

# X. Capital Facilities Plan

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## Overview

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The Capital Facilities Plan element is a long-range plan that will forecast facility needs and requirements for each year for the succeeding six years, and then project additional needs for the next 14 years for a total of a twenty-year plan.

Within the first six years, the plan will forecast pro-

jected revenues and resources required to finance the capital improvement plans. In addition to facilities listed in the plan, it will include projections for major equipment requirements valued over \$50,000. The two groups of the outer years (2010-2016 and 2017-2023) identify likely and potential funding sources.

## Policies

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**Policy CFP-1** The Capital Facilities Plan should be updated biannually and will include a statement of projected costs and sources of revenue.

**Policy CFP-2** Capital improvements include major projects of large size, fixed in nature, have a long life, and requiring the expenditure of significant funds over and above annual operating expenses. Capital improvements are specifically defined as items for purchase, construction or other acquisition for the betterment to of the community and which add physical value to the city.

**Policy CFP-3** Generally, only those projects having a useful life of more than five years and requiring capital outlay in excess of \$500,000 will use long-term bond proceeds as the funding source. Projects with a two to seven-year life or with a capital cost between \$100,000 and \$500,000 will be financed through a combination of current operating funds (either general fund or utility funds), dedicated reserves, or inter-fund borrowing, where possible. Any earnings from bond proceeds should be put toward the debt service fund reserved for the future repayment of debt directly for enhancement of the project.

**Policy CFP-4** At the discretion of the City Council, the City may dedicate all or a portion of the first year of property taxes generated from newly incorporated areas to the Capital Fund.

**Policy CFP-5** Dedicated funds and councilmanic bonds may be used to fund essential capital improvement projects such as police, fire and general municipal structures.

**Policy CFP-6** Voted, general obligation debt will be used for discretionary projects such as recreation and library facilities.

**Policy CFP-7** Priority should be provided to those projects that support the core businesses of the city.

**Policy CFP-8** Assure consistency of overall land use and capital facilities plans by re-evaluating the Land Use plan if funding is inadequate to provide necessary public facilities and services to implement the plan.

## Priority Considerations

The prioritization of capital facilities projects should incorporate the following concepts and considerations:

- If debt funded, the term of debt will not exceed the useful life of the project.
- Capital projects should be built in a manner, which enables them to be self-sustaining whenever possible and have quality materials and design that reasonably minimize long-term maintenance costs.
- To optimize investments, the city should explore alternative solutions to construction of capital improvements by the utilization of technology or partnerships.
- Where possible, the sequencing of facilities should respect the schedule and scope of specific adopted plans (e.g., Parks and Open Space Comprehensive Plan, Sewer Facility Plan, Transportation Improvement Plan).
- Improvement planning should consider the number and degree to which citizens benefit from the improvement in relationship to the dollars invested.

- Facilities and equipment with predictable, secure, obligated funds should be considered above projects relying upon grant applications and other non-secured funding.

This section summarizes the City of Camas Capital Facilities Plan for the following categories:

- Street and storm water
- Water
- Sewer
- General governmental (i.e., city departments)
- Police
- Fire and Emergency Service
- Library
- Parks and open space

A second section deals with the Camas School District. Information has been derived from various studies and plans prepared to address the specific items covered by the overall capital facilities plan. More information on the specific studies and plans is listed in the Structure and Definitions section of this element.

## Structure and Definitions

For the purpose of this chapter a capital improvements shall be defined as follows:

*Capital improvements include major projects that exhibit certain characteristics—large in size, fixed in nature, having a long life—and require the expenditure of significant funds over and above annual operating expenses. Capital improvements are specifically defined as items for planning, purchase, construction or other acquisition for the betterment of the community and which add physical value to the city. In addition to facilities listed in the plan, it will include projections for major equipment requirements valued over \$50,000.*

The projects identified for inclusion in the CFP will be categorized into one of the seven following areas:

*Street/Storm Water*—This category would cover the construction of the city's streets. A key element for this section is the city's 6-year Street Plan. The information contained in the 6-year Street Plan correlates directly with the projects listed in the CFP. The 6-year Street Plan is mandated by Washington State law and is updated annually. In addition to the 6-year Street Plan, the city has also performed an area-wide modeling of the transportation facilities. This model was based on projected land use and population projections for 20 years and was designed to determine future needs. Storm drainage projects will also be addressed under the

Street section, because the two are interconnected. Fisher Basin Storm Drainage Area is a special subsection under Street/Storm Water that deals primarily with the Fisher Basin storm drainage study. Implementing the recommendations outlined in the study will be funded by contributions made to the Fisher Basin storm drainage utility account.

*Water*—This section will detail the capital improvements required to upgrade and maintain the city's water system. The condition of the existing system and proposed improvements are listed in the February 1984 Water System Study Update for the City of Camas.

*Sewer*—This section will detail the capital improvements required to upgrade and maintain the City's sewer system. The condition of the existing system and proposed improvements are listed in the Wastewater Facilities Plan.

*General Governmental*—This section will deal primarily with facilities required to house the various departments of the city. Any new building construction, remodels, expansions, etc. would fall into this category.

*Police*—This section covers the facility and other needs for the provision of law enforcement services.

*Fire and Emergency Service*—This section includes facility and large equipment needs required for the provision of Fire intervention and suppression and Emergency response and service delivery.

*Parks and Open Space*—This section will provide for the acquisition and development of park and open space land as outlined by the city's Comprehensive Park Plan as adopted in March 1987 and subsequent updates in 1991 and this plan. The city has made substantial capital outlays to this point to secure park and open space land, so the inclusion of Parks and Open Space in the CFP will only solidify the city's commitment to park and open space development. A new element related to trails and bikeways is included in this document and will be updated as required.

*Schools*—The section was prepared by the Camas School District. It was developed in conjunction with the policies of the County Community Framework Plan, including the Urban Reserve policies and Rural area policies, where applicable, and the City of Camas land use policies, population allocations and projected densities.

## Financing of Capital Facilities

Financing a capital facilities plan is a complex issue. Anticipating the availability of financial resources to fund projects in the future cannot be accomplished with any degree of certainty. Nonetheless, an analysis of what resources appear to be available for such long term purposes is needed since most of the projects listed would be considered long term and will have a significant impact on future resources. This section will provide the "best guess" as to how the long-range capital needs of the City of Camas might be financed. Its purpose is to provide information for more detailed budgetary decisions and not to prescribe a specific course of action.

It is anticipated the city will utilize a number of methods to finance the projects listed in the CFP. Below is a sampling of some of these revenue sources.

*General Fund*—The funds obtained from this source would be taken from the general fund account, which is derived from the general tax base of the city. Over-committing this fund may cause shortages for other needed facilities or raise taxes for the citizens of the community.

*Grant Funds*—There is a number of grant and loan programs available on a federal and state level. These programs can fluctuate substantially from year to year and should be viewed as an added bonus if secured, but not as the sole funding source.

*Developer Funds*—The use of developer funds in either the form of cash contributions or constructed improvements is a major portion of the CFP. The City of Camas has developed and adopted impact fees for open space, parks, schools and transporta-

tion. The impact fees have been developed to ensure the developer is only being assessed for their fair share of the growth. The city will also continue to use the Local Improvement District (LID), Utility Improvement District (UID) and State Environmental Policy Act (SEPA) process when applicable and appropriate.

*Fisher Basin Utility Fund*—This is a special fund, which has been established to fund for the completion of the improvements specified in the Fisher Basin Storm Drainage Study. This fee is collected on a per acre basis for the particular type of development being proposed.

*Water and Sewer Funds*—These revenue accounts will be used to fund those projects falling under the water and sewer designations.

*Revenue Bonds*—When deemed necessary, the city will bond for the funds required to construct or pur-

chase certain large ticket items. It is anticipated the use of bonds will be kept to the required minimum.

*Other*—Under many circumstances a project may be financed with a combination of the previous funding methods. The type of funding utilized will be described more fully on the project description list and also during the annual budgetary process.

The funding source(s) assigned to projects is fairly simple. However, there were several projects that could easily use several of the funding sources. Therefore, the funding source assigned to those projects should be considered tentative and reevaluated as they approach their funding year.

It is the goal of the city to put together a viable, yet realistic CFP, which when administered will provide the necessary facilities and services to the citizens of the community.

## **Capital Facilities Plan — Project List (2004-2023)**

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The Capital Facilities Plan Project List is a complete listing of all projects that have been identified in various planning documents. The implementa-

tion dates listed for the projects are tentative and should be viewed as such, but said dates are invaluable as a long term planning tool.

## **School District Capital Facilities Plan and Impact Fees**

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The Camas and Washougal School Districts outline current instructional and non-instructional facilities as well as projected needs, financing, and impact

fees. The districts' CFP's and accompanying impact fee calculations are attached at the end of the city's CFP.