



# MONROE CITY COUNCIL

## Agenda Bill No. 20-062

<b>SUBJECT:</b>	<b>2020 Park Capital Bond Election Ordinance – First and Final Reading</b>
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DATE:	DEPT:	CONTACT:	PRESENTER:	ITEM:
04/28/2020	Parks/Finance	Mike Farrell/ Becky Hasart	Becky Hasart	New Business #3

**Discussion:** 02/04/2020, 02/11/2020, 04/28/2020  
01/21/2020 Finance/HR Committee

- Attachments:**
1. Description/Background from February 11, 2020 Agenda Bill 20-027
  2. Precinct Report from 11/05/2019 Election with notes
  3. 2020 Elections Timeline (Snohomish County Elections)
  4. Monroe Recommended Projects List 2020
  5. Debt Service Amortization Schedule (DA Davidson)
  6. Park Bond measure impacts spreadsheet
  7. Q&A from 01/21/2020 FHR Committee
  8. Ordinance No. \_\_\_\_ providing for the submission to the voters of the City at a special election to be held on August 4, 2020, of a proposition authorizing the City to issue its general obligation bonds for the purpose of financing park and recreation acquisitions and improvements, in the principal amount of not to exceed \$8,155,000, payable by annual property tax levies to be made in excess of regular property tax levies, and to levy those excess property taxes.
  9. Letter to Snohomish County Elections withdrawing the April bond measure

**REQUESTED ACTION:**

A. Move to discontinue pursuit of a park bond levy and have staff develop alternative funding scenarios to complete the Lake Tye All-Weather Fields project and to complete the purchase of the North Hill park property to be discussed as part of the comprehensive 2020 Budget Amendment.

OR

B. Move to waive Council Rules of Procedure requiring two readings of ordinances.

C. Move to adopt Ordinance No. \_\_\_\_ - An Ordinance of the City of Monroe, Washington, providing for the submission to the voters of the City at a special election to be held on August 4, 2020, of a proposition authorizing the City to issue its general obligation bonds for the purpose of financing park and recreation acquisitions and improvements, in the principal amount of not to exceed \$8,155,000, payable by annual property tax levies to be made in excess of regular property tax levies, and to levy those excess property taxes.

OR

D. Move to hold the election on November 3, 2020 and bring back the ordinance for review in July, 2020.



# MONROE CITY COUNCIL

## *Agenda Bill No. 20-062*

### **POLICY CONSIDERATIONS**

*RCW 35A.40.090 allows cities to contract for indebtedness. Cities may also request, through a supermajority vote (60% passage), to tax real and personal property within its jurisdiction above current taxing levels to pay for indebtedness associated with park's capital projects per the Washington State constitution. The City of Monroe's Debt Policy also allows the City to request an excess tax levy for a capital projects bond measure.*

*Unlike a Parks District that would utilize a resolution, the City of Monroe must pass an ordinance to place a measure on a ballot for voter consideration. To qualify for the August 4, 2020 special election, the City's ordinance would need to be remitted to the County no later than May 8, 2020. Our next scheduled business meeting is May 12, 2020, after the deadline.*

*Due to COVID-19, prior City Council meetings have been cancelled and only items that are necessary and routine may be forwarded for consideration. Due to the timelines involved should the Council wish to proceed with the vote, adoption of this ordinance does now meet the necessary and routine criteria for consideration.*

### **DESCRIPTION/BACKGROUND**

Staff is recommending that we do not pursue a Parks Capital Bond during 2020 due to COVID-19 concerns (motion A).

RCW 35A.40.090 and the City's Debt Policy allows the City to requests its own park capital bond measure. At the February 11, 2020 meeting, Council discussed and then adopted an ordinance placing a ballot measure on the April 28, 2020 special election.

Due to subsequent events involving COVID-19, the Governor's Stay Home/Stay Safe order, and the ongoing potential disruption which may affect our residents and businesses, the Mayor felt that it would be prudent to withdraw our park bond request from the April 28, 2020 election (Attachment 9).

The next scheduled special election would be the August 4, 2020 primary. Should Council wish to pursue a parks capital bond at that time, the attached ordinance would need to be adopted this evening as first and final reading in order to be forwarded to the County within the prescribed County deadlines (the County must receive our enacting ordinance by May 8, 2020 – see Attachment 3). All current estimates for bond costs and impacts to our homeowners are the same as outlined on the excerpt from the February 11, 2020 agenda bill (Attachment 1).

While the Governor's Stay Home/Stay Safe order is set to expire on May 4, 2020, it is anticipated that portions of the order will be extended. Even if the order is lifted on that date, it may still take some time before the local economy begins to normalize. Based on the uncertainty surrounding both the timing and extent of any economic recovery, staff is recommending that we do not pursue a parks capital bond measure during 2020.

For the two high priority strategic capital projects, Lake Tye All Weather Fields and purchase of the land for a North Hill area park, staff is working to identify alternative means by which to fund these two projects in 2020. It is anticipated that staff will be able to offer viable funding options as part of the comprehensive 2020 Budget Amendment to be discussed during May 2020.



# MONROE CITY COUNCIL

## *Agenda Bill No. 20-062*

### **IMPACT – BUDGET**

There is no cost associated with foregoing a bond levy during 2020.

Cost of a special election in August 2020 or November 2020 can vary depending on how many jurisdictions are running ballot measures. Because the August election is a state primary and the November election is the general election, the bulk of the election costs would be borne by the state.

Potential election costs can range from \$15,000 to \$50,000.

Bond counsel and bond underwriting services would only attach if the bond measure is approved by voters and we issue the bonds. These costs would be incorporated into the bond issue and paid from bond proceeds.

An additional \$6,000 would be spent on Strategies360 to assist with the educational efforts associated with a bond measure if Council chooses to move ahead with a vote. This item was approved on February 11, 2020.

### **TIME CONSTRAINTS**

There is no time constraint if Council chooses to forego a capital bond election. Funding options will be presented as part of the 2020 Budget Amendment discussion.

In order to qualify for the August 4, 2020 special election, the City must present an approved ordinance to the County no later than May 8, 2020.

### **ALTERNATIVES TO REQUESTED ACTION**

- Do not move forward with a Park Capital Bond request and delay associated projects into future years.
- Move forward with a Park Bond levy request on the August 4, 2020 scheduled election.
- Delay the vote until November 3, 2020.

## Excerpt from Agenda Bill 20-027 from 02/11/2020 Attachment 1

### DESCRIPTION/BACKGROUND

RCW 35A.40.090 and the City's Debt Policy allows the City to requests its own park capital bond measure. Based on the returns from the November 5, 2019 election, it is recommended that the City place a bond measure request on the April 28, 2020 special election.

During 2019, the City assisted the East County Parks and Recreation District with a bond/excess levy request to help fund capital parks projects located within the District. Because the City is part of this District, the excess levy request included City of Monroe priority capital parks projects.

The Washington State constitution requires that excess tax levies (bond request) used to pay for capital projects must pass by a minimum of 60% (sixty percent). As illustrated in Attachment 1, the bond measure only passed by 56.79%, thus failed to meet the 60% threshold. However, within the City of Monroe precincts, the bond measure passed by 61.90%.

In order to be qualified for the April 28, 2020 special election, the City Council must adopt an ordinance (Attachment 8) related to the excess levy request and submit this ordinance to the county no later than February 28, 2020. This ordinance would include the wording as it will appear on the ballot and the purpose of the tax request. The purpose identifies that the bond would be used for Parks Capital projects, the life of the bond, and the potential tax impact to real property within the City.

Attachment 3 is the list of projects that the bond measure would fund. Staff has updated both the timing and the estimated costs associated with each project. Total authority being requested is \$8.155 million. Bonds would be issued in two installments, to be timed with when the identified projects are ready for development. Bonds can be issued this fiscal year, with first payments due in 2021, once the election is certified.

Attachment 4 and 5 illustrate the conservative potential impacts to real property located within the City of Monroe based on issuing 30 year bonds. The first three years would only collect for the first issuance of bonds, currently estimated at \$5.355 million. In fiscal year 2024, tax collection would include the entire bond amount (estimated at \$8,155 million). Impacts per property are estimated to be approximately \$0.15 per \$1,000 of assessed valuation the first year and would decrease steadily each year as new construction values continue to be added to the City of Monroe's overall assessment. The following table highlights specific year's impacts based on a \$8.155 million 30 year bond issued in two installments (2020 & 2023 issue years):

Year	Rate per \$1,000	Annual impact on \$300,000 home	Annual impact on \$500,000 home	Annual impact on \$600,000 home	Monthly impact on \$500,000 home
2021	\$0.14669	\$44.01	\$73.34	\$88.01	\$6.11
2024	\$0.13413	\$40.24	\$67.07	\$80.48	\$5.59
2053	\$0.05700	\$17.10	\$28.50	\$34.20	\$2.38

The East County Parks and Recreation Board (ECPRD) bond request had an estimated impact of \$0.16 per \$1,000 in the first year and a \$0.26 per \$1,000 at its highest point. Again, the proposed City of Monroe Parks Capital bond would have an estimated \$0.15 per \$1,000 impact in the first year and would steadily decrease in the remaining years (Attachment 4).

In order to be successful, the City of Monroe voters would need to approve this measure by 60% (sixty percent). To validate, we would have to have a minimum voter turnout of 1,480. Per

**Excerpt from Agenda Bill 20-027 from 02/11/2020  
Attachment 1**

Attachment 1, we had 3,444 Monroe voters participate in the ECPRD election out of 3,699 total voters participating in all ballot measures in November 2019 (per Snohomish County elections).

As with the ECPRD bond measure in November, this item is considered an excess levy request. Thus, low income seniors and low income disabled property owners can request relief from this measure based on qualifying factors. To obtain additional information regarding this exemption, interested property owners can contact Snohomish County at 425-388-3540 or [snohomishcountywa.gov/328/Property-Tax-Exemptions](http://snohomishcountywa.gov/328/Property-Tax-Exemptions).

Precinct Report  
 Snohomish County, 2019 General, Nov 05, 2019  
 All Precincts, All Districts, All ScanStations, All Contests, All Boxes  
 Official Precinct Results  
 Total Ballots Cast: 204160, Registered Voters: 475926, Overall Turnout: 42.90%  
 781 precincts reported out of 784 total

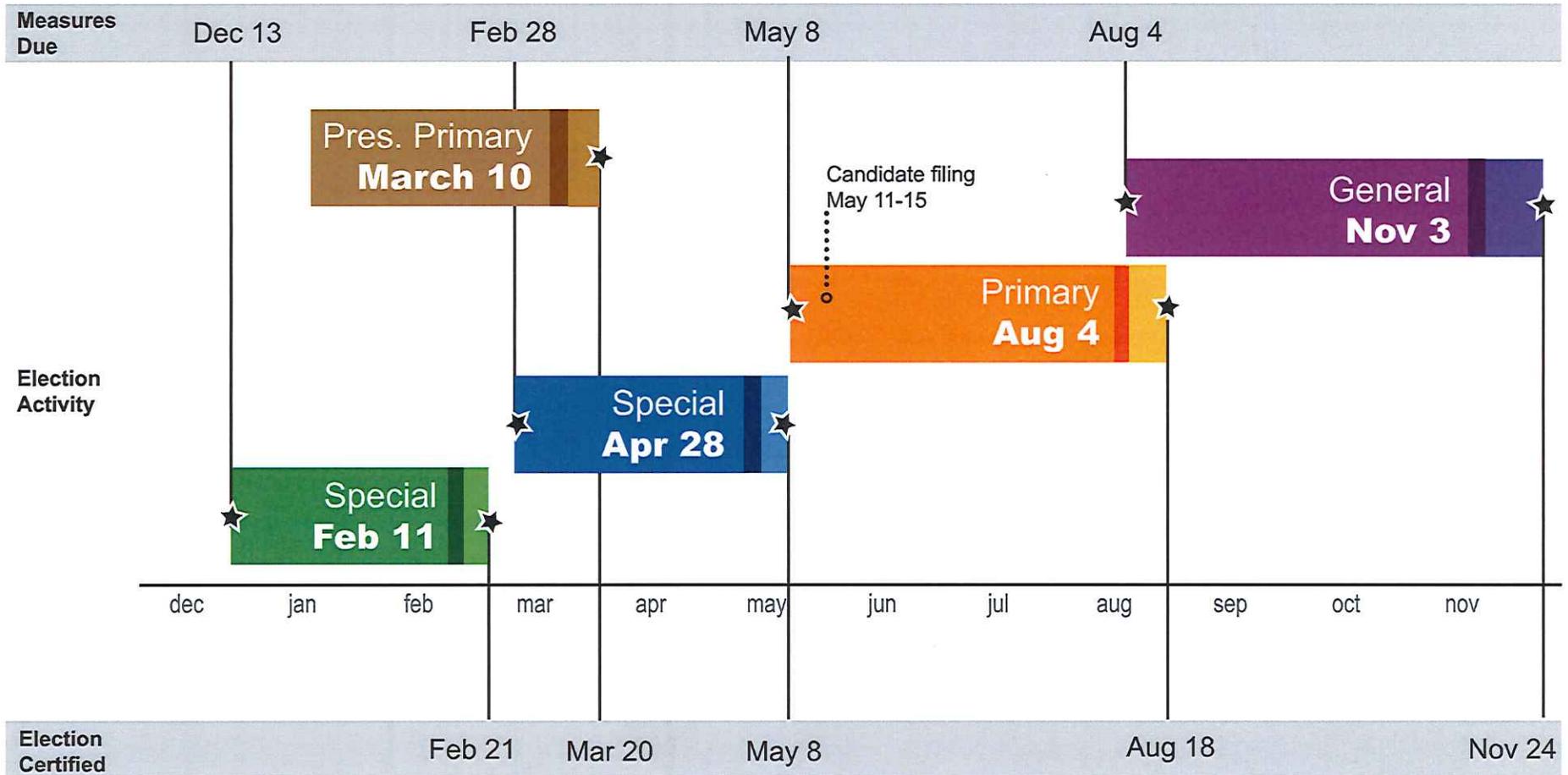
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**ECPRD Prop. 1 Bonds (Vote for 1)**

Precinct	Ballots Cast	Reg. Voters	Total Votes	Yes	No	Over Votes	Under Votes
Precinct BLUFF	313	632	306	185 60.46%	121 39.54%	0	7
Precinct BROCKLIN	329	689	311	148 47.59%	163 52.41%	0	18
Precinct CHAIN LAKE	442	900	429	248 57.81%	181 42.19%	0	13
Precinct CLEARVIEW	351	730	337	189 56.08%	148 43.92%	0	14
Precinct ECHO LAKE	396	810	375	187 49.87%	188 50.13%	0	21
Precinct FAIRVIEW	250	550	241	163 67.63%	78 32.37%	0	9
Precinct HIGH BRIDGE	429	850	404	204 50.50%	200 49.50%	0	25
Precinct HIGH ROCK	253	571	243	120 49.38%	123 50.62%	0	10
Precinct HIGHLAND	244	499	237	115 48.52%	122 51.48%	0	7
Precinct LOST LAKE	205	410	197	130 65.99%	67 34.01%	0	8
Precinct LUPINE	254	520	239	147 61.51%	92 38.49%	0	15
Precinct MALTBY	307	642	300	160 53.33%	140 46.67%	0	7
Precinct MONROE 1	344	842	338	214 63.31%	124 36.69%	0	6
Precinct MONROE 2	340	915	326	209 64.11%	117 35.89%	0	14
Precinct MONROE 3	251	841	241	139 57.68%	102 42.32%	0	10
Precinct MONROE 4	353	862	337	190 56.38%	147 43.62%	0	16
Precinct MONROE 5	372	884	359	226 62.95%	133 37.05%	0	13
Precinct MONROE 6	289	657	278	169 60.79%	109 39.21%	0	11
Precinct MONROE 7	318	716	300	162 54.00%	138 46.00%	0	18
Precinct MONROE 8	196	402	186	127 68.28%	59 31.72%	0	10
Precinct MONROE 9	435	993	418	278 66.51%	140 33.49%	0	17
Precinct MONROE 10	329	817	323	205 63.47%	118 36.53%	0	6
Precinct MONROE 11	102	229	99	54 54.55%	45 45.45%	0	3
Precinct MONROE 12	167	491	161	108 67.08%	53 32.92%	0	6
Precinct MONROE 13	81	245	78	51 65.38%	27 34.62%	0	3
Precinct OWEN	245	616	234	129 55.13%	105 44.87%	0	11
Precinct PARADISE	361	751	343	172 50.15%	171 49.85%	0	18
Precinct PARK PLACE	107	281	102	48 47.06%	54 52.94%	0	5
Precinct PIPELINE	295	632	289	149 51.56%	140 48.44%	0	6
Precinct POND	227	473	217	120 55.30%	97 44.70%	0	10
Precinct RICHLAND	128	286	123	65 52.85%	58 47.15%	0	5
Precinct SILER	183	384	178	98 55.06%	80 44.94%	0	5
Precinct SOFIE	157	363	151	90 59.60%	61 40.40%	0	6
Precinct TROMBLEY	252	593	238	130 54.62%	108 45.38%	0	14
Precinct TUALCO	278	563	266	140 52.63%	126 47.37%	0	12
Precinct TURNER	438	846	419	247 58.95%	172 41.05%	0	19
Precinct WAGNER	335	710	322	150 46.58%	172 53.42%	0	13
Precinct WELCH	344	690	329	167 50.76%	162 49.24%	0	15
Precinct WELLINGTON	8	22	8	6 75.00%	2 25.00%	0	0
Total	10708	23907	10282	5839 56.79%	4443 43.21%	0	426

2132 yes  
 3444 total > 61.90%

# 2020 Elections Timeline



New Business #3  
AB20-062

*Measures for special elections are due 60 days before an election day.  
Measures for the primaries are due by the Friday before candidate filing.  
Measures for general elections are due by the date of the primary.*

*Ballots are mailed 19 days before an election day.  
Military and overseas ballots are mailed 30 days before special election days  
and 45 days before primary and general election days.*

*Special elections are certified 10 days after an election day.  
Primaries are certified 14 days after an election day.  
General elections are certified 21 days after an election day.*



**Snohomish County Elections**  
A Division of the Auditor's Office

(425) 388-3444 • elections@snoco.org  
www.snoco.org/elections

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Priority	Total Estimate	Dollars in-hand	Remaining Est. need	Shovel-ready (Y/N/WB)	2020-2022	2023-2025
<b>1. Lake Tye Park athletic fields renovation</b>	\$3,500,000	\$1,300,000	\$2,300,000	Yes	\$2,300,000	
<b>2. Playground equipment renovations</b>	\$2,000,000		\$2,000,000	Yes	\$1,000,000	\$1,000,000
<b>3. North Hill Park acquisition, design/development</b>	\$3,200,000		\$3,200,000	Will be	\$1,400,000	\$1,800,000
<b>4. Chain Lake Rd. Trail development</b>	\$2,500,000	\$1,845,000	\$655,000	Yes	\$655,000	
<b>Total</b>	<b>\$11,200,000</b>	<b>\$3,145,000</b>	<b>\$8,155,000</b>		<b>\$5,355,000</b>	<b>\$2,800,000</b>

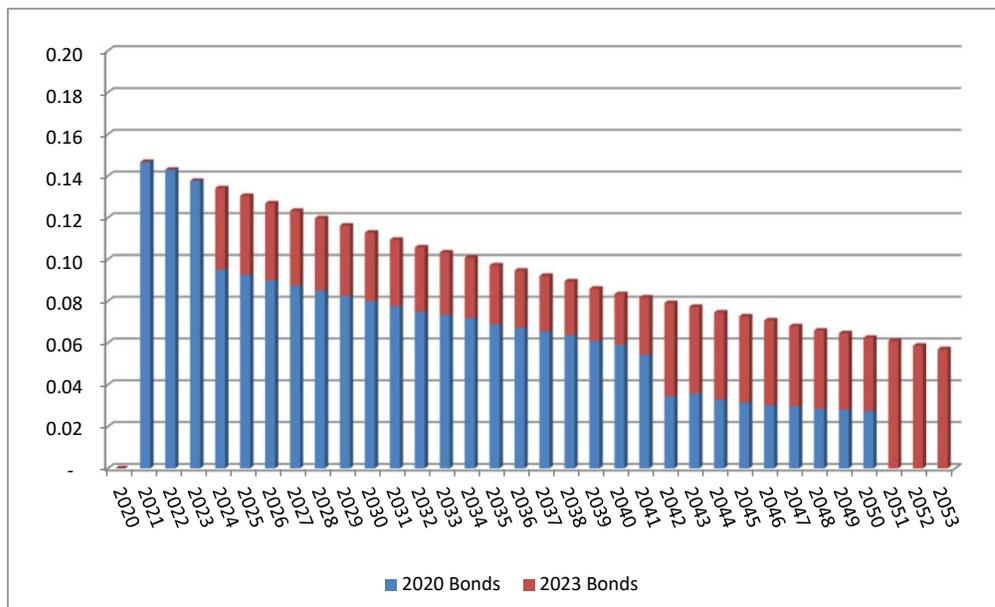
#### City of Monroe Recommended Projects List

- **Lake Tye Park** athletic fields renovation - \$2,300,000. Convert un-lighted, poor-draining grass fields to all-weather, lighted, synthetic turf, multi-purpose athletic fields that increase capacity and improve the use experience.
- Replace and upgrade playground equipment at 8 remaining City parks - **Cedar Grove, Currie View, Hillcrest, Stanton Meadows, Wales Street, Rainier View, Blueberry, Park Meadows** - utilizing features and materials similar to recent upgrades to Lake Tye & Sky River Parks - \$2,000,000
- **North Hill Park** acquisition, design & development - \$3,200,000. Priority project from Parks 6-year CIP. Would become new city park serving North Hill area residents.
- Develop **Chain Lake Road Trail** (between Rainier View Park and Brown Road) - \$655,000. Priority pedestrian project from 6-year TIP. Will extend existing southerly segment to connect new residential developments in north area of City to central commercial core services.

City of Monroe - \$8.155 million, 2 sales, Rated AA, 3% AV growth, Level Debt Service

	AV*	2020 DS	2023 DS	Total DS	2020 Bonds	2023 Bonds	Total Rate
2020	2,875,260,978			-	-	-	-
2021	2,932,766,198	430,200.00		430,200.00	0.15	-	0.15
2022	3,020,749,183	432,000.00		432,000.00	0.14	-	0.14
2023	3,111,371,659	428,400.00		428,400.00	0.14	-	0.14
2024	3,204,712,809	304,600.00	125,250	429,850.00	0.10	0.04	0.13
2025	3,300,854,193	305,400.00	125,250	430,650.00	0.09	0.04	0.13
2026	3,399,879,819	306,000.00	125,250	431,250.00	0.09	0.04	0.13
2027	3,501,876,213	306,400.00	125,250	431,650.00	0.09	0.04	0.12
2028	3,606,932,500	306,600.00	125,250	431,850.00	0.09	0.03	0.12
2029	3,715,140,475	306,600.00	125,250	431,850.00	0.08	0.03	0.12
2030	3,826,594,689	306,400.00	125,250	431,650.00	0.08	0.03	0.11
2031	3,941,392,530	306,000.00	125,250	431,250.00	0.08	0.03	0.11
2032	4,059,634,306	304,000.00	125,250	429,250.00	0.07	0.03	0.11
2033	4,181,423,335	306,750.00	125,250	432,000.00	0.07	0.03	0.10
2034	4,306,866,035	309,000.00	125,250	434,250.00	0.07	0.03	0.10
2035	4,436,072,016	305,750.00	125,250	431,000.00	0.07	0.03	0.10
2036	4,569,154,176	307,250.00	125,250	432,500.00	0.07	0.03	0.09
2037	4,706,228,802	308,250.00	125,250	433,500.00	0.07	0.03	0.09
2038	4,847,415,666	308,750.00	125,250	434,000.00	0.06	0.03	0.09
2039	4,992,838,136	303,750.00	125,250	429,000.00	0.06	0.03	0.09
2040	5,142,623,280	303,500.00	125,250	428,750.00	0.06	0.02	0.08
2041	5,296,901,978	287,750.00	145,250	433,000.00	0.05	0.03	0.08
2042	5,455,809,037	187,250.00	244,250	431,500.00	0.03	0.04	0.08
2043	5,619,483,309	201,250.00	233,250	434,500.00	0.04	0.04	0.08
2044	5,788,067,808	189,250.00	242,500	431,750.00	0.03	0.04	0.07
2045	5,961,709,842	187,500.00	246,000	433,500.00	0.03	0.04	0.07
2046	6,140,561,137	185,500.00	249,000	434,500.00	0.03	0.04	0.07
2047	6,324,777,971	188,250.00	241,500	429,750.00	0.03	0.04	0.07
2048	6,514,521,311	185,500.00	244,000	429,500.00	0.03	0.04	0.07
2049	6,709,956,950	187,500.00	246,000	433,500.00	0.03	0.04	0.06
2050	6,911,255,658	189,000.00	242,500	431,500.00	0.03	0.04	0.06
2051	7,118,593,328		433,750	433,750.00	-	0.06	0.06
2052	7,332,151,128		430,000	430,000.00	-	0.06	0.06
2053	7,552,115,662		430,500	430,500.00	-	0.06	0.06

\*3% AV Growth



	\$5,355,000 first year \$2,800,000 third year			Impact Per Year							mo impact
	new AV	annual debt service	rate per thousand	\$ 250,000	\$ 300,000	\$ 450,000	\$ 500,000	\$ 600,000	\$ 750,000	\$500,000	
2021	\$ 2,932,766,198	\$ 430,200	\$ 0.1466875	\$ 36.67	\$ 44.01	\$ 66.01	\$ 73.34	\$ 88.01	\$ 110.02	\$ 6.11	
2022	\$ 3,020,749,183	\$ 432,000	\$ 0.1430109	\$ 35.75	\$ 42.90	\$ 64.35	\$ 71.51	\$ 85.81	\$ 107.26	\$ 5.96	
2023	\$ 3,111,371,659	\$ 428,400	\$ 0.1376885	\$ 34.42	\$ 41.31	\$ 61.96	\$ 68.84	\$ 82.61	\$ 103.27	\$ 5.74	
2024	\$ 3,204,712,809	\$ 429,850	\$ 0.1341306	\$ 33.53	\$ 40.24	\$ 60.36	\$ 67.07	\$ 80.48	\$ 100.60	\$ 5.59	
2025	\$ 3,300,854,193	\$ 430,650	\$ 0.1304662	\$ 32.62	\$ 39.14	\$ 58.71	\$ 65.23	\$ 78.28	\$ 97.85	\$ 5.44	
2026	\$ 3,399,879,819	\$ 431,250	\$ 0.1268427	\$ 31.71	\$ 38.05	\$ 57.08	\$ 63.42	\$ 76.11	\$ 95.13	\$ 5.29	
2027	\$ 3,501,876,213	\$ 431,650	\$ 0.1232625	\$ 30.82	\$ 36.98	\$ 55.47	\$ 61.63	\$ 73.96	\$ 92.45	\$ 5.14	
2028	\$ 3,606,932,500	\$ 431,850	\$ 0.1197278	\$ 29.93	\$ 35.92	\$ 53.88	\$ 59.86	\$ 71.84	\$ 89.80	\$ 4.99	
2029	\$ 3,715,140,475	\$ 431,850	\$ 0.1162406	\$ 29.06	\$ 34.87	\$ 52.31	\$ 58.12	\$ 69.74	\$ 87.18	\$ 4.84	
2030	\$ 3,826,594,689	\$ 431,650	\$ 0.1128026	\$ 28.20	\$ 33.84	\$ 50.76	\$ 56.40	\$ 67.68	\$ 84.60	\$ 4.70	
2031	\$ 3,941,392,530	\$ 431,250	\$ 0.1094156	\$ 27.35	\$ 32.82	\$ 49.24	\$ 54.71	\$ 65.65	\$ 82.06	\$ 4.56	
2032	\$ 4,059,634,306	\$ 429,250	\$ 0.1057361	\$ 26.43	\$ 31.72	\$ 47.58	\$ 52.87	\$ 63.44	\$ 79.30	\$ 4.41	
2033	\$ 4,181,423,335	\$ 432,000	\$ 0.1033141	\$ 25.83	\$ 30.99	\$ 46.49	\$ 51.66	\$ 61.99	\$ 77.49	\$ 4.30	
2034	\$ 4,306,866,035	\$ 434,250	\$ 0.1008274	\$ 25.21	\$ 30.25	\$ 45.37	\$ 50.41	\$ 60.50	\$ 75.62	\$ 4.20	
2035	\$ 4,436,072,016	\$ 431,000	\$ 0.0971580	\$ 24.29	\$ 29.15	\$ 43.72	\$ 48.58	\$ 58.29	\$ 72.87	\$ 4.05	
2036	\$ 4,569,154,176	\$ 432,500	\$ 0.0946565	\$ 23.66	\$ 28.40	\$ 42.60	\$ 47.33	\$ 56.79	\$ 70.99	\$ 3.94	
2037	\$ 4,706,228,802	\$ 433,500	\$ 0.0921120	\$ 23.03	\$ 27.63	\$ 41.45	\$ 46.06	\$ 55.27	\$ 69.08	\$ 3.84	
2038	\$ 4,847,415,666	\$ 434,000	\$ 0.0895322	\$ 22.38	\$ 26.86	\$ 40.29	\$ 44.77	\$ 53.72	\$ 67.15	\$ 3.73	
2039	\$ 4,992,838,136	\$ 429,000	\$ 0.0859231	\$ 21.48	\$ 25.78	\$ 38.67	\$ 42.96	\$ 51.55	\$ 64.44	\$ 3.58	
2040	\$ 5,142,623,280	\$ 428,750	\$ 0.0833718	\$ 20.84	\$ 25.01	\$ 37.52	\$ 41.69	\$ 50.02	\$ 62.53	\$ 3.47	
2041	\$ 5,296,901,978	\$ 433,000	\$ 0.0817459	\$ 20.44	\$ 24.52	\$ 36.79	\$ 40.87	\$ 49.05	\$ 61.31	\$ 3.41	
2042	\$ 5,455,809,037	\$ 431,500	\$ 0.0790900	\$ 19.77	\$ 23.73	\$ 35.59	\$ 39.55	\$ 47.45	\$ 59.32	\$ 3.30	
2043	\$ 5,619,483,309	\$ 434,500	\$ 0.0773203	\$ 19.33	\$ 23.20	\$ 34.79	\$ 38.66	\$ 46.39	\$ 57.99	\$ 3.22	
2044	\$ 5,788,067,808	\$ 431,750	\$ 0.0745931	\$ 18.65	\$ 22.38	\$ 33.57	\$ 37.30	\$ 44.76	\$ 55.94	\$ 3.11	
2045	\$ 5,961,709,842	\$ 433,500	\$ 0.0727140	\$ 18.18	\$ 21.81	\$ 32.72	\$ 36.36	\$ 43.63	\$ 54.54	\$ 3.03	
2046	\$ 6,140,561,137	\$ 434,500	\$ 0.0707590	\$ 17.69	\$ 21.23	\$ 31.84	\$ 35.38	\$ 42.46	\$ 53.07	\$ 2.95	
2047	\$ 6,324,777,971	\$ 429,750	\$ 0.0679470	\$ 16.99	\$ 20.38	\$ 30.58	\$ 33.97	\$ 40.77	\$ 50.96	\$ 2.83	
2048	\$ 6,514,521,311	\$ 429,500	\$ 0.0659296	\$ 16.48	\$ 19.78	\$ 29.67	\$ 32.96	\$ 39.56	\$ 49.45	\$ 2.75	
2049	\$ 6,709,956,950	\$ 433,500	\$ 0.0646055	\$ 16.15	\$ 19.38	\$ 29.07	\$ 32.30	\$ 38.76	\$ 48.45	\$ 2.69	

2050	\$	6,911,255,658	\$	431,500	\$	0.0624344	\$	15.61	\$	18.73	\$	28.10	\$	31.22	\$	37.46	\$	46.83	\$	2.60
2051	\$	7,118,593,328	\$	433,750	\$	0.0609320	\$	15.23	\$	18.28	\$	27.42	\$	30.47	\$	36.56	\$	45.70	\$	2.54
2052	\$	7,332,151,128	\$	430,000	\$	0.0586458	\$	14.66	\$	17.59	\$	26.39	\$	29.32	\$	35.19	\$	43.98	\$	2.44
2053	\$	7,552,115,662	\$	430,500	\$	0.0570039	\$	14.25	\$	17.10	\$	25.65	\$	28.50	\$	34.20	\$	42.75	\$	2.38
					\$		\$	786.66	\$	943.99	\$	1,415.98	\$	1,573.31	\$	1,887.98	\$	2,359.97		



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## MEMO

TO: Mayor Thomas, City Council, and City Administrator Deborah Knight

FROM: Becky Hasart, Finance Director

DATE: 02/04/2020

RE: Questions from January 21, 2020 Finance/HR Committee – Park Capital Bond request

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The following memo lists out the questions that were asked at the 01/21/2020 Finance/HR Committee associated with the Parks Capital Bond request.

As always, if you have any questions, please let me know. Thank you.

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**Q: In order to both pass and validate, what is the minimum number of votes needed?**

A: Per Snohomish County election, the highest turnout for any ballot issue at the November 2019 general election was 3,699. In order for the Monroe bond request to validate, we would need a minimum turnout of 1,480 votes and a 60% passage rate of the votes that turn out. So for 1,480, we would need 888 yes votes.

**Q: Has the City run a bond measure in the past during a special election?**

A: Per the history supplied by Snohomish County elections, the City has only requested one bond measure since 2004, which was a Transportation Improvement Capital bond measure. This measure ran on the November 4, 2008 general election and failed with only a 56.55% passage rate. Total voter turnout was 5,346 votes.

The City did run the public safety sales and use tax measure on a special election date, August 6, 2013 (primary). While this measure only needed a 50% passage rate, it passed with 62.18% of the vote. Total turnout was 2,049 votes.

**Q: Could the City wait to run this item on the November 2020 general election?**

A: The City could chose to run this item at any eligible election. However, there are pros and cons to waiting until November 2020. The strongest pro for November would be voter turnout. The November 2020 general election is also the national presidential election, so voter turnout is anticipated to be large. The two strongest cons to waiting until November is 1) it is the general election and 2) the timing of the election since the November 2019 East County Parks and Recreation District

(ECPRD) vote. Regarding the first con, there tends to be a large number of issues on a general election ballot. Local bond issues tend to be listed towards the end of a ballot and our request could suffer from voter fatigue. Also, special elections don't include state wide initiatives while general elections can. Regarding the second con, running earlier in the year (April) presents a better opportunity to capitalize on the momentum created by the City of Monroe voters that supported the ECPRD measure. And the Park's Department has two projects, the purchase of a north hill park and the construction of the Lake Tye All Weather fields that are ready to be started and completed this fiscal year.

**Q. What would the cost of an election be to run in April?**

A. Election costs vary depending on how many jurisdictions have an issue on that special election. The average cost of a standalone election can be \$50,000. If there are multiple items on a specific election date, costs are shared among the appropriate jurisdictions based on the number of each jurisdiction's registered voters. If there are multiple ballot issues, the costs for the City of Monroe can be as low as \$20,000.

**Q. If approved by the voters, does this tax have an expiration date?**

A: Yes, tied to the bond maturity date. The intent is to request a 30 year bond. Taxes associated with this vote may only be used to pay the bond and would expire once all bonds are paid. Also, bond proceeds may only be used for the stated purposes in the vote, e.g. Parks Capital projects.

**CITY OF MONROE  
ORDINANCE NO. 004/2020**

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, PROVIDING FOR THE SUBMISSION TO THE VOTERS OF THE CITY AT A SPECIAL ELECTION TO BE HELD ON AUGUST 4, 2020, OF A PROPOSITION AUTHORIZING THE CITY TO ISSUE ITS GENERAL OBLIGATION BONDS FOR THE PURPOSE OF FINANCING PARK AND RECREATION ACQUISITIONS AND IMPROVEMENTS, IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$8,155,000, PAYABLE BY ANNUAL PROPERTY TAX LEVIES TO BE MADE IN EXCESS OF REGULAR PROPERTY TAX LEVIES, AND TO LEVY THOSE EXCESS PROPERTY TAXES

WHEREAS, the City Council of the City of Monroe, Washington (the "City"), has determined that it is in the best interest of the City to undertake park and recreation acquisitions and improvements (the "Projects") to be located within the City; and

WHEREAS, the City Council wishes to seek voter approval for the issuance and sale of not to exceed \$8,155,000 of general obligation bonds of the City to pay the costs of the Projects and the costs of issuance of such bonds, to be repaid by an annual excess property tax levy; and

WHEREAS, the constitution and laws of the State of Washington provide that the question of whether or not the City may issue such bonds be submitted to the qualified electors of the City for their ratification or rejection at an election; and

WHEREAS, the City Council previously passed Ordinance No. \_\_\_\_\_ at its February 11, 2020 meeting providing for the City to submit to the voters at the April 28, 2020 special election of the proposition authorized in such ordinance in compliance with the Open Public Meetings Act; and

WHEREAS, in response to the COVID-19 outbreak, the City Council determined to postpone submitting this proposition to the voters of the City until the August 4, 2020 special election, in conjunction with the Primary election to be held on the same date; and

WHEREAS, the passage of this ordinance is part of the necessary and routine business of the City Council;

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

**Section 1. Projects.** The City Council finds that in order to provide park and recreation opportunities for its citizens, it is in the best interest of the City to undertake the following Projects:

- Lake Tye Park athletic fields renovation - convert unlighted, poor draining grass fields to all-weather, lighted, synthetic turf, multi-purpose athletic fields that increase capacity and improve the use experience.
- Replace and upgrade playground equipment at 8 remaining City parks – Cedar Grove, Currie View, Hillcrest, Stanton Meadows, Wales Street, Rainier View, Blueberry, Park Meadows – utilizing features and materials similar to recent upgrades to Lake Tye & Sky River Parks.
- North Hill Park acquisition, design & development to serve the North Hill area residents.
- Develop Chain Lake Road Trail (between Rainier View Park and Brown Road) – extend existing southerly segment to connect new residential developments in north area of City to central commercial core services.

The Projects shall include all necessary equipment, supplies, and appurtenances. The cost of all necessary architectural, engineering, legal and other consulting services, inspection and testing, administrative expenses, site acquisition or improvement, demolition, site utilities, related improvements and other costs incurred in connection with the Projects shall be deemed a part of the costs of such capital improvements.

The estimated cost of the Projects, including the costs of issuing and selling the bonds authorized by this ordinance, is declared to be approximately \$11,200,000.

The City Council may modify the details of the foregoing Projects where necessary or advisable in the judgment of the City Council.

**Section 2. Description of Proposed Bonds.** The Bonds may be issued as a single issue, as a part of a combined issue with other authorized bonds, or in more than one series, as deemed advisable by the City Council and as permitted by law. The Bonds shall be fully registered bonds; shall bear interest payable as permitted by law; shall mature within 31 years from the date of issue, or within any shorter period fixed by the City Council; shall be paid by annual property tax levies sufficient in amount to pay both principal and interest when due, which annual property tax levies shall be made in excess of regular property tax levies without limitation as to rate or amount but only in amounts sufficient to meet such payments of principal and interest as they come due; and shall be issued and sold in such manner, at such times and in such amounts as shall be required for the purpose for which such Bonds are to be issued. The exact date, number of series, form, terms, option of prior redemption, price, interest rate or rates and maturities of the Bonds shall be hereafter fixed by ordinance of the City Council. Pending the issuance of the Bonds, the City may issue short-term obligations pursuant to chapter 39.50 RCW or such other obligations as are permitted by law to pay for the costs of the Projects. Such obligations and their costs may be paid or refunded with proceeds of the Bonds when issued.

**Section 3. Proceeds of the Bonds.** If available money from the proceeds of the Bonds is more than sufficient to pay the costs of the Projects, or if state or local circumstances require any alteration in the Projects, the City may acquire, construct,

equip and make other park and recreation related capital improvements, or retire and/or defease a portion of the Bonds, all as the City Council may determine and as permitted by law. If the proceeds of the sale of the Bonds and other available money are insufficient to make all of the capital improvements herein provided for, or if it has become impractical to accomplish the Projects or portions of the Projects, the City may use the proceeds of the Bonds and other available money for paying the costs of those portions of the Projects deemed by the City Council to be most necessary and in the best interest of the City.

**Section 4. Calling of Election.** The City Council requests that the Auditor of Snohomish County, Washington (the "Auditor") call and conduct a special election in the City, in the manner provided by law, to be held therein on August 4, 2020, in conjunction with the Primary election to be held on the same date, for the purpose of submitting to the voters of the City, for their approval or rejection, the question of whether or not general obligation bonds of the City shall be issued in the principal amount of not more than \$8,155,000 (or such lesser maximum amount as may be legally issued under the laws governing the limitation of indebtedness), the proceeds of which shall be expended to pay the costs of the Projects, and annual excess property taxes shall be levied to pay and retire the Bonds.

If such proposition is approved by the requisite number of voters, the City shall be authorized to issue the Bonds in the manner described in this ordinance, to spend the proceeds thereof to pay the costs of the Projects, and to levy excess property taxes to pay and retire such Bonds. The proceeds of the Bonds shall be used for capital purposes only and not for the replacement of equipment.

**Section 5. Ballot Proposition.** The City Clerk is authorized and directed to certify, no later than May 8, 2020 to the Auditor, as *ex officio* supervisor of elections in the City, a copy of this ordinance and the proposition to be submitted at that election in the form of the following ballot title, as follows:

PROPOSITION NO. \_\_

CITY OF MONROE  
PARK AND RECREATION BONDS

The City Council of the City of Monroe adopted Ordinance \_\_\_\_\_ concerning a proposition for financing park and recreation acquisitions and improvements. If approved, this proposition authorizes the City to issue bonds to finance or reimburse costs of renovating Lake Tye Park athletic fields, improve playground equipment at 8 parks, develop Chain Lake Road Trail and acquire and develop North Hill Park. It authorizes the issuance of not more than \$8,155,000 of general obligation bonds maturing within 31 years, and authorizes the annual levy of excess property taxes to pay such bonds, as provided in Ordinance \_\_\_\_\_. Should this proposition be approved?

YES .....   
NO .....

For purposes of receiving notice of any matters related to the ballot title, as provided in RCW 29A.36.080, the City Council hereby designates its bond counsel, Foster Garvey P.C. (Nancy Neraas, 206-447-6277, Nancy.neraas@foster.com), as the person to whom such notice shall be provided.

**Section 6. Authorization of Local Voters' Pamphlet.** The City Council authorizes the Finance Director to elect to prepare and distribute a local voters' pamphlet, including an explanatory statement and statements in favor of and in opposition to the ballot measure, if any. The preparation of explanatory statement, the appointment of pro/con committees and the preparation of statements in favor or and in opposition to the ballot title shall be in accordance with chapter 29A.32 RCW and the rules and guidelines of the Auditor, and the City authorizes the Finance Director to take such actions as may be necessary on behalf of the City to carry out the foregoing.

**Section 7. General Authorization.** The proper City officials are authorized to perform such duties as are necessary or required by law to the end that the question of whether or not Bonds shall be issued and excess taxes necessary to pay and retire the Bonds be levied, all as provided in this ordinance, shall be submitted to the voters of the City at the August 4, 2020 special election in conjunction with the Primary election to be held on the same date,.

**Section 8. Intent to Reimburse.** The City Council declares that to the extent that the City makes capital expenditures for the Projects, prior to the date the Bonds or other short-term obligations are issued to finance the Projects, those capital expenditures are intended to be reimbursed out of proceeds of the Bonds or other short-term obligations issued in an amount not to exceed the principal amount of the Bonds provided by this ordinance.

**Section 9. Severability.** If any provision of this ordinance is declared by any court of competent jurisdiction to be invalid, then such provision shall be null and void and shall be severable from the remaining provisions of this ordinance, and shall in no way affect the validity of the other provisions of this ordinance or of any other ordinance or resolution or of the Bonds.

**Section 10. Publication and Effective Date.** This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force five days after publication.

**Section 11. Ratification of Prior Acts.** Any action taken consistent with the authority of this ordinance, after its passage but prior to the effective date, is ratified, approved, and confirmed.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, Washington, at an open public meeting thereof, this 28<sup>th</sup> day of April, 2020.

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Mayor

ATTEST:

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City Clerk

APPROVED AS TO FORM:

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Bond Counsel

**CERTIFICATION**

I, the undersigned, City Clerk of the City of Monroe, Washington (the “City”), hereby certify as follows:

1. The attached copy of Ordinance No. \_\_\_\_\_ (the “Ordinance”) is a full, true and correct copy of an ordinance duly passed at a regular meeting of the City Council of the City held at the regular meeting place thereof on April 28, 2020, as that ordinance appears on the minute book of the City.

2. That in accordance with Proclamation 20-28 made by the Governor of the State of Washington on March 24, 2020, (a) such meeting was not conducted in person, (b) one or more options were provided for the public to attend the such meeting remotely, including by telephone access, which mean(s) of access provided the ability for all persons attending the meeting remotely to hear each other at the same time, and (c) adoption of the Ordinance is necessary and routine action of the City Council; and

3. The Ordinance will be in full force and effect five days after publication of a summary of the Ordinance in the City’s official newspaper, which publication date is \_\_\_\_\_, 2020.

4. A quorum of the members of the City Council was present throughout the meeting and a majority of the members voted in the proper manner for the passage of the Ordinance.

Dated: April 28, 2020.

CITY OF MONROE, WASHINGTON

\_\_\_\_\_  
City Clerk



Snohomish County Elections  
ATTN: Wendy Mauch  
3000 Rockefeller Ave  
Admin West Bldg 1<sup>st</sup> Floor  
Everett, WA 98201

RE: City of Monroe Park Bond Measure Proposition #1 – April 28, 2020

Dear Wendy,

Thank you for your help today by phone when you spoke with Becky Hasart. Please accept this letter as the City's official request to withdraw our bond election item from the April 28, 2020 special election.

If you need additional information or have any questions regarding this matter, please feel free to contact Becky Hasart at 360-863-4518 or [bhasart@monroewa.gov](mailto:bhasart@monroewa.gov).

Sincerely,

A handwritten signature in purple ink, appearing to read "Geoffrey Thomas", is written over a horizontal line.

Geoffrey Thomas  
Mayor