



**MONROE CITY COUNCIL  
Transportation/Planning, Parks & Recreation,  
and Public Works Committee Meeting**

Tuesday, May 7, 2019, 5:30 P.M.  
Monroe City Hall

**2019 Committee**  
Councilmembers  
Ed Davis  
Jim Kamp  
Jeff Rasmussen

# AGENDA

- I. **Call to Order**
  
- II. **Approval Minutes** (March 26, 2019 & April 23, 2019)  
[Page 2] [Page 4]
  
- III. **Unfinished Business**
  
- IV. **New Business**
  - A. Six-Year Transportation Improvement Plan (TIP)  
(Public Works) [Page 6]
  
  - B. City Hall Site Selection (Public Works) [Page 16]
  
- V. **Other**
  
- VI. **Next Committee Meeting** (June 25, 2019)  
  
Agenda Items: CFP Project List Review (Public Works)
  
- VII. **Adjournment**



**MONROE CITY COUNCIL**  
**Transportation/Planning, Public Works, Parks &  
Recreation and Public Safety Committee Meeting**  
Tuesday, March 26, 2019, 6 P.M.  
Monroe City Hall

**2019 Committee**  
Councilmembers  
Ed Davis  
Jim Kamp  
Jeff Rasmussen

## **MINUTES**

### **I. Call to Order**

A regular meeting of the City of Monroe Transportation/Planning, Public Works, Parks & Recreation, and Public Safety (P4) Committee was held on March 26, 2019, at Monroe City Hall. Councilmember Rasmussen called the meeting to order at 6:09 p.m.

Council Present: Ed Davis and Jeff Rasmussen

Staff Present: Brad Feilberg, Public Works Director; Jeff Jolley, Police Chief; Deborah Knight, City Administrator; and Jakeh Roberts, Deputy Public Works Director

Citizens Present: Heather Rousey

### **II. Approval of Minutes (January 22, 2019)**

Councilmember Davis moved to approve the P4 Committee Meeting Minutes of January 22, 2019, as presented; the motion was seconded by Councilmember Rasmussen. Motion carried (2-0).

### **III. Unfinished Business - NONE**

### **IV. New Business**

#### **A. Municipal Campus Site and Partnership Evaluation (Public Works)**

Mr. Feilberg and Mr. Roberts presented background information on the charter for the City Hall site redevelopment, committee task to look into other potential sites for facilities, and site suitability criteria/weighting/ranking.

General discussion ensued regarding criteria; metrics for partnerships; planning timeframe (next thirty to forty years); pros/cons of partnering; location to be within City Limits or added through annexation; and potential locations.

#### **B. Water & Sewer Capital Fees for Affordable Housing in Downtown Zone (Public Works)**

Mr. Feilberg provided background information on capital fees, measurement, and proposed code amendments to waive fees for low-income residential.

General discussion ensued regarding zoning, discount limitations, calculation of fees, and basing fees on meter size. By consensus, the Committee recommended the proposed code amendments be brought before the full Council for their consideration.

## **V. Other**

Chief Jolley provided an update on the following items: Officer of the Year Award; Swearing-In Ceremony for a new officer; car collision involving a five-year-old; the PD Assessment RFP process; and recent activity at the Blakely nuisance property.

## **VI. Next Committee Meeting (April 23, 2019)**

The Committee confirmed the next meeting date of Tuesday, April 23, 2019, with a start time of 6 p.m.

## **VII. Adjournment**

Councilmember Rasmussen moved to adjourn the Tuesday, March 26, 2019, City Council P4 Committee Meeting; the motion was seconded by Councilmember Davis. Motion carried (2-0).

*The meeting was adjourned at 6:44 p.m.*

DRAFT



**MONROE CITY COUNCIL**  
**Transportation/Planning, Parks & Recreation, and**  
**Public Works Committee Meeting**  
Tuesday, April 23, 2019, 5 P.M.  
Monroe City Hall  
Public Works Shop, Monroe Coordination Center

**2019 Committee**  
Councilmembers  
Ed Davis  
Jim Kamp  
Jeff Rasmussen

## MINUTES

### I. Call to Order

A regular meeting of the City of Monroe Transportation/Planning, Parks & Recreation, and Public Works (P3) Committee was held on April 23, 2019, at the Monroe City Hall Public Works Shop, Monroe Coordination Center. Councilmember Rasmussen called the meeting to order at 5:05 p.m.

Council Present: Ed Davis, Jim Kamp, and Jeff Rasmussen  
Mayor Present: Geoffrey Thomas  
Staff Present: Elizabeth Adkisson, City Clerk; Brad Feilberg, Public Works Director; Becky Hasart, Finance Director; Deborah Knight, City Administrator; & Ben Swanson, Community Development Director  
Public Present: Tami Kinney & Heather Rousey

### II. Approval of Minutes (March 26, 2019)

Chairperson Rasmussen noted the minutes would be brought forward for approval at the May Committee Meeting.

### III. Unfinished Business - NONE

### IV. New Business

#### A. Vision 2050 RFP – Interviews (Administration)

*Interview Panelists: Councilmembers Davis, Kamp, and Rasmussen; Mayor Thomas; Staff: E. Adkisson, B. Feilberg, B. Hasart, D. Knight, B. Swanson; Planning Commissioner H, Rousey; and Park Boardmember T. Kinney*

#### 1. Introduction (5 p.m.)

Ms. Knight provided background information on the Vision 2050 RFP Process, proposals received and reviewed by City Staff; top two ranked proposals picked for interviews, and the interview schedule, panel, and selected questions.

#### 2. Interview 1 (5:15 to 5:45 p.m.) – Future IQ

Panel members facilitated the prepared questionnaire to representatives from Future IQ; and responded to inquiries from the interviewees.

*The meeting recessed from approximately 5:49 p.m. to 6:03 p.m.*

3. Interview 2 (6 to 6:30 p.m.) – Beckwith Consulting Group

Panel members facilitated the prepared questionnaire to representatives from Beckwith Consulting Group; and responded to inquiries from the interviewees.

*The meeting recessed from approximately 6:30 p.m. to 6:36 p.m.*

4. Discussion and Dinner (6:30 to 7 p.m.)

Panel members discussed the information provided in response to the interview questions and noted preferred providers. General discussion ensued regarding public involvement/outreach, local experience, expected deliverables, visioning versus strategic planning, and next steps in the interview process.

**V. Other -- NONE.**

**VI. Next Committee Meeting (May 7, 2019)**

The Committee confirmed the next meeting date of Tuesday, May 7, 2019, with a start time of 6 p.m.; and reviewed potential agenda items.

**VII. Adjournment**

Councilmember Kamp moved to adjourn the Tuesday, April 23, 2019, City Council P3 Committee Meeting; the motion was seconded by Councilmember Rasmussen. Motion carried (3-0).

*The meeting was adjourned at 6:55 p.m.*



**MONROE CITY COUNCIL**  
**Transportation/Planning, Parks & Recreation, and**  
**Public Works Committee Meeting**

Tuesday, May 7, 2019, 5:30 P.M.  
 Monroe City Hall

**2019 Committee**  
 Councilmembers  
 Ed Davis  
 Jim Kamp  
 Jeff Rasmussen

<b>SUBJECT:</b>	<b><i>Introduction of 2020-2025 Transportation Improvement Plan (TIP)</i></b>
-----------------	---

<b>DATE:</b>	<b>DEPT:</b>	<b>CONTACT:</b>	<b>PRESENTER:</b>	<b>ITEM:</b>
05/07/2019	Public Works Design & Construction	Scott Peterson	Scott Peterson	<b>New Business A.</b>

**Discussion:** 05/07/2019

- Attachments:**
1. 2020 - 2025 TIP
  2. 2019 - 2024 TIP (current)
  3. TIP 2020-2025 Introduction

**REQUESTED ACTION:** Discussion and direction as necessary.

**DESCRIPTION/BACKGROUND**

RCW 35.77.010 requires the City Council to adopt a six-year Transportation Improvement Plan (TIP) each year by July 1st, through a public hearing process. The 2020-2025 TIP included with this agenda bill is consistent with the 2015-2035 Comprehensive Transportation Plan adopted by the Monroe City Council on December 8, 2015. This Transportation Improvement Program focuses on projects to reduce traffic congestion and maintain roadways and, as such, is consistent with the Monroe Transportation Benefit District priorities.

This presentation is to introduce the proposed 2020-2025 TIP to the P3 Committee for discussion and recommendations. The 2020-2025 TIP will be brought before Council for the Public Hearing at a later date per the schedule below.

**IMPACT – BUDGET**

Adoption of the TIP in itself has no budget impacts.

**TIME CONSTRAINTS**

The Resolution must be adopted per state law before July 1, 2018. The following is the proposed schedule:

- |   |               |
|---|---------------|
| P3 Discussion                           | May 7, 2019   |
| Public Hearing                          | June 11, 2019 |
| 1 <sup>st</sup> Read & Adopt Resolution | June 25, 2019 |

**CITY OF MONROE 2020-2025 TRANSPORTATION IMPROVEMENT PLAN**

Priority	PROJECT		2020	2021	2022	2023	2024	2025	Total	City Funds	Other Funds
			9,291,480	2,854,929	4,734,424	9,163,984	7,020,492	2,144,539	35,209,848		
1	Road Maintenance (Transportation Benefit District)	design	30,000	30,000	30,000	30,000	30,000	30,000	180,000	0	TBD \$180,000
		R/W							-	0	-
		Const.	1,211,415	1,273,486	1,338,660	1,407,094	1,478,948	1,552,895	8,262,498	0	TBD \$8,262,498
2	E/W Connector - 191st to Chain Lake Road or Galaxy Way	design							-	0	
		R/W							-	0	
		Const.	5,600,000						5,600,000	Unfunded	
3	Tjerne Phase III (Oaks Street)	design		561,655					561,655	Unfunded	
		R/W			1,954,810				1,954,810	Unfunded	
		Const.				3,877,811			3,877,811	Unfunded	
4	Train Reduced Noise Area	design	6,103						6,103	6,103	
		R/W							-	0	
		Const.	108,046						108,046	108,046	
5	Chain Lake Road Phase 2A Multi-Purpose Trail	design							-		
		R/W							-		
		Const.	2,004,372						2,004,372	488,680	PSRC \$1,515,692
6	US Hwy 2 Non-Motorized Shared Path	design	190,781						190,781	100,531	PSRC \$90,250
		R/W							-	0	
		Const.		357,247					357,247	48,228	PSRC \$309,019
7	179th/147th Signal	design	117,610						117,610	Unfunded	
		R/W		85,775					85,775	Unfunded	
		Const.			409,122				409,122	Unfunded	
8	Chain Lake Road Phase 2B	design			420,462				420,462	Unfunded	
		R/W				2,690,550			2,690,550	Unfunded	
		Const.					4,976,645		4,976,645	Unfunded	
9	179th Ave Sidewalk 154th St - 157th Pl	design		84,700					84,700	11,500	PSRC \$73,200
		R/W			96,200				96,200	Unfunded	
		Const.				649,100			649,100	87,650	PSRC \$561,450
10	Sidewalk Improvements	design	23,153	24,310	25,526	26,802	28,142	29,549	157,482	Unfunded	
		R/W	-	6,078	6,381	6,700	7,036	7,388	33,583	Unfunded	
		Const.	-	431,678	453,263	475,927	499,721	524,707	2,385,296	Unfunded	

PSRC = Puget Sound Regional Council (FHWA)

TBD = Transportation Benefit District

**CITY OF MONROE 2019-2024 TRANSPORTATION IMPROVEMENT PLAN**

Priority	PROJECT		2019	2020	2021	2022	2023	2024	Total	City Funds	Other Funds	
			2,545,674	9,475,452	8,878,969	6,464,367	1,708,622	1,794,053	30,867,137			
1	Road Maintenance (Transportation Benefit District)	design	30,000	30,000	30,000	30,000	30,000	30,000	180,000	0	TBD \$180,000	
		R/W								-	0	-
		Const.	1,072,500	1,127,625	1,185,506	1,246,282	1,310,096	1,377,100	7,319,109	0	TBD \$7,319,109	
2	Kelsey St / Blueberry Lane Intersection Improvements	design							-	0	-	
		R/W								-	0	-
		Const.	220,500						220,500	220,500		
3	E/W Connector - 191st to Chain Lake Road or Galaxy Way	design							-	200,000		
		R/W							-	30,000		
		Const.		2,257,369					2,257,369		Unfunded	
4	Tjerne Phase III	design	441,000						441,000	Unfunded		
		R/W		1,852,200					1,852,200	Unfunded		
		Const.			3,646,519				3,646,519	Unfunded		
5	Train Reduced Noise Area	design	1,103						1,103	Unfunded		
		R/W								-	Unfunded	
		Const.	108,046						108,046	108,046	Unfunded	
6	Chain Lake Road Phase 2A Multi-Purpose Trail	design							-		PSRC \$94,802	
		R/W	474,075						474,075	64,000	PSRC \$410,075	
		Const.		3,241,350					3,241,350	1,725,658	PSRC \$1,515,692	
7	US Hwy 2 Non-Motorized Shared Path	design		150,781					150,781	40,000	PSRC \$90,250	
		R/W							-	Unfunded		
		Const.			317,247				317,247	Unfunded		
8	179th/147th Signal	design		92,610					92,610	Unfunded		
		R/W			60,775				60,775	Unfunded		
		Const.				370,122			370,122	Unfunded		
9	Oak St/Old Owen Rd Signal	design	77,175						77,175	Unfunded		
		R/W		57,881					57,881	Unfunded		
		Const.			873,645				873,645	Unfunded		
10	ADA Transition Plan	design	99,225						99,225			
		R/W							-			
		Const.							-			
11	Chain Lake Road Phase 2B	design		347,288					347,288	Unfunded		
		R/W			2,431,013				2,431,013	Unfunded		
		Const.				4,466,985			4,466,985	Unfunded		
12	Sidewalk Improvements	design	22,050	23,153	24,310	25,526	26,802	28,142	149,983	Unfunded		
		R/W	-	5,788	6,078	6,381	6,700	7,036	31,983	Unfunded		
		Const.		289,407	303,876	319,071	335,024	351,775	1,599,153	Unfunded		

PSRC = Puget Sound Regional Council (FHWA)

TBD = Transportation Benefit District

# City of Monroe

## 6-Year Transportation Improvement Plan

# Transportation Improvement Plan (TIP)

RCW 35.77.010

- Prepare and adopt a comprehensive transportation plan for the ensuing six years
- Plan shall be consistent with the Comprehensive Plan
- The TIP needs to be adopted before July 1<sup>st</sup> , and after holding one or more public hearings on this matter
- TIP is filed with WSDOT within 30 days of the adoption

2015-2035 Comprehensive Plan  
**City of Monroe**



December 2015



# Comprehensive Plan Projects List

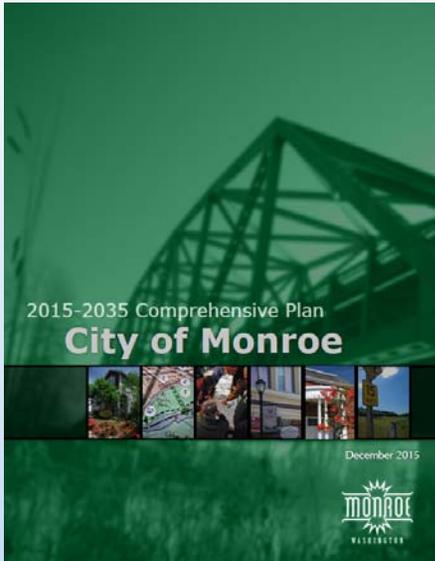
## High Priority Projects

US2/179 <sup>th</sup> Avenue SE intersection improvements	
Additional Downtown Signal	
179 <sup>th</sup> Avenue SE / 147 <sup>th</sup> Street SE Signalization	
Main Street Gateway project – signal installation only	
Woods Creek Road / Tjerne Place Extension signalization	COMPLETED 2016
Tjerne Place Extension	COMPLETED 2016
Woods Creek Road Phase 1	COMPLETED 2017
Chain Lake Road, Phase 2	IN PROGRESS

## Contingency Projects

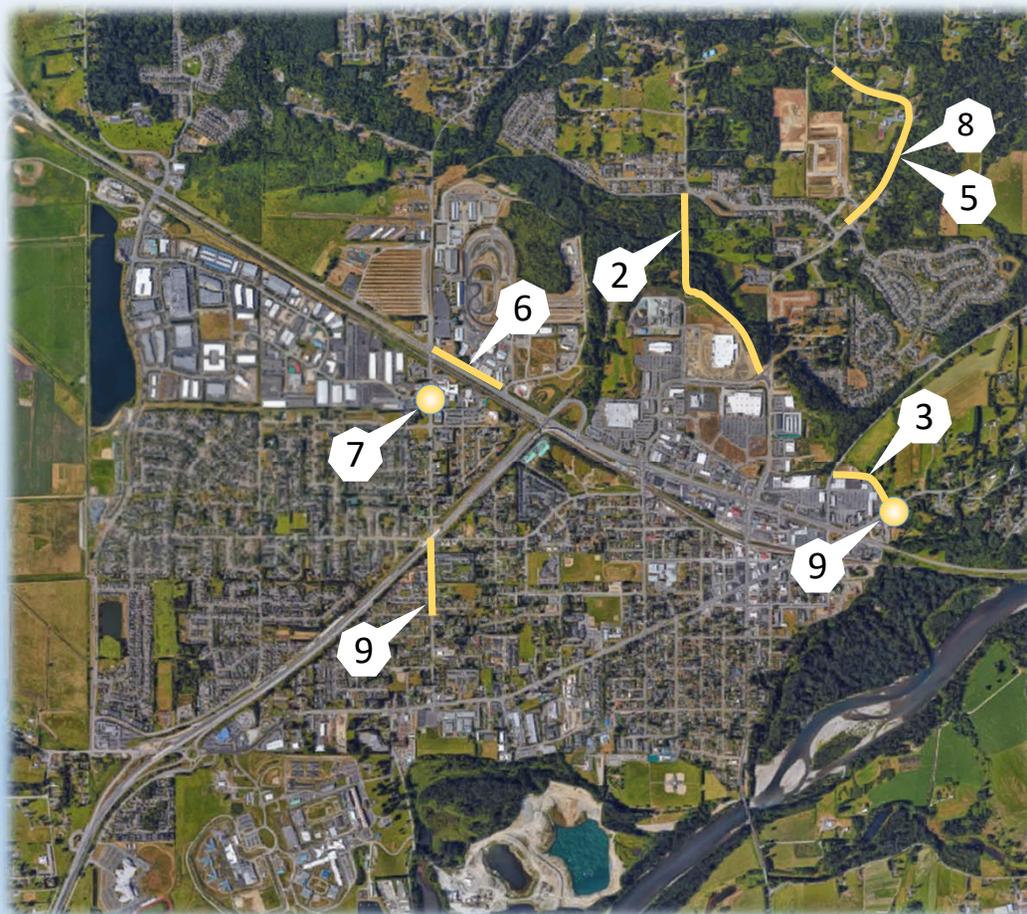
Main Street Gateway	
Fryelands Boulevard / Main Street roundabout	
Old Owen Road / Oaks Street signalization	
Oak Street widening and realignment	
North Kelsey Area east/west connector	IN PROGRESS
Kelsey Street / Blueberry Lane intersection improvements*	IN PROGRESS

\*Added to list as part of 2018 budget adoption



# Proposed Project Priority List

1. Road Maintenance – Transportation Benefit District
2. North Kelsey area east-west connector - 191<sup>st</sup> Avenue SE Extension
3. Tjerne Phase III
4. Train Reduced Noise Area
5. Chain Lake Road Phase 2a – Multipurpose Trail Extension
6. US Hwy 2 Non-motorized Shared Path
7. 179<sup>th</sup> Ave SE / 147<sup>th</sup> St SE signal
8. Chain Lake Road Phase 2b – Center Turn lane
9. 179<sup>th</sup> Ave Sidewalk – 154<sup>th</sup> St to 157<sup>th</sup> Pl



Road Maintenance	2020	2021	2022	2023	2024	2025
Road Maintenance	\$1,241,415	\$1,303,486	\$1,368,660	\$1,437,094	\$1,508,948	\$1,582,895
191 <sup>st</sup> Avenue SE Extension	\$5,600,000					
Tjerne Phase III (Oaks Street)		\$561,655	\$1,954,810	\$3,877,811		
Train Reduced Noise Area	\$114,149					
Chain Lake Road Phase 2a Trail	\$2,004,372					
US2 Shared Path	\$190,781	\$357,247				
179 <sup>th</sup> Ave / 147 <sup>th</sup> St Signal	\$117,610	\$85,776	\$409,122			
Chain Lake Road Phase 2B			\$420,462	\$2,690,550	\$4,976,645	
179 <sup>th</sup> Ave Sidewalk		\$84,700	\$96,200	\$649,100		
Sidewalk Improvements	\$23,153	\$462,066	\$485,170	\$509,429	\$534,899	\$561,644
<b>Total</b>	<b>\$9,291,480</b>	<b>\$2,854,929</b>	<b>\$4,734,424</b>	<b>\$9,163,984</b>	<b>\$7,020,492</b>	<b>\$2,144,539</b>

	2020		2021		2022		2023		2024		2025	
	Cost	Funded	Cost	Funded	Cost	Funded	Cost	Funded	Cost	Funded	Cost	Funded
Road Maintenance - TBD (annual)	\$ 1,241,415	TBD	\$ 1,303,486	TBD	\$ 1,368,660	TBD	\$ 1,437,094	TBD	\$ 1,508,948	TBD	\$ 1,582,895	TBD
E/W Connector – 191st to Chain Lake Road	\$ 5,600,000											
Tjerne Phase III			\$ 561,655		\$ 1,954,810		\$ 3,877,811					
Train Reduced Noise Area	\$ 114,149											
Chain Lake Road Phase 2A - Multi-Purpose Trail	\$ 2,004,372	PSRC \$1,515,692										
US Hwy 2 Non-Motorized Shared Path	\$ 190,781	PSRC \$90,250	\$ 357,247	PSRC \$309,019								
179th/147th Signal	\$ 117,610		\$ 85,776		\$ 409,122							
Chain Lake Road Phase 2B					\$ 420,462		\$ 2,690,550		\$ 4,976,645			
179 <sup>th</sup> Avenue Sidewalk			\$ 84,700	PSRC \$73,200	\$ 96,200		\$ 649,100	PSRC \$561,450				
Sidewalk Improvements (Annual)	\$ 23,153		\$ 462,066		\$ 485,170		\$ 509,429		\$ 534,899		\$ 561,644	
Totals	\$ 9,291,480	\$	\$ 2,854,929		\$ 4,734,424		\$ 9,163,984		\$ 7,020,492		\$ 2,144,539	

## Proposed Schedule

Public Hearing

June 11<sup>th</sup> 2019

1<sup>st</sup> Read & Adopt Resolution

June 25<sup>th</sup> 2019



**MONROE CITY COUNCIL**  
**Transportation/Planning, Public Works,**  
**Parks & Recreation and Public Safety**  
**Committee Meeting**

**2019 Committee**  
 Councilmembers  
 Ed Davis  
 Jim Kamp  
 Jeff Rasmussen

Tuesday, May 7, 2019, 5:30 P.M.  
 Monroe City Hall

<b>SUBJECT:</b>	<b><i>Municipal Campus Site Evaluation</i></b>
-----------------	--

<b>DATE:</b>	<b>DEPT:</b>	<b>CONTACT:</b>	<b>PRESENTER:</b>	<b>ITEM:</b>
05/07/2019	Public Works	Brad Feilberg	Brad Feilberg	<b>New Business B.</b>

**Discussion:** 02/19/2019, 03/19/2019

**Attachments:** 1. Assessment Results  
 2. Site Area Map

**REQUESTED ACTION:** Discussion; and provide direction to the Mayor and City Staff regarding next steps in Municipal Campus Site Evaluation.

**DESCRIPTION/BACKGROUND**

In 2008 the City Council approved funding for the completion of the Monroe Municipal Campus Plan in order to facilitate strategically meeting the needs of our growing community and to clarify the vision and conceptual framework for the municipal campus.

On February 19, 2019, the City Council approved the project charter document which included the following tasks for the P3 Committee:

**Project Scope Part B – Monroe City Council Committee Tasks & Deliverables:**

Transportation/Planning, Parks & Recreation, and Public Works, (P3) Committee will complete an assessment of the following options and provide the listed deliverable:

<b>Task Description</b>	<b>Lessons Learned from Prior Informal Consideration</b>	<b>Deliverable</b>
Evaluate acquisition of land and/or moving into an existing building	Purchasing a suitable size and type facility and remodeling to suit the city and police has been generally found to be more costly than remaining at the existing location	Metric based recommendation to acquire land and/or move into an existing facility, or not to pursue this option further

On March 19, 2019, the City Council selected the site evaluation rating criteria. Staff completed an evaluation of sites that met the minimum criteria within the City Limits of Monroe.

The results of the assessment in (Attachment 1), and the corresponding map (Attachment 2), are intentionally generalized to protect the City’s future negotiating position should pursuit of purchasing a new site be the direction Council chooses.

<b>TOTAL SCORE</b>	<b>SITE #</b>	<b>SITE IS SUITABLE FOR FACILITY- Zoning &amp; Env. Mitigation</b>			<b>ESTIMATED COST- Acquisition &amp; Improvements</b>	<b>ADJACENT LAND USES - Neighborhood Fit</b>	<b>EASE OF ACCESS - Ped/Transit/Vehicle</b>	<b>EFFICIENCY OF OPERATIONS – Sufficient Size To Develop A Unified Campus Location For All City Services</b>		<b>Site Acres</b>
25	9.0	5	5	\$ 8,000,000	5	5	5	5.24		
21	6	5	1	\$ 20,402,000	5	5	5	4.29		
21	7	5	1	\$ 14,020,000	5	5	5	6.96		
21	8	5	1	\$ 14,137,200	5	5	5	4.75		
21	10	5	1	\$ 16,559,200	5	5	5	7.33		
21	9.1	5	1	\$ 12,000,000	5	5	5	5.24		
17	4	5	5	\$ 7,401,000	1	1	5	6.15		
17	5	5	1	\$ 11,320,000	5	1	5	4.31		
17	11	5	1	\$ 10,301,000	1	5	5	4.32		
13	1	5	1	\$ 28,283,000	1	1	5	4.26		
13	2	5	1	\$ 60,087,000	1	1	5	5.56		
13	3	5	1	\$ 26,412,000	1	1	5	4.92		
13	12	5	1	\$ 35,819,000	1	5	1	4.06		
13	13	5	1	\$ 145,556,000	1	1	5	11.75		
13	14	5	1	\$ 12,105,800	1	1	5	4.51		

**INDUSTRIAL AREA**



**US-2 AREA**



**CIVIC CORE AREA**



MUNICIPAL CAMPUS SITE  
EVALUATION -  
GENERALIZED LOCATIONS  
GIVEN CONSIDERATION

