

ORDINANCE NUMBER 68-05

ORDINANCE AMENDING THE MASON COUNTY CAPITAL FACILITIES ELEMENT
OF MASON COUNTY COMPREHENSIVE PLAN

AN ORDINANCE adopting amendments to the Mason County Comprehensive Plan Capital Facilities Element regarding improvements to Sand Hill Park and Mason County Recreation Area Park, under the authority of Chapters 36.70 and 36.70A RCW, the county's police powers, and any other applicable authority.

WHEREAS, the Board finds that the newly restructured Parks, Utilities, and Waste Management Department has been working since 2004 and continues to work to develop its parks planning and capital planning to implement its parks improvements;

WHEREAS, the Board finds that work to implement Phase I of the recently approved Master Development Plan for Sand Hill Park is ready to go forward, but was not budgeted for 2005;

WHEREAS, the Board finds that these improvements would be an important recreational opportunity for the citizens of Mason County and of benefit for the County;

WHEREAS, the Board finds that some improvements planned for 2005 the Mason County Recreational Area Park should not proceed without first completing a facility assessment, needs analysis, and facility design which will not be complete before the end of 2005;

WHEREAS, the Board finds that funding can be made available in 2005 from the necessary delay of some of the improvements to Mason County Recreational Area Park (MCRA) for the Phase I work proposed at Sand Hill Park;

WHEREAS, the Board finds sufficient funds are available from delay of the MCRA improvements and uncommitted funding from the Capital Improvements REET 2 Fund to fund the Phase I improvements at Sand Hill Park in 2005;

WHEREAS, the Board held a public hearing on July 5, 2005, to consider amendments to the Capital Facilities Element to provide for the Sand Hill Park improvements;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF MASON COUNTY DO HEREBY ORDAIN as follows:

That Table VI.10-3, 2004-2005 Mason County Parks Capital Improvement Program in the Capital Facilities Element of Mason County Comprehensive Plan is amended in order to fund the Phase I improvements to Sand Hill Park in 2005 and to delay improvements to Mason County Recreation Area as shown on ATTACHMENT A.

DATED this 5th day of July, 2005.

BOARD OF COUNTY COMMISSIONERS
MASON COUNTY, WASHINGTON

ATTEST:

Rebecca S. Rogers
Rebecca S. Rogers, Clerk of the Board

Jayni L. Kamin
Jayni L. Kamin, Chairperson

Lynda Ring Erickson
Lynda Ring Erickson, Commissioner

APPROVED AS TO FORM:

Chief DPA
Deputy Prosecuting Attorney

Tim Sheldon
Tim Sheldon, Commissioner

VI. 10 FINANCE PLAN

Introduction

This section discusses Mason County capital facilities needs and related funding sources. As required under the Growth Management Act (GMA) a six-year finance plan has been prepared for the years 2004 to at least the year 2009 for those facilities currently, or to be, owned and operated by the County.

The following facilities are included in the financial planning:

- ¥ Water and Wastewater Systems
- ¥ Solid Waste Management Facilities
- ¥ County Administrative and Law Enforcement Buildings
- ¥ Parks and Recreation
- ¥ Transportation

Only County owned and operated facilities, except for the community-based wastewater systems for rural activity centers, are included in the finance analysis. Several alternatives have been suggested to deal with the problem of providing water and wastewater service in areas outside the existing utility service area in which growth is forecast. The service area for the solid waste utility is county-wide.

The finance plan identifies reasonably reliable funding sources, and forecasts revenue and expenses to at least the year 2009. Funding varies depending on the facility. The different financing methods, public or private, could have significant implications on the cost of utility service. Potential funding sources that could be used to fund unanticipated needs and shortfalls are also discussed.

Financial Impact Overview

The financial impact for capital facility improvements have been analyzed for the six year planning period. Information on transportation can be found in the Transportation Chapter. A summary of the six year improvement costs, revenues and financing is listed in Table 10-1. The Table displays the cost by capital facility category. The total of improvement costs and expenditures is \$65,793,000. The total identified for revenues and financing is \$65,793,000.

Table 10-1
County Owned and Operated Capital Facility
Improvement & Finance Costs
Years 2004 - 2009

Capital Facility Category	Improvement Costs	Expenditures	Finance/Revenues
Water Systems	\$511	\$511	\$511
Wastewater Systems	\$18,482	\$18,482	\$18,482
Solid Waste Management	\$1,121	\$1,121	\$1,121
County Administration & Law Enforcement Buildings	\$3,944	\$3,944	\$3,944
Parks & Recreation	\$3,352	\$3,352	\$3,352
Transportation	\$38,383	\$38,383	\$38,383

(Dollar figures in thousands)

Conventional Water and Wastewater Systems

The County owns and operates a combined water and wastewater utility which includes the water supply and wastewater treatment facilities at Harstine and Rustlewood, and the Beard's Cove water supply facility. There is no expansion in the service area of these utilities planned to accommodate new growth outside of their existing service areas. Information about system improvements needed to maintain acceptable levels of service for residents in the existing service area has been provided by the Mason County Department of Utilities and Waste Management.

The County is also in the process of developing or examining community-based wastewater systems in the Belfair Urban Growth Area and its vicinity and in the Hoodspout area.

Information provided in Table VI.4-1 and the facility worksheets which follow it summarize the planned water supply capital improvements over the next six years.

Solid Waste

Table VI.4-2-presents revenue sources and expenditure levels for Mason County solid waste services from 2004 to 2010. Further detail is provided in the facility worksheets that follow the table.

Municipal Buildings and Law Enforcement Facilities

The Facilities Steering Committee and the Criminal Justice Working Team, working with a consultant, has assessed future County building needs. A report issued jointly by the Facilities Steering Committee and Criminal Justice Working Team in early January, 1996, has identified four capital facility projects. At this time, the Department of Facilities and Grounds proposes to fund and make necessary improvements over a number of years. Table VI.10-2 shows the 2004-2009 plan.

Parks and Recreation

The County has identified over the six year period large number of park and recreation improvements. The projects include improvements to existing parks and boat launches as well as the development of new ball fields. The total cost for these improvements are expected to be approximately \$3.9 million (see Table VI.10-3).

Drainage Management

Stormwater management for development in Mason County is managed by the county stormwater ordinance, flood hazards management ordinance, subdivision ordinance, and other regulations. The County does not have a formal drainage program or drainage comprehensive plan. Drainage facility improvements in the County are typically related to the roadway system. Table VIII.5-2 displays the improvement costs that are expected over the six year planning period. All improvements are related to roadway system improvements. Section VI-8 has additional information on stormwater management.

Table VI.10-2

Mason County Facilities & Grounds Capital Improvement Program

Type	Revised 2004 Budget	2005	2006	2007	2008	2009	2004-2009 Total
Revenues/Resources							
Operations	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Current Expense Fund	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Interest (REET 1 Fund)	\$4,600	\$4,692	\$4,786	\$4,882	\$4,979	5,079	\$29,017
Debt Financing Proceeds	\$-	\$300,000	\$-	\$-	\$-	\$-	\$300,000
REET 1 used for capital expenditures	\$519,494	\$1,115,208	\$515,586	\$518,847	\$517,799	\$416,446	\$3,603,381
Loan repayment fr Reserve for Rodeo	\$4,016	4,016	\$4,016	-	\$-	-	\$12,048
Other Miscellaneous							\$-
Total Resources	\$528,110	\$1,423,916	\$524,388	\$523,729	\$522,778	\$421,525	\$3,944,446
Expenditures/Uses							
Charges for services	\$1,470	\$1,551	\$1,636	\$1,726	\$1,821	\$1,912	\$10,116
Bond Debt Service	\$167,880	\$167,985	\$172,752	\$172,003	\$170,957	\$169,613	\$1,021,190
Debt Financing Payments	\$-	\$-	\$100,000	\$100,000	\$100,000	\$-	\$300,000
Interfund Loan (ER&R)	\$108,760	\$104,380	\$-	\$-	\$-	\$-	\$213,140
Capital Improvement Projects:							
Cap Imprv/Repairs existing facilities	\$250,000	\$450,000	\$250,000	\$250,000	\$250,000	\$250,000	\$1,700,000
Oakland Bay Purchase	\$-	\$700,000	\$-	\$-	\$-	\$-	\$700,000
Total Planned Expenditures	\$528,110	\$1,423,916	\$524,388	\$523,729	\$522,778	\$421,525	\$3,944,446
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Balance of unrestricted funds beginning 2005		\$568,831					
Estimated REET 1 Revenue	\$791,268	\$886,220.16	\$972,184	1,066,485	\$1,169,934	1,283,418	
REET 1 Charges	\$519,494	\$1,115,208	\$515,586	\$518,847	\$517,799	\$416,446	
<i>Balance of funds available for projects</i>	<i>\$271,774</i>	<i>\$339,843</i>	<i>\$456,597</i>	<i>\$547,638</i>	<i>\$652,136</i>	<i>\$866,972</i>	
<i>Total of funds not committed 2005-2009</i>							\$2,863,186

Table VI.10-3

2004 - 2009

Mason County Parks Capital Improvement Program

Type	2004	2005	2006	2007	2008	2009	2004-2009 Total
Revenues/Resources							
Operations	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Current Expense Fund	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Interest (REET 2 Fund)	\$5,840	5,957	6,076	6,197	6,321	6,448	\$36,839
Other:							
REET 2	\$448,209	\$1,934,809	\$778,578	\$730,489	\$355,550	\$369,767	\$4,343,402
Total Resources	\$454,049	\$1,940,766	\$784,654	\$736,687	\$361,871	\$376,215	\$4,380,241
Expenditures/Uses							
Capital Improvement Projects:							
Drainage/Nordstrom	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$60,000
Oper Tfr to C/E reim capital imprv	\$55,015	\$57,766	\$60,654	\$63,687	\$66,871	\$70,215	\$374,207
Foothills County Park	\$-	\$10,000	\$7,000	\$18,000	\$-	\$65,000	\$100,000
Harstene Island Park	\$-	\$5,000	\$-	\$130,000	\$-	\$-	\$135,000
Jacoby Park (Shorecrest)	\$1,000	\$15,000	\$-	\$-	\$-	\$-	\$16,000
Latimer's Landing Boat Launch	\$-	\$285,000	\$-	\$-	\$-	\$-	\$285,000
Latmer's Landing Overflow Parking	\$-	\$5,000	\$-	\$-	\$-	\$-	\$5,000
Mason Lake County Park	\$-	\$21,000	\$2,000	\$5,000	\$35,000	\$100,000	\$163,000
Mason County Recreation Area	\$29,478	\$448,000	\$500,000	\$10,000	\$7,000	\$-	\$994,478
Mason Co Skate Board Park #II (No Mason)	\$-	\$-	\$30,000	\$66,000	\$-	\$-	\$96,000
Phillips Lake Park	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Sandhill County Park	\$177,036	\$912,000	\$100,000	\$300,000	\$95,000	\$-	\$1,584,036
Mason Co Skate Board Park #1 (Shelton)	\$146,300	\$-	\$-	\$-	\$-	\$-	\$146,300
Truman Glick Memorial Park	\$15,370	\$18,000	\$35,000	\$30,000	\$30,000	\$-	\$128,370
Union Boat Ramp	\$-	\$-	\$-	\$-	\$-	\$-	\$-
Union Park	\$1,086	\$9,000	\$10,000	\$69,000	\$50,000	\$25,000	\$164,086
Unnamed (Belfair - So of Belfair AC Tracts)	\$-	\$-	\$-	\$-	\$8,000	\$-	\$8,000

Unnamed (Mason Lk Picnic Area) Mason Lk Dr So	\$2,177	\$-	\$-	\$5,000	\$35,000	\$101,000	\$143,177
Walker Park	\$13,492	\$60,000	\$30,000	\$30,000	\$-	\$-	\$133,492
Watson Wildwood View Park	\$3,095	\$-	\$-	\$-	\$25,000	\$5,000	\$33,095
Oakland Bay Property Acquisition	\$-	\$85,000	\$-	\$-	\$-	\$-	\$85,000
Total of Uses/Projects	\$454,049	\$1,940,766	\$784,654	\$736,687	\$361,871	\$376,215	\$4,380,241