

**SULTAN CITY COUNCIL
AGENDA ITEM COVER SHEET**

ITEM NO: D-2
DATE: October 18, 2007
SUBJECT: 2008 Capital Budget

CONTACT PERSON: Deborah Knight, City Administrator



SUMMARY:

This staff report presents the 2008 Capital Budget and lays the foundation for future discussion and adoption of the 2009-2014 Six-Year Capital Improvement Plan.

STAFF RECOMMENDATION:

City Staff recommend the City Council discuss the proposed 2008 Capital project expenditures as outlined in Attachment A.

2008 Capital Budget

The attached 2008 Capital Budget outlines the proposed project expenditures and funding sources for the capital projects the city will be working on in the coming year. Capital project expenditures for 2008 must be included in the city's adopted 2008 Budget.

The policy question for the City Council is whether the capital projects, proposed expenditures, and revenue sources address the city's short- and long-range capital investment priorities. In other words, are these the projects Council wants to focus on in the coming year, are the expenditures adequate for the level of work, and are the funding sources appropriate? Attachment A includes the complete list of proposed projects and expenditures.

City staff have reviewed the proposed capital project expenditures against available revenues. Page 2 of Attachment A provides a detail of capital fund beginning balances for 2008, expected revenues for each fund, and the proposed project expenditures.

If projects and expenses proceed as planned, the city should have approximately \$2,374,330 million at the beginning of 2009 to fund completion of on-going projects and add new projects to the list. The majority of the balance is from water utility reserves (\$462,347) and anticipated grants (\$1,467,831).

2008 Funding Source	2008 Beginning Balance	Anticipated 2008 Revenues	2008 Total
Real Estate Excise Tax 1	\$162,500	\$62,500	\$225,000
Real Estate Excise Tax 2	\$162,500	\$62,500	\$225,000
Transportation Impact Fees	\$652,000	\$56,947	\$708,947
Park Impact Fees	\$153,739	\$105,865	\$259,604
Sewer System Imp.	\$27,318	\$167,456	\$194,744
Water Utility Reserve	\$1,124,500	\$162,847	\$1,287,347
Surface Water Utility	\$0	\$50,000	\$50,000
Grants	\$1,250,000	\$1,603,914	\$2,853,914
Loans (PWTF)	\$500,000	\$0	\$500,000
Private Contributions	\$0	\$10,000	\$10,000
Developer Contributions (Twin Rivers RR crossing)	\$0	\$10,000	\$10,000
Special Parks Fund (Treasurer's Trust)	\$138,217	\$0	\$138,217
Total revenues	\$4,170,774	\$2,272,029	\$6,442,803
Total 2008 proposed construction expenses			<\$3,443,473>
Transfer Debt Service			<625,000>
2009 Ending Balance			\$2,374,330

Real Estate Excise Tax

Sultan has levied two 1/4% real estate excise taxes. Each 1/4% should yield approximately \$62,500 in revenue annually. Currently the two 1/4% taxes are commingled. The revenue is allocated to the Capital Projects Fund.

The Revised Code of Washington 82.46 authorizes a real estate excise tax levy of 1/4%.

The Growth Management Act authorizes another 1/4% real estate excise tax to be used primarily for financing capital facilities specified in the city's capital facilities plan. Revenues from this tax must be used for financing capital facilities specified in the city's capital facilities plan.

Staff recommend creating a separate Special Capital Projects Fund for REET 2 revenues

REET 2 (second 1/4% real estate excise tax revenue) funds are restricted and may only be used for the following:

1) The planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation or improvement of: streets, roads, sidewalks, street and road lighting systems, and storm and sanitary sewer systems, and

2) The planning, construction, reconstruction, repair, rehabilitation, or improvement of parks and recreation facilities.

	REET 1	REET 2
2008 Beginning Balance	\$162,500	\$162,500
2008 Revenues	\$62,500	\$62,500
Total Revenues	\$225,000	\$225,000

2008 Expenditures		
Debt Service	\$125,000	
Sultan Basin Rd Overlay		\$200,000
Skate Park	\$75,000	
Ending Balance	\$25,000	\$25,000

Transportation Impact Fees

The Transportation Impact Fee collects fees from developers for transportation construction and engineering costs. The fee is based on the number of car trips a development will generate and how those trips will impact areas of the city. Impact fee revenue is dependent on the types and level of development within the city. The fee is currently \$1,837 per peak hour trip. The estimated revenue is \$56,947 and is based on 31 single family building permits in 2008.

Park Impact Fees

The Park Impact Fee was established to set aside money for park facility planning, land acquisition, site improvements, construction, and engineering costs. The fee was increased to \$3,415 per residential and multi-family dwelling unit in 2006. The estimated revenue from this tax is expected to be \$105,865 and is based on 31 single family building permits in 2008.

	Transportation Impact Fee	Park Impact Fee
2008 Beginning Balance	\$652,000	\$153,739
2008 Revenues	\$56,947	\$105,865
Total Revenues	\$708,947	\$259,604

2008 Expenditures		
Debt Service	\$0	\$0
Sultan Basin Rd Sidewalk	\$500,000	
Park – west side		\$120,173
Ending Balance	\$208,947	\$139,431

Sewer System Improvement Fund

The Sewer System Improvement fund was established to fund construction, reconstruction, and expansion of sewer lines, treatment plants, and other related facilities and to reduce infiltration and inflow into the sewer treatment plant.

The City Council has made a policy decision that 40% of the revenues that come from new connection fees (general facility charge) will be dedicated to sewer system improvements. The remaining 60% of the fee will be used to pay for debt service. For example, 40% of the general facilities charge collected will be used to pay for the Public Works Trust Fund Loans borrowed to upgrade the existing waste water treatment plan.

The general facility charge will increase to \$11,282 on January 1, 2008. The city anticipates that two developers will pay their fees in 2007 prior to the fee increase. The city anticipates collecting general facility charges for approximately 26 building permits in 2008.

Water System Improvement Fund

The Water System Improvement Fund is used for the construction, extension, repair and betterment of the municipal water system, and headworks and reservoir, or for the purchase of rights-of-way, and/or necessary land.

The fee to connect to the water system is \$5,254 per equivalent residential unit. The city anticipates 31 new connections in 2008 generating approximately \$162,847 in revenues.

The city is currently allocating \$500 of the water connection fee (water general facility charge) to debt service.

City staff recommend that a Water Rate Study be completed to determine if adequate funding is available for future capital needs and debt service needs.

	Sewer Capital	Water Capital
2008 Beginning Balance	\$27,318	\$1,124,500
2008 Revenues	\$167,456	\$162,847
Total Revenues	\$194,774	\$1,287,347

2008 Expenditures		
Debt Service	\$0	\$500,000
Highlevel reservoir and transmission line - Design		\$200,000
Sultan Basin Rd - waterline		\$100,000
Sultan River Crossing, 12" - Design only		\$25,000
Inflow and Infiltration Rehabilitation	\$60,000	
Sultan River Crossing, 12" force main - design only	\$25,000	
Waste water treatment plant - short term	\$109,000	
Ending Balance	\$774	\$462,347

Surface Water Capital Reserve

The Surface Water Reserve Fund will be established with surplus monies from the Surface Water Utility Fund for the planning, acquisition, construction, reconstruction, repair, rehabilitation, or improvement of surface water or stormwater facilities. The Utility is expected to go into effect in January 2008. City staff recommend setting aside \$50,000 from the utility fees to fund surface water capital projects. No projects are planned in 2008 in order to allow the fund to build sufficient revenues for future projects as identified in the Storm Water Quality Report adopted by the City Council in 2006.

	Storm Water Capital Reserve
2008 Beginning Balance	\$0
2008 Revenues	\$50,000
Total Revenues	\$50,000

2008 Expenditures	
Debt Service	\$0
Ending Balance	\$50,000

Grants

The city will complete construction on a number of grant funded projects in 2007. However, final billing, project acceptance and the release of retainage, in accordance with state law, will keep the following projects on the books into 2008:

Date Avenue Phase II -	\$185,000	Community Development Block Grant
Light Guard Crossing -	\$60,000	Community Development Block Grant
Reese/Sportsmen Parks -	\$111,256	Community Development Block Grant

The city is working to build funding for Sultan Basin Road Phase III

Award	Year	Phase	Source
\$1,009,000	2006	Design and property acquisition	Puget Sound Regional Council - Transportation Improvement Board (PSRC-TIB)
\$250,000	2007	Design	Puget Sound Regional Council - Rural Town Corridors
\$500,000	2008	Construction	Surface Transportation Projects (Rural) - STP(R)
Total \$1,759,000			

New Grant Applications for 2008

Although the city may receive grant funding in a particular year, it typically takes two years to complete the grant paperwork and begin the design process. Construction usually follows in the second or third year following the grant award.

2nd Street – Phase II may be an exception as Phase I design is complete and waiting award of funding for Phase II to begin.

Project	Award Amount	Phase	Source
6 th Street Overlay	\$61,816	Design/ Construction	Puget Sound Regional Council - Transportation Improvement Board (PSRC-TIB)
6 th Street Sidewalk	\$12,271	Design/ Construction	Puget Sound Regional Council - Transportation Improvement Board (PSRC-TIB)
2 nd Street Reconstruction - Phase II	\$250,000	Construction	Community Development Block Grant (CDBG)
Sultan Basin Road – Phase III	\$500,000	Construction	Surface Transportation Projects (Rural) – STP(R)
Sultan Basin Community Park	\$500,000	Acquisition	IAC (Interagency Committee for Outdoor Recreation):
Park – Westside	\$279,827	Acquisition	FEMA/Hazard Mitigation
Total	\$1,603,914		

Debt

The city received a \$1,000,000 Public Works Trust Fund Loan in 2006 for engineering and design of the Waste Water Treatment Plant Upgrade.

City staff are uncertain at this point whether the city will receive sufficient connection fees to cover the cost of the loan payment if the city takes the final \$500,000 draw in 2008. Staff will return to Council in December or January with an update and recommendation.

The Washington State Public Works Board offered the city of Sultan a \$1 million dollar pre-construction low interest loan for design of the Waste Water Treatment Facility. At

the September 28, 2006 Council meeting, the city Council approved a 2% interest Public Works Trust Fund Loan (PWTF) with a 5% match over 5 years. The city's match is \$50,000 and will be paid from a combination of connection fees and private development funds. This is a five-year loan with interest only due in 2007. On the current work schedule, the city will have completed the loan draws by 2008 and will need to make Principal and Interest payments on the loan.

The city has made one draw of \$250,000. The city will have to take a second draw of \$250,000 shortly to pay for the MBR engineering and design. Payments are made annually. The first payment is an interest only payment and is due on June 1, 2007. The second payment is a principal and interest payment due on June 1, 2008.

The city may convert to a loan when the project is closed out. The loan can be converted to a 20-year loan after the project goes to bid. Converting to a 20-year loan will reduce the city's annual loan payments.

The total cost for the design phase is \$1.8 million. To date the city has \$1 million in secured PWTF loan money and will need to secure an additional \$800,000 to complete the design. At the current connection fee rate, that equates to 88 new connections and 100% capacity about 2012. Since design, permitting and construction will take at least three years, the process of adding capacity will need to start about 2008. The PWTF loan will fund the design phase.

Private and Developer Contributions

The city receives contributions toward capital projects from private parties and developers. There is a place holder in the 2008 capital budget for improvements to the rail road crossing at Foundry Drive.

2009-2014 Capital Improvement Plan

The capital budget should not be confused with the Capital Improvement Program (CIP). The capital budget represents the first year of the Capital Improvement Plan. The capital budget is a city's annual appropriation for capital spending and is the legally adopted city budget. The capital budget authorizes specific projects and appropriates specific funding for those projects. The capital budget is usually adopted in conjunction with the the city's operating budget and provides the legal authority to proceed with specific projects.

Projects and financing sources listed in the CIP for years other than Year 1 (years 2-6) are not authorized until the annual budget for those years is legally adopted. Years 2-6 serve only as a guide for future planning and are subject to further review and modification in subsequent years.

With approval of the proposed 2008 Capital Budget, the city will be ready to begin the process of evaluating and prioritizing projects for the 2009-2014 Capital Improvement Plan. The CIP is the tool for evaluating, planning and implementing the recommendations of individual studies such as the Industrial Park Master Plan, General Sewer Plan, Water System Plan, and Water Quality Report, and to meet concurrency requirements (public improvements made concurrent with growth) under the Growth Management Act. The city will need to begin the process of preparing the 2009-2014 Six-Year CIP in order to have capital project expenses and funding sources identified for the 2009 budget.

RECOMMENDATION:

Council discuss the proposed 2008 Capital project expenditures as outlined in Attachment A.

COUNCIL ACTION:

DATE:

Capital Budget
2008

Year Complete	2008 CIP Expenditures				2008 CIP Expenditures			
	Sultan	Grants	Total Project Cost	Engineering	Design	Construction	Property Buy	CIP Expense
Motorized								
2009	\$0	\$25,000	\$25,000	\$5,000	\$20,000	\$0	\$0	\$25,000
2009	\$0	\$61,816		\$0	\$0	\$0	\$0	\$0
2008	\$0	\$185,000	\$185,000	\$5,000	\$0	\$180,000	\$0	\$185,000
2009	\$5,000	\$5,000	\$10,000	\$5,000	\$5,000	\$0	\$0	\$10,000
2008	\$200,000	\$0	\$200,000	\$5,000	\$20,000	\$175,000	\$0	\$200,000
2011	\$0	\$720,000	\$720,000	\$25,000	\$245,000	\$0	\$450,000	\$720,000
Non-Motorized								
2008	\$0	\$60,000	\$60,000	\$5,000	\$0	\$55,000	\$0	\$60,000
2008	\$500,000	\$0	\$500,000	\$5,000	\$20,000	\$475,000	\$0	\$500,000
Parks								
2009	\$120,173	\$278,827	\$400,000	\$5,000	\$0	\$0	\$395,000	\$400,000
2008	\$138,217	\$111,256	\$249,473	\$5,000	\$0	\$244,473	\$0	\$249,473
2008	\$75,000	\$0	\$75,000	\$5,000	\$10,000	\$60,000	\$0	\$75,000
Water								
2008	\$200,000	\$0	\$200,000	\$200,000	\$0	\$0	\$0	\$200,000
2008	\$100,000	\$0	\$100,000	\$5,000	\$0	\$95,000	\$0	\$100,000
2008	\$25,000	\$0	\$25,000	\$5,000	\$20,000	\$0	\$0	\$25,000
Sewer								
2013	\$60,000	\$0	\$60,000	\$60,000	\$0	\$0	\$0	\$60,000
2008	\$25,000	\$0	\$25,000	\$5,000	\$20,000	\$0	\$0	\$25,000
2008	\$109,000	\$0	\$109,000	\$0	\$0	\$109,000	\$0	\$109,000
2012	\$500,000	\$0	\$500,000	\$0	\$500,000	\$0	\$0	\$500,000
Facilities								
				\$345,000	\$960,000	\$1,399,473	\$845,000	\$3,443,473
TOTAL				\$2,057,390	\$1,386,083	\$3,443,473	\$0	\$0

Capital Budget 2008

2008 CIP Revenues/Expenditures													
261	REET 1 Capital Project Fund	REET 2 Capital Project Fund	Trans. Impact Fee	Park Impact Fee	Sewer System Improvement General Facility Charge	Water Utility Reserve	Surface Water	Grant	Debt	Private Contributions	Developer Contributions (fee-in-lieu)	Special Parks Fund (Treasurer's Trust)	Rev Totals
	Beginning Balance 2008	\$162,500	\$652,000	\$153,739	\$27,318	\$1,124,500	\$0	\$1,250,000	\$500,000	\$0	\$0	\$138,217	\$4,170,774
	Revenues 2008	\$62,500	\$66,947	\$105,865	\$167,456	\$162,847	\$50,000	\$1,603,914	\$0	\$10,000	\$10,000	\$0	\$2,272,029
	Transfer Debt Service	-\$125,000				-\$500,000							-\$625,000
	Total Revenues	\$0	\$100,000	\$225,000	\$708,947	\$259,604	\$194,774	\$2,853,914	\$500,000	\$10,000	\$10,000	\$138,217	\$5,517,803
	2nd Street Reconstruction - Phase I and II							25,000					25,000
	6th Street Overlay												
	Date Avenue - Phase II							185,000					185,000
	Railroad Crossing Improvements							5,000			5,000		10,000
	Sultan Basin Road - Overlay												200,000
	Sultan Basin Rd - Phase III												720,000
	Non-Motorized												
	Light guard crossing							60,000					60,000
	Sultan Basin Rd Sidewalk												500,000
	Parks												
	Park - Westside							279,827					400,000
	Reese/Sportsmans Parks							111,256				138,217	249,473
	Skate Park												75,000
	Water												
	Highlevel reservoir and transmission line - Design Only								200,000				200,000
	Sultan Basin Rd - waterline												100,000
	Sultan River Crossing, 12" - Design only												25,000
	Sewer												
	Inflow and Infiltration Rehabilitation												60,000
	Sultan River Crossing, 12" force main - design only												25,000
	Waste water treatment plant - short term												109,000
	Waste water treatment plant - MBR												500,000
	Facilities												
	Total Expenditures	\$0	75,000	200,000	500,000	120,173	194,000	1,385,083	500,000		5,000	138,217	3,443,473
	Ending Fund Balance	\$0	25,000	25,000	208,947	462,347	50,000	1,487,831		10,000	5,000		2,374,330

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**CITY OF SULTAN
DEVELOPMENT PROJECT BUILDOUT ESTIMATE**

Development	# Dwelling Units	Building Permits		Traffic Impact Fees		Park Impact Fees		School Impact Fees		Water GFC		Sewer	
		Year	\$2,000/lot	Year	\$1837 /ERU	Year	\$3415/ERU	Year	\$2878/ERU (2008)	Year	\$5,254/ERU		
2007													
George	6	2007	\$ -	2007	\$ -	2009	\$ 20,490	2007	\$ -	2010	\$ -	2007	\$ -
Denali Ridge	15	2007	\$ 20,000	2007	\$ -	2008	\$ 51,225	2007	\$ -	2008	\$ -	2006	\$ -
Timber Ridge	15	2007	\$ 30,000	2007	\$ 27,555	2008	\$ 51,225	2007	\$ 43,170	2008	\$ 78,810	2008	\$ -
Total 2007	36		\$ 50,000		\$ 27,555		\$ 122,940		\$ 43,170		\$ 78,810		\$ -
2008													
George	6	2008	\$ 12,000	2008	\$ 11,022	2010	\$ 20,490	2008	\$ 10,038	2009	\$ 31,524	2007	\$ -
Denali Ridge	15	2008	\$ 10,000	2008	\$ 27,555	2010	\$ 51,225	2008	\$ 43,170	2009	\$ 78,810	2006	\$ -
Timber Ridge	10	2008	\$ 20,000	2008	\$ 18,370	2009	\$ 34,150	2008	\$ 28,780	2009	\$ 52,540	2009	\$ -
Total 2008	31		\$ 42,000		\$ 56,947		\$ 105,865		\$ 81,988		\$ 162,874		\$ -
2009													
Steen Park	12	2008	\$ 24,000	2008	\$ 22,044	2008	\$ 40,980	2008	\$ 34,536	2009	\$ 63,048	2009	\$ -
Caleb Court	7	2009	\$ 14,000	2009	\$ 12,859	2009	\$ 23,905	2009	\$ 20,146	2010	\$ 36,778	2010	\$ -
Twin Rivers	5	2009	\$ 10,000	2009	\$ 9,185	2009	\$ 17,075	2009	\$ 14,390	2010	\$ 26,270	2010	\$ -
Vodnick	12	2009	\$ 24,000	2009	\$ 22,044	2010	\$ 40,980	2009	\$ 34,536	2010	\$ 63,048	2010	\$ -
Hammer	8	2009	\$ 16,000	2009	\$ 14,696	2009	\$ 27,320	2009	\$ 23,024	2010	\$ 42,032	2010	\$ -
A.J's	20	2009	\$ 40,000	2009	\$ 36,740	2008	\$ 68,300	2009	\$ 57,560	2010	\$ 105,080	2010	\$ -
Timber Ridge	9	2009	\$ 18,000	2009	\$ 16,533	2008	\$ 30,735	2009	\$ 25,902	2010	\$ 47,266	2010	\$ -
Skoglund	10	2009	\$ 20,000	2009	\$ 18,370	2008	\$ 34,150	2009	\$ 28,780	2010	\$ 52,540	2010	\$ -
Green	13	2009	\$ 26,000	2009	\$ 23,881	2009	\$ 44,395	2009	\$ 37,414	2010	\$ 68,302	2010	\$ -
Total 2009	77		\$ 154,000		\$ 141,449		\$ 327,840		\$ 221,606		\$ 504,384		\$ -

Development revenues
Buildout by year
10/12/2007 msk