



RESOLUTION NO. 2022-03

**A RESOLUTION OF THE CITY OF MOLALLA, OREGON
ADOPTING A 5-YEAR CAPITAL IMPROVEMENT PLAN**

WHEREAS, ORS 223.309 requires the Council to adopt an Improvement Plan prior to establishment of System Development Charges (SDC's); and

WHEREAS, MMC 13.14 requires the Council to adopt an Improvement Plan identifying how Improvement SDC's may be spent; and

WHEREAS, the 5-Year Capital Improvement Plan (CIP) should be updated regularly to reflect completed projects, changed circumstances, and shifting needs; and

WHEREAS, the 5-Year Capital Improvement Plan is a necessary tool for planning, budgeting, and managing growth and development of public infrastructure; and

WHEREAS, City Staff has developed a proposed 5-Year CIP based on the City's Master Planning documents, other identified infrastructure needs, funding availability, staff capacity, and community livability.

Now, Therefore, the City of Molalla Resolves as follows:

Section 1. The 5-Year Capital Improvement Plan attached hereto as Exhibit A is hereby adopted and shall remain in effect until it is modified or replaced by action of the City Council.

Section 2. All prior versions of the 5-Year Capital Improvement Plan are hereby repealed.

Section 3. This resolution shall become effective immediately upon adoption by the City Council.

Signed this 27th day of APRIL 2022.



Scott Keyser, Mayor

ATTEST:



Christie Teets, City Recorder



City of Molalla

2022-2026 Capital Improvement Plan

Adopted by Resolution 2022-03

Molalla City Council

Scott Keyser, Mayor
Elizabeth Klein, Councilor
Leota Childress, Councilor
Jody Newland, Council President
Terry Shankle, Councilor
Crystal Robles, Councilor
Eric Vermillion, Councilor

Prepared by:

Mac Corthell, JD, Community Development Director

Capital Improvement Plan (FY21/22 – FY25/26)

The plan identifies a set of capital projects, beyond annual operating expenses, to be pursued over a 5-year planning period based on system need and anticipated funding availability.

Many of the projects in the CIP were identified in the adopted Master Plan documents covering specific areas. Some projects are included at the request of management and maintenance personnel.

The plan is relevant to the areas of transportation, wastewater collection and treatment, water treatment and distribution, stormwater treatment and drainage, parks and public facilities.

The primary goals of the CIP are to:

- Provide a balanced program for capital improvements given anticipated funding sources over the planning period.
- Illustrate upcoming capital needs based on anticipated funding levels.
- Serve as a basis for the Capital Projects budget for the coming fiscal years.

The funding year listed in this document can be expected to change as additional information on the project, and its funding source(s), becomes available. The CIP is meant to be a dynamic document, with revisions expected so that the projects funded best meet the City's needs at the time funds are available. This plan should be reviewed annually, and appropriate revisions made at that time.

Included at the beginning of this CIP is a list of projects recently completed or currently underway and based on prior CIP and master planning documents.

Project Classification

Projects identified in the CIP are placed in one of 5 functional areas:

- Transportation
- Wastewater
- Water
- Stormwater
- Parks
- Facilities (projects are Included in this report, but not in the 5-year CIP)

Completed Projects

The following is a list of completed projects since 2018 separated by functional area.

Transportation

- Molalla Avenue Streetscape Improvements (2018)
- Transportation System Master Plan Update (2018)
- Shaver Ave & OR 211 Pavement Reconstruction (2018)

- Lowe Rd Jurisdictional Transfer (2018)
- Ona Way Jurisdictional Transfer (2018)
- System Development Charges Update (2019)
- Fenton Ave CDBG (2019)
- Molalla Ave & 5th St Intersection Improvements (2020)
- Molalla Ave & Heintz St Intersection Improvements (2020)
- OR 213 & Toliver Rd All Roads Transportation Safety (ARTS) Project (2021)
- S Leroy Ave Extension and Development (2021)
- Molalla Forest Road Bike/Ped Bridge (2021)
- OR 211 & Shaver St Intersection Resurfacing (2022)
- W Heintz St Resurfacing from N Leroy Ave to Carol Ct (2022)
- OR 211 Widening and Sidewalk Infill from N Hezzie Ln to Ridings Ave (2022)
- OR 211 Bike & Pedestrian Improvements from OR 213 to Ona Way (2022)

Wastewater

- WWTP Aeration Basin Grit and Sand Removal (2018)
- WWTP Effluent Pump House HVAC Replacement (2018)
- WWTP Gravity Filter Media Replacement (2018)
- WWTP Headworks Screen Rebuild (2018)
- WWTP Aeration Basin Mixer Replacement (2018)
- Recycled Water Reuse Plan Update (2018)
- Wastewater Facility and Collection System Master Plan Update (2018)
- WWTP Transfer Pump Replacement (2019)
- WWTP O&M Manual Update (2019)
- Rate Study & System Development Charges Update (2019)
- Fenton Avenue Sewer Replacement (2019)
- Fenton Avenue Sewer Replacement (2020)
- Patrol Street Sewer Replacement (2020)
- WWTP New Headworks Screen (2020)
- Molalla Ave PS Sewer Replacement (2021)
- Sewer Line installation on S Leroy Ave (2022)
- City Hall Public Sewer Line Replacement (2022)

Water

- Molalla Avenue Waterline Improvements (2018)
- WTP Security Fencing and Gate Improvements (2018)
- Faurie Avenue Waterline Replacement (2018)
- Fenton Avenue Waterline Replacement Ph 1 (2019)
- Fenton Avenue Waterline Replacement Ph 2 (2020)
- Patrol Street Waterline Replacement Ph 2 (2020)
- Trout Creek Monitoring Station (2020)
- Trout Creek Water Right Transfer (2021)

- WTP New 2MGD Filtration Unit (2021)
- WTP Sodium Hypochlorite and SCADA Upgrades (2021)
- WTP Aluminum Chlorohydrate (ACH) Upgrades (2021)
- Water Management, Conservation, and Water System Master Plan (2021)
- Comprehensive Leak Analysis (2021)
- Water Main Upsize at Cascade Center (2022)
- City Shops/Elementary School to WWTP Waterline Replacement (2022)

Stormwater

- Molalla Avenue Stormwater Improvements (2018)
- Ross Street Stormwater Improvements (2018)
- 5 YR TMDL Implementation Plan (2018)
- Fenton Ave Reconstruction (2019)
- City Shops Bioswale (2020)
- Creamery Creek Storm Culvert Improvement (2021)
- Mercury TMDL Implementation Plan (2022)

Parks

- Clark Park Improvements – Phase 1 (2018)
- Clark Park Improvements – Phase 2 (2019)
- Clark Park Improvements Phase 3 (2020)
- Yelkus Park Land Acquisition (2021)
- Clark Park Improvements Phase 4 (2022)

Facilities

- Public Works Shops (2020)
- City Hall Remodel – Phase 3 (2021)
- New Police Facility Land Acquisition (2021)
- City Hall Remodel – Phase 4 (2022)
- Civic Center Remodel – Phase 1 (2022)

5-Year Capital Improvement Plan

The list of projects below is divided into projects already underway (design or construction) and projects projected to begin within the 5-year planning period beginning FY21/22. All of these projects are reflected in the 5-year CIP.

UNDERWAY PROJECTS

Transportation

- OR 213 & Toliver Road Roundabout Project
- OR 211 & Molalla Avenue Signal & Intersection Improvements
- Molalla Forest Road (North of OR 211) Improvements
- OR 211 Sidewalk Infill and Roadway Widening
- Shirley St and N Cole Ave Curb Extension Remediation

Wastewater

- WWTP Upgrade
- Eckerd Ave, Lola Ave, and 2nd St Sewer Replacement (WWFCSMP Project 4)
- Biosolids Removal from Lagoons

Water

- Eckerd Ave, Lola Ave, and 2nd St Waterline Replacement
- Scandia Waterline Replacement
- WTP New 2.0MG Water Tank Addition
- WTP Disinfection/Contact Time Tracer Study
- Various Service Line Replacements
- S Molalla Ave from 5th St to MFR Waterline Replacement and Upsize

Stormwater

- City Shops Decant Facility

Parks

- Strawberry Park Development
- Fox Park Playground Improvements
- Chief Yelkus Park Development

Facilities

- New Police Facility

PROJECTS PROJECTED TO BEGIN WITHIN 5-YEAR PLANNING PERIOD

Transportation

- Section and Shaver St Truck Route Improvements
- South View Ln Extension
- Molalla Forest Road Opening from S Molalla Ave to OR 211
- West Lane Improvements
- OR 211 Widening and Sidewalk Infill Opportunity Based Continuation

Wastewater

- S Swiegle Ave Sewer Replacement
- E Main St Sewer Replacement
- S Molalla Pump Station Improvement
- Stowers Pump Station Improvement
- Steelhead and Coho Pump Station Improvement
- Expansion of Recycled Water Application Fields

Water

- New Raw Water Intake Construction
- WTP Polymer and Soda Ash Tanks Replacement
- WTP Treated Water Storage Seismic Valves
- 6th St, 7th St, and Cole Ave Waterline Replacement
- Frances St Waterline Improvements

- Shirley St Waterline Improvements

Stormwater

- Stormwater Master Plan Update

Parks

- Parks Master Plan Update

Facilities

- N/A

Capital Improvement Plan

The attached spreadsheet provides the proposed Capital Improvement Plan for the City of Molalla and contains all projects listed in the Master Planning Document for each system.

The “Funded CIP” is the 5-year Capital Improvement Plan.

The “Unfunded CIP” is the remainder of the known capital needs for the 20-year planning period.

Molalla Public Works - Capital Improvement Plan

V1.8 3/22/22.

revision history: V1.5 3/21/22. Reviewed by Dyer to include Smajor's review of Wastewater, and Riquigley's review of water (be email 3/17/22) and of Sewer (3/21/22) noted below.
V 1.6 2/22/21 correcting math errors on spreadsheet. V1.7 corrected mistake in WWTP Construction SDC percentage to be 62% from 34%
V 1.8 removed a duplicate and sorted funded vs unfunded CIPs in all funds. Added column for the Council's SDC share determination.

Description		Status	Source	MP Priority	% Imp. SDC Elig	Council Determined SDC Share	Project Cost	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	>2026
Project													
The COMPLETED CIP (last 5 years)													
Fenton Avenue	Project Completed	Complete	WWMP	1	High	0%	\$-						
Patrol Street	Project Completed	Complete	WWMP	2	High	0%	\$-						
Lindsey Addition to Molalla Lift Station	Project Completed	Complete	WWMP	6	High	0%	\$-						
Fenton Avenue	Project Completed	Complete	WWMP	7	High	0%	\$-						
Influent Screen	Project Completed	Complete	WWMP	28	High	50%	\$-						
The FUNDED CIP (Revenue: Rate and SDCs)													
City Hall Upstairs Remodel	Participation in admin efforts	Pending				0%	\$60,760	\$60,760					
Civic Center Remodel	Participation in admin efforts	Pending				0%	\$38,710	\$38,710					
Lola Avenue	Replace/Rehabilitate existing 8-inch sewer along Lola Avenue from TL_A_33 to TL_A_25.	Pending	WWMP	3	High	0%	\$720,926	\$25,000	\$695,926				
Eckerd Avenue	Replace/Rehabilitate existing 8-inch sewer from TL_A_22 to TL_A_21 along East 2nd to TL_A_16 on Eckerd Avenue.	Pending	WWMP	4	High	0%	\$653,759		\$653,759				
S. Swiegle Avenue	Replace/Rehabilitate existing 8-inch sewer along S. Swiegle from BC_A3_17 to BC_A3_7.	Pending	WWMP	5	High	0%	\$668,685			\$668,685			
E. Main Street (Hwy 211)	Replace/Rehabilltate existing 8-inch sewer along East Main Street from TL_A_48 to TL_A_28.	Pending	WWMP	8	Medium	0%	\$1,096,209				\$200,000	\$896,209	
South Molalla Pump Station	Replace existing station with a new submersible pump station.	Pending	WWMP	22	High	0%	\$524,010			\$524,010			
Taurus Pump Station	Install a new submersible pump station in existing wet well to eliminate noise issues, increases operational efficiencies by integr	Pending	WWMP	23	Medium	0%	\$286,793				\$286,793		
Stowers Pump Station	Replace pumps and controls, upgrade SCADA integration to improve operational efficiencies, inspected and rehabilitation wetwe	Pending	WWMP	24	Medium	0%	\$159,922					\$159,922	
Steelhead & Coho Pump Station	Replace pumps and controls, upgrade SCADA integration to improve operational efficiencies, inspected and rehabilitation wetwe	Pending	WWMP	25	Medium	0%	\$159,922					\$159,922	
Biosolids Removal	Remove 80% of solids	18-02	Consent	33		0%	\$3,700,000	\$1,100,000	\$1,300,000	\$1,300,000			
WWTP Upgrade Design*	Engineering, bidding and construction services, Value Analysis and Value Engineering, 15% contingency, Environmental Report	Pending	WWMP	27	High	62%	\$5,500,000	\$1,200,000	\$1,200,000	\$1,550,000	\$1,550,000		
Expansion of Recycled Water Use Fields						100%	\$2,142,944		\$428,589	\$1,714,355			
WWTP Construction Phase 1	(MP Projects 29-44. 33 reduced, 39 removed).					62%	\$32,877,608			\$17,700,000	\$15,177,608		
Subtotal								\$2,424,470	\$4,278,274	\$23,457,050	\$17,214,401	\$1,216,053	
total 5 year CIP need										\$48,590,248			
The UNFUNDED CIP													
E. 5th & South Cole Pump Station	Replace pumps and controls, upgrade SCADA integration to improve operational efficiencies, inspected and rehabilitation wetwe	Pending	WWMP	26	Medium	0%	\$159,922						\$159,922
Berkley Avenue	Replace/Rehabilitate existing 8-inch sewer along Berkley Avenue from BC_A3_18 to clean-out located south of BC_A3_14 near	Pending	WWMP	9	Medium	0%	\$739,584						\$739,584
Metzler Avenue	Replace/Rehabilitate existing 8-inch sewer beginning at manhole BC_A3_21and continuing south on Metzler to BC_A3_2, termin	Pending	WWMP	10	Medium	0%	\$543,946						\$543,946
Kimberly Court	Replace/Rehabilitate existing 8-inch sewer beginning at TL_B_21 and continuing east on Kimberly Ct until terminating at TL_B_4	Pending	WWMP	11	Medium	0%	\$347,776						\$347,776
S. Molalla Avenue	Replace/Rehabilitate existing 8-inch sewer beginning at BC_A3_16 along S.Molalla Avenue, continuing south to BC_A3_3, and c	Pending	WWMP	12	Low	0%	\$420,274						\$420,274
S. Cole Avenue to E. Park Avenue	Replace/Rehabilitate existing 8-inch sewer beginning at TL_A2_6,continuing south on S. Cole Avenue until TL_A2_4, and then c	Pending	WWMP	13	Low	0%	\$1,109,003						\$1,109,003
N. Cole Avenue	Replace/Rehabilitate existing 8-inch sewer beginning at TL_B_2 along North Cole Avenue, and terminating at the clean-out sout	Pending	WWMP	14	Low	0%	\$420,807						\$420,807
Garden Court	Replace/Rehabilitate existing 8-inch sewer beginning at TL_B_29 along Garden Court until TL_B_4.	Pending	WWMP	15	Low	0%	\$329,652						\$329,652
Oak Street	Replace/Rehabilitate existing 8-inch sewer beginning at TL_B_8 along Oak Street, and continuing to clean-out east of TL_B_12.	Pending	WWMP	16	Low	0%	\$442,663						\$442,663
E. Heintz Street to E. Park Avenue	Replace/Rehabilitate existing 8-inch sewer beginning at TL_B_8 on East Heintz Street to TL_B_9, continuing to TL_B_10 on Ea	Pending	WWMP	17	Low	0%	\$406,947						\$406,947
S. Molalla Forest Road	Replace/Rehabilitate existing 8-inch sewer beginning at BC_B_1 along South Molalla Forest Road to BC_B_18. Includes 8" sew	Pending	WWMP	18	Low	0%	\$833,938						\$833,938
Meadowlawn Place	Replace/Rehabilltate existing 8-inch sewer beginning at BC_C_71 along Meadowlawn Place to BC_C_59.	Pending	WWMP	19	Low	0%	\$371,231						\$371,231
E. 8th Street to Mathias Court	Replace/Rehabilitate existing 8-inch sewer beginning at TL_A1_5,continuing to TL_A1_1 on East 8th Street, continuing east on	Pending	WWMP	20	Low	0%	\$673,483						\$673,483
Explorer Avenue, Escort Street, Bronco Avenue, Glory Lane, and Probr	Replace/Rehabilitate existing 8-inch sewer beginning at TL_C2_11 along Explorer Avenue, continuing to TL_C2_6 along Escort	Pending	WWMP	21	Low	0%	\$1,351,017						\$1,351,017
WWTP Construction Phase 2	(lab and building upgrades, and Effluent Storage Pond 2 Lining. These were all removed from Phase 1 to make things affordable.)					62%	\$6,443,102						\$6,443,102
WWTP Construction Phase 3	MP Project 45, recycled water storage expansion, including fixes if Coliform bacteria are a problem in the UV-only system from Phase 1					100%	\$7,500,000						\$7,500,000

*64% SDC Eligibility calculated by Dyer Partnership using Table 2-61 and 2-61 in Volume 1 of the 2019 WWTP Master Plan. Current Connections=3272. New system will provide for 5313 connections. This is a 62% increase in Capacity.

Project		The COMPLETED CIP (last 5 years)											
OR 211/Molalla Avenue	Install separate left-turn lanes at the eastbound and westbound approaches and a traffic signal with protected or protected-perm	19-09	TSP	M25,S5	High	57%							
N Molalla Avenue/Heintz Street	Project Completed	19-11	TSP	M29	High	49%							
S Molalla Avenue/E 5th Street	Project Completed	19-11	TSP	M30,B44	High	100%							
Shaver St at Hwy 211 Resurfacing	Large hole developed from new truck traffic. Parially completes "Section and Shaver St Truck Route Replacmenet"	22-03			High	0%							
Cole Ave Pedestrian Infill	Partially completes	20-05											
SCTD Master Plan and new Bus Station Installations	Assisted by the City	19-08											
Molalla Forest Road Pedestrian Path and Footbridge	(share with Parks Funds) PHASE 1	19-07											
Transportation SDC Update		19-01											
Ona Way and Lowe Road Jurisdictional Transfer		18-10											
Pavement Repairs, Misc		17-05											
Ona Way at Hwy 211 Intersection Improvments		17-04											
Fenton Avenue Reconstruction Phase 1 CDBG		17-03											
Bear Creek Footbridge (off Industrial Way)		16-14											
Molalla Ave URA - road replacement through downtown		16-01											
Heintz Ave URA - new road from Kennel to Ridings		15-14											
TSP Update		16-11											
Extention of Leroy South of Hwy 211	Cascade Center	19-04											
Tractor Supply agreement for Turn Lane on HWY 213		18-16											
Half Street Improvement, Industrial Way and Toliver Road	Swayers Trucking	17-20											
Ona Way Half Street Improvement (concrete Roadway)	Knife River	17-06											
Bear Creek Subdivision Addition	New roads	16-17											
The FUNDED CIP (Revenue: Gas Tax and Vehcle Registration Fees, \$800K per year)													
Decant Facility	Contribute to Shops Decant Facility where backwash basin material can be dried.	Misc	TMDL		High	0%		\$30,000	\$10,000				
City Hall Upstairs Remodel	Participation in admin efforts	Misc				0%		\$21,080	\$21,080				
Civic Center Remodel	Participation in admin efforts	Misc				0%		\$13,430	\$13,430				
Shirley at Cole Curb Extensions	Part of Clark Park Phase 5	Misc	Budget	17-12	High	0%		\$85,000	\$5,000	\$80,000			
Section and Shaver St Truck Route Replacement	Reconstruct truck route from S. Molalla Ave to Shaver. Install curb along the radius of Shaver at 211 to accommodate wheel rad	Arterial	Budget	22-03 and xx-yy	High	0%		\$850,000		\$111,000	\$750,000		
Extend S. View Lane	to connect Bear Creek Subdivision to Hwy 211	Collector	Staff		High	100%		\$1,200,000			\$25,000	\$1,175,000	
Molalla Forest Road Conneting Toliver to Bear Creek	Includes Parks Funds where applicable. See Chief Yelkus Park Projects	Neighborhood Street	Budget	21-02	High	50%		\$875,000	\$350,000	\$525,000			
West Lane Gravel St, pave with curb tight sidewalks	This alley has to become a public road thanks to the Twin Meadows Subdivision	Neighborhood Street	Staff		High	0%		\$750,000			\$25,000	\$725,000	
Lola, Echard	Piggybacking on the water/sewer projects going in here. Repave is now available	Neighborhood Street	Staff		High	0%		\$750,000		\$350,000	\$350,000		
Molalla Forest Road - Reopening	From S. Molalla Ave to Ona Way	Neighborhood Street	TSP		High	50%		\$875,000	\$7,000	\$350,000			
West Lane Gravel St, pave with curb tight sidewalks	This alley has to become a public road thanks to the Twin Meadows Subdivision	Neighborhood Street	Staff		High	0%		\$750,000			\$25,000	\$725,000	
Lola, Echard	Piggybacking on the water/sewer projects going in here. Repave is now available	Neighborhood Street	Staff		High	0%		\$750,000		\$350,000	\$350,000		
OR 213/Toliver Road	Roundabout (18-08)	Intersection	TSP	M20-1,S3,M20-2, P2	High	46%		\$3,731,503	\$5,000	\$1,500,000	\$1,500,000		
Molalla Forest Road Pedestrian Path (share with Parks Funds)	Connecting Chief Yelkus Park to Hwy 211, and on the shoulder of Molalla forest road from Toliver to Twin Meadows.	Non-Motorized	Staff		High	50%		\$150,000	\$75,000	\$75,000			

STREETS	Molalla Forest Road	Reconstruct and widen Molalla Forest Road as a concrete street from OR 211 to Mathias Road to provide a continuous 3-lane c	Pending	TSP	M18	Low	100%			\$11,450,383					\$11,450,383		
	OR 211	Widen OR 211 from the west city limits to OR 213 to provide a continuous 3-lane cross section. (1,375 LF)	Pending	TSP	M3,B1-B7,P3-P6	Low	70%			\$1,455,286					\$1,455,286		
	OR 211	Widen OR 211 from OR 213 to Shaver Avenue to provide a continuous 3-lane cross section. (4,000 LF)	Pending	TSP	M4,S2,B1-B7,P3-P6	Medium	70%			\$15,464,413					\$15,464,413		
	OR 211	Widen OR 211 from Mathias Road to the east city limits to provide a continuous 3-lane cross section. (2,500 LF)	Pending	TSP	M5,B1-B7,P3-P6	Medium	70%			\$2,750,651					\$2,750,651		
	The RESURFACING CIP (Revenue: \$5 Street Utility Fee, \$132K per year)																
	Failing Asphalt Resurfacing (Arterials)	Digout and repair failing subgrades and resurface on Arterials where the pavement is failing	Resurface	PCI 2015		High	0%			\$5,000,000	\$250,000				\$250,000	\$4,500,000	
	Failing Asphalt Resurfacing (Collectors)	Digout and repair failing subgrades and resurface where the pavement is failing	Resurface	PCI 2015		High	0%			\$5,000,000		\$250,000				\$4,750,000	
	Failing Asphalt Resurfacing (Neighborhoods)	Digout and repair failing subgrades and resurface where the pavement is failing	Resurface	PCI 2015		High	0%			\$5,000,000			\$250,000			\$4,750,000	
	Failing Asphalt Resurfacing (Intersections)	Digout and repair failing subgrades and resurface where the pavement is failing	Resurface	PCI 2015		High	0%			\$5,000,000				\$250,000		\$4,750,000	
											Subtotal	\$736,510	\$3,591,000	\$3,250,000	\$21,395,350	\$12,875,383	\$18,750,000
											total 5 year CIP need	\$41,848,243					
	The UNFUNDED CIP (Revenue: future grants, odot STIP, developer participation, etc)																
	Arterials																
	OR 213	Widen OR 213 from the north city limits to OR 211 to provide a continuous 3-lane cross section. (2,140 LF)	Pending	TSP	M1,S1,P1-P2	Medium	0%			\$9,408,718						\$9,408,718	
	OR 213	Widen OR 213 from OR 211 to the south city limits to provide a continuous 3-lane cross section. (2,050 LF)	Pending	TSP	M2,P1-P2	Low	0%			\$4,621,733						\$4,621,733	
	OR 211	Widen OR 211 from the west city limits to OR 213 to provide a continuous 3-lane cross section. (1,375 LF)	Pending	TSP	M3,B1-B7,P3-P6	Low	0%			\$1,455,286						\$1,455,286	
	OR 211	Widen OR 211 from Mathias Road to the east city limits to provide a continuous 3-lane cross section. (2,500 LF)	Pending	TSP	M5,B1-B7,P3-P6	Medium	0%			\$2,750,651						\$2,750,651	
	N Molalla Avenue	Widen N Molalla Avenue from Toliver Road to Shirley Street to provide a continuous 3-lane cross section. (300 LF)	Pending	TSP	M6,P7	Low	0%			\$186,575						\$186,575	
	N & S Molalla Ave Bikelanes	Install bike lanes on both sides of the roadway from the north city limits to Heintz Street. (West Side 2,320 LF, East Side 2,720 L	Pending	TSP	B8-B11,P7-P9	Low	50%			\$1,400,000						\$1,400,000	
	Collectors																
	Leroy Avenue	Widen Leroy Avenue from Toliver Road to OR 211 to provide a continuous 2-lane cross section per City standards. (1,330 LF)	Pending	TSP	M7	Low	100%			\$618,363						\$618,363	
	Mathias Road Widening and Pedestrian Infill	Widen Mathias Road from OR 211 to the south city limits to provide a continuous 3-lane cross section. (2,850 LF); Install sidewalk	Pending	TSP	M8, P17	Low	0%			\$1,135,443						\$1,135,443	
	Shirley Street Widening and Pedestrian Infill	Widen Shirley Street from N Molalla Avenue OR 211 to provide a continuous 2-lane cross section per City standards. Fill in	Pending	TSP	M9, P12	Low	100%			\$1,433,963						\$1,433,963	
	Ridings Avenue Pedestrian Infill	Fill in gaps on both sides of the roadway from Toliver Road to OR 211 with sidewalks of appropriate width. (West Side 1,815	Pending	TSP	P13	Medium	87%			\$795,000						\$795,000	
	W 5th Street Connection and Pedstrian Improvements	Construct W 5th Street from Lowe Road terminus to Hart Avenue. (2,400 LF)	Pending	TSP	M10, P15	High	0%			\$3,033,179						\$3,033,179	
	E 5th Street	Construct E 5th Street from Mathias Road to Feyrer Park Road. (1,000 LF)	Pending	TSP	M11	Low	0%			\$1,785,791						\$1,785,791	
	Leroy Avenue Connection and Pedestrian Improvments	Construct Leroy Avenue from OR 211 to Lowe Road (east). (790 LF) Revised to 100 LF; Fill in gaps on the east side of the road	Pending	TSP	M15, P14	Low	100%			\$476,672						\$476,672	
	Lowe Road (west)	Reconstruct and widen Lowe Road from OR 213 to Molalla Forest Road to City standards. (2,850 LF)	Pending	TSP	M16	Low	100%			\$4,445,819						\$4,445,819	
	Lowe Road (east)	Reconstruct and widen Lowe Road from Molalla Forest Road to roadway terminus. (1,560 LF)	Pending	TSP	M17	Low	100%			\$3,480,959						\$3,480,959	
	Molalla Forest Road	Reconstruct and widen Molalla Forest Road as a concrete street from OR 211 to Mathias Road to provide a continuous 3-lane c	Pending	TSP	M18	Low	100%			\$11,450,383						\$11,450,383	
	Toliver Road Pedestrian Infill (Collectors)	Fill in gaps on both sides of the roadway from the west city limits to OR 213 with sidewalks of appropriate width. (North Side 1,9	Pending	TSP	P10-P11	Medium	30%			\$2,400,000						\$2,400,000	
	Cole Ave Pedestrian Infill	Fill in gaps on both sides of the roadway from Frances Street to OR 211 with sidewalks of appropriate width. (West Side 0 LF, Ea	Pending	TSP	P16	Medium	25%			\$373,150						\$373,150	
	Francis Street Pedestrian Infill	Fill in gaps on the south side of the roadway from N Molalla Avenue to Christopher Street with sidewalks of appropriate width. (S	Pending	TSP	P18	Medium	100%			\$373,150						\$373,150	
	Neighborhood Streets																
	Affolter Avenue	Construct Affolter Avenue from southern terminus to Frances Street and from Miller Street to north city limits. (425 LF)	Pending	TSP	M12	Low	0%			\$1,204,742						\$1,204,742	
	Commercial Way	Construct Commercial Way from the roadway terminus to Lowe Road (west). (680 LF)	Pending	TSP	M13	Low	0%			\$389,142						\$389,142	
	Hezzie Lane	Construct Hezzie Lane from the southern roadway terminus to the northern roadway terminus. (1,790 LF)	Pending	TSP	M14	Low	100%			\$1,258,049						\$1,258,049	
	Sharrows across town	Install shared lane pavement markings (sharrows) and signs on both sides of the roadway	Pending	TSP	B14-B33	Low	0%			\$200,000						\$200,000	
	Toliver Drive Pedestrian Infill (Neighborhoods)	Fill in gaps on both sides of the roadway from north of Berwick Court to Toliver Road with sidewalks of appropriate width. (West	Pending	TSP	P19	Low	0%			\$280,000						\$280,000	
	Kennel Avenue, Pedestrian Infill	Fill in gaps on both sides of the roadway from Ross Street to OR 211 with sidewalks of appropriate width. (West Side 310 LF, Ea	Pending	TSP	P20	Medium	0%			\$298,520						\$298,520	
	E Heintz Street, Pedestrian Infill	Fill in gaps on both sides of the roadway from N Molalla Avenue to Fenton Avenue with sidewalks of appropriate width. (North Si	Pending	TSP	P21	Medium	87%			\$138,599						\$138,599	
	Industrial Way, Pedestrian Infill	Fill in gaps on the east side of the roadway from Toliver Road to the southern roadway terminus with sidewalks of appropriate w	Pending	TSP	P22	Medium	54%			\$410,465						\$410,465	
	Industrial Way, Pedestrian Infill	Fill in gaps on both sides of the roadway from the northern roadway terminus to OR 211 with sidewalks of appropriate width. (Wa	Pending	TSP	P23	Medium	0%			\$117,276						\$117,276	
	Stowers Road, Pedestrian Infill	Fill in gaps on both sides of the roadway from OR 211 to E 7th Street with sidewalks of appropriate width.	Pending	TSP	P24	Medium	0%			\$181,244						\$181,244	
	E 7th Street, Pedestrian Infill	Install sidewalks on both sides of the roadway from Stowers Road to Mathias Road. (North Side 705 LF, South Side 705 LF)	Pending	TSP	P25	Low	0%			\$501,088						\$501,088	
	Intersection Improvements																
	OR 213/Meadow Road	Reconfigure the intersection to provide a center two-way left-turn lane along OR 213 – coordinate with Project M11; Install an en	Pending	TSP	M19,B35, P26	Medium	0%			\$159,922						\$159,922	
	OR 213/OR 211	Install a separate right-turn lane at the southbound approach if/when adjacent property redevelops.2	Pending	TSP	M21	Low	0%			\$159,922						\$159,922	
	OR 211/Ona Way	Widen OR 211 to provide a westbound left-turn lane and install a traffic signal when warranted – Coordinate with Project M4.2	Pending	TSP	M22,B38	Low	58%			\$1,066,144						\$1,066,144	
	OR 211/Leroy Avenue	Widen OR 211 to provide an eastbound left-turn lane and install a traffic signal when warranted – Coordinate with Project M4.2	Pending	TSP	M23,S6,B39	Low	54%			\$1,066,144						\$1,066,144	
	OR 211/Ridings Avenue	Widen OR 211 to provide an eastbound left-turn lane – Coordinate with Project M4.3	Pending	TSP	M24,B40	Low	46%			\$-						\$-	
	OR 211/Hezzie Lane Pedestrian Improvmenets	Install an enhanced pedestrian crossing at the OR 211/Hezzie Lane intersection.3	Pending	TSP	P28	High	0%			\$159,922						\$159,922	
	OR 211/Molalla Forest Road1	Install an enhanced pedestrian crossing at the OR 211/Molalla Forest Road intersection.3	Pending	TSP	P29	High	0%			\$159,922						\$159,922	
	OR 211/Grange & Berkeley Avenues1	Install an enhanced pedestrian crossing at the OR 211/Grange Avenue/Berkley Avenue intersection.3	Pending	TSP	P30	Medium	0%			\$159,922						\$159,922	
	OR 211/N. Cole Avenue1	Install an enhanced pedestrian crossing at the OR 211/Cole Avenue intersection.3	Pending	TSP	P31	High	0%			\$159,922						\$159,922	
	OR 211/Stowers Road1	Install an enhanced pedestrian crossing at the OR 211/Stowers Road intersection.3	Pending	TSP	P32	Medium	0%			\$159,922						\$159,922	
	OR 211/Metzler Avenue1	Install curb extensions with American's with Disabilities Act (ADA) accessible curb ramps with tactile warning strips on the north	Pending	TSP	P33	Medium	0%			\$159,922						\$159,922	
	Toliver Road/Industrial Way1	Install an enhanced pedestrian crossing at the Toliver Road/Industrial Way intersection.3	Pending	TSP	P34	Medium	0%			\$53,307						\$53,307	
	Toliver Road/Zimmerman Lane	Install an enhanced pedestrian crossing at the Toliver Road/Zimmerman Lane intersection.3	Pending	TSP	P35	Low	0%			\$53,307						\$53,307	
	Toliver Road/Leroy Avenue	Install an enhanced pedestrian crossing at the Toliver Road/Leroy Avenue intersection.3	Pending	TSP	P36	Medium	0%			\$53,307						\$53,307	
	Toliver Road/Ridings Avenue	Install an enhanced pedestrian crossing at the Toliver Road/Ridings Avenue intersection.3	Pending	TSP	P37	Medium	0%			\$53,307						\$53,307	
	Toliver Road/Kennel Avenue	Install and enhanced pedestrian crossing at the Toliver Road/Kennel Avenue intersection.3	Pending	TSP	P38	Medium	0%			\$53,307						\$53,307	
	Leroy Avenue/Heintz Street	Install an enhanced pedestrian crossing at the Leroy Avenue/Heintz Street intersection.3	Pending	TSP	P39	Low	0%			\$53,307						\$53,307	
	E 5th Street/May Street	Install an enhanced pedestrian crossing at the E 5th Street/May Street intersection.3	Pending	TSP	P40	Low	0%			\$53,307						\$53,307	
	E 5th Street/Stowers Road	Install an enhanced pedestrian crossing at the E 5th Street/Stowers Road intersection.3	Pending	TSP	P41	Low	0%			\$53,307						\$53,307	
	OR 211/Mathias Road	Install a roundabout when warranted.2	Pending	TSP	M26	Low	0%			\$2,665,359						\$2,665,359	
	N Molalla Avenue/Toliver Road	Widen N Molalla Avenue to provide a center two-way left-turn lane along N Molalla Avenue and install an eastbound right-turn la	Pending	TSP	M27,B41	Low	0%			\$159,922						\$159,922	
	N Molalla Avenue/Shirley Street	Widen N Molalla Avenue to provide a center two-way left-turn lane along N Molalla Avenue and install a westbound right-turn la	Pending	TSP	M28	Low	0%			\$159,922						\$159,922	
	S Molalla Avenue/Molalla Forest Road	Install a roundabout when warranted.	Pending	TSP	M31	Low	0%			\$2,665,359						\$2,665,359	
	Feyrer Park Road/Mathias Road	Install a roundabout when warranted.	Pending	TSP	M32	Low	0%			\$2,665,359						\$2,665,359	
	OR 211/Mathias Road	Install a single lane roundabout.	Pending	TSP	S7	Low	0%			\$0						\$0	
	Parking																
	Limited and/or Flexible Parking Requirements	Update the Molalla Municipal Code to limit and/or allow for flexible parking requirements.	Pending	TSP	TDM3	Low	0%			\$0						\$0	
	Parking Management	Develop a parking management plan for downtown Molalla to impose time limits in commercial areas and allow for the potential	Pending	TSP	TDM4	Low	100%			\$26,654						\$26,654	
	Parking Management Plant Implementation Project					Low	50%			\$450,000						\$450,000	
	Non Motorized Trails System																
	Molalla Western Railway Spur	Install a shared-use path along the former Molalla Western Railway Spur right-of-way from the north city limits to OR 211.	Pending	TSP	P44	Low	100%			\$2,094,972						\$2,094,972	

Key: P=Pedestrian, M=Motor Vehicle, S=Safety, B=Bycycle, PIS=Pavement Index Survey, TSP=Transportation System Plan
Resurfacing Analytical Framework (project work selected) is based on: a "four questions" analysis (attached to Work Order 2344, the Resurfacing Program)
Unfunded-to-Funded Analytical Framework: based on opportunity, grant, development participation, or other unplanned revenue source identified.

	Description	Status	Source	MP Priority	% Imp.	SDC Elig	Project Cost	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	>2026		
WATER	Project	The COMPLETED CIP (last 5 years)													
	Comprehensive Leak Analysis Program	Conduct a comprehensive leak analysis program. The analysis should focus on areas with known leaks, pipes that have surpass	Complete	WMP T	6	High	\$0								
	New Water Filter, chemical feed room, and Telemetry (17-15)		Complete	Project	17-15										
	Trout Creek Monitoring Station and Water Right Transfer		Complete	Project	18-11, 18-12										
	Water Plant Security Fencing		Complete	Project	17-18										
	1.2 MG Tank Dive inspection and cleaning		Complete	Project	18-03										
	The FUNDED CIP (Revenue: Rate and SDCs)														
	New Molalla Intake	Install intake screen with air burst/water wash system approximately 75 feet upriver of the existing intake screens and to conduc	Pending	WMP T	1	High	100%		\$2,946,000		\$70,000	\$2,876,000			
	New 2 MG Treated Water Tank w/Land Acquisition	Land acquisition, construction of a glass-fused-to-steel tank with an aluminum dome roof construction, and demolition of the exist	Pending	WMP T	2	High	100%		\$6,550,000	\$15,000	\$200,000		\$6,335,000		
	Decant Facility	Split among Storm, Water, Streets, used for debris handling nad Mercury testing	Pending	TMDL		High	0%		\$10,000	\$10,000					
	AC Water Main through Coleman Field, replace with 4" PEX	To accommodate the new RWUP Field if/when it happens.	Pending	Staff		High	0%		\$28,000		\$28,000				
	Scandia Waterline	Highest leaker in town, accounts for 6% of total water loss				High	78%		\$350,000	\$200,000					
	City Hall Upstairs Remodel	Participation in admin efforts	Pending				0%		\$37,200	\$37,200					
	Civic Center Remodel	Participation in admin efforts	Pending				0%		\$23,700	\$23,700					
	Remove and Replace Polymer and Soda Ash Bulk Storage Tanks	Replace the polymer and soda ash bulk storage tanks.	Pending	WMP T	5	High	0%		\$120,000		\$120,000				
	Treated Water Storage Seismic Valves	Install seismic valves and piping for the storage tanks.	Pending	WMP T	7	High	0%		\$381,000			\$381,000			
	Disinfection Contact Time Tracer Study	Review and update their current Disinfection Contact Time Tracer Study.	Pending	WMP T	8	High	0%		\$50,000	\$50,000					
	Service Line Replacements - Ph 1	Replace services in Big Meadows between OR 213 and the east end of Mountainview Lane. Replace services on Andrian Drive	Pending	WMP S	1	High	0%		\$807,000	\$45,000	\$762,000				
	Eckerd Ave. and E 2nd St.	Replace 900 feet of 6-inch AC water main on Eckerd (2nd to 5th). Replace 300 feet of 4-inch cast iron water main with 8-inch wa	Pending	WMP D	1	High	84%		\$687,000	\$687,000					
	Lola Ave.	Replacement of 1,400 feet of 4-inch steel water main with 8-inch water main (W Main to 7th). (4" upsized to 8") – 100% SDC Elig	Pending	WMP D	2	High	100%		\$840,000		\$840,000				
	South Molalla Ave., E 6th St., and May St.	Replace of 1100 feet of 6-inch steel water main on Molalla (5th to 7th) with 8-inch water main. Replace 600 feet of 6-inch AC and	Pending	WMP D	6	High	78%		\$1,099,000	\$350,000					
	E 6th, E 7th St., and South Cole Ave.	Replace 2,800 feet of 6-inch and 8-inch AC water main with 8-inch water main. (6" upsized to 8") – 78% SDC Eligible	Pending	WMP D	7	High	78%		\$1,750,000			\$1,750,000			
	Molalla Elem. School and PW Shops	Replace of 700 feet of 6-inch AC water main and 300 feet of 2-inch water main with 8-inch water main from Toliver to Shops pro	Pending	WMP D	9	High	90%		\$441,200	\$441,200					
	Toliver Road WWTP Water Line Improvements	Replace 1,100 feet of 2-inch water main with 8-inch water main. (2" upsized to 8") 100% SDC Eligible	Pending	WMP D	15	Medium	100%		\$259,000	\$259,000					
	Frances Street Water Line Improvements	Replace 500 feet of 6-inch AC water main along with 500 feet of 6-inch steel water main with 8-inch water main. (6" upsized to 8	Pending	WMP D	17	Low	78%		\$720,000				\$720,000		
	Shirley Street Water Line Improvements	Replace 3,600 feet of 14-inch steel water main with 8-inch water main.	Pending	WMP D	18	Low	0%		\$1,914,000				\$450,000		
	Subtotal								\$2,118,100	\$2,020,000	\$2,131,000	\$6,335,000	\$1,170,000		
	total 5 year CIP need								\$16,650,100						
	The UNFUNDED CIP														
	2 MG Tank Exterior Resurfacing	Resurface the exterior coating.	Pending	WMP T	3	High	0%		\$1,830,000					\$1,830,000	
	Pressure Reducing Valves	Split the Molalla water system into three pressure zones including the installation of four Pressure Reducing Valves (PRVs).	Pending	WMP T	4	High	0%		\$1,040,000					\$1,040,000	
	Service Line Replacements - Ph 2	Replace Services in Big Meadows and Burghardt Estates from Mountainview Lane to 722 Meadowlawn, Kalugin Court, Trinity C	Pending	WMP S	2	Medium	0%		\$832,000					\$832,000	
	Service Line Replacements - Ph 3	Replace services in Toliver Estates areas between RR ROW, Molalla Ave, Toliver Road, and north City Limits.	Pending	WMP S	3	Low	0%		\$543,000					\$543,000	
	Swiegle Ave.	Replace 450 feet of 6-inch steel water main with 8-inch water main on Swiegle (Alley S of 3rd to 5th). Install 300 feet of new 8-in	Pending	WMP D	3	High	87%		\$347,000					\$347,000	
	Metzler Ave., West 3rd St., and West 4th St.	Replace of 1,000 feet of 6-inch AC water main on Metzler (Section to 7th). High priority 5th Street to 7th Street. Replac	Pending	WMP D	4	High	82%		\$1,528,000					\$1,528,000	
Hart St. and Section St.	Replace 1200 feet of 6-inch steel on Hart (W Main to 5th). Replace 500 feet of 4-inch steel on Hart (Section to 7th). Replace 240	Pending	WMP D	5	High	74%		\$992,000					\$992,000		
E 3rd St., E 4th St., and Stowers Rd.	Replace of 1,400 feet of 6-inch AC water main with 8-inch water main. (6" upsized to 8") – 78% SDC Eligible	Pending	WMP D	8	High	78%		\$833,000					\$833,000		
North Cole Avenue Water Line Improvements	Replace 600 feet of 10-inch AC water main with 10-inch water main (Garden to Patrol) and (Heintz to Shirley).	Pending	WMP D	10	Medium	0%		\$317,000					\$317,000		
Toliver Drive, Kennel Street, West Ross Street, Revilot, and Berwick W	Replace 2,300 feet of 6-inch AC water main with 8-inch water main. (6" upsized to 8") – 78% SDC Eligible	Pending	WMP D	11	Medium	78%		\$1,222,000					\$1,222,000		
West Heintz Street Water Line Improvements	Replace 1,900 feet of 6-inch AC water main with 8-inch water main. (6" upsized to 8") – 78% SDC Eligible	Pending	WMP D	12	Medium	78%		\$1,004,000					\$1,004,000		
Robbins Street and Fenton Avenue Water Line Improvements	Replace 1,700 feet of 6-inch AC water main along with 300 feet of 6-inch steel water main with 8-inch water main. (6" upsized to	Pending	WMP D	13	Medium	78%		\$1,030,000					\$1,030,000		
Ridings Avenue Water Line Improvements	Replace 1,500 feet of 6-inch AC water main with 8-inch water main. (6" upsized to 8") 78% SDC Eligible	Pending	WMP D	14	Medium	78%		\$1,032,000					\$1,032,000		
W. 7th St. Water Line Improvements	Replace 700 feet of 8-inch Class 200 water main with 8-inch C-900 PVC water main, not SDC Eligible	Pending	WMP D	16	Medium	0%		\$335,000					\$335,000		
Miller Street and North Cole Avenue Water Line Improvements	Replace 3,500 feet of 14-inch steel water main with 8-inch water main.	Pending	WMP D	19	Low	0%		\$1,751,000					\$1,751,000		
South Molalla Forest Road to South Molalla Avenue Water Line Improv	Install 5800 feet of 12-inch water main on South Molalla Forest Road (Ona to Molalla). Install 1600 feet of 12-inch water main on	Pending	WMP D	20	Low	100%		\$3,715,000					\$3,715,000		
Transmission Main Reroute and Replacement	Install 5500 feet of new 18-inch PVC main along Feyrer Park, Mathias, and E Main. Abandon waterline through Coleman Ranch	Pending	WMP D	21	Low	68%		\$3,166,000					\$3,166,000		
South Molalla Forest Road Water Line Improvements	Install 2,200 feet of new 8-inch water main. Cost TBD. Developer project.	Pending	WMP D	22	Low	100%		\$0					\$0		
North Molalla Avenue Water Line Improvements	Replace 500 feet of 4-inch steel water main with 8-inch water main. Cost TBD. Developer project.	Pending	WMP D	23	Low	75%		\$0					\$0		
Well Exploration and ASR feasibility study	Establish a secondary water source for the City	Staff				100%		\$400,000					\$400,000		
Scandia Waterline, remainder from completed portion to Heintz (Devel	Replace 500 feet of 6-inch steel water main with 8-inch water main. Cost TBD.	Pending	WMP D	24	Low	78%		\$0					\$0		
Capacity Increasing asusmptions from Dyer Review 3/17/22															
4" – 400 gpm															
6" – 900 gpm (125% increase in capacity from 4" to 6")															
8" – 1,600 gpm (300% increase in capacity from 4" to 8", 78% increase in capacity from 6" to 8")															
14" – 4,750 gpm															
18" – 8,000 gpm (68% increase in capacity from 14" to 18")															
STORM	Project	The COMPLETED CIP (last 5 years)													
	Fenton Avenue Reconstruction - CDBG Grant \$165K (Shared Cost, 20% City Match)	Complete													
	The FUNDED CIP (Revenue: Rate and SDCs)														
	Shops Decant Facility \$60K (Shared Cost)			TMDL				\$60,000	\$60,000						
	Stormwater System Master Plan Update \$250K							\$250,000		\$90,000	\$160,000				
	Subtotal								\$60,000	\$90,000	\$160,000	\$0	\$0		
	total 5 year CIP need								\$310,000						
	The UNFUNDED CIP														
	TMDL Implementation										Pending Master Plan Update				
	Bear Creek at S. Molalla, Flooding										Pending Master Plan Update				
	Bear Creek at Ona Way, Flooding										Pending Master Plan Update				
	Big Meadow east culdesacs flooding										Pending Master Plan Update				
	Creamery Creek east of Toliver flooding										Pending Master Plan Update				
	Francis at N Molalla Flooding										Pending Master Plan Update				
	Miller at N Molalla										Pending Master Plan Update				
	Ivor Davies Pond										Pending Master Plan Update				
	Toliver by Bus Barn, flooding										Pending Master Plan Update				

Description		Status	Source	MP	Priority	% Imp.	SDC	Elig	Project Cost	FY21/22	FY22/23	FY23/24	FY24/25	FY25/26	>2026
PARKS	Project														
			The COMPLETED CIP (last 5 years)												
	Clark Park Phases 1-4		Complete	18-15						\$0					
	Clark Park Tree Survey and Safety Removals		Complete	18-18											
	The FUNDED CIP (Revenue: Rate and SDCs)														
	Parks System Master Plan Update \$150K								\$150,000		\$90,000	\$60,000			
	Clark Park Phase 5 (Sports Fields)								\$600,000			\$75,000	\$525,000		
	Molalla Forest Road (Yelkus Road)								\$850,000	\$120,000	\$730,000				
	Chief Yelkus Park								\$850,000		\$500,000	\$350,000			
	Strawberry Park								\$300,000	\$200,000	\$75,000				
	Fox Park Improvements								\$251,637	\$176,637	\$75,000				
	Subtotal									\$496,637	\$1,470,000	\$485,000	\$525,000	\$0	
	total 5 year CIP need									\$2,976,637					