



City of  
**MOUNT  
VERNON**

# **CAPITAL IMPROVEMENTS PLAN**

**The City of Mount Vernon, Washington  
2020 to 2025**



# Capital Improvement Program Planning



One of the more challenging aspects in land use planning is ensuring that needed public facilities are available when growth occurs. The implementation of a well-defined Capital Improvement Plan (CIP) corresponds to the land use planning of our community, whose future growth depends on the timely and orderly development of needed infrastructure. The purpose of this annual update is to demonstrate that all capital facilities servicing Mount Vernon have been addressed and that capital planning has been and continues to be conducted to meet our forecasted growth. An important part of the CIP process is to review the City's land use goals and objectives and the means to accomplish them. Currently, facility planning is keeping pace with development.

## **Capital Improvement Plan Activity**

Viable communities depend on good infrastructure planning and financing, and only with well thought-out capital facilities plans will we be able to effectively and realistically provide for growth and a high-quality of life.

## **Long-range mission**

Capital investments achieve several missions, the first, being the maintenance of our facilities for future use. Rehabilitation, restoration and improvements of existing facilities all ensures the avoidance of higher cost of deferred maintenance, and meets regulatory requirements.

Second, we must take advantage of opportunities as they arise to meet future needs. These are not easily projected, but are important to encourage appropriate and timely development. The CIP serves as a planning document to help us keep pace with growth and respond appropriately through infrastructure development.

Third, we must invest in infrastructure to ensure we remain competitive as the economy expands. This includes accommodating growth in utilities that meets our comprehensive plan projections, or where growth is currently occurring. We must continue to work on transportation needs to enhance transport of goods, services and employees. These investments will encourage economic development, and this is the only way we will be able to sustain our fiscal and financial health.

### **Capital Improvement Plan (CIP)**

The GMA requires cities and counties to approve and maintain a comprehensive plan which includes a capital facilities element, consisting of: (a) an inventory of existing capital facilities owned by public entities; (b) a forecast of the future needs for such capital facilities; (c) the proposed locations and capacities of expanded or new capital facilities; (d) at least a six-year plan that will finance such capital facilities [and] identify sources of public money for such purposes; and (e) a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent.

The CIP fulfills the Growth Management Act (GMA) requirement of facilities planning; in addition, it serves as a foundation for City fiscal management and eligibility for grants and loans. It provides coordination amongst City departments in terms of planning and coordinating for capital improvements, operating plans of departmental service providers, inter-city facilities, such as the Mount Vernon School District and Skagit Transit, and facility plans of the State, the region, and adjacent local jurisdictions.

The CIP identifies the location and cost of needed facilities, and the sources of funds that will be used to fund these facilities. Projected funding capacities are evaluated, and sources of public or private funds are identified. The CIP, which is a component of the Capital Facilities Plan Element (CFP), is approved through an annual review process and incorporated into the Comprehensive Plan. Subsequently adopted amendments to the CIP are hereby incorporated by reference into the CFP. The CFP and related chapters contain or refer to LOS standards for each public service and facility type. New development is to be served by adequate services and facilities, and this planning facilitates that coordination. The CFP contains broad goals and specific financial polices that guide and implement the provision of adequate public services and facilities and we ensure through review that they are in conformity with, and implement, the goals of our Comprehensive Plan.

The GMA mandates forecasts of future needs for capital facilities and the use of standards for levels of service of facility capacity, as the basis for public facilities contained in the CFP [see RCW 36.70A.020(12)]. As a result, requested public services and facilities detailed in the CFP are based on quantifiable, objective measures of service or facilities. Mount Vernon has taken care to coordinate our land use determinations based on these quantifiable, objective measures of service or facility capacity, such as traffic volume capacity per mile of road and acres of park land per capita, or average emergency response times. Mount Vernon has, based on the requirements of RCW 36.70A.070(3)(e) assessed our land use actions based on probable funding shortfalls and have reassessed our land use decisions to meet existing needs and to ensure that the land use element, capital facilities plan element, and financing plan element are coordinated and consistent. The CIP is utilized to plan 6 years of financing that will coordinate the services needs to meet expectations that are foreseen in our comprehensive planning.

### **Linkage to Capital Facilities Plan**

The Capital Facilities Element (CFE) is a required element of the City's Comprehensive Plan, mandated by the Washington State Growth Management Act. This Element contains goals and policies that relate to the provision and maintenance of public services and capital facilities required to adequately support anticipated growth during the next 20 years. The CFE, a 20 year planning model, includes summary information, inventories and levels of service and coordinates all the City services in one section to implement land use goals. More comprehensive consideration of the policies of Transportation, Sewer, Stormwater, Parks and Open Space, and Utilities are found in other elements of the Comprehensive Plan. These specific elements, along with other specific land use goals established in the Land Use and Overall Economic Development Plan elements have provided a land use planning focus to this financing plan. The goals and policies of these Elements are consistent and integrated throughout the Mount Vernon Comprehensive Plan.

The CIP is incorporated by reference in the CFE and addresses the development activities undertaken by the City, to accommodate the demand for public services. The CIP is updated annually to coincide with the Council budgeting process, and includes a list of adopted and funded capital and operating projects; and identifies costs and revenues over a six (6) year period. The CIP is incorporated in the CFE, which further identifies projects that may not have approval or funding.

### **Requirements of Growth Management**

The Growth Management Act requires that the Comprehensive Plan identify existing and future public facilities needed, to be consistent with the Land Use Element. The GMA also requires that when making land use designations, we consider services and facilities provided to residents and businesses in our UGA. It is the responsibility of the City to monitor the status of development, population projections, and employment in the City, in relation to the facility needs. An annual review and update of the CIP, which contains a list of adopted capital projects including costs and projected revenues, allows us to review, plan and coordinate in relation to land use activities, to ensure facilities are available when needed. Staff has evaluated our land use designations and has structured the infrastructure improvements recommended in the CIP to meet the anticipated development needs. We have compared zoning and availability of land, to ensure that the public facilities and services necessary to support development shall be adequate to service such development as it occurs. Based on this interdepartmental coordination we feel that the growth of the City will be addressed through this planning and is consistent with the policy statements adopted in the integrated segments of our Comprehensive Plan.

### **Concurrency and Levels-of-Service**

One goal of the GMA is to provide public services and capital facilities, concurrently with, or prior to, development. This concept, known as "concurrency," is also called "adequate public facilities". In the City of Mount Vernon, concurrency requires 1) that services and facilities required to serve the development be in place at the time of development (or for some types of facilities, a financial commitment be made to provide for services and facilities within a specified time period) and 2) services and facilities required to serve the development have sufficient capacity to serve the development without decreasing the LOS below minimum standards adopted in the Capital Facilities Element. In order to make use of the LOS method, the City selects the way in which it will measure performance of each service or amount of each type of facility (i.e. response time, acres, gallons, etc.) . It also identifies the current and proposed LOS standards for each measurement. The standards adopted should be considered to reflect the quality of life against which performance of services or provisions of facilities are measured for concurrency.

The GMA specifically requires concurrency for transportation facilities. All other public services and facilities are required to be “adequate” [see RCW 19.27.097, 36.70A.020, 36.70A.030, and 58.17.110]. Concurrency management will ensure that sufficient public service and facility capacity is available for each proposed development. The city reviews this information prior to issuing permits, and mandates that these provisions are complied with and consistent with the long range planning and goals of our community. Our City has had to look at all options available on how to finance public facilities.

Financing of needed improvements has been weighed to best benefit the community as a whole. The City of Mount Vernon serves a growing community of 35,000 plus and we are projected to grow to over 47,000 in the next 20 years. An analysis of pay as we grow and pay as you use, is a difficult community issue. A single solution is not the best answer to our regional financial well-being. Our recommendation has weighed the benefit to the community in each region of impact, based on project need. Support of a viable and vibrant commercial employment center is required to keep our community well balanced. Therefore, we have incorporated the issue of current residents paying for growth, along with the need for new development to finance the facilities they require to expand. A combination, a sharing of at least part of the costs has been put together to best balance these objectives. Growth brings positive benefits and costs and an equitable distribution has been proposed to meet the community goals and provide for needed expansion in appropriate areas, to encourage a high quality of life for this community.

### **Conclusion**

The needs of the community are best met through careful planning based on solid input. The City cannot meet all the demands of the community, since it has finite resources. Thus, integrated prioritization needs to take place to coordinate the goals and objectives of the upcoming years. We have clearly identified traditional, alternative and developer funding to meet our community needs and focus these resources to implement our land use planning and permitting actions. To coordinate this planning, staff critically evaluated all projects, and weighed and balanced priorities and needs to determine the best possible plan to meet predicted circumstances. We tailored our priorities to make sure that they clearly contribute to the accomplishment of our land use goals, and are consistent with our Comprehensive Planning.

# Capital Improvements Plan Policies

A number of important policy considerations are the basis for the Capital Improvements Plan (CIP). These policies provide guidance for the financial aspects of the CIP and for the project selection process, and relate to a variety of topics including who should pay and in what proportion individuals and groups should pay. The rationale for stating these policies are to assure that all affected groups are fully aware of the Council's intent in adopting this CIP plan.

## **A. Relationship of the Comprehensive Plan to the CIP**

The City will update its comprehensive plan on an annual basis as well as undertaking a number of other planning processes and special studies, e.g., comprehensive plan updates for the utilities, specialized transportation studies, and park planning studies. All of these planning processes provide information concerning the need for specific capital improvements throughout the City. It is the City's policy to have these planning studies directly impact the City's CIP plans that is, in effect, the embodiment of the recommendations of these individual planning studies.

## **B. Establishing CIP Priorities**

The City will use the following basic CIP project prioritization and selection process. Departments will establish their own internal technical selection processes for recommending a prioritized list of projects to be included in the CIP. This selection process will consider ideas and suggestions received from Councilmembers, citizens, City departments, boards and commissions, and other interested groups. The basic steps include:

1. The Finance Department determines revenue projections in consultation with various revenue generating departments.
2. The Finance Department advises the Mayor and participating departments of the "general tax revenue" available to the 6 major non-utility program areas (General Government, Police, Fire, Parks, Library, Transportation, and Information Systems).
3. The Mayor meets with Department Heads to review the proposed projects from all major program areas in order to coordinate interdisciplinary project prioritization, timing and funding sources.
4. The Mayor recommends a CIP Plan to the Planning Commission.
5. The Planning Commission reviews the CIP Plan, holds a public hearing on it, makes their desired alterations, then makes a recommendation to the City Council who will then officially adopt the Plan and establish related appropriations.

## **C. Types of Projects Included in the CIP Plan**

The CIP Plan will display, to the maximum extent possible, all major capital facilities projects in which the City is involved. It is difficult to define precisely what characteristics a project should have before it is included in the CIP Plan for the public's and City Council's review and approval. While the following criteria may be used as a general guide to distinguish among projects that should be included or excluded from the CIP Plan there are always exceptions that require management's judgment. Therefore, the Mayor will decide through whatever administrative process deemed necessary which projects should be included in the CIP Plan. Department Heads or managers are responsible for the cost estimates of their proposed programs including future maintenance and operations costs related to the implementation of completed projects and any interest costs related to the implementation of completed projects and any interest costs associated with short-term financing required by their project implementation schedules.

For purposes of the CIP plan, a CIP project is generally defined to be any project that possesses the following characteristics:

1. Exceeds an estimated cost of \$10,000;
2. Involves totally new physical construction; reconstruction: the gradual and systematic replacement of an existing system on a piecemeal basis; replacement of a major component of an existing facility, or acquisition of land or structures;
3. Involves either City funding in whole or in part, or involves no City funds but is the City's responsibility for implementing, such as a 100% grant funded project or 100% Local Facilities District funded project.

#### **D. CIP Plan Update and Amendment**

The CIP Plan will be updated annually in conjunction with the comprehensive plan. The City Council may amend the CIP Plan at any time if a decision must be made quickly and action must be taken before the next annual CIP review period.

#### **E. Scoping and Costing Based on Pre-Design Study**

It is difficult to develop accurate scopes, cost estimates, and schedules for projects on which no preliminary engineering or community contact work has been done. Hence, projects may be initially proposed and funded only for preliminary engineering and planning work. This funding will not provide any moneys to develop final plans, specifications, and estimates to purchase rights-of-way or to construct the projects. However, an estimated amount sufficient to cover these costs based on a rough preliminary estimate will generally be earmarked within the project.

#### **F. Required Project Features and Financial Responsibility**

If a proposed project will cause a direct negative impact on other publicly owned facilities, improvements to the other facilities will be required as part of the overall new project and becomes a part of the new project's overall cost.

#### **G. LID (Local Improvement District)**

In the past our policy was to "require" the formation of LIDs where local benefits to private citizens were clearly identified. (In a LID, private citizens pay project costs in proportion to the benefits that they derive from a project.) LIDs have been used in developing parts of the City's street network. Because of the imposition of new revenue sources for funding transportation capital improvements (transportation impact fees and real estate excise taxes) using LIDs as a funding source will be somewhat limited in the future.

Examples of when LIDs may be formed are as follows:

1. Where old agreements exist, committing property owners to LID participation on future projects,
2. When current development activity or very recently past development activity will have exempted these projects from the assessment of transportation impact fees,
3. When a group of property owners wish to accelerate development of certain improvements,
4. When a group of property owners desire a higher standard of improvements than the City's project contemplates, and
5. When a group of property owners request City assistance in LID formation to fund internal neighborhood transportation facilities improvements, which may or may not have City finding involved.

#### **H. Basis for Project Appropriations**

During the annual CIP Plan review the City Council will appropriate the full estimated project cost for any project expected to begin in the current year or the next calendar year as shown in the CIP Plan. Projects proposed for pre-design studies would only have appropriations established sufficient to cover those costs. Subsequent adjustments to appropriation levels may be made by the City Council at any time.

#### **I. Finance Director's Authority to Borrow**

The Finance Director is authorized to initiate interim and long-term borrowing measures as they become necessary as identified in the current CIP Plan.

#### **J. CIP Non-Utility Operating costs**

Non-utility CIP operating costs identified in the project description, as approved by the City Council, shall have a funding plan. Preferably, General Fund Budget tax sources will not be provided for this purpose. Preferable sources of funding include new taxes or user fees.

#### **K. Balanced CIP Plan**

The CIP Plan is intended to be a balanced six-year plan. Therefore, for the entire six-year period revenues should be equal to funded project expenditures in the plan. However, some projects are deemed necessary and categorized as funded despite insufficient funding estimates which are based on current rate/fee structures. In these instances, rate/fee adjustments must be considered and implemented prior to proceeding with those projects. Governmental Operating Funds revenue sources must equal projected expenditures including capital projects for at least the next fiscal year. Subsequent year revenue short falls may necessitate changes in service levels as well as capital project plans and will be considered during the annual budgeting processes.

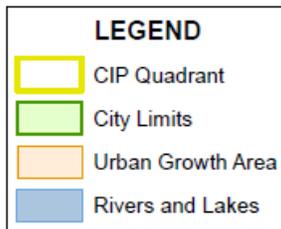
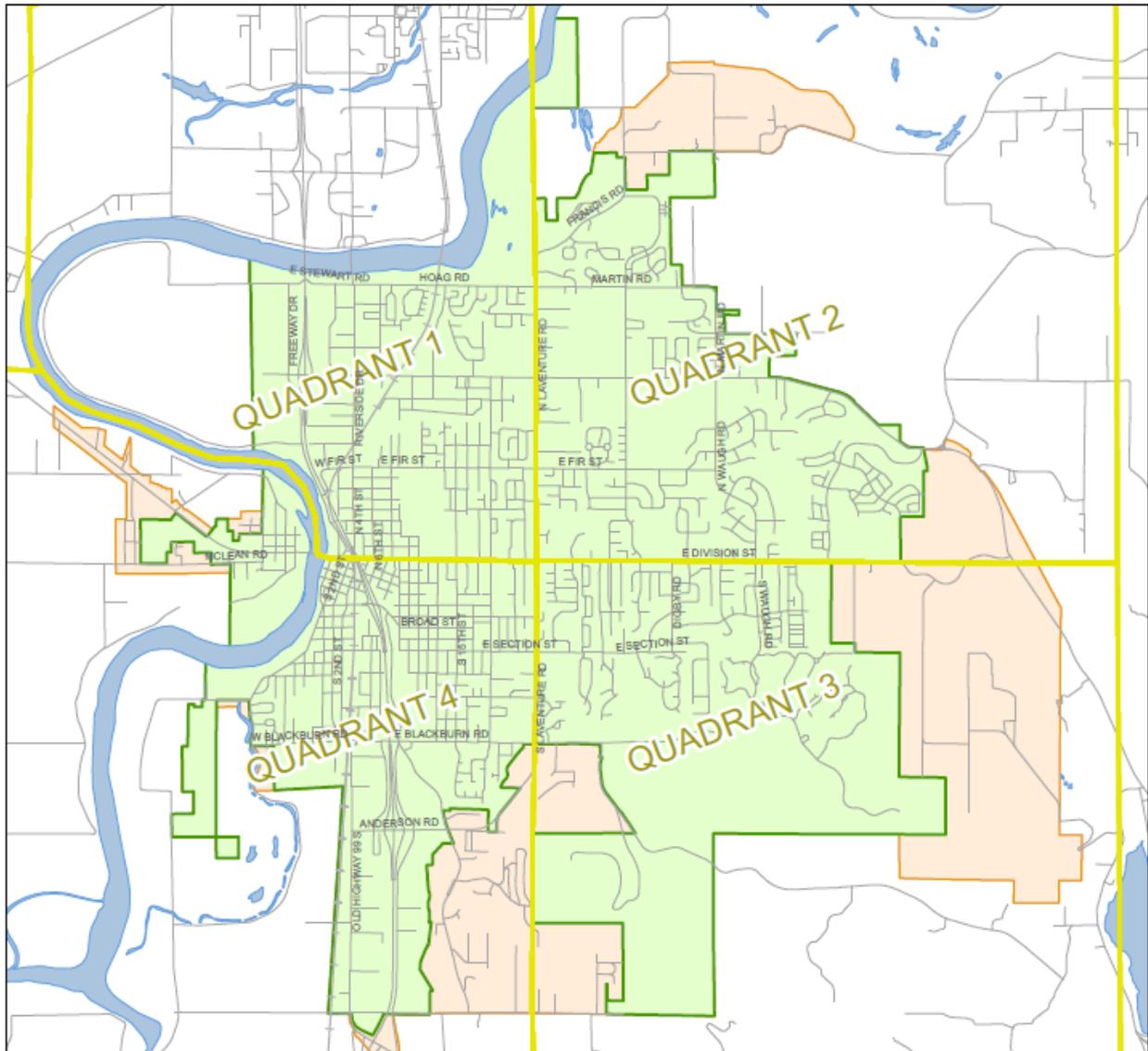
#### **L. CIP Plan – Funded and Unfunded Projects**

The goal of this plan is to identify all desired and necessary capital improvements. This means that some projects will be included despite the fact that either sufficient funding sources have not been identified or potential external funding sources have not committed funds. The CIP Plan includes both funded and unfunded projects in this document and proposed ordinance.

#### **M. Urban Growth Area (Recommended)**

This CIP is also intended to address the City's Urban Growth Area (UGA) in a comprehensive manner; the location of this UGA is shown in the enclosed map. This CIP constitutes a major step towards the City of Mount Vernon providing the full range of urban governmental services to its UGA.

# Quadrant Map



# 2020-25 Capital Improvements Plan

The Mount Vernon Capital Improvements Plan (CIP) presents a schedule of major public facility improvements that will be implemented within the next six year period. Project design, land acquisition and construction costs as well as the projected means of financing these costs are integral components of this Plan. The projects included in the CIP were derived from a larger list of capital projects that had been previously identified in the City of Mount Vernon's comprehensive plan and/or other planning studies. Specifically this CIP incorporates by reference the following:

1. The Skagit County coordinated Water System Plan, 1993; The Mount Vernon School District Capital Facility Plan; Skagit County County-Wide Regional Comprehensive Plan Policies; Skagit County Housing Needs Assessment, 2003; Puget Power's Skagit County GMA Draft Electric Facilities Plan, November 1992; City of Mount Vernon Parks Plan 2007; City of Mount Vernon Impact Fee Program; City of Mount Vernon Comprehensive Sewer and Combined Sewer Overflow Plans (R.W. Beck); City of Mount Vernon Comprehensive Surface Water Management Plan (R.W. Beck); City of Mount Vernon Storm Drainage Study Riverside/Freeway Basins (Bell-Walker); City of Mount Vernon 6 year Transportation Program; City of Mount Vernon Fire Department Master Plan, 2005.
2. Each of these documents contains: (a) an inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities; (b) a forecast of the future needs for such capital facilities; (c) the proposed locations and capacities of expanded or new capital facilities.

## **Project Categories**

This CIP presents only those major public improvements that are viewed as most urgently needed within the next six years. However, these public improvements will still need public hearings, environmental review, a public vote in some cases, and annual budget decisions. Projects are presented using the following eight categorical breakdowns:

Wastewater (Sanitary Sewer)	Transportation
Fire	Surfacewater (Drainage)
Parks	General Government
Library	Police
Health and Sanitation (Solid Waste)	Information Services

## **Quadrant Identification**

In addition to the ten categories listed above, capital projects are also presented by location. The City (including urban growth areas) has been divided into 4 segments (numbered 1-4) as described below:

- Quadrant 1 - Northwest quarter bounded by Division Street to the south; La Venture Road to the east and the city limits to the north and west.
- Quadrant 2 - Northeast quarter bounded by La Venture Road to the west; Division Street to the south and the city limits to the north and east.
- Quadrant 3 – Southeast quarter bonded by Division Street to the north; La Venture Road to the west and the city limits to the south and east.
- Quadrant 4 – Southwest quarter bounded by Division Street to the north; La Venture Road to the east and the city limits to the south and west.

Most City projects, regardless of category, will be included in one of these quadrants. Projects that slightly overlap quadrant lines will be included in the quadrant where the majority of project work is to be conducted.

## **The Role of the CIP in the Operating Budget Process**

The CIP is a financial planning document. It identifies estimated capital costs for public facility projects and provides an estimate of subsequent operating costs. The CIP financing plan also proposes (vs. provides) an income stream that can finance capital expenditures and the increased operating costs that may result from opening new public facilities. However, it is not until annual budget decisions are made by the City Council that the actual means of financing an item are determined and the actual dollars to be spent on capital costs and operating costs are determined, budgeted, and approved.

*NOTE: 1) The City will perform its activities and make capital budget decisions in conformity with its Comprehensive Plan. RCW 36.70A.120.*

*2) Once developed the CIP makes the annual budget preparation process easier in that capital outlays will have already been spelled out and the dollar amounts only need be carried across to the budget. The CIP book accompanies the budget as a companion explanatory reference source.*

## **CIP Review Process**

Each year during the months of May and June a review process to update the Capital Improvements Program Plan is conducted. This process consists of a number of sequential steps:

1. **Staff Recommended Changes:** City staff reviews the current CIP plan and suggest alterations in scope, cost, financing sources or schedule for some of the projects currently in the Plan, then a list of entirely new CIP projects is considered. Revenue estimates are developed and allocated to the major program areas for which they are targeted. The project costs are compared to available revenue and the department heads present their preliminary program to the Mayor for review after which changes may be made based on overall City goals and priorities. On the basis of this process, a CIP plan (Mayor's recommendations) is published.
2. **City Council Project Suggestions:** The Mayor requests that each Councilmember submit project ideas and/or suggestions for staff consideration during the internal development of the CIP plan.
3. **Staff Presentation to the City Council:** The Council receives the staff's CIP plan and begins discussing the content. Staff makes presentations detailing the Plan's content and areas of change from the previous plan.
4. **Public Presentations and Feedback:** Staff also offers to conduct informational meetings with community groups and the general citizenry. Suggested changes to the CIP plan that arise from these sessions are forwarded to the City Council.
5. **Public Hearings:** The Planning Commission conducts one or more public hearings at which the public may give testimony and offer suggested changes to the CIP plan.
6. **City Council Review and Adoption:** After considering all public testimony, the Planning Commission makes a recommendation to the City Council. The City Council reviews the recommendation of the Planning Commission and makes desired alterations to the CIP Plan, adopts the ordinance and directs staff to prepare a published document containing the newly revised final CIP plan and to formally incorporate this into the City's Comprehensive Plan.

## **How Citizens Can Get Involved**

The Mayor and the City Council require that staff seek information from the public in several areas to help design a CIP plan that truly responds to the needs of our community. Input is especially desired in the following areas:

1. General Category Priorities: What project categories are of highest priority? In other words, are better roads, more or better parks, or better police or fire protection facilities more important?
2. Specific Project Priorities: Which specific projects are most important? Which projects, if any, in our existing CIP plan are unnecessary?
3. CIP Policies: The CIP plan contains policy statements that are, in essence, the overall rules by which the CIP process operates. They establish the parameters for project selection and funding allocation decisions. Should any of these “rules” be altered?
4. Financing: The Council needs citizen ideas on CIP financing. Can additional revenue sources be suggested that should or should not be used?

There are a number of ways that citizens and community groups may provide this information. They can testify at the public hearings, respond to a questionnaire, write letters, telephone specific staff members, and/or make personal contact with staff or individual Councilmembers.

## **Prioritizing**

The variables considered when determining a particular project priority may change with each project. Comparing priorities among different types of projects becomes a difficult task. Departments could be instructed to evaluate and prioritize their capital projects based on the following:

- Relationship to departmental goals and facility plans
- Relationship to recognized city-wide plans (i.e. comprehensive plan) and Council policies
- Cost effectiveness
- Full cost of project, including operating and maintenance costs
- Impact of level and quality of services to the public

These criteria, while valid, do not provide data on each project that can be accurately computed from project to project. Other factors to take into account when prioritizing might include:

- Interagency agreements
- Emergency needs
- Funding availability in a particular category
- Unusual or unexpected opportunities

In addition, a second look for related projects among the categories might suggest priority adjustments to facilitate time-and-money-saving coordination of two or more projects.

The careful questioning and probing of proposals helps assure that projects are clearly justifiable. In some cases, more appropriate alternatives may be identified. The effect of delay or deferral of a particular project can be carefully examined.

# CIP Revenue and Funding Sources

## Governmental Funds

### I. Existing Funding Sources

Description	Advantages	Disadvantages	Applicability
Financing from current revenues – taxes, user fees, service charges, impact fees, etc.	Saves interest costs, protects debt capacity, eliminates borrowing costs	Excess uncommitted cash required, may take away funds needed for operations	Due to limited funds availability, most applicable for smaller projects

### **Unrestricted Revenue** - Revenues sources that may be expended for any governmental purpose.

1. **Taxes** - Tax assessments levied to support operations of the governmental unit.
  - a) **Property Taxes** - Ad valorem taxes levied on the assessed valuation of real and personal property. Property tax levies may be increased the lesser of 1% or the annual rate of inflation. However, voters may approve a larger levy. The City's levy rate may not exceed \$3.60 per \$1,000 of assessed valuation.
  - b) **Local Sales Tax** - Taxes imposed on the retail sales of goods and services, with a few exceptions (e.g. food). The City has elected to impose the maximum available to cities, 1.0% (one cent). The second half-cent is subject to referendum. Counties receive 15% of a City's sales tax revenues if they impose an equal sales tax rate. The state also charges a 1% administrative fee.
  - c) **Criminal Justice Sales Tax** – The county and cities impose a .1% sales tax on the retail sales of good and services, with a few exceptions (e.g. food). The state collects the tax for the entire county and distributes to local jurisdictions on a per capita basis.
  - d) **Utility Taxes** - Taxes imposed on privately and public owned utility customers. The City has established 6% as the rate on privately owned utilities, the maximum allowed under state statutes. The rate for City-operated utilities (garbage, sewer, and drainage) is not limited, however the City has set a rate of 7%.
2. **Licenses and Permits** -
  - a. License fees are designed to cover the cost of administration, inspection, and continuing services in connection with regulation. The City annually licenses businesses for a fee of \$50. Dog and cat are licenses are issued for the life of the animal for a fee of \$50 for unspayed/unneutered animals and no fee licenses are issued for the life of any spayed/neutered dog or cat.
  - b. Permits are issued to aid in various regulatory areas including:
    - Building Permits
    - Fire Permits
    - Sewer Permits
    - Fire Plan Review Permits
3. **Fines and Forfeits** - This category includes municipal court fines and forfeits, false alarm penalties, library overdue and lost book fines, recreation fees and special event fees/charges.
4. **Miscellaneous Revenue** - This includes interest earnings on investments, private contributions and donations, timber sales, sale of surplus assets, etc.

### **Restricted Revenue** - Revenues that may only be utilized for specifically authorized purposes or to support actual services rendered.

1. **Taxes** - Locally levied taxes that may only be utilized for authorized purposes.
  - a. **Gambling Taxes** - Taxes imposed on legal gambling activities, i.e.; bingo, pull-tabs, etc. The maximum rate allowed by state law for bingo is 10% of gross receipts, less the amount paid in prizes; however the City has adopted a rate of 5%. For pull-tabs the maximum allowable tax rate is 5% of

gross receipts while the City has adopted a rate of 4%. Revenues must be utilized to support law enforcement monitoring of gambling activities.

- b. Hotel/Motel Taxes - A portion of the sales tax imposed on the costs of lodging at hotels, motels and similar establishments. The City has elected to impose the maximum rate of 4% which is credited against the state's 6.5% sales tax rate and does not result in any tax increase. Proceeds from this tax are restricted for tourism promotion; construction of stadiums, convention centers or performing art facilities; and other special purposes specifically authorized by state statute. (RCW 67).
  - c. Real Estate Excise Taxes (REET) - Taxes levied on all sales of real estate. The first quarter percent tax, or REET I, is dedicated to capital projects listed in the capital facilities plan element of the City comprehensive plan. The second quarter percent tax, or REET II, is dedicated to street improvements. (RCW 82)
  - d. Transportation Benefit District Taxes - .2% of all taxable retail sales with the Mount Vernon Transportation Benefit District, for a period of not more than ten years, will be strictly designated to include operation, preservation, improvements, repair and maintenance of the City's transportation infrastructure including transportation demand management. (RCW36.73.015).
2. Intergovernmental Revenues - Consists of state shared revenues, state entitlements, and governmental grants.
- a. State Shared Revenues - Taxes levied by the state and distributed in proportion of amounts collected in each local jurisdiction.
  - b. State Entitlements - Distributed to local governments based on a distribution formula – either “per capita” or according to some eligibility criteria.
    - i. Motor Vehicle Fuel Tax - City Street - State-distributed taxes on motor vehicle fuels to be used for street maintenance purposes. Distribution is based on population. (RCW 35,RCW 46)
    - ii. Motor Vehicle Fuel Tax - Arterial Street - State distributed taxes on motor vehicle fuels to be used for construction, improvement of City arterial streets and related debt service.
    - iii. Criminal Justice Assistance Program - State law provides for the State Treasurer to distribute a portion of the Motor Vehicle Fuel Tax to eligible cities and counties. This distribution is to be expended exclusively for criminal justice purposes.
  - c. Fire Insurance Premium Tax - By statute 25 percent of the moneys received from the tax on fire insurance premiums is remitted annually to each eligible city, town, and fire protection district for credit to its firemen's pension fund. The amount remitted is determined by the proportion that the number of paid firemen of a participating city, town or fire protection district bears to the total of participating firemen statewide. This program is limited to the pension benefit of firemen employed prior to March 1, 1970 when the Washington Law Enforcement Officers' and Fire Fighters' Retirement System (LEOFF) was established.
  - d. Liquor Excise Tax - A percentage of taxes received from the retail sale of liquor is distributed to counties (20%) and cities and towns (80%) on a “per capita” basis. Recipients are required to contribute at least two percent of these funds to support alcoholism and other drug addiction programs. The City currently contributes seven percent. (RCW 70)
  - e. Liquor Control Board Receipts (Excess Profits) - All license fees, permit fees, penalties, forfeitures, and all other moneys, income, or revenue received by the Liquor Control Board are deposited in the Liquor Revolving Account in the State Treasury. These funds are distributed quarterly to counties (10%) and cities and towns (40%) on a “per capita” basis. Recipients are required to contribute at least two percent of these funds to support alcoholism and other drug addiction programs. The City currently contributes seven percent. (RCW 66, RCW 70).
3. Grants - Funding is received from state and federal governments to assist in the construction of major capital improvements. The following is a list of typical grants received by the City.
- |                                |                |            |
|--------------------------------|----------------|------------|
| • WSDOT                        | • WA DOE       | • TIB      |
| • Skagit County Economic Dev   | • STP Regional | • DHS FEMA |
| • WA Traffic Safety Commission | • SAFETEA-LU   |            |
| • Recreation & Cons. Funding   | • HUD CDBG     |            |
4. Other Governmental Contributions - Funds received from other governmental units to support specific services provided by the City.
- Fire Protection Services
  - Library Services

5. Charges for Services - Fees and charges for professional, utility and other services rendered.
  - Sale of Maps
  - Civil Service Applications
  - Dispatch Charges
  - Land Use Planning Fees
  - Impact Fee Administration Fee
  - Utility Administrative Overhead Charges
  
6. Impact Fees - Fees charged to property developers to mitigate the impact of development on City infrastructure. The income from these fees must be expended within 6 years and can only be used to construct capital projects identified in the City's Capital Improvement Plan. Currently the City collects impact fees for the following purposes:
  - Transportation
  - Parks
  - Fire
  
7. Miscellaneous Revenue
  - a. Capital Reserve Funds - The City has created several Special Revenue Funds to accumulate funds from a variety of sources and are designated for specific purposes. The following funds are included in this category:
    - Paths and Trails Reserve
    - Parks Capital Reserve
    - Little Mountain Park Improvement Reserve
  
  - b. Donations - Funds are received from private sources to support specific projects or purpose.

**II. Borrowed Funds (Indebtedness)**

**Long Term Debt** - Indebtedness obligations that exceed five years.

1. Bonds

a. General Obligation Bonds

I. Voter Approved - Special Levy:

<u>Description</u>	<u>Advantages</u>	<u>Disadvantages</u>	<u>Applicability</u>
Long-term debt, backed by the full-faith and credit of the City. Low Interest rates	Non-revenue generating projects can be financed. Spreads burden of financing capital improvements among all property owners. Does not require use of existing revenues	Requires voter approval. Subject to legal debt limitations. Increases property tax levy.	Large, costly projects with long life.

II. Non-Voter Approved (Councilmanic) - General Levy - City can levy up to .75% of total assessed valuation.

b. Councilmanic Bonds:

<u>Description</u>	<u>Advantages</u>	<u>Disadvantages</u>	<u>Applicability</u>
A means by which the City may sell bonds to finance public improvements	Indebtedness may be incurred without voter approval.	Affects indebtedness limitations. Debt service expenses must be paid from existing revenue sources	Small To medium size capital assets/ public facility projects.

c. Local Improvement District Bonds (LIDs)

Description	Advantages	Disadvantages	Applicability
Bonds issued to pay for public improvements where specific private benefits exist. Payments on bonds are made by benefited property owners.	Requires little or no capital from City. Usually does not affect debt limitations. Election not required. Citizen involvement tends to result in an acceptable project.	Higher interest rates than General Obligation or revenue bonds. High administrative costs. Citizen support is never 100%.	Streets, sidewalks, parking lots

2. Lease Purchase Agreements - A means by which the City can acquire equipment immediately without the necessary capital funds for outright purchase. Because interest paid is taxable to the recipient, interest rates tend to be higher.
3. Interfund Loans - One City fund (e.g. Street Fund) borrowing from another fund (e.g. Sewer Fund), by City Council Resolution/Ordinance. Must pay interest. Loaning fund must be well financed. Limited to relatively small funds.
4. State Loans - These funds are made available through a low interest loan program to assist municipalities in financing repairs/improvements required to maintain major public facilities.

**Short Term Debt** - Indebtedness obligations that are less than 5 years.

1. Notes - Cash flow problems may be solved by issuing Anticipation Notes. These notes are short-term obligations issued in anticipation of the future receipt of revenues from taxes, grants, bond proceeds, or other sources. These are often referred to as BANs (bond anticipation notes), GANs (grant anticipation notes), TANs (tax anticipation notes) or RANs (revenue anticipation notes). Generally, short-term, tax-exempt issues are in high demand. This can result in lower interest costs.

**Enterprise Funds**

***I. Existing Revenue Sources***

1. Intergovernmental Revenues - Consists mainly of state and federal grants to fund capital improvements.
2. Charges for Services - Fees charged to utility customers (Wastewater, Solid Waste & Surfacewater) and to other City funds (Equipment Rental) for services rendered.
3. Miscellaneous Revenues
  - a. Contributions/Donations - Consists mainly of developer contributions to reserve funds for the repair/replacement and expansion of sewer utility infrastructure.
  - b. Interest Income - Interest earned on investment of idle cash.
  - c. Reserved Funds - Funds set aside to provide funding for future capital improvements or asset replacement.

***II. Borrowed Funds (Indebtedness)***

**Long Term Debt** - Indebtedness obligations that exceed five years.

1. Bonds
  - a. General Obligation Bonds
    - I. Voter Approved - Special Levy:

<u>Description</u>	<u>Advantages</u>	<u>Disadvantages</u>	<u>Applicability</u>
Long-term debt, backed by the full-faith and credit of the City. Low Interest rates	Non-revenue generating projects can be financed. Spreads burden of financing capital improvements among all property owners. Does not require use of existing revenues	Requires voter approval. Subject to legal debt limitations. Increases property tax levy.	Large, costly projects with long life.

II. Non-Voter Approved (Councilmanic) - General Levy - City can levy up to .75% of total assessed valuation.

b. Councilmanic Bonds:

<u>Description</u>	<u>Advantages</u>	<u>Disadvantages</u>	<u>Applicability</u>
A means by which the City may sell bonds to finance public improvements	Indebtedness may be incurred without voter approval.	Affects indebtedness limitations. Debt service expenses must be paid from existing revenue sources	Small To medium size capital assets/ public facility projects.

c. Local Improvement District Bonds (LIDs)

<u>Description</u>	<u>Advantages</u>	<u>Disadvantages</u>	<u>Applicability</u>
Bonds issued to pay for public improvements where specific private benefits exist. Payments on bonds are made by benefited property owners.	Requires little or no capital from City. Usually does not affect debt limitations. Election not required. Citizen involvement tends to result in an acceptable project.	Higher interest rates than General Obligation or revenue bonds. High administrative costs. Citizen support is never 100%.	Streets, sidewalks, parking lots

2. Lease/ Purchase Agreements - A means by which the City can acquire equipment immediately without the necessary capital funds for outright purchase. Because interest paid is taxable to the recipient, interest rates tend to be higher.
3. Interfund Loans – One City fund (e.g. Street Fund) borrowing from another fund (Sewer Fund), by City Council Resolution/Ordinance. Must pay interest. Loaning fund must be well financed. Limited to relatively small funds.
4. State Loans - These funds are made available through a low interest loan program to assist municipalities in financing repairs/improvements required to maintain major public facilities.

**Short Term Debt** - Indebtedness obligations that are less than 5 years.

1. Notes - Cash flow problems may be solved by issuing Anticipation Notes. These notes are short-term obligations issued in anticipation of the future receipt of revenues from taxes, grants, bond proceeds, or other sources. These are often referred to as BANs (bond anticipation notes), GANs (grant anticipation notes), TANs (tax anticipation notes) or RANs (revenue anticipation notes). Generally, short-term, tax- exempt issues are in high demand. This can result in lower interest costs.

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Fire Department  
**Contact** Fire Chief  
**Type** Improvement  
**Useful Life**  
**Category** Buildings  
**Priority** 2 Very Important  
**Status** Pending

**Project #** F-00-02  
**Project Name** Station 3 Addition

Address/ Location

**Total Project Cost:** \$5,000,000

**Description**  
 The facility is need of regular maintenance and upgrades. This request is to ensure that funds are available to maintain, repair and upgrade systems and features in the station. Examples include, but are not limited to: additional apparatus bay, sleeping for additional personnel, roof replacement, carpet, room redesigns, expansion of kitchen, day and office areas, drive through bays, vehicle exhaust systems and technology system upgrades.

**Justification**  
 This station houses a reserve ambulance, it is "double-stacked" with other apparatus. This means something has to be moved in order to get one piece or the other out of, or into, the station. There is no living or sleeping space available for additional crews. The firefighters exercise area is the apparatus floor (around the 3 pieces of fire apparatus). Equipment is cluttered and cramped for space. The lack of exhaust ventilation means that when an apparatus is started it creates a noxious environment that staff can not be in for at least 30 minutes, and leaves soot on the equipment. This soot in the electrical powered equipment is shortening the useful life.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Facility Renewal		5,000,000					5,000,000
<b>Total</b>		<b>5,000,000</b>					<b>5,000,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Unfunded		5,000,000					5,000,000
<b>Total</b>		<b>5,000,000</b>					<b>5,000,000</b>

**Budget Impact/Other**

# Capital Improvement Plan

## City of Mount Vernon, Washington

2020 *thru* 2025

**Department** Fire Department

**Contact** Fire Chief

**Type** New

**Useful Life**

**Category** Buildings

**Priority** 1 Critical

**Status** Pending

**Total Project Cost:** \$22,000,000

**Project #** F-02-01  
**Project Name** Construction of Facilities

**Address/ Location**

**Description**  
 Replacement of Fire Station #1 with new station

**Justification**  
 Fire Station #1 was constructed in 1964 and has served the city well but has passed its useful/normal service life. With the exception of minor changes, the station has only had routine maintenance in the 53 years since it was built. The station is functionally obsolete and does not meet the modern standards for energy, efficiency, and fire safety. In addition, it provides no security for crews that work in the station over a 24-hour period.  
 When the station was constructed the call volume for the city was approximately 500 calls for service per year. This past year our call volume was 5,534. In addition, the city has transitioned from a primary volunteer agency to a career department. The change in staffing and call volume increase was not factored into the design and construction of the original station.  
 This station serves the critical and high risk downtown area. With the many businesses, visitors, residents, commuters, and risky infrastructure (railway and water treatment facility), it is important that the right apparatus service the area. A key piece to the safety of the community is the placement of a ladder truck in the adjacency of the downtown area to service the taller buildings including a residential building that is lacking fire protection systems.  
 The new station will allow the administrative staff to relocate closer to city hall. This will improve the efficiency for the Fire Chief, Fire Marshal, and administrative staff by eliminating commuting time from station 2. In addition, it provides a convenient means for the public to access the fire department during permitting, new construction or other city business.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Construction	22,000,000						22,000,000
<b>Total</b>	<b>22,000,000</b>						<b>22,000,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Unfunded	22,000,000						22,000,000
<b>Total</b>	<b>22,000,000</b>						<b>22,000,000</b>

**Budget Impact/Other**

# Capital Improvement Plan

## City of Mount Vernon, Washington

2020 *thru* 2025

**Department** Fire Department

**Contact** Fire Chief

**Type** Improvement

**Useful Life**

**Category** Buildings

**Priority** 2 Very Important

**Status** Pending

**Total Project Cost:** \$3,000,000

**Project #** F-17-02  
**Project Name** Station #2 Addition

**Address/ Location**

**Description**

The facility is in need of regular maintenance and upgrades. This request is to ensure that funds are available to maintain, repair and upgrade systems and features in the station. This is the City's primary EOC and is in need of updating. Including improvements to security, room configuration, and ensuring the facility can operate without power (reliance on generator) for multiple days. Other needs include, but are not limited to: roof replacement, carpet, room redesigns, expansion of kitchen, day and office areas, drive through bays, vehicle exhaust systems and technology system upgrades.

**Justification**

This station was built in 1998 with design features for the current staffing and deployment level. The design did not take into consideration expanding services to include a 24/7 Battalion Chief, Administrative staff or the housing of other agency units. Additionally, this was not designed with drive through bays, creating problems as large apparatus units are backed into the building.

This is the City's primary EOC and is in need of updating. Including improvements to security, room configuration, and ensuring the facility can operate without power (reliance on generator) for multiple days. Other needs include, but are not limited to: roof replacement, carpet, room redesigns, expansion of kitchen, day and office areas, drive through bays, vehicle exhaust systems and technology system upgrades.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Facility Improvement					3,000,000		3,000,000
<b>Total</b>					<b>3,000,000</b>		<b>3,000,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Unfunded					3,000,000		3,000,000
<b>Total</b>					<b>3,000,000</b>		<b>3,000,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Fire Department  
**Contact** Fire Chief  
**Type** Improvement  
**Useful Life**  
**Category** Equipment: Miscellaneous  
**Priority** 3 Important  
**Status** Active

**Project #** F-17-03  
**Project Name** Fire Hydrant Replacement

Address/ Location

**Total Project Cost:** \$70,000

**Description**  
 To identify and prioritize fire hydrants within the City of Mount Vernon to ensure fire hydrants are replaced and maintained in working order.

**Justification**  
 Fire hydrants are a critical component in providing the water needed to extinguish a fire. Although a critical component to firefighting operations.  
 As the distribution system continues to age, there is increased need to replace fire hydrants that become obsolete or those that no longer have replacement parts available. The fire Department has continued to maintain records identifying fire hydrant models that are no longer supported by the company that manufactured them or have undersized ports not meeting the fire flow for the building or area they protect, or where repairs to a fire hydrant is more frequent then other fire hydrants of the same age and type.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Equipment	30,000	20,000	10,000	5,000	5,000		70,000
<b>Total</b>	<b>30,000</b>	<b>20,000</b>	<b>10,000</b>	<b>5,000</b>	<b>5,000</b>		<b>70,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
312 - Fire Impact Fees	30,000	20,000	10,000	5,000	5,000		70,000
<b>Total</b>	<b>30,000</b>	<b>20,000</b>	<b>10,000</b>	<b>5,000</b>	<b>5,000</b>		<b>70,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Fire Department  
**Contact** Fire Chief  
**Type** Improvement  
**Useful Life**  
**Category** Building Improvements  
**Priority** 2 Very Important  
**Status** Pending

**Project #** F-18-01  
**Project Name** Vehicle Exhaust Collection System

Address/ Location

**Total Project Cost:** \$500,000

**Description**  
 All of the City's Fire Stations are subject to diesel exhaust fume accumulations and require an exhaust mitigation system creating a safer environment for the firefighters.

**Justification**  
 All of the City's Fire Stations are subject to diesel exhaust fume accumulations. Commercially available high efficiency filter systems can be used to filter out particulates emitted from diesel engines. The National Fire Protection Association (NFPA) Standard, Fire Department Occupational Safety and Health Program (NFPA 1500-1992) states, "Fire stations shall be designed and provided with provisions to ventilate exhaust emissions from fire apparatus to prevent exposure to firefighters and contamination of living and sleeping areas." The US Environmental Protection Agency (EPA) concluded in a report made public on Sept 3, 2002 that long-term exposure to diesel engine exhaust (DE) in the air is linked to lung cancer.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Other	500,000						500,000
<b>Total</b>	<b>500,000</b>						<b>500,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Unfunded	500,000						500,000
<b>Total</b>	<b>500,000</b>						<b>500,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Fire Department  
**Contact** Fire Chief  
**Type** New  
**Useful Life** 10 years  
**Category** Equipment: Miscellaneous  
**Priority** 1 Critical  
**Status** Active

**Project #** F-19-01  
**Project Name** Medical Defibrillators Replacement

**Address/ Location**

**Total Project Cost:** \$258,000

**Description**  
 Medical defibrillators are a medical necessity for the monitoring and treatment of cardiac or potential cardiac patients. They monitor the heart rate, rythm, and other vital sign measurements. They transmit vital information to the patient care report for propoer documentation, and includes time stamping for medication administration or procedures.

**Justification**  
 Medical defibrillators are a medical necessity for the monitoring and treatment of cardiac or potential cardiac patients. They monitor the heart rate, rythm, and other vital sign measurements. They transmit vital information to the patient care report for propoer documentation, and includes time stamping for medication administration or procedures.  
 These devices have a useful life ranging from 8-10 years and require regular replacement. Without the regular replacement interface with patinet care reports and the hospital will not work properly as technology upgrades and changes occur. Similar to other technology companies begin to stop supporting older devices and as such we are no longer able to get repairs or needed parts.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Equipment	43,000	43,000	43,000	43,000	43,000	43,000	258,000
<b>Total</b>	<b>43,000</b>	<b>43,000</b>	<b>43,000</b>	<b>43,000</b>	<b>43,000</b>	<b>43,000</b>	<b>258,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Unfunded	43,000	43,000	43,000	43,000	44,000	43,000	259,000
<b>Total</b>	<b>43,000</b>	<b>43,000</b>	<b>43,000</b>	<b>43,000</b>	<b>44,000</b>	<b>43,000</b>	<b>259,000</b>

**Budget Impact/Other**  
 Based on a replacement schedule there would be a \$43,000 per year cost for a 6 year period. There would be a brief break in the regular replacement and then the 6 year cycle will return.

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Fire Department  
**Contact** Fire Chief  
**Type** Equipment  
**Useful Life** 10 years  
**Category** Equipment: Miscellaneous  
**Priority** 3 Important  
**Status** Active

**Project #** F-99-01  
**Project Name** Fire Department Radio Replacement

Address/ Location

**Total Project Cost:** \$120,000

**Description**  
 Replacement of Fire Department radio equipment: base, mobile and portable radios as well as paging system and necessary auxiliary equipment. The Fire Department has the primary backup "Tone" generation system for all the cities and Fire Districts in the County should there be a failure at the 911 center. Fire and Police currently operate on different radio systems there for they cannot communicate with each other even if they are responding to the same call.

**Justification**  
 The communications system of the Fire Department is critical to the mission of serving and protecting the citizens and businesses of the community. Without adequate communications technology that mission is compromised. Providing adequate communication systems allows for dependable, compliant communications for the public safety personnel. A monitored, redundant communications system adds point to the WSRB rating reducing local fire insurance premiums.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Equipment	20,000	20,000	20,000	20,000	20,000	20,000	120,000
<b>Total</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>120,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
312 - Fire Impact Fees	20,000	20,000	20,000	20,000	20,000	20,000	120,000
<b>Total</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>120,000</b>

**Budget Impact/Other**  
 This should be included in the annual impact fees budgets

# Capital Improvement Plan

## City of Mount Vernon, Washington

2020 thru 2025

**Department** General Facilities  
**Contact** General Facilities Supervisor  
**Type** Equipment  
**Useful Life** 25 years  
**Category** Building Improvements  
**Priority** 1 Critical  
**Status** Active

**Project #** G-13-01  
**Project Name** General Facility Infrastructure Improvements

**Address/ Location**

**Total Project Cost:** \$3,509,931

**Description**

Improvements to include repair and/or replacement of facility infrastructure @ City Hall, Police Court Campus, Public Works Administrative Building, and the Library to include:

1. Roofing
2. Emergency Generators
3. HVAC
4. Flooring
5. Plumbing
6. Energy Efficiency Projects: LED Lighting and Smart Switch Technology
7. Office Reorganization
8. Ceiling and Window Repairs
9. Interior and Exterior Painting

**Justification**

Facility Renewal Program provides professional facility management to include optimizing day-to-day work orders, inventory control, staff costs, extends facility and equipment life, creates a proactive versus reactive preventative maintenance plan/environment, provides a proactive capital investment program and implements industry best business practices into our general and capital Facility Management Program.

Expenditures	2020	2021	2022	2023	2024	2025	Total
Equipment	558,189	588,446	592,754	595,927	578,765	595,850	3,509,931
<b>Total</b>	<b>558,189</b>	<b>588,446</b>	<b>592,754</b>	<b>595,927</b>	<b>578,765</b>	<b>595,850</b>	<b>3,509,931</b>

Funding Sources	2020	2021	2022	2023	2024	2025	Total
001 - General Fund	150,000	150,000	150,000	150,000	150,000	150,000	900,000
304 - REET I	408,189	438,446	442,754	445,927	428,765	445,850	2,609,931
<b>Total</b>	<b>558,189</b>	<b>588,446</b>	<b>592,754</b>	<b>595,927</b>	<b>578,765</b>	<b>595,850</b>	<b>3,509,931</b>

**Budget Impact/Other**

If we do not invest in our decaying infrastructure, aging infrastructure will be unable to be maintained and will create uninhabitable work environment.

Budget Items	2020	2021	2022	2023	2024	2025	Total
Supplies/Materials	50,000	55,000	55,000	60,000	60,000	65,000	345,000
Maintenance	50,000	55,000	55,000	60,000	60,000	65,000	345,000
<b>Total</b>	<b>100,000</b>	<b>110,000</b>	<b>110,000</b>	<b>120,000</b>	<b>120,000</b>	<b>130,000</b>	<b>690,000</b>

# Capital Improvement Plan

## City of Mount Vernon, Washington

2020 thru 2025

**Department** General Facilities  
**Contact** General Facilities Supervisor  
**Type** Maintenance  
**Useful Life** 30 years  
**Category** Buildings  
**Priority** 2 Very Important  
**Status** Active

**Project #** G-17-01  
**Project Name** Lincoln Theatre & Kincaid Commercial Holdings

Address/ Location

**Total Project Cost:** \$2,550,000

**Description**  
 The City owns ONE square block of Historical Downtown Mount Vernon that include the Kincaid Street holdings and the Lincoln Theatre. Facility structural improvements to include the foundation, roof and façade, as well as, mechanical/plumbing/HVAC/earthquake retrofit and interior renovations are necessary now and in the future.

**Justification**  
 The City is required to maintain the Historic structures and buildings. Due to the age and condition of the property: routine, preventative and urgent repairs & maintenance are required.

Expenditures	2020	2021	2022	2023	2024	2025	Total
Facility Renewal	400,000	400,000	400,000	450,000	450,000	450,000	2,550,000
<b>Total</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>450,000</b>	<b>450,000</b>	<b>450,000</b>	<b>2,550,000</b>

Funding Sources	2020	2021	2022	2023	2024	2025	Total
Unfunded	400,000	400,000	400,000	450,000	450,000	450,000	2,550,000
<b>Total</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>450,000</b>	<b>450,000</b>	<b>450,000</b>	<b>2,550,000</b>

**Budget Impact/Other**  
 If the City does not maintain the buildings and facilities as required, due to their age, they will become inhabitable.

Budget Items	2020	2021	2022	2023	2024	2025	Total
Supplies/Materials	25,000	30,000	30,000	30,000	35,000	40,000	190,000
Maintenance	50,000	55,000	55,000	55,000	60,000	60,000	335,000
<b>Total</b>	<b>75,000</b>	<b>85,000</b>	<b>85,000</b>	<b>85,000</b>	<b>95,000</b>	<b>100,000</b>	<b>525,000</b>

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** General Facilities  
**Contact** General Facilities Supervisor  
**Type** Improvement  
**Useful Life** 40 years  
**Category** Buildings  
**Priority** 2 Very Important  
**Status** Active

**Project #** G-18-01  
**Project Name** Repurposing Library Facility

Address/ Location

**Total Project Cost:** \$1,650,000

**Description**  
 If the new Library/Parking Facility/Community Center is built between 2019-2021, the Old Library facility can be repurposed as additional office space to bring other Director's and City Employees into the Downtown Community Service Center area.

**Justification**  
 By centralizing city services in one location the benefit to the residents and visitors to our City become more efficient and effective to delivering services.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Planning/Design					250,000		250,000
Construction						1,400,000	1,400,000
<b>Total</b>					<b>250,000</b>	<b>1,400,000</b>	<b>1,650,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Unfunded					250,000	1,200,000	1,450,000
<b>Total</b>					<b>250,000</b>	<b>1,200,000</b>	<b>1,450,000</b>

**Budget Impact/Other**  
 N/A

<b>Budget Items</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Supplies/Materials					25,000	25,000	50,000
Maintenance					10,000	10,000	20,000
<b>Total</b>					<b>35,000</b>	<b>35,000</b>	<b>70,000</b>

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** General Facilities  
**Contact** Public Works Director  
**Type** New  
**Useful Life** 30 years  
**Category** Buildings  
**Priority** 2 Very Important  
**Status** Active

**Project #** G-99-02  
**Project Name** Public Works / Shop Facility

Address/ Location

**Total Project Cost:** \$5,500,000

**Description**  
Construct shop complex to house activities related to the following: Transportation, Solid Waste, Equipment Repair & Maintenance, Park Maintenance and Wastewater Equipment Maintenance. Additionally, it will house office space for public works crews and a training room.

**Justification**  
The Shop Complex that the City currently uses is too small for the activities that occur there. The City purchased land in 2008 adjacent to the current location for \$1.4 million for a future shop complex. The new facility would more adequately meet the needs of the various departments.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Planning/Design	200,000						200,000
Construction		900,000	3,000,000				3,900,000
Other		1,400,000					1,400,000
<b>Total</b>	<b>200,000</b>	<b>2,300,000</b>	<b>3,000,000</b>				<b>5,500,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Unfunded		2,300,000	3,000,000				5,300,000
328 - Public Works Facility Fund	200,000						200,000
<b>Total</b>	<b>200,000</b>	<b>2,300,000</b>	<b>3,000,000</b>				<b>5,500,000</b>

**Budget Impact/Other**  
N/A

<b>Budget Items</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Supplies/Materials	1,000	1,000	1,500	1,500	1,500	2,000	8,500
Maintenance	4,000	4,000	4,500	4,500	4,500	5,000	26,500
Other (Insurance, Utilities)	18,000	18,000	18,000	19,000	19,000	20,000	112,000
<b>Total</b>	<b>23,000</b>	<b>23,000</b>	<b>24,000</b>	<b>25,000</b>	<b>25,000</b>	<b>27,000</b>	<b>147,000</b>

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Information Services

**Contact** I.S. Director

**Type** Equipment

**Useful Life**

**Category** IS Servers

**Priority** 3 Important

**Status** Active

**Total Project Cost:** \$40,000

**Project #** IS-20-01  
**Project Name** San Storage for Virtual servers

Address/ Location

**Description**  
 Upgrade our current aging SAN to better support the current and future needs of our virtual servers allowing us to better serve our users.

**Justification**  
 Our current SAN uses old technology for both it storage and internal architecture. EMC is also discontinuing support for our current SAN leaving us at possible not being able to get spares as components fail in the future.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Equipment	40,000						40,000
<b>Total</b>	<b>40,000</b>						<b>40,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
501 - Replacement Reserve Fund	40,000						40,000
<b>Total</b>	<b>40,000</b>						<b>40,000</b>

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Library  
**Contact** Library Director  
**Type** Improvement  
**Useful Life** 20 years  
**Category** Equipment: Miscellaneous  
**Priority** 5 Future Consideration  
**Status** Pending

**Project #** L-12-01  
**Project Name** Library Loss Prevention System Upgrade

**Address/ Location** 315 Snoqualmie St, Mount Vernon, WA 98273

**Total Project Cost:** \$58,000

**Description**  
 This project provides for re-labeling all library materials with Radio Frequency Identification (RFID) tags, purchasing self-checks and security gates that will detect the RFID tags/signals, and where cost effective, modify existing equipment to detect the RFID tag/signal.

**Justification**  
 All library materials that are checked out to the public are currently labeled with barcodes and electro-mechanical strips. RFID technology offers enhanced security, ergonomic benefits, and lends itself better to automation and self-service in libraries; all critical considerations for the Library. With an increasing number of materials missed by the current security system and an increasing number of "false positives" registered, all components of an old and degrading system need to be replaced to protect the investment the City has made in the excellent collection of books, audiovisual and other materials in the library. Advantages of RFID systems include rapid check-out and check-in, simplified patron self check-out and check-in, high reliability, high-speed inventorying, automated materials handling and long tag life.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Equipment	58,000						58,000
<b>Total</b>	<b>58,000</b>						<b>58,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Unfunded		58,000					58,000
<b>Total</b>		<b>58,000</b>					<b>58,000</b>

**Budget Impact/Other**  
 Loss of materials by theft will decrease, as will service calls on hardware that is past "pull date." Newer models of security system components will enhance better work flow for quicker service to patrons, as well as better ergonomics for staff health and safety.

# Capital Improvement Plan

## City of Mount Vernon, Washington

2020 *thru* 2025

**Department** Library  
**Contact** Library Director  
**Type** Equipment  
**Useful Life** 10 years  
**Category** Equipment: Miscellaneous  
**Priority** 3 Important  
**Status** Active

**Project #** L-18-01  
**Project Name** Replacement of Library Furniture

**Address/ Location** 315 Snoqualmie St, Mount Vernon, WA 98273

**Total Project Cost:** \$40,000

**Description**  
 The furniture in the Resource Room and Youth Services area is over 20 years old, very heavy, requires consistent repair and not the right type of furniture for our current use. Replacing it will allow for more facility use and allow for the library to host more events. 2019 will focus on items that support public computing and will move to the new facility.

**Justification**  
 The existing furniture is over 20 years old and is past the manufacturer's 15 years warrantied life cycle. Five chairs and two tables are broken in the first quarter of 2019. The chairs and tables require consistent repairs due to heavy use. Also, the existing furniture fabric is difficult to clean. The project will replace furniture and will make the furniture easier to maintain. The 2019-2020 phase is computing furniture.

Expenditures	2020	2021	2022	2023	2024	2025	Total
Equipment	10,000	6,000					16,000
<b>Total</b>	<b>10,000</b>	<b>6,000</b>					<b>16,000</b>

Funding Sources	2020	2021	2022	2023	2024	2025	Total
001 - General Fund	10,000	6,000					16,000
<b>Total</b>	<b>10,000</b>	<b>6,000</b>					<b>16,000</b>

**Budget Impact/Other**  
 The library will phase the project over 4 years. Impacts of \$12,000 are expected in 2020. The upgrade will decrease yearly repair and upgrade costs over the next 15 - 20 years.

# Capital Improvement Plan

## City of Mount Vernon, Washington

2020 *thru* 2025

**Department** Library  
**Contact** Library Director  
**Type** New  
**Useful Life** 30 years  
**Category** Buildings  
**Priority** 2 Very Important  
**Status** Active

**Project #** L-94-07  
**Project Name** Library & Community Center + Parking Facility

**Address/ Location** 208 Kincaid Street, Mount Vernon WA 98273

**Total Project Cost:** \$38,003,000

**Description**  
 Site acquisition and construction of a new library and community center of 30,000 square feet located on lots P54139, P54141, P54142, P54147 (Possibly 208 Kincaid Street, Mount Vernon WA 98273).

**Justification**  
 The city has a plan for a new facility at 208 Kincaid Street in downtown Mount Vernon. There are many potential benefits from pairing a community center and library to create a vibrant, welcoming community hub. The City envisions an inclusive space with access to library resources, technology, and community meals. Residents across generations would have a place to gather and develop a sense of community. People of all ages and interests would have a single location for learning, education, relaxation or social gathering. Needs assessment by hired consultants in 2014 and focus groups in 2018 supported the need for a new library. Parking studies conducted in 2016 support the location for a downtown parking structure.

Expenditures	2020	2021	2022	2023	2024	2025	Total
Construction	26,693,000						26,693,000
Other		11,310,000					11,310,000
<b>Total</b>	<b>26,693,000</b>	<b>11,310,000</b>					<b>38,003,000</b>

Funding Sources	2020	2021	2022	2023	2024	2025	Total
301 - Library/CC/Parking Project Fund	22,062,000						22,062,000
Library - Donations		4,000,000					4,000,000
<b>Total</b>	<b>22,062,000</b>	<b>4,000,000</b>					<b>26,062,000</b>

**Budget Impact/Other**  
 A new, larger library would accommodate the existing and projected population; expanding collection, services and technology; and include public meeting room(s) that would benefit the entire community while lowering cost per use for city residents.

Budget Items	2020	2021	2022	2023	2024	2025	Total
Supplies/Materials		10,000	10,000	10,000	20,000		50,000
Maintenance		15,000	15,000	15,000	20,000		65,000
<b>Total</b>		<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>40,000</b>		<b>115,000</b>

# Capital Improvement Plan

## City of Mount Vernon, Washington

2020 thru 2025

**Department** Parks  
**Contact** Park Director  
**Type** Improvement  
**Useful Life** 40 years  
**Category** Park - Property  
**Priority** 1 Critical  
**Status** Active

**Project #** P-02-04  
**Project Name** Little Mountain Park

**Address/ Location** Parks - Little Mountain 3000 Little Mountain Road

**Total Project Cost:** \$720,000

**Description**

This is a comprehensive long term project that encompasses several sub-projects to address acquisition, development, and renovation of all Little Mountain park infrastructures. Projects include but are not limited to:

PK-001-19: Develop a parking lot and trailhead facility to include a bike skills park, 40+ stall paved parking lot, vault restroom, group picnic shelters, day use picnic areas and mini-shelters scattered through the woods, an educational plaza, storage building & workshop for trail maintenance, multiple bike racks, informational and educational kiosks, and off-road connections to park trails and the bike skills park.

Project A: Development and renovation of the former Gillett property and residence for Park storage, maintenance and education. This includes expanded parking and trailhead facilities. The residence plan includes conversion to a Park Visitor & Educational Center with an office for the Park Ranger and commercial restrooms. Also, a storage and equipment maintenance shop.

Project B: Development of a Recreation Master Plan for the current Pacific Quarry property located in Little Mountain Park. This will include road access and all options for development of the quarry floor.

**Justification**

PK-001-19: Little Mountain Park has limited off road parking causing the increased numbers of visitors to park on the narrow shoulders of the main park road or in undesignated areas creating significant safety concerns. This project assists an underserved community with a median income of 52% of the state's median (RCO) while improving health and wellness of the community at large. Parking will triple and add ADA facilities that expand safety and access to all age groups. This enhances ongoing programs for seniors, youth and at risk juveniles and addresses 3 SCORP priorities; Demographics, Equity and Getting Children Outside. It's also a community volunteer success story rallying environmental and recreational advocates into unique and positive partnerships. The Skills Park will benefit tourism and service related jobs by drawing more of out of town biking and hiking enthusiasts. This compliments ongoing downtown business development due to close proximity (<1 mile) of the park to restaurants, breweries and entertainment.

Project A: Gillett property - Adds additional parking for safety and accessibility, provides a 750 sq ft storage and maintenance shop, potential for commercial restrooms and an ideal location for a park visitor and education center.

Project B: Pacific Quarry Master Plan development - Upon completion of mining operations estimated in 2028, about 13 acres of prime park property will become available for recreational development.

Expenditures	2020	2021	2022	2023	2024	2025	Total
Planning/Design						150,000	150,000
Construction	60,000	50,000	50,000				160,000
Other	10,000	400,000					410,000
<b>Total</b>	<b>70,000</b>	<b>450,000</b>	<b>50,000</b>			<b>150,000</b>	<b>720,000</b>

Funding Sources	2020	2021	2022	2023	2024	2025	Total
107 - Little Mountain Improvement Fund	70,000	450,000	50,000				570,000
311 - Parks Impact Fees						150,000	150,000
<b>Total</b>	<b>70,000</b>	<b>450,000</b>	<b>50,000</b>			<b>150,000</b>	<b>720,000</b>

**Budget Impact/Other**

Budget impact is in three areas; Maintenance, Staff Labor and Supplies. Estimates begin after park opening scheduled for May 2020. All three areas expected to be significant due to projected high use. Labor calculated at 1 man-hour per day (365 total) x \$25 per hour = \$9,125.

Public Works impact - Striping and street maintenance  
Parks - Increased restroom maintenance. Estimate 2-5 hours per week.

# Capital Improvement Plan

2020 *thru* 2025

Department Parks

## City of Mount Vernon, Washington

Contact Park Director

Budget Items	2020	2021	2022	2023	2024	2025	Total
Supplies/Materials	1,000						1,000
Maintenance	2,000						2,000
Staff Cost	9,125						9,125
<b>Total</b>	<b>12,125</b>						<b>12,125</b>

# Capital Improvement Plan

## City of Mount Vernon, Washington

2020 thru 2025

**Department** Parks  
**Contact** Park Director  
**Type** New  
**Useful Life** 30 years  
**Category** Park - Property  
**Priority** 3 Important  
**Status** Active

**Project #** P-03-04  
**Project Name** Public Art

**Address/ Location** City Wide

**Total Project Cost:** \$60,000

**Description**  
 Identify and acquire art reflecting the diversity of our community and environment and place these unique pieces in accessible locations throughout our public spaces, parks and common areas in the City of Mount Vernon for the enjoyment of everyone.

**Justification**  
 Art shall align with community projects, planning and values to enhance tourism, attract business and enhance the artistic experience for our residents and visitors to the City of Mount Vernon.

Expenditures	2020	2021	2022	2023	2024	2025	Total
Other	10,000	10,000	10,000	10,000	10,000	10,000	60,000
<b>Total</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>60,000</b>

Funding Sources	2020	2021	2022	2023	2024	2025	Total
113 - Municipal Arts Fund	10,000	10,000	10,000	10,000	10,000	10,000	60,000
<b>Total</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>60,000</b>

**Budget Impact/Other**  
 Parks provides administrative services to the Arts Commission; 12 annual meetings to include an annual retreat. Develop agendas, provide meeting minutes, 2 park employees attend all meetings; 2 Pers x \$25 X 12 meetings x 3 hrs per mtg (Avg) = \$1,800 labor. Materials include flyers and admin supplies. Additional support includes contract management which can be quite extensive depending on project. Art Acquisition also includes operations support; installation of art, electrical, permit assistance and coordination.

Budget Items	2020	2021	2022	2023	2024	2025	Total
Supplies/Materials	500						500
Staff Cost	2,500						2,500
<b>Total</b>	<b>3,000</b>						<b>3,000</b>

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Parks  
**Contact** Park Director  
**Type** Improvement  
**Useful Life** 30 years  
**Category** Park Trails & Paths  
**Priority** 2 Very Important  
**Status** Active

**Project #** P-03-05  
**Project Name** Trail & Picnicking Corridor Along the Skagit River

**Address/ Location** Parks - Skagit Riverwalk

**Total Project Cost:** \$144,500

**Description**  
 Develop future park, trail head, trails and open space on the east side of the Skagit River on City owned property between the river and South First Street. Provide limited parking and information kiosks.

**Justification**  
 This will provide citizens accessibility to walk/hike, bird watch, and enjoy quiet contemplation while viewing the Skagit River. Provide connectivity along the Skagit River for trails. Part of South Kincaid Subarea Plan that will be adopted into the Land Use and Parks Elements of the Comprehensive Plan.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Planning/Design	23,000						23,000
Construction		28,500	53,500	15,000	15,000	9,500	121,500
<b>Total</b>	<b>23,000</b>	<b>28,500</b>	<b>53,500</b>	<b>15,000</b>	<b>15,000</b>	<b>9,500</b>	<b>144,500</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
105 - Paths & Trails	20,000						20,000
115 - Parks Capital Improvement Fund		25,000	50,000	11,000	11,000	6,000	103,000
Motor Vehicle Fuel Tax	3,896	3,935	3,974	4,014	4,054	4,094	23,967
<b>Total</b>	<b>23,896</b>	<b>28,935</b>	<b>53,974</b>	<b>15,014</b>	<b>15,054</b>	<b>10,094</b>	<b>146,967</b>

**Budget Impact/Other**  
 Add labor and equipment costs TBD

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Parks  
**Contact** Park Director  
**Type** New  
**Useful Life** 20 years  
**Category** Park Improvements  
**Priority** 5 Future Consideration  
**Status** Pending

**Project #** P-05-01  
**Project Name** Community Docks

**Address/ Location** City Wide

**Total Project Cost:** \$500,000

**Description**  
 Develop a community dock on park property adjacent to the Skagit River to improve public access to the river for recreational purposes

**Justification**  
 Currently there is no public dock system on the Skagit River within the boundaries of Mount Vernon. There has been great community interest for a public dock to utilize for fishing, short term boat docking, and water access. This project would allow the community to utilize and enjoy the Skagit River.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Planning/Design					100,000		100,000
Construction						400,000	400,000
<b>Total</b>					<b>100,000</b>	<b>400,000</b>	<b>500,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Unfunded		25,000	25,000	25,000	400,000	25,000	500,000
<b>Total</b>		<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>400,000</b>	<b>25,000</b>	<b>500,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Parks  
**Contact** Park Director  
**Type** New  
**Useful Life** 20 years  
**Category** Park Improvements  
**Priority** 5 Future Consideration  
**Status** Pending

**Project #** P-05-02  
**Project Name** Community Boat Launch

**Address/ Location** City Wide

**Total Project Cost:** \$550,000

**Description**  
 Improve access to the Skagit River by building an additional boat launch on th river.

**Justification**  
 Due to the volume of boats entering the Skagit River another boat launch is needed. During the fishing season (and other times) the boat launch at Edgewater Park is over used and inadequate for the number of users. Another launch site in Mount Vernon would help alleviate this problem.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Planning/Design				100,000			100,000
Construction					400,000		400,000
Other					50,000		50,000
<b>Total</b>				<b>100,000</b>	<b>450,000</b>		<b>550,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Unfunded		25,000	25,000	450,000	25,000	25,000	550,000
<b>Total</b>		<b>25,000</b>	<b>25,000</b>	<b>450,000</b>	<b>25,000</b>	<b>25,000</b>	<b>550,000</b>

**Budget Impact/Other**  
 TBD

# Capital Improvement Plan

## City of Mount Vernon, Washington

2020 *thru* 2025

**Department** Parks  
**Contact** Park Director  
**Type** Improvement  
**Useful Life** 30 years  
**Category** Park Trails & Paths  
**Priority** 1 Critical  
**Status** Active

**Project #** P-06-02  
**Project Name** Trail Connections

**Address/ Location** City Wide

**Total Project Cost:** \$340,000

**Description**

Provide paths and trails throughout the City of Mount Vernon to increase connectivity and non-motorized transportation between geographically separated parks, residential areas and city services. Some potential projects include:

An approximate 1255 linear feet, 6-to-8 foot wide multi-purpose trail to be located on the east side of the BNSF railroad tracks spanning from Kincaid Street south to Section Street.

Improvements to Section Street from its intersection with the BNSF railroad line west 1395 linear feet up to an connecting with South First Street. This project will add a multi-purpose trail on one side of Section Street along with bulb-outs at intersections, and enhanced landscaping treatments. Approximately 160 linear feet for this trail corridor will need to be purchased from property owners.

**Justification**

This adheres to the Level I Trails and Park Development priorities listed in the 2014 Mount Vernon Parks and Recreation Comprehensive Plan for trail expansion, development, upgrades and support facilities. It also supports the priorities and recommendations from the 2018-2022 Washington State Recreation and Conservation Office Plan. Trail connections will sustain and grow our Parks and trails; improve the equitable use of these parks and trails; increase cultural relevancy by opening access for our diverse demographics; and ultimately assist in providing a vital public service to the city and our local economy.

This will enhance safety and accessibility for both our residents and visitors alike by increasing connectivity and non-motorized transportation alternative between geographically separated parks, residential areas and city services.

Expenditures	2020	2021	2022	2023	2024	2025	Total
Planning/Design		50,000					50,000
Land Acquisition			100,000				100,000
Construction				190,000			190,000
<b>Total</b>		<b>50,000</b>	<b>100,000</b>	<b>190,000</b>			<b>340,000</b>

Funding Sources	2020	2021	2022	2023	2024	2025	Total
105 - Paths & Trails			10,000				10,000
115 - Parks Capital Improvement Fund		30,000	110,000	140,000			280,000
311 - Parks Impact Fees				15,000	15,000		30,000
Unfunded		20,000					20,000
<b>Total</b>		<b>50,000</b>	<b>120,000</b>	<b>155,000</b>	<b>15,000</b>		<b>340,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Parks  
**Contact** Park Director  
**Type** Improvement  
**Useful Life** 20 years  
**Category** Park Improvements  
**Priority** 4 Less Important  
**Status** Pending

**Project #** P-07-03  
**Project Name** Eagle Rock Challenge Course Restroom

**Address/ Location** Parks - ERCC 20483 James Street

**Total Project Cost:** \$50,000

**Description**  
 Replace the existing ADA Port-a-Pottie to serve Eagle Rock Challenge Course participants with a concrete vault toilet.

**Justification**  
 This will add a vault restroom with a larger holding capacity to serve all participants and reduce annual rental costs for renting portable toilet.

Expenditures	2020	2021	2022	2023	2024	2025	Total
Other		50,000					50,000
<b>Total</b>		<b>50,000</b>					<b>50,000</b>

Funding Sources	2020	2021	2022	2023	2024	2025	Total
Unfunded		50,000					50,000
<b>Total</b>		<b>50,000</b>					<b>50,000</b>

**Budget Impact/Other**  
 TBD

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Parks  
**Contact** Park Director  
**Type** Improvement  
**Useful Life** 30 years  
**Category** Park Improvements  
**Priority** 3 Important  
**Status** Pending

**Project #** P-07-06  
**Project Name** Bonnie Rae Park

**Address/ Location** Parks - Bonnie Rae 2601 South LaVenture Road

**Total Project Cost:** \$1,000,000

**Description**  
 Develop Bonnie Rae Park to take advantage of all park property. Planning includes all options for future use of the current residence and consider the culvert replacement planned for 2019. Removal of culvert requires construction of a bridge to accommodate pedestrians. Potential development could include connectivity for Little Mountain trails, passive picnic areas, trails to Maddox Creek and across the culvert to connect with 19th Street. Other uses could consider playgrounds, youth sport fields and shelters.

**Justification**  
 Bonnie Rae is a beautiful but under utilized park. Its central location makes it ideal for development in support of the 2014 Parks & Recreation Comprehensive Plan goals.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Planning/Design		10,000	100,000				110,000
Construction		50,000		550,000	290,000		890,000
<b>Total</b>		<b>60,000</b>	<b>100,000</b>	<b>550,000</b>	<b>290,000</b>		<b>1,000,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Unfunded		100,000	275,000	200,000	250,000	175,000	1,000,000
<b>Total</b>		<b>100,000</b>	<b>275,000</b>	<b>200,000</b>	<b>250,000</b>	<b>175,000</b>	<b>1,000,000</b>

**Budget Impact/Other**  
 Significant but TBD

# Capital Improvement Plan

## City of Mount Vernon, Washington

2020 *thru* 2025

**Department** Parks  
**Contact** Park Director  
**Type** Improvement  
**Useful Life** 25 years  
**Category** Building Improvements  
**Priority** 2 Very Important  
**Status** Pending

**Project #** P-09-01  
**Project Name** Hillcrest Park Develop, Renovate, or Restore

**Address/ Location** Parks - Hillcrest 1717 South 13th Street

**Total Project Cost:** \$180,000

**Description**  
 Hillcrest Lodge is one of Mount Vernon's most popular rental venues and used extensively throughout the year. Maintenance needs are increasing due to the age and wear and tear on the facility. This includes replacing the wood floor in common area; interior refinishing, replace windows and trim work, and upgrade HVAC system and ducting; . Also, new lighting, dropped ceiling and other renovations under consideration. A new sidewalk is envisioned coming into the park from 13th st (both sides of the road).

**Justification**  
 Wood floors are thin and worn, structural repairs needed to support posts, windows outdated and are not energy efficient. Garden wall is structurally unsound. Safety and health of users will improve. Project will enhance the life and look of the Lodge for usage and will make it energy efficient.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Planning/Design		30,000					30,000
Facility Improvement			150,000				150,000
<b>Total</b>		<b>30,000</b>	<b>150,000</b>				<b>180,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
115 - Parks Capital Improvement Fund		50,000	130,000				180,000
<b>Total</b>		<b>50,000</b>	<b>130,000</b>				<b>180,000</b>

**Budget Impact/Other**  
 TBD

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Parks  
**Contact** Park Director  
**Type** Improvement  
**Useful Life** 25 years  
**Category** Park Improvements  
**Priority** 3 Important  
**Status** Pending

**Project #** P-09-04  
**Project Name** Sport Court Lighting Upgrades

**Address/ Location** Parks - Hillcrest 1717 South 13th Street

**Total Project Cost:** \$50,000

**Description**  
 Upgrade tennis court lights, light panels and eliminate pay devices. Lighting will be controlled by timers and governors restricting single use to one hour and shutting off at 10 PM or other designated times.

**Justification**  
 Light system is out dated and inefficient. Water is leaking into the panels corroding connections and breakers. Pay system devices are failing creating more staff time to repair. Updates will increase efficiencies in the lights by replacing with new low wattage bulbs. Install new light panels that are sealed and safe. Remove pay system as life cycle replacement costs do not justify expenditure. Upgrades will increase user access to, and use of, sport courts.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Facility Improvement			50,000				50,000
<b>Total</b>			<b>50,000</b>				<b>50,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Unfunded		25,000	25,000				50,000
<b>Total</b>		<b>25,000</b>	<b>25,000</b>				<b>50,000</b>

**Budget Impact/Other**

# Capital Improvement Plan

## City of Mount Vernon, Washington

2020 *thru* 2025

**Department** Parks  
**Contact** Park Director  
**Type** Improvement  
**Useful Life** 20 years  
**Category** Park Improvements  
**Priority** 2 Very Important  
**Status** Active

**Project #** P-09-05  
**Project Name** Edgewater Park Improvements

**Address/ Location** Parks - Edgewater 600 Behrens Millett Road

**Total Project Cost:** \$145,000

**Description**  
 Add additional fill and grade uneven areas on athletic field creating more usable space. Add off leash dog park facilities and/or disc golf. Install a security gate for the boat ramp to assist in minimizing unauthorized use and abuse.

**Justification**  
 Playing field is uneven creating an unsafe surface for users. Many areas of park are unused and attract encampments and illegal activities. Area is prone to flooding in winter months and requires maintenance-free activities. Improvements will create more usable / playing space, increase access and use of more remote parts of park. The boat ramp area requires improved access control.

Expenditures	2020	2021	2022	2023	2024	2025	Total
Facility Improvement		75,000		70,000			145,000
<b>Total</b>		<b>75,000</b>		<b>70,000</b>			<b>145,000</b>

Funding Sources	2020	2021	2022	2023	2024	2025	Total
115 - Parks Capital Improvement Fund		45,000	30,000	50,000			125,000
311 - Parks Impact Fees			20,000				20,000
<b>Total</b>		<b>45,000</b>	<b>50,000</b>	<b>50,000</b>			<b>145,000</b>

**Budget Impact/Other**  
 TBD

# Capital Improvement Plan

## City of Mount Vernon, Washington

2020 *thru* 2025

**Department** Parks  
**Contact** Park Director  
**Type** Improvement  
**Useful Life** 25 years  
**Category** Park Improvements  
**Priority** 2 Very Important  
**Status** Active

**Project #** P-10-02  
**Project Name** Playground Development, Replacement and Upgrades

**Address/ Location** City Wide

**Total Project Cost:** \$390,000

**Description**  
 The department has 11 playground structures. Some have been upgraded recently and others need to be updated and/or replaced. Implement planned and preventative maintenance and life cycle management. 25th Street playground development is a priority due to support from Kiwanis.

**Justification**  
 To provide safe and enjoyable equipment for the citizens to play on and socialize, and to extend the shelf life and safety of all city playgrounds.

Expenditures	2020	2021	2022	2023	2024	2025	Total
Facility Renewal	10,000	150,000	10,000	200,000	10,000	10,000	390,000
<b>Total</b>	<b>10,000</b>	<b>150,000</b>	<b>10,000</b>	<b>200,000</b>	<b>10,000</b>	<b>10,000</b>	<b>390,000</b>

Funding Sources	2020	2021	2022	2023	2024	2025	Total
115 - Parks Capital Improvement Fund	10,000		10,000		10,000	10,000	40,000
Unfunded		150,000		200,000			350,000
<b>Total</b>	<b>10,000</b>	<b>150,000</b>	<b>10,000</b>	<b>200,000</b>	<b>10,000</b>	<b>10,000</b>	<b>390,000</b>

**Budget Impact/Other**

# Capital Improvement Plan

## City of Mount Vernon, Washington

2020 *thru* 2025

**Department** Parks  
**Contact** Park Director  
**Type** Improvement  
**Useful Life** 25 years  
**Category** Park Improvements  
**Priority** 4 Less Important  
**Status** Pending

**Project #** P-12-01  
**Project Name** Sherman Anderson Updates

**Address/ Location** Parks - Sherman Anderson 1501 Cleveland Street

**Total Project Cost:** \$2,100,000

**Description**  
 Replace the existing field lighting and poles with new sport lighting, poles and wiring that would be more energy efficient. Replace the existing backstop and netting with a new chain link backstop and new safety netting. Rehabilitate existing batting cage netting and infrastructure. Turf and redo irrigation system for entire field.

**Justification**  
 Existing facility receives extensive use and suffers significant annual wear and tear. Most elements of infrastructure are past life cycle and require maintenance and/or repair/replacement for safety of users and fans. Updates to lighting would improve safety and energy efficiency.

Expenditures	2020	2021	2022	2023	2024	2025	Total
Planning/Design		100,000					100,000
Facility Improvement			500,000		1,500,000		2,000,000
<b>Total</b>		<b>100,000</b>	<b>500,000</b>		<b>1,500,000</b>		<b>2,100,000</b>

Funding Sources	2020	2021	2022	2023	2024	2025	Total
Unfunded		100,000	500,000		1,500,000		2,100,000
<b>Total</b>		<b>100,000</b>	<b>500,000</b>		<b>1,500,000</b>		<b>2,100,000</b>

**Budget Impact/Other**  
 Significant TBD

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Parks  
**Contact** Park Director  
**Type** Improvement  
**Useful Life** 50 Years  
**Category** Park Improvements  
**Priority** 2 Very Important  
**Status** Active

**Project #** P-12-02  
**Project Name** Riverbend Cut Off Trail

**Address/ Location** Parks - Trails

**Total Project Cost:** \$250,000

**Description**  
 Develop a trail from North Lions Park to Ted Reep Trail, connecting Stewart Road to Riverbend.

**Justification**  
 Mount Vernon streets are becoming busier and busier while bicycle use by both recreational users and daily commuters is increasing. This project would provide a safe alternate route from many residential areas to the MV downtown area. Currently Walmart has built a trail and this extension will head south and connect to the Riverbend Road and up to the North Lions Loop Trail with potential expansion to the Ted Reep trail and the newly constructed YMCA. This project will provide improved access and expanded non-motorized off-road paths for commuters and recreational users, and also improve safety by minimizing need to use public road system

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Planning/Design	50,000						50,000
Land Acquisition			100,000				100,000
Construction				100,000			100,000
<b>Total</b>	<b>50,000</b>		<b>100,000</b>	<b>100,000</b>			<b>250,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
311 - Parks Impact Fees	50,000						50,000
Unfunded		100,000	100,000				200,000
<b>Total</b>	<b>50,000</b>	<b>100,000</b>	<b>100,000</b>				<b>250,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Parks  
**Contact**  
**Type** Improvement  
**Useful Life** 20 years  
**Category** Unassigned  
**Priority** 3 Important  
**Status** Pending

**Project #** P-15-01  
**Project Name** Facility Roof Replacements

**Address/ Location** City Wide

**Total Project Cost:** \$65,000

**Description**

Replace roofs at end of life expectancy

**Justification**

Savings in short and long term costs due to flooding and other weather related damage. Improve safety of users by maintaining robust structural integrity. These updates will help to prevent any water damage to facility.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Facility Renewal		25,000	10,000	10,000	10,000	10,000	65,000
<b>Total</b>		<b>25,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>65,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
001 - General Fund		25,000	10,000	10,000	10,000	10,000	65,000
<b>Total</b>		<b>25,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>65,000</b>

**Budget Impact/Other**

# Capital Improvement Plan

## City of Mount Vernon, Washington

2020 *thru* 2025

**Department** Parks  
**Contact** Park Director  
**Type** Improvement  
**Useful Life** 20 years  
**Category** Park Improvements  
**Priority** 3 Important  
**Status** Pending

**Project #** P-17-01  
**Project Name** Hillcrest Park Tennis Court Renovation

**Address/ Location** Parks - Hillcrest 1717 South 13th Street

**Total Project Cost:** \$480,000

**Description**

The tennis courts were resurfaced in 2014 (paint only). The base of all 4 courts needs to be replaced and is creating cracking in the surface of the courts. This project could be split into two phases; North courts (2) and South courts (2). New fencing and drainage are also needed. Pickleball conversion of the south court is planned using donot funding at this time.

**Justification**

The existing asphalt tennis courts had an overlay done in 1989 and is at the end of its lifespan. The courts were resurfaced and had major cracks repaired in 2005 and in 2014. The existing asphalt overlay is slowly failing due to age and weather. This project will provide safe options for playing tennis and pickle ball at Hillcrest Park.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Facility Improvement		240,000			240,000		480,000
<b>Total</b>		<b>240,000</b>			<b>240,000</b>		<b>480,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Unfunded		270,000	20,000	20,000	120,000		430,000
Parks - Donations		50,000					50,000
<b>Total</b>		<b>320,000</b>	<b>20,000</b>	<b>20,000</b>	<b>120,000</b>		<b>480,000</b>

**Budget Impact/Other**

# Capital Improvement Plan

## City of Mount Vernon, Washington

2020 *thru* 2025

**Department** Parks  
**Contact** Park Director  
**Type** Maintenance  
**Useful Life** 25 years  
**Category** Park Improvements  
**Priority** 2 Very Important  
**Status** Pending

**Project #** P-19-01  
**Project Name** Telecommunications Tower Renovation

Address/ Location

**Total Project Cost:** \$661,000

**Description**  
 The City maintains four telecommunications towers at Little Mountain, Stokley Tower, FS-2 and FS3. Short and long term preventative maintenance is required to include as needed repair.

**Justification**  
 The telecommunication sites provide revenue and support city and county emergency and non-emergency communications necessary for routine and emergency operations.

Expenditures	2020	2021	2022	2023	2024	2025	Total
Facility Renewal	561,000	20,000	20,000	20,000	20,000	20,000	661,000
<b>Total</b>	<b>561,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>661,000</b>

Funding Sources	2020	2021	2022	2023	2024	2025	Total
001 - General Fund	361,000						361,000
304 - REET I		20,000	20,000	20,000	20,000	20,000	100,000
Parks - Donations	200,000						200,000
<b>Total</b>	<b>561,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>661,000</b>

**Budget Impact/Other**

# Capital Improvement Plan

## City of Mount Vernon, Washington

2020 *thru* 2025

**Department** Parks  
**Contact** Park Director  
**Type** Improvement  
**Useful Life** 25 years  
**Category** Park Trails & Paths  
**Priority** 2 Very Important  
**Status** Active

**Project #** P-94-01  
**Project Name** Baker View Park

**Address/ Location** Parks - Bakerview 3101 East Fir Street

**Total Project Cost:** \$2,650,000

**Description**  
 Bakerview Park Completion and Upgrade: Design and install a trail and path system along park boundaries; Design and replace existing skate park; Renovate all four Little League fields/infrastructure, explore options to add additional field, expand multi-use designation of all fields; Develop upgrade design for current YMCA leased building; Add group picnic gazebo; Install field lights; Turf existing fields.

**Justification**  
 Public safety is compromised by a lack of access to park via sidewalks and properly maintained access roadway and parking. Current fields and skate park require extensive maintenance and repair/replacement due to expired life cycle. Capital project costs increasing the longer repairs/replacement delayed.  
 Public safety enhancement will be primary benefit of sidewalk installation, parking lot re-paving, additional trail system and replacement of the skate park. This will improve pedestrian and ADA access. Increased use of park will increase revenue from park facilities charging a fee and may decrease vandalism. The growing popularity of dog parks, ball fields and skate park use will benefit families, youth, and at risk groups requiring easy, accessible, recreational opportunities.  
 Wetlands identified and mitigated.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Planning/Design		40,000	30,000	50,000	40,000	70,000	230,000
Construction				800,000		900,000	1,700,000
Facility Improvement		330,000	260,000		130,000		720,000
<b>Total</b>		<b>370,000</b>	<b>290,000</b>	<b>850,000</b>	<b>170,000</b>	<b>970,000</b>	<b>2,650,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Unfunded		320,000	290,000	870,000	170,000	1,000,000	2,650,000
<b>Total</b>		<b>320,000</b>	<b>290,000</b>	<b>870,000</b>	<b>170,000</b>	<b>1,000,000</b>	<b>2,650,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Parks  
**Contact** Park Director  
**Type** New  
**Useful Life** 60 Years  
**Category** Park - Property  
**Priority** 2 Very Important  
**Status** Pending

**Project #** P-94-07  
**Project Name** Open Space Acquisition

**Address/ Location** City Wide

**Total Project Cost:** \$1,350,000

**Description**  
 Develop system of open space along major creeks, wetlands, steep slopes, and wildlife habitat to buffer uses and help identify neighborhoods of the City. Utilize partnerships, when available. Also acquire property for park expansion and development.

**Justification**  
 Estimated growth; and need to preserve sensitive area systems; and to connect City's parks, trails, neighborhoods, and schools. Will help to enhance long-term development of the City by protecting sensitive areas and by providing recreation and educational opportunities.  
 Should reduce environmental impact since emphasis will be on preserving major sensitive areas and habitats (i.e. Beaver Pond).

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Land Acquisition			1,150,000				1,150,000
Other		150,000		50,000			200,000
<b>Total</b>		<b>150,000</b>	<b>1,150,000</b>	<b>50,000</b>			<b>1,350,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Unfunded		550,000	750,000	50,000			1,350,000
<b>Total</b>		<b>550,000</b>	<b>750,000</b>	<b>50,000</b>			<b>1,350,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Police  
**Contact** Police Chief  
**Type** Equipment  
**Useful Life**  
**Category** Vehicles  
**Priority** 2 Very Important  
**Status** Pending

**Project #** PD-03-01  
**Project Name** Multi-Purpose Vehicle Replacement

Address/ Location

**Total Project Cost:** \$100,000

**Description**  
 To replace our multi-purpose police vehicle which is used for crime scenes, field communications, and major incident command and control during natural and man-made events. Because our vehicle was surplused in 2013, the Department no longer has this emergency preparedness response capability.

**Justification**  
 The Departments multi-purpose vehicle was 35 years old when it was surplused in 2013. Additionally, the vehicle was not designed with today's response needs in mind. Major operations are now managed from patrol cars, which results in total inefficiency and can jeopardize case integrity. Regular patrol vehicles are inadequate for providing the supplies and equipment needed during an on-site complex incident or large event and not designed or set up for these challenges. The ideal situation is a multipurpose vehicle fully equipped with an array of communication, computer technology and all the diverse equipment required to manage a critical incident. Without the multi-purpose vehicle, the Department does not have the capability to ensure readiness for the variety of critical incident responses.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Vehicles	100,000						100,000
<b>Total</b>	<b>100,000</b>						<b>100,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Unfunded	100,000						100,000
<b>Total</b>	<b>100,000</b>						<b>100,000</b>

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 thru 2025

**Department** Police

**Contact**

**Type** Improvement

**Useful Life** 10 years

**Category** Unassigned

**Priority** 2 Very Important

**Status** Pending

**Total Project Cost:** \$150,000

**Project #** PD-07-01  
**Project Name** TrafficSafety/Criminal Investigation Camera System

**Address/ Location**

**Description**

To continue developing a system of cameras and recorders that monitors streets and intersections with a high frequency of motor vehicle collisions, as well as businesses, parks, the downtown core, and other identified locations with a high probability of being victimized.

**Justification**

Over the past several years we have purchased some recording equipment and cameras. The cameras were placed in locations that could monitor crime. A portable camera system was also purchased and has proven to be a valuable resource. Officers can pull up the cameras in their vehicles and workstations to monitor problematic areas being recorded. Since the system records for several days, officers can search looking for leads that could help solve cases. This camera system has proven valuable in real time viewing of areas being recorded in an effort to monitor for criminal activity. The camera system need to updated some cameras are no longer functioning and the analog technology needs expansion. In addition to those already installed, we anticipate placing cameras in other parts of the City (downtown, parks, high traffic collision and high crime areas).

Increase the probability of criminal identification and apprehension involving street crimes. Efficient and appropriate response to motor vehicle accidents. To date there are 188 cameras which are in the community, parks, trails, or at the Police and Court campus.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Equipment	25,000	25,000	25,000	25,000	25,000	25,000	150,000
<b>Total</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>150,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Unfunded	25,000	25,000	25,000	25,000	25,000	25,000	150,000
<b>Total</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>150,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Surface Water  
**Contact** Engineering Manager  
**Type** Improvement  
**Useful Life**  
**Category** Surface Water  
**Priority** 1 Critical  
**Status** Pending

**Project #** D-01-03  
**Project Name** South 19th Street Culvert Removal

**Address/ Location** 19th St County Right-of-Way and Maddox Creek

**Total Project Cost:** \$100,000

**Description**  
 Location:  
 Remove 10,000 cubic yards of fill dirt and perched culvert from Maddox Creek near S. 19th Street. Remove perched culvert. Stabilize the slopes and replant. (E10 -Comp Plan 1995)

**Justification**  
 An unnecessary County and City culvert in Maddox Creek that is a fish barrier.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Construction	100,000						100,000
<b>Total</b>	<b>100,000</b>						<b>100,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
403 - Surface Water Utility Fund	100,000						100,000
<b>Total</b>	<b>100,000</b>						<b>100,000</b>

**Budget Impact/Other**  
 Skagit County is responsible for half the Centennial Grant Fund match which is 25%. The Centennial Grant Fund is in the amount of \$450,647.00.

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Surface Water  
**Contact** Engineering Manager  
**Type** Improvement  
**Useful Life** 50 Years  
**Category** Surface Water Pump Stations  
**Priority** 2 Very Important  
**Status** Active

**Project #** D-05-03  
**Project Name** West Mount Vernon Stormwater Force Main Upgrade

**Address/ Location** West Mount Vernon Stormwater Pump Station

**Total Project Cost:** \$75,000

**Description**  
 Construct 75-feet of 18-inch ductile pipe from pump discharge through dike.

**Justification**  
 Increase flow capacity to reduce storm sewer surcharges that occur during heavy rainfall.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Planning/Design			10,000				10,000
Construction				65,000			65,000
<b>Total</b>			<b>10,000</b>	<b>65,000</b>			<b>75,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
403 - Surface Water Utility Fund			10,000	65,000			75,000
<b>Total</b>			<b>10,000</b>	<b>65,000</b>			<b>75,000</b>

**Budget Impact/Other**  
 Linked Project:  
 Completed in 2017 - D-17-01 West Mount Vernon Stormwater Pump Station Back Up Generator

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Surface Water  
**Contact** Engineering Manager  
**Type** Improvement  
**Useful Life** 50 Years  
**Category** Surface Water  
**Priority** 2 Very Important  
**Status** Pending

**Project #** D-06-02  
**Project Name** Freeway Drive Stormwater Force Main Improvements

**Address/ Location** Adjacent to Freeway Dr S of College Way to Outfall

**Total Project Cost:** \$25,000

**Description**  
 Upsize the Skagit River outfall.

**Justification**  
 The force main was replaced in 2019 with the College Way Widening project, increasing capacity to convey storm water flows for future development. The work at the outfall will finish the force main upgrade.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Planning/Design	5,000						5,000
Construction	20,000						20,000
<b>Total</b>	<b>25,000</b>						<b>25,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
403 - Surface Water Utility Fund	25,000						25,000
<b>Total</b>	<b>25,000</b>						<b>25,000</b>

**Budget Impact/Other**  
 Linked Projects:  
 T-97-07 Freeway Drive (Cameron Way to College Way)  
 D-10-02 Freeway Drive Drainage System Installation  
 D-13-03 College Way Pump Station Capacity Analysis

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Surface Water  
**Contact** Engineering Manager  
**Type** Improvement  
**Useful Life**  
**Category** Surface Water  
**Priority** 2 Very Important  
**Status** Active

**Project #** D-08-01  
**Project Name** (CAO) Critical Area Ordinance Restoration Sites

**Address/ Location** City Wide

**Total Project Cost:** \$330,000

**Description**  
 Initiate and complete master planning and design, federal, state and local permitting, final design and initial implementation for priority restorations in the Mount Vernon waters/wetland reserve.

**Justification**  
 Required pursuant to the March 14, 2007, Critical Areas Ordinance update.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Planning/Design	10,000	10,000	10,000	10,000	10,000	10,000	60,000
<b>Total</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>60,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Developer	10,000	10,000	10,000	10,000	10,000	10,000	60,000
<b>Total</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>60,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Surface Water  
**Contact** Engineering Manager  
**Type** Improvement  
**Useful Life** 50 Years  
**Category** Surface Water  
**Priority** 2 Very Important  
**Status** Pending

**Project #** D-09-02  
**Project Name** Blodgett Rd Culvert Replacement/Stream Restoration

**Address/ Location** Blodgett Road at Flowers Creek

**Total Project Cost:** \$300,000

**Description**  
 Replace undersized culvert under Blodgett Road at Flowers Creek. Restore downstream channel.

**Justification**  
 Eliminates road and garage flooding. Will reduce the need for maintenance of the City's cross culvert. Removal of partial fish barrier.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Planning/Design					50,000		50,000
Construction						250,000	250,000
<b>Total</b>					<b>50,000</b>	<b>250,000</b>	<b>300,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Unfunded	250,000					50,000	300,000
<b>Total</b>	<b>250,000</b>					<b>50,000</b>	<b>300,000</b>

**Budget Impact/Other**  
 Linked Project:  
 D-00-02 South Mount Vernon Surface Water Enhancement Project

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Surface Water  
**Contact** Engineering Manager  
**Type** Improvement  
**Useful Life** 50 Years  
**Category** Surface Water  
**Priority** 2 Very Important  
**Status** Pending

**Project #** D-10-02  
**Project Name** Freeway Drive Drainage System Installation

**Address/ Location** Freeway Dr Between College Way & Riverbend Rd

**Total Project Cost:** \$200,000

**Description**  
 Installation of a drainage system along the west side of Freeway Drive from College Way to Riverbend Road.

**Justification**  
 Inadequate drainage system along the west side of Freeway Drive causes drainage issues and flooding.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Construction			200,000				200,000
<b>Total</b>			<b>200,000</b>				<b>200,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
403 - Surface Water Utility Fund			200,000				200,000
<b>Total</b>			<b>200,000</b>				<b>200,000</b>

**Budget Impact/Other**  
 Linked Projects:  
 D-06-02 Freeway Drive Stormwater Forcemain Improvements  
 T-97-07 Freeway Drive (Cameron Way to College Way)  
 T-13-03 College Way Pump Station Capacity Analysis

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Surface Water  
**Contact** Engineering Manager  
**Type** Improvement  
**Useful Life** 60 Years  
**Category** Surface Water Pump Stations  
**Priority** 1 Critical  
**Status** Active

**Project #** D-12-01  
**Project Name** Storm System Restoration Program

**Address/ Location** City Wide

**Total Project Cost:** \$2,010,000

**Description**  
 Annual storm system restoration program which includes inspection, pipe lining, manhole grouting, and replacement of storm system infrastructure.

**Justification**  
 Sustain a functional stormwater collection system.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Construction	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
<b>Total</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>1,200,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
403 - Surface Water Utility Fund	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
<b>Total</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>200,000</b>	<b>1,200,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Surface Water  
**Contact** Engineering Manager  
**Type** Improvement  
**Useful Life**  
**Category** Surface Water  
**Priority** 2 Very Important  
**Status** Active

**Project #** D-14-01  
**Project Name** Logan Creek Stream Restoration Project

**Address/ Location** Tributary to Trumpeter Creek near Stonebridge Way

**Total Project Cost:** \$50,000

**Description**  
 Place grade control weirs to along the stream channel to prevent down cutting and erosion.

**Justification**  
 Stabilize the stream channel and improve habitat.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Planning/Design		15,000					15,000
Construction		35,000					35,000
<b>Total</b>		<b>50,000</b>					<b>50,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
403 - Surface Water Utility Fund		50,000					50,000
<b>Total</b>		<b>50,000</b>					<b>50,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Surface Water  
**Contact** Engineering Manager  
**Type** Improvement  
**Useful Life**  
**Category** Surface Water  
**Priority** 2 Very Important  
**Status** Pending

**Project #** D-18-01  
**Project Name** S 13th St Drainage System Analysis & Construction

**Address/ Location** Main Trunk Drainage System E Section - E Blackburn

**Total Project Cost:** \$390,000

**Description**  
 Analysis and construction of a project to reduce road flooding along South 13th Street, Hillcrest Park Way, and East Blackburn Road.

**Justification**  
 Roads and properties in this area flood on an annual basis. The proposed project will reduce the flooding frequency of the roads and properties along South 13th Street.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Planning/Design				90,000			90,000
Construction					300,000		300,000
<b>Total</b>				<b>90,000</b>	<b>300,000</b>		<b>390,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
403 - Surface Water Utility Fund				90,000	300,000		390,000
<b>Total</b>				<b>90,000</b>	<b>300,000</b>		<b>390,000</b>

**Budget Impact/Other**  
 Linked Project:  
 D-09-02 Blodgett Road Culvert Replacement & Stream Restoration

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Surface Water  
**Contact** Engineering Manager  
**Type** Improvement  
**Useful Life**  
**Category** Surface Water Pump Stations  
**Priority** 1 Critical  
**Status** Active

**Project #** D-19-01  
**Project Name** Park Street Pump Station Upgrade

**Address/ Location** Park Street Pump Station

**Total Project Cost:** \$1,100,000

**Description**  
 The 80-year old Park Station needs to be updated and rebuilt.

**Justification**  
 This is the oldest pump station in the system and overdue for rebuild.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Planning/Design				100,000			100,000
Construction						1,000,000	1,000,000
<b>Total</b>				<b>100,000</b>		<b>1,000,000</b>	<b>1,100,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
403 - Surface Water Utility Fund				100,000		1,000,000	1,100,000
<b>Total</b>				<b>100,000</b>		<b>1,000,000</b>	<b>1,100,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Transportation  
**Contact** Public Works Director  
**Type** Improvement  
**Useful Life** 20 years  
**Category** Street Reconstruction  
**Priority** 1 Critical  
**Status** Active

**Project #** T-00-02  
**Project Name** Local Street Improvements

**Address/ Location** City Wide

**Total Project Cost:** \$9,600,000

**Description**  
 Repair, reconstruct, or resurface local streets, including ADA corner ramp improvements T16-01 American Disability Act (ADA), including labor, equipment, and material to make safety and operational improvements.

**Justification**  
 Maintain existing street system and ADA compliance.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Construction	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	9,600,000
<b>Total</b>	<b>1,600,000</b>	<b>1,600,000</b>	<b>1,600,000</b>	<b>1,600,000</b>	<b>1,600,000</b>	<b>1,600,000</b>	<b>9,600,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
117 - Transportation Benefit District	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
314 - REET II (for Streets ONLY)	600,000	600,000	600,000	600,000	600,000	600,000	3,600,000
<b>Total</b>	<b>1,600,000</b>	<b>1,600,000</b>	<b>1,600,000</b>	<b>1,600,000</b>	<b>1,600,000</b>	<b>1,600,000</b>	<b>9,600,000</b>

**Budget Impact/Other**  
 None

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Transportation  
**Contact** Public Works Director  
**Type** Maintenance  
**Useful Life** 20 years  
**Category** Street Construction  
**Priority** 1 Critical  
**Status** Active

**Project #** T-07-02  
**Project Name** Signal Maintenance Program

**Address/ Location** City Wide

**Total Project Cost:** \$360,000

**Description**  
 Replacement of aging signal equipment.

**Justification**  
 Maintain existing signal system.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Construction	45,000	45,000	45,000	45,000	45,000	45,000	270,000
<b>Total</b>	<b>45,000</b>	<b>45,000</b>	<b>45,000</b>	<b>45,000</b>	<b>45,000</b>	<b>45,000</b>	<b>270,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
314 - REET II (for Streets ONLY)	10,000	10,000	10,000	10,000	10,000	35,000	85,000
101 - Street Fund	35,000	35,000	35,000	35,000	35,000	10,000	185,000
<b>Total</b>	<b>45,000</b>	<b>45,000</b>	<b>45,000</b>	<b>45,000</b>	<b>45,000</b>	<b>45,000</b>	<b>270,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Transportation  
**Contact** Public Works Director  
**Type** Improvement  
**Useful Life** 20 years  
**Category** Street Construction  
**Priority** 3 Important  
**Status** Pending

**Project #** T-07-06  
**Project Name** 18th/Blackburn Intersection Improvements

**Address/ Location** Intersection (Blackburn/18th)

**Total Project Cost:** \$700,000

**Description**  
 Intersection improvements may include traffic signal, roundabout, and or turn lanes.

**Justification**  
 Improvements to intersection to accommodate increased traffic volumes at the intersection.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Planning/Design						100,000	100,000
Construction						600,000	600,000
<b>Total</b>						<b>700,000</b>	<b>700,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Developer (Unfunded)					700,000		700,000
<b>Total</b>					<b>700,000</b>		<b>700,000</b>

**Budget Impact/Other**

# Capital Improvement Plan

## City of Mount Vernon, Washington

2020 *thru* 2025

**Department** Transportation  
**Contact** Public Works Director  
**Type** Improvement  
**Useful Life**  
**Category** Street Construction  
**Priority** 2 Very Important  
**Status** Active

**Project #** T-08-01  
**Project Name** Sidewalk Gap Program

**Address/ Location** City Wide

**Total Project Cost:** \$400,000

**Description**  
 Construct new sidewalks that fill in critical gaps at various locations city wide. Program intended to augment, not replace, the City's existing Sidewalk Replacement Program and ADA Ramp Replacement Program.

**Justification**  
 Project locations would be selected based on need to improve the following: safe routes to schools, high pedestrian vehicle conflict locations, connection to parks and other high pedestrian generators.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Construction	50,000	50,000	50,000	50,000	50,000	50,000	300,000
<b>Total</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>300,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
117 - Transportation Benefit District	50,000	50,000	50,000	50,000	50,000	50,000	300,000
<b>Total</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>300,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Transportation  
**Contact** Public Works Director  
**Type** Improvement  
**Useful Life** 40 years  
**Category** Street Construction  
**Priority** 1 Critical  
**Status** Active

**Project #** T-16-01  
**Project Name** ADA Sidewalk Transition Program

**Address/ Location** City Wide

**Total Project Cost:** \$1,150,000

**Description**  
 Improve sidewalks at various locations city wide to meet the Americans with Disabilities Act access standards.

**Justification**  
 Project locations would be selected based on need and requirement to meet ADA access within Public Right of Way.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Construction	450,000	100,000	100,000	100,000	100,000	100,000	950,000
<b>Total</b>	<b>450,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>950,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
117 - Transportation Benefit District	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Transportation Improvement Board	350,000						350,000
<b>Total</b>	<b>450,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>950,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Transportation  
**Contact** Public Works Director  
**Type** Improvement  
**Useful Life**  
**Category** Park Trails & Paths  
**Priority** n/a  
**Status** Active

**Project #** T-19-02  
**Project Name** Kulshan Trail Lighting Project

**Address/ Location** Kulshan Trail (Riverside Dr to 18th St)

**Total Project Cost:** \$255,175

**Description**  
 Install pedestrian lighting adjacent to Kulshan Trail (Riverside to 18th St.)

**Justification**  
 Improve safety of Kulshan Trail and extend hours of trail use.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Planning/Design	21,625						21,625
Construction			233,550				233,550
<b>Total</b>	<b>21,625</b>		<b>233,550</b>				<b>255,175</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
TAP Federal Grant	21,625		233,550				255,175
<b>Total</b>	<b>21,625</b>		<b>233,550</b>				<b>255,175</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Transportation  
**Contact** Public Works Director  
**Type** Improvement  
**Useful Life** 20 years  
**Category** Street Construction  
**Priority** 1 Critical  
**Status** Active

**Project #** T-97-07  
**Project Name** Freeway Dr (Cameron Way to College Way)

**Address/ Location** Freeway Dr (Cameron - College Way)

**Total Project Cost:** \$2,185,000

**Description**  
Widen to 41-feet, construct sidewalk on west side of roadway and storm drainage.

**Justification**  
Provide pedestrian, bike facilities.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Planning/Design	274,900						274,900
Construction						1,910,100	1,910,100
<b>Total</b>	<b>274,900</b>					<b>1,910,100</b>	<b>2,185,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
117 - Transportation Benefit District	50,000					100,000	150,000
Unfunded STP Regional	224,900			568,000		1,242,100	1,242,100
<b>Total</b>	<b>274,900</b>			<b>568,000</b>		<b>1,342,100</b>	<b>2,185,000</b>

**Budget Impact/Other**  
None

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** TV10  
**Contact** I.S. Director  
**Type** Equipment  
**Useful Life**  
**Category** Equipment: Miscellaneous  
**Priority** 2 Very Important  
**Status** Active

**Project #** TV-20-01  
**Project Name** Studio Video Switcher

Address/ Location

**Total Project Cost:** \$30,000

**Description**  
 Studio Video Mixer and production switcher used to control cameras, audio and recordings of Council meetings and misc inhouse productions.

**Justification**  
 Current switcher is 8 years old, need to upgrade not only to replace the aging system, but to enhance the quality of the productions.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Equipment	30,000						30,000
<b>Total</b>	<b>30,000</b>						<b>30,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
110 - Government Access	30,000						30,000
<b>Total</b>	<b>30,000</b>						<b>30,000</b>

# Capital Improvement Plan

## City of Mount Vernon, Washington

2020 *thru* 2025

**Department** Wastewater  
**Contact** Wastewater Plant Supervisor  
**Type** Improvement  
**Useful Life**  
**Category** Wastewater - Plant  
**Priority** 1 Critical  
**Status** Active

**Project #** S-02-04  
**Project Name** Wastewater Treatment Plant Upgrade

**Address/ Location** 1401 Britt Road, Wastewater Treatment Plant

**Total Project Cost:** \$825,000

**Description**

Project would include, increased influent pumping capabilities, and CSO regulator gate automation at Harrison and Hazel Street. Work is based on the CSO Reduction Assessment Report by HDR Engineering.

Evaluate Kulshan Interceptor storage potential, evaluate recent changes to CSO operation.

**Justification**

This project will continue to assure compliance with Department of Ecology's CSO requirements of no more than 1 CSO per year on average by December 2022. The project is fundamental in meeting the hydraulic capacity of the WWTP consistent with growth and load projections.

Expenditures	2020	2021	2022	2023	2024	2025	Total
Construction	100,000						100,000
<b>Total</b>	<b>100,000</b>						<b>100,000</b>

Funding Sources	2020	2021	2022	2023	2024	2025	Total
412 - Sewer Capital Reserve Fund	100,000						100,000
<b>Total</b>	<b>100,000</b>						<b>100,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Wastewater  
**Contact** Wastewater Plant Supervisor  
**Type** Improvement  
**Useful Life**  
**Category** Wastewater - Plant  
**Priority** 1 Critical  
**Status** Active

**Project #** S-07-04  
**Project Name** Sewer Restoration Program

**Address/ Location** City Wide

**Total Project Cost:** \$6,000,000

**Description**  
 Annual sewer system restoration program which includes pipe and manhole replacement or restoration.

**Justification**  
 Sustain a functioning sewer collection system, improve access to sewer system, reduce ground water infiltration.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Construction	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
<b>Total</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>6,000,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
412 - Sewer Capital Reserve Fund	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	6,000,000
<b>Total</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>6,000,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Wastewater  
**Contact** Wastewater Plant Supervisor  
**Type** Improvement  
**Useful Life**  
**Category** Wastewater - Plant  
**Priority** 1 Critical  
**Status** Active

**Project #** S-12-04  
**Project Name** Supernatant Tank

**Address/ Location** Wastewater Treatment Plant

**Total Project Cost:** \$225,000

**Description**  
 To increase longevity of our digested sludge holding tank by coating the walls and floor of the supernatant tank.

**Justification**  
 The tank was built in 1940 and is in need of work on the concrete surfaces to increase useful life.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Construction		225,000					225,000
<b>Total</b>		<b>225,000</b>					<b>225,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
412 - Sewer Capital Reserve Fund		225,000					225,000
<b>Total</b>		<b>225,000</b>					<b>225,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Wastewater  
**Contact** Wastewater Plant Supervisor  
**Type** Improvement  
**Useful Life**  
**Category** Building Improvements  
**Priority** 1 Critical  
**Status** Active

**Project #** S-19-01  
**Project Name** Addition to Administration Building

Address/ Location

**Total Project Cost:** \$999,800

**Description**  
 1,600 sf addition for lunch/training room, conference room, restroom, computer server room, and locker room.  
 1,300 sf remodel of existing locker room, control room, office space, and map and copy room.  
 Addition of ADA access ramp to main entrance.

**Justification**  
 Current administration building was constructed in 1974 and is too small for current staff level.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Construction		875,000					875,000
<b>Total</b>		<b>875,000</b>					<b>875,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
411 - Sewer Expansion Fund		437,500					437,500
412 - Sewer Capital Reserve Fund		437,500					437,500
<b>Total</b>		<b>875,000</b>					<b>875,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Wastewater  
**Contact** Wastewater Plant Supervisor  
**Type** Improvement  
**Useful Life** 30 years  
**Category** Wastewater - Plant  
**Priority** 3 Important  
**Status** Active

**Project #** S-20-01  
**Project Name** Auger and Scale System for Screw Press

Address/ Location

**Total Project Cost:** \$750,000

**Description**  
 Replace existintg auger for screw press.  
 Add new scale on biosolids truck and integration with screw press control panel.

**Justification**  
 Allows the plant to run screw press in full automation to shut down when truck maximum weight is met.

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Construction			750,000				750,000
<b>Total</b>			<b>750,000</b>				<b>750,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
411 - Sewer Expansion Fund			375,000				375,000
412 - Sewer Capital Reserve Fund			375,000				375,000
<b>Total</b>			<b>750,000</b>				<b>750,000</b>

**Budget Impact/Other**

**Capital Improvement Plan**  
**City of Mount Vernon, Washington**

2020 *thru* 2025

**Department** Wastewater  
**Contact** Wastewater Plant Supervisor  
**Type** Improvement  
**Useful Life** 30 years  
**Category** Wastewater - Plant  
**Priority** 1 Critical  
**Status** Active

**Project #** S-20-02  
**Project Name** Influent Header and Pump Upgrade

Address/ Location

**Total Project Cost:** \$1,750,000

**Description**  
 Reduce influent pump station header velocity by increasing pipe size from 20" to 30" from the influent pump station to the 30" force main installed in 2008 upgrade.  
 Install two new influent pumps to reduce potential for ragging of pumps and to help increase pump capacity.

**Justification**  
 Will allow for safer pumping at higher volumes and increase overall hydraulic pumping ability, potentially eliminating future CSO's

<b>Expenditures</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
Planning/Design				150,000			150,000
Construction				1,600,000			1,600,000
<b>Total</b>				<b>1,750,000</b>			<b>1,750,000</b>

<b>Funding Sources</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
411 - Sewer Expansion Fund				1,750,000			1,750,000
<b>Total</b>				<b>1,750,000</b>			<b>1,750,000</b>

**Budget Impact/Other**