development. Compensation for oversizing is usually considered when it is necessary to construct a pipe larger than eight inches in diameter in residential areas to comply with the intent of the Comprehensive Plan. Construction of any pipe in commercial or industrial areas that is larger than the size required to service the development should also be considered as an oversized line possibly eligible for compensation. Developer reimbursement (latecomer) agreements provide up to 10 years or more for developers to receive payment from other connections made to the developer-financed improvements. The developer may collect up to 75% of the cost of the original improvement through latecomer reimbursement.

SYSTEM DEVELOPMENT CHARGES (GFCSDC)

The City may adopt a system development charge to finance improvements of general benefit to the total system which are required to meet future growth. System development charges (general facilities charges) are generally established as one-time charges assessed against developers or new customers as a way to recover a part or all of the cost of additional system capacity constructed for their use.

The system development charge or fee is deposited in a construction fund to construct such facilities. The intent is that all new system customers will pay an equitable share of the cost of the system improvements needed to accommodate growth. Typical items of construction financed by the system development charge are water treatment facilities, pump stations, transmission lines, and other general improvements that benefit the entire system. This system development charge is quite effective in a fast growing community, but of little value in areas with slow growth because too much time is required to accumulate sufficient funds.

The system development charge is applicable to those lots within plat developments that install a complete water system in their plat to include all lines and appurtenances. The system development

charge then help finance the development of transmission lines, pump stations and water treatment facilities to increase the system capacity to meet the new demands.

There are two basic methods for determining system development charges. One is the system buy-in method, and the other is the incremental-cost pricing method. The first method recognizes capital contributions of existing customers towards financing existing facilities. New customers are required to pay an amount equivalent to that paid by existing customers towards invested capital funds under this method. Under the incremental-cost pricing method, new customers are responsible for their share of the last increment of the cost of system facilities. The goal of the incremental-cost pricing method is to eliminate or minimize future service rate increases due to growth by an up-front charge for new capacity.

SIX YEAR CAPITAL FACILITIES PLAN

The six-year capital facilities plan, based on the capital facility needs identified in this plan and related functional plans, is adopted annually by ordinance. Since the comprehensive planning process is a continuing, evolving process, this six-year plan will be continually reviewed and updated.

Any plan is a tool to aid in decision making. This plan is no exception. By outlining how the needed capital facilities of the future can be successfully provided, it will assist annual budget decisions which need to incrementally provide the funding for those facilities. The plan is not intended as a substitute for those budget decisions, only to provide a tool for them.

Capital facility is a widely used term that can be used in a variety of ways. In accounting, it may mean any asset that is capable of being capitalized. As such it would include vehicles, furniture, equipment, and similar assets, as well as much longer term fixed assets. The use of the term here, however, is intended to be much more limited, referring instead to long term fixed assets that have a significant (at least three year) life, and a substantial cost (at least \$20,000). As such, these facilities would require a policy for financing of a longer term character than that which can be readily afforded by the annual budget cycle of the City.

In addition to the six-year plan, the Comprehensive Plan also anticipates other capital facilities needs throughout the 20-year life of the Plan.

20-YEAR CAPITAL FACILITIES NEEDS

Table CF-8 lists the anticipated capital facilities needs, estimated costs, and potential funding sources for projects that the City is considering to accommodate growth between 2015 and 2035.

Table CF-7
20-Year Capital Facilities Needs
 (Transportation Facility Needs are identified in **Table T-7** in the Transportation Appendix)

PROJECT	YEAR	ESTIMATED COST	FUNDING SOURCES
Water			
<u>Boatman Springs Restoration & Main Replacement</u>	<u>Unscheduled</u>	<u>\$2,590,000</u>	<u>GFCs/Rates/Grants</u>
<u>Wingate Booster Pump & Main Replacement</u>	<u>Unscheduled</u>	<u>\$4,240,000</u>	<u>GFCs/Rates/Grants</u>
<u>Orville Road Main</u>	<u>2016</u> 2017 -2018	<u>\$1,997,000</u> 1,500,000	City
<u>Downtown Main Replacement Plan</u>	<u>2018-2020</u>	<u>\$836,200</u>	<u>GFCs/Rates/Grants</u>
<u>Meter Upgrades to Radio Read</u>	<u>2017-2020</u>	<u>\$80,000</u>	
<u>Corrin South Main Replacement</u>	<u>Unscheduled</u>	<u>\$281,000</u>	<u>GFCs/Rates/Grants</u>
<u>Bowlin Main Replacement</u>	<u>Unscheduled</u>	<u>\$254,000</u>	<u>GFCs/Rates/Grants</u>
<u>Daffodil Main Extension</u>	<u>Unscheduled</u>	<u>\$509,400</u>	<u>Developers</u>
<u>Whitehawk Main Extension</u> Taeoma Emergency Intertie	<u>Unscheduled</u> Unscheduled	<u>\$615,000</u> \$98,500	<u>Developers</u> Taeoma
<u>178th Avenue Loop</u> Daffodil Extension	<u>Unscheduled</u> Unscheduled	<u>\$1,060,000</u> \$484,000	<u>GFCs/Rates/Grants</u> Developers
<u>Wingate Booster Pump & Main Replacement</u>	<u>Unscheduled</u>	<u>\$4,240,000</u>	<u>GFCs/Rates/Grants</u>
<u>Downtown Main Replacement Plan</u>	<u>2016</u> 2018 -2020	<u>\$836,200</u>	<u>GFCs/Rates/Grants</u>
<u>SR 162 Service Crossing Replacement</u> Bowlin Main Replacement	<u>2017-2035</u> Unscheduled	<u>\$20,000 Annual Until Completed</u> \$240,000	<u>GFCs/Rates/Grants</u>
<u>Corrin South Main Replacement</u>	<u>Unscheduled</u>	<u>\$266,000</u>	<u>GFCs/Rates/Grants</u>
<u>SR 162 Main Replacement</u> 178th Avenue Loop	<u>Unscheduled</u> Unscheduled	<u>\$2,750,000</u> \$1,001,000 0	<u>GFCs/Rates/Grants</u>
<u>Well #1 VFD Install</u>	<u>Unscheduled</u>	<u>\$133,000</u>	
<u>Upgrade Alarm System at all Sources</u>	<u>2017-2020</u>	<u>\$40,000</u>	
<u>Public Works Building</u>	<u>2017</u>	<u>\$200,000</u>	

Sewer			
Solids Handling Facilities	2018-2020	\$5,400,00	GFCs/Rates
Lagoon Biosolids Dredging	2018 2017	\$684,300	GFCs/Rates/Grants
Water Reuse Treatment & Distribution	Unscheduled	\$2,000,000	GFCs/Rates/Grants
Collection System Improvements (Annual)	2016-2020	\$540,000	Rates
Whitehawk Foremain and Booster Pump Station	2011	\$1,100,000	HOA
Puyallup River Pump Station	Unscheduled	\$140,000	
Pump Station Upgrades	2016 2017-2020	\$162,000 \$123,200	GFCs/Rates/Grants
Eldredge Avenue NW Sewer Rehabilitation	2016-2018 2017	\$185,000	GFCs/Rates/Grants
Public Works Building	2017	\$200,000	
Stormwater			
Bridge Street/River Ave Outfall Improvements	Unscheduled	\$659,000	O&M
Orting High School/Carbon River Outfall Improvements	Unscheduled	\$806,000	Grants, O&M
Corrin Ave NW Improvements	Unscheduled	\$367,000	Capital Funds, O&M
Corrin Ave SE Improvements	Unscheduled	\$940,000	Capital Funds, O&M
WWTP Outfalls & Culverts	Unscheduled	\$691,000	Capital Funds
Calistoga West Improvements	Unscheduled	\$600,500	O&M
Calistoga East Improvements	Unscheduled	\$466,300	O&M
Puyallup River Outfall Improvements	Unscheduled	\$654,000	O&M
Kansas Ave SW Improvements	Unscheduled	\$561,000	O&M
Ammons Ln/Whitesell Improvements	Unscheduled	\$578,000	O&M
Eldredge Ave/Whitesell Improvements	Unscheduled	\$346,000 402,300	Capital Funds, O&M
Corrin Ave SE	Unscheduled	\$367,000	

<u>Improvements</u>			
Harman Wy SW Improvements	Unscheduled	\$109,000	<u>O&M</u>
Deeded Lane SW Improvements	Unscheduled	\$265,000	<u>O&M</u>
Village Green Divs 1,2,&5 Outfall Maintenance	Unscheduled	\$538,000	<u>O&M</u>
Stormwater Management Program	2016 <u>2017</u> -2020	\$467,000 <u>\$357,400</u>	<u>O&M</u>
Public Outreach	2016 <u>2017</u> -2020	\$100,000 <u>\$37,000</u>	<u>O&M</u>
<u>Public Involvement and Participation</u>	<u>2017-2020</u>	<u>\$37,000</u>	<u>O&M</u>
Discharge Detection & Elimination	2016 <u>2017</u> -2020	\$118,000 <u>\$90,400</u>	<u>O&M</u>
Short Term Runoff Control	2016-2020	\$94,000	
Pollution Prevention	2016 <u>2017</u> -2020	\$467,500 <u>\$357,400</u>	<u>O&M</u>
Reporting	2016 <u>2017</u> -2020	\$48,000 <u>\$37,000</u>	<u>O&M</u>
<u>Public Works Building</u>	<u>2017</u>	<u>\$200,000</u>	
<u>Bridge Street SW Improvements</u>	<u>Unscheduled</u>	<u>\$129,400</u>	<u>O&M</u>
<u>Runoff Control from New Development, Redevelopment, and Construction Sites</u>	<u>2017-2020</u>	<u>\$714,800</u>	<u>O&M</u>
Parks & Recreation			
Gratzer Park Phase 2	2016-2020	\$600,000	Impact Fees, State Grants, Contributions, General Fund, REET
Splash Park	Unscheduled	\$80,000-100,000	Impact Fees, Grants, Contributions
Municipal Facilities			
City Hall/Library/Community Center/ <u>Maintenance Facility</u> Needs Analysis & Site Study	2016-2020	\$50,000 – \$100,000	General Fund, REET
Carbon River Evacuation (SR 162 Overpass & River Bridge)	Unscheduled	River Bridge Cost:\$45,000,000 (Overpass Cost Unknown)	Federal, State Grants