



City of
**MOUNT
VERNON**

CAPITAL IMPROVEMENTS PLAN



2026 to 2031



CAPITAL IMPROVEMENTS PLAN

2026 – 2031

Presented – 2025

Cover photo: Mount Vernon Library Commons Project

**CITY OF MOUNT VERNON
CAPITAL IMPROVEMENTS PLAN
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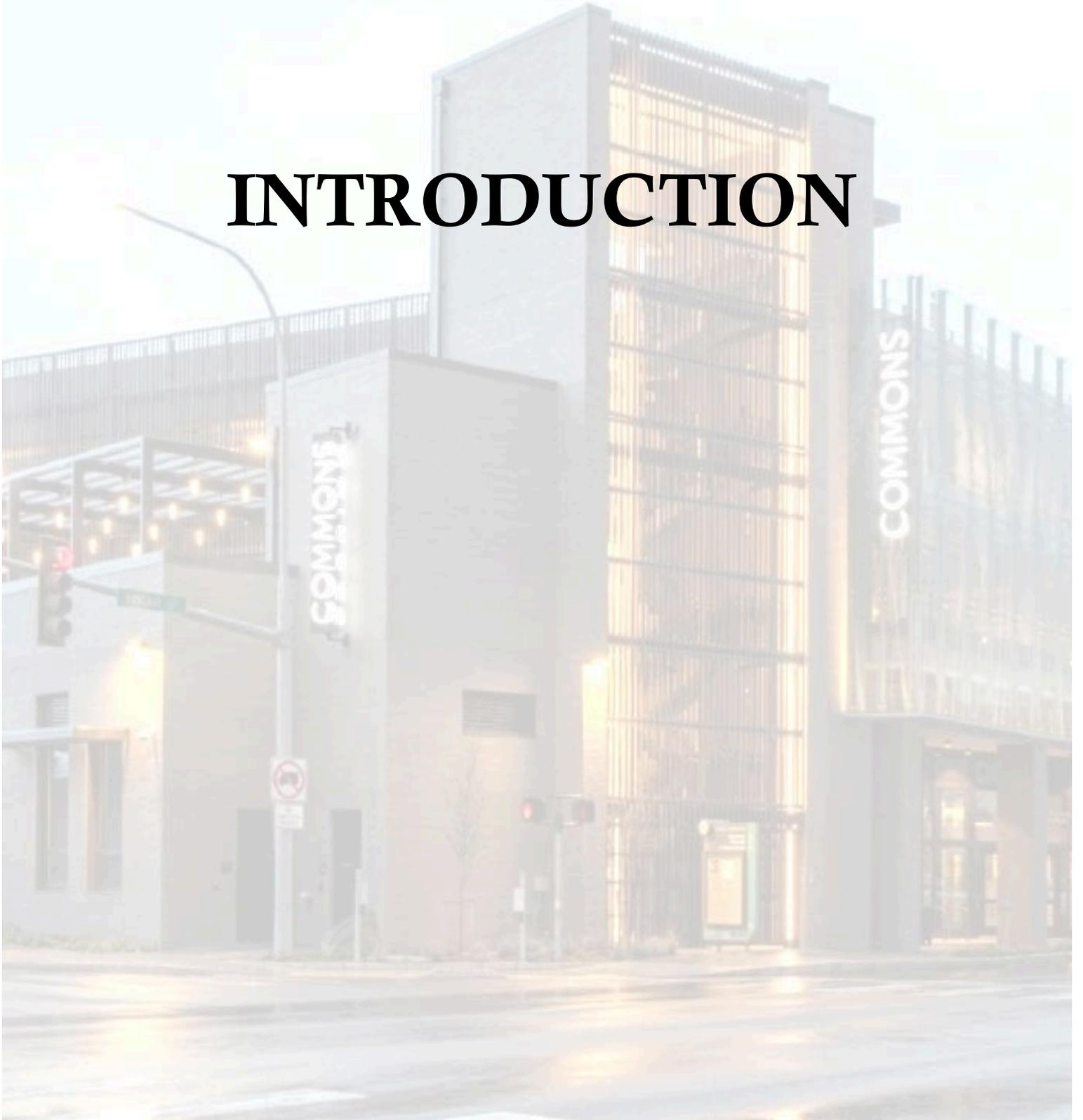
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INTRODUCTION



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Mayor's Message

August 2025

I am pleased to present the updated Capital Improvements Plan (CIP) for the City of Mount Vernon, covering the years 2026 through 2031. This document serves as a vital component of our long-range planning efforts and informs the annual budget process. The CIP outlines major projects across City departments—ranging from essential infrastructure upgrades to community enhancements. Many of these projects are currently unfunded, but they reflect the City's priorities for some necessary improvements for our future.

The CIP is a foundational planning tool that supports the City's mission, vision, and strategic goals. It guides our efforts to strengthen the local economy, improve public services and infrastructure, and enhance the quality of life for both residents and the business community.

This year's plan outlines a significant investment of \$129,594,000 in capital improvements. It includes both funded projects—with identified revenue sources such as secured grants—and unfunded projects that represent critical needs awaiting future funding.

Since the previous CIP was adopted, two projects have been completed. One project in fire and one in transportation. Transportation also cancelled or reorganized 14 projects and added 12. The updated plan also introduces one new solid waste utility project and two new wastewater utility projects.

As required by the Growth Management Act (GMA) of 1992, capital improvement planning is integrated into the City's broader comprehensive planning efforts. The CIP is reviewed by the Planning Commission and City Council to ensure alignment with community priorities and fiscal responsibility. While separate from the annual budget, the CIP plays a critical role in shaping budgetary decisions, helping the City balance operational needs with capital investments.

I invite you to review the CIP and welcome your questions or comments. Please feel free to contact me at (360) 336-6211 or by email at mvmayor@mountvernonwa.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "P. Donovan", is written over a horizontal line.

Peter Donovan
Mayor, City of Mount Vernon

We provide professional, efficient services to create a lifetime positive difference for our community.

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Capital Improvement Plan Mount Vernon, WA Administrative Summary

Visions and Goals

The goal of the Capital Improvement Project process is to ensure that needed public facilities are available when growth occurs. Implementation of a CIP corresponds to the Comprehensive Plan as mandated by Chapter 36.70A RCW, the Growth Management Act.

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 Growth Management Act (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 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 policies 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 (CFP) 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 CFP, 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 CFP 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 CFP, 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 36,600 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.

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 are limited. 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 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. This CIP constitutes a major step towards the City of Mount Vernon providing the full range of urban governmental services to its UGA.

Process

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.

Process Calendar

June: Call to all Departments for capital project updates, and new CIP items.

June: Departments work on project requests.

July: Finance Department prepares funding source estimates.

July: Mayor, Project Development Manager, and Finance Director meet with departments to review, prioritize, and balance funding proposals for CIP projects.

August: Development Services Department submits draft CIP for 60-day SEPA review, complete SEPA checklist.

August: Finance Department produces Final Draft CIP document.

August: Notice of CIP Public Hearing for: **a.** Planning Commission, **b.** City Council.

September: Final draft CIP is provided for Council and Commission.

3rd Tuesday in September: CIP Presentation/Public Hearing at Planning.

2nd Wednesday in October: CIP Presentation/Public Hearing at City Council.

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY OF MOUNT VERNON, WASHINGTON, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY BY AMENDING THE CAPITAL IMPROVEMENT PLAN FOR THE PERIOD 2026-2031

WHEREAS Chapter 36.70A RCW, the Growth Management Act (“GMA”) mandates the City of Mount Vernon to develop and adopt a comprehensive plan consisting of several elements, including a capital facilities plan element that includes a six-year financing plan (RCW 36.70A.070(3)), and

WHEREAS the GMA also mandates, in part, that “a City . . . shall perform its activities and make capital budget decisions in conformity with its Comprehensive Plan,” and

WHEREAS any revision to the Comprehensive Plan must be consistent with and implement the Comprehensive Plan, and conform to the GMA, and

WHEREAS, the City has followed its adopted public participation program contained in Resolution 491. Notice of the Planning Commission and City Council hearings was originally issued and published on August XX, 2025. A revised notice of public hearings was issued on September XX, 2025 and was published on September XX, 2025; and

WHEREAS, the required environmental review pursuant to the State Environmental Policy Act (SEPA) statute was issued and published on August XX, 2025, and review from the State Department of Commerce started on August XX, 2025, ended on October XX, 2025 under Submittal ID: 2025-X-XXXX; and

WHEREAS, the Mount Vernon Planning Commission conducted a public hearing on September 16, 2025 after due notice thereof, at which hearing amendments to the City’s Comprehensive Plan in the form of a Capital Improvement Plan (CIP), were considered and public comment was taken, and

WHEREAS, the Planning Commission has recommended that the City Council approve the amended 2026-2031 CIP, and

WHEREAS, the Planning Commission of the City of Mount Vernon, having made a review of the proposed Comprehensive Plan amendments, recommended the amendments to the City Council for approval and adoption, copies of which amendments are on file in the office of the City Clerk, and

WHEREAS, the City Council has reviewed the amendments recommended by the Planning Commission and took testimony at a public hearing on October 8, 2025.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, WASHINGTON, DOES ORDAIN AS FOLLOWS:

SECTION ONE. RECITALS INCORPORATED. That the City Council adopts the recitals set forth

above as findings justifying adoption of this Ordinance and incorporates those recitals as if set forth fully herein.

SECTION TWO. PLANNING COMMISSION RECOMMENDATION ADOPTED. The City Council adopts the Planning Commission’s findings of fact, conclusions of law, and recommendations, outlined below, in their entirety.

A. Planning Commission’s Findings of Fact and Conclusions of Law:

- 1. The requirements for public participation in the development of this amendment as required by the State Growth Management Act (GMA) and by the provisions of City of Mount Vernon Resolution No. 491 have all been met.
- 2. The proposed CIP is found to be in compliance with the State Growth Management Act.

B. Planning Commission Recommendation to the City Council:

- 1. At their public hearing on September 16, 2025 after review of the materials presented by City staff and holding a public hearing the Planning Commission made a

After the Planning Commission’s hearing this sub-section needs to be updated to reflect the Commission’s motion

unanimous motion to approve the ordinance presented by staff – or --
motion to approve the ordinance presented by staff with the below-listed changes to the CIP

SECTION THREE. That the Comprehensive Plan is hereby amended through the adoption of the 2026-2031 Capital Improvement Plan element as recommended by the Planning Commission, said amendments to be substantially in the form of the proposed amendments on file in the office of the City Clerk.

SECTION FOUR. The Finance Director is hereby authorized and directed to transmit a complete copy of the final CIP, as adopted herein, to the appropriate governmental agencies. Copies of the CIP shall be made available for distribution to the general public through the Office of the Finance Director.

SECTION FIVE. The total estimated expenditures/revenues set forth in the CIP for each major category and the aggregate total for all categories combined are summarized as follows:

Fire Department	\$ 35,550,000
General Facilities	13,405,500
Information Services	480,000
Parks	34,906,000
Police Department	1,300,000
Solid Waste Utility	550,000
Surface Water Utility	18,252,000
Transportation	19,390,500
Wastewater Utility	5,760,000
Total CIP	\$129,594,000

SECTION SIX. The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged to be unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

SECTION SEVEN. This Ordinance shall take effect five (5) days after publication, as required by law.

PASSED and **APPROVED** this 8th day of October, 2025

SIGNED this ____ day of _____ 2025.

PETER DONOVAN, Mayor

BECKY JENSEN, City Clerk

Approved as to form:

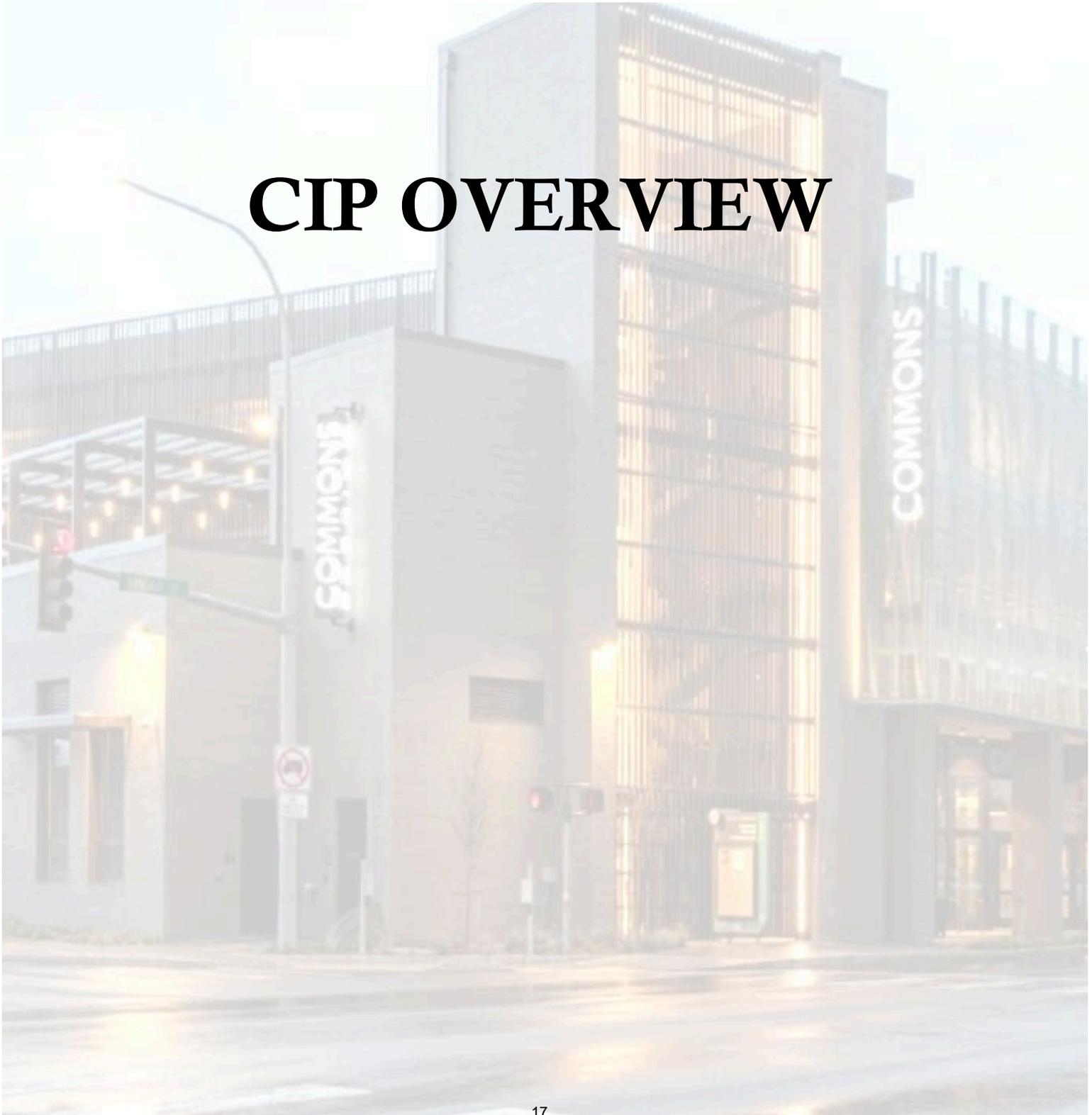
KEVIN ROGERSON, City Attorney

Published _____

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CIP OVERVIEW



2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Department Summary

Department	2026	2027	2028	2029	2030	2031	Total
Fire Department	35,225,000	225,000	25,000	25,000	25,000	25,000	35,550,000
General Facilities	3,725,000	2,590,000	2,365,500	1,610,000	1,535,000	1,580,000	13,405,500
Information Technology	80,000	80,000	80,000	80,000	80,000	80,000	480,000
Parks	1,311,000	2,530,000	2,535,000	2,770,000	23,225,000	2,535,000	34,906,000
Police	25,000	1,175,000	25,000	25,000	25,000	25,000	1,300,000
Solid Waste		50,000	500,000				550,000
Surface Water	897,000	11,280,000	910,000	910,000	420,000	3,835,000	18,252,000
Transportation	4,151,800	2,905,000	4,351,200	2,915,000	2,145,000	2,922,500	19,390,500
Wastewater	1,250,000	1,300,000	1,410,000	600,000	600,000	600,000	5,760,000
GRAND TOTAL	46,664,800	22,135,000	12,201,700	8,935,000	28,055,000	11,602,500	129,594,000

2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Department
Active

Department	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Fire Department									
Medical Defibrillators Replacement	F20001	1	200,000	200,000					400,000
Fire Department Radio Replacement	F99001	1	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Fire Department Total			225,000	225,000	25,000	25,000	25,000	25,000	550,000

General Facilities

General Facility Infrastructure Improvements	G13001	1	975,000	1,200,000	1,100,500	950,000	875,000	870,000	5,970,500
Lincoln Theatre & Kincaid Commercial Holdings	G17001	1	450,000	500,000	500,000	550,000	550,000	600,000	3,150,000
Repurposing Library Facility	G18001	1	450,000	250,000	25,000	25,000	25,000	25,000	800,000
Little Mountain Telecom Tower Replacement	G21005	1	500,000	20,000	20,000	20,000	20,000	20,000	600,000
General Facilities Total			2,375,000	1,970,000	1,645,500	1,545,000	1,470,000	1,515,000	10,520,500

Information Technology

San Storage for Virtual servers	IS2002	1	80,000	80,000	80,000	80,000	80,000	80,000	480,000
Information Technology Total			80,000	80,000	80,000	80,000	80,000	80,000	480,000

Parks

Little Mountain Park	P02004	1		500,000		30,000		200,000	730,000
Public Art	P03004	1	10,000	15,000	10,000	10,000	15,000	10,000	70,000
Trail Connections	P06002	1		100,000	100,000		100,000		300,000
Hillcrest Park Upgrades	P09004	1				500,000	150,000		650,000
Edgewater Park Improvements	P09005	1	40,000	800,000	80,000	150,000	100,000	50,000	1,220,000
Playground Development, Replacement and Upgrades	P10002	1	1,000,000	600,000			800,000		2,400,000
Facility Roof Replacements	P15001	1	20,000		15,000		30,000		65,000
Park Signs	P21003	1		100,000	100,000		100,000		300,000
Lions Park Bank Stabilization Project	P25001	1	100,000						100,000
Bakerview Park	P94001	1	75,000	100,000	1,000,000	500,000	800,000	350,000	2,825,000
Parks Total			1,245,000	2,215,000	1,305,000	1,190,000	2,095,000	610,000	8,660,000

Police

TrafficSafety/Criminal Investigation Camera System	PD0701	1	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Evidence Building Extension	PD2101	1		500,000					500,000
Police Total			25,000	525,000	25,000	25,000	25,000	25,000	650,000

Department	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Surface Water									
(CAO) Critical Area Ordinance Restoration Sites	D08001	1	10,000	10,000	10,000	10,000	10,000	10,000	60,000
Storm System Restoration Program	D12001	1	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
Park Street Pump Station Upgrade	D19001	1	367,000	5,500,000					5,867,000
Carpenter Creek/Hickox Road Culvert Replacement	D21001	1	100,000	5,040,000					5,140,000
Division St Pump Station Control Panel Replacement	D25002	1	100,000						100,000
Combined Sewer and Storm Separation Improvements	D25003	1	100,000		650,000				750,000
	Surface Water Total		877,000	10,750,000	860,000	210,000	210,000	210,000	13,117,000
Transportation									
City Wide - Street Overlay Program	T00002	1	1,000,000	1,000,000	1,000,000	1,000,000	1,150,000	1,000,000	6,150,000
30th Street Improvements - Phase 1	T02024	1	360,000					380,000	740,000
15th St Sidewalk Improvements	T06004	1	150,000						150,000
Laventure Road Widening (Hoag Road to Simgar Lane)	T06007	1	502,800						502,800
City Wide - Signal Maintenance Program	T07002	1	45,000	45,000	45,000	45,000	45,000	45,000	270,000
City Wide - Sidewalk Repair Program	T08001	1	50,000	50,000	50,000	50,000	50,000	50,000	300,000
ADA Sidewalk Transition Program	T16001	1	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Riverside Drive Improvement Project - Phase 1	T19003	1	495,000	405,000					900,000
Riverside Drive Improvement Project - Phase 2	T20001	1	700,000	340,000	600,000				1,640,000
Kulshan Trail Safety Lighting - Phase 3	T23006	1	300,000						300,000
Blackburn Road Extension (30% Design Ongoing)	T94021	1	100,000						100,000
	Transportation Total		3,802,800	1,940,000	1,795,000	1,195,000	1,345,000	1,575,000	11,652,800
Wastewater									
Sewer Extensions to Non-Sewered Parcels	S02012	1			100,000				100,000
Combined Sewer and Storm Separation Improvements	S06001	1	100,000		650,000				750,000
Sewer Restoration Program	S07004	1	500,000	500,000	500,000	500,000	500,000	500,000	3,000,000
Wastewater Treatment Plant Upgrades	S21002	1	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Influent Bar Screen Replacement	S26002	1	550,000						550,000
	Wastewater Total		1,250,000	600,000	1,350,000	600,000	600,000	600,000	5,000,000
	GRAND TOTAL		9,879,800	18,305,000	7,085,500	4,870,000	5,850,000	4,640,000	50,630,300

2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Department
Approved

Department	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
General Facilities									
Stokley Telecommunications Tower Renovation	G19001	1	850,000	20,000	20,000	20,000	20,000	20,000	950,000
Public Works / Shop Facility	G99002	1	500,000	600,000	700,000	45,000	45,000	45,000	1,935,000
General Facilities Total			1,350,000	620,000	720,000	65,000	65,000	65,000	2,885,000
Surface Water									
South Mount Vernon Surface Water Enhancement	D05002	1						120,000	120,000
West Mount Vernon Stormwater Force Main Upgrade	D05003	1					10,000	65,000	75,000
Regional Stormwater Treatment Facility	D06003	1						50,000	50,000
Blodgett Rd Culvert Replacement/Stream Restoration	D09002	1					100,000	500,000	600,000
Logan Creek Stream Restoration Project	D14001	1			50,000				50,000
Kulshan Creek Flood Reduction Project	D14003	1						90,000	90,000
S 13th St Drainage System Analysis & Construction	D18001	1					90,000	300,000	390,000
North 19th Street Culvert Replacement	D21002	1						500,000	500,000
North 18th Street Culvert Replacement	D21003	1					10,000	600,000	610,000
Alison Ave Culvert Replacement	D25001	1		250,000		700,000			950,000
Surface Water Total			0	250,000	50,000	700,000	210,000	2,225,000	3,435,000
Transportation									
Kulshan Trail Safety Lighting Phase 2	T23005	1		87,500	481,000				568,500
Kulshan Trail Safety Lighting - Phase 4	T23007	1		161,500	890,200				1,051,700
Fir Street Pedestrian and Bicyclist Improvements	T94014	1					165,000	722,500	887,500
Transportation Total			0	249,000	1,371,200	0	165,000	722,500	2,507,700
Wastewater									
Sewer Collection System Expansion	S14001	1			60,000				60,000
Biosolids Screw Press Purchase	S26001	1		700,000					700,000
Wastewater Total			0	700,000	60,000	0	0	0	760,000
GRAND TOTAL			1,350,000	1,819,000	2,201,200	765,000	440,000	3,012,500	9,587,700

2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Department
Pending

Department	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Fire Department									
Fire Station #1	F02001	1	35,000,000						35,000,000
Fire Department Total			35,000,000	0	0	0	0	0	35,000,000

Parks

Trail & Picnicking Corridor Along the Skagit River	P03005	1				100,000	100,000		200,000
Community Boat Launch Improvements	P05002	1				200,000	50,000		250,000
Bonnie Rae Park Improvements	P07006	1	50,000	50,000	500,000	150,000	500,000	250,000	1,500,000
Hillcrest Park Lodge Renovations	P09001	1		25,000	20,000		250,000	75,000	370,000
Sherman Anderson Updates	P12001	1	10,000		150,000		200,000		360,000
Connect Riverbend Loop & Ted Reep Trails	P12002	1				30,000		100,000	130,000
Hillcrest Pk Tennis & Pickleball Ct. Renovation	P17001	1						500,000	500,000
Covered Space for Park Equip -Park & Ride Facility	P21001	1			500,000				500,000
Renovation of Vaux Retreat Center	P21002	1			60,000		20,000,000		20,060,000
Renovate & Expand Dog Park at Bakerview Pk	P21004	1	6,000	40,000		100,000	30,000		176,000
Kiwanis Park Spray Pad Renovation	P23001	1		200,000					200,000
Open Space Acquisition	P94007	1				1,000,000		1,000,000	2,000,000
Parks Total			66,000	315,000	1,230,000	1,580,000	21,130,000	1,925,000	26,246,000

Police

Multi-Purpose Vehicle Replacement	PD0301	1		650,000					650,000
Police Total			0	650,000	0	0	0	0	650,000

Solid Waste

Solid Waste Truck Bay	R25001	1		50,000	500,000				550,000
Solid Waste Total			0	50,000	500,000	0	0	0	550,000

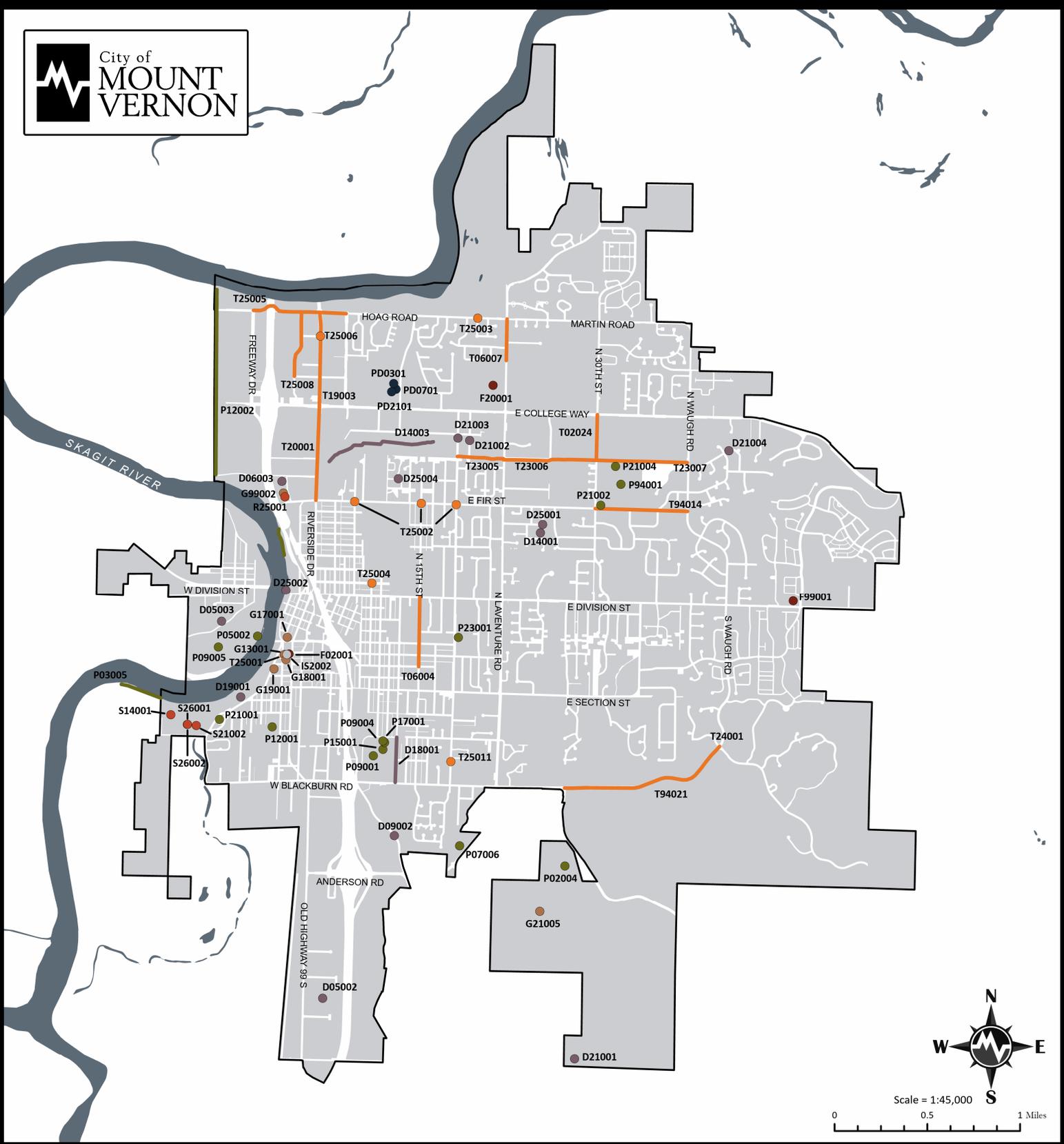
Surface Water

Seneca Drive Culvert Replacement	D21004	1						400,000	400,000
Cedar Lane Culvert Replacement	D25004	1	20,000	80,000					100,000
Stormwater Park	D25005	1		200,000				1,000,000	1,200,000
Surface Water Total			20,000	280,000	0	0	0	1,400,000	1,700,000

Transportation

Blackburn Rd Extension (Little Mtn Rd - Eaglemont)	T24001	1						100,000	100,000
Cleveland Street / West Broadway Crosswalk Improve	T25001	1		85,000	275,000				360,000
Fir Street Crosswalk Improvements	T25002	1			250,000	950,000			1,200,000

Department	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Hoag Road/N 19th Place Crosswalk Improvements	T25003	1		79,000	330,000				409,000
N 10th St/Warren Street Crosswalk Improvements	T25004	1	86,000	295,000					381,000
Stewart/Hoag Road Bicyclist Improvements	T25005	1			55,000	275,000			330,000
Market St Bicyclist Improvements	T25006				50,000	220,000			270,000
Fir Street Bicyclist Improvements	T25007	1				150,000	610,000		760,000
Riverside Drive/Pacific Place Intersection	T25008	1						500,000	500,000
N 18th St/Hillcrest Parkway Crosswalk Improvements	T25011	1	38,000	132,000					170,000
Citywide Intersection Signal Cabinet Replacements	T25012	1	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Division Street Corridor Study	T25013	1			200,000	100,000			300,000
Division Street/SR 536 Bridge Planning Study	T25014	1	200,000	100,000					300,000
Transportation Total			349,000	716,000	1,185,000	1,720,000	635,000	625,000	5,230,000
GRAND TOTAL			35,435,000	2,011,000	2,915,000	3,300,000	21,765,000	3,950,000	69,376,000



Scale = 1:45,000
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CIP PROJECTS 2026-2031

2026-2031
Capital Improvement
Projects by Department:

- Fire Department
- General Facilities
- Information Services
- Library
- Parks
- Parks
- Police
- Surface Water
- Surface Water
- Transportation
- Transportation
- Wastewater
- Wastewater

Citywide Projects Not Shown On Map:

D08001	P06002	S06001	T16001
D12001	P10002	S07004	T25007
D25003	P21003	T00002	T25012
D25005	P94007	T07002	T25013
P03004	S02012	T08001	

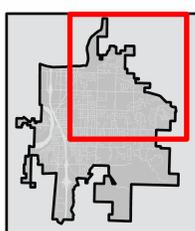
2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Department
City-Wide Projects

Department	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Parks									
Public Art	P03004	1	10,000	15,000	10,000	10,000	15,000	10,000	70,000
Trail Connections	P06002	1		100,000	100,000		100,000		300,000
Playground Development, Replacement and Upgrades	P10002	1	1,000,000	600,000			800,000		2,400,000
Park Signs	P21003	1		100,000	100,000		100,000		300,000
Open Space Acquisition	P94007	1				1,000,000		1,000,000	2,000,000
Parks Total			1,010,000	815,000	210,000	1,010,000	1,015,000	1,010,000	5,070,000
Surface Water									
(CAO) Critical Area Ordinance Restoration Sites	D08001	1	10,000	10,000	10,000	10,000	10,000	10,000	60,000
Storm System Restoration Program	D12001	1	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
Combined Sewer and Storm Separation Improvements	D25003	1	100,000		650,000				750,000
Stormwater Park	D25005	1		200,000				1,000,000	1,200,000
Surface Water Total			310,000	410,000	860,000	210,000	210,000	1,210,000	3,210,000
Transportation									
City Wide - Street Overlay Program	T00002	1	1,000,000	1,000,000	1,000,000	1,000,000	1,150,000	1,000,000	6,150,000
City Wide - Signal Maintenance Program	T07002	1	45,000	45,000	45,000	45,000	45,000	45,000	270,000
City Wide - Sidewalk Repair Program	T08001	1	50,000	50,000	50,000	50,000	50,000	50,000	300,000
ADA Sidewalk Transition Program	T16001	1	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Fir Street Bicyclist Improvements	T25007	1				150,000	610,000		760,000
Citywide Intersection Signal Cabinet Replacements	T25012	1	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Division Street Corridor Study	T25013	1			200,000	100,000			300,000
Transportation Total			1,220,000	1,220,000	1,420,000	1,470,000	1,980,000	1,220,000	8,530,000
Wastewater									
Sewer Extensions to Non-Sewered Parcels	S02012	1			100,000				100,000
Combined Sewer and Storm Separation Improvements	S06001	1	100,000		650,000				750,000
Sewer Restoration Program	S07004	1	500,000	500,000	500,000	500,000	500,000	500,000	3,000,000
Wastewater Total			600,000	500,000	1,250,000	500,000	500,000	500,000	3,850,000
GRAND TOTAL			3,140,000	2,945,000	3,740,000	3,190,000	3,705,000	3,940,000	20,660,000



Scale = 1:25,000
0 0.25 0.5 Miles

CIP PROJECTS - NE QUADRANT



2026-2031
Capital Improvement
Projects by Department:

- Fire Department
- General Facilities
- Information Services
- Library
- Parks
- Parks
- Police
- Surface Water
- Surface Water
- Transportation
- Transportation
- Wastewater
- Wastewater

Citywide Projects Not
Shown On Map:

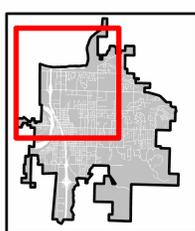
D08001	P06002	S06001	T16001
D12001	P10002	S07004	T25007
D25003	P21003	T00002	T25012
D25005	P94007	T07002	T25013
P03004	S02012	T08001	

2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Department
NE Quadrant Projects

Department	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Fire Department									
Fire Department Radio Replacement	F99001	1	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Fire Department Total			25,000	25,000	25,000	25,000	25,000	25,000	150,000
Parks									
Renovation of Vaux Retreat Center	P21002	1			60,000		20,000,000		20,060,000
Renovate & Expand Dog Park at Bakerview Pk	P21004	1	6,000	40,000		100,000	30,000		176,000
Bakerview Park	P94001	1	75,000	100,000	1,000,000	500,000	800,000	350,000	2,825,000
Parks Total			81,000	140,000	1,060,000	600,000	20,830,000	350,000	23,061,000
Surface Water									
Logan Creek Stream Restoration Project	D14001	1			50,000				50,000
Seneca Drive Culvert Replacement	D21004	1						400,000	400,000
Alison Ave Culvert Replacement	D25001	1		250,000		700,000			950,000
Surface Water Total			0	250,000	50,000	700,000	0	400,000	1,400,000
Transportation									
30th Street Improvements - Phase 1	T02024	1	360,000					380,000	740,000
Kulshan Trail Safety Lighting - Phase 3	T23006	1	300,000						300,000
Kulshan Trail Safety Lighting - Phase 4	T23007	1		161,500	890,200				1,051,700
Fir Street Pedestrian and Bicyclist Improvements	T94014	1					165,000	722,500	887,500
Transportation Total			660,000	161,500	890,200	0	165,000	1,102,500	2,979,200
GRAND TOTAL			766,000	576,500	2,025,200	1,325,000	21,020,000	1,877,500	27,590,200



CIP PROJECTS - NW QUADRANT



2026-2031
Capital Improvement
Projects by Department:

- Fire Department
- General Facilities
- Information Services
- Parks
- Parks
- Police
- Surface Water
- Surface Water
- Transportation
- Transportation
- Wastewater
- Wastewater

Citywide Projects Not
Shown On Map:

D08001	P06002	S06001	T16001
D12001	P10002	S07004	T25007
D25003	P21003	T00002	T25012
D25005	P94007	T07002	T25013
P03004	S02012	T08001	

2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Department
NW Quadrant Projects

Department	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Fire Department									
Medical Defibrillators Replacement	F20001	1	200,000	200,000					400,000
Fire Department Total			200,000	200,000	0	0	0	0	400,000

General Facilities									
Public Works / Shop Facility	G99002	1	500,000	600,000	700,000	45,000	45,000	45,000	1,935,000
General Facilities Total			500,000	600,000	700,000	45,000	45,000	45,000	1,935,000

Parks									
Connect Riverbend Loop & Ted Reep Trails	P12002	1				30,000		100,000	130,000
Lions Park Bank Stabilization Project	P25001	1	100,000						100,000
Parks Total			100,000	0	0	30,000	0	100,000	230,000

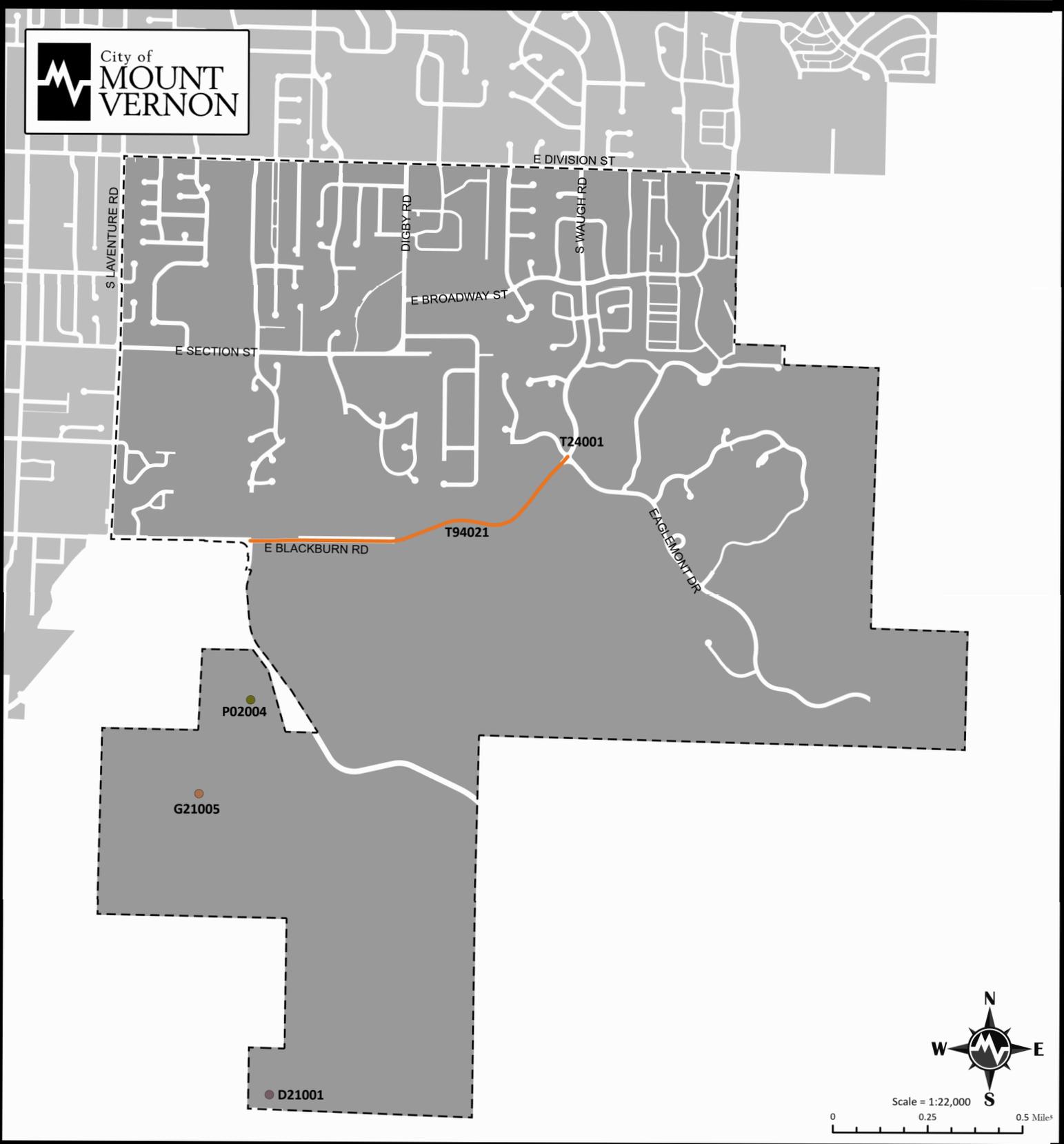
Police									
Multi-Purpose Vehicle Replacement	PD0301	1		650,000					650,000
TrafficSafety/Criminal Investigation Camera System	PD0701	1	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Evidence Building Extension	PD2101	1		500,000					500,000
Police Total			25,000	1,175,000	25,000	25,000	25,000	25,000	1,300,000

Solid Waste									
Solid Waste Truck Bay	R25001	1		50,000	500,000				550,000
Solid Waste Total			0	50,000	500,000	0	0	0	550,000

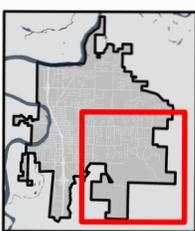
Surface Water									
Regional Stormwater Treatment Facility	D06003	1						50,000	50,000
Kulshan Creek Flood Reduction Project	D14003	1						90,000	90,000
North 19th Street Culvert Replacement	D21002	1						500,000	500,000
North 18th Street Culvert Replacement	D21003	1					10,000	600,000	610,000
Division St Pump Station Control Panel Replacement	D25002	1	100,000						100,000
Cedar Lane Culvert Replacement	D25004	1	20,000	80,000					100,000
Surface Water Total			120,000	80,000	0	0	10,000	1,240,000	1,450,000

Department	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Transportation									
Laventure Road Widening (Hoag Road to Simgar Lane)	T06007	1	502,800						502,800
Riverside Drive Improvement Project - Phase 1	T19003	1	495,000	405,000					900,000
Riverside Drive Improvement Project - Phase 2	T20001	1	700,000	340,000	600,000				1,640,000
Kulshan Trail Safety Lighting Phase 2	T23005	1		87,500	481,000				568,500
Fir Street Crosswalk Improvements	T25002	1			250,000	950,000			1,200,000
Hoag Road/N 19th Place Crosswalk Improvements	T25003	1		79,000	330,000				409,000
N 10th St/Warren Street Crosswalk Improvements	T25004	1	86,000	295,000					381,000
Stewart/Hoag Road Bicyclist Improvements	T25005	1			55,000	275,000			330,000
Market St Bicyclist Improvements	T25006				50,000	220,000			270,000
Riverside Drive/Pacific Place Intersection	T25008	1						500,000	500,000
Transportation Total			1,783,800	1,206,500	1,766,000	1,445,000	0	500,000	6,701,300
GRAND TOTAL			2,728,800	3,311,500	2,991,000	1,545,000	80,000	1,910,000	12,566,300

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CIP PROJECTS - SE QUADRANT



2026-2031
Capital Improvement
Projects by Department:

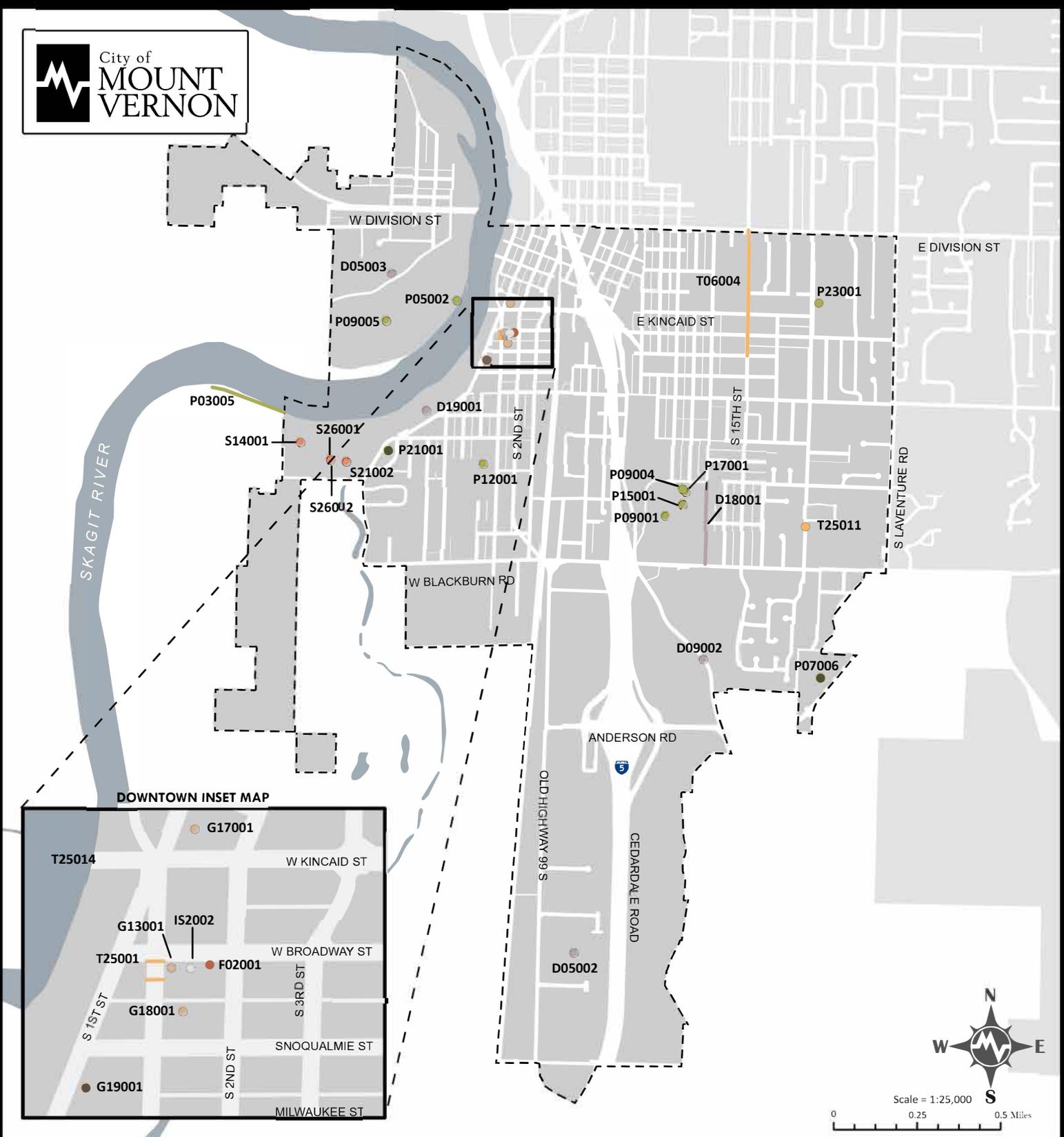
- Fire Department
- General Facilities
- Information Services
- Library
- Parks
- Parks
- Police
- Surface Water
- Surface Water
- Transportation
- Transportation
- Wastewater
- Wastewater

Citywide Projects Not
Shown On Map:

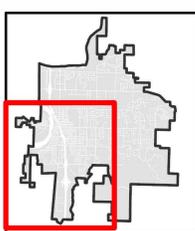
D08001	P06002	S06001	T16001
D12001	P10002	S07004	T25007
D25003	P21003	T00002	T25012
D25005	P94007	T07002	T25013
P03004	S02012	T08001	

2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Department
SE Quadrant Projects

Department	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
General Facilities									
Little Mountain Telecom Tower Replacement	G21005	1	500,000	20,000	20,000	20,000	20,000	20,000	600,000
General Facilities Total			500,000	20,000	20,000	20,000	20,000	20,000	600,000
Parks									
Little Mountain Park	P02004	1		500,000		30,000		200,000	730,000
Parks Total			0	500,000	0	30,000	0	200,000	730,000
Surface Water									
Carpenter Creek/Hickox Road Culvert Replacement	D21001	1	100,000	5,040,000					5,140,000
Surface Water Total			100,000	5,040,000	0	0	0	0	5,140,000
Transportation									
Blackburn Rd Extension (Little Mtn Rd - Eaglemont)	T24001	1						100,000	100,000
Blackburn Road Extension (30% Design Ongoing)	T94021	1	100,000						100,000
Transportation Total			100,000	0	0	0	0	100,000	200,000
GRAND TOTAL			700,000	5,560,000	20,000	50,000	20,000	320,000	6,670,000



CIP PROJECTS - SW QUADRANT



2026-2031
Capital Improvement
Projects by Department:

- Fire Department
- General Facilities
- Information Services
- Library
- Parks
- Parks
- Police
- Surface Water
- Surface Water
- Transportation
- Transportation
- Wastewater
- Wastewater

Citywide Projects Not
Shown On Map:

D08001	P06002	S06001	T16001
D12001	P10002	S07004	T25007
D25003	P21003	T00002	T25012
D25005	P94007	T07002	T25013
P03004	S02012	T08001	

2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Department
SW Quadrant Projects

Department	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Fire Department									
Fire Station #1	F02001	1	35,000,000						35,000,000
Fire Department Total			35,000,000	0	0	0	0	0	35,000,000

General Facilities

General Facility Infrastructure Improvements	G13001	1	975,000	1,200,000	1,100,500	950,000	875,000	870,000	5,970,500
Lincoln Theatre & Kincaid Commercial Holdings	G17001	1	450,000	500,000	500,000	550,000	550,000	600,000	3,150,000
Repurposing Library Facility	G18001	1	450,000	250,000	25,000	25,000	25,000	25,000	800,000
Stokley Telecommunications Tower Renovation	G19001	1	850,000	20,000	20,000	20,000	20,000	20,000	950,000
General Facilities Total			2,725,000	1,970,000	1,645,500	1,545,000	1,470,000	1,515,000	10,870,500

Information Technology

San Storage for Virtual servers	IS2002	1	80,000	80,000	80,000	80,000	80,000	80,000	480,000
Information Technology Total			80,000	80,000	80,000	80,000	80,000	80,000	480,000

Parks

Trail & Picnicking Corridor Along the Skagit River	P03005	1				100,000	100,000		200,000
Community Boat Launch Improvements	P05002	1				200,000	50,000		250,000
Bonnie Rae Park Improvements	P07006	1	50,000	50,000	500,000	150,000	500,000	250,000	1,500,000
Hillcrest Park Lodge Renovations	P09001	1		25,000	20,000		250,000	75,000	370,000
Hillcrest Park Upgrades	P09004	1				500,000	150,000		650,000
Edgewater Park Improvements	P09005	1	40,000	800,000	80,000	150,000	100,000	50,000	1,220,000
Sherman Anderson Updates	P12001	1	10,000		150,000		200,000		360,000
Facility Roof Replacements	P15001	1	20,000		15,000		30,000		65,000
Hillcrest PK Tennis & Pickleball Ct. Renovation	P17001	1						500,000	500,000
Covered Space for Park Equip -Park & Ride Facility	P21001	1			500,000				500,000
Kiwanis Park Spray Pad Renovation	P23001	1		200,000					200,000
Parks Total			120,000	1,075,000	1,265,000	1,100,000	1,380,000	875,000	5,815,000

Department	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Surface Water									
South Mount Vernon Surface Water Enhancement	D05002	1						120,000	120,000
West Mount Vernon Stormwater Force Main Upgrade	D05003	1					10,000	65,000	75,000
Blodgett Rd Culvert Replacement/Stream Restoration	D09002	1					100,000	500,000	600,000
S 13th St Drainage System Analysis & Construction	D18001	1					90,000	300,000	390,000
Park Street Pump Station Upgrade	D19001	1	367,000	5,500,000					5,867,000
Surface Water Total			367,000	5,500,000	0	0	200,000	985,000	7,052,000
Transportation									
15th St Sidewalk Improvements	T06004	1	150,000						150,000
Cleveland Street / West Broadway Crosswalk Improve	T25001	1		85,000	275,000				360,000
N 18th St/Hillcrest Parkway Crosswalk Improvements	T25011	1	38,000	132,000					170,000
Division Street/SR 536 Bridge Planning Study	T25014	1	200,000	100,000					300,000
Transportation Total			388,000	317,000	275,000	0	0	0	980,000
Wastewater									
Sewer Collection System Expansion	S14001	1			60,000				60,000
Wastewater Treatment Plant Upgrades	S21002	1	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Biosolids Screw Press Purchase	S26001	1		700,000					700,000
Influent Bar Screen Replacement	S26002	1	550,000						550,000
Wastewater Total			650,000	800,000	160,000	100,000	100,000	100,000	1,910,000
GRAND TOTAL			39,330,000	9,742,000	3,425,500	2,825,000	3,230,000	3,555,000	62,107,500



CIP REVENUE AND FUNDING SOURCES

**City of Mount Vernon
2026-2031 Capital Improvements Plan
Revenue/Funding Sources and Alternatives**

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

City of Mount Vernon
2026-2031 Capital Improvements Plan
Revenue/Funding Sources and Alternatives

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
- Skagit County Economic Dev
- WA Traffic Safety Commission
- Recreation & Cons. Funding
- WA DOE
- STP Regional
- SAFETEA-LU
- HUD CDBG
- TIB
- DHS FEMA

**City of Mount Vernon
2026-2031 Capital Improvements Plan
Revenue/Funding Sources and Alternatives**

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:

Description	Advantages	Disadvantages	Applicability
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:

**City of Mount Vernon
2026-2031 Capital Improvements Plan
Revenue/Funding Sources and Alternatives**

<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 (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.

**City of Mount Vernon
2026-2031 Capital Improvements Plan
Revenue/Funding Sources and Alternatives**

II. Borrowed Funds (Indebtedness)

Long Term Debt - Indebtedness obligations that exceed five years.

1. Bonds

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I. Voter Approved - Special Levy:

Description	Advantages	Disadvantages	Applicability
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:

Description	Advantages	Disadvantages	Applicability
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

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**City of Mount Vernon
2026-2031 Capital Improvements Plan
Revenue/Funding Sources and Alternatives**

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.

2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Sources and Uses of Funds Details

Source	Project #	2026	2027	2028	2029	2030	2031
105 - Paths & Trails							
Beginning Balance		58,846	62,768	66,729	70,730	74,772	3,854
<u>Revenues and Other Fund Sources</u>							
<i>Revenue</i>							
Interest		612	618	624	631	637	643
Motor Vehicle Fuel Tax		3,310	3,343	3,377	3,411	3,445	3,479
	Total	3,922	3,961	4,001	4,042	4,082	4,122
<i>Other Fund Sources</i>							
Total Revenues and Other Fund Sources		3,922	3,961	4,001	4,042	4,082	4,122
Total Funds available		62,768	66,729	70,730	74,772	78,854	7,976
<u>Expenditures and Uses</u>							
<i>Capital Projects & Equipment</i>							
<u>Parks</u>							
Edgewater Park Improvements	P09005	0	0	0	0	75,000	0
	Total	0	0	0	0	75,000	0
<i>Other Uses</i>							
Total Expenditures and Uses		0	0	0	0	75,000	0
Change in Fund Balance		3,922	3,961	4,001	4,042	-70,918	4,122
	Ending Balance	62,768	66,729	70,730	74,772	3,854	7,976

106 - Tourism Promotion Fund

Beginning Balance		178,443	241,611	223,011	312,674	385,634	456,924
<u>Revenues and Other Fund Sources</u>							
<i>Revenue</i>							
Interest		1,836	1,855	1,873	1,892	1,911	1,930
Taxes		321,332	324,545	327,790	331,068	334,379	337,723
	Total	323,168	326,400	329,663	332,960	336,290	339,653
<i>Other Fund Sources</i>							
Total Revenues and Other Fund Sources		323,168	326,400	329,663	332,960	336,290	339,653
Total Funds available		501,611	568,011	552,674	645,634	721,924	796,577
<u>Expenditures and Uses</u>							
<i>Capital Projects & Equipment</i>							
<u>Parks</u>							
Little Mountain Park	P02004	0	0	0	20,000	0	0
Public Art	P03004	10,000	15,000	10,000	10,000	15,000	0
Edgewater Park Improvements	P09005	0	0	0	0	0	50,000
Park Signs	P21003	0	100,000	0	0	0	0
	Total	10,000	115,000	10,000	30,000	15,000	50,000
<i>Other Uses</i>							
Grants		250,000	230,000	230,000	230,000	250,000	250,000
	Total	250,000	230,000	230,000	230,000	250,000	250,000
Total Expenditures and Uses		260,000	345,000	240,000	260,000	265,000	300,000
Change in Fund Balance		63,168	-18,600	89,663	72,960	71,290	39,653
	Ending Balance	241,611	223,011	312,674	385,634	456,924	496,577

Source	Project #	2026	2027	2028	2029	2030	2031
107 - Little Mountain Improvement Fund							
Beginning Balance		229,655	282,655	335,655	388,655	431,655	484,655
<u>Revenues and Other Fund Sources</u>							
<i>Revenue</i>							
Donation		2,000	2,000	2,000	2,000	2,000	2,000
Interest		1,000	1,000	1,000	1,000	1,000	1,000
Rental/Cell Tower Fees		70,000	70,000	70,000	70,000	70,000	70,000
	Total	73,000	73,000	73,000	73,000	73,000	73,000
<i>Other Fund Sources</i>							
Total Revenues and Other Fund Sources		73,000	73,000	73,000	73,000	73,000	73,000
Total Funds available		302,655	355,655	408,655	461,655	504,655	557,655
<u>Expenditures and Uses</u>							
<i>Capital Projects & Equipment</i>							
<u>Parks</u>							
Little Mountain Park	P02004	0	0	0	10,000	0	0
	Total	0	0	0	10,000	0	0
<i>Other Uses</i>							
Transfer to F103 Operational Costs		20,000	20,000	20,000	20,000	20,000	20,000
	Total	20,000	20,000	20,000	20,000	20,000	20,000
Total Expenditures and Uses		20,000	20,000	20,000	30,000	20,000	20,000
Change in Fund Balance		53,000	53,000	53,000	43,000	53,000	53,000
	Ending Balance	282,655	335,655	388,655	431,655	484,655	537,655

115 - Parks Capital Improvement Fund

Beginning Balance		44,673	55,673	131,773	137,873	64,073	140,273
<u>Revenues and Other Fund Sources</u>							
<i>Revenue</i>							
Interest		1,000	1,100	1,100	1,200	1,200	1,200
Stokely Tower Lease		85,000	85,000	85,000	85,000	85,000	85,000
Transfer In		100,000	0	100,000	0	0	0
	Total	186,000	86,100	186,100	86,200	86,200	86,200
<i>Other Fund Sources</i>							
Total Revenues and Other Fund Sources		186,000	86,100	186,100	86,200	86,200	86,200
Total Funds available		230,673	141,773	317,873	224,073	150,273	226,473
<u>Expenditures and Uses</u>							
<i>Capital Projects & Equipment</i>							
<u>Parks</u>							
Bonnie Rae Park Improvements	P07006	20,000	0	0	0	0	0
Hillcrest Park Lodge Renovations	P09001	0	0	20,000	0	0	75,000
Edgewater Park Improvements	P09005	40,000	0	0	150,000	0	0
Sherman Anderson Updates	P12001	10,000	0	150,000	0	0	0
Facility Roof Replacements	P15001	20,000	0	0	0	0	0
Bakerview Park	P94001	75,000	0	0	0	0	0
	Total	165,000	0	170,000	150,000	0	75,000
<i>Other Uses</i>							
Recurring Park Projects		10,000	10,000	10,000	10,000	10,000	10,000
	Total	10,000	10,000	10,000	10,000	10,000	10,000
Total Expenditures and Uses		175,000	10,000	180,000	160,000	10,000	85,000
Change in Fund Balance		11,000	76,100	6,100	-73,800	76,200	1,200
	Ending Balance	55,673	131,773	137,873	64,073	140,273	141,473

Source	Project #	2026	2027	2028	2029	2030	2031
117 - Transportation Benefit District							
Beginning Balance		1,307,963	1,464,063	1,703,114	1,877,970	2,259,886	2,792,921
<u>Revenues and Other Fund Sources</u>							
<i>Revenue</i>							
Interest		10,100	10,201	10,303	10,406	10,510	10,615
TBD Sales Tax		2,525,000	2,550,250	2,575,753	2,601,510	2,627,525	2,653,800
Total		2,535,100	2,560,451	2,586,056	2,611,916	2,638,035	2,664,415
<i>Other Fund Sources</i>							
Total Revenues and Other Fund Sources		2,535,100	2,560,451	2,586,056	2,611,916	2,638,035	2,664,415
Total Funds available		3,843,063	4,024,514	4,289,170	4,489,886	4,897,921	5,457,336
<u>Expenditures and Uses</u>							
<i>Capital Projects & Equipment</i>							
<u>Police</u>							
TrafficSafety/Criminal Investigation Camera System	PD0701	25,000	25,000	25,000	25,000	25,000	25,000
Total		25,000	25,000	25,000	25,000	25,000	25,000
<u>Transportation</u>							
City Wide - Street Overlay Program	T00002	1,000,000	1,000,000	1,000,000	1,000,000	1,150,000	1,000,000
City Wide - Signal Maintenance Program	T07002	45,000	45,000	45,000	45,000	45,000	45,000
City Wide - Sidewalk Repair Program	T08001	50,000	50,000	50,000	50,000	50,000	50,000
ADA Sidewalk Transition Program	T16001	100,000	100,000	100,000	100,000	100,000	100,000
Kulshan Trail Safety Lighting Phase 2	T23005	0	30,700	81,000	0	0	0
Kulshan Trail Safety Lighting - Phase 4	T23007	0	40,700	120,200	0	0	0
Blackburn Rd Extension (Little Mtn Rd - Eaglemont)	T24001	0	0	0	0	0	100,000
N 10th St/Warren Street Crosswalk Improvements	T25004	86,000	195,000	0	0	0	0
Stewart/Hoag Road Bicyclist Improvements	T25005	0	0	55,000	175,000	0	0
N 18th St/Hillcrest Parkway Crosswalk Improvements	T25011	38,000	0	0	0	0	0
Citywide Intersection Signal Cabinet Replacements	T25012	25,000	25,000	25,000	25,000	25,000	25,000
Division Street Corridor Study	T25013	0	0	200,000	100,000	0	0
Division Street/SR 536 Bridge Planning Study	T25014	200,000	100,000	0	0	0	0
Blackburn Road Extension (30% Design Ongoing)	T94021	100,000	0	0	0	0	0
Total		1,644,000	1,586,400	1,676,200	1,495,000	1,370,000	1,320,000
<i>Other Uses</i>							
Transfer to ER&R Fund (T-00-02)		0	0	0	0	100,000	100,000
Signal Upgrades & Traffic Camera Install		10,000	10,000	10,000	10,000	10,000	10,000
Transfer to ER&R Fund (T00002)		100,000	100,000	100,000	100,000	0	0
Transfer to Streets Fund		600,000	600,000	600,000	600,000	600,000	600,000
Total		710,000	710,000	710,000	710,000	710,000	710,000
Total Expenditures and Uses		2,379,000	2,321,400	2,411,200	2,230,000	2,105,000	2,055,000
Change in Fund Balance		156,100	239,051	174,856	381,916	533,035	609,415
Ending Balance		1,464,063	1,703,114	1,877,970	2,259,886	2,792,921	3,402,336

304 - REET I

Beginning Balance		950,928	771,705	529,642	394,810	288,859	3,000
<u>Revenues and Other Fund Sources</u>							
<i>Revenue</i>							
Contributions/Rents/Grants		4,800	4,800	4,800	4,800	4,800	4,800
Interest		8,977	9,067	9,157	9,249	9,341	9,435

Source	Project #	2026	2027	2028	2029	2030	2031
Taxes		707,000	714,070	821,211	870,000	890,000	898,900
	Total	720,777	727,937	835,168	884,049	904,141	913,135
<i>Other Fund Sources</i>							
Total Revenues and Other Fund Sources		720,777	727,937	835,168	884,049	904,141	913,135
Total Funds available		1,671,705	1,499,642	1,364,810	1,278,859	1,193,000	916,135
<u>Expenditures and Uses</u>							
<i>Capital Projects & Equipment</i>							
<u>General Facilities</u>							
General Facility Infrastructure Improvements	G13001	150,000	150,000	150,000	150,000	150,000	75,000
Stokley Telecommunications Tower Renovation	G19001	0	20,000	20,000	20,000	20,000	20,000
Little Mountain Telecom Tower Replacement	G21005	0	20,000	20,000	20,000	20,000	20,000
	Total	150,000	190,000	190,000	190,000	190,000	115,000
<u>Parks</u>							
Community Boat Launch Improvements	P05002	0	0	0	0	50,000	0
Playground Development, Replacement and Upgrades	P10002	0	0	0	0	150,000	0
	Total	0	0	0	0	200,000	0
<i>Other Uses</i>							
Transfers Out		750,000	780,000	780,000	800,000	800,000	800,000
	Total	750,000	780,000	780,000	800,000	800,000	800,000
Total Expenditures and Uses		900,000	970,000	970,000	990,000	1,190,000	915,000
Change in Fund Balance		-179,223	-242,063	-134,832	-105,951	-285,859	-1,865
	Ending Balance	771,705	529,642	394,810	288,859	3,000	1,135

306 - Fire Capital Projects

Beginning Balance		434,415	480,905	-448,122	175,419	59,897	605,429
<u>Revenues and Other Fund Sources</u>							
<i>Revenue</i>							
Contributions		41,461	42,290	43,136	43,999	44,879	45,775
EMS Levy		1,000,000	1,000,000	700,000	500,000	500,000	500,000
GEMT		927,863	937,142	946,514	955,979	965,538	975,194
Interest		59,704	60,301	60,904	61,514	62,129	62,750
	Total	2,029,028	2,039,733	1,750,554	1,561,492	1,572,546	1,583,719
<i>Other Fund Sources</i>							
Total Revenues and Other Fund Sources		2,029,028	2,039,733	1,750,554	1,561,492	1,572,546	1,583,719
Total Funds available		2,463,443	2,520,638	1,302,432	1,736,911	1,632,443	2,189,148
<u>Expenditures and Uses</u>							
<i>Capital Projects & Equipment</i>							
<u>Fire Department</u>							
Medical Defibrillators Replacement	F20001	200,000	200,000		0	0	0
Fire Department Radio Replacement	F99001	25,000	25,000	25,000	25,000	25,000	25,000
	Total	225,000	225,000	25,000	25,000	25,000	25,000
<i>Other Uses</i>							
Bond Payment		877,014	877,014	877,014	877,014	877,014	877,014
Equipment - Fire		0	340,000	49,999	400,000	75,000	400,000
Fire Station Construction		50,000	0	50,000	50,000	50,000	50,000
Equipment - Ambulance		0	0	0	325,000	0	0
Equipment - Vehicles		0	0	125,000	0	0	0
Equipment - Emergency Apparatus		592,151	1,050,000	0	0	0	0
Interfund Loan Payment		238,373	238,373	0	0	0	0
	Total	1,757,538	2,743,760	1,102,013	1,652,014	1,002,014	1,327,014

Source	Project #	2026	2027	2028	2029	2030	2031
Total Expenditures and Uses		1,982,538	2,968,760	1,127,013	1,677,014	1,027,014	1,352,014
Change in Fund Balance		46,490	-929,027	623,541	-115,522	545,532	231,705
	Ending Balance	480,905	-448,122	175,419	59,897	605,429	837,134

311 - Parks Impact Fees

Beginning Balance		301,452	191,452	211,452	236,452	261,452	286,452
<u>Revenues and Other Fund Sources</u>							
<i>Revenue</i>							
Park Impact Fees		20,000	20,000	25,000	25,000	25,000	25,000
	Total	20,000	20,000	25,000	25,000	25,000	25,000
<i>Other Fund Sources</i>							
Total Revenues and Other Fund Sources		20,000	20,000	25,000	25,000	25,000	25,000
Total Funds available		321,452	211,452	236,452	261,452	286,452	311,452
<u>Expenditures and Uses</u>							
<i>Capital Projects & Equipment</i>							
<u>Parks</u>							
Bonnie Rae Park Improvements	P07006	30,000	0	0	0	0	0
Playground Development, Replacement and Upgrades	P10002	100,000	0	0	0	0	0
	Total	130,000	0	0	0	0	0
<i>Other Uses</i>							
Total Expenditures and Uses		130,000	0	0	0	0	0
Change in Fund Balance		-110,000	20,000	25,000	25,000	25,000	25,000
	Ending Balance	191,452	211,452	236,452	261,452	286,452	311,452

313 - Transportation Impact Fees

Beginning Balance		1,683,942	1,963,942	2,166,942	2,296,942	2,361,942	2,522,942
<u>Revenues and Other Fund Sources</u>							
<i>Revenue</i>							
Impact Fees		275,000	250,000	250,000	260,000	300,000	300,000
Interest		5,000	5,000	5,000	5,000	6,000	6,000
	Total	280,000	255,000	255,000	265,000	306,000	306,000
<i>Other Fund Sources</i>							
Total Revenues and Other Fund Sources		280,000	255,000	255,000	265,000	306,000	306,000
Total Funds available		1,963,942	2,218,942	2,421,942	2,561,942	2,667,942	2,828,942
<u>Expenditures and Uses</u>							
<i>Capital Projects & Equipment</i>							
<u>Transportation</u>							
Fir Street Crosswalk Improvements	T25002	0	0	100,000	0	0	0
Stewart/Hoag Road Bicyclist Improvements	T25005	0	0	0	100,000	0	0
Market St Bicyclist Improvements	T25006	0	0	25,000	50,000	0	0
Fir Street Bicyclist Improvements	T25007	0	0	0	50,000	100,000	0
N 18th St/Hillcrest Parkway Crosswalk Improvements	T25011	0	52,000	0	0	0	0
Fir Street Pedestrian and Bicyclist Improvements	T94014	0	0	0	0	45,000	70,000
	Total	0	52,000	125,000	200,000	145,000	70,000
<i>Other Uses</i>							
Total Expenditures and Uses		0	52,000	125,000	200,000	145,000	70,000
Change in Fund Balance		280,000	203,000	130,000	65,000	161,000	236,000
	Ending Balance	1,963,942	2,166,942	2,296,942	2,361,942	2,522,942	2,758,942

Source	Project #	2026	2027	2028	2029	2030	2031
314 - REET II (for Streets ONLY)							
Beginning Balance		756,839	862,616	1,050,753	1,401,121	1,790,370	2,144,711
<u>Revenues and Other Fund Sources</u>							
<i>Revenue</i>							
Interest		8,977	9,067	9,157	9,249	9,341	9,341
Taxes		707,000	714,070	821,211	870,000	890,000	890,000
	Total	715,977	723,137	830,368	879,249	899,341	899,341
<i>Other Fund Sources</i>							
Total Revenues and Other Fund Sources		715,977	723,137	830,368	879,249	899,341	899,341
Total Funds available		1,472,816	1,585,753	1,881,121	2,280,370	2,689,711	3,044,052
<u>Expenditures and Uses</u>							
<i>Capital Projects & Equipment</i>							
<u>Transportation</u>							
Laventure Road Widening (Hoag Road to Simgar Lane)	T06007	125,200	0	0	0	0	0
Riverside Drive Improvement Project - Phase 1	T19003	0	65,000	0	0	0	0
Kulshan Trail Safety Lighting - Phase 3	T23006	25,000	0	0	0	0	0
Fir Street Pedestrian and Bicyclist Improvements	T94014	0	0	0	0	45,000	72,500
	Total	150,200	65,000	0	0	45,000	72,500
<i>Other Uses</i>							
Transfers Out		460,000	470,000	480,000	490,000	500,000	500,000
	Total	460,000	470,000	480,000	490,000	500,000	500,000
Total Expenditures and Uses		610,200	535,000	480,000	490,000	545,000	572,500
Change in Fund Balance		105,777	188,137	350,368	389,249	354,341	326,841
	Ending Balance	862,616	1,050,753	1,401,121	1,790,370	2,144,711	2,471,552

402 - Solid Waste Utility Fund

Beginning Balance		658,584	893,259	1,084,719	807,716	1,011,159	1,193,449
<u>Revenues and Other Fund Sources</u>							
<i>Revenue</i>							
Charges for services		8,236,540	8,483,636	8,712,695	8,947,937	9,189,531	9,437,649
Contributions/Misc.		8,000	8,000	8,000	8,001	8,000	8,000
Interest		5,135	5,274	5,416	5,712	5,712	5,867
	Total	8,249,675	8,496,910	8,726,111	8,961,650	9,203,243	9,451,516
<i>Other Fund Sources</i>							
Total Revenues and Other Fund Sources		8,249,675	8,496,910	8,726,111	8,961,650	9,203,243	9,451,516
Total Funds available		8,908,259	9,390,169	9,810,830	9,769,366	10,214,402	10,644,965
<u>Expenditures and Uses</u>							
<i>Capital Projects & Equipment</i>							
<u>Solid Waste</u>							
Solid Waste Truck Bay	R25001	0	50,000	500,000	0	0	0
	Total	0	50,000	500,000	0	0	0
<i>Other Uses</i>							
Operations		8,015,000	8,255,450	8,503,114	8,758,207	9,020,953	9,111,163
	Total	8,015,000	8,255,450	8,503,114	8,758,207	9,020,953	9,111,163
Total Expenditures and Uses		8,015,000	8,305,450	9,003,114	8,758,207	9,020,953	9,111,163
Change in Fund Balance		234,675	191,460	-277,003	203,443	182,290	340,353
	Ending Balance	893,259	1,084,719	807,716	1,011,159	1,193,449	1,533,802

Source	Project #	2026	2027	2028	2029	2030	2031
403 - Surface Water Utility Fund							
Beginning Balance		2,331,455	1,505,051	599,811	330,704	220,704	9,781
<u>Revenues and Other Fund Sources</u>							
<i>Revenue</i>							
Charges for services		3,653,297	3,762,896	3,875,782	4,002,056	4,131,818	4,194,054
Developer Pass thru Funding		10,000	10,000	10,000	10,000	10,000	10,000
Fish Passage Removal Board Grant		0	183,000	0	0	0	0
Interest		15,753	15,911	16,070	16,231	16,395	16,556
	Total	3,679,050	3,971,807	3,901,852	4,028,287	4,158,213	4,220,610
<i>Other Fund Sources</i>							
Total Revenues and Other Fund Sources		3,679,050	3,971,807	3,901,852	4,028,287	4,158,213	4,220,610
Total Funds available		6,010,505	5,476,858	4,501,663	4,358,991	4,378,917	4,230,391
<u>Expenditures and Uses</u>							
<i>Capital Projects & Equipment</i>							
<u>Surface Water</u>							
West Mount Vernon Stormwater Force Main Upgrade	D05003	0	0	0	0	10,000	0
(CAO) Critical Area Ordinance Restoration Sites	D08001	10,000	10,000	10,000	10,000	10,000	10,000
Blodgett Rd Culvert Replacement/Stream Restoration	D09002	0	0	0	0	100,000	0
Storm System Restoration Program	D12001	200,000	200,000	200,000	100,000	0	0
Logan Creek Stream Restoration Project	D14001	0	0	50,000	0	0	0
S 13th St Drainage System Analysis & Construction	D18001	0	0	0	0	90,000	0
Park Street Pump Station Upgrade	D19001	367,000	0	0	0	0	0
Carpenter Creek/Hickox Road Culvert Replacement	D21001	0	540,000	0	0	0	0
North 18th Street Culvert Replacement	D21003	0	0	0	0	10,000	0
Alison Ave Culvert Replacement	D25001	0	250,000	0	0	0	0
Division St Pump Station Control Panel Replacement	D25002	100,000	0	0	0	0	0
Combined Sewer and Storm Separation Improvements	D25003	100,000	0	0	0	0	0
Cedar Lane Culvert Replacement	D25004	20,000	80,000	0	0	0	0
	Total	797,000	1,080,000	260,000	110,000	220,000	10,000
<u>Transportation</u>							
30th Street Improvements - Phase 1	T02024	10,000	0	0	0	0	0
Laventure Road Widening (Hoag Road to Simgar Lane)	T06007	12,000	0	0	0	0	0
	Total	22,000	0	0	0	0	0
<i>Other Uses</i>							
Operations/Maintenance		3,686,454	3,797,047	3,910,959	4,028,287	4,149,136	4,149,136
	Total	3,686,454	3,797,047	3,910,959	4,028,287	4,149,136	4,149,136
Total Expenditures and Uses		4,505,454	4,877,047	4,170,959	4,138,287	4,369,136	4,159,136
Change in Fund Balance		-826,404	-905,240	-269,107	-110,000	-210,923	61,474
	Ending Balance	1,505,051	599,811	330,704	220,704	9,781	71,255

411 - Sewer Expansion Fund

Beginning Balance		524,093	301,797	8,298	8,635	72,845	455,720
<u>Revenues and Other Fund Sources</u>							
<i>Revenue</i>							

Source	Project #	2026	2027	2028	2029	2030	2031
Interest		19,099	19,290	19,483	19,678	19,875	20,074
Sewer Connection Fees		360,605	364,211	367,854	371,532	375,000	379,000
	Total	379,704	383,501	387,337	391,210	394,875	399,074
<i>Other Fund Sources</i>							
Total Revenues and Other Fund Sources		379,704	383,501	387,337	391,210	394,875	399,074
Total Funds available		903,797	685,298	395,635	399,845	467,720	854,794
<u>Expenditures and Uses</u>							
<i>Capital Projects & Equipment</i>							
<u>Wastewater</u>							
Sewer Collection System Expansion	S14001	0	0	60,000	0	0	0
Biosolids Screw Press Purchase	S26001	0	350,000	0	0	0	0
Influent Bar Screen Replacement	S26002	275,000	0	0	0	0	0
	Total	275,000	350,000	60,000	0	0	0
<i>Other Uses</i>							
Taxes		12,000	12,000	12,000	12,000	12,000	12,000
Transfers Out - to 401 for Debt Svc		315,000	315,000	315,000	315,000	0	0
	Total	327,000	327,000	327,000	327,000	12,000	12,000
Total Expenditures and Uses		602,000	677,000	387,000	327,000	12,000	12,000
Change in Fund Balance		-222,296	-293,499	337	64,210	382,875	387,074
	Ending Balance	301,797	8,298	8,635	72,845	455,720	842,794

412 - Sewer Capital Reserve Fund

Beginning Balance		2,657,601	2,707,601	2,782,601	2,457,601	2,882,601	3,307,601
<u>Revenues and Other Fund Sources</u>							
<i>Revenue</i>							
Interest		25,000	25,000	25,000	25,000	25,000	25,000
Transfer in from 401		1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
	Total	1,025,000	1,025,000	1,025,000	1,025,000	1,025,000	1,025,000
<i>Other Fund Sources</i>							
Total Revenues and Other Fund Sources		1,025,000	1,025,000	1,025,000	1,025,000	1,025,000	1,025,000
Total Funds available		3,682,601	3,732,601	3,807,601	3,482,601	3,907,601	4,332,601
<u>Expenditures and Uses</u>							
<i>Capital Projects & Equipment</i>							
<u>Wastewater</u>							
Sewer Extensions to Non-Sewered Parcels	S02012	0	0	100,000	0	0	0
Combined Sewer and Storm Separation Improvements	S06001	100,000	0	650,000	0	0	0
Sewer Restoration Program	S07004	500,000	500,000	500,000	500,000	500,000	500,000
Wastewater Treatment Plant Upgrades	S21002	100,000	100,000	100,000	100,000	100,000	100,000
Biosolids Screw Press Purchase	S26001	0	350,000	0	0	0	0
Influent Bar Screen Replacement	S26002	275,000	0	0	0	0	0
	Total	975,000	950,000	1,350,000	600,000	600,000	600,000
<i>Other Uses</i>							
Total Expenditures and Uses		975,000	950,000	1,350,000	600,000	600,000	600,000
Change in Fund Balance		50,000	75,000	-325,000	425,000	425,000	425,000
	Ending Balance	2,707,601	2,782,601	2,457,601	2,882,601	3,307,601	3,732,601

501 - Replacement Reserve Fund

Beginning Balance		7,337,890	6,164,774	6,285,921	6,230,179	6,506,111	10,730,472
<u>Revenues and Other Fund Sources</u>							
<i>Revenue</i>							

Source	Project #	2026	2027	2028	2029	2030	2031
Interfund Revenue		4,242,000	4,263,210	4,284,526	4,305,949	8,676,594	0
	Total	4,242,000	4,263,210	4,284,526	4,305,949	8,676,594	0
<i>Other Fund Sources</i>							
Total Revenues and Other Fund Sources		4,242,000	4,263,210	4,284,526	4,305,949	8,676,594	0
Total Funds available		11,579,890	10,427,984	10,570,447	10,536,128	15,182,705	10,730,472
<u>Expenditures and Uses</u>							
<i>Capital Projects & Equipment</i>							
<u>Information Technology</u>							
San Storage for Virtual servers	IS2002	80,000	80,000	80,000	80,000	80,000	80,000
	Total	80,000	80,000	80,000	80,000	80,000	80,000
<i>Other Uses</i>							
Operations		1,352,697	1,379,751	1,407,346	1,435,493	1,464,203	1,493,487
Capital Equip Expenses		3,420,562	2,103,599	2,256,848	1,900,568	2,275,655	1,905,995
Salaries and Benefits		561,857	578,713	596,074	613,956	632,375	651,346
	Total	5,335,116	4,062,063	4,260,268	3,950,017	4,372,233	4,050,828
Total Expenditures and Uses		5,415,116	4,142,063	4,340,268	4,030,017	4,452,233	4,130,828
Change in Fund Balance		-1,173,116	121,147	-55,742	275,932	4,224,361	-4,130,828
	Ending Balance	6,164,774	6,285,921	6,230,179	6,506,111	10,730,472	6,599,644

502 - Facility Renewal Fund

Beginning Balance		24,883	44,883	64,883	84,883	104,883	124,883
<u>Revenues and Other Fund Sources</u>							
<i>Revenue</i>							
Transfer In		300,000	300,000	300,000	300,000	300,000	300,000
	Total	300,000	300,000	300,000	300,000	300,000	300,000
<i>Other Fund Sources</i>							
Total Revenues and Other Fund Sources		300,000	300,000	300,000	300,000	300,000	300,000
Total Funds available		324,883	344,883	364,883	384,883	404,883	424,883
<u>Expenditures and Uses</u>							
<i>Capital Projects & Equipment</i>							
<u>General Facilities</u>							
General Facility Infrastructure Improvements	G13001	150,000	150,000	150,000	150,000	150,000	150,000
	Total	150,000	150,000	150,000	150,000	150,000	150,000
<i>Other Uses</i>							
Supplies/Materials		65,000	65,000	65,000	65,000	65,000	65,000
Maintenance		65,000	65,000	65,000	65,000	65,000	65,000
	Total	130,000	130,000	130,000	130,000	130,000	130,000
Total Expenditures and Uses		280,000	280,000	280,000	280,000	280,000	280,000
Change in Fund Balance		20,000	20,000	20,000	20,000	20,000	20,000
	Ending Balance	44,883	64,883	84,883	104,883	124,883	144,883

Federal/State Grants

Beginning Balance		0	0	0	0	0	0
<u>Revenues and Other Fund Sources</u>							
<i>Revenue</i>							
Federal/State Grants		1,230,000	1,530,800	1,170,000	0	200,000	1,000,000
	Total	1,230,000	1,530,800	1,170,000	0	200,000	1,000,000
<i>Other Fund Sources</i>							
Total Revenues and Other Fund Sources		1,230,000	1,530,800	1,170,000	0	200,000	1,000,000
Total Funds available		1,230,000	1,530,800	1,170,000	0	200,000	1,000,000
<u>Expenditures and Uses</u>							

Source	Project #	2026	2027	2028	2029	2030	2031
<i>Capital Projects & Equipment</i>							
<u>Parks</u>							
Sherman Anderson Updates	P12001	0	0	0	0	200,000	0
	Total	0	0	0	0	200,000	0
<u>Surface Water</u>							
Carpenter Creek/Hickox Road Culvert Replacement	D21001	0	1,000,000	0	0	0	0
Stormwater Park	D25005	0	200,000	0	0	0	1,000,000
	Total	0	1,200,000	0	0	0	1,000,000
<u>Transportation</u>							
30th Street Improvements - Phase 1	T02024	285,000	0	0	0	0	0
Laventure Road Widening (Hoag Road to Simgar Lane)	T06007	365,600	0	0	0	0	0
Riverside Drive Improvement Project - Phase 1	T19003	62,400	31,200	0	0	0	0
Riverside Drive Improvement Project - Phase 2	T20001	242,000	122,000	0	0	0	0
Kulshan Trail Safety Lighting Phase 2	T23005	0	56,800	400,000	0	0	0
Kulshan Trail Safety Lighting - Phase 3	T23006	275,000	0	0	0	0	0
Kulshan Trail Safety Lighting - Phase 4	T23007	0	120,800	770,000	0	0	0
	Total	1,230,000	330,800	1,170,000	0	0	0
<i>Other Uses</i>							
Total Expenditures and Uses		1,230,000	1,530,800	1,170,000	0	200,000	1,000,000
Change in Fund Balance		0	0	0	0	0	0
	Ending Balance	0	0	0	0	0	0

Fish Barrier Removal Board Grant

Beginning Balance		0	0	0	0	0	0
<u>Revenues and Other Fund Sources</u>							
<i>Revenue</i>							
Grant		100,000	3,500,000	0	700,000	0	900,000
	Total	100,000	3,500,000	0	700,000	0	900,000
<i>Other Fund Sources</i>							
Total Revenues and Other Fund Sources		100,000	3,500,000	0	700,000	0	900,000
Total Funds available		100,000	3,500,000	0	700,000	0	900,000
<u>Expenditures and Uses</u>							
<i>Capital Projects & Equipment</i>							
<u>Surface Water</u>							
Carpenter Creek/Hickox Road Culvert Replacement	D21001	100,000	3,500,000	0	0	0	0
North 18th Street Culvert Replacement	D21003	0	0	0	0	0	600,000
Seneca Drive Culvert Replacement	D21004	0	0	0	0	0	300,000
Alison Ave Culvert Replacement	D25001	0	0	0	700,000	0	0
	Total	100,000	3,500,000	0	700,000	0	900,000
<i>Other Uses</i>							
Total Expenditures and Uses		100,000	3,500,000	0	700,000	0	900,000
Change in Fund Balance		0	0	0	0	0	0
	Ending Balance	0	0	0	0	0	0

Public Works Trust Fund

Beginning Balance		0	0	0	0	0	0
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Source	Project #	2026	2027	2028	2029	2030	2031
<u>Revenues and Other Fund Sources</u>							
<i>Revenue</i>							
Loan Revenue		0	5,500,000	650,000	0	0	0
	Total	0	5,500,000	650,000	0	0	0
<i>Other Fund Sources</i>							
Total Revenues and Other Fund Sources		0	5,500,000	650,000	0	0	0
Total Funds available		0	5,500,000	650,000	0	0	0
<u>Expenditures and Uses</u>							
<i>Capital Projects & Equipment</i>							
<u>Surface Water</u>							
Park Street Pump Station Upgrade	D19001	0	5,500,000	0	0	0	0
Combined Sewer and Storm Separation Improvements	D25003	0	0	650,000	0	0	0
	Total	0	5,500,000	650,000	0	0	0
<i>Other Uses</i>							
Total Expenditures and Uses		0	5,500,000	650,000	0	0	0
Change in Fund Balance		0	0	0	0	0	0
Ending Balance		0	0	0	0	0	0

Unfunded

Beginning Balance		0	-39,431,000	-45,146,000	-48,526,500	-52,276,500	-60,556,500
<u>Revenues and Other Fund Sources</u>							
<i>Revenue</i>							
<i>Other Fund Sources</i>							
Total Revenues and Other Fund Sources		0	0	0	0	0	0
Total Funds available		0	-39,431,000	-45,146,000	-48,526,500	-52,276,500	-60,556,500
<u>Expenditures and Uses</u>							
<i>Capital Projects & Equipment</i>							
<u>Fire Department</u>							
Fire Station #1	F02001	35,000,000	0	0	0	0	0
	Total	35,000,000	0	0	0	0	0
<u>General Facilities</u>							
General Facility Infrastructure Improvements	G13001	675,000	900,000	800,500	650,000	575,000	645,000
Lincoln Theatre & Kincaid Commercial Holdings	G17001	450,000	500,000	500,000	550,000	550,000	600,000
Repurposing Library Facility	G18001	450,000	250,000	25,000	25,000	25,000	25,000
Stokley Telecommunications Tower Renovation	G19001	850,000	0	0	0	0	0
Little Mountain Telecom Tower Replacement	G21005	500,000	0	0	0	0	0
Public Works / Shop Facility	G99002	500,000	600,000	700,000	45,000	45,000	45,000
	Total	3,425,000	2,250,000	2,025,500	1,270,000	1,195,000	1,315,000
<u>Parks</u>							
Little Mountain Park	P02004	0	500,000	0	0	0	200,000
Trail & Picnicking Corridor Along the Skagit River	P03005	0	0	0	100,000	100,000	0
Trail Connections	P06002	0	0	100,000	0	100,000	0
Bonnie Rae Park Improvements	P07006	0	50,000	500,000	150,000	500,000	250,000
Hillcrest Park Lodge Renovations	P09001	0	25,000	0	0	250,000	0
Hillcrest Park Upgrades	P09004	0	0	0	500,000	100,000	0
Edgewater Park Improvements	P09005	0	800,000	80,000	0	25,000	0
Playground Development, Replacement and Upgrades	P10002	900,000	600,000	0	0	650,000	0

Source	Project #	2026	2027	2028	2029	2030	2031
Connect Riverbend Loop & Ted Reep Trails	P12002	0	0	0	30,000	0	0
Facility Roof Replacements	P15001	0	0	15,000	0	30,000	0
Hillcrest Pk Tennis & Pickleball Ct. Renovation	P17001	0	0	0	0	0	500,000
Covered Space for Park Equip -Park & Ride Facility	P21001	0	0	500,000	0	0	0
Renovation of Vaux Retreat Center	P21002	0	0	60,000	0	5,000,000	0
Park Signs	P21003	0	0	100,000	0	100,000	0
Renovate & Expand Dog Park at Bakerview Pk	P21004	6,000	40,000	0	100,000	30,000	0
Kiwanis Park Spray Pad Renovation	P23001	0	200,000	0	0	0	0
Lions Park Bank Stabilization Project	P25001	100,000	0	0	0	0	0
Bakerview Park	P94001	0	100,000	0	500,000	0	350,000
Open Space Acquisition	P94007	0	0	0	1,000,000	0	1,000,000
Total		1,006,000	2,315,000	1,355,000	2,380,000	6,885,000	2,300,000
<u>Police</u>							
Multi-Purpose Vehicle Replacement	PD0301	0	650,000	0	0	0	0
Evidence Building Extension	PD2101	0	500,000	0	0	0	0
Total		0	1,150,000	0	0	0	0
<u>Surface Water</u>							
South Mount Vernon Surface Water Enhancement	D05002	0	0	0	0	0	120,000
West Mount Vernon Stormwater Force Main Upgrade	D05003	0	0	0	0	0	65,000
Regional Stormwater Treatment Facility	D06003	0	0	0	0	0	50,000
Blodgett Rd Culvert Replacement/Stream Restoration	D09002	0	0	0	0	0	500,000
Storm System Restoration Program	D12001	0	0	0	100,000	200,000	200,000
Kulshan Creek Flood Reduction Project	D14003	0	0	0	0	0	90,000
S 13th St Drainage System Analysis & Construction	D18001	0	0	0	0	0	300,000
North 19th Street Culvert Replacement	D21002	0	0	0	0	0	500,000
Seneca Drive Culvert Replacement	D21004	0	0	0	0	0	100,000
Total		0	0	0	100,000	200,000	1,925,000
<u>Transportation</u>							
30th Street Improvements - Phase 1	T02024	0	0	0	0	0	205,000
Total		0	0	0	0	0	205,000
<u>Other Uses</u>							
Total Expenditures and Uses		39,431,000	5,715,000	3,380,500	3,750,000	8,280,000	5,745,000
Change in Fund Balance		-39,431,000	-5,715,000	-3,380,500	-3,750,000	-8,280,000	-5,745,000
Ending Balance		-39,431,000	-45,146,000	-48,526,500	-52,276,500	-60,556,500	-66,301,500

Washington State Grants

Beginning Balance		0	0	0	0	0	0
<u>Revenues and Other Fund Sources</u>							
<u>Revenue</u>							
Washington State Capital Grant		0	100,000	1,000,000	200,000	800,000	100,000
Total		0	100,000	1,000,000	200,000	800,000	100,000
<u>Other Fund Sources</u>							
Total Revenues and Other Fund Sources		0	100,000	1,000,000	200,000	800,000	100,000
Total Funds available		0	100,000	1,000,000	200,000	800,000	100,000
<u>Expenditures and Uses</u>							
<u>Capital Projects & Equipment</u>							
<u>Parks</u>							

Source	Project #	2026	2027	2028	2029	2030	2031
Community Boat Launch Improvements	P05002	0	0	0	200,000	0	0
Trail Connections	P06002	0	100,000	0	0	0	0
Connect Riverbend Loop & Ted Reep Trails	P12002	0	0	0	0	0	100,000
Bakerview Park	P94001	0	0	1,000,000	0	800,000	0
	Total	0	100,000	1,000,000	200,000	800,000	100,000
<i>Other Uses</i>							
Total Expenditures and Uses		0	100,000	1,000,000	200,000	800,000	100,000
Change in Fund Balance		0	0	0	0	0	0
Ending Balance		0	0	0	0	0	0

2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Funding Source

Source	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
102 - Arterial Street Fund									
30th Street Improvements - Phase 1	T02024	1	65,000					175,000	240,000
15th St Sidewalk Improvements	T06004	1	150,000						150,000
Riverside Drive Improvement Project - Phase 1	T19003	1	432,600	308,800					741,400
Riverside Drive Improvement Project - Phase 2	T20001	1	458,000	218,000	600,000				1,276,000
Cleveland Street / West Broadway Crosswalk Improve	T25001	1		85,000	275,000				360,000
Fir Street Crosswalk Improvements	T25002	1			150,000	950,000			1,100,000
Hoag Road/N 19th Place Crosswalk Improvements	T25003	1		79,000	330,000				409,000
N 10th St/Warren Street Crosswalk Improvements	T25004	1		100,000					100,000
Market St Bicyclist Improvements	T25006				25,000	170,000			195,000
Fir Street Bicyclist Improvements	T25007	1				100,000	510,000		610,000
Riverside Drive/Pacific Place Intersection	T25008	1					500,000		500,000
N 18th St/Hillcrest Parkway Crosswalk Improvements	T25011	1		80,000					80,000
Fir Street Pedestrian and Bicyclist Improvements	T94014	1					75,000	580,000	655,000
102 - Arterial Street Fund Total			1,105,600	870,800	1,380,000	1,220,000	585,000	1,255,000	6,416,400

105 - Paths & Trails

Edgewater Park Improvements	P09005	1					75,000		75,000
105 - Paths & Trails Total			0	0	0	0	75,000	0	75,000

106 - Tourism Promotion Fund

Little Mountain Park	P02004	1				20,000			20,000
Public Art	P03004	1	10,000	15,000	10,000	10,000	15,000		60,000
Edgewater Park Improvements	P09005	1					50,000		50,000
Park Signs	P21003	1		100,000					100,000
106 - Tourism Promotion Fund Total			10,000	115,000	10,000	30,000	15,000	50,000	230,000

107 - Little Mountain Improvement Fund

Little Mountain Park	P02004	1				10,000			10,000
107 - Little Mountain Improvement Fund Total			0	0	0	10,000	0	0	10,000

Source	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
115 - Parks Capital Improvement Fund									
Bonnie Rae Park Improvements	P07006	1	20,000						20,000
Hillcrest Park Lodge Renovations	P09001	1			20,000			75,000	95,000
Edgewater Park Improvements	P09005	1	40,000			150,000			190,000
Sherman Anderson Updates	P12001	1	10,000		150,000				160,000
Facility Roof Replacements	P15001	1	20,000						20,000
Bakerview Park	P94001	1	75,000						75,000
115 - Parks Capital Improvement Fund Total			165,000	0	170,000	150,000	0	75,000	560,000

117 - Transportation Benefit District

TrafficSafety/Criminal Investigation Camera System	PD0701	1	25,000	25,000	25,000	25,000	25,000	25,000	150,000
City Wide - Street Overlay Program	T00002	1	1,000,000	1,000,000	1,000,000	1,000,000	1,150,000	1,000,000	6,150,000
City Wide - Signal Maintenance Program	T07002	1	45,000	45,000	45,000	45,000	45,000	45,000	270,000
City Wide - Sidewalk Repair Program	T08001	1	50,000	50,000	50,000	50,000	50,000	50,000	300,000
ADA Sidewalk Transition Program	T16001	1	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Kulshan Trail Safety Lighting Phase 2	T23005	1		30,700	81,000				111,700
Kulshan Trail Safety Lighting - Phase 4	T23007	1		40,700	120,200				160,900
Blackburn Rd Extension (Little Mtn Rd - Eaglemont)	T24001	1					100,000		100,000
N 10th St/Warren Street Crosswalk Improvements	T25004	1	86,000	195,000					281,000
Stewart/Hoag Road Bicyclist Improvements	T25005	1			55,000	175,000			230,000
N 18th St/Hillcrest Parkway Crosswalk Improvements	T25011	1	38,000						38,000
Citywide Intersection Signal Cabinet Replacements	T25012	1	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Division Street Corridor Study	T25013	1			200,000	100,000			300,000
Division Street/SR 536 Bridge Planning Study	T25014	1	200,000	100,000					300,000
Blackburn Road Extension (30% Design Ongoing)	T94021	1	100,000						100,000
117 - Transportation Benefit District Total			1,669,000	1,611,400	1,701,200	1,520,000	1,395,000	1,345,000	9,241,600

304 - REET I

General Facility Infrastructure Improvements	G13001	1	150,000	150,000	150,000	150,000	150,000	75,000	825,000
Stokley Telecommunications Tower Renovation	G19001	1		20,000	20,000	20,000	20,000	20,000	100,000
Little Mountain Telecom Tower Replacement	G21005	1		20,000	20,000	20,000	20,000	20,000	100,000
Community Boat Launch Improvements	P05002	1					50,000		50,000
Playground Development, Replacement and Upgrades	P10002	1					150,000		150,000
304 - REET I Total			150,000	190,000	190,000	190,000	390,000	115,000	1,225,000

Source	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
306 - Fire Capital Projects									
Medical Defibrillators Replacement	F20001	1	200,000	200,000					400,000
Fire Department Radio Replacement	F99001	1	25,000	25,000	25,000	25,000	25,000	25,000	150,000
306 - Fire Capital Projects Total			225,000	225,000	25,000	25,000	25,000	25,000	550,000

311 - Parks Impact Fees

Bonnie Rae Park Improvements	P07006	1	30,000						30,000
Playground Development, Replacement and Upgrades	P10002	1	100,000						100,000
311 - Parks Impact Fees Total			130,000	0	0	0	0	0	130,000

313 - Transportation Impact Fees

Fir Street Crosswalk Improvements	T25002	1			100,000				100,000
Stewart/Hoag Road Bicyclist Improvements	T25005	1				100,000			100,000
Market St Bicyclist Improvements	T25006				25,000	50,000			75,000
Fir Street Bicyclist Improvements	T25007	1				50,000	100,000		150,000
N 18th St/Hillcrest Parkway Crosswalk Improvements	T25011	1		52,000					52,000
Fir Street Pedestrian and Bicyclist Improvements	T94014	1					45,000	70,000	115,000
313 - Transportation Impact Fees Total			0	52,000	125,000	200,000	145,000	70,000	592,000

314 - REET II (for Streets ONLY)

Laventure Road Widening (Hoag Road to Simgar Lane)	T06007	1	125,200						125,200
Riverside Drive Improvement Project - Phase 1	T19003	1		65,000					65,000
Kulshan Trail Safety Lighting - Phase 3	T23006	1	25,000						25,000
Fir Street Pedestrian and Bicyclist Improvements	T94014	1					45,000	72,500	117,500
314 - REET II (for Streets ONLY) Total			150,200	65,000	0	0	45,000	72,500	332,700

402 - Solid Waste Utility Fund

Solid Waste Truck Bay	R25001	1		50,000	500,000				550,000
402 - Solid Waste Utility Fund Total			0	50,000	500,000	0	0	0	550,000

403 - Surface Water Utility Fund

West Mount Vernon Stormwater Force Main Upgrade	D05003	1					10,000		10,000
(CAO) Critical Area Ordinance Restoration Sites	D08001	1	10,000	10,000	10,000	10,000	10,000	10,000	60,000

Source	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Blodgett Rd Culvert Replacement/Stream Restoration	D09002	1					100,000		100,000
Storm System Restoration Program	D12001	1	200,000	200,000	200,000	100,000			700,000
Logan Creek Stream Restoration Project	D14001	1			50,000				50,000
S 13th St Drainage System Analysis & Construction	D18001	1					90,000		90,000
Park Street Pump Station Upgrade	D19001	1	367,000						367,000
Carpenter Creek/Hickox Road Culvert Replacement	D21001	1		540,000					540,000
North 18th Street Culvert Replacement	D21003	1					10,000		10,000
Alison Ave Culvert Replacement	D25001	1		250,000					250,000
Division St Pump Station Control Panel Replacement	D25002	1	100,000						100,000
Combined Sewer and Storm Separation Improvements	D25003	1	100,000						100,000
Cedar Lane Culvert Replacement	D25004	1	20,000	80,000					100,000
30th Street Improvements - Phase 1	T02024	1	10,000						10,000
Laventure Road Widening (Hoag Road to Simgar Lane)	T06007	1	12,000						12,000
403 - Surface Water Utility Fund Total			819,000	1,080,000	260,000	110,000	220,000	10,000	2,499,000

411 - Sewer Expansion Fund

Sewer Collection System Expansion	S14001	1			60,000				60,000
Biosolids Screw Press Purchase	S26001	1		350,000					350,000
Influent Bar Screen Replacement	S26002	1	275,000						275,000
411 - Sewer Expansion Fund Total			275,000	350,000	60,000	0	0	0	685,000

412 - Sewer Capital Reserve Fund

Sewer Extensions to Non-Sewered Parcels	S02012	1			100,000				100,000
Combined Sewer and Storm Separation Improvements	S06001	1	100,000		650,000				750,000
Sewer Restoration Program	S07004	1	500,000	500,000	500,000	500,000	500,000	500,000	3,000,000
Wastewater Treatment Plant Upgrades	S21002	1	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Biosolids Screw Press Purchase	S26001	1		350,000					350,000
Influent Bar Screen Replacement	S26002	1	275,000						275,000
412 - Sewer Capital Reserve Fund Total			975,000	950,000	1,350,000	600,000	600,000	600,000	5,075,000

501 - Replacement Reserve Fund

San Storage for Virtual servers	IS2002	1	80,000	80,000	80,000	80,000	80,000	80,000	480,000
501 - Replacement Reserve Fund Total			80,000	80,000	80,000	80,000	80,000	80,000	480,000

Source	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
502 - Facility Renewal Fund									
General Facility Infrastructure Improvements	G13001	1	150,000	150,000	150,000	150,000	150,000	150,000	900,000
502 - Facility Renewal Fund Total			150,000	150,000	150,000	150,000	150,000	150,000	900,000

Federal/State Grants

Carpenter Creek/Hickox Road Culvert Replacement	D21001	1		1,000,000					1,000,000
Stormwater Park	D25005	1		200,000				1,000,000	1,200,000
Sherman Anderson Updates	P12001	1					200,000		200,000
30th Street Improvements - Phase 1	T02024	1	285,000						285,000
Laventure Road Widening (Hoag Road to Simgar Lane)	T06007	1	365,600						365,600
Riverside Drive Improvement Project - Phase 1	T19003	1	62,400	31,200					93,600
Riverside Drive Improvement Project - Phase 2	T20001	1	242,000	122,000					364,000
Kulshan Trail Safety Lighting Phase 2	T23005	1		56,800	400,000				456,800
Kulshan Trail Safety Lighting - Phase 3	T23006	1	275,000						275,000
Kulshan Trail Safety Lighting - Phase 4	T23007	1		120,800	770,000				890,800
Federal/State Grants Total			1,230,000	1,530,800	1,170,000	0	200,000	1,000,000	5,130,800

Fish Barrier Removal Board Grant

Carpenter Creek/Hickox Road Culvert Replacement	D21001	1	100,000	3,500,000					3,600,000
North 18th Street Culvert Replacement	D21003	1					600,000		600,000
Seneca Drive Culvert Replacement	D21004	1					300,000		300,000
Alison Ave Culvert Replacement	D25001	1				700,000			700,000
Fish Barrier Removal Board Grant Total			100,000	3,500,000	0	700,000	0	900,000	5,200,000

Parks - Donations

Hillcrest Park Upgrades	P09004	1				50,000			50,000
Renovation of Vaux Retreat Center	P21002	1				15,000,000			15,000,000
Parks - Donations Total			0	0	0	0	15,050,000	0	15,050,000

Public Works Trust Fund

Park Street Pump Station Upgrade	D19001	1		5,500,000					5,500,000
Combined Sewer and Storm Separation Improvements	D25003	1			650,000				650,000
Public Works Trust Fund Total			0	5,500,000	650,000	0	0	0	6,150,000

Unfunded

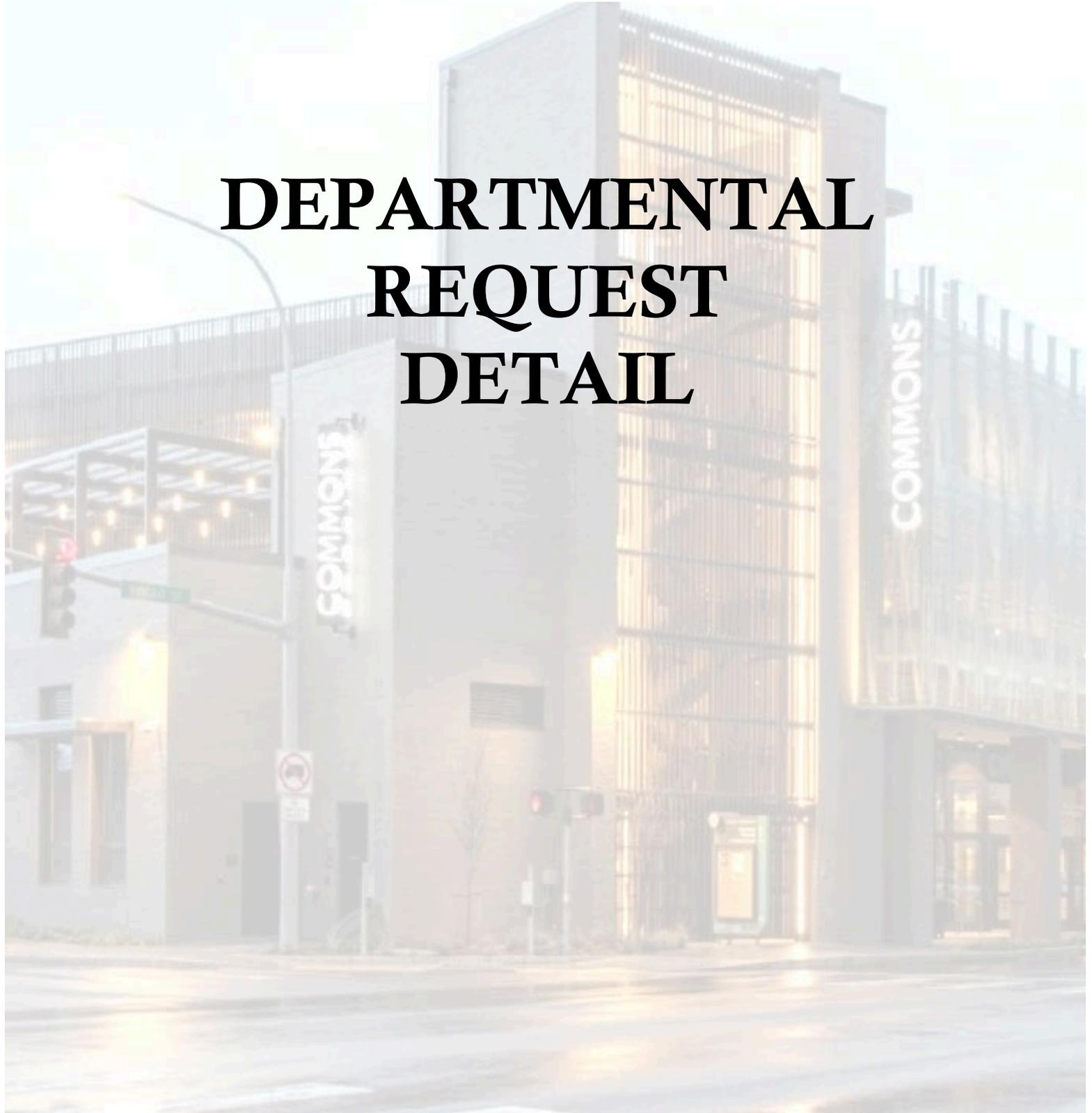
Source	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
South Mount Vernon Surface Water Enhancement	D05002	1						120,000	120,000
West Mount Vernon Stormwater Force Main Upgrade	D05003	1						65,000	65,000
Regional Stormwater Treatment Facility	D06003	1						50,000	50,000
Blodgett Rd Culvert Replacement/Stream Restoration	D09002	1						500,000	500,000
Storm System Restoration Program	D12001	1				100,000	200,000	200,000	500,000
Kulshan Creek Flood Reduction Project	D14003	1						90,000	90,000
S 13th St Drainage System Analysis & Construction	D18001	1						300,000	300,000
North 19th Street Culvert Replacement	D21002	1						500,000	500,000
Seneca Drive Culvert Replacement	D21004	1						100,000	100,000
Fire Station #1	F02001	1	35,000,000						35,000,000
General Facility Infrastructure Improvements	G13001	1	675,000	900,000	800,500	650,000	575,000	645,000	4,245,500
Lincoln Theatre & Kincaid Commercial Holdings	G17001	1	450,000	500,000	500,000	550,000	550,000	600,000	3,150,000
Repurposing Library Facility	G18001	1	450,000	250,000	25,000	25,000	25,000	25,000	800,000
Stokley Telecommunications Tower Renovation	G19001	1	850,000						850,000
Little Mountain Telecom Tower Replacement	G21005	1	500,000						500,000
Public Works / Shop Facility	G99002	1	500,000	600,000	700,000	45,000	45,000	45,000	1,935,000
Little Mountain Park	P02004	1		500,000				200,000	700,000
Trail & Picnicking Corridor Along the Skagit River	P03005	1				100,000	100,000		200,000
Trail Connections	P06002	1			100,000		100,000		200,000
Bonnie Rae Park Improvements	P07006	1		50,000	500,000	150,000	500,000	250,000	1,450,000
Hillcrest Park Lodge Renovations	P09001	1		25,000			250,000		275,000
Hillcrest Park Upgrades	P09004	1				500,000	100,000		600,000
Edgewater Park Improvements	P09005	1		800,000	80,000		25,000		905,000
Playground Development, Replacement and Upgrades	P10002	1	900,000	600,000			650,000		2,150,000
Connect Riverbend Loop & Ted Reep Trails	P12002	1				30,000			30,000
Facility Roof Replacements	P15001	1			15,000		30,000		45,000
Hillcrest Pk Tennis & Pickleball Ct. Renovation	P17001	1						500,000	500,000
Covered Space for Park Equip -Park & Ride Facility	P21001	1			500,000				500,000
Renovation of Vaux Retreat Center	P21002	1			60,000		5,000,000		5,060,000
Park Signs	P21003	1			100,000		100,000		200,000
Renovate & Expand Dog Park at Bakerview Pk	P21004	1	6,000	40,000		100,000	30,000		176,000
Kiwanis Park Spray Pad Renovation	P23001	1		200,000					200,000
Lions Park Bank Stabilization Project	P25001	1	100,000						100,000
Bakerview Park	P94001	1		100,000		500,000		350,000	950,000
Open Space Acquisition	P94007	1				1,000,000		1,000,000	2,000,000
Multi-Purpose Vehicle Replacement	PD0301	1		650,000					650,000
Evidence Building Extension	PD2101	1		500,000					500,000
30th Street Improvements - Phase 1	T02024	1						205,000	205,000
Unfunded Total			39,431,000	5,715,000	3,380,500	3,750,000	8,280,000	5,745,000	66,301,500

Source	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Washington State Grants									
Community Boat Launch Improvements	P05002	1				200,000			200,000
Trail Connections	P06002	1		100,000					100,000
Connect Riverbend Loop & Ted Reep Trails	P12002	1						100,000	100,000
Bakerview Park	P94001	1			1,000,000		800,000		1,800,000
Washington State Grants Total			0	100,000	1,000,000	200,000	800,000	100,000	2,200,000
GRAND TOTAL			46,664,800	22,135,000	12,201,700	8,935,000	28,055,000	11,592,500	129,584,000

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DEPARTMENTAL REQUEST DETAIL



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City of
**MOUNT
VERNON**

FIRE DEPARTMENT



2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Department

Department	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Fire Department									
Fire Station #1	<i>F02001</i>	1	35,000,000						35,000,000
Medical Defibrillators Replacement	<i>F20001</i>	1	200,000	200,000					400,000
Fire Department Radio Replacement	<i>F99001</i>	1	25,000	25,000	25,000	25,000	25,000	25,000	150,000
	Fire Department Total		35,225,000	225,000	25,000	25,000	25,000	25,000	35,550,000
	GRAND TOTAL		35,225,000	225,000	25,000	25,000	25,000	25,000	35,550,000

2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Funding Source

Source	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
306 - Fire Capital Projects									
Medical Defibrillators Replacement	F20001	1	200,000	200,000					400,000
Fire Department Radio Replacement	F99001	1	25,000	25,000	25,000	25,000	25,000	25,000	150,000
306 - Fire Capital Projects Total			225,000	225,000	25,000	25,000	25,000	25,000	550,000
Unfunded									
Fire Station #1	F02001	1	35,000,000						35,000,000
Unfunded Total			35,000,000	0	0	0	0	0	35,000,000
GRAND TOTAL			35,225,000	225,000	25,000	25,000	25,000	25,000	35,550,000

Capital Improvement Plan

Mount Vernon, WA

Project # F02001
Project Name Fire Station #1

Total Project Cost	\$35,000,000	Contact	Fire Chief
Department	Fire Department	Type	New
Category	Buildings	Priority	1 Critical
Status	Pending	Address/ Location	Cleveland Avenue
Quadrant	SW	Project Phase	Identification

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 8,302. 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.

Currently, station 1 is out to bid RFQ for station conceptual design, needs assessment, and cost estimate to begin this August 2024.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	35,000,000	0	0	0	0	0	35,000,000
Total	35,000,000	0	0	0	0	0	35,000,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	35,000,000	0	0	0	0	0	35,000,000
Total	35,000,000	0	0	0	0	0	35,000,000

Capital Improvement Plan

Mount Vernon, WA

Project # F20001
Project Name Medical Defibrillators Replacement

Total Project Cost	\$400,000	Contact	Fire Chief
Department	Fire Department	Type	New
Category	Equipment: Miscellaneous	Priority	2 Very Important
Status	Active	Useful Life	10 years
Quadrant	NW		

Description

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

Justification

These devices have a useful life ranging from 8-10 years and require regular replacement. Without the regular replacement interface with patient 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.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Equipment	200,000	200,000	0	0	0	0	400,000
Total	200,000	200,000	0	0	0	0	400,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
306 - Fire Capital Projects	200,000	200,000	0	0	0	0	400,000
Total	200,000	200,000	0	0	0	0	400,000

Capital Improvement Plan

Mount Vernon, WA

Project # F99001
Project Name Fire Department Radio Replacement

Total Project Cost	\$125,000	Contact	Fire Chief
Department	Fire Department	Type	Equipment
Category	Equipment: Miscellaneous	Priority	3 Important
Status	Active	Useful Life	10 years
Quadrant	NE		

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.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Equipment	25,000	25,000	25,000	25,000	25,000	0	125,000
Total	25,000	25,000	25,000	25,000	25,000	0	125,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
306 - Fire Capital Projects	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Total	25,000	25,000	25,000	25,000	25,000	25,000	150,000

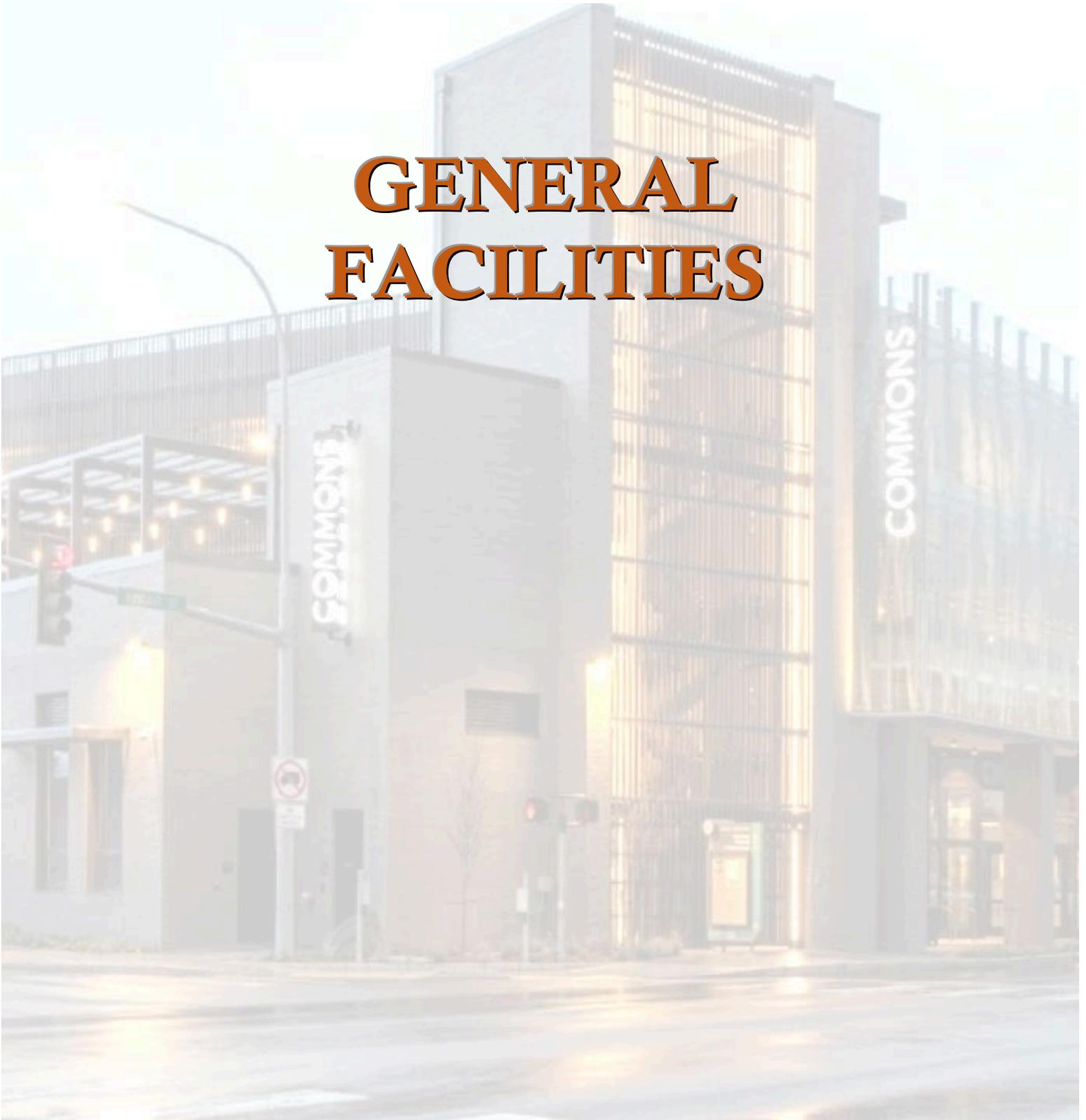
Budget Impact

This should be included in the annual Fire Capital Project budgets.



City of
**MOUNT
VERNON**

GENERAL FACILITIES



2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Department

Department	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
General Facilities									
General Facility Infrastructure Improvements	G13001	1	975,000	1,200,000	1,100,500	950,000	875,000	870,000	5,970,500
Lincoln Theatre & Kincaid Commercial Holdings	G17001	1	450,000	500,000	500,000	550,000	550,000	600,000	3,150,000
Repurposing Library Facility	G18001	1	450,000	250,000	25,000	25,000	25,000	25,000	800,000
Stokley Telecommunications Tower Renovation	G19001	1	850,000	20,000	20,000	20,000	20,000	20,000	950,000
Little Mountain Telecom Tower Replacement	G21005	1	500,000	20,000	20,000	20,000	20,000	20,000	600,000
Public Works / Shop Facility	G99002	1	500,000	600,000	700,000	45,000	45,000	45,000	1,935,000
General Facilities Total			3,725,000	2,590,000	2,365,500	1,610,000	1,535,000	1,580,000	13,405,500
GRAND TOTAL			3,725,000	2,590,000	2,365,500	1,610,000	1,535,000	1,580,000	13,405,500

2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Funding Source

Source	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
304 - REET I									
General Facility Infrastructure Improvements	G13001	1	150,000	150,000	150,000	150,000	150,000	75,000	825,000
Stokley Telecommunications Tower Renovation	G19001	1		20,000	20,000	20,000	20,000	20,000	100,000
Little Mountain Telecom Tower Replacement	G21005	1		20,000	20,000	20,000	20,000	20,000	100,000
304 - REET I Total			150,000	190,000	190,000	190,000	190,000	115,000	1,025,000
502 - Facility Renewal Fund									
General Facility Infrastructure Improvements	G13001	1	150,000	150,000	150,000	150,000	150,000	150,000	900,000
502 - Facility Renewal Fund Total			150,000	150,000	150,000	150,000	150,000	150,000	900,000
Unfunded									
General Facility Infrastructure Improvements	G13001	1	675,000	900,000	800,500	650,000	575,000	645,000	4,245,500
Lincoln Theatre & Kincaid Commercial Holdings	G17001	1	450,000	500,000	500,000	550,000	550,000	600,000	3,150,000
Repurposing Library Facility	G18001	1	450,000	250,000	25,000	25,000	25,000	25,000	800,000
Stokley Telecommunications Tower Renovation	G19001	1	850,000						850,000
Little Mountain Telecom Tower Replacement	G21005	1	500,000						500,000
Public Works / Shop Facility	G99002	1	500,000	600,000	700,000	45,000	45,000	45,000	1,935,000
Unfunded Total			3,425,000	2,250,000	2,025,500	1,270,000	1,195,000	1,315,000	11,480,500
GRAND TOTAL			3,725,000	2,590,000	2,365,500	1,610,000	1,535,000	1,580,000	13,405,500

2026 thru 2031

Capital Improvement Plan

Mount Vernon, WA

Project # G13001
Project Name General Facility Infrastructure Improvements

Total Project Cost	\$5,970,500	Contact	Public Works Director
Department	General Facilities	Type	Improvement
Category	Buildings	Priority	1 Critical
Status	Active	Useful Life	25 years
Address/ Location	City-Wide	Quadrant	SW
Project Phase	Construction		

Description

Improvements to include repair and/or replacement of critical facility infrastructure @ City Hall, Police Court Campus, Public Works Administrative Building, Old and New Libraries 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
10. Repair or Replacement of Library Awning

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 out general and capital Facility Management Program.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Facility Improvement	975,000	1,200,000	1,100,500	950,000	875,000	870,000	5,970,500
Total	975,000	1,200,000	1,100,500	950,000	875,000	870,000	5,970,500

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	675,000	900,000	800,500	650,000	575,000	645,000	4,245,500
502 - Facility Renewal Fund	150,000	150,000	150,000	150,000	150,000	150,000	900,000
304 - REET I	150,000	150,000	150,000	150,000	150,000	75,000	825,000
Total	975,000	1,200,000	1,100,500	950,000	875,000	870,000	5,970,500

Budget Impact

If we do not invest in our decaying infrastructure, aging infrastructure will be unable to be maintained and will create uninhabitable work environment. There will be annual maintenance and upkeep costs that will be included in the 2025 budget proposal for daily services and emergent issues.

Budget Items	2026	2027	2028	2029	2030	2031	Total
Maintenance	65,000	65,000	70,000	70,000	75,000	75,000	420,000
Supplies/Materials	65,000	65,000	70,000	70,000	75,000	75,000	420,000
Total	130,000	130,000	140,000	140,000	150,000	150,000	840,000

Capital Improvement Plan

Mount Vernon, WA

Project # G17001
Project Name Lincoln Theatre & Kincaid Commercial Holdings

Total Project Cost	\$3,150,000	Contact	Public Works Director
Department	General Facilities	Type	Maintenance
Category	Buildings	Priority	2 Very Important
Status	Active	Useful Life	30 years
Address/ Location	712 S 1st Street	Quadrant	SW
Project Phase	Design		

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	2026	2027	2028	2029	2030	2031	Total
Facility Renewal	450,000	500,000	500,000	550,000	550,000	600,000	3,150,000
Total	450,000	500,000	500,000	550,000	550,000	600,000	3,150,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	450,000	500,000	500,000	550,000	550,000	600,000	3,150,000
Total	450,000	500,000	500,000	550,000	550,000	600,000	3,150,000

Budget Impact

If the City does not maintain the buildings and facilities as required, due to their age, they will become inhabitable. There will be annual maintenance and upkeep costs that will be included in the 2025 budget proposal for daily services and emergent issues.

Budget Items	2026	2027	2028	2029	2030	2031	Total
Maintenance	60,000	60,000	65,000	65,000	70,000	70,000	390,000
Supplies/Materials	35,000	40,000	45,000	45,000	50,000	50,000	265,000
Total	95,000	100,000	110,000	110,000	120,000	120,000	655,000

Capital Improvement Plan

Mount Vernon, WA

Project # G18001
Project Name Repurposing Library Facility

Total Project Cost	\$800,000	Contact	Public Works Director
Department	General Facilities	Type	Improvement
Category	Buildings	Priority	2 Very Important
Status	Active	Useful Life	40 years
Address/ Location	315 Snoqualmie St	Quadrant	SW
Project Phase	Identification		

Description

When the new Mount Vernon Library Commons is built, 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. Portions of the building have been updated to include: Roof-2015; LED Lighting-2022; HVAC-2023; and office furniture-2019 thru 2024. Areas that need to be addressed: bathroom plumbing, IS requirements, flooring, painting and office space equipment.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Facility Improvement	450,000	250,000	25,000	25,000	25,000	25,000	800,000
Total	450,000	250,000	25,000	25,000	25,000	25,000	800,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	450,000	250,000	25,000	25,000	25,000	25,000	800,000
Total	450,000	250,000	25,000	25,000	25,000	25,000	800,000

Budget Impact

There will be annual maintenance and upkeep costs that will be included in the annual operating budget proposal for daily services and emergent issues.

Budget Items	2026	2027	2028	2029	2030	2031	Total
Supplies/Materials	25,000	30,000	35,000	35,000	40,000	40,000	205,000
Maintenance	10,000	15,000	15,000	15,000	20,000	20,000	95,000
Total	35,000	45,000	50,000	50,000	60,000	60,000	300,000

Capital Improvement Plan

Mount Vernon, WA

Project # G19001
Project Name Stokley Telecommunications Tower Renovation

Total Project Cost	\$950,000	Contact	Public Works Director
Department	General Facilities	Type	Improvement
Category	Equipment: Miscellaneous	Priority	2 Very Important
Status	Approved	Address/ Location	1018 S First Street
Quadrant	SW	Project Phase	Identification

Description

The City maintains Stokley Tower for telecommunications and Aesthetics. Short and long term preventative maintenance is required to include as needed.

Justification

The telecommunication sites provide revenue and support city and county emergency and non-emergency communications necessary for routine and emergency operations. The tower is completing Phase 1 of a 4-5 phase rehabilitation project. Base/foundation was addressed in 2023.

There will be annual maintenance and upkeep costs that will be included in the 2025 budget proposal for daily services and emergent issues.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Facility Improvement	850,000	20,000	20,000	20,000	20,000	20,000	950,000
Total	850,000	20,000	20,000	20,000	20,000	20,000	950,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	850,000	0	0	0	0	0	850,000
304 - REET I	0	20,000	20,000	20,000	20,000	20,000	100,000
Total	850,000	20,000	20,000	20,000	20,000	20,000	950,000

Capital Improvement Plan

Mount Vernon, WA

Project # G21005
Project Name Little Mountain Telecom Tower Replacement

Total Project Cost	\$600,000	Contact	Public Works Director
Department	General Facilities	Type	Improvement
Category	Equipment: Miscellaneous	Priority	2 Very Important
Status	Active	Address/ Location	Parks - Little Mountain 3000 Little Mountain Road
Quadrant	SE	Project Phase	Identification

Description

The City needs to replace the existing 105-ft tower with a 150-ft telecommunication tower for wireless carriers and regional emergency communications infrastructure.

Justification

The telecommunication sites provide revenue and support city and county emergency and non-emergency communications necessary for routine and emergency operations. Once Stokely Tower facility requirements have been addressed, city will begin retrofit/replacement efforts.

There will be annual maintenance and upkeep costs that will be included in the annual operating budget proposal for daily services and emergent issues.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Facility Improvement	500,000	20,000	20,000	20,000	20,000	20,000	600,000
Total	500,000	20,000	20,000	20,000	20,000	20,000	600,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	500,000	0	0	0	0	0	500,000
304 - REET I	0	20,000	20,000	20,000	20,000	20,000	100,000
Total	500,000	20,000	20,000	20,000	20,000	20,000	600,000

Capital Improvement Plan

Mount Vernon, WA

Project # G99002
Project Name Public Works / Shop Facility

Total Project Cost	\$1,935,000	Contact	Public Works Director
Department	General Facilities	Type	New
Category	Buildings	Priority	2 Very Important
Status	Approved	Useful Life	30 years
Address/ Location	405, 407, 409 West Fir Street	Quadrant	NW
Project Phase	Identification		

Description

Retrofit existing Operations, Solid Waste Equipment Repair and Wastewater equipment storage facilities, office spaces, training room spaces, HVAC/roofing/furniture/office/bathroom facilities and equipment, and changing spaces.

Justification

The Shop facilities the City currently utilizes do not meet requirements and are antiquated/in need of emergent repair/replacement to meet existing needs.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	500,000	600,000	700,000	45,000	45,000	45,000	1,935,000
Total	500,000	600,000	700,000	45,000	45,000	45,000	1,935,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	500,000	600,000	700,000	45,000	45,000	45,000	1,935,000
Total	500,000	600,000	700,000	45,000	45,000	45,000	1,935,000

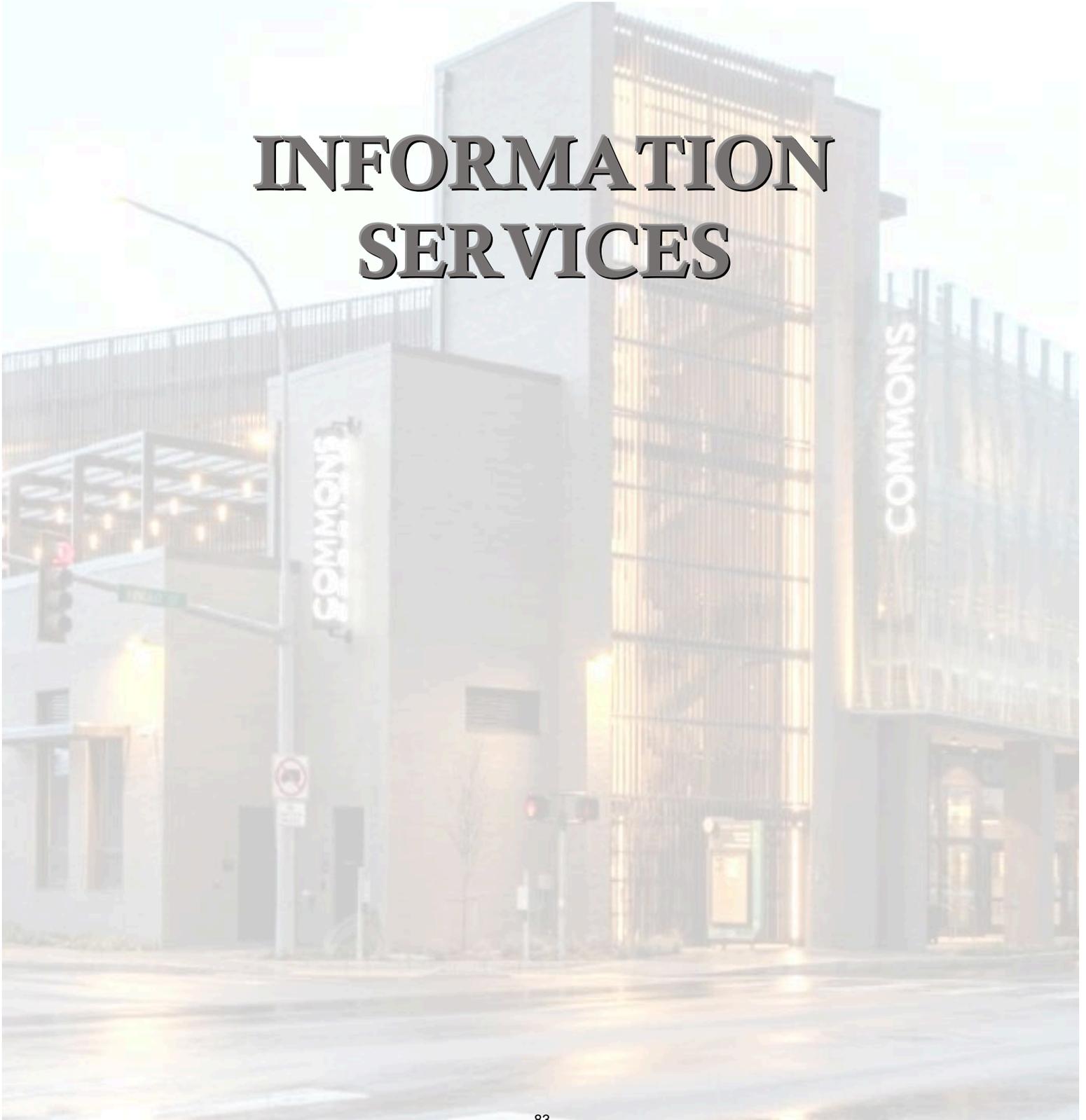
Budget Impact

There will be annual maintenance and upkeep costs that will be included in the 2025 budget proposal for daily services and emergent issues.

Budget Items	2026	2027	2028	2029	2030	2031	Total
Other (Insurance, Utilities)	21,000	22,000	22,000	23,000	23,000	23,000	134,000
Maintenance	7,000	7,500	7,500	8,000	8,500	8,500	47,000
Supplies/Materials	6,000	7,000	7,000	7,500	8,000	8,000	43,500
Total	34,000	36,500	36,500	38,500	39,500	39,500	224,500



INFORMATION SERVICES



2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Department

Department	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Information Technology									
San Storage for Virtual servers	IS2002	1	80,000	80,000	80,000	80,000	80,000	80,000	480,000
Information Technology Total			80,000	80,000	80,000	80,000	80,000	80,000	480,000
GRAND TOTAL			80,000	80,000	80,000	80,000	80,000	80,000	480,000

2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Funding Source

Source	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
501 - Replacement Reserve Fund									
San Storage for Virtual servers	IS2002	1	80,000	80,000	80,000	80,000	80,000	80,000	480,000
501 - Replacement Reserve Fund Total			80,000	80,000	80,000	80,000	80,000	80,000	480,000
GRAND TOTAL			80,000	80,000	80,000	80,000	80,000	80,000	480,000

Capital Improvement Plan

Mount Vernon, WA

Project # IS2002
Project Name San Storage for Virtual servers

Total Project Cost	\$480,000	Contact	IT Director
Department	Information Technology	Type	Equipment
Category	IS Servers	Priority	2 Very Important
Status	Active	Address/ Location	910 Cleveland Ave
Quadrant	SW	Project Phase	Design

Description

Our SAN Environment consists of two sets of hosts and a cluster of storage. The hosts are 3 servers that attach to a cluster of storage. These sets are housed at City Hall and the Police Department. We replace the SAN Environment every 3 years at City Hall and then shift the City Hall set to Police. The Police department set is then transferred to development use or testing.

Currently in 2024 we have 65 virtual servers running on the SAN which holds approximately 34+ TB of data. This number will only continue to grow as our environment grows. We have included the replacement of the host servers into this capital budget so that they will be replaced at the same time as the new SAN storage.

Justification

Our current SAN uses old technology for both it storage and internal architecture. To maintain the virtual servers we need to upgrade our SAN every 5-6 years. We now have redundancy with our current SAN'S. We need replace one SAN every 3 years to keep on a 6 year lifecycle with currently over 65 virtual servers running on the SAN's.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Equipment	80,000	80,000	80,000	80,000	80,000	80,000	480,000
Total	80,000	80,000	80,000	80,000	80,000	80,000	480,000

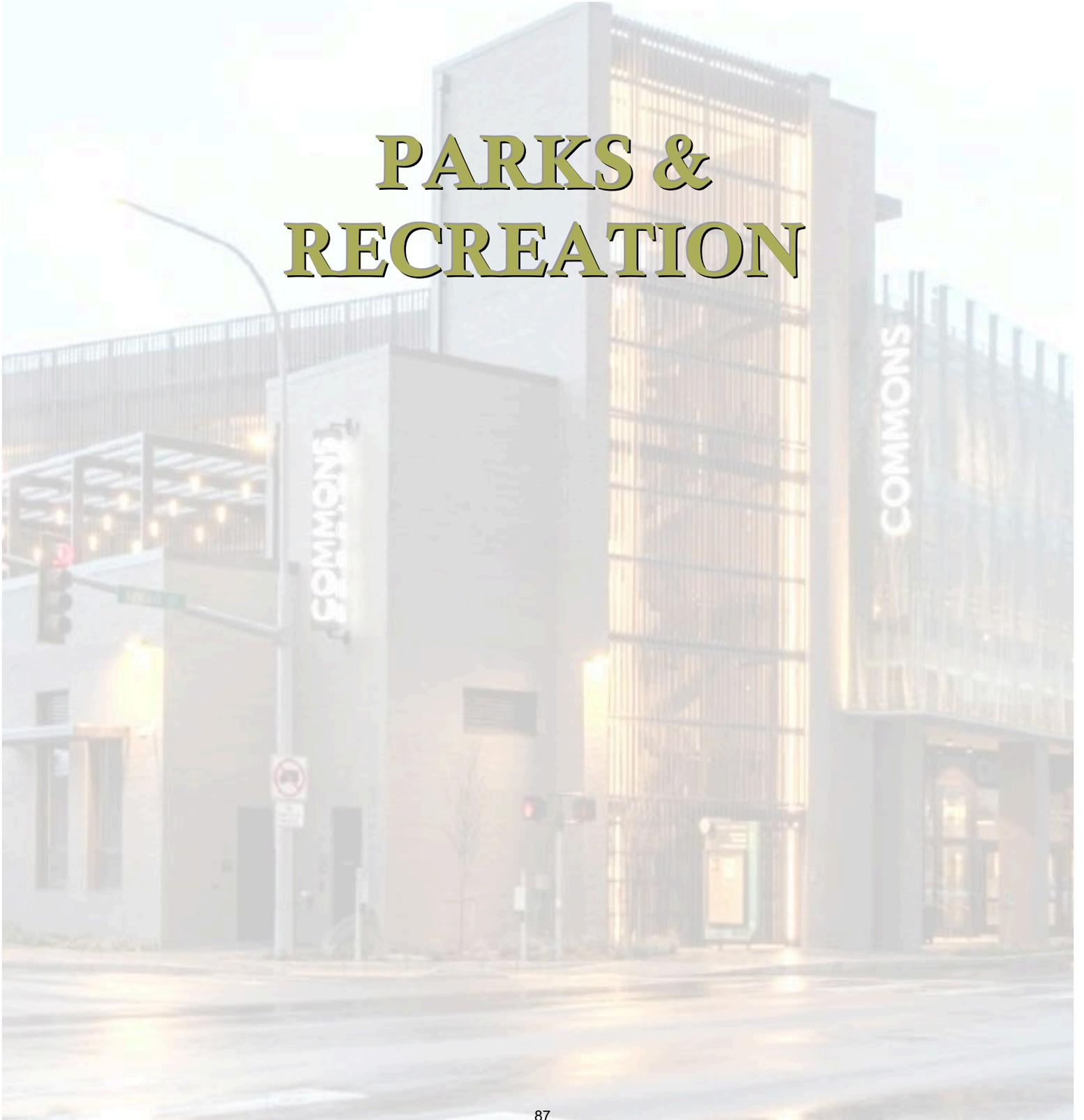
Funding Sources	2026	2027	2028	2029	2030	2031	Total
501 - Replacement Reserve Fund	80,000	80,000	80,000	80,000	80,000	80,000	480,000
Total	80,000	80,000	80,000	80,000	80,000	80,000	480,000

Budget Impact

We recommend that we fund \$80,000 per year to the SAN project in order to fund a \$240,000 purchase every 3 years to replace the primary SAN infrastructure and the Host servers.



PARKS & RECREATION



2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Department

Department	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Parks									
Little Mountain Park	P02004	1		500,000		30,000		200,000	730,000
Public Art	P03004	1	10,000	15,000	10,000	10,000	15,000	10,000	70,000
Trail & Picnicking Corridor Along the Skagit River	P03005	1				100,000	100,000		200,000
Community Boat Launch Improvements	P05002	1				200,000	50,000		250,000
Trail Connections	P06002	1		100,000	100,000		100,000		300,000
Bonnie Rae Park Improvements	P07006	1	50,000	50,000	500,000	150,000	500,000	250,000	1,500,000
Hillcrest Park Lodge Renovations	P09001	1		25,000	20,000		250,000	75,000	370,000
Hillcrest Park Upgrades	P09004	1				500,000	150,000		650,000
Edgewater Park Improvements	P09005	1	40,000	800,000	80,000	150,000	100,000	50,000	1,220,000
Playground Development, Replacement and Upgrades	P10002	1	1,000,000	600,000			800,000		2,400,000
Sherman Anderson Updates	P12001	1	10,000		150,000		200,000		360,000
Connect Riverbend Loop & Ted Reep Trails	P12002	1				30,000		100,000	130,000
Facility Roof Replacements	P15001	1	20,000		15,000		30,000		65,000
Hillcrest Pk Tennis & Pickleball Ct. Renovation	P17001	1						500,000	500,000
Covered Space for Park Equip - Park & Ride Facility	P21001	1			500,000				500,000
Renovation of Vaux Retreat Center	P21002	1			60,000		20,000,000		20,060,000
Park Signs	P21003	1		100,000	100,000		100,000		300,000
Renovate & Expand Dog Park at Bakerview Pk	P21004	1	6,000	40,000		100,000	30,000		176,000
Kiwanis Park Spray Pad Renovation	P23001	1		200,000					200,000
Lions Park Bank Stabilization Project	P25001	1	100,000						100,000
Bakerview Park	P94001	1	75,000	100,000	1,000,000	500,000	800,000	350,000	2,825,000
Open Space Acquisition	P94007	1				1,000,000		1,000,000	2,000,000
Parks Total			1,311,000	2,530,000	2,535,000	2,770,000	23,225,000	2,535,000	34,906,000
GRAND TOTAL			1,311,000	2,530,000	2,535,000	2,770,000	23,225,000	2,535,000	34,906,000

2026 through 2031
Parks - Projects by Funding Source - 2025
 Mount Vernon, WA
Projects By Funding Source

Source	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
105 - Paths & Trails									
Edgewater Park Improvements	P09005	1					75,000		75,000
105 - Paths & Trails Total			0	0	0	0	75,000	0	75,000

106 - Tourism Promotion Fund

Little Mountain Park	P02004	1				20,000			20,000
Public Art	P03004	1	10,000	15,000	10,000	10,000	15,000	10,000	70,000
Edgewater Park Improvements	P09005	1						50,000	50,000
Park Signs	P21003	1		100,000					100,000
106 - Tourism Promotion Fund Total			10,000	115,000	10,000	30,000	15,000	60,000	240,000

107 - Little Mountain Improvement Fund

Little Mountain Park	P02004	1				10,000			10,000
107 - Little Mountain Improvement Fund Total			0	0	0	10,000	0	0	10,000

115 - Parks Capital Improvement Fund

Bonnie Rae Park Improvements	P07006	1	20,000						20,000
Hillcrest Park Lodge Renovations	P09001	1			20,000			75,000	95,000
Edgewater Park Improvements	P09005	1	40,000				150,000		190,000
Sherman Anderson Updates	P12001	1	10,000		150,000				160,000
Facility Roof Replacements	P15001	1	20,000						20,000
Bakerview Park	P94001	1	75,000						75,000
115 - Parks Capital Improvement Fund Total			165,000	0	170,000	150,000	0	75,000	560,000

304 - REET I

Community Boat Launch Improvements	P05002	1					50,000		50,000
Playground Development, Replacement and Upgrades	P10002	1					150,000		150,000
304 - REET I Total			0	0	0	0	200,000	0	200,000

Source	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
311 - Parks Impact Fees									
Bonnie Rae Park Improvements	P07006	1	30,000						30,000
Playground Development, Replacement and Upgrades	P10002	1	100,000						100,000
311 - Parks Impact Fees Total			130,000	0	0	0	0	0	130,000

Federal/State Grants

Sherman Anderson Updates	P12001	1					200,000		200,000
Federal/State Grants Total			0	0	0	0	200,000	0	200,000

Parks - Donations

Hillcrest Park Upgrades	P09004	1					50,000		50,000
Renovation of Vaux Retreat Center	P21002	1					15,000,000		15,000,000
Parks - Donations Total			0	0	0	0	15,050,000	0	15,050,000

Unfunded

Little Mountain Park	P02004	1		500,000				200,000	700,000
Trail & Picnicking Corridor Along the Skagit River	P03005	1				100,000	100,000		200,000
Trail Connections	P06002	1			100,000		100,000		200,000
Bonnie Rae Park Improvements	P07006	1		50,000	500,000	150,000	500,000	250,000	1,450,000
Hillcrest Park Lodge Renovations	P09001	1		25,000			250,000		275,000
Hillcrest Park Upgrades	P09004	1				500,000	100,000		600,000
Edgewater Park Improvements	P09005	1		800,000	80,000		25,000		905,000
Playground Development, Replacement and Upgrades	P10002	1	900,000	600,000			650,000		2,150,000
Connect Riverbend Loop & Ted Reep Trails	P12002	1				30,000			30,000
Facility Roof Replacements	P15001	1			15,000		30,000		45,000
Hillcrest Pk Tennis & Pickleball Ct. Renovation	P17001	1						500,000	500,000
Covered Space for Park Equip -Park & Ride Facility	P21001	1			500,000				500,000
Renovation of Vaux Retreat Center	P21002	1			60,000		5,000,000		5,060,000
Park Signs	P21003	1			100,000		100,000		200,000
Renovate & Expand Dog Park at Bakerview Pk	P21004	1	6,000	40,000		100,000	30,000		176,000
Kiwanis Park Spray Pad Renovation	P23001	1		200,000					200,000
Lions Park Bank Stabilization Project	P25001	1	100,000						100,000
Bakerview Park	P94001	1		100,000		500,000		350,000	950,000
Open Space Acquisition	P94007	1				1,000,000		1,000,000	2,000,000
Unfunded Total			1,006,000	2,315,000	1,355,000	2,380,000	6,885,000	2,300,000	16,241,000

Source	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Washington State Grants									
Community Boat Launch Improvements	P05002	1				200,000			200,000
Trail Connections	P06002	1		100,000					100,000
Connect Riverbend Loop & Ted Reep Trails	P12002	1						100,000	100,000
Bakerview Park	P94001	1			1,000,000		800,000		1,800,000
Washington State Grants Total			0	100,000	1,000,000	200,000	800,000	100,000	2,200,000
GRAND TOTAL			1,311,000	2,530,000	2,535,000	2,770,000	23,225,000	2,535,000	34,906,000

Capital Improvement Plan

Mount Vernon, WA

Project # P02004
Project Name Little Mountain Park

Total Project Cost	\$730,000	Contact	Park Director
Department	Parks	Type	Improvement
Category	Park - Property	Priority	2 Very Important
Status	Active	Useful Life	40 years
Address/ Location	Parks - Little Mountain 3000 Little Mountain Road	Quadrant	SE

Description

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

Maintain the park's paved surfaces to include but not limited to a redesign of the park entrance road, adding speed bumps to the main road, repave the upper parking lots and main road. Build amenities at Little Mountain lower parking areas to include but not limited to day-use picnic areas, informational and educational signage, trail and use signs, electricity for lighting and security cameras, electrify the new lower parking lot gate so it can open and close on a timer. Develop the house that is in the park property into a facility for staff and volunteers to include storage of equipment, room for meetings or training and classes. Add ADA accessible trails and amenities. Replace the pit toilet at the south entrance.. Renovate the look-out sites.

Development of a master plan for the current rock quarry property located in the Little Mountain Park.

Possible Timeline"

2027 - Redesign of Entrance Rd. and add Speed bumps

2029 - Trail signs and informational sign at Pickering Lookout

2031 - Electricity to lower parking lot for lighting

Justification

Little Mountain is a unique park that provides a paved road to the top of the mountain to picnic tables and overlooks and miles of trails for hiking and mountain biking, running, and walking. It receives a large number of local and regional use. Keeping up on maintenance and improvements for this park are important to support the use. Building, replacing and renovating park amenities improves health, wellness, and safety of all members of the community.

Upon completion of the mining operations estimated in 2039, about 13 acres of prime park property will become available for recreational development.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	500,000	0	0	0	200,000	700,000
Facility Improvement	0	0	0	30,000	0	0	30,000
Total	0	500,000	0	30,000	0	200,000	730,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	0	500,000	0	0	0	200,000	700,000
106 - Tourism Promotion Fund	0	0	0	20,000	0	0	20,000
107 - Little Mountain Improvement Fund	0	0	0	10,000	0	0	10,000
Total	0	500,000	0	30,000	0	200,000	730,000

Capital Improvement Plan

Mount Vernon, WA

Project # P03004
 Project Name Public Art

Total Project Cost	\$60,000	Contact	Park Director
Department	Parks	Type	New
Category	Park - Property	Priority	3 Important
Status	Active	Useful Life	30 years
Address/ Location	City Wide	Quadrant	City-wide
Project Phase	Identification		

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	2026	2027	2028	2029	2030	2031	Total
Other	10,000	15,000	10,000	10,000	15,000	10,000	70,000
Total	10,000	15,000	10,000	10,000	15,000	10,000	70,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
106 - Tourism Promotion Fund	10,000	15,000	10,000	10,000	15,000	10,000	70,000
Total	10,000	15,000	10,000	10,000	15,000	10,000	70,000

Capital Improvement Plan

Mount Vernon, WA

Project # P03005
Project Name Trail & Picnicking Corridor Along the Skagit River

Total Project Cost	\$200,000	Contact	Park Director
Department	Parks	Type	Improvement
Category	Park Trails & Paths	Priority	2 Very Important
Status	Pending	Useful Life	30 years
Address/ Location	Parks - Skagit Riverwalk	Quadrant	SW

Description

Develop future park, trail head, trails and open space on the east side of the Skagit River along the east side of the Burlington Northern Santa Fe railroad lines south of Kincaid Street on City owned property. This trail is anticipated to run from Kincaid Street south to Section Street (approx. 1,275 linear feet) then west to connect with the City's existing Skagit Riverwalk trail (approx. 1,500 linear feet). Approx. 460 linear feet of this trail system extending south from Kincaid Street was constructed in 2020. 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 trail and the downtown corridor. Part of South Kincaid Subarea Plan that will be adopted into the Land Use and Parks Elements of the Comprehensive Plan. With acquiring the property to build a new Library and Community Center in the downtown area improving and expanding trail and picnicking space along the Skagit River will help support the expanding downtown infrastructure.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	0	100,000	100,000	0	200,000
Total	0	0	0	100,000	100,000	0	200,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	0	0	0	100,000	100,000	0	200,000
Total	0	0	0	100,000	100,000	0	200,000

Capital Improvement Plan

Mount Vernon, WA

Project # P05002
Project Name Community Boat Launch Improvements

Total Project Cost	\$250,000	Contact	Park Director
Department	Parks	Type	New
Category	Park Improvements	Priority	4 Less Important
Status	Pending	Useful Life	25 years
Address/ Location	City Wide	Quadrant	SW

Description

Improve access to the Skagit River by improving the current launch site with adding an additional lane and adding and improving boat and trailer parking.

Justification

Due to the volume of boats using the boat ramp expanded parking is needed. Currently during the fishing season(s) and summer months the boat launch at Edgewater Park is inadequate for the number of users.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	0	200,000	50,000	0	250,000
Total	0	0	0	200,000	50,000	0	250,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Washington State Grants	0	0	0	200,000	0	0	200,000
304 - REET I	0	0	0	0	50,000	0	50,000
Total	0	0	0	200,000	50,000	0	250,000

Capital Improvement Plan

Mount Vernon, WA

Project # P06002
Project Name Trail Connections

Total Project Cost	\$300,000	Contact	Park Director
Department	Parks	Type	Improvement
Category	Park Trails & Paths	Priority	1 Critical
Status	Active	Useful Life	30 years
Address/ Location	City Wide	Quadrant	City-wide

Description

Provide paths and trails throughout the City of Mount Vernon to increase connectivity and non-motorized transportation between geographically separated parks, residential areas, schools, and city services. Some potential projects include: 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. Connecting Ted Reep Trail to Riverbend Loop Trail via improvements and signage along Hoag Rd/Stewart Rd. Working with the Dike Districts to provide public access on the dikes for better connectivity. Improve connections to parks and schools from neighborhoods. Improve connections to Little Mountain via bike lanes and other trail connections that are not centered at accessing Little Mountain from the main entrance.

Justification

This adheres to the Trails and Park Development priorities listed in Mount Vernon Parks, Recreation, and Open Space Plan for trail expansion, development, upgrades and support facilities. It also supports the priorities and recommendations from the 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	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	100,000	0	100,000	0	200,000
Land Acquisition	0	100,000	0	0	0	0	100,000
Total	0	100,000	100,000	0	100,000	0	300,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	0	0	100,000	0	100,000	0	200,000
Washington State Grants	0	100,000	0	0	0	0	100,000
Total	0	100,000	100,000	0	100,000	0	300,000

2026 thru 2031

Capital Improvement Plan

Mount Vernon, WA

Project # P07006
Project Name Bonnie Rae Park Improvements

Total Project Cost	\$1,500,000	Contact	Park Director
Department	Parks	Type	Improvement
Category	Park Improvements	Priority	1 Critical
Status	Pending	Useful Life	30 years
Address/ Location	Parks - Bonnie Rae 2601 South LaVenture Road	Quadrant	SW

Description

Develop Master Plan for Bonnie Rae Park to include the house and garage being developed into an Environmental Learning Center and the grounds supporting the learning center. The grounds can support amenities such as a community garden/pea patch, greenhouse, nature trails, natural play space, sensory garden, educational gardens and signs, and picnic areas. Develop a parking lot and install a bridge to connect to the 19th Street property.

- 2026 - Install Pea Patch
- 2027 - Sensory Garden and fencing
- 2028 - Create and install Natural Play Space
- 2029 - Greenhouse
- 2030 - Renovate House into a Learning Center
- 2031 - Install bridge to connect two sides of the park over the creek

Justification

Bonnie Rae is a beautiful but underutilized park. The renovation of the house and garage to an environmental learning center will provide much needed educational environmental learning opportunities to the community through classes, programs, gardening opportunities, trail walks and more. The addition of a bridge will restore the 19th Street connection and allow viewing of the salmon habitat. Its natural environment and central location makes it ideal for adding environmental education elements.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	50,000	500,000	150,000	0	250,000	950,000
Facility Improvement	50,000	0	0	0	500,000	0	550,000
Total	50,000	50,000	500,000	150,000	500,000	250,000	1,500,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	0	50,000	500,000	150,000	500,000	250,000	1,450,000
311 - Parks Impact Fees	30,000	0	0	0	0	0	30,000
115 - Parks Capital Improvement Fund	20,000	0	0	0	0	0	20,000
Total	50,000	50,000	500,000	150,000	500,000	250,000	1,500,000

Capital Improvement Plan

Mount Vernon, WA

Project # P09001
Project Name Hillcrest Park Lodge Renovations

Total Project Cost	\$370,000	Department	Parks
Type	Improvement	Category	Building Improvements
Priority	1 Critical	Status	Pending
Useful Life	25 years	Address/ Location	Parks - Hillcrest 1717 South 13th Street
Quadrant	SW		

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. Projects could include but are not limited to: replacing/updating window coverings, restrooms, trim work, chairs, air conditioning, replacing kitchen appliances, replacing the wood floor, chinking the wooden logs for better insulation.

Possible timeline:

- 2027 - Air Conditioning
- 2028 - Restroom renovations
- 2030 - Replace Wood Floor
- 2031 - Replace kitchen appliances

Justification

Air conditioning is needed for comfort of rental customers - the popular rental months are the summer months. Restrooms need to be renovated. Renovate the kitchen to include new appliances. All the projects will preserve the life fo the building and look of the Lodge.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Facility Improvement	0	25,000	20,000	0	250,000	75,000	370,000
Total	0	25,000	20,000	0	250,000	75,000	370,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	0	25,000	0	0	250,000	0	275,000
115 - Parks Capital Improvement Fund	0	0	20,000	0	0	75,000	95,000
Total	0	25,000	20,000	0	250,000	75,000	370,000

Capital Improvement Plan

Mount Vernon, WA

Project # P09004
Project Name Hillcrest Park Upgrades

Total Project Cost	\$650,000	Contact	Park Director
Department	Parks	Type	Improvement
Category	Park Improvements	Priority	2 Very Important
Status	Active	Useful Life	25 years
Address/ Location	Parks - Hillcrest 1717 South 13th Street	Quadrant	SW

Description

Hillcrest Park is the City's oldest park that offers a variety of amenities for the public. Many renovations are needed to include, but not limited to - Redesign parking options to increase parking capacity. Renovate and add amenities to the basketball courts to include new surface for current court, Develop sidewalk access leading into the park from the main entrance, different hard surface paths need to connect to create a trail around and within the park, and better trail access to include signage and environmental learning boards. Possible project timeline:

2029 - Install sidewalk to enter park at the main entrance off 13th Street

2030 - Renovate and add amenities to basketball court

Justification

The Hillcrest basketball court is heavily used and needs a new concrete surface and possibly cover the court, . Upgrades will increase use of the sport courts contributing to the health and wellness of the community. To accommodate the increase use of the park with some of the new amenities need to look at ways to increase parking.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	0	500,000	0	0	500,000
Facility Improvement	0	0	0	0	150,000	0	150,000
Total	0	0	0	500,000	150,000	0	650,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	0	0	0	500,000	100,000	0	600,000
Parks - Donations	0	0	0	0	50,000	0	50,000
Total	0	0	0	500,000	150,000	0	650,000

Capital Improvement Plan

Mount Vernon, WA

Project # P09005
Project Name Edgewater Park Improvements

Total Project Cost	\$1,220,000	Contact	Park Director
Department	Parks	Type	Improvement
Category	Park Improvements	Priority	1 Critical
Status	Active	Useful Life	20 years
Address/ Location	Parks - Edgewater 600 Behrens Millett Road	Quadrant	SW

Description

Edgewater Park is in need of new amenities to continue to generate positive recreational experiences in the park. Possible improvements include: high priority is to renovate two of the ball fields to include new fill dirt and hydro-seeding, renovate infield and install new bleachers. Install new electrical panels for better security and safety of the electrical panels. Improve trail system throughout the park and install signage (directional and educational). Improve the two gravel parking lots and road to the boat launch and the campground parking lot. Replace the playground, it is past its lifecycle, to include ADA/inclusive elements. Possible Schedule:

- 2026 - Improve campground parking lot
- 2027 - Replace playground and replace utility boxes
- 2028 - New bleachers for ball fields
- 2029 - Renovate stage - roof, paint
- 2030 - Develop Trails and signage
- 2031 - Create birding opportunities/Bird Sanctuary

Justification

The campground parking lot needs to be upgraded to accommodate the ball field participants using the park. Replace the playground, it is past its lifecycle and will incorporate ADA and accessible elements. Electrical upgrades will decrease negative activities occurring in the park and make the site user friendly to special event providers. Providing directional and educational signage will increase use of the trail system. Develop birding opportunities, possible bird sanctuary.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Facility Improvement	40,000	800,000	0	150,000	0	50,000	1,040,000
Construction	0	0	0	0	100,000	0	100,000
Equipment	0	0	80,000	0	0	0	80,000
Total	40,000	800,000	80,000	150,000	100,000	50,000	1,220,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	0	800,000	80,000	0	25,000	0	905,000
115 - Parks Capital Improvement Fund	40,000	0	0	150,000	0	0	190,000
105 - Paths & Trails	0	0	0	0	75,000	0	75,000
106 - Tourism Promotion Fund	0	0	0	0	0	50,000	50,000
Total	40,000	800,000	80,000	150,000	100,000	50,000	1,220,000

Budget Impact

Electrical Upgrade - will decrease the time staff currently is spending regarding illegal use of electrical from broken in to power boxes and assistance needed at special events. Creation of a designated off-leash dog area will create additional maintenance for trash and cleaning.

Capital Improvement Plan

Mount Vernon, WA

Project # P10002
Project Name Playground Development, Replacement and Upgrades

Total Project Cost	\$2,400,000	Contact	Park Director
Department	Parks	Type	Improvement
Category	Park Improvements	Priority	1 Critical
Status	Active	Useful Life	15 years
Address/ Location	City Wide	Quadrant	City-wide

Description

The department has 11 playground structures that need to be maintained. All playground structures will need upgrades and replacements on a rotational basis due to installation date and use. The play structures are in need of continuous repairs and maintenance due to age, use and vandalism. Play structures need to be replaced on an ongoing basis to maintain safety standards. Possible replacement schedule over the next 6 years:

2026 - Hillcrest Park Playground - Universal Playground - 2-5 yr structures and structures geared to 5-12 yr old children

2027 - Edgewater Park Playground - New Playground with some universal features installed - structures geared to 5-12 yr old children

2030 - Bakerview Park Playground - New Playground with universal/ADA features - structures geared to 2-5 and 5-12 yr old children - expand the playground

Justification

Many of the play structures are quickly approaching or at the end of their life expectancy, which is between 15-20 years. There are eleven playgrounds and three of the playgrounds are between 11-15 years old and four are between 16-25 years old. Hillcrest, Bakerview, Edgewater, and Division Street Parks are good sites to add ADA/Inclusion elements. Play structures need to be maintained to industry standards to maintain a safe playspace.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Facility Renewal	1,000,000	600,000	0	0	800,000	0	2,400,000
Total	1,000,000	600,000	0	0	800,000	0	2,400,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	900,000	600,000	0	0	650,000	0	2,150,000
304 - REET I	0	0	0	0	150,000	0	150,000
311 - Parks Impact Fees	100,000	0	0	0	0	0	100,000
Total	1,000,000	600,000	0	0	800,000	0	2,400,000

Budget Impact

Adding ADA/Inclusion elements to existing playgrounds should not have a significant impact on staff as they already maintain these structures. Depending on the elements added, additional budget will be needed for repair, replacement and maintenance of the added elements.

Capital Improvement Plan

Mount Vernon, WA

Project # P12001
Project Name Sherman Anderson Updates

Total Project Cost	\$360,000	Contact	Park Director
Department	Parks	Type	Improvement
Category	Park Improvements	Priority	2 Very Important
Status	Pending	Useful Life	25 years
Address/ Location	Parks - Sherman Anderson 1501 Cleveland Street	Quadrant	SW

Description

Sherman Anderson baseball park needs a significant amount of updates. The updates include but are not limited to: Replace outfield with synthetic surface or renovate the grass outfield and install new drainage system and new grass surface. If synthetic turf is installed it would then make sense to install field lighting making the surface an all-weather field, payable year-round, and could accommodate other sports, i.e. soccer, flag football. Install new chain link fencing/netting around the field and next to homes. Renovate the existing restroom and concession stand and rehabilitate existing batting cage netting and infrastructure. Renovate the dugouts. re-asphalt the bleacher area and install new concrete pads to install new bleachers. Improve the sound system. Renovate the storage areas for equipment and material.

2026 - Paint fence around the field and paint batting cage building

2028 - New chain link fencing around the field

2030 - Renovate restrooms & concession stand

Justification

The existing facility receives extensive use and significant annual wear and tear. Most elements of infrastructure are past life cycle and require maintenance and/or repair/replacement for continued use. Updates to lighting would improve safety and provide energy efficiency. By renovating the surface to an all-weather/artificial surface field maintenance will reduce and usability will increase significantly.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Facility Improvement	10,000	0	150,000	0	200,000	0	360,000
Total	10,000	0	150,000	0	200,000	0	360,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Federal/State Grants	0	0	0	0	200,000	0	200,000
115 - Parks Capital Improvement Fund	10,000	0	150,000	0	0	0	160,000
Total	10,000	0	150,000	0	200,000	0	360,000

Budget Impact

The improvements will reduce lighting costs, staff time and maintenance repair costs. Aging and outdated infrastructure.

Capital Improvement Plan

Mount Vernon, WA

Project # P12002
Project Name Connect Riverbend Loop & Ted Reep Trails

Total Project Cost	\$130,000	Contact	Park Director
Department	Parks	Type	Improvement
Category	Park Improvements	Priority	1 Critical
Status	Pending	Useful Life	50 years
Address/ Location	Parks - Trails	Quadrant	NW

Description

Develop connectivity from North Lions Park to the Riverbend Loop Trail and continue to Ted Reep Trail, Use current streets and sidewalks to make connects from N Lions to Riverbend Loop and east to Ted Reep Trail. Need to create signage to define the route. Will need to improve the Ted Reep Trail accessibility and signage.

Explore the possibility of using the easement boarding Lowe's or Kaps to create connection from Riverbend Loop trail to Freeway Drive.

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 recreational users.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Other	0	0	0	0	0	100,000	100,000
Construction	0	0	0	30,000	0	0	30,000
Total	0	0	0	30,000	0	100,000	130,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Washington State Grants	0	0	0	0	0	100,000	100,000
Unfunded	0	0	0	30,000	0	0	30,000
Total	0	0	0	30,000	0	100,000	130,000

2026 thru 2031

Capital Improvement Plan Mount Vernon, WA

Project # P15001
Project Name Facility Roof Replacements

Total Project Cost \$65,000 Contact Park Director
Department Parks Type Improvement
Category Park - Property Priority 2 Very Important
Status Active Useful Life 20 years
Address/ Location City Wide Quadrant SW

Description

Replace roofs at end of life expectancy for park facilities (i.e. picnic shelters, Lodge, Vaux Center, Parks Office, Recreation Building, Restrooms, etc.)

Possible Timeline:

2026 - Baker Street Shop

2028 - Daylight Kitchen at Hillcrest Park

2030 - Kiwanis Park Restroom and shelter

Justification

Improve safety of users by maintaining robust structural integrity. These updates will help to prevent any water damage to facilities.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Facility Renewal	20,000	0	15,000	0	30,000	0	65,000
Total	20,000	0	15,000	0	30,000	0	65,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	0	0	15,000	0	30,000	0	45,000
115 - Parks Capital Improvement Fund	20,000	0	0	0	0	0	20,000
Total	20,000	0	15,000	0	30,000	0	65,000

Capital Improvement Plan

Mount Vernon, WA

Project # P17001
Project Name Hillcrest Pk Tennis & Pickleball Ct. Renovation

Total Project Cost	\$500,000	Contact	Park Director
Department	Parks	Type	Improvement
Category	Park Improvements	Priority	3 Important
Status	Pending	Useful Life	15 years
Address/ Location	Parks - Hillcrest 1717 South 13th Street	Quadrant	SW

Description

The tennis and pickleball courts at Hillcrest park are in high demand and will need a new sub-base and surface, new fencing and lighting. The tennis courts were resurfaced in 2024 and the pickleball courts were resurfaced in 2020, which only included a new top-coat to the surface. The base of the courts need to be replaced, there is cracking in the surface of the courts. For long term usability of the courts a complete renovation of the court is needed to include tearing out the old concrete base, putting in new drainage, new concrete base, new fencing, new poles and nets and new lighting.

Justification

The existing tennis courts were completely renovated in 1989 and are at the end of its lifespan. The courts were repainted and major cracks repaired in 2005, 2015 and 2024. The Pickleball courts were resurfaced in 2020. The existing asphalt overlay on all the courts are slowly failing due to age and weather. This project will provide safe options for playing tennis and pickleball at Hillcrest Park. Hillcrest Park is the only park that has tennis and pickleball courts.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Facility Improvement	0	0	0	0	0	500,000	500,000
Total	0	0	0	0	0	500,000	500,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	0	0	0	0	0	500,000	500,000
Total	0	0	0	0	0	500,000	500,000

Capital Improvement Plan

Mount Vernon, WA

Project # P21001
Project Name Covered Space for Park Equip -Park & Ride Facility

Total Project Cost	\$500,000	Contact	Park Director
Department	Parks	Type	Improvement
Category	Park - Property	Priority	1 Critical
Status	Pending	Useful Life	50 years
Address/ Location	1410 Britt Road	Quadrant	SW

Description

Currently park crew vehicles and equipment are stored at the park shop facility which has no inside/covered space available for storage of park vehicles/equipment. All parks equipment has no protection from the weather. At minimum open pole buildings are needed to help protect the equipment. It would be beneficial for the building to have 3 metal sides and the 4th side be a roll up garage door.

Justification

Park maintenance equipment (mowers, tractors, excavators, etc.) is expensive and for longevity of the equipment it should be stored under a covered area. Exposure to heat, rain and snow lessens the lifespan of the equipment. Parks are often cited as one of the most important factors in surveys of how livable communities are, the equipment used to maintain the parks keeps these spaces safe and inviting to residents. Parks provide gathering places for families and social groups, as well as for individuals of all ages and economic status, regardless of their ability to pay for access. Staff needs reliable equipment to maintain these spaces..

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	500,000	0	0	0	500,000
Total	0	0	500,000	0	0	0	500,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	0	0	500,000	0	0	0	500,000
Total	0	0	500,000	0	0	0	500,000

Budget Impact

After the initial expense of constructing pole building(s), the city would reduce costs with equipment which will last longer being under cover, and equipment is safe out of sight from vandalism and theft.

Capital Improvement Plan

Mount Vernon, WA

Project # P21002
Project Name Renovation of Vaux Retreat Center

Total Project Cost	\$20,060,000	Contact	Park Director
Department	Parks	Type	Improvement
Category	Park Improvements	Priority	4 Less Important
Status	Pending	Useful Life	25 years
Address/ Location	3011 East Fir Street	Quadrant	NE

Description

The Vaux Retreat Center needs to be updated to accommodate rental requests and recreation programming needs. The current facility needs to be renovated to include: renovate the kitchen to accommodate a teaching kitchen set up for adults and kids, modernize the inside of the facility with technology, new paint, and furnishings. Connect the indoor and outdoor space better and renew the outdoor space and install a new deck.

The other option is to consider this site for a new full-service recreation community center.

Justification

The Vaux Retreat Center is smaller rental facility that is in a park setting perfect for small gatherings and can be used for smaller recreation classes/functions. With the revision of the kitchen cooking/healthy eating type programs can be offered at the facility. Modernizing the facility will make it more appealing for businesses and private citizens to rent the facility bringing more revenue in to support the facilities maintenance and operations.

Explore the option of creating a community recreation center on this site that will service the Mount Vernon community providing recreation opportunities that currently are not available to the public at large.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Facility Renewal	0	0	60,000	0	20,000,000	0	20,060,000
Total	0	0	60,000	0	20,000,000	0	20,060,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Parks - Donations	0	0	0	0	15,000,000	0	15,000,000
Unfunded	0	0	60,000	0	5,000,000	0	5,060,000
Total	0	0	60,000	0	20,000,000	0	20,060,000

Budget Impact

The City needs to invest in it's aging facilities or they will become unusable in the future. The City needs to invest in the needed renovations to sustain the life of the building which will generate income and provide space for the community.

Capital Improvement Plan

Mount Vernon, WA

Project # P21003
Project Name Park Signs

Total Project Cost	\$300,000	Contact	Park Director
Department	Parks	Type	Maintenance
Category	Park Improvements	Priority	1 Critical
Status	Active	Useful Life	20 years
Address/ Location	City Wide	Quadrant	City-wide

Description

Consistent signage is needed throughout the Park and Trail System. Need to complete the replacement of all park entrance signs, playground safety signs, trailhead signage, and directional trail signs so all parks have the same style of sign that will be welcoming and create an instant recognition that you are entering a Mount Vernon City Park. Some of the park signs are in poor condition and can give the impression the park may be rundown..

Justification

Park signage is important for identifying the public space, informing the public of proper use of the park and providing directional assistance along a trail. Proper signage helps with enforcement and creates the initial impression and sets the tone for the park experience. One of the most affordable ways to ensure outdoor park spaces appear lively and engaging is by displaying recognizable beautiful signage. There are 17 park locations, with some parks requiring more than one entrance sign if there are multiple entrance locations due to the size of the park. There are 11 trail locations, some locations are situated within a park so they may not need a large trailhead sign. All trails need to have signage that matches the branding of the entrance and rules signs to help visitors navigate the trail system.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Facility Improvement	0	100,000	100,000	0	100,000	0	300,000
Total	0	100,000	100,000	0	100,000	0	300,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	0	0	100,000	0	100,000	0	200,000
106 - Tourism Promotion Fund	0	100,000	0	0	0	0	100,000
Total	0	100,000	100,000	0	100,000	0	300,000

Capital Improvement Plan

Mount Vernon, WA

Project # P21004
Project Name Renovate & Expand Dog Park at Bakerview Pk

Total Project Cost	\$176,000	Contact	Park Director
Department	Parks	Type	Improvement
Category	Park Improvements	Priority	2 Very Important
Status	Pending	Useful Life	6 years
Address/ Location	3101 East Fir Street	Quadrant	NE

Description

The Dog Park at Bakerview Park is heavily used and is in need of improvements and renovations including new fencing, new dog play/exercise elements, and shade elements. - Look into expanding the dog park or adding a signed off-leash location within the park.

2026 - New signage

2027 - Add new elements, fencing

2029 - Provide a new off-leash trail

2030 - new picnic tables and covered spaces

Justification

It is important to create a safe, clean, natural setting that provides a variety of different sensations for the dog and their owners. Some key elements that must be in a dog park space are shade, places for dogs to play, ramps and platforms of varying heights for dogs to jump and run, seating for people, water features and a dog-drinking area. Features may include climbing rocks, tunnels, asphalt trails, shade trees, and agility equipment..

Expenditures	2026	2027	2028	2029	2030	2031	Total
Facility Improvement	6,000	40,000	0	100,000	30,000	0	176,000
Total	6,000	40,000	0	100,000	30,000	0	176,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	6,000	40,000	0	100,000	30,000	0	176,000
Total	6,000	40,000	0	100,000	30,000	0	176,000

Capital Improvement Plan

Mount Vernon, WA

Project # P23001
Project Name Kiwanis Park Spray Pad Renovation

Total Project Cost	\$200,000	Contact	Park Director
Department	Parks	Type	Maintenance
Category	Park Improvements	Priority	3 Important
Status	Pending	Useful Life	10 years
Address/ Location	500 South 18th Street	Quadrant	SW

Description

The spray park is a very popular feature at Kiwanis Park. Due to the heavy use and wet surface, safety is of primary concern.

Justification

The surfacing on the spray pad will need refinishing, plumbing fixtures fixed and updated, and features will need to be updated and some new elements installed..

Expenditures	2026	2027	2028	2029	2030	2031	Total
Facility Improvement	0	200,000	0	0	0	0	200,000
Total	0	200,000	0	0	0	0	200,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	0	200,000	0	0	0	0	200,000
Total	0	200,000	0	0	0	0	200,000

Capital Improvement Plan

Mount Vernon, WA

Project # P25001
Project Name Lions Park Bank Stabilization Project

Total Project Cost	\$100,000	Contact	Park Director
Department	Parks	Type	Maintenance
Category	Park Improvements	Priority	1 Critical
Status	Active	Useful Life	20 years

Description

There are bank stabilization concerns with a section of Lions Park that borders the Skagit River. There is some cracking and slope issues along the river that is part of Lions Park property and not monitored by Dike District 17 or 3. The Army Corps of Engineers has assisted the Dike Districts in past bank stabilization projects.

Justification

There is concern that we may lose the bank in Lions Park at some point if stabilization work is not performed. This is a safety concern and could result in loss of park land and possible other flooding issues in a flood event.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Other	100,000	0	0	0	0	0	100,000
Total	100,000	0	0	0	0	0	100,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	100,000	0	0	0	0	0	100,000
Total	100,000	0	0	0	0	0	100,000

Capital Improvement Plan

Mount Vernon, WA

Project # P94001
Project Name Bakerview Park

Total Project Cost	\$2,825,000	Contact	Park Director
Department	Parks	Type	Improvement
Category	Park - Property	Priority	2 Very Important
Status	Active	Useful Life	25 years
Address/ Location	Parks - Bakerview 3101 East Fir Street	Quadrant	NE

Description

Improve facilities at Bakerview Park. to include but not limited to: Repave parking lot and pave gravel area in front of restroom. Design and install a trail and path system around perimeter of the park. Improve sand volleyball courts - develop system to retain the sand within in the desired location, new sand, fix drainage issues. Design and replace existing skate park,. renovate or replace restroom/concession stand structure to provide a mini-shop for storage of parks equipment and a dumpster. Renovate baseball fields to include new higher fencing, synthetic turf baseball fields and/or soccer fields and install lighting. Expand BMX Bike pump track. Upgrade basketball courts with lighting and cover. Possible Timeline

- 2026 - Improve Volleyball Court - drainage and new sand
- 2027 - Complete sections of walkway to create a path that goes around the circumference of the park
- 2028 - Build new Skate Park
- 2029 - Resurface Bakerview Parking lot and look at sidewalk connections
- 2030 - Replace Bakerview Playground
- 2031` -Move basketball courts to old skate park location and buikd a cover for the courts.

Justification

Capital project costs continue to increase the longer repairs/replacement are delayed. Current skate park requires extensive maintenance and repair/replacement due to expired life cycle and poor location. Public safety enhancement and increased ADA accessibility is the primary benefits of the sidewalk/pathway installation around the perimeter of the park, parking lot re-paving and replacement of the skate park. Increased positive use of the park will help to decrease negative activity in the park. Additionally, renovation of the ballfields to an artificial surface will provide year-round use of the fields which will increase rental revenue of the facility. An expanded dog park, improved ADA accessibility, and renovated ball fields and skate park will benefit families, youth, and at risk groups requiring easy, accessible, recreational opportunities. Wetlands identified and mitigated.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	75,000	100,000	1,000,000	0	0	0	1,175,000
Facility Improvement	0	0	0	500,000	0	350,000	850,000
Facility Renewal	0	0	0	0	800,000	0	800,000
Total	75,000	100,000	1,000,000	500,000	800,000	350,000	2,825,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Washington State Grants	0	0	1,000,000	0	800,000	0	1,800,000
Unfunded	0	100,000	0	500,000	0	350,000	950,000
115 - Parks Capital Improvement Fund	75,000	0	0	0	0	0	75,000
Total	75,000	100,000	1,000,000	500,000	800,000	350,000	2,825,000

Budget Impact

If we do not invest in our aging infrastructure the City will be unable to maintain these park spaces and will create deteriorating parks spaces. We must invest in park structures to continue to provide safe and enjoyable spaces for the residents of Mount Vernon. A lack of maintenance/replacements when needed could result in structures being removed and no replacement installed. Capital projects costs will continue to increase the longer repairs and replacements are delayed. Actual cost per project TBD

Capital Improvement Plan

Mount Vernon, WA

Project # P94007
Project Name Open Space Acquisition

Total Project Cost	\$2,000,000	Contact	Park Director
Department	Parks	Type	New
Category	Park - Property	Priority	3 Important
Status	Pending	Useful Life	60 years
Address/ Location	City Wide	Quadrant	City-wide

Description

Develop system of open space along major creeks, wetlands, 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 specifically land for athletic fields.

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) and trail connections for pedestrian and bike travel. The population is expanding and the need for spaces for youth and adults to play athletic sports is a current need and will continue to be a need in the future. Any land that could be used for athletic sports should be considered if available.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Land Acquisition	0	0	0	1,000,000	0	1,000,000	2,000,000
Total	0	0	0	1,000,000	0	1,000,000	2,000,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	0	0	0	1,000,000	0	1,000,000	2,000,000
Total	0	0	0	1,000,000	0	1,000,000	2,000,000



POLICE DEPARTMENT



2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Department

Department	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Police									
Multi-Purpose Vehicle Replacement	PD0301	1		650,000					650,000
TrafficSafety/Criminal Investigation Camera System	PD0701	1	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Evidence Building Extension	PD2101	1		500,000					500,000
	Police Total		25,000	1,175,000	25,000	25,000	25,000	25,000	1,300,000
	GRAND TOTAL		25,000	1,175,000	25,000	25,000	25,000	25,000	1,300,000

2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Funding Source

Source	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
117 - Transportation Benefit District									
TrafficSafety/Criminal Investigation Camera System	PD0701	1	25,000	25,000	25,000	25,000	25,000	25,000	150,000
117 - Transportation Benefit District Total			25,000	25,000	25,000	25,000	25,000	25,000	150,000
Unfunded									
Multi-Purpose Vehicle Replacement	PD0301	1		650,000					650,000
Evidence Building Extension	PD2101	1		500,000					500,000
Unfunded Total			0	1,150,000	0	0	0	0	1,150,000
GRAND TOTAL			25,000	1,175,000	25,000	25,000	25,000	25,000	1,300,000

Capital Improvement Plan

Mount Vernon, WA

Project # PD0301
Project Name Multi-Purpose Vehicle Replacement

Total Project Cost	\$650,000	Contact	Police Chief
Department	Police	Type	Equipment
Category	Vehicles	Priority	2 Very Important
Status	Pending	Address/ Location	1805 Continental Place
Quadrant	NW	Project Phase	Planning

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. The Police and Fire Department are working to identify joint needs so this vehicle could serve a broader emergency response function for the City. The amount in 2022 for the proposed vehicle was estimated to be between \$550,000 to \$625,000.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Vehicles	0	650,000	0	0	0	0	650,000
Total	0	650,000	0	0	0	0	650,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	0	650,000	0	0	0	0	650,000
Total	0	650,000	0	0	0	0	650,000

Capital Improvement Plan

Mount Vernon, WA

Project # PD0701
Project Name TrafficSafety/Criminal Investigation Camera System

Total Project Cost	\$150,000	Contact	Police Chief
Department	Police	Type	Improvement
Category	Equipment: Miscellaneous	Priority	2 Very Important
Status	Active	Useful Life	10 years
Address/ Location	1805 Continental Place	Quadrant	NW

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

The city has maintained a strategic plan and build out of public cameras around the city for the past several years. As of 2024, there are over 300 cameras that monitor various public facilities like city hall, police/court campus, Parks Department, Wastewater treatment as well as cameras on public parks and trails.

Officers can pull up the cameras in their vehicles and workstations to monitor problematic areas being recorded. Since the system records for several days, they have been pivotal for investigators solving weapon offenses, robberies, assaults and other serious offenses. It has also proven valuable in real time viewing of areas in an effort to monitor for criminal activity or conduct emergency management.

The camera system needs to keep pace with the changing technology. Analog technology is replaced by digital, digital upgrades to 4k and each expansion comes with increased benefits and cost. In addition , we continue placing cameras in other parts of the City (West Mount Vernon, downtown, parks, high traffic collision and high crime areas).

Camera technology has been effective towards crime detection, prevention, and solvability and led to greater efficiency where people resources are limited.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Equipment	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Total	25,000	25,000	25,000	25,000	25,000	25,000	150,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
117 - Transportation Benefit District	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Total	25,000	25,000	25,000	25,000	25,000	25,000	150,000

Capital Improvement Plan

Mount Vernon, WA

Project # PD2101
Project Name Evidence Building Extension

Total Project Cost	\$500,000	Contact	Police Chief
Department	Police	Type	Improvement
Category	Building Improvements	Priority	2 Very Important
Status	Active	Useful Life	50 years
Address/ Location	1805 Continental Place	Quadrant	NW

Description

Complete the extension of the evidence building to provide an additional storage and processing bay.

Justification

The Exterior Evidence Building housed on the MVPD campus was original designed with three vehicle bays with room to construct additional space on the east end as needs required.

In the last ten years, court rulings have placed higher requirements on law enforcement conducting vehicle searches. Officers were once able to search a vehicle incident to arrest to obtain evidence or items of safekeeping without a warrant. In 2009, U.S. Supreme Court (Arizona v. Gant) created stricter requirements so in most cases a search warrant is now required. This means towing the vehicle to our evidence area, applying to the court for a search warrant and then processing the vehicle. In 2020, 89 vehicles were impounded for searches 2021, 50 and 2022, 79. Investigating officers aren't always able to search the vehicle immediately so there are times multiple cars are in storage waiting to be processed. This takes space away from other evidentiary processing needs.

In addition, the police department has three oversized multi-purpose vehicles for emergency events (Crisis Negotiator, Armored Tactical and Command). The vehicles won't fit into our sally port garage and they take up multiple spaces under our covered patrol car parking area. These vehicles house technology, electronics and equipment that is sensitive to weather and needs theft protection.

Construction costs at the time competed for other priorities and the space was not built. We will still utilize the carport and garage spaces to maximize resource use but the additional bay is needed due to the growth of the department's needs.

In 2021, the City Shop is constructing a 40x60 shop space of similar construction and the estimated cost is \$240,000. The extension space is comparable in size (30x60).

Project costs are estimated to be \$400,000 - \$500,000 however formal design and engineering has not occurred to confirm this.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	500,000	0	0	0	0	500,000
Total	0	500,000	0	0	0	0	500,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	0	500,000	0	0	0	0	500,000
Total	0	500,000	0	0	0	0	500,000

Budget Impact

Project costs are estimated to be \$400,000 - \$500,000 however formal design and engineering has not occurred to confirm this.



SOLID WASTE UTILITY



2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Department

Department	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Solid Waste									
Solid Waste Truck Bay	R25001	1		50,000	500,000				550,000
	Solid Waste Total		0	50,000	500,000	0	0	0	550,000
	GRAND TOTAL		0	50,000	500,000	0	0	0	550,000

2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Funding Source

Source	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
402 - Solid Waste Utility Fund									
Solid Waste Truck Bay	R25001	1		50,000	500,000				550,000
402 - Solid Waste Utility Fund Total			0	50,000	500,000	0	0	0	550,000
GRAND TOTAL			0	50,000	500,000	0	0	0	550,000

2026 thru 2031

Capital Improvement Plan Mount Vernon, WA

Project # R25001
Project Name Solid Waste Truck Bay

Total Project Cost \$550,000 Contact Solid Waste Division Manager
Department Solid Waste Type New
Category Buildings Priority 2 Very Important
Status Pending Useful Life 30 years
Address/ Location 409 West Fir Street Quadrant NW
Project Phase Identification

Description

Install a cantilever roof and three sided facility to store 10 Solid Waste vehicles from the elements.

Justification

Housing the vehicles in an enclosed structure will protect them from the elements and reduce corrosion/increase vehicle service life.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	500,000	0	0	0	500,000
Planning/Design	0	50,000	0	0	0	0	50,000
Total	0	50,000	500,000	0	0	0	550,000

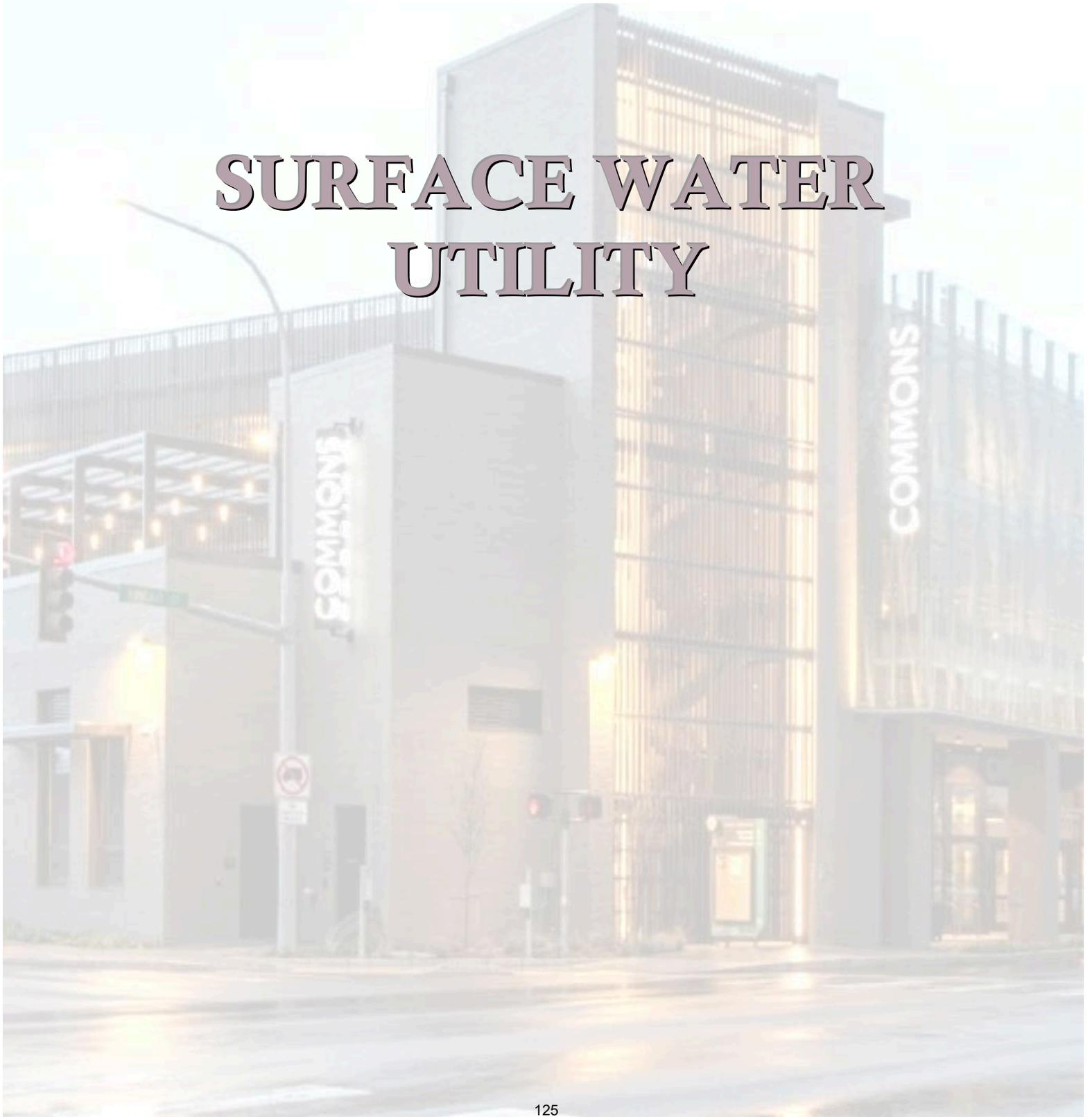
Funding Sources	2026	2027	2028	2029	2030	2031	Total
402 - Solid Waste Utility Fund	0	50,000	500,000	0	0	0	550,000
Total	0	50,000	500,000	0	0	0	550,000

Budget Impact

None. This is a planned activity included in the 2023 Solid Waste Rate Study.



SURFACE WATER UTILITY



2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Department

Department	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Surface Water									
South Mount Vernon Surface Water Enhancement	D05002	1						120,000	120,000
West Mount Vernon Stormwater Force Main Upgrade	D05003	1					10,000	65,000	75,000
Regional Stormwater Treatment Facility	D06003	1						50,000	50,000
(CAO) Critical Area Ordinance Restoration Sites	D08001	1	10,000	10,000	10,000	10,000	10,000	10,000	60,000
Blodgett Rd Culvert Replacement/Stream Restoration	D09002	1					100,000	500,000	600,000
Storm System Restoration Program	D12001	1	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
Logan Creek Stream Restoration Project	D14001	1			50,000				50,000
Kulshan Creek Flood Reduction Project	D14003	1						90,000	90,000
S 13th St Drainage System Analysis & Construction	D18001	1					90,000	300,000	390,000
Park Street Pump Station Upgrade	D19001	1	367,000	5,500,000					5,867,000
Carpenter Creek/Hickox Road Culvert Replacement	D21001	1	100,000	5,040,000					5,140,000
North 19th Street Culvert Replacement	D21002	1						500,000	500,000
North 18th Street Culvert Replacement	D21003	1					10,000	600,000	610,000
Seneca Drive Culvert Replacement	D21004	1						400,000	400,000
Alison Ave Culvert Replacement	D25001	1		250,000		700,000			950,000
Division St Pump Station Control Panel Replacement	D25002	1	100,000						100,000
Combined Sewer and Storm Separation Improvements	D25003	1	100,000		650,000				750,000
Cedar Lane Culvert Replacement	D25004	1	20,000	80,000					100,000
Stormwater Park	D25005	1		200,000				1,000,000	1,200,000
Surface Water Total			897,000	11,280,000	910,000	910,000	420,000	3,835,000	18,252,000
GRAND TOTAL			897,000	11,280,000	910,000	910,000	420,000	3,835,000	18,252,000

2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Funding Source

Source	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
403 - Surface Water Utility Fund									
West Mount Vernon Stormwater Force Main Upgrade	D05003	1					10,000		10,000
(CAO) Critical Area Ordinance Restoration Sites	D08001	1	10,000	10,000	10,000	10,000	10,000	10,000	60,000
Blodgett Rd Culvert Replacement/Stream Restoration	D09002	1					100,000		100,000
Storm System Restoration Program	D12001	1	200,000	200,000	200,000	100,000			700,000
Logan Creek Stream Restoration Project	D14001	1			50,000				50,000
S 13th St Drainage System Analysis & Construction	D18001	1					90,000		90,000
Park Street Pump Station Upgrade	D19001	1	367,000						367,000
Carpenter Creek/Hickox Road Culvert Replacement	D21001	1		540,000					540,000
North 18th Street Culvert Replacement	D21003	1					10,000		10,000
Alison Ave Culvert Replacement	D25001	1		250,000					250,000
Division St Pump Station Control Panel Replacement	D25002	1	100,000						100,000
Combined Sewer and Storm Separation Improvements	D25003	1	100,000						100,000
Cedar Lane Culvert Replacement	D25004	1	20,000	80,000					100,000
403 - Surface Water Utility Fund Total			797,000	1,080,000	260,000	110,000	220,000	10,000	2,477,000

Federal/State Grants

Carpenter Creek/Hickox Road Culvert Replacement	D21001	1		1,000,000					1,000,000
Stormwater Park	D25005	1		200,000				1,000,000	1,200,000
Federal/State Grants Total			0	1,200,000	0	0	0	1,000,000	2,200,000

Fish Barrier Removal Board Grant

Carpenter Creek/Hickox Road Culvert Replacement	D21001	1	100,000	3,500,000					3,600,000
North 18th Street Culvert Replacement	D21003	1					600,000		600,000
Seneca Drive Culvert Replacement	D21004	1					300,000		300,000
Alison Ave Culvert Replacement	D25001	1				700,000			700,000
Fish Barrier Removal Board Grant Total			100,000	3,500,000	0	700,000	0	900,000	5,200,000

Source	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Public Works Trust Fund									
Park Street Pump Station Upgrade	D19001	1		5,500,000					5,500,000
Combined Sewer and Storm Separation Improvements	D25003	1			650,000				650,000
Public Works Trust Fund Total			0	5,500,000	650,000	0	0	0	6,150,000
Unfunded									
South Mount Vernon Surface Water Enhancement	D05002	1						120,000	120,000
West Mount Vernon Stormwater Force Main Upgrade	D05003	1						65,000	65,000
Regional Stormwater Treatment Facility	D06003	1						50,000	50,000
Blodgett Rd Culvert Replacement/Stream Restoration	D09002	1						500,000	500,000
Storm System Restoration Program	D12001	1				100,000	200,000	200,000	500,000
Kulshan Creek Flood Reduction Project	D14003	1						90,000	90,000
S 13th St Drainage System Analysis & Construction	D18001	1						300,000	300,000
North 19th Street Culvert Replacement	D21002	1						500,000	500,000
Seneca Drive Culvert Replacement	D21004	1						100,000	100,000
Unfunded Total			0	0	0	100,000	200,000	1,925,000	2,225,000
GRAND TOTAL			897,000	11,280,000	910,000	910,000	420,000	3,835,000	18,252,000

Capital Improvement Plan

Mount Vernon, WA

Project # D05002
Project Name South Mount Vernon Surface Water Enhancement

Total Project Cost	\$120,000	Contact	Surface Water Manager
Department	Surface Water	Type	Improvement
Category	Surface Water	Priority	2 Very Important
Status	Approved	Address/ Location	South Mount Vernon Commercial Business District
Quadrant	SW	Project Phase	Identification

Description

Develop a comprehensive surface water management plan for this area. This will be a multi-phase project that will include the following four phases:

1. Maddox Creek/Beaver Slough Stream Diversion Feasibility Study (draft completed);
2. Drainage needs analysis which will identify regional CIP projects and estimated costs utilizing regional solutions provided by Phase 1;
3. Implementation of CIP projects identified in phase 2;
4. Flowers Creek Culvert Replacement and Enhancement.

The estimated cost shown for this project is limited to Phase 1 and 2. Cost estimates for phases 3-4 will be generated at a later date.

Justification

A comprehensive surface water management plan for South Mount Vernon is necessary for the effective maintenance, management and operation of the City's surface water infrastructure.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Planning/Design	0	0	0	0	0	120,000	120,000
Total	0	0	0	0	0	120,000	120,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	0	0	0	0	0	120,000	120,000
Total	0	0	0	0	0	120,000	120,000

Capital Improvement Plan

Mount Vernon, WA

Project # D05003
Project Name West Mount Vernon Stormwater Force Main Upgrade

Total Project Cost	\$75,000	Contact	Surface Water Manager
Department	Surface Water	Type	Improvement
Category	Surface Water Pump Stations	Priority	5 Future Consideration
Status	Approved	Useful Life	50 years
Address/ Location	755 Behrens Millet Road	Quadrant	SW
Project Phase	Planning		

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.

Linked Project:: Completed in 2017 - D-17-01 West Mount Vernon Stormwater Pump Station Back Up Generator

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	0	0	0	65,000	65,000
Planning/Design	0	0	0	0	10,000	0	10,000
Total	0	0	0	0	10,000	65,000	75,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	0	0	0	0	0	65,000	65,000
403 - Surface Water Utility Fund	0	0	0	0	10,000	0	10,000
Total	0	0	0	0	10,000	65,000	75,000

Budget Impact

Linked Project: Completed in 2017 - D-17-01 West Mount Vernon Stormwater Pump Station Back Up Generator

Capital Improvement Plan

Mount Vernon, WA

Project # D06003
Project Name Regional Stormwater Treatment Facility

Total Project Cost	\$50,000	Contact	Surface Water Manager
Department	Surface Water	Type	Improvement
Category	Surface Water	Priority	5 Future Consideration
Status	Approved	Address/ Location	Adjacent to Kulshan Creek Pump Station
Quadrant	NW	Project Phase	Identification

Description

Design Study to evaluate the feasibility to construct a regional stormwater facility adjacent to the Kulshan Creek pump station. (LS21- CP1995)

Justification

Create a regional stormwater facility to provide water quality treatment for the business district and adjacent area.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Planning/Design	0	0	0	0	0	50,000	50,000
Total	0	0	0	0	0	50,000	50,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	0	0	0	0	0	50,000	50,000
Total	0	0	0	0	0	50,000	50,000

2026 thru 2031

Capital Improvement Plan

Mount Vernon, WA

Project # D08001
Project Name (CAO) Critical Area Ordinance Restoration Sites

Total Project Cost	\$60,000	Contact	Surface Water Manager
Department	Surface Water	Type	Improvement
Category	Surface Water	Priority	2 Very Important
Status	Active	Address/ Location	City Wide
Quadrant	City-wide	Project Phase	Design

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.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Planning/Design	10,000	10,000	10,000	10,000	10,000	10,000	60,000
Total	10,000	10,000	10,000	10,000	10,000	10,000	60,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
403 - Surface Water Utility Fund	10,000	10,000	10,000	10,000	10,000	10,000	60,000
Total	10,000	10,000	10,000	10,000	10,000	10,000	60,000

Capital Improvement Plan

Mount Vernon, WA

Project # D09002
Project Name Blodgett Rd Culvert Replacement/Stream Restoration

Total Project Cost	\$600,000	Contact	Surface Water Manager
Department	Surface Water	Type	Improvement
Category	Surface Water	Priority	3 Important
Status	Approved	Useful Life	50 years
Address/ Location	Blodgett Road at Flowers Creek	Quadrant	SW
Project Phase	Identification		

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.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	0	0	0	500,000	500,000
Planning/Design	0	0	0	0	100,000	0	100,000
Total	0	0	0	0	100,000	500,000	600,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	0	0	0	0	0	500,000	500,000
403 - Surface Water Utility Fund	0	0	0	0	100,000	0	100,000
Total	0	0	0	0	100,000	500,000	600,000

2026 thru 2031

Capital Improvement Plan

Mount Vernon, WA

Project # D12001
Project Name Storm System Restoration Program

Total Project Cost	\$1,200,000	Contact	Surface Water Manager
Department	Surface Water	Type	Improvement
Category	Surface Water Pump Stations	Priority	1 Critical
Status	Active	Useful Life	60 years
Address/ Location	City Wide	Quadrant	City-Wide
Project Phase	Construction		

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.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000
Total	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
403 - Surface Water Utility Fund	200,000	200,000	200,000	100,000	0	0	700,000
Unfunded	0	0	0	100,000	200,000	200,000	500,000
Total	200,000	200,000	200,000	200,000	200,000	200,000	1,200,000

2026 thru 2031

Capital Improvement Plan

Mount Vernon, WA

Project # D14001
Project Name Logan Creek Stream Restoration Project

Total Project Cost	\$50,000	Contact	Surface Water Manager
Department	Surface Water	Type	Improvement
Category	Surface Water	Priority	2 Very Important
Status	Approved	Address/ Location	Tributary to Trumpeter Creek near Stonebridge Way
Quadrant	NE	Project Phase	Design

Description

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

Justification

Stabilize the stream channel and improve habitat. Continue to monitor the erosion and bank movement.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Planning/Design	0	0	50,000	0	0	0	50,000
Total	0	0	50,000	0	0	0	50,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
403 - Surface Water Utility Fund	0	0	50,000	0	0	0	50,000
Total	0	0	50,000	0	0	0	50,000

2026 thru 2031

Capital Improvement Plan

Mount Vernon, WA

Project # D14003
Project Name Kulshan Creek Flood Reduction Project

Total Project Cost	\$90,000	Contact	Surface Water Manager
Department	Surface Water	Type	Improvement
Category	Surface Water	Priority	3 Important
Status	Approved	Address/ Location	Riverside Drive to Parker Way
Quadrant	NW	Project Phase	Identification

Description

Analysis and construction of a project to reduce road flooding along Parker Way, Roosevelt Avenue, Williams Way, and Leigh Way.

Justification

Roads in this area flood several times a year. The proposed project will reduce the flooding frequency of the roads along Kulshan Creek.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Planning/Design	0	0	0	0	0	90,000	90,000
Total	0	0	0	0	0	90,000	90,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	0	0	0	0	0	90,000	90,000
Total	0	0	0	0	0	90,000	90,000

Budget Impact

Linked Projects: D-16-01 Kulshan Pump Station Debris Removal System Completed in 2017 - D-17-02 Kulshan Creek BNSF Culvert Replacement Project

Capital Improvement Plan

Mount Vernon, WA

Project # D18001
Project Name S 13th St Drainage System Analysis & Construction

Total Project Cost	\$390,000	Contact	Surface Water Manager
Department	Surface Water	Type	Improvement
Category	Surface Water	Priority	3 Important
Status	Approved	Address/ Location	Main Trunk Drainage System E Section - E Blackburn
Quadrant	SW	Project Phase	Identification

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.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	0	0	0	300,000	300,000
Planning/Design	0	0	0	0	90,000	0	90,000
Total	0	0	0	0	90,000	300,000	390,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	0	0	0	0	0	300,000	300,000
403 - Surface Water Utility Fund	0	0	0	0	90,000	0	90,000
Total	0	0	0	0	90,000	300,000	390,000

Capital Improvement Plan

Mount Vernon, WA



Project # D19001
Project Name Park Street Pump Station Upgrade

Total Project Cost	\$5,867,000	Contact	Surface Water Manager
Department	Surface Water	Type	Improvement
Category	Surface Water Pump Stations	Priority	1 Critical
Status	Active	Address/ Location	1303 S 1st Street
Quadrant	SW	Project Phase	Design

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.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	5,500,000	0	0	0	0	5,500,000
Planning/Design	367,000	0	0	0	0	0	367,000
Total	367,000	5,500,000	0	0	0	0	5,867,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Public Works Trust Fund	0	5,500,000	0	0	0	0	5,500,000
403 - Surface Water Utility Fund	367,000	0	0	0	0	0	367,000
Total	367,000	5,500,000	0	0	0	0	5,867,000

Capital Improvement Plan

Mount Vernon, WA



Project # D21001
Project Name Carpenter Creek/Hickox Road Culvert Replacement

Total Project Cost	\$5,140,000	Contact	Surface Water Manager
Department	Surface Water	Type	Improvement
Category	Surface Water	Priority	2 Very Important
Status	Active	Useful Life	60 years
Address/ Location	Hickox Road	Quadrant	SE
Project Phase	Planning		

Description

Replacement of the approximately 10-ft diameter 150-ft long corrugated culvert which is located on City property at the east end of Hickox Road and Carpenter Creek.

Justification

Allow for fish passage up Carpenter Creek system. Several other culverts are being replaced by the county further upstream as well, which impedes access to approximately 1.2 miles of habitat.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	5,040,000	0	0	0	0	5,040,000
Planning/Design	100,000	0	0	0	0	0	100,000
Total	100,000	5,040,000	0	0	0	0	5,140,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Fish Barrier Removal Board Grant	100,000	3,500,000	0	0	0	0	3,600,000
Federal/State Grants	0	1,000,000	0	0	0	0	1,000,000
403 - Surface Water Utility Fund	0	540,000	0	0	0	0	540,000
Total	100,000	5,040,000	0	0	0	0	5,140,000

2026 thru 2031

Capital Improvement Plan

Mount Vernon, WA

Project # D21002
Project Name North 19th Street Culvert Replacement

Total Project Cost	\$500,000	Contact	Surface Water Manager
Department	Surface Water	Type	Improvement
Category	Surface Water	Priority	2 Very Important
Status	Approved	Useful Life	60 years
Address/ Location	North 19th Street	Quadrant	NW
Project Phase	Planning		

Description

Replacement of the 30-inch concrete culvert that allows Kulshan Creek to flow under N 19th St.

Justification

Improves Kulshan Creek stream flow and fish passage under N 19th Street.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	0	0	0	500,000	500,000
Total	0	0	0	0	0	500,000	500,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Unfunded	0	0	0	0	0	500,000	500,000
Total	0	0	0	0	0	500,000	500,000

2026 thru 2031

Capital Improvement Plan

Mount Vernon, WA

Project # D21003
Project Name North 18th Street Culvert Replacement

Total Project Cost	\$610,000	Contact	Surface Water Manager
Department	Surface Water	Type	Improvement
Category	Surface Water	Priority	2 Very Important
Status	Approved	Useful Life	60 years
Address/ Location	North 18th Street	Quadrant	NW
Project Phase	Planning		

Description

Replacement of the 42-inch diameter concrete culvert for Kulshan Creek under N 18th Street with a large box culvert.

Justification

Improve for Kulshan Creek steam flow and fish passage under N 18th Street.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	0	0	0	600,000	600,000
Planning/Design	0	0	0	0	10,000	0	10,000
Total	0	0	0	0	10,000	600,000	610,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Fish Barrier Removal Board Grant	0	0	0	0	0	600,000	600,000
403 - Surface Water Utility Fund	0	0	0	0	10,000	0	10,000
Total	0	0	0	0	10,000	600,000	610,000

2026 thru 2031

Capital Improvement Plan

Mount Vernon, WA

Project # D21004
Project Name Seneca Drive Culvert Replacement

Total Project Cost \$400,000 **Contact** Surface Water Manager
Department Surface Water **Type** Improvement
Category Surface Water **Priority** 3 Important
Status Pending **Useful Life** 60 years
Address/ Location Seneca Drive **Quadrant** NE
Project Phase Planning

Description

Replacement of the 58-inch by 36-inch arched corrugated metal pipe under Seneca Dr at Thunderbird Creek with a large box culvert.

Justification

Improve Thunderbird Creek flows, sediment transport, and fish passage under Seneca Drive.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	0	0	0	400,000	400,000
Total	0	0	0	0	0	400,000	400,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Fish Barrier Removal Board Grant	0	0	0	0	0	300,000	300,000
Unfunded	0	0	0	0	0	100,000	100,000
Total	0	0	0	0	0	400,000	400,000

Capital Improvement Plan

Mount Vernon, WA

Project # D25001
Project Name Alison Ave Culvert Replacement

Total Project Cost	\$950,000	Contact	Surface Water Manager
Department	Surface Water	Type	Improvement
Category	Surface Water	Priority	5 Future Consideration
Status	Approved	Address/ Location	Alison Avenue
Quadrant	NE	Project Phase	Planning

Description

Replacement of the approximately 48-ft diameter 60-ft long corrugated culvert which is located on City property at the east end of Alison Avenue and Logan Creek.

Justification

Allow for fish passage up the Logan Creek system. A couple other culverts are being replaced by the city downstream as well, this will open up approximately 0.5 miles of upstream habitat.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	250,000	0	700,000	0	0	950,000
Total	0	250,000	0	700,000	0	0	950,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Fish Barrier Removal Board Grant	0	0	0	700,000	0	0	700,000
403 - Surface Water Utility Fund	0	250,000	0	0	0	0	250,000
Total	0	250,000	0	700,000	0	0	950,000

2026 thru 2031

Capital Improvement Plan

Mount Vernon, WA

Project # D25002
Project Name Division St Pump Station Control Panel Replacement

Total Project Cost	\$100,000	Contact	Surface Water Manager
Department	Surface Water	Type	Equipment
Category	Surface Water Pump Stations	Priority	1 Critical
Status	Active	Address/ Location	301 Division Street
Quadrant	NW	Project Phase	Design

Description

Replace the control panel at the Division St Stormwater Pump Station as it is becoming obsolete.

Justification

The control panel upgrade would improve pump operations and make the station more efficient.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Equipment	100,000	0	0	0	0	0	100,000
Total	100,000	0	0	0	0	0	100,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
403 - Surface Water Utility Fund	100,000	0	0	0	0	0	100,000
Total	100,000	0	0	0	0	0	100,000

2026 thru 2031

Capital Improvement Plan

Mount Vernon, WA

Project # D25003
Project Name Combined Sewer and Storm Separation Improvements

Total Project Cost	\$750,000	Contact	Surface Water Manager
Department	Surface Water	Type	Improvement
Category	Surface Water	Priority	3 Important
Status	Active	Address/ Location	Generally portions of City developed before 1950
Quadrant	City-Wide	Project Phase	Planning

Description

This area is generally bordered by Fir Street on the North, 15th on the East, Blackburn Road on the South, and the Skagit River on the West, and consists of portions of the City developed prior to 1950.

This is a phased program for planning, repair, replacement, and improvements of the Combined Sewer system. Phase 1 is development of a comprehensive plan establishing alternatives, cost estimates, and recommendations for Combined Sewer system improvements including rerouting storm to Kulshan Creek drainage system. Estimates on the total cost and phasing of work would be a product of a comprehensive engineering report. Funding year beyond current year is a place holder for future projects.

Justification

General goals of Phase 1 planning work include; improving flow capacity of the sanitary sewer by separation of combined sanitary and storm where feasible.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	650,000	0	0	0	650,000
Planning/Design	100,000	0	0	0	0	0	100,000
Total	100,000	0	650,000	0	0	0	750,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Public Works Trust Fund	0	0	650,000	0	0	0	650,000
403 - Surface Water Utility Fund	100,000	0	0	0	0	0	100,000
Total	100,000	0	650,000	0	0	0	750,000

Budget Impact

This project is linked with S06001

2026 thru 2031

Capital Improvement Plan

Mount Vernon, WA

Project # D25004
 Project Name Cedar Lane Culvert Replacement

Total Project Cost	\$100,000	Contact	Surface Water Manager
Department	Surface Water	Type	Improvement
Category	Surface Water	Priority	3 Important
Status	Pending	Useful Life	60 years
Address/ Location	1305 Cedar Ln	Quadrant	NW
Project Phase	Planning		

Description

Replacement of the 24-inch corrugated metal pipe under Cedar Ln at Kulshan Creek.

Justification

Culvert needs replacement due to age and condition.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	80,000	0	0	0	0	80,000
Planning/Design	20,000	0	0	0	0	0	20,000
Total	20,000	80,000	0	0	0	0	100,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
403 - Surface Water Utility Fund	20,000	80,000	0	0	0	0	100,000
Total	20,000	80,000	0	0	0	0	100,000

2026 thru 2031

Capital Improvement Plan

Mount Vernon, WA

Project # D25005
Project Name Stormwater Park

Total Project Cost	\$1,200,000	Contact	Surface Water Manager
Department	Surface Water	Type	Improvement
Category	Surface Water	Priority	5 Future Consideration
Status	Pending	Useful Life	50 years
Address/ Location	To Be Determined	Quadrant	City-wide
Project Phase	Identification		

Description

A Stormwater Park for water quality and park use.

Justification

This facility will improve water quality at the head waters of a creek to be determined and will provide park amenities to the public.

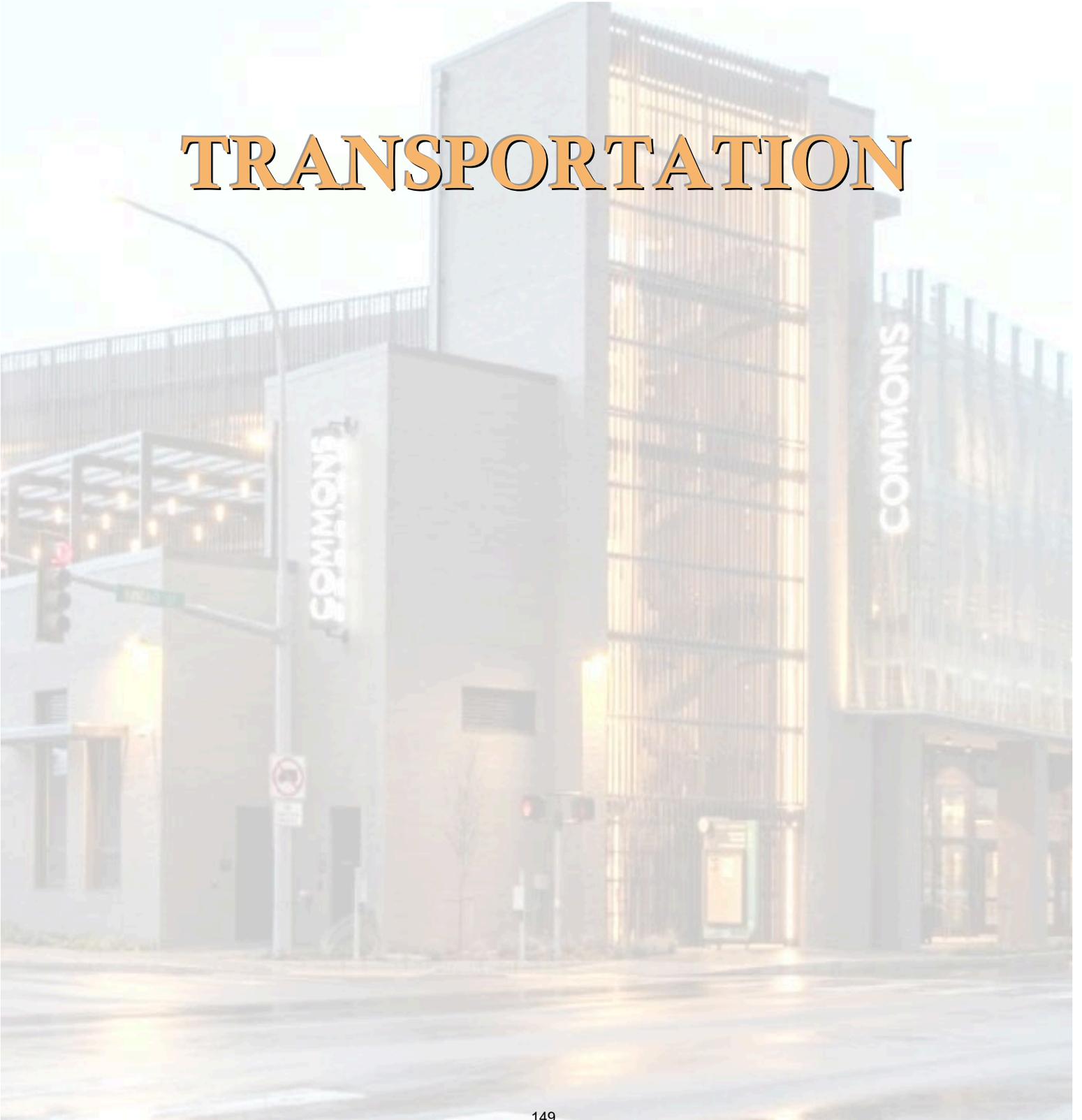
Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	0	0	0	1,000,000	1,000,000
Planning/Design	0	200,000	0	0	0	0	200,000
Total	0	200,000	0	0	0	1,000,000	1,200,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Federal/State Grants	0	200,000	0	0	0	1,000,000	1,200,000
Total	0	200,000	0	0	0	1,000,000	1,200,000

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TRANSPORTATION



2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Department

Department	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Transportation									
City Wide - Street Overlay Program	T00002	1	1,000,000	1,000,000	1,000,000	1,000,000	1,150,000	1,000,000	6,150,000
30th Street Improvements - Phase 1	T02024	1	360,000					380,000	740,000
15th St Sidewalk Improvements	T06004	1	150,000						150,000
Laventure Road Widening (Hoag Road to Simgar Lane)	T06007	1	502,800						502,800
City Wide - Signal Maintenance Program	T07002	1	45,000	45,000	45,000	45,000	45,000	45,000	270,000
City Wide - Sidewalk Repair Program	T08001	1	50,000	50,000	50,000	50,000	50,000	50,000	300,000
ADA Sidewalk Transition Program	T16001	1	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Riverside Drive Improvement Project - Phase 1	T19003	1	495,000	405,000					900,000
Riverside Drive Improvement Project - Phase 2	T20001	1	700,000	340,000	600,000				1,640,000
Kulshan Trail Safety Lighting Phase 2	T23005	1		87,500	481,000				568,500
Kulshan Trail Safety Lighting - Phase 3	T23006	1	300,000						300,000
Kulshan Trail Safety Lighting - Phase 4	T23007	1		161,500	890,200				1,051,700
Blackburn Rd Extension (Little Mtn Rd - Eaglemont)	T24001	1						100,000	100,000
Cleveland Street / West Broadway Crosswalk Improve	T25001	1		85,000	275,000				360,000
Fir Street Crosswalk Improvements	T25002	1			250,000	950,000			1,200,000
Hoag Road/N 19th Place Crosswalk Improvements	T25003	1		79,000	330,000				409,000
N 10th St/Warren Street Crosswalk Improvements	T25004	1	86,000	295,000					381,000
Stewart/Hoag Road Bicyclist Improvements	T25005	1			55,000	275,000			330,000
Market St Bicyclist Improvements	T25006	1			50,000	220,000			270,000
Fir Street Bicyclist Improvements	T25007	1				150,000	610,000		760,000
Riverside Drive/Pacific Place Intersection	T25008	1						500,000	500,000
N 18th St/Hillcrest Parkway Crosswalk Improvements	T25011	1	38,000	132,000					170,000
Citywide Intersection Signal Cabinet Replacements	T25012	1	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Division Street Corridor Study	T25013	1			200,000	100,000			300,000
Division Street/SR 536 Bridge Planning Study	T25014	1	200,000	100,000					300,000
Fir Street Pedestrian and Bicyclist Improvements	T94014	1					165,000	722,500	887,500
Blackburn Road Extension (30% Design Ongoing)	T94021	1	100,000						100,000
Transportation Total			4,151,800	2,905,000	4,351,200	2,915,000	2,145,000	2,922,500	19,390,500
GRAND TOTAL			4,151,800	2,905,000	4,351,200	2,915,000	2,145,000	2,922,500	19,390,500

2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Funding Source

Source	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
102 - Arterial Street Fund									
30th Street Improvements - Phase 1	T02024	1	65,000					175,000	240,000
15th St Sidewalk Improvements	T06004	1	150,000						150,000
Riverside Drive Improvement Project - Phase 1	T19003	1	432,600	308,800					741,400
Riverside Drive Improvement Project - Phase 2	T20001	1	458,000	218,000	600,000				1,276,000
Cleveland Street / West Broadway Crosswalk Improve	T25001	1		85,000	275,000				360,000
Fir Street Crosswalk Improvements	T25002	1			150,000	950,000			1,100,000
Hoag Road/N 19th Place Crosswalk Improvements	T25003	1		79,000	330,000				409,000
N 10th St/Warren Street Crosswalk Improvements	T25004	1		100,000					100,000
Market St Bicyclist Improvements	T25006				25,000	170,000			195,000
Fir Street Bicyclist Improvements	T25007	1				100,000	510,000		610,000
Riverside Drive/Pacific Place Intersection	T25008	1						500,000	500,000
N 18th St/Hillcrest Parkway Crosswalk Improvements	T25011	1		80,000					80,000
Fir Street Pedestrian and Bicyclist Improvements	T94014	1					75,000	580,000	655,000
102 - Arterial Street Fund Total			1,105,600	870,800	1,380,000	1,220,000	585,000	1,255,000	6,416,400

117 - Transportation Benefit District

City Wide - Street Overlay Program	T00002	1	1,000,000	1,000,000	1,000,000	1,000,000	1,150,000	1,000,000	6,150,000
City Wide - Signal Maintenance Program	T07002	1	45,000	45,000	45,000	45,000	45,000	45,000	270,000
City Wide - Sidewalk Repair Program	T08001	1	50,000	50,000	50,000	50,000	50,000	50,000	300,000
ADA Sidewalk Transition Program	T16001	1	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Kulshan Trail Safety Lighting Phase 2	T23005	1		30,700	81,000				111,700
Kulshan Trail Safety Lighting - Phase 4	T23007	1		40,700	120,200				160,900
Blackburn Rd Extension (Little Mtn Rd - Eaglemont)	T24001	1						100,000	100,000
N 10th St/Warren Street Crosswalk Improvements	T25004	1	86,000	195,000					281,000
Stewart/Hoag Road Bicyclist Improvements	T25005	1			55,000	175,000			230,000
N 18th St/Hillcrest Parkway Crosswalk Improvements	T25011	1	38,000						38,000
Citywide Intersection Signal Cabinet Replacements	T25012	1	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Division Street Corridor Study	T25013	1			200,000	100,000			300,000
Division Street/SR 536 Bridge Planning Study	T25014	1	200,000	100,000					300,000
Blackburn Road Extension (30% Design Ongoing)	T94021	1	100,000						100,000

Source	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
117 - Transportation Benefit District Total			1,644,000	1,586,400	1,676,200	1,495,000	1,370,000	1,320,000	9,091,600

313 - Transportation Impact

Fees									
Fir Street Crosswalk Improvements	T25002	1			100,000				100,000
Stewart/Hoag Road Bicyclist Improvements	T25005	1				100,000			100,000
Market St Bicyclist Improvements	T25006				25,000	50,000			75,000
Fir Street Bicyclist Improvements	T25007	1				50,000	100,000		150,000
N 18th St/Hillcrest Parkway Crosswalk Improvements	T25011	1		52,000					52,000
Fir Street Pedestrian and Bicyclist Improvements	T94014	1					45,000	70,000	115,000
313 - Transportation Impact Fees Total			0	52,000	125,000	200,000	145,000	70,000	592,000

314 - REET II (for Streets ONLY)

Laventure Road Widening (Hoag Road to Simgar Lane)	T06007	1	125,200						125,200
Riverside Drive Improvement Project - Phase 1	T19003	1		65,000					65,000
Kulshan Trail Safety Lighting - Phase 3	T23006	1	25,000						25,000
Fir Street Pedestrian and Bicyclist Improvements	T94014	1					45,000	72,500	117,500
314 - REET II (for Streets ONLY) Total			150,200	65,000	0	0	45,000	72,500	332,700

403 - Surface Water Utility

Fund									
30th Street Improvements - Phase 1	T02024	1	10,000						10,000
Laventure Road Widening (Hoag Road to Simgar Lane)	T06007	1	12,000						12,000
403 - Surface Water Utility Fund Total			22,000	0	0	0	0	0	22,000

Federal/State Grants

30th Street Improvements - Phase 1	T02024	1	285,000						285,000
Laventure Road Widening (Hoag Road to Simgar Lane)	T06007	1	365,600						365,600
Riverside Drive Improvement Project - Phase 1	T19003	1	62,400	31,200					93,600
Riverside Drive Improvement Project - Phase 2	T20001	1	242,000	122,000					364,000
Kulshan Trail Safety Lighting Phase 2	T23005	1		56,800	400,000				456,800
Kulshan Trail Safety Lighting - Phase 3	T23006	1	275,000						275,000
Kulshan Trail Safety Lighting - Phase 4	T23007	1		120,800	770,000				890,800
Federal/State Grants Total			1,230,000	330,800	1,170,000	0	0	0	2,730,800

Source	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Unfunded									
30th Street Improvements - Phase 1	T02024	1						205,000	205,000
	Unfunded Total		0	0	0	0	0	205,000	205,000
	GRAND TOTAL		4,151,800	2,905,000	4,351,200	2,915,000	2,145,000	2,922,500	19,390,500

2026 thru 2031

Capital Improvement Plan

Mount Vernon, WA



Project # T00002
Project Name City Wide - Street Overlay Program

Total Project Cost	\$6,150,000	Contact	City Engineer
Department	Transportation	Type	Maintenance
Category	Street Construction	Priority	2 Very Important
Status	Active	Useful Life	15 years
Address/ Location	City-Wide	Quadrant	City-Wide
Project Phase	Construction		

Description

This annual series of projects is delivered under the City's annual Pavement Preservation Program. Each year, these projects propose to rehabilitate existing public street pavement on selected street segments using thin (1-2 inch) mill/grind and asphalt overlay of the street surface. Projects are selected based on the street conditions identified in the current Pavement Preservation Program plan (currently dated 2021, with planned updates in 2025 and 2030). As funding permits, these annual projects include isolated replacement of full-depth asphalt surface panels, adjustments of utility lid rims/frames, restriping/channelization modifications, and replacement of traffic signal detection loops disturbed by the work.

Justification

Complete replacement of a failed street pavement section (typically a street pavement with a Pavement Condition Index (PCI) score less than 40) is very expensive and often requires substantial improvements to both the street and utilities (both above and underground). Consequently, pavement preservation methods, such as grind and overlay, are employed to prolong the life of pavement surfaces scoring "fair" to "good" on the PCI scale.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	800,000	800,000	800,000	800,000	800,000	800,000	4,800,000
Planning/Design	200,000	200,000	200,000	200,000	350,000	200,000	1,350,000
Total	1,000,000	1,000,000	1,000,000	1,000,000	1,150,000	1,000,000	6,150,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
117 - Transportation Benefit District	1,000,000	1,000,000	1,000,000	1,000,000	1,150,000	1,000,000	6,150,000
Total	1,000,000	1,000,000	1,000,000	1,000,000	1,150,000	1,000,000	6,150,000

Capital Improvement Plan

Mount Vernon, WA



Project # T02024
Project Name 30th Street Improvements - Phase 1

Total Project Cost	\$740,000	Contact	City Engineer
Department	Transportation	Type	Improvement
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	15 years
Address/ Location	College to Paul Place	Quadrant	NE
Project Phase	Design		

Description

This project proposes a rehabilitation of the existing street surface through a grind and thin overlay, along with grade adjustments to reduce/mitigate past flooding over the street surface. Flooding will also be mitigated by replacing the existing under-sized stream culvert with a fish-passable design. This project will also extend the existing shared-use pathway on the east side of the street and replace pedestrian crosswalk ramps to current ADA standards. This project is partially funded through federal transportation aid grants, and so will be required to meet all applicable federal requirements for design standards, contracting, Buy/Build America, NEPA, and federal ROW acquisition requirements and certifications (applicable to both temporary construction access/easements and permanent ROW acquisition purchases).

Justification

This project addresses an existing street flooding issue, as well as safety concerns related to this flooding (such as roadway ice when the street floods and the temperature drops below freezing). The project is consistent with the walkability goals, particularly along key city collector streets and between recognized destinations, identified by Objective 3.1 of the 2016 Comprehensive Plan – Transportation Element

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	0	0	0	380,000	380,000
Planning/Design	250,000	0	0	0	0	0	250,000
Right of Way	110,000	0	0	0	0	0	110,000
Total	360,000	0	0	0	0	380,000	740,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Federal/State Grants	285,000	0	0	0	0	0	285,000
102 - Arterial Street Fund	65,000	0	0	0	0	175,000	240,000
Unfunded	0	0	0	0	0	205,000	205,000
403 - Surface Water Utility Fund	10,000	0	0	0	0	0	10,000
Total	360,000	0	0	0	0	380,000	740,000

Budget Impact

Project will replace existing street features, including existing striping, so no additional O&M impacts are anticipated. Flood impact reduction and a larger culvert may reduce O&M expenses.

2026 thru 2031

Capital Improvement Plan

Mount Vernon, WA



Project # T06004
Project Name 15th St Sidewalk Improvements

Total Project Cost	\$150,000	Contact	City Engineer
Department	Transportation	Type	Improvement
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	15 years
Address/ Location	Broad to Division on Eastside	Quadrant	SW
Project Phase	Construction		

Description

Project proposes to replace existing underwidth sidewalk segments along 15th St, between Division St and Montgomery St, with widths meeting City standards.

Justification

This project is consistent with the walkability goals, particularly along key city collector streets and between recognized destinations, identified by Objective 3.1 of the 2016 Comprehensive Plan – Transportation Element

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	150,000	0	0	0	0	0	150,000
Total	150,000	0	0	0	0	0	150,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
102 - Arterial Street Fund	150,000	0	0	0	0	0	150,000
Total	150,000	0	0	0	0	0	150,000

Budget Impact

Project will replace existing sidewalk, so no additional O&M impacts are anticipated.

Capital Improvement Plan

Mount Vernon, WA



Project # T06007
Project Name Laventure Road Widening (Hoag Road to Simgar Lane)

Total Project Cost	\$502,800	Contact	City Engineer
Department	Transportation	Type	Improvement
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	15 years
Address/ Location	Laventure (Hoag to 1000 ' S)	Quadrant	NW
Project Phase	Construction		

Description

This project will add sidewalk to fill an existing gap along the east side of the street, including curb, gutter, and stormwater conveyance improvements. The project will add bicycle lanes on both sides of the street. Pedestrian ramps will be upgraded to comply with current ADA guidelines.

Justification

The project will connect existing sidewalk and bicycle lane gaps needed in the project area, as well as improve Laventure Rd crossing accessibility and safety to meet City transportation goals for non-motorized modes of transportation.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	502,800	0	0	0	0	0	502,800
Total	502,800	0	0	0	0	0	502,800

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Federal/State Grants	365,600	0	0	0	0	0	365,600
314 - REET II (for Streets ONLY)	125,200	0	0	0	0	0	125,200
403 - Surface Water Utility Fund	12,000	0	0	0	0	0	12,000
Total	502,800	0	0	0	0	0	502,800

Capital Improvement Plan

Mount Vernon, WA



Project # T07002
Project Name City Wide - Signal Maintenance Program

Total Project Cost	\$270,000	Contact	City Engineer
Department	Transportation	Type	Maintenance
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	20 years
Address/ Location	City-Wide	Quadrant	City-Wide
Project Phase	Construction		

Description

This annual series of project provides for on-going repair and/or replacement of traffic signal equipment at intersections. Typically, the focus of this project is on signal equipment such as pole-mounted traffic signals, traffic cameras, and conduit. Another annual project series provides for signal cabinet repairs and/or parts replacement.

Justification

This program of annual projects fulfill a need for providing annual, relatively small-scale traffic signal equipment replacements and/or upgrades to sustain existing levels of service at signalized intersections.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	45,000	45,000	45,000	45,000	45,000	45,000	270,000
Total	45,000	45,000	45,000	45,000	45,000	45,000	270,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
117 - Transportation Benefit District	45,000	45,000	45,000	45,000	45,000	45,000	270,000
Total	45,000	45,000	45,000	45,000	45,000	45,000	270,000

Budget Impact

Project focuses on purchase and installation of replacement parts for existing traffic signal equipment, so no additional O&M impact by this project is anticipated.

Capital Improvement Plan

Mount Vernon, WA



Project # T08001
Project Name City Wide - Sidewalk Repair Program

Total Project Cost	\$300,000	Contact	City Engineer
Department	Transportation	Type	Maintenance
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	15 years
Address/ Location	City-Wide	Quadrant	City-Wide
Project Phase	Construction		

Description

This annual series of projects provides assistance to property owners with the correction of damaged and/or deteriorated sidewalk adjacent to the property for City Code compliance. The City receives requests from property owners wanting to participate in the program. City staff inspect the damaged areas, direct the property owner to correct cause(s) of sidewalk distress, and prepares assessment and agreement with the City for construction. This project's construction replaces the damaged sidewalk and property owner is responsibility for paying the material costs in accordance with the assessment. Property owners are provided with both direct payment and payment plan options.

Justification

This program was created by the City Council in 2005 to assist property owners to meet their Code-compliance responsibility to repair sidewalk adjacent to their property that becomes damaged. Participation in the program, including reimbursement of material costs through either direct payment or payment plan, has been reliable and supports continuation of the program.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Total	50,000	50,000	50,000	50,000	50,000	50,000	300,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
117 - Transportation Benefit District	50,000	50,000	50,000	50,000	50,000	50,000	300,000
Total	50,000	50,000	50,000	50,000	50,000	50,000	300,000

Budget Impact

Project focuses on replacement of existing street features and/or very limited added, so no significant additional O&M impact by this project is anticipated.

Capital Improvement Plan

Mount Vernon, WA



Project # T16001
Project Name ADA Sidewalk Transition Program

Total Project Cost	\$600,000	Contact	City Engineer
Department	Transportation	Type	Improvement
Category	Street Construction	Priority	2 Very Important
Status	Active	Useful Life	15 years
Address/ Location	City-Wide	Quadrant	City-Wide
Project Phase	Construction		

Description

This annual series of projects is delivered under the City's annual Americans with Disabilities Act (ADA) Pedestrian Improvements Program. Each year, these projects propose to replace non-compliant pedestrian ramps at crosswalks, replace non-compliant pedestrian push buttons at signalized crosswalks, and related improvements to meet the requirements of the currently-adopted edition of the Public Right-Of-Way Accessibility Guidelines (PROWAG). Typically, each year's project will include the ADA improvements "triggered" by other annual street improvement activities, such as the annual Street Overlay projects. Additional ADA improvements may be added, in accordance with the City's currently-adopted ADA Transition Plan for public rights-of-way, as funding availability permits.

Justification

The City is required by federal and state law to upgrade and correct right-of-way pedestrian accessibility needs, as identified in the currently-adopted edition of the PROWAG; including pedestrian crosswalk ramps and push buttons at signalized intersections. In particular, the requirement to upgrade and correct deficiencies is triggered by other street improvement projects, such as street pavement overlay projects. In cases when ADA deficiency corrections cannot easily be combined with other project work, the corrections are performed by an annual project under this program.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Total	100,000	100,000	100,000	100,000	100,000	100,000	600,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
117 - Transportation Benefit District	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Total	100,000	100,000	100,000	100,000	100,000	100,000	600,000

Budget Impact

Project focuses on replacement of existing street features, so no additional O&M impact by this project is anticipated.

Capital Improvement Plan

Mount Vernon, WA



Project # T19003
Project Name Riverside Drive Improvement Project - Phase 1

Total Project Cost	\$900,000	Contact	City Engineer
Department	Transportation	Type	Improvement
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	15 years
Address/ Location	Cedar St - College Way	Quadrant	NW
Project Phase	Design		

Description

This project proposes a rehabilitation of the existing street surface through a grind and thin overlay to the extends indicated in the project name. This project will also replace pedestrian crosswalk ramps to current ADA standards, and correct sidewalk widths to City standards to improve accessibility. The project will include the undergrounding of existing overhead utilities along much of the street, with adjustments as needed for street illumination after current overhead utilities poles are removed. This project is partially funded through federal transportation aid grants, and so will be required to meet all applicable federal requirements for design standards, contracting, Buy/Build America, NEPA, and federal ROW acquisition requirements and certifications (applicable to both temporary construction access/easements and permanent ROW acquisition purchases).

Justification

This pavement preservation project remediates and extends the operational life of the pavement for a key arterial street providing public access through one of Mount Vernon's commercial centers, as well as a key entry point into the City from the north. As this street sees a significant amount of daily traffic, including freight traffic, sustaining the overall existing pavement section through preservation remedies now will delay the need for substantially more expensive pavement section replacement. This project will also correct pedestrian crosswalk ramps to current ADA guidelines, in accordance with the current edition of the Public Rights-Of-Way Accessibility Guidelines (PROWAG).

Expenditures	2026	2027	2028	2029	2030	2031	Total
Planning/Design	495,000	405,000	0	0	0	0	900,000
Total	495,000	405,000	0	0	0	0	900,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
102 - Arterial Street Fund	432,600	308,800	0	0	0	0	741,400
Federal/State Grants	62,400	31,200	0	0	0	0	93,600
314 - REET II (for Streets ONLY)	0	65,000	0	0	0	0	65,000
Total	495,000	405,000	0	0	0	0	900,000

Budget Impact

Project will replace existing street features, including existing striping, so no additional O&M impacts are anticipated.

Capital Improvement Plan

Mount Vernon, WA



Project # T20001
Project Name Riverside Drive Improvement Project - Phase 2

Total Project Cost	\$1,640,000	Contact	City Engineer
Department	Transportation	Type	Improvement
Category	Street Reconstruction	Priority	3 Important
Status	Active	Useful Life	15 years
Address/ Location	College Way to Skagit River Bridge	Quadrant	NW
Project Phase	Design		

Description

This project proposes a rehabilitation of the existing street surface through a grind and thin overlay to the extends indicated in the project name. This project will also replace pedestrian crosswalk ramps to current ADA standards, and correct sidewalk widths to City standards to improve accessibility. The project will include the undergrounding of existing overhead utilities along much of the street, with adjustments as needed for street illumination after current overhead utilities poles are removed. This project is partially funded through federal transportation aid grants, and so will be required to meet all applicable federal requirements for design standards, contracting, Buy/Build America, NEPA, and federal ROW acquisition requirements and certifications (applicable to both temporary construction access/easements and permanent ROW acquisition purchases).

Justification

This pavement preservation project remediates and extends the operational life of the pavement for a key arterial street providing public access through one of Mount Vernon's commercial centers, as well as a key entry point into the City from the north. As this street sees a significant amount of daily traffic, including freight traffic, sustaining the overall existing pavement section through preservation remedies now will delay the need for substantially more expensive pavement section replacement. This project will also correct pedestrian crosswalk ramps to current ADA guidelines, in accordance with the current edition of the Public Rights-Of-Way Accessibility Guidelines (PROWAG).

Expenditures	2026	2027	2028	2029	2030	2031	Total
Planning/Design	700,000	340,000	200,000	0	0	0	1,240,000
Right of Way	0	0	400,000	0	0	0	400,000
Total	700,000	340,000	600,000	0	0	0	1,640,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
102 - Arterial Street Fund	458,000	218,000	600,000	0	0	0	1,276,000
Federal/State Grants	242,000	122,000	0	0	0	0	364,000
Total	700,000	340,000	600,000	0	0	0	1,640,000

Budget Impact

Project will replace existing street features, including existing striping, so no additional O&M impacts are anticipated.

Capital Improvement Plan

Mount Vernon, WA



Project # T23005
Project Name Kulshan Trail Safety Lighting Phase 2

Total Project Cost	\$568,500	Contact	City Engineer
Department	Transportation	Type	Improvement
Category	Park Trails & Paths	Priority	3 Important
Status	Approved	Useful Life	15 years
Address/ Location	Kulshan Trail (18th to Laventure)	Quadrant	NW
Project Phase	Design		

Description

Project proposes to install LED pedestrian lighting, video surveillance capabilities, improved trail and crosswalk signage and pavement markings at street crosswalks to improve visibility (where needed), and wayfinding guidance signage. These improvements will be constructed adjacent to the existing, paved, non-motorized use Kulshan Trail between intersections with N 18th Street and N Laventure Road. This improvement project will significantly enhance public comfort while using the shared-use trail by illuminating it during during night hours and periods of low-light weather.

Justification

This project is consistent with the walkability goals, particularly parallel to (and alternative to) key city collector streets and between recognized destinations, identified by Objective 3.1 of the 2016 Comprehensive Plan – Transportation Element.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	481,000	0	0	0	481,000
Planning/Design	0	87,500	0	0	0	0	87,500
Total	0	87,500	481,000	0	0	0	568,500

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Federal/State Grants	0	56,800	400,000	0	0	0	456,800
117 - Transportation Benefit District	0	30,700	81,000	0	0	0	111,700
Total	0	87,500	481,000	0	0	0	568,500

Budget Impact

Additional O&M periodically in order to service new pedestrian luminaires.

Capital Improvement Plan

Mount Vernon, WA



Project # T23006
Project Name Kulshan Trail Safety Lighting - Phase 3

Total Project Cost	\$300,000	Contact	City Engineer
Department	Transportation	Type	Improvement
Category	Park Trails & Paths	Priority	3 Important
Status	Active	Useful Life	15 years
Address/ Location	N Laventure to 30th St	Quadrant	NE
Project Phase	Construction		

Description

Project proposes to install LED pedestrian lighting, video surveillance capabilities, improved trail and crosswalk signage and pavement markings at street crosswalks to improve visibility (where needed), and wayfinding guidance signage. These improvements will be constructed adjacent to the existing, paved, non-motorized use Kulshan Trail between intersections with N Laventure Road and N 30th Street. This improvement project will significantly enhance public comfort while using the shared-use trail by illuminating it during during night hours and periods of low-light weather.

Justification

This project is consistent with the walkability goals, particularly parallel to (and alternative to) key city collector streets and between recognized destinations, identified by Objective 3.1 of the 2016 Comprehensive Plan – Transportation Element.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	300,000	0	0	0	0	0	300,000
Total	300,000	0	0	0	0	0	300,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Federal/State Grants	275,000	0	0	0	0	0	275,000
314 - REET II (for Streets ONLY)	25,000	0	0	0	0	0	25,000
Total	300,000	0	0	0	0	0	300,000

Budget Impact

Additional O&M periodically in order to service new pedestrian luminaires.

Capital Improvement Plan

Mount Vernon, WA



Project # T23007
Project Name Kulshan Trail Safety Lighting - Phase 4

Total Project Cost	\$1,051,700	Contact	City Engineer
Department	Transportation	Type	Improvement
Category	Park Trails & Paths	Priority	3 Important
Status	Approved	Useful Life	15 years
Address/ Location	30th St to Waugh Rd	Quadrant	NE
Project Phase	Design		

Description

Project proposes to install LED pedestrian lighting, video surveillance capabilities, improved trail and crosswalk signage and pavement markings at street crosswalks to improve visibility (where needed), and wayfinding guidance signage. These improvements will be constructed adjacent to the existing, paved, non-motorized use Kulshan Trail between intersections with N 30th Street and N Waugh Road. This improvement project will significantly enhance public comfort while using the shared-use trail by illuminating it during during night hours and periods of low-light weather.

Justification

This project is consistent with the walkability goals, particularly parallel to (and alternative to) key city collector streets and between recognized destinations, identified by Objective 3.1 of the 2016 Comprehensive Plan – Transportation Element.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	890,200	0	0	0	890,200
Planning/Design	0	161,500	0	0	0	0	161,500
Total	0	161,500	890,200	0	0	0	1,051,700

Funding Sources	2026	2027	2028	2029	2030	2031	Total
Federal/State Grants	0	120,800	770,000	0	0	0	890,800
117 - Transportation Benefit District	0	40,700	120,200	0	0	0	160,900
Total	0	161,500	890,200	0	0	0	1,051,700

Budget Impact

Additional O&M periodically in order to service new pedestrian luminaires.

Capital Improvement Plan

Mount Vernon, WA



Project # T24001
Project Name Blackburn Rd Extension (Little Mtn Rd - Eaglemont)

Total Project Cost	\$100,000	Contact	City Engineer
Department	Transportation	Type	Improvement
Category	Street Construction	Priority	4 Less Important
Status	Pending	Address/ Location	Little Mtn Rd to Eaglemont Dr
Quadrant	SE	Project Phase	Design

Description

This project will develop the design for the new Blackburn Road Extension between Little Mountain Road and Eaglemont to current Complete Streets standards and requirements for all modes of transportation use, and advance the design to a finished state. This project will include applicable environmental permitting and approval for the new street impacts to existing conditions, as well as support future construction funding from federal and/or state sources. This design will include new main/general service utilities required for the roadway.

Justification

This project is included in the TIP for planning purposes, as it has not yet been determined what entity or agency will eventually complete the design and/or construction for this new roadway extension between Little Mountain Road and Eaglemont Drive. Design may be advanced by the City in this project at a future date if funding becomes available, and the findings and recommendations of the Blackburn Road extension corridor study will be incorporated into the design and regulatory permitting for future construction funding opportunities and construction by either City and/or others (private development, public utilities, etc.).

Expenditures	2026	2027	2028	2029	2030	2031	Total
Planning/Design	0	0	0	0	0	100,000	100,000
Total	0	0	0	0	0	100,000	100,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
117 - Transportation Benefit District	0	0	0	0	0	100,000	100,000
Total	0	0	0	0	0	100,000	100,000

Budget Impact

This project will construct a new street, with all features, utilities, and amenities typical of collector streets in Mount Vernon. As the planning study has not yet been completed and a preferred design selected, the impact of future O&M has not yet been assessed.

2026 thru 2031

Capital Improvement Plan

Mount Vernon, WA



Project # T25001
Project Name Cleveland Street / West Broadway Crosswalk Improve

Total Project Cost	\$360,000	Contact	City Engineer
Department	Transportation	Type	Improvement
Category	Street Construction	Priority	2 Very Important
Status	Pending	Useful Life	15 years
Address/ Location	Cleveland Ave and Broadway St	Quadrant	SW
Project Phase	Design		

Description

This project proposes to replace the existing intersection pedestrian ramps at the intersection of Cleveland St and W Broadway, as well as the pair of mid-block crosswalk pedestrian ramps south of the intersection, with ADA-compliant crosswalk ramps.

Justification

This project is consistent with the walkability goals, particularly along key city collector streets and between recognized destinations, identified by Objective 3.1 of the 2016 Comprehensive Plan – Transportation Element. This project is also consistent with current and future Americans with Disabilities (ADA) requirements for public rights-of-way, as identified in the currently-adopted version of the Public Right-Of-Way Accessibility Guidelines (PROWAG).

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	275,000	0	0	0	275,000
Planning/Design	0	65,000	0	0	0	0	65,000
Right of Way	0	20,000	0	0	0	0	20,000
Total	0	85,000	275,000	0	0	0	360,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
102 - Arterial Street Fund	0	85,000	275,000	0	0	0	360,000
Total	0	85,000	275,000	0	0	0	360,000

Budget Impact

Project will replace existing street features, so additional O&M impacts are anticipated to be limited to periodic refreshing of street striping.

Capital Improvement Plan

Mount Vernon, WA



Project # T25002
Project Name Fir Street Crosswalk Improvements

Total Project Cost	\$1,200,000	Contact	City Engineer
Department	Transportation	Type	Improvement
Category	Street Construction	Priority	2 Very Important
Status	Pending	Useful Life	15 years
Address/ Location	18th St to 9th St	Quadrant	NW
Project Phase	Design		

Description

This project proposes to replace the existing intersection pedestrian ramps with ADA-compliant crosswalk pedestrian ramps at three Fir Street intersections: 18th St, 15th St, and 8th St. Crosswalks will also be marked and signed across Fir St at the intersections with 8th St and 15th St.

Justification

This project is consistent with the walkability goals for key city collector streets and between destinations, identified by Objective 3.1 of the 2016 Comprehensive Plan – Transportation Element. Fir Street is one of the key east-west city collector streets in central and east Mount Vernon for the addition and/or enhancement of pedestrian and bicyclist improvements to meet Complete Streets standards and public expectations. This project is also consistent with current and future Americans with Disabilities (ADA) requirements for public rights-of-way, as identified in the currently-adopted version of the Public Right-Of-Way Accessibility Guidelines (PROWAG).

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	0	950,000	0	0	950,000
Planning/Design	0	0	225,000	0	0	0	225,000
Right of Way	0	0	25,000	0	0	0	25,000
Total	0	0	250,000	950,000	0	0	1,200,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
102 - Arterial Street Fund	0	0	150,000	950,000	0	0	1,100,000
313 - Transportation Impact Fees	0	0	100,000	0	0	0	100,000
Total	0	0	250,000	950,000	0	0	1,200,000

Budget Impact

Project will replace existing street features, so additional O&M impacts are anticipated to be limited to periodic refreshing of street striping.

Capital Improvement Plan

Mount Vernon, WA



Project #	T25003
Project Name	Hoag Road/N 19th Place Crosswalk Improvements

Total Project Cost	\$409,000	Contact	City Engineer
Department	Transportation	Type	Improvement
Category	Street Construction	Priority	2 Very Important
Status	Pending	Useful Life	15 years
Address/ Location	Hoag Rd and N 19th Pl	Quadrant	NW
Project Phase	Design		

Description

This project proposed to mark the crossing of Hoag Road at the intersection of Hoag Road and N 19th Place. This project addresses an existing safety concern related to pedestrians using an unmarked crosswalk between the residential neighborhoods south of Hoag Road and recognized destinations, including a Skagit Transit bus stop and the community's YMCA facility, both located north of the road. The existing crosswalk at the intersection between Hoag Rd and Laventure Road is both too far away and with a steep sidewalk grade that discourages pedestrians walking that far out of the way. Due to the width of the street, including a middle turning lane, a pedestrian refuge island may be included, as well as signage and pavement markings to enhance new crosswalk safety. Pedestrian ramps for this crosswalk will be replaced to meet current ADA requirements, as needed.

Justification

This project is consistent with the walkability goals, particularly along key city collector streets and between recognized destinations, identified by Objective 3.1 of the 2016 Comprehensive Plan - Transportation Element. This project is also consistent with current and future Americans with Disabilities (ADA) requirements for public rights-of-way, as identified in the currently-adopted version of the Public Right-Of-Way Accessibility Guidelines (PROWAG).

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	330,000	0	0	0	330,000
Planning/Design	0	75,000	0	0	0	0	75,000
Right of Way	0	4,000	0	0	0	0	4,000
Total	0	79,000	330,000	0	0	0	409,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
102 - Arterial Street Fund	0	79,000	330,000	0	0	0	409,000
Total	0	79,000	330,000	0	0	0	409,000

Budget Impact

Project will replace existing street features, so additional O&M impacts are anticipated to be limited to periodic refreshing of street striping.

Capital Improvement Plan

Mount Vernon, WA



Project # T25004
Project Name N 10th St/Warren Street Crosswalk Improvements

Total Project Cost	\$381,000	Contact	City Engineer
Department	Transportation	Type	Improvement
Category	Street Construction	Priority	2 Very Important
Status	Pending	Useful Life	15 years
Address/ Location	N 10th St & Warren St	Quadrant	NW
Project Phase	Design		

Description

This project proposes to improve the existing intersection by adding marked crosswalks and stop bars across N 10th Street on north and south sides of intersection (Warren St is already marked with crosswalks). This will enhance pedestrian safety, comfort, and mobility in close proximity to Mount Vernon High School, on a typical walking route for neighborhoods south of the school, and at an intersection that presently has relatively limited driver and pedestrian sight and reaction distances. Signage and pavement marking will be included enhance new crosswalk safety. Pedestrian ramps for this crosswalk will be replaced to meet current ADA requirements, as needed.

Justification

This project is consistent with the walkability goals, particularly along anticipated school walking routes and between recognized destinations, identified by Objective 3.1 of the 2016 Comprehensive Plan – Transportation Element. This project is also consistent with current and future Americans with Disabilities (ADA) requirements for public rights-of-way, as identified in the currently-adopted version of the Public Right-Of-Way Accessibility Guidelines (PROWAG).

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	295,000	0	0	0	0	295,000
Planning/Design	70,000	0	0	0	0	0	70,000
Right of Way	16,000	0	0	0	0	0	16,000
Total	86,000	295,000	0	0	0	0	381,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
117 - Transportation Benefit District	86,000	195,000	0	0	0	0	281,000
102 - Arterial Street Fund	0	100,000	0	0	0	0	100,000
Total	86,000	295,000	0	0	0	0	381,000

Budget Impact

Project will replace existing street features, so additional O&M impacts are anticipated to be limited to periodic refreshing of street striping.

Capital Improvement Plan

Mount Vernon, WA



Project #	T25005
Project Name	Stewart/Hoag Road Bicyclist Improvements

Total Project Cost	\$330,000	Contact	City Engineer
Department	Transportation	Type	Improvement
Category	Street Construction	Priority	3 Important
Status	Pending	Useful Life	15 years
Address/ Location	Freeway Drive to Urban Ave	Quadrant	NW
Project Phase	Design		

Description

This project proposes to rechannelize and restripe the existing street vehicle lanes to stripe and pavement mark designated bike lanes, including connective striping to the existing Riverside Drive bridge bike lanes. If present, this project will likely replace existing street-side parking with bike lanes, due to insufficient right-of-way width to accommodate both. Based on existing use of Stewart/Hoag Road, this impact is anticipated to be limited. The project will mark "sharrows", street lanes shared bikes and vehicles, in roadway segments that cannot accommodate a striped bike lane. Bicycle route wayfinding signage will also be included.

Justification

This project is consistent with the collector street bicycle route plans identified in the 2016 Comprehensive Plan - Transportation Element, as well as the walkability and bikeability goals for key city collector streets and between destinations, identified by Objective 3.1 of the 2016 Comprehensive Plan - Transportation Element. Stewart Road/Hoag Road/Mar Road is one of the key east-west city collector streets in central and east Mount Vernon for the addition and/or enhancement of pedestrian and bicyclist improvements to meet Complete Streets standards and public expectations.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	0	275,000	0	0	275,000
Planning/Design	0	0	55,000	0	0	0	55,000
Total	0	0	55,000	275,000	0	0	330,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
117 - Transportation Benefit District	0	0	55,000	175,000	0	0	230,000
313 - Transportation Impact Fees	0	0	0	100,000	0	0	100,000
Total	0	0	55,000	275,000	0	0	330,000

Budget Impact

Project will replace existing street features, so additional O&M impacts are anticipated to be limited to periodic refreshing of street striping.

Capital Improvement Plan

Mount Vernon, WA



Project # T25006
Project Name Market St Bicyclist Improvements

Total Project Cost	\$270,000	Contact	City Engineer
Department	Transportation	Type	Improvement
Category	Street Construction	Status	Pending
Address/ Location	Stewart Rd to Commercial St	Quadrant	NW
Project Phase	Design		

Description

This project proposes to rechannelize and restripe the existing east vehicle lane to stripe and pavement mark a designated bike lane on the east side of the street. A bike lane for the west side of the street is anticipated to be part of a future redevelopment project on the west side of Market Street. The project will mark "sharrows", street lanes shared by bikes and vehicles, in roadway segments that cannot accommodate a striped bike lane. This project will replace street side parking on the east side of Market Street not needed for the adjacent businesses with parking lots. Bicycle route wayfinding signage will also be included.

Justification

This project is consistent with the collector street bicycle route plans identified in the 2016 Comprehensive Plan - Transportation Element, as well as the walkability and bikeability goals for key city collector streets and between destinations, identified by Objective 3.1 of the 2016 Comprehensive Plan - Transportation Element. As Riverside Drive between the city boundary and College Way is not suitable for bicycle lane striping, Market Street is an important parallel connection west of Riverside Drive.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	0	220,000	0	0	220,000
Planning/Design	0	0	50,000	0	0	0	50,000
Total	0	0	50,000	220,000	0	0	270,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
102 - Arterial Street Fund	0	0	25,000	170,000	0	0	195,000
313 - Transportation Impact Fees	0	0	25,000	50,000	0	0	75,000
Total	0	0	50,000	220,000	0	0	270,000

Budget Impact

Project will replace existing street features, so additional O&M impacts are anticipated to be limited to periodic refreshing of street striping.

Capital Improvement Plan

Mount Vernon, WA



Project # T25007
Project Name Fir Street Bicyclist Improvements

Total Project Cost	\$760,000	Contact	City Engineer
Department	Transportation	Type	Improvement
Category	Street Construction	Priority	2 Very Important
Status	Pending	Useful Life	15 years
Address/ Location	30th Street to 4th St	Quadrant	City-Wide
Project Phase	Design		

Description

This project proposed to rechannelize and restripe the existing vehicle lanes, within the indicated intersection limits, to add a designed bike lane and associated pavement markings on both sides of the street (including connecting existing bike lane segments, where already present). If present, this project will likely replace existing street-side parking with bike lanes, due to insufficient right-of-way width to accommodate both. Based on existing use of Fir Street, this impact is anticipated to be limited.

Justification

This project is consistent with the collector street bicycle route plans identified in the 2016 Comprehensive Plan - Transportation Element, as well as the walkability and bikability goals for key city collector streets and between destinations, identified by Objective 3.1 of the 2016 Comprehensive Plan - Transportation Element. Fir Street is one of the key east-west city collector streets in central and east Mount Vernon for the addition and/or enhancement of pedestrian and bicyclist improvements to meet Complete Streets standards and public expectations.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	0	0	610,000	0	610,000
Planning/Design	0	0	0	150,000	0	0	150,000
Total	0	0	0	150,000	610,000	0	760,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
102 - Arterial Street Fund	0	0	0	100,000	510,000	0	610,000
313 - Transportation Impact Fees	0	0	0	50,000	100,000	0	150,000
Total	0	0	0	150,000	610,000	0	760,000

Budget Impact

Project will replace existing street features, so additional O&M impacts are anticipated to be limited to periodic refreshing of street striping.

Capital Improvement Plan

Mount Vernon, WA



Project # T25008
Project Name Riverside Drive/Pacific Place Intersection

Total Project Cost	\$500,000	Contact	City Engineer
Department	Transportation	Type	Improvement
Category	Street Construction	Priority	2 Very Important
Status	Pending	Useful Life	15 years
Address/ Location	Riverside Dr and Pacific Pl	Quadrant	NW
Project Phase	Design		

Description

This project proposed to correct the existing "double-signalized" intersection between Riverside Drive and Pacific Place. Due to the complex street geometrics and the proximity of adjacent commercial properties, it is difficult to anticipate in advance what form a new intersection might take. Replacing both intersections with an oblong-shaped roundabout may be possible, but will require extensive ROW acquisition, complicated engineering design, and robust public engagement. Project is anticipated to start with a preliminary design stage, to review and analyze alternatives, evaluate current and future traffic conditions, and engage with the adjacent commercial property owners and the general public. Project will start with phase of alternatives analysis, including public outreach/engagement, and preliminary design; followed by full design phase.

Justification

Previous and current traffic studies and evaluations have recommended the intersection(s) be improved and, if possible, consolidated. The street segments of Pacific Place do not align on either side of Riverside Drive, requiring two three-way signals to operate in very close proximity. In practice, this intersection has been difficult to operate and maintain safely for all users and all potential turning motions (particularly onto and off of the five-lane Riverside Drive). The intersection has been a source for past collisions and near-collisions, as it is difficult to align traffic signals to be equally seen from all possible horizontal of vertical angles.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Planning/Design	0	0	0	0	0	500,000	500,000
Total	0	0	0	0	0	500,000	500,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
102 - Arterial Street Fund	0	0	0	0	0	500,000	500,000
Total	0	0	0	0	0	500,000	500,000

Budget Impact

Project will replace existing street features, so additional O&M impacts are anticipated to be limited to periodic refreshing of street striping.

Capital Improvement Plan

Mount Vernon, WA



Project #	T25011
Project Name	N 18th St/Hillcrest Parkway Crosswalk Improvements

Total Project Cost	\$170,000	Contact	City Engineer
Department	Transportation	Type	Improvement
Category	Street Construction	Priority	2 Very Important
Status	Pending	Useful Life	15 years
Address/ Location	N 18th St and Hillcrest Parkway	Quadrant	SW
Project Phase	Design		

Description

This project proposes to improve the existing intersection by adding a marked crosswalk across 18th Street at the intersection with Hillcrest Parkway, directly northwest of Jefferson Elementary School. This will enhance pedestrian safety, comfort, and mobility in close proximity to the elementary and more safely connect neighborhoods west of Jefferson Elementary with the school. Signage will be included enhance new crosswalk safety. Pedestrian ramps for this crosswalk will be replaced to meet current ADA requirements, as needed.

Justification

This project is consistent with the walkability goals, particularly along anticipated school walking routes and between recognized destinations, identified by Objective 3.1 of the 2016 Comprehensive Plan – Transportation Element. This project is also consistent with current and future Americans with Disabilities (ADA) requirements for public rights-of-way, as identified in the currently-adopted version of the Public Right-Of-Way Accessibility Guidelines (PROWAG).

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	132,000	0	0	0	0	132,000
Planning/Design	30,000	0	0	0	0	0	30,000
Right of Way	8,000	0	0	0	0	0	8,000
Total	38,000	132,000	0	0	0	0	170,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
102 - Arterial Street Fund	0	80,000	0	0	0	0	80,000
313 - Transportation Impact Fees	0	52,000	0	0	0	0	52,000
117 - Transportation Benefit District	38,000	0	0	0	0	0	38,000
Total	38,000	132,000	0	0	0	0	170,000

Budget Impact

Project will replace existing street features, so additional O&M impacts are anticipated to be limited to periodic refreshing of street striping.

Capital Improvement Plan

Mount Vernon, WA



Project # T25012
Project Name Citywide Intersection Signal Cabinet Replacements

Total Project Cost	\$150,000	Contact	City Engineer
Department	Transportation	Type	Improvement
Category	Street Construction	Priority	2 Very Important
Status	Pending	Useful Life	15 years
Address/ Location	City-Wide	Quadrant	City-Wide
Project Phase	Construction		

Description

This annual project focuses on replacing signal cabinet internal equipment in order to extend the overall design life of the completed signal cabinet. Intersection signal cabinet equipment requiring replacement will be identified by the City's contracted signal operations and maintenance staff each year. This annual series of projects also addresses updates, as needed, to signal operation repairs and corrections, and related reprogramming activities.

Justification

The electrical and and electronic systems that operate intersection traffic signals in signal cabinets age through wear and unavoidable deterioration due to temperature, moisture, and other environmental conditions. As individual system components wear out, the result is stress and increased wear on other components, ultimately requiring very expensive signal cabinet replacements. Additionally, new technology and/or emergent needs can require component upgrades or modifications, but not require replacement of the whole cabinet. This annual program of projects will support extending the overall design life of signal cabinets by replacing components either past operational life and/or excessively worn.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Total	25,000	25,000	25,000	25,000	25,000	25,000	150,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
117 - Transportation Benefit District	25,000	25,000	25,000	25,000	25,000	25,000	150,000
Total	25,000	25,000	25,000	25,000	25,000	25,000	150,000

Budget Impact

Project focuses on replacement of existing street features, so no significant additional O&M impact by this project is anticipated.

Capital Improvement Plan

Mount Vernon, WA



Project # T25013
Project Name Division Street Corridor Study

Total Project Cost	\$300,000	Contact	City Engineer
Department	Transportation	Type	Improvement
Category	Street Construction	Priority	3 Important
Status	Pending	Useful Life	10 years
Address/ Location	N. 6th St to Mount Vernon-Big Lake Rd	Quadrant	City-Wide
Project Phase	Planning		

Description

This project proposes to develop a comprehensive corridor study for Division Street. Planning will include improvements to regular safe pedestrian crossing of Division Street, as well as improvements such as access control, replacement of extended center turning lanes with medians, and similar measures to reduce roadway width in order to help reduce speeding, increase sight and response distances for all roadway users, and mitigate conflicting traffic motions. This study will include a corridor length survey of existing street layout, utilities, and right-of-way/property boundaries. The study will include both public engagement activities on the future of Division Street, as well as strategic planning coordination with the other public utilities with infrastructure on Division St. The study is anticipated to develop concepts and early geometric layout for the improved street, and identify a ledge of capital improvement projects (both "quick wins" and longer-term projects) that can be sequenced to complete and delivery the overall strategic plan for the street.

Justification

Division Street is a primary east-west collector street for Mount Vernon that sees significant traffic, but is not improved consistently up to Complete Streets/Active Transportation standards for all modes of transportation along its entire length. Additionally, land uses along the corridor range include residential, light commercial, parks, and schools; identifying multiple destination-to-destination needs. Multiple land uses create a need for a cohesive corridor that serves all transportation needs.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Planning/Design	0	0	200,000	100,000	0	0	300,000
Total	0	0	200,000	100,000	0	0	300,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
117 - Transportation Benefit District	0	0	200,000	100,000	0	0	300,000
Total	0	0	200,000	100,000	0	0	300,000

Budget Impact

Planning study only. No O&M impact.

Capital Improvement Plan

Mount Vernon, WA



Project # T25014
Project Name Division Street/SR 536 Bridge Planning Study

Total Project Cost	\$300,000	Contact	City Engineer
Department	Transportation	Type	New
Category	Bridges	Priority	3 Important
Status	Pending	Useful Life	10 years
Quadrant	SW	Project Phase	Planning

Description

This project will develop a City-led and funded bridge planning study for alternatives to improve the existing Division Street/SR 536 Bridge spanning the Skagit River between west Mount Vernon and the rest of the city. The planning study will include a community and regional needs analysis (including integration with current City long-range planning efforts), existing bridge design and current statutory and safe street minimum design requirements applicable, environmental requirements (riverine/floodplain), traffic demands for all transportation modes (current and future), alternatives analysis and selection of preferred alternative for a future bridge improvement and/or replacement project, coordination and collaboration with local and regional public agencies and stakeholders, and public engagement on options. The planning study will incorporate development of a future funding strategy to support a City-led bridge improvement project for the selected preferred alternative. This project will develop a City-led and funded bridge planning study for alternatives to improve the existing Division Street/SR 536 Bridge spanning the Skagit River between west Mount Vernon and the rest of the city. The planning study will include a community and regional needs analysis (including integration with current City long-range planning efforts), existing bridge design and current statutory and safe street minimum design requirements applicable, environmental requirements (riverine/floodplain), traffic demands for all transportation modes (current and future), alternatives analysis and selection of preferred alternative for a future bridge improvement and/or replacement project, coordination and collaboration with local and regional public agencies and stakeholders, and public engagement on options. The planning study will incorporate development of a future funding strategy to support a City-led bridge improvement project for the selected preferred alternative.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Planning/Design	200,000	100,000	0	0	0	0	300,000
Total	200,000	100,000	0	0	0	0	300,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
117 - Transportation Benefit District	200,000	100,000	0	0	0	0	300,000
Total	200,000	100,000	0	0	0	0	300,000

Capital Improvement Plan

Mount Vernon, WA



Project # T94014
Project Name Fir Street Pedestrian and Bicyclist Improvements

Total Project Cost	\$887,500	Contact	City Engineer
Department	Transportation	Type	Improvement
Category	Street Construction	Priority	3 Important
Status	Approved	Useful Life	15 years
Address/ Location	Fir St (30th to Waugh)	Quadrant	NE
Project Phase	Design		

Description

This project proposed to add sidewalks to both sides of the street, within the indicated intersection limits, where sidewalk is not currently present. Project will also rechannelize vehicle lanes and add striping and pavement markings for bike lanes. If present, this project will likely replace existing street-side parking with bike lanes, due to insufficient right-of-way width to accommodate both (depending on widths, some street side parking adjacent to Bakersfield Park can be maintained, but will be clearly striped for bicyclist safety). Based on existing use of Fir Street, this impact is anticipated to be limited. The project is proposed to also rehabilitate the existing street pavement surface through a grind and thin overlay. This project will require stormwater utility improvements to underground existing surface drainage channels and provide drainage for added street curb/gutter. This project is consistent with the collector street bicycle route plans identified in the 2016 Comprehensive Plan - Transportation Element, as well as the walkability and bikability goals for key city collector streets and between destinations, identified by Objective 3.1 of the 2016 Comprehensive Plan – Transportation Element. Fir Street is one of the key east-west city collector streets in central and east Mount Vernon for the addition and/or enhancement of pedestrian and bicyclist improvements to meet Complete Streets standards and public expectations. This project is also consistent with current and future Americans with Disabilities (ADA) requirements for public rights-of-way, as identified in the currently-adopted version of the Public Right-Of-Way Accessibility Guidelines (PROWAG).

Justification

This project proposed to add sidewalks to both sides of the street, within the indicated intersection limits, where sidewalk is not currently present. Project will also rechannelize vehicle lanes and add striping and pavement markings for bike lanes. If present, this project will likely replace existing street-side parking with bike lanes, due to insufficient right-of-way width to accommodate both (depending on widths, some street side parking adjacent to Bakersfield Park can be maintained, but will be clearly striped for bicyclist safety). Based on existing use of Fir Street, this impact is anticipated to be limited. The project is proposed to also rehabilitate the existing street pavement surface through a grind and thin overlay. This project will require stormwater utility improvements to underground existing surface drainage channels and provide drainage for added street curb/gutter. This project is consistent with the collector street bicycle route plans identified in the 2016 Comprehensive Plan - Transportation Element, as well as the walkability and bikability goals for key city collector streets and between destinations, identified by Objective 3.1 of the 2016 Comprehensive Plan – Transportation Element. Fir Street is one of the key east-west city collector streets in central and east Mount Vernon for the addition and/or enhancement of pedestrian and bicyclist improvements to meet Complete Streets standards and public expectations. This project is also consistent with current and future Americans with Disabilities (ADA) requirements for public rights-of-way, as identified in the currently-adopted version of the Public Right-Of-Way Accessibility Guidelines (PROWAG).

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	0	0	0	622,500	622,500
Right of Way	0	0	0	0	50,000	100,000	150,000
Planning/Design	0	0	0	0	115,000	0	115,000
Total	0	0	0	0	165,000	722,500	887,500

Funding Sources	2026	2027	2028	2029	2030	2031	Total
102 - Arterial Street Fund	0	0	0	0	75,000	580,000	655,000
314 - REET II (for Streets ONLY)	0	0	0	0	45,000	72,500	117,500
313 - Transportation Impact Fees	0	0	0	0	45,000	70,000	115,000
Total	0	0	0	0	165,000	722,500	887,500

Budget Impact

New sidewalk, curb/gutter, bike lane striping, and stormwater conveyance will require increased, though only periodic, street maintenance activities.

Capital Improvement Plan

Mount Vernon, WA



Project # T94021
Project Name Blackburn Road Extension (30% Design Ongoing)

Total Project Cost	\$100,000	Contact	City Engineer
Department	Transportation	Type	New
Category	Street Construction	Priority	3 Important
Status	Active	Useful Life	20 years
Address/ Location	Little Mountain to Eaglemont Dr	Quadrant	SE
Project Phase	Planning		

Description

Through a combination of preliminary surveying, route planning and ROW/easement requirements, topographical and grading requirements and constrains, and evaluation of existing environmental and critical areas considerations, this project will prepare a transportation corridor planning study and preliminary roadway plans for this future extension project. The planning study will establish new street needs and expectations, a preferred physical layout for predictability, constructability, and compliance with state, regional, and city transportation standards, identification and incorporation of required utilities, etc. This study will also include identification of funding strategies and state and/or federal grant suitability. As it has not yet been determined what entity or agency may completed the future roadway project, this study is intended to prepare for the future needs of the community through comprehensive design, utility coordination, and identification/characterization of environmental and regulatory/permitting requirements.

Justification

A future extension of Blackburn Road represents a substantial future investment into the overall City transportation network, and it is desirable that this future project provide a collector street that meets all the City's current and anticipated needs for a new east-west collector street corridor; regardless of whether the future street is delivered by the City, other public agencies, and/or development activities

Expenditures	2026	2027	2028	2029	2030	2031	Total
Planning/Design	100,000	0	0	0	0	0	100,000
Total	100,000	0	0	0	0	0	100,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
117 - Transportation Benefit District	100,000	0	0	0	0	0	100,000
Total	100,000	0	0	0	0	0	100,000

Budget Impact

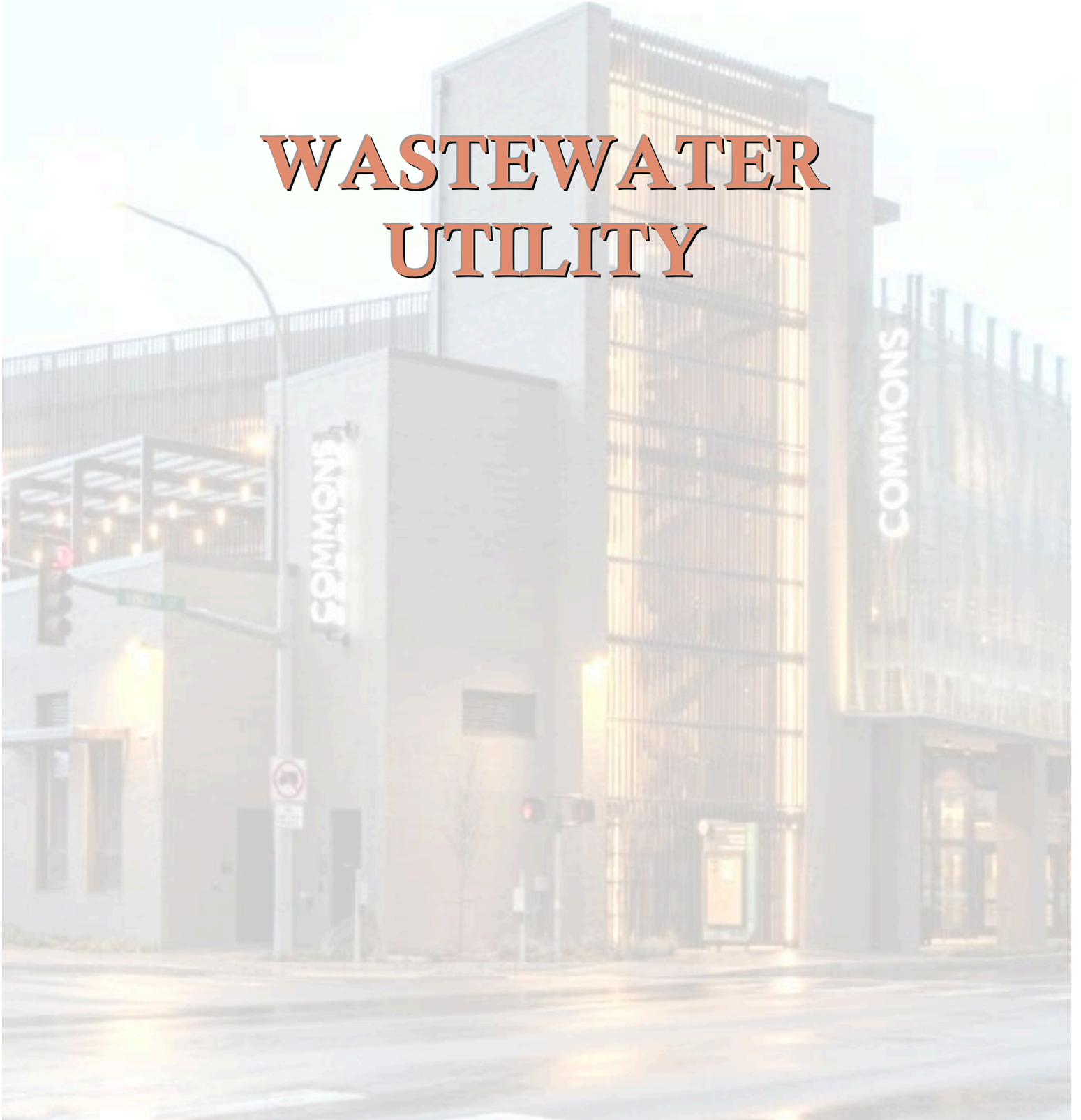
Planning study only. No O&M impact.

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City of
**MOUNT
VERNON**

WASTEWATER UTILITY



2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Department

Department	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
Wastewater									
Sewer Extensions to Non-Sewered Parcels	S02012	1			100,000				100,000
Combined Sewer and Storm Separation Improvements	S06001	1	100,000		650,000				750,000
Sewer Restoration Program	S07004	1	500,000	500,000	500,000	500,000	500,000	500,000	3,000,000
Sewer Collection System Expansion	S14001	1			60,000				60,000
Wastewater Treatment Plant Upgrades	S21002	1	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Biosolids Screw Press Purchase	S26001	1		700,000					700,000
Influent Bar Screen Replacement	S26002	1	550,000						550,000
Wastewater Total			1,250,000	1,300,000	1,410,000	600,000	600,000	600,000	5,760,000
GRAND TOTAL			1,250,000	1,300,000	1,410,000	600,000	600,000	600,000	5,760,000

2026 through 2031
Capital Improvement Plan
 Mount Vernon, WA
Projects By Funding Source

Source	Project #	Priority	2026	2027	2028	2029	2030	2031	Total
411 - Sewer Expansion Fund									
Sewer Collection System Expansion	S14001	1			60,000				60,000
Biosolids Screw Press Purchase	S26001	1		350,000					350,000
Influent Bar Screen Replacement	S26002	1	275,000						275,000
411 - Sewer Expansion Fund Total			275,000	350,000	60,000	0	0	0	685,000
412 - Sewer Capital Reserve Fund									
Sewer Extensions to Non-Sewered Parcels	S02012	1			100,000				100,000
Combined Sewer and Storm Separation Improvements	S06001	1	100,000		650,000				750,000
Sewer Restoration Program	S07004	1	500,000	500,000	500,000	500,000	500,000	500,000	3,000,000
Wastewater Treatment Plant Upgrades	S21002	1	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Biosolids Screw Press Purchase	S26001	1		350,000					350,000
Influent Bar Screen Replacement	S26002	1	275,000						275,000
412 - Sewer Capital Reserve Fund Total			975,000	950,000	1,350,000	600,000	600,000	600,000	5,075,000
GRAND TOTAL			1,250,000	1,300,000	1,410,000	600,000	600,000	600,000	5,760,000

Capital Improvement Plan

Mount Vernon, WA

Project # S02012
Project Name Sewer Extensions to Non-Sewered Parcels

Total Project Cost	\$100,000	Contact	Wastewater Division Manager
Department	Wastewater	Type	Improvement
Category	Wastewater - Plant	Priority	5 Future Consideration
Status	Active	Address/ Location	City Wide
Quadrant	City-Wide	Project Phase	Design

Description

Extend sewer service to non-sewered areas that are utilizing on-site septic systems and currently don't have sewer service available. Areas in town needing sewer service: W. Hazel Street, Britt Road, Dike Road, Curtis Street, E Blackburn Road, & Blodgett Road near Flowers Creek

Justification

Reduce health risks associated with on-site septic systems.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	100,000	0	0	0	100,000
Total	0	0	100,000	0	0	0	100,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
412 - Sewer Capital Reserve Fund	0	0	100,000	0	0	0	100,000
Total	0	0	100,000	0	0	0	100,000

Capital Improvement Plan

Mount Vernon, WA

Project # S06001
Project Name Combined Sewer and Storm Separation Improvements

Total Project Cost	\$750,000	Contact	Wastewater Division Manager
Department	Wastewater	Type	Improvement
Category	Wastewater - Plant	Priority	3 Important
Status	Active	Address/ Location	Generally portions of City developed before 1950
Quadrant	City-Wide	Project Phase	Planning

Description

This area is generally bordered by Fir Street on the North, 15th on the East, Blackburn Road on the South, and the Skagit River on the West, and consists of portions of the City developed prior to 1950.

This is a phased program for planning, repair, replacement, and improvements of the Combined Sewer system. Phase 1 is development of a comprehensive plan establishing alternatives, cost estimates, and recommendations for Combined Sewer system improvements including rerouting storm to Kulshan Creek drainage system and reroute 15-inch combined to Central CSO Regulator. Estimates on the total cost and phasing of work would be a product of a comprehensive engineering report. Funding year beyond current year is a place holder for future projects.

Justification

General goals of Phase 1 planning work include; improving flow capacity of the sanitary sewer by separation of combined sanitary and storm where feasible.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	650,000	0	0	0	650,000
Planning/Design	100,000	0	0	0	0	0	100,000
Total	100,000	0	650,000	0	0	0	750,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
412 - Sewer Capital Reserve Fund	100,000	0	650,000	0	0	0	750,000
Total	100,000	0	650,000	0	0	0	750,000

Budget Impact

This project is linked with D25003

Capital Improvement Plan

Mount Vernon, WA

Project # S07004
Project Name Sewer Restoration Program

Total Project Cost	\$3,000,000	Contact	Wastewater Division Manager
Department	Wastewater	Type	Improvement
Category	Wastewater - Plant	Priority	1 Critical
Status	Active	Address/ Location	City-Wide
Quadrant	City-Wide	Project Phase	Construction

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, and reduce ground water infiltration.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	500,000	500,000	500,000	500,000	500,000	500,000	3,000,000
Total	500,000	500,000	500,000	500,000	500,000	500,000	3,000,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
412 - Sewer Capital Reserve Fund	500,000	500,000	500,000	500,000	500,000	500,000	3,000,000
Total	500,000	500,000	500,000	500,000	500,000	500,000	3,000,000

2026 thru 2031

Capital Improvement Plan

Mount Vernon, WA

Project # S14001
Project Name Sewer Collection System Expansion

Total Project Cost	\$60,000	Contact	Wastewater Division Manager
Department	Wastewater	Type	Improvement
Category	Wastewater - Plant	Priority	3 Important
Status	Approved	Address/ Location	City-Wide
Quadrant	SW	Project Phase	Design

Description

Expand sewer collection system within the City UGA.

Justification

Within potential UGA annexation area this is a developer project. The funding estimate is the City cost share for upsizing the sewer capacity to provide sewer service to the greater tributary area.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Construction	0	0	60,000	0	0	0	60,000
Total	0	0	60,000	0	0	0	60,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
411 - Sewer Expansion Fund	0	0	60,000	0	0	0	60,000
Total	0	0	60,000	0	0	0	60,000

Capital Improvement Plan

Mount Vernon, WA

Project # S21002
Project Name Wastewater Treatment Plant Upgrades

Total Project Cost	\$600,000	Contact	Wastewater Division Manager
Department	Wastewater	Type	Improvement
Category	Wastewater - Plant	Priority	2 Very Important
Status	Active	Address/ Location	1401 Britt Road, Wastewater Treatment Plant
Quadrant	SW	Project Phase	Construction

Description

Wastewater Treatment Plant upgrades to increase flow and process capacity needed to meet current and upcoming discharge permit regulations.

Justification

To maintain and improve the Wastewater Treatment Plant infrastructure to maximize flow and process capabilities.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Equipment	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Total	100,000	100,000	100,000	100,000	100,000	100,000	600,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
412 - Sewer Capital Reserve Fund	100,000	100,000	100,000	100,000	100,000	100,000	600,000
Total	100,000	100,000	100,000	100,000	100,000	100,000	600,000

2026 thru 2031

Capital Improvement Plan Mount Vernon, WA

Project # S26001
Project Name Biosolids Screw Press Purchase

Total Project Cost	\$700,000	Contact	Wastewater Division Manager
Department	Wastewater	Type	Equipment
Category	Wastewater - Equipment	Priority	2 Very Important
Status	Approved	Useful Life	25 years
Address/ Location	1401 Britt Road, Wastewater Treatment Plant	Quadrant	SW
Project Phase	Construction		

Description

This project involves the replacement of one 38 year old belt filter press for thickening biosolids with one screw press.

Justification

This press uses new technology to remove more water from Biosolids and produce dryer cake than belt filter presses. This type of press has proven to produce a cake with an average percent total solids concentration up to 25%, which is significantly higher than the old technology belt filter presses produce, thus reducing hauling costs.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Equipment	0	700,000	0	0	0	0	700,000
Total	0	700,000	0	0	0	0	700,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
411 - Sewer Expansion Fund	0	350,000	0	0	0	0	350,000
412 - Sewer Capital Reserve Fund	0	350,000	0	0	0	0	350,000
Total	0	700,000	0	0	0	0	700,000

2026 thru 2031

Capital Improvement Plan Mount Vernon, WA

Project # S26002
Project Name Influent Bar Screen Replacement

Total Project Cost	\$550,000	Contact	Wastewater Division Manager
Department	Wastewater	Type	Equipment
Category	Equipment: Miscellaneous	Priority	2 Very Important
Status	Active	Useful Life	25 years
Address/ Location	1401 Britt Road, Wastewater Treatment Plant	Quadrant	SW
Project Phase	Construction		

Description

Project would include design and procurement of a new influent bar screen to replace the existing bar screen installed in 1988. Work is based on the CSO reduction assessment report by HDR Engineering.

Justification

This project will continue to assure compliance with DOE Order on Consent that required the City to reduce Combined Sewer Overflow events to an average of one per year. This project is fundamental to increasing the hydraulic capacity of the WWTP consistent with growth and load projections.

Expenditures	2026	2027	2028	2029	2030	2031	Total
Equipment	550,000	0	0	0	0	0	550,000
Total	550,000	0	0	0	0	0	550,000

Funding Sources	2026	2027	2028	2029	2030	2031	Total
411 - Sewer Expansion Fund	275,000	0	0	0	0	0	275,000
412 - Sewer Capital Reserve Fund	275,000	0	0	0	0	0	275,000
Total	550,000	0	0	0	0	0	550,000