

**CITY OF MONROE  
ORDINANCE 026/2022**

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 2023 THROUGH 2029 CONCURRENTLY WITH THE CITY'S 2023-2024 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 2023-2024 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 (RCW 36.70A.070(3)(d)) and the City's Comprehensive Plan; and

WHEREAS, the City has revised the CFP, attached hereto as Exhibit A (2023-2029 CFP), 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 concurrently amend the Capital Facilities Plan Element of its Comprehensive Plan to complete the process of fully coordinating and integrating the CFP; and

WHEREAS, the City Council finds that the 2023-2029 CFP meets the applicable requirements of the Growth Management Act, including without limitation RCW 36.70A.070(3)(d).

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 2023-2029 Capital Facilities Plan, together with the content of the City of Monroe 2023-2024 Budget, and the Planning Commission's

recommendation and findings dated September 26, 2022. 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 its 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 2023-2024 budget ordinance.

Section 2. Amendment of Comprehensive Plan Capital Facilities Element—Adoption of Six-Year Capital Facilities Plan. Pursuant to RCW 36.70A.070(3)(d), the Capital Facilities Element of the Monroe Comprehensive Plan is hereby amended by the adoption of the revised and updated six-year 2023-2029 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. 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 4. 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 5. 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 15th day of November, 2022.

Ordinance No. 026/2022  
First Reading: October 25, 2022  
Adoption: November 15, 2022  
Published: November 18, 2022  
Effective: November 23, 2022

CITY OF MONROE, WASHINGTON:



Geoffrey Thomas (Nov 16, 2022 15:06 PST)

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Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:



Jodi Wycoff (Nov 16, 2022 16:04 PST)

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Jodi Wycoff, City Clerk



Zach Lell (Nov 16, 2022 14:51 PST)

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J. Zachary Lell, City Attorney

EXHIBIT A - ORD 026/2022

Project Description	Fund # or Source	2023	2024	2025	2026	2027	2028	2029	Total
<b>General Government</b>									
<i>Parks &amp; Recreation</i>									
<i>(Projects with No Identified Funding Source Marked in Grey)</i>					<i>(Projects Funded by a Future Park Bond Marked in Green)</i>				
Public Art/Banners	317	\$20,000		\$20,000					\$40,000
Riverfront Master Plan	317		\$200,000	\$140,000	\$2,500,000	\$1,000,000			\$3,840,000
Cadman Phase I & II	317	\$200,000		\$3,000,000	\$8,000,000	\$5,000,000	\$200,000		\$16,400,000
Centennial Trailhead	317			\$80,000		\$600,000	\$3,000,000		\$3,680,000
Lake Tye Phase II	317					\$1,000,000			\$1,000,000
North Hill Park Design & Development	317		\$200,000	\$4,025,000					\$4,225,000
Northeast Monroe New Park Acquisition	317						\$3,000,000		\$3,000,000
Park Playground Equipment	317	\$330,750	\$347,288	\$364,652	\$382,884	\$402,029	\$422,130	\$434,790	\$2,684,523
Blueberry Play Equipment	317	\$315,000							\$315,000
Downtown Public Plaza Festival Lot (EDAB)	317		\$200,000	\$75,000	\$1,500,000	\$60,000			\$1,835,000
Parks Info Stations (3)	317								\$0
Park Safety Security Cameras	317								\$0
River Interp Signs	317	\$250,000							\$250,000
Trail System Master Plan Connctivity (EDAB)	317	\$200,000	\$75,000		\$1,500,000				\$1,775,000
Trail Planning & Repair	317	\$30,000			\$30,000		\$30,000		\$90,000
N. Kelsey Park Design	317				\$60,000	\$100,000			\$160,000
Rotary Field Synthetic Turf Replacement	317							\$350,000	\$350,000
Pickelball court	317							\$600,000	\$600,000
Sky River Turf Renovation	317							\$100,000	\$100,000
Park Monument Signs(x2)	317							\$56,000	\$56,000
NW Annexation Area Park Acquisition	317							\$1,500,000	\$1,500,000
<b>Sub Total Parks &amp; Recreation</b>		<b>\$1,345,750</b>	<b>\$1,022,288</b>	<b>\$7,704,652</b>	<b>\$13,972,884</b>	<b>\$8,162,029</b>	<b>\$6,652,130</b>	<b>\$3,040,790</b>	<b>\$41,900,523</b>

EXHIBIT A - ORD 026/2022

<b>Campus Facilities</b>									
	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>Total</b>	
Municipal Campus - City Hall Court	\$ 9,760,530	\$ 7,011,512						\$ 16,772,042	
Bldg F Roll up doors, lighting, insulation removal	\$ 118,013							\$ 118,013	
Bldg F Roof replacement & siding	\$ 69,216							\$ 69,216	
Police Station Facility Evaluation Phase I	\$ 350,000							\$ 350,000	
Police Station Sergeant Remodel and Install Cubicles (DL)	\$ 35,020							\$ 35,020	
Police Station Facility Evaluation Phase II		\$ 350,000						\$ 350,000	
Police Station Admin Cubicles (DL)		\$ 36,071						\$ 36,071	
Police Station Generator Replacement		\$ 321,886						\$ 321,886	
Campus Security -Yard South Gate & Opener PW/Parks		\$ 89,829						\$ 89,829	
Municipal Campus - Police Station includes Window Replacements & Parking Lot			\$ 1,945,784	\$ 5,059,326				\$ 7,005,110	
Impound Yard Roof Structure Design Phase I				\$ 50,032	\$ 341,885			\$ 391,917	
Parks Shop Bldg H & Bldg I Roof Replacement				\$ 270,111				\$ 270,111	
Public Works Shop Generator					\$ 888,533			\$ 888,533	
Campus Security Lighting Improvements					\$ 54,486			\$ 54,486	
769 Village Way HVAC Replacement						\$ 304,483		\$ 304,483	
Campus Security Camera System Improvements/Refurbish						\$ 29,851		\$ 29,851	
Campus Security Gate Open/Closure Replacements							\$ 67,643	\$ 67,643	
<b>Sub -Total Facilities &amp; Campus</b>	<b>\$ 10,332,779</b>	<b>\$ 7,809,297</b>	<b>\$ 1,945,784</b>	<b>\$ 5,379,469</b>	<b>\$ 1,284,904</b>	<b>\$ 334,335</b>	<b>\$ 67,643</b>	<b>\$ 27,154,211</b>	

EXHIBIT A - ORD 026/2022

<b>Transportation</b>									
<i>(Projects with No Identified Funding Source Marked in Grey)</i>									
		<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>Total</b>
Powell St Reconstruction	318	\$ 1,479,336							\$ 1,479,336
US Hwy 2 Non-Motorized Shared Path - Grant	318	\$ 476,136							\$ 476,136
Train Reduced Noise Area (2023 N Kelsey St) Grant Funded (2026-Main St.) (2027 Lewis/SR203) (2028-2029 Fryelands Blvd)	318	\$ 217,881			\$ 787,856	\$ 811,492	\$ 98,390	\$ 642,486	\$ 2,558,105
179th Sidewalk Improvements - Grant	318	\$ 654,292							\$ 654,292
Road Maintenance -Transportation Benefit District	318	\$ 1,717,525	\$ 2,578,854	\$ 1,174,645	\$ 1,188,037	\$ 1,203,007	\$ 1,221,055	\$ 1,236,928	\$ 10,320,052
Wayfinding Signs - Phase III	318	\$ 333,000							\$ 333,000
Traffic Calming	318	\$ 43,878	\$ 43,878	\$ 43,878	\$ 43,878	\$ 43,878	\$ 43,878	\$ 43,878	\$ 307,146
N. Madison -Grant (Street Preservation Funded by TBD)	318	\$ 240,700							\$ 240,700
PW Materials Storage Area (DL)	318	\$ 10,300							\$ 10,300
Street Condition Rating Update	318		\$ 63,654						\$ 63,654
179th/147th Signal -Grant	318	\$ -	\$ 835,698						\$ 835,698
Sidewalk Improvements	318		\$ 483,573	\$ 498,080	\$ 580,553	\$ 597,969	\$ 615,908	\$ 634,386	\$ 3,410,469
Undergrounding Pole Mounted Utilities (EDAB)	318		\$ 53,045	\$ 300,500					\$ 353,545
ADA Transition Plan (2023 was combined with 2023 Road Maintenance)	318		\$ 201,571	\$ 195,741	\$ 201,614	\$ 207,662	\$ 213,892	\$ 220,309	\$ 1,240,788
Annual Sidewalk Development (EDAB)	318			\$ 379,468	\$ 246,044	\$ 115,927	\$ 119,405		\$ 860,845
Oaks St Improvements/Tjerene Pl III - Grant	318			\$ 805,005	\$ 3,056,406		\$ 7,232,914		\$ 11,094,325
Chain Lake Road Phase 2B/191st	318					\$ 466,062	\$ 3,360,303	\$ 16,234,335	\$ 20,060,700
Railroad Crossing/tracks (Overpass)	318							\$ 526,497	\$ 526,497
Fryelands Trail Illumination	318							\$ 61,493.69	\$ 61,494
<b>Sub-Total Transportation</b>		<b>\$ 5,173,047</b>	<b>\$ 4,260,272</b>	<b>\$ 3,397,317</b>	<b>\$ 6,104,388</b>	<b>\$ 3,445,997</b>	<b>\$ 12,905,746</b>	<b>\$ 19,600,312</b>	<b>\$ 54,887,079</b>
<b>Sub Total Transportation Excluding TBD</b>		<b>\$ 3,455,522</b>	<b>\$ 1,681,418</b>	<b>\$ 2,222,672</b>	<b>\$ 4,916,350</b>	<b>\$ 2,242,990</b>	<b>\$ 11,684,691</b>	<b>\$ 18,363,384</b>	<b>\$ 44,567,028</b>
<b>Total General Government Capital (Parks+Facilities+Transportation)</b>		<b>\$ 18,961,349</b>	<b>\$ 13,750,987</b>	<b>\$ 7,565,773</b>	<b>\$ 16,400,207</b>	<b>\$ 6,973,891</b>	<b>\$ 24,924,771</b>	<b>\$ 38,031,339</b>	<b>\$ 126,608,318</b>

EXHIBIT A - ORD 026/2022

Water System									
	Year	2023	2024	2025	2026	2027	2028	2029	Total
Replace Fire hydrants	412	\$ 79,367							\$ 79,367
Currie Tie In (Day Labor)	412	\$ 49,440							\$ 49,440
Radio Antenna #2	412	\$ 113,300							\$ 113,300
PW Materials Storage Area	412	\$ 10,300							\$ 10,300
N. Madison Street Improvements	412	\$ 628,447							\$ 628,447
Trombley Hill from Reservoir to Airport/179th SE (PE & CN)	412			\$ 447,838	\$ 3,605,095				\$ 4,052,933
Strawberry Lane Replacement	412			\$ 636,540					\$ 636,540
161st/172nd St SE 6" Replacement- (PE & CN)	412			\$ 21,218	\$ 349,441				\$ 370,659
Dickinson Utility Replacement Project	412		\$ 439,143						\$ 439,143
Wilson Lane (PE & CN)	412		\$ 17,594	\$ 145,878					\$ 163,471
S Taft Lane (PE & CN)	412		\$ 9,597	\$ 79,570					\$ 89,166
Circle Dr to Sumac (PE & CN)	412		\$ 17,060	\$ 141,457					\$ 158,518
Replace AC 171st-173rd-161st (PE & CN)	412		\$ 28,963	\$ 168,663					\$ 197,626
Replace 4" servicing FH (\$50,000/yr)	412		\$ 96,498						\$ 96,498
Security Improvements at Springhill reservoir site	412		\$ 3,732						\$ 3,732
Add power and sump pumps to Foothills PRV and Trombley Res. Outside of fence	412		\$ 44,784						\$ 44,784
Replace 6" along 141st (PE & CN)	412			\$ 223,717	\$ 1,854,953				\$ 2,078,670
Inline Valving	412			\$ 175,985					\$ 175,985
AC Pipe Replacement (\$100,000/yr) - Lewis Street East Side McDougall to Lewis Park (PE & CN)	412			\$ 27,893	\$ 165,912				\$ 193,805
Install 8" along 127th (PE & CN)	412			\$ 39,846	\$ 190,754				\$ 230,601
Alley between Madison and Sams/McDougall and Pike (PE & CN)	412				\$ 34,048	\$ 282,306			\$ 316,354
Alley parallel to Main St at Ferry to N Blakeley east to N Madison (PE & CN)	412				\$ 74,643	\$ 618,902			\$ 693,545
Alley parallel to Lewis and Blakeley Freemont to McDougall (PE & CN)	412				\$ 30,119	\$ 249,732			\$ 279,851
Replace 4" servicing FH (\$50,000/yr)	412				\$ 107,494	\$ 112,869			\$ 220,363
Short Columbia (PE & CN)	412				\$ 32,070	\$ 265,908			\$ 297,978
Replace 6" along Old Owen Rd (PE & CN)	412					\$ 64,229	\$ 532,556		\$ 596,785
Tester Rd PS - Equipment Replacement	412					\$ 2,143,459			\$ 2,143,459
Decant Improvement Project	412						\$ 206,970		\$ 206,970
Spring Hill PS - Equipment Replacement	412						\$ 1,944,256		\$ 1,944,256
Lord Hill PS - Equipment Replacement	412						\$ 2,168,593		\$ 2,168,593
Woods Creek Road - Tjerne to Ingraham Rd (PE & CN)	412						\$ 453,523	\$ 1,961,933	\$ 2,415,456
Orr to Kelsey abandon line under houses (PE & CN)	412						\$ 12,601	\$ 104,482	\$ 117,083
Extend 12" Cascade View Dr - Theatre	412						\$ 88,208	\$ 731,376	\$ 819,584
North Hill 116th SE and 227th SE; connect to Wagner 517; Install PRVs (PE & CN)	412						\$ 324,164	\$ 2,687,808	\$ 3,011,972
127th Ave SE at 150th SE (PE & CN)	412							\$ 24,660	\$ 24,660
<b>Total Water Utility Capital</b>		<b>\$ 880,854</b>	<b>\$ 657,371</b>	<b>\$ 2,108,605</b>	<b>\$ 6,444,528</b>	<b>\$ 3,737,406</b>	<b>\$ 5,730,871</b>	<b>\$ 5,510,260</b>	<b>\$ 25,069,895</b>

EXHIBIT A - ORD 026/2022

Sewer Collections System & Wastewater Treatment Plant									
	Year	2023	2024	2025	2026	2027	2028	2029	TOTAL
177th Sewer Main Replacment/Upsize	422	\$ 959,960							\$ 959,960
Arthur/Sams Sewer/Storm Separation	422		\$ 109,587	\$ 470,955					\$ 580,541
PW Materials Area (DL)	422	\$ 10,300							\$ 10,300
UV rebuild/Scrubber Media/PS Pump (\$100k/yr WWTP)	422	\$ 80,340	\$ 106,090	\$ 109,273	\$ 158,298	\$ 180,210	\$ 185,617	\$ 191,185	\$ 1,011,013
Valley View PS Genset Replacement/TxrSwtch	422	\$ 222,480							\$ 222,480
Biosolids Treatment Project (CIP 5)	422	\$ 11,196,770	\$ 7,102,037						\$ 18,298,807
N. Madison Street Improvements	422	\$ 220,935							\$ 220,935
\$500K/yr Repair (Dickinson)	422		\$ 485,083						\$ 485,083
\$500K/yr Sams (PE, CN)	422			\$ 124,443	\$ 740,220				\$ 864,663
Valley View Pump Station Upgrades (PE,CM,PM)	422			\$ 698,744	\$ 5,728,736				\$ 6,427,481
\$500,000/yr Pipe Replacement Projects-Madison St (PE & CN)	422					\$ 136,794	\$ 824,565		\$ 961,359
\$500,000/yr Pipe Replacement Projects-Blakeley St (PE & CN)	422						\$ 120,599	\$ 515,317	\$ 635,916
\$500,000/yr Pipe Replacement Projects-South Lewis (PE)	422							\$ 148,815	\$ 148,815
Old Owen PS Upgrades (PE,CN)	422				\$ 155,320	\$ 1,006,205			\$ 1,161,525
CIP 3 Membrane Enhanced Trtmnt	422				\$ 637,601	\$ 8,709,626	\$ 4,328,967		\$ 13,676,194
SCADA and Control Upgrade	422				\$ 751,251				\$ 751,251
Cates/WMain PS Upgrades	422					\$ 245,184	\$ 245,184		\$ 490,368
Decant Improvment Project	422					\$ 28,291	\$ 206,970		\$ 235,261
Fryelands PS and FM Upgrades	422						\$ 5,469,269		\$ 5,469,269
Fox Meadows PS Upgrades (PE,CN)	422						\$ 102,321	\$ 885,283	\$ 987,604
AB Diffusers Replace	422							\$ 202,929	\$ 202,929
<b>Total Sewer Utility Capital</b>		<b>\$ 12,692,808</b>	<b>\$ 7,804,821</b>	<b>\$ 1,405,440</b>	<b>\$ 8,173,453</b>	<b>\$ 10,306,311</b>	<b>\$ 11,485,520</b>	<b>\$ 1,945,558</b>	<b>\$ 53,801,755</b>



EXHIBIT A - ORD 026/2022

Stormwater System									
	Year	2023	2024	2025	2026	2027	2028	2029	TOTAL
Blueberry Lane - Infiltration/Conveyance	432	\$ 3,265,100							\$ 3,265,100
NPDES SMAP Site Restoration Project Ph III	432	\$ 61,396							\$ 61,396
PW Materials Storage Area (DL)	432	\$ 10,300							\$ 10,300
Beaton Rd. to Tye St. Tightline Project	432		\$ 330,378	\$ 4,126,856					\$ 4,457,233
Dickinson and West Columbia	432		\$ 887,724						\$ 887,724
Lewis & Main Drainage Improvements	432			\$ 333,537					\$ 333,537
Crystalwood Drainage	432				\$ 259,478				\$ 259,478
Stormwater Retrofits Filters	432					\$ 94,766			\$ 94,766
Decant Improvement Project	432					\$ 31,842	\$ 206,970		\$ 238,812
Drainage Improvements Hill & Blakeley - Porous Concrete Refurb	432						\$ 198,390		\$ 198,390
Drainage Improvements Hill St East of Lewis - Porous Concrete Refurb	432						\$ 198,390		\$ 198,390
Drainage Improvements North Blakeley Dead End	432						\$ 198,390		\$ 198,390
NPDES Required Capital Construction Facility Rehabilitation	432							\$ 430,456	\$ 430,456
Lake Tye - Bioswale	432							\$ 396,535	\$ 396,535
154th - Park Meadows Ditch Tightline Project	432							\$ 5,178,659	\$ 5,178,659
Lord's Lake Dredge	432							\$ 2,213,773	\$ 2,213,773
<b>Total Stormwater Utility Capital</b>		<b>3,336,796</b>	<b>1,220,126</b>	<b>4,460,393</b>	<b>259,478</b>	<b>126,608</b>	<b>802,140</b>	<b>8,219,423</b>	<b>18,422,938</b>











# Ord 026-2022\_2023-2029 Capital Facilities Plan Ordinance

Final Audit Report

2022-11-17

Created:	2022-11-16
By:	Jodi Wycoff (jwycoff@monroewa.gov)
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## "Ord 026-2022\_2023-2029 Capital Facilities Plan Ordinance" History

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✔ Agreement completed.

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