



## Legislation Text

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**File #:** 19-0267, **Version:** 1

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**TO:**

Honorable Mayor and Members of the City Council

**THROUGH:**

Bruce Moe, City Manager

**FROM:**

Stephanie Katsouleas, Public Works Director  
Prem Kumar, City Engineer  
Anna Luke-Jones, Senior Management Analyst

**SUBJECT:**

Conduct Public Hearing Regarding the Proposed 5-Year Capital Improvement Plan for Fiscal Year 2019-2020 Through Fiscal Year 2023-2024 (Public Works Director Katsouleas).

**a) CONDUCT PUBLIC HEARING**

**b) ADOPT RESOLUTION NO. 19-0054**

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**RECOMMENDATION:**

Staff recommends that City Council a) conduct a Public Hearing; and b) adopt Resolution No. 19-0054 (Attachment) approving the 5-Year Capital Improvement Plan (CIP) for FY 2019-2020 through 2023-2024.

**EXECUTIVE SUMMARY:**

Every two years, the City of Manhattan Beach undertakes a “Call for Projects” process to solicit ideas from the community about capital projects that it would like to see implemented. Staff also evaluate the condition of the City’s infrastructure to establish priorities for repair and or replacement. This biennial process establishes the projects that are proposed and ultimately approved for the City’s next 5-Year CIP.

This staff report and attachments include a comprehensive summary of 128 capital projects and studies proposed in the upcoming 5-Year CIP for a total budget of \$130,296,998. These 128 projects are grouped into eight categories based on their unique sources of funding. The list was presented to City Council on April 9, 2019, and May 7, 2019, and has been reviewed by the Parking and Public Improvements Commission. Seventeen new projects scheduled for implementation in FY 2019-2020 were also presented to the Planning Commission to confirm conformance with the City’s General Plan.

**FISCAL IMPLICATIONS:**

Funding for Fiscal Year 2019-2020 of the proposed 5-Year Capital Improvement Plan projects totals \$12,925,000 and is included in the City’s Operational Budget for appropriation.

The complete 5-Year CIP includes 128 individual projects totaling \$130,296,998, which is comprised of \$48.6 million in funding requests for FY 2019-2020 through 2023-2024 and \$81.7 million in prior year appropriations. The Capital Improvement Plan's funding allocation generally includes the following:

\$41 Million	Streets, Sidewalks and Other Rights-of-Way Projects (ROW)
\$13.3 Million	Building, Park, Pedestrian and Signal Preemption Projects (CIP)
\$46.4 Million	Water Infrastructure Projects
\$5.5 Million	Stormwater Projects
\$19.8 Million	Wastewater Projects
\$4.3 Million	Other Miscellaneous Projects (refuse, parking, pier)

## **BACKGROUND:**

The 5-Year Capital Improvement Plan is the City's planning document that guides the selection and implementation of near and mid-term capital improvement projects. It is developed on a biennial basis and presented to City Council as part of the budget adoption process. Projects listed in the 5-Year plan are aligned with the City's General Plan goals and represent the priorities of the community and City Council within specific funding categories.

Several public meetings were held to both present and discuss the 128 proposed projects listed in the CIP. These meetings included:

### **April 9, 2019 City Council CIP Study Session**

During the April 9, 2019 CIP Study Session, City Council reviewed and discussed the proposed list of CIP projects. Several changes were recommended by City Council, including:

1. Adding the Historic Document Repository project to the CIP and allocating \$250,000 in FY 2021-2022
2. Adding one School District Project (to be determined) for \$250,000 to FY 2019-2020
3. Adding a License Plate Reader Pole installation for \$150,000 to FY 2019-2020
4. Increasing the allocation to the Senior and Scout House by an additional \$450,000.
5. Removing the Marine Ave. Park Synthetic Turf Project for \$441,902.
6. Decreased the 5-Year funding availability for Facility Improvements by \$860,000 and prioritized the Historic House Interior/Exterior Repairs project for \$200,000 within the Facility Improvements budget.

### **April 25, 2019 Parking and Public Improvements Commission (PPIC) Meeting**

On April 25, 2019, the Parking and Public Improvements Commission reviewed and discussed the proposed Capital Improvement Plan project list. No additional recommendations were provided or changes proposed by the Commissioners.

### **May 7, 2019 City Council Meeting**

On May 7, 2019, staff presented the revised 5-Year CIP, inclusive of the direction given by City Council on April 9, 2019. The draft final CIP list included 128 projects for a total of \$130,296,998. Staff also provided City Council a copy of the 2013 Facility Condition Assessment Report (FCAR), which listed more than 500 facility improvements that should be completed over ten years. Some

of those improvements were completed between 2014 and 2018, some were removed due to larger facility projects undertaken or planned, and some still have yet to be implemented. In all, the complete list identified the following priorities:

- Life Safety items such as fire alarms, fire suppression, Americans with Disabilities (ADA) compliance
- Deferred maintenance projects
- Systems or components nearing end-of-life, such as roofing, heating and cooling, lighting, etc.
- Lead and asbestos containing materials

Staff was also directed to remove the Unfunded Projects list and the corresponding summary sheets from the CIP, and bring them back at a future meeting for City Council review. At the conclusion of the discussion on May 7, 2019, City Council finalized the 5-Year CIP in preparation for the June 4, 2019, Public Hearing and adoption.

### **May 22, 2019 Planning Commission Meeting**

On May 22, 2019, the Planning Commission determined that the seventeen new CIP projects presented were consistent with the City of Manhattan Beach General Plan in accordance with Government Code Section 65401. However, as a condition of approval, the Commission determined that the Senior and Scout House required additional historical analysis, including evaluation of the site and its setting by a qualified preservation consultant. Resolution No. PC 19-07 was modified at the meeting to reflect this recommendation and subsequently approved by the Planning Commission.

### **DISCUSSION:**

This report includes Resolution 19-00054 and the proposed five-year CIP for City Council adoption (Attachments). Funding for the FY 2019-2020 projects is included in City's FY 2019-2020 budget, which will also be presented for adoption on June 4, 2019.

The body of this report highlights the 128 new and previously approved projects listed in the proposed 5-Year CIP. Note that the projects highlighted in red in the 5-Year CIP attachment are new, while those highlighted in blue font are existing projects that have been modified in either scope, budget or year of implementation.

### **Streets, Sidewalks, and ROW Funds (34 Projects for \$40,996,784)**

This category of projects includes street resurfacing, slurry seal applications, replacement of damaged curbs, gutters and sidewalks, intersection and turn movement improvements, capacity enhancements and lane widening, pedestrian safety projects and Americans with Disabilities Act (ADA) access improvements.

- \$10,995,154 Streets and Highways Fund
- \$23,802,725 Proposition C Fund
- \$3,343,905 Measure R Fund
- \$2,855,000 Measure M Fund

### **CIP Fund (38 Projects for \$13,301,576)**

This category of projects addresses all of the projects that do not otherwise qualify for funding from the seven other special revenue sources listed herein. The CIP fund is generated from a combination of the transient occupancy tax (TOT), parking citations and parking meter revenues. It has also received General Fund support on occasion. CIP projects primarily include building and other facility improvements, parks facility upgrades, studies and master plans, landscaping enhancements, signage, and other right-of-way and public property improvements.

**Water Fund (22 Projects for \$46,380,732)**

This category of projects addresses the infrastructure needs that support operations and maintenance of the City's water distribution system and includes water main and valve replacements, pump station refurbishments, reservoir replacements, well pumping and treatment activities, meter upgrades and automation, and all required studies and master plans. All projects in this category are fully funded through the Water Enterprise Fund using revenues collected through fixed and variable water rates. The most significant water project is the replacement of Peck Reservoir, which accounts for more than half of the total funding allocation.

**Storm Water Fund (13 Projects for \$5,526,367)**

This category of projects addresses infrastructure needs for both storm water conveyance and national pollution discharge elimination system (NPDES) compliance requirements. Projects include storm drain repairs and upgrades, capacity enhancements, trash capture devices, storm water master plans and enhanced watershed management plan (EWMP) infrastructure needs (e.g., infiltration projects). The storm water fund is supported by storm water assessment fees and transfers from the general fund.

**Wastewater Fund (14 Projects for \$19,771,289)**

This category of projects addresses the infrastructure needs that support operation and maintenance of the City's wastewater system, and includes sewer main replacements, lift station refurbishments, radio telemetry, and all required studies and master plans. Notably, several of projects listed are for lift station upgrades. Lift stations are the backbone of an otherwise gravity flow system, and their proper care is paramount to the safe and effective operation of the entire wastewater system. All projects in this category are fully funded through the Wastewater Enterprise Fund using revenues collected through sewer fees.

**Refuse Fund (1 Project for \$800,000)**

This category addresses the need for City refuse enclosure improvements. There is only one project listed in this category, which represents 18 locations at City facilities where trash enclosures need to be connected to the sanitary sewer system and enclosures need to be reconstructed to better accommodate waste containers.

**City Parking Facilities Fund (4 Projects for \$3,280,250)**

This category of projects addresses the maintenance, repair and rehabilitation of the City's public parking lots and surrounding landscaped areas, including Metlox, other downtown parking structures, the North Manhattan Beach parking lot and business district, and several beach parking lots owned by Los Angeles County. Funding for projects in this category come from the meter fees collected at city and county parking lots and curbside parking stalls.

**State Pier and Parking Lots Projects (2 Projects for \$240,000)**

This category of projects addresses the maintenance, repair and rehabilitation of the State's public

parking lots and Manhattan Beach Pier. Eligible projects include pier railing and lighting replacement/rehab, installation of safety devices and deck repairs. Funding for projects in this category come from the meter fees collected by visitors and patrons at the State parking lots adjacent to the pier.

**CONCLUSION:**

Staff recommends that City Council conduct a Public Hearing and adopt Resolution No. 19-0054, approving the 5-Year Capital Improvement Plan for FY 2019-2020 - 2023-2024.

**PUBLIC OUTREACH:**

Staff conducted extensive public outreach in the development of the 5-Year CIP project list, including:

- Open City Hall (Nov-Dec 2018)
- Fall Manhappenings (print and electronic)
- Facebook, Twitter, and E-notification
- Nextdoor
- Emails to City Council, Commissioners, and School District Representatives
- Two Beach Reporter ads (promoting City Council CIP Study Session)
- One Daily Breeze ad providing notice of this Public Hearing
- Presentations to City Council on April 9, 2019, and May 7, 2019
- Presentations to the PPIC on April 25, 2019, and Planning Commission on May 22, 2019.

**ENVIRONMENTAL REVIEW:**

Receiving this report is not considered a "Project" as defined under Section 15378 of the State CEQA Guidelines; therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines the activity is not subject to CEQA. Thus, no environmental review is necessary.

**LEGAL REVIEW:**

The City Attorney has reviewed this report and determined that no additional legal analysis is necessary.

**ATTACHMENTS:**

1. Resolution No. 19-0054
2. 5-Year Capital Improvement Plan (FY 2019-2020 and 2023-2024)
3. PowerPoint Presentation