

**CITY OF MONROE  
ORDINANCE NO. 016/2020**

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, AMENDING THE CAPITAL FACILITIES ELEMENT OF THE MONROE COMPREHENSIVE PLAN; ADOPTING A REVISED AND UPDATED SIX-YEAR CAPITAL FACILITIES PLAN FOR THE YEARS 2021 THROUGH 2026 CONCURRENTLY WITH THE CITY'S 2021 BUDGET; ADOPTING SUPPORTING LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

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WHEREAS, the City of Monroe has adopted the City's 2021 budget concurrently with this ordinance; and

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

WHEREAS, the City has revised the CFP, attached hereto as Exhibit A (2021-2026 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 CFP 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 amend the Capital Facilities Element of its Comprehensive Plan to complete the process of fully coordinating and integrating the CFP; and

WHEREAS, the City Council finds that the 2021-2026 CFP meets the applicable requirements of the Growth Management Act, including without limitation RCW 36.70A.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 2021-2026 Capital Facilities Plan, together with the content of Agenda Bill Nos. 20-185 and 20-184, and the Planning Commission's recommendation and findings dated October 12, 2020. 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 2021 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 2021-2026 Capital Facilities 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. The 2021-2026 Capital Facilities Plan is further adopted as the financing plan for the Capital Facility Element 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 10th day of November, 2020.

First Reading: October 27, 2020  
Adoption: November 10, 2020  
Published: November 19, 2020  
Effective: November 24, 2020

CITY OF MONROE, WASHINGTON:



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Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:



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Rabecca Hasart, Interim City Clerk



Zach Lell (Nov 17, 2020 10:54 PST)

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J. Zachary Lell, City Attorney

## Six Year Capital Improvement Plan

		Estimate					Project	
EXHIBIT A								
Project	Fund #	2021	2022	2023	2024	2025	2026	Total
General Government								
Public Art/Banners	001			\$ 20,000		\$ 20,000		\$ 40,000
Boys & Girls Club Improvements	307	1,022,000						1,022,000
Al Borlin/Lewis St. Parks Master Plan	317			80,000		600,000	3,000,000	3,680,000
Cadman Phase 1 & 2	317			1,000,000	6,000,000	3,000,000	200,000	10,200,000
Centennial Trailhead	317			3,000,000	300,000	1,300,000		4,600,000
Gateway Features/Wayfinding (EDAB)	317	84,500	450,000	150,000	150,000			834,500
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	1,360,000						1,360,000
North Hill Park Development	317				300,000	1,000,000		1,300,000
Park Playground Equipment	317	225,000	250,000	250,000	250,000	250,000	250,000	1,475,000
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
Trail System connectivity (EDAB)	317		500,000	50,000	250,000	1,000,000		1,800,000
Trails Planning and Repair	317			30,000			30,000	60,000
179th/147th Signal	318	\$ 33,761	122,401		782,353			938,515
ADA Transition Plan	318	100,000	153,154	160,812	168,852	177,295	108,594	868,707
Annual Road Maintenance	318	1,303,486	1,368,660	1,437,094	1,508,948	1,584,397	1,663,616	8,866,201
Annual Sidewalk Development (EDAB)	318		300,000	300,000	300,000			900,000
Annual Sidewalk Improvements	318	180,900		40,203	534,899	561,644	589,726	1,907,372
Chain Lake Road Phase IIA multi-purpose	318	2,286,100						2,286,100
Chain Lake Road Phase IIB	318		382,884	2,680,191	4,924,851			7,987,926
North Madison	318	207,343						207,343
Oak St. - Woods Creek to Old Owen	318							
Railroad Crossing/Tracks	318		500,000	350,000	5,000,000			5,850,000
Train Noise Reduction Area	318	117,240	535,203	549,439	576,911	849,537	767,907	3,396,237
Underground overhead utilities (EDAB)	318			20,000	100,000	300,000	300,000	720,000
US Hwy 2 Non-Motorized Shared Path	318	\$ 50,000						50,000
Wayfinding - South GatewaySR203	318	\$ 78,400						78,400
Wayfinding - Western Gateway Sign	318	\$ 136,600						136,600
Municipal Campus Ph I - Design of Court/Council/Entra	330		120,000	0	0	0	0	120,000
Municipal Campus Ph II - Design & CN/CM of Court/C	330		2,580,000	2,580,000	0	0	0	5,160,000
Municipal Campus Ph III - Design of Police Station Sec	330		0	0	800,000	500,000	0	1,300,000
Municipal Campus PH IV - Design & CN/CM Police St	330		0	0	0	0	0	0
Municipal Campus PH IV - CN/CM Police Station Sect	330		0	0	0	5,290,000	5,290,000	10,580,000
Community Messaging & Information Office	330	\$ 25,000						25,000

## Six Year Capital Improvement Plan

	Estimate						Project
EXHIBIT A							
Project	2021	2022	2023	2024	2025	2026	Total
Total General Government Capital	\$ 11,435,330	\$ 7,262,302	\$ 13,197,739	\$ 22,196,814	\$ 17,432,873	\$ 13,999,843	\$ 85,524,901

	Fund #						
Water Utility	412						
Replace 6" along 141st	412			204,733	1,648,102		\$ 1,852,835
127th Ave SE at 150th SE	412		19,096	153,726			\$ 172,822
182nd-154th to 150th (Under SR522)	412				36,464	363,031	399,495
4" Servicing fire hydrant replacement	412		9,572	87,106	91,462	96,035	89,201
8" along 127th install	412					36,465	169,483
Asbestos Cement Pipe Replacement	412	24,310	165,917	174,212	182,923	192,069	170,646
Adams Lane Utility Replacement	412						0
Cascade View Drive - Theater- Extend 12"	412				73,873	594,676	668,549
Circle Drive Poly Line Replacement	412				77,391		77,391
Circle Drive to Sumac main replacement	412			16,081	129,453		145,534
Destination Alley	412					36,068	36,068
Dickinson Utility Replacement Project	412		471,105				471,105
DOC Storage	412	1,922,397					1,922,397
Lewis/Blakely/Fremont/McDougal parallel alley WMR	412					26,760	26,760
Lord Hill PS-Pump Replacement	412	1,148,093					1,148,093
Madison/Sams/McDougal/Pike alley WMR	412					30,251	30,251
Main/Ferry/N Blakely/N. Madison Parallel alley WMR	412					66,319	66,319
North Hill Improvements 116th - 227th	412	223,349	1,797,962				2,021,311
North Madison Utility Replacement	412	430,286					430,286
Orr to Kelsey-abandon line under houses	412			10,051	80,908		90,959
Replace Asbestos Cement Watermain (171st/173rd 161st north of West Main Street)	412			27,300	154,351		181,651
Replace Asbestos Cement Watermain (Main St behind Monroe Shopping Center)	412					30,099	170,172
Replace 6" along Old Owen Road	412					55,405	446,007
Short Columbia Watermain Replacement	412		25,845	208,050			233,895
South Taft Lane Watermain Replacement	412			9,046	72,817		81,863
Security Improvements at Springhill reservoir site	412				3,518		3,518
Spring Hill PS-Pump Replacement	412	1,029,324					1,029,324
Strawberry Lane Watermain Replacement	412		86,540	1,377,600			1,464,139

## Six Year Capital Improvement Plan

		Estimate					Project	
EXHIBIT A								
Project	412	2021	2022	2023	2024	2025	2026	Total
Sump Pumps install (Foothills Pressure reducing valve & Trombley Reservoir)	412				42,213			42,213
Tester Rd PS - Equipment Replacement	412						204,306	204,306
Thrive Alley Replacement	412					29,364	236,384	265,748
Trombley Hill Reservoir to Airport/179th SE WMR	412			422,130	3,398,148			3,820,278
Wilson Lane Watermain Replacement	412			16,584	133,499			150,083
Woods Cr Rd - US2 to Tjerne	412	700,001						700,001
Woods Cr Rd - Tjerne to Ingraham Rd	412					379,818	1,595,231	1,975,049
Woods Cr Rd - Ingraham Rd to Ingraham Reservoir	412						797,615	797,615
Less Capital Related Salaries & Benefits	412	\$ (393,351)						(393,351)
<b>Total Water Utility Capital</b>		<b>\$ 5,084,409</b>	<b>\$ 2,556,939</b>	<b>\$ 2,367,257</b>	<b>\$ 4,799,014</b>	<b>\$ 3,098,496</b>	<b>\$ 4,401,474</b>	<b>\$ 22,307,589</b>

## Six Year Capital Improvement Plan

		Estimate					Project	
EXHIBIT A								
Project	Fund #	2021	2022	2023	2024	2025	2026	Total
Sewer Utility								
Computer upgrades	421	\$ 55,000						\$ 55,000
Cates PS Upgrades	422		191,442	804,057				995,499
Dickinson Utility Replacement	422		334,843					334,843
Fryelands PS & FM Upgrades	422					407,224	4,532,399	4,939,623
North Madison Utility Replacement	422	2,039,246						2,039,246
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	93,500	500,000	670,046	703,549	738,726	656,330	3,362,151
South Fryelands PS Upgrades	422						254,560	254,560
South Taft Lane 6"/8" Concrete Main Replacement	422	524,999						524,999
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 Upgrade Phase 3 Replacements	422	1,630,000						1,630,000
WWTP Upgrade Phase 5 Replacements	422		1,200,000	9,500,000	6,280,000			16,980,000
WWTP Upgrade Phase 3 Replacements	422						1,700,000	1,700,000
WWTP Liquid Stream/Nutrient Limit (NPDES)	422							0
WWTP pH Control System	422							0
WWTP capital maintenance	422	49,999	51,000	52,020	53,060	54,122	55,204	315,406
WWTP Biosolids Treatment Modifications	422							0
Less Capital Related Salaries & Benefits	422	(236,347)						(236,347)
<b>Total Sewer Utility Capital</b>		<b>\$ 4,460,274</b>	<b>\$ 2,468,727</b>	<b>\$ 12,500,228</b>	<b>\$ 12,039,026</b>	<b>\$ 1,851,630</b>	<b>\$ 7,198,493</b>	<b>\$ 40,518,379</b>

## Six Year Capital Improvement Plan

		Estimate					Project	
EXHIBIT A								
Project	Fund #	2021	2022	2023	2024	2025	2026	Total
Stormwater Utility								
Blueberry/Kelsey Infiltration	432	\$ 856,931						856,931
Blueberry Lane Infiltration	432	2,431,013						2,431,013
Crystalwood Drainage	432				131,916	73,873	1,115,017	1,320,806
115 Dickinson Utility Replacement	432		220,159					220,159
Dickinson and West Columbia	432		573,826					573,826
Fryelands Industrial Park I ROW area Drainage	432			125,634	1,011,353			1,136,987
Lake Tye Bio-Swale	432		305,935	616,444				922,379
Lewis & Main Drainage Improvments	432				49,249	254,861		304,110
Monroe Street & Kelsey Street	432					138,511	1,115,017	1,253,529
Monroe Street & Park Street	432		28,716	30,152	242,725			301,593
NPDES SMAP Site Restoration Project	432	10,000	50,000					60,000
615 North St	432				1,011,353	138,511		1,149,865
Park Street & Roberts Street	432		28,716	30,152	242,725			301,593
Stormwater Retrofits	432						250,000	250,000
Less Capital Related Salaries & Benefits	432	(281,726)						(281,726)
<b>Total Stormwater Utility Capital</b>		<b>\$ 3,016,218</b>	<b>\$ 1,207,352</b>	<b>\$ 802,382</b>	<b>\$ 2,689,321</b>	<b>\$ 605,757</b>	<b>\$ 2,480,034</b>	<b>\$ 10,801,064</b>

		Estimate					Project	
Project	Fund #	2021	2022	2023	2024	2025	2026	Total
Internal Service Funds								
IT Strategic Plan Implementation	510		\$ 155,000	\$ 155,000	\$ 155,000	\$ 155,000	\$ 155,000	\$ 775,000
Gen. Gov. Vehicles & Equip Replace	520	41,590						\$ 41,590
Police Vehicles & Equip Replace	520	156,447						\$ 156,447
Public Works Vehicles & Equip Replace	520	207,010						\$ 207,010
Building F Roll Up Doors & Roof Replacment	530		25,000					\$ 25,000
Building F PH. 2, Sideing Roof Replacment	530			65,000				\$ 65,000
HVAC Systems Upgrades - 769 Village Way	530	2,431	52,328					\$ 54,759
Impound Yard Roof Structure	530		134,010					\$ -
Police Station Emergency Power Generator	530				302,527			\$ -
Police Station HVAC Replacement	530			167,512				\$ 167,512
Public Works Shop Generator	530				102,334	590,982		\$ 693,316
Parks Shop Bldg H & Bldg I Roof Replacement - Parks	530						72,000	\$ 72,000
Campus Security Fencing & Evidence Rm. Fire Alarm	530	32,000						\$ 32,000
Campus Security Lighting Improvements	530						35,000	\$ 35,000
<b>Total Internal Service Capital</b>		<b>\$ 439,478</b>	<b>\$ 366,338</b>	<b>\$ 387,512</b>	<b>\$ 559,861</b>	<b>\$ 745,982</b>	<b>\$ 262,000</b>	<b>\$ 2,324,633</b>



## Six Year Capital Improvement Plan

	Estimate						Project
EXHIBIT A							
Project	2021	2022	2023	2024	2025	2026	Total
Total Capital All Funds	\$ 24,435,709	\$ 13,861,658	\$ 29,255,118	\$ 42,284,035	\$ 23,734,738	\$ 28,341,845	\$ 161,476,566

**Abbreviations Defined:**

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  
 NPDES - National Pollutant Discharge Elimination System  
 PLC = Programmable Logic Controller  
 PS = Pump Station  
 S&B = Salaries & Benefits  
 SCADA = Supervisory Control and Data Acquisition  
 SMAP = Stormwater Management Action Plan  
 TBD = To Be Determined  
 WMR = Watermain Replacement  
 WWTP = Waste Water Treatment Plant

**Fund #**

001  
 114  
 307  
 317  
 318  
 330  
 412  
 421  
 422  
 432  
 510  
 520  
 530

**Fund Name:**

General Fund  
 Narcotics Fund  
 General CIP Fund  
 Parks CIP Fund  
 Streets CIP Fund  
 Building Capital Fund  
 Water CIP Fund  
 Sewer O&M Fund  
 Sewer CIP Fund  
 Stormwater CIP Fund  
 Information Technology Fund  
 Fleet & Equipment Fund  
 Facilities Fund