



MONROE CITY COUNCIL

Agenda Bill No. 19-219

SUBJECT:	Ordinance No. 022/2019, Adopting Capital Facilities Plan; First Reading
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DATE:	DEPT:	CONTACT:	PRESENTER:	ITEM:
10/22/2019	Community Development	Brad Feilberg	Brad Feilberg	New Business #3

Discussion: 10/22/2019
First Reading: 10/22/2019

Attachments: 1. Ordinance No. 022/2019
 Exhibit A: Six Year Capital Improvement Plan

REQUESTED ACTION: Move to accept first reading Ordinance No. 022/2019, amending the Capital Facilities Element of the Monroe Comprehensive Plan; adopting a revised and updated Six-Year Capital Improvement Plan for the years 2020 through 2025 concurrently with the City's 2020 Budget; adopting supporting legislative findings; providing for severability; and establishing an effective date.

POLICY CONSIDERATIONS

The State Growth Management Act (GMA) requires that cities establish within their comprehensive plan, a capital facilities element, including the level of service standards and six-year minimum financing plan "that will finance . . . capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes" (RCW 36.70A.070[3][d]). The CIP and the Capital Facilities Element, jointly, fulfill the requirements of the State of Washington's GMA.

DESCRIPTION/BACKGROUND

To comply with RCW 36.70A.130 (2)(a)(iv), the comprehensive plan amendment cycle, the CIP will be processed concurrently with 2020 City Budget.

The Capital Improvement Plan (CIP) is a companion document to the Capital Facilities Element of the City of Monroe's Comprehensive Plan. The Capital Facilities Element addresses the City's capital facilities planning approach and policy framework, while the CIP is an implementing strategy and important "filter" that demonstrates that the Capital Facilities Element is financially realistic. Projects included within the CIP require expenditure of public funds over and above routine operating expenses and are defined as new, replacement of, or improvements to infrastructure such as buildings, roads, parks.

FISCAL IMPACTS

The fiscal impacts for budget year 2020 are reflected in the recommended 2020 budget.

TIME CONSTRAINTS

Adoption of the proposed CIP is in conjunction with the City's annual budget. Total Capital for FY 2020-2025 is estimated at \$164,484,860.

ALTERNATIVES TO REQUESTED ACTION

Provide direction regarding 2020-2025 Capital Improvement Plan and 2020 Budget adjustments.

**CITY OF MONROE
ORDINANCE NO. 022/2019**

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, AMENDING THE CAPITAL FACILITIES ELEMENT AND THE TRANSPORTATION ELEMENT OF THE MONROE COMPREHENSIVE PLAN; ADOPTING A REVISED AND UPDATED SIX-YEAR CAPITAL IMPROVEMENT PLAN FOR THE YEARS 2020 THROUGH 2025 CONCURRENTLY WITH THE CITY'S 2020 BUDGET; ADOPTING SUPPORTING LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City of Monroe has adopted the City's 2020 budget concurrently with this ordinance; and

WHEREAS, in conjunction therewith the City routinely updates, revises, and adopts its Six-Year Capital Improvement Plan (CIP) as required by the Growth Management Act and the City's Comprehensive Plan; and

WHEREAS, the City has revised the CIP, attached hereto as Exhibit A (2020-2025 CIP), which includes specifically achievable and realistic capital projects with identified funding levels and sources consistent with revenue forecasts and anticipated budget appropriations; and

WHEREAS, the City has revised the CIP to reflect changes in existing capital improvement programs and projects, and to add new programs and projects, all to be consistent with applicable funding levels, revenue forecasts and budget appropriations; and

WHEREAS, the City desires to concurrently amend the Capital Facilities and Transportation Elements of its Comprehensive Plan to complete the process of fully coordinating and integrating the CIP and the Capital Facilities and Transportation Elements; and

WHEREAS, the City Council finds that the 2020-2025 CIP meets the applicable requirements of the Growth Management Act, including without limitation RCW 37.70A.070(3).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings. The City Council adopts the foregoing recitals as legislative findings in support of the 2020-2025 Capital Improvement Plan, together with the content of Agenda Bill Nos. 19-219 and 19-XXX, and the Planning Commission's

recommendation and findings dated December 10, 2018. The Council further enters the following findings:

A. The City is authorized by state law, including but not limited to Chapter 36.70A RCW, to adopt and periodically amend a local comprehensive plan.

B. In adopting the Comprehensive Plan amendments set forth in this ordinance, the City Council has considered and has been guided by the applicable planning goals enumerated at RCW 36.70A.020.

C. The Comprehensive Plan amendments set forth in this ordinance will advance the public health, safety, and welfare.

D. Pursuant to RCW 36.70A.130(2)(a)(iv), the Comprehensive Plan amendments set forth in this ordinance have been adopted concurrently with the adoption of the City's 2020 budget ordinance.

Section 2. Amendment of Comprehensive Plan Capital Facilities Element—Adoption of CIP. The Capital Facilities Element of the Monroe Comprehensive Plan is hereby amended by the adoption of the 2020-2025 Capital Improvement Plan for the City of Monroe attached hereto as Exhibit A and incorporated herein by this reference as if set forth in full.

Section 3. Amendment of Comprehensive Plan Capital Facilities Element and Transportation Element. The 2020-2025 Capital Improvement Plan is further adopted as the financing plan for the Capital Facility and Transportation Elements of the Monroe Comprehensive Plan.

Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 5. Copy to Commerce. Pursuant to RCW 36.70A.106, a copy of this ordinance shall be transmitted to the Department of Commerce within ten days of final adoption.

Section 6. Effective Date. This ordinance shall be in full force and effect five days from and after its passage and approval and publication as required by law.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this _____ day of _____, 2019.

First Reading: October 22, 2019
Adoption:
Published:
Effective:

CITY OF MONROE, WASHINGTON:

(SEAL)

Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:

Elizabeth M. Adkisson, MMC, City Clerk

J. Zachary Lell, City Attorney

Six Year Capital Improvement Plan

Project		2020	2021	2022	Estimate 2023	2024	2025	Project Total
General Government	Fund #							
Public Art/Banners	001	\$ -	\$ 20,000		\$ 20,000		\$ 20,000	\$ 60,000
Unmanned Aerial Vehicle	various	18,455						18,455
Boys & Girls Club Improvements	307	1,574,720						1,574,720
Al Borlin/Lewis St. Parks Master Plan	317		80,000		600,000	3,000,000		3,680,000
Cadman Phase 1 & 2	317	80,000		1,000,000	6,000,000	3,000,000	200,000	10,280,000
Centennial Trailhead	317			3,000,000	300,000	1,300,000		4,600,000
Gateway Features/Wayfinding (EDAB)	317	95,000	125,000	450,000	150,000	150,000	0	970,000
Lake Tye All Weather Fields design	317	4,200,000						4,200,000
Lake Tye Phase II	317					800,000		800,000
North Hill Park Acquisition	317	1,307,000						1,307,000
North Hill Park Development	317			3,050,000				3,050,000
Park Plan Update	317	50,000	50,000					100,000
Park Playground Equipment	317	1,500,000					250,000	1,750,000
Public Plaza/Festival Lot (EDAB)	317		500,000	250,000	1,000,000	1,000,000		2,750,000
River Interpretive Signs	317	25,000						25,000
Rotary Fields Improvements	317	34,000						34,000
Synthetic Turf Groomer	317	15,000						15,000
Trail System connectivity (EDAB)	317		500,000	50,000	250,000	1,000,000		1,800,000
Trails Planning and Repair	317	38,000						38,000
179th/147th Signal	318		123,491	90,064	429,578			643,133
ADA Transition Plan	318	68,153	145,861	153,154	160,812	168,852	177,295	874,127
Annual Road Maintenance	318	1,241,415	1,303,486	1,368,660	1,437,094	1,508,948	2,000,000	8,859,603
Annual Sidewalk Development (EDAB)	318		200,000	300,000	300,000	300,000		1,100,000
Annual Sidewalk Improvements	318	440,063	462,066	485,170	509,429	534,899	561,644	2,993,271
Chain Lake Road Phase IIA multi-purpose	318	3,241,350						3,241,350
Chain Lake Road Phase IIB	318	347,288	2,431,013	4,466,985				7,245,286
North Madison	318	25,000	740,086					765,086
Railroad Crossing/Tracks	318			500,000	350,000	5,000,000		5,850,000
Tjerne Phase III	318		\$ 571,288	2,105,865	4,983,481			7,660,634
Train Noise Reduction Area	318	100,000	1,000,000					1,100,000
Underground overhead utilities (EDAB)	318		20,000	100,000	300,000	300,000		720,000
US Hwy 2 Non-Motorized Shared Path	318	\$ 150,781	317,247					468,028
Less Capital Related Salaries & Benefits	318	(231,869)						(231,869)
Total General Government Capital		\$ 14,319,356	\$ 8,589,538	\$ 17,369,898	\$ 16,790,394	\$ 18,062,699	\$ 3,208,939	\$ 78,340,824

Six Year Capital Improvement Plan

Project		2020	2021	2022	Estimate 2023	2024	2025	Project Total
Water Utility	Fund #							
177th PS/Replace Equip & PLC/SCADA	412		1,220,517					\$ 1,220,517
182nd-154th to 150th (Under SR522)	412		30,000	298,667				328,667
4" Servicing fire hydrant replacement	412			8,041	80,406	84,426	88,647	261,520
8" along 127th install	412				19,096	153,726		172,822
Asbestos Cement Pipe Replacement	412					28,142	191,617	219,759
Adams Lane Utility Replacement	412	335,951						335,951
Circle Drive 2" galvanized main replace	412					45,000		45,000
Circle Drive to Sumac main replacement	412				16,801	129,453		146,254
Destination Alley	412					32,715	263,356	296,071
Dickinson Utility Replacement Project	412		448,671					448,671
DOC Storage	412	3,810,705						3,810,705
Flow Meters install	412			19,144				19,144
Flushing Devices at dead ends	412	11,576						11,576
Lewis/Blakely/Fremont/McDougal parallel alley WMR	412				23,117	186,089		209,206
Lord Hill PS-Pump Replacement	412							0
Lord Hill-Generator	412							0
Madison/Sams/McDougal/Pike alley WMR	412				26,132	210,362		236,494
Main/Ferry/N Blakely/N Madison parallel alley WMR	412				57,289	461,177		518,466
North Madison Utility Replacement	412	25,000	408,324					433,324
Orr to Kelsey-abandon line under houses	412				10,051	80,908		90,959
Rainier View Rd PRV	412	277,830						277,830
Replace Asbestos Cement Watermain (171st/173rd 161st north of West Main Street)	412			26,000	147,000			173,000
Replace 4" Asbestos Cement Watermain (Main St behind Monroe Shopping Center)	412				27,300	154,350		181,650
Replace 6" along Old Owen Road	412		45,581	366,931				412,512
SCADA PLC Replacement (North Hill PS, Trombley PS, Ingraham)	412	92,610						92,610
Short Columbia Watermain Replacement	412		24,614	198,143				222,757
South Taft Lane Watermain Replacement	412							0
Spring Hill PS-Pump Replacement	412							0
Strawberry Lane Watermain Replacement	412		82,418	1,312,000				1,394,418
Sump Pumps install (Foothills Pressure (reducing valve & Trombley Reservoir)	412					42,213		42,213
Thrive Alley Replacement	412					27,966	225,127	253,093

Six Year Capital Improvement Plan

Project	2020	2021	2022	Estimate 2023	2024	2025	Project Total
Trombley Hill Reservoir to Airport/179th SE WMR 412			402,029	3,236,331			3,638,360
Trombley Reservoir 12" Watermain Fire Flow Upside 412	65,000						65,000
Wilson Lane Watermain Replacement 412				16,584	133,499		150,083
Woods Cr Rd - US2 to Tjerne 412	297,596	1,249,905					1,547,501
Woods Cr Rd - Tjerne to Ingraham Rd 412		312,476	1,312,400				1,624,876
Woods Cr Rd - Ingraham Rd to Ingraham Reservoir 412			656,200	2,756,041			3,412,241
Less Capital Related Salaries & Benefits 412	(392,291)						(392,291)
Total Water Utility Capital	\$ 4,523,977	\$ 3,822,506	\$ 4,599,555	\$ 6,416,148	\$ 1,770,026	\$ 768,747	\$ 21,900,959

Six Year Capital Improvement Plan

Project		2020	2021	2022	Estimate 2023	2024	2025	Project Total
Sewer Utility	Fund #							
Computer upgrades	421	\$ 2,000						\$ 2,000
Closed Circuit TV Pipe Inspection Camera	421	\$ 82,644						82,644
Adams Lane Utility Replacement	422	335,951						335,951
Cates PS Upgrades	422			191,422	804,057			995,479
Dickinson Utility Replacement	422		318,897					318,897
Fryelands PS & FM Upgrades	422					387,832	4,316,571	4,704,403
North Madison Utility Replacement	422	25,000	1,920,305					1,945,305
Old Owen Road PS Upgrades	422					77,566	651,558	729,124
Operations & Dewatering Roof Replacement	422		303,877					303,877
Pipe Replacement Projects	422			500,000	670,048	703,550	738,728	2,612,326
South Fryelands PS Upgrades	422						254,560	254,560
South Taft Lane 6"/8" Concrete Main Replacement	422	16,800	64,999					81,799
Valley View PS (179th) & Force Main Upgrades	422				670,048	4,924,851		5,594,899
West Main Pump Station Upgrades	422			191,442	804,057			995,499
WWTP Engineering Reports	422	80,000						80,000
WWTP Liquid Stream/Nutrient Limit (NPDES)	422		765,769	1,000,000	3,422,316			5,188,085
WWTP pH Control System	422		364,652	2,105,865				2,470,517
WWTP capital maintenance	422	127,628	134,010	140,710	147,746	155,133	162,890	868,117
WWTP Biosolids Treatment Modifications	422		500,000	1,000,000	1,000,000	2,500,000		5,000,000
Less Capital Related Salaries & Benefits	422	(243,315)						(243,315)
Total Sewer Utility Capital		\$ 426,708	\$ 4,372,509	\$ 5,129,439	\$ 7,518,272	\$ 8,748,932	\$ 6,124,307	\$ 32,320,167

Six Year Capital Improvement Plan

Project	Fund #	2020	2021	2022	Estimate 2023	2024	2025	Project Total
Stormwater Utility								
Closed Circuit TV Pipe Inspection Camera	431	\$ 82,644						\$ 82,644
Blueberry/Kelsey Infiltration	432	\$ 1,000,000						1,000,000
Blueberry Lane Infiltration	432	2,131,000						2,131,000
Crystalwood Drainage	432				125,634	70,355	1,061,921	1,257,910
Dickinson Utility Replacement	432		756,176					756,176
Lake Tye Bio-Swale Design	432	277,493	559,133					836,626
Monroe Street & Kelsey Street	432		113,954	917,327				1,031,281
Monroe Street & Park Street	432			28,716	231,166			259,882
Park Street & Roberts Street	432			28,716	231,166			259,882
Stormwater Retrofits	432				250,000	250,000	250,000	750,000
Less Capital Related Salaries & Benefits	432	(269,836)						(269,836)
Total Stormwater Utility Capital		\$ 3,221,301	\$ 1,429,263	\$ 974,759	\$ 837,966	\$ 320,355	\$ 1,311,921	\$ 8,095,565

Project	Fund #	2020	2021	2022	Estimate 2023	2024	2025	Project Total
Internal Service Funds								
IT Strategic Plan Implementation	510		\$ 75,000	\$ 175,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 310,000
Gen. Gov. Vehicles & Equip Replace	520	181,757		6,135	19,514	102,194		309,600
Police Vehicles & Equip Replace	520	357,994	85,797		94,041	112,248		650,080
Public Works Vehicles & Equip Replace	520	495,000	174,628	1,212,997	28,578	116,845		2,028,048
Building F Roll Up Doors & Roof Replacment	530		103,622					103,622
HVAC Systems Upgrades - 769 Village Way	530		5,000	85,000				90,000
Impound Yard Roof Structure	530			134,010				134,010
Municipal Campus	530		1,301,749	3,063,076	11,256,803	3,377,041		18,998,669
Municipal Campus Card Key Readers	530	50,000						50,000
Municipal Campus Fence/Gate Repair	530	10,000	20,000					30,000
Police Station Emergency Power Generator	530			350,000				350,000
Police Station HVAC Replacement	530					40,000		40,000
Police Station Locker Room Upgrades	530	40,000						40,000
Public Works Shop Generator	530					102,334	590,982	693,316
Total Internal Service Capital		\$ 1,134,751	\$ 1,765,796	\$ 5,026,218	\$ 11,418,936	\$ 3,870,662	\$ 610,982	\$ 23,827,345

Six Year Capital Improvement Plan

Project	2020	2021	2022	Estimate			Project Total
				2023	2024	2025	
Total Capital All Funds	\$ 23,626,093	\$ 19,979,612	\$ 33,099,869	\$ 42,981,716	\$ 32,772,674	\$ 12,024,896	\$ 164,484,860

AC = Asbestos Cement
 CIP = Capital Improvement Projects
 DOC = Department of Corrections
 EDAB = Economic Development Advisory Board
 FH = Fire Hydrant
 LCR = Inductance Capacitance Resistance
 O&M = Operations & Maintenance
 PLC = Programmable Logic Controller
 PS = Pump Station
 S&B = Salaries & Benefits
 SCADA = Supervisory Control and Data Acquisition
 TBD = To Be Determined
 WMR = Watermain Replacement
 WWTP = Waste Water Treatment Plant

Fund #	Fund Name
001	General Fund
114	Narcotics Fund
307	General CIP Fund
317	Parks CIP Fund
318	Streets CIP Fund
412	Water CIP Fund
421	Sewer O&M Fund
422	Sewer CIP Fund
432	Stormwater CIP Fund
510	Information Technology Fund
520	Fleet & Equipment Fund
530	Facilities Fund