

A G E N D A I T E M

BUSINESS OF THE CITY COUNCIL
City of Des Moines, WA

SUBJECT: 2nd Reading - City Council approval for issuance of a bond (\$26 million) for Marina and Redondo redevelopment

FOR AGENDA OF: June 8, 2023

DEPT. OF ORIGIN: Finance

DATE SUBMITTED: June 2, 2023

ATTACHMENTS:

- 1. Draft Ordinance No. 23-022

CLEARANCES:

- City Clerk _____
- Community Development DEL
- Courts _____
- Emergency Management _____
- Finance ML RL
- Human Resources _____
- Legal /s/TG
- Marina SW
- Police _____
- Parks, Recreation & Senior Services _____
- Public Works _____

APPROVED BY CITY MANAGER

FOR SUBMITTAL: 

Purpose and Recommendation – This item seeks City Council approval for the City to issue a bond in the amount of \$26 million for elements of Marina and Redondo redevelopment. The Draft Ordinance had a first reading on June 1, 2023 and was passed to a second reading on June 8, 2023 for further consideration.

Suggested Motion

Motion 1: “I move to pass Draft Ordinance No. 23-022 providing for the issuance, sale and delivery of not to exceed \$26,000,000 of limited tax general obligation bonds for the purpose of constructing public amenities and capital improvements.”

AND

Motion 2: “I move to direct staff to bring to the Council any projects identified in the bond, not yet accounted for in the Capital Improvements Plan (CIP), for inclusion in the CIP.”

Background - Marina redevelopment has been discussed, reviewed and analyzed since the early 2000's. Though the process was disrupted by COVID in recent years, significant progress has been made in identifying the contextual dynamic and design for development of key features at the Marina and at Redondo.

Financial Impact – The timing of this bond correlates to City receipt of funds from the American Rescue Plan Act (ARPA) from the federal government and funding provided by the Washington State legislature to assist in building certain key aspects of Marina and Redondo redevelopment. As these resources have a finite life, it is incumbent upon the City to move forward in this time frame and utilize these resources totaling several million dollars.

Debt service payments on this proposed bond of \$26 million will be shared on a project basis between City funds; (Real Estate Excise Tax (REET), future parking revenues, one time sales tax, and Marina funds, depending on the project and where the appropriate allocation of funds need to rest, i.e. Marina or City.

Debt service payments for the Marina Dock Replacement (MACIP0005) will be paid by the Marina. Debt service for the Marina Steps & Plaza (New CIP/Subset of MCCIP0022), Redondo Fishing Pier (MCCIP0012) and Restroom (MCCIP0018), Flag Triangle (MCCIP0027), Redondo Paid Parking (TRCIP0017), and Marina, Beach Park Paid Parking (MCCIP0021) will be repaid with a combination REET1 and REET2, One-Time Sales Tax, and Parking Revenue.

Bond issuance and related costs would be proportionately paid for using marina funds and other City resources as needed.

The City portion of debt service will not include any funds from the City General Fund which means that no property taxes will be used in paying debt service on this bond.

The City has a strong bonding capacity, currently the City uses approximately 7% of overall available debt capacity. The challenge for the City is not bonding capacity but rather the constraints from debt service, which effectively limits our bonding capacity.

An important dynamic of the City's capacity to issue bonds comes from our high bond rating (AA+) that reduces the cost of money as a result of the bond market's assurance, based on City and Marina finances that the bonds will be successfully paid back.

Strategic Dynamic: This bond offering is designed to accomplish a multi-faceted strategic approach, establishing critical public works infrastructure development at both the Marina and Redondo. Below, the implementation dynamic is reviewed. Key elements will be emphasized in the development process to enhance sustainability, mobility and access, and environmental safeguards consistent with existing statutory requirements.

Implementation Strategy: The bond proceeds will be used to fund five projects:

1. Marina Dock Replacement (MACIP0005): (L, M, and N docks).
2. Marina Steps & Plaza (New CIP/Subset of MCCIP0022): This project is a critical component of establishing connectivity between the Marina and downtown, accelerating the demand dynamic for local businesses. Before final design is brought to the City Council for approval, the City will engage in public outreach focusing on design alternatives and allowing the community to express their preferences. This community input will be brought forward to City Council in the review and approval process for the Marina Steps & Plaza.

3. Redondo (TRCIP0017) and Marina (MCCIP0021) paid parking: Acquisition and implementation of enhanced, integrated parking system for Marina and Redondo where ideally residents would be able to use their annual pass at either location.
4. Redondo Fishing Pier (MCCIP0012) and Restroom (MCCIP0018): Opportunity to complete those projects with appropriate and complete financing. These two projects are jointly permitted.
5. Flag Triangle (MCCIP0027): Project designed to create an illustrative landscaped gateway at the northern end of the downtown, honoring Veterans and highlighting the entrance to Des Moines. It is anticipated there will be community input regarding the design and also we will encourage input from Veterans for this project.

	Marina Steps	Paid Parking	Redondo Restroom and Pier	Flag Triangle	Dock Replacement	Fund Source Total
ARPA Grant	\$ 1,151			\$ 163		\$ 1,314
WA State Appropriation (Unsecured)	980		980			\$ 1,960
Debt Proceeds	7,869	715	3,665	111	12,740	\$ 25,100
REET 2			957			\$ 957
One-time Tax		25				\$ 25
Department of Commerce Grant (Secured)			277			\$ 277
Marina Revenue					1,600	\$ 1,600
Project Total	\$ 10,000	\$ 740	\$ 5,879	\$ 274	\$ 14,340	\$ 31,233

*Total Bond proceeds total \$26M, which includes \$900,000 for bond issuance costs.

Marina Steps and Promenade Project # _____

Previous Project # _____

CIP Category: Waterfront Facility Projects

Managing Department: Public Works

Justification/Benefits:

Summary Project Description:

This project is the first phase of the larger Marina District Master Plan that includes improvements to S223rd St and other improvements described in SkyLab's Final Presentation to City Council on 1/26/2023. The project will include public access to the Marina Floor from Overlook Park and provide a pedestrian transitional public plaza to the waterfront.

PROJECT SCOPE				ANNUAL ALLOCATION							
Expenditures	Current Budget	Requested Change	Total Budget	Project to Scheduled Date	Scheduled Year	Plan Year	Plan Year	Plan Year	Plan Year	Plan Year	Plan Year
				12/31/21	2022	2023	2024	2025	2026	2027	2028
Design		861	861			861					
Land & Right of Way											
Construction		9,139	9,139				9,139				
Contingency											
Total Expenditures		10,000	10,000			861	9,139				

Funding Sources	Current Budget	Requested Change	Total Budget	Project to Scheduled Date	Scheduled Year	Plan Year	Plan Year	Plan Year	Plan Year	Plan Year	Plan Year
				12/31/21	2022	2023	2024	2025	2026	2027	2028
ARPA Grant		1,151	1,151				1,151				
WA State Appropriation (unsecured)		980	980				980				
Debt Proceeds		7,869	7,869				7,008				
Total Funding		10,000	10,000			861	9,139				
Funding Shortfall/Excess											

OPERATING IMPACT				ANNUAL OPERATING IMPACT							
Operating Impact	6 Year Total			12/31/21	2022	2023	2024	2025	2026	2027	2028
Revenue											
Expenses											
Net Impact											

CASH FLOW IMPACT				ANNUAL OPERATING IMPACT							
Operating Impact	6 Year Total			12/31/21	2022	2023	2024	2025	2026	2027	2028
Revenue			10,000								
No Funding Source Identified											
Expenses			(10,000)			(861)	(9,139)				
Net Impact											
Cash Balance											

Redondo Paid Parking	Project #	TRCIP0017
	Previous Project	319.611

Summary Project Description:
 Conduct automated pay parking system feasibility study and implementation with focus on gates, ticket dispensers, for the Redondo Boat Launch parking lot. This system will be similar to Marina, Beach Park Paid Parking Project MCCIP0021.

CIP Category: Economic Development Projects

Managing Department: Marina

Justification/Benefits: Currently this lot operates a seasonal (June - September) "Pay & Display" parking system. This type of parking depends on regular enforcement to make it effective and fair to all who use the lot. Upgrading the lot to a "Pay on Leaving" system where a paid ticket is needed to exit the lot will cut enforcement costs and effectively make the lot a year round operation. Collecting fees all year would increase revenues to help pay for the year round costs of maintaining the facility.

PROJECT SCOPE			
Expenditures	Current Budget	Requested Change	Total Budget
Design	25	5	30
Land & Right of Way	-	-	-
Construction	325	25	350
Contingency	-	-	-
Total Expenditures	350	30	380

ANNUAL ALLOCATION							
Project to Scheduled Date	Year	Plan Year	Plan Year	Plan Year	Plan Year	Plan Year	Plan Year
12/31/21	2022	2023	2024	2025	2026	2027	2028
-	-	30	-	-	-	-	-
-	-	-	350	-	-	-	-
-	-	380	-	-	-	-	-

FUNDING SOURCES			
Funding Sources	Current Budget	Requested Change	Total Budget
One Time Tax	25	-	25
Unsecured City Funding	325	(325)	-
Debt Proceeds	-	355	355
Total Funding	350	30	380
Funding Shortfall/Excess	-	-	-

Project to Scheduled Date	Year	Plan Year	Plan Year	Plan Year	Plan Year	Plan Year	Plan Year
12/31/21	2022	2023	2024	2025	2026	2027	2028
-	-	25	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	355	-	-	-	-	-
-	-	380	-	-	-	-	-

OPERATING IMPACT			
Operating Impact	6 Year Total		
Revenue	-		
Expenses	-		
Net Impact	-		

ANNUAL OPERATING IMPACT							
12/31/21	2022	2023	2024	2025	2026	2027	2028
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-

CASH FLOW IMPACT			
Operating Impact	6 Year Total		
Revenue	350		
No Funding Source Identified	-		
Expenses	(350)		
Net Impact	-		
Cash Balance	-		

ANNUAL OPERATING IMPACT							
12/31/21	2022	2023	2024	2025	2026	2027	2028
-	-	25	325	-	-	-	-
-	-	-	-	-	-	-	-
-	-	(25)	(325)	-	-	-	-
-	-	-	-	-	-	-	-

Marina, Beach Park Paid Parking	Project #	MCCIP0021
	Previous Project	310.407

Summary Project Description:
 Upgrade Parking system.

CIP Category: Waterfront Facility Projects

Managing Department: Marina

Justification/Benefits: Paid Parking was installed throughout the Marina and Beach Park in 2017. The existing equipment has had ongoing problems for quite some time. We feel most of the problems are caused from inadequate machinery, lack of technical support and the harsh outdoor environment. We plan on implementing a user friendly pay and display system, similar to Redondo. The existing equipment will remain in place for tenant access control, along with added afterhours safety and security for our customers and community.

PROJECT SCOPE			
Expenditures	Current Budget	Requested Change	Total Budget
Design	5	5	10
Land & Right of Way	-	-	-
Construction	175	175	350
Contingency	-	-	-
Total Expenditures	180	180	360

ANNUAL ALLOCATION							
Project to Scheduled Date	Year	Plan Year	Plan Year	Plan Year	Plan Year	Plan Year	Plan Year
12/31/21	2022	2023	2024	2025	2026	2027	2028
-	-	10	-	-	-	-	-
-	-	-	350	-	-	-	-
-	-	360	-	-	-	-	-

FUNDING SOURCES			
Funding Sources	Current Budget	Requested Change	Total Budget
One Time Tax	180	(180)	-
Debt Proceeds	-	360	360
Total Funding	180	180	360
Funding Shortfall/Excess	-	-	-

Project to Scheduled Date	Year	Plan Year	Plan Year	Plan Year	Plan Year	Plan Year	Plan Year
12/31/21	2022	2023	2024	2025	2026	2027	2028
-	-	-	-	-	-	-	-
-	-	360	-	-	-	-	-
-	-	360	-	-	-	-	-

OPERATING IMPACT			
Operating Impact	6 Year Total		
Revenue	-		
Expenses	-		
Net Impact	-		

ANNUAL OPERATING IMPACT							
12/31/21	2022	2023	2024	2025	2026	2027	2028
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-

CASH FLOW IMPACT			
Operating Impact	6 Year Total		
Revenue	180		
No Funding Source Identified	-		
Expenses	(180)		
Net Impact	-		
Cash Balance	-		

ANNUAL OPERATING IMPACT							
12/31/21	2022	2023	2024	2025	2026	2027	2028
-	-	180	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	(180)	-	-	-	-	-
-	-	-	-	-	-	-	-

Redondo Restroom	Project #	MCCIP0018
-	Previous Project	310.086

Summary Project Description:
 Consistent new restroom across from the current location within boat launch parking lot. This project is permitted jointly with the Redondo Fishing Pier Project MCCIP0012.

CIP Category: Park Facility & Playground Projects

Managing Department: Plan, Build & PW Admin

Justification/Benefits: The existing restrooms is approximately 35 years old and are functionally obsolete. The restrooms are built on a pier with all of the plumbing hanging below the structure where it can and has been destroyed by storms.

PROJECT SCOPE				ANNUAL ALLOCATION							
Expenditures	Current Budget	Requested Change	Total Budget	Project to Scheduled Date 12/31/21	Scheduled Year 2022	Plan Year 2023	Plan Year 2024	Plan Year 2025	Plan Year 2026	Plan Year 2027	Plan Year 2028
Design	125	(30)	95	58	20	18	-	-	-	-	-
Land & Right of Way	-	-	-	-	-	-	-	-	-	-	-
Construction	1,100	641	1,741	-	-	250	1,491	-	-	-	-
Contingency	129	(129)	-	-	-	-	-	-	-	-	-
Total Expenditures	1,354	482	1,836	58	20	268	1,491	-	-	-	-

Funding Sources				ANNUAL ALLOCATION							
Funding Sources	Current Budget	Requested Change	Total Budget	Project to Scheduled Date 12/31/21	Scheduled Year 2022	Plan Year 2023	Plan Year 2024	Plan Year 2025	Plan Year 2026	Plan Year 2027	Plan Year 2028
REET 2	100	-	100	58	20	-	-	-	-	-	-
Debt Proceeds	-	1,736	1,736	-	-	268	1,491	-	-	-	-
State of Washington Grants (Unsecured)	1,254	(1,254)	-	-	-	-	-	-	-	-	-
Total Funding	1,354	482	1,836	58	20	268	1,491	-	-	-	-
Funding Shortfall/Excess	-	-	-	-	-	-	-	-	-	-	-

OPERATING IMPACT				ANNUAL OPERATING IMPACT							
Operating Impact	6 Year Total			12/31/21	2022	2023	2024	2025	2026	2027	2028
Revenue	-	-	-	-	-	-	-	-	-	-	-
Expenses	-	-	-	-	-	-	-	-	-	-	-
Net Impact	-	-	-	-	-	-	-	-	-	-	-

CASH FLOW IMPACT				ANNUAL OPERATING IMPACT							
Operating Impact	6 Year Total			12/31/21	2022	2023	2024	2025	2026	2027	2028
Revenue	-	-	1,354	58	42	-	1,254	-	-	-	-
No Funding Source Identified	-	-	-	-	-	-	-	-	-	-	-
Expenses	-	-	(1,354)	(58)	(42)	-	(1,254)	-	-	-	-
Net Impact	-	-	-	-	-	-	-	-	-	-	-
Cash Balance	-	-	-	-	-	-	-	-	-	-	-

Redondo Fishing Pier	Project #	MCCIP0012
-	Previous Project	310.079

Summary Project Description:
 Replace Redondo Fishing Pier and remove existing timber piles and remove existing restroom facility. This project is permitted jointly with the Redondo Restroom Project MCCIP0018.

CIP Category: Park Facility & Playground Projects

Managing Department: Plan, Build & PW Admin

Justification/Benefits: The fishing pier is now approximately 35 years old and the timber structure and substructure has reached the end of its useful life.

PROJECT SCOPE				ANNUAL ALLOCATION							
Expenditures	Current Budget	Requested Change	Total Budget	Project to Scheduled Date 12/31/21	Scheduled Year 2022	Plan Year 2023	Plan Year 2024	Plan Year 2025	Plan Year 2026	Plan Year 2027	Plan Year 2028
Design	548	-	548	284	148	116	-	-	-	-	-
Land & Right of Way	-	-	-	-	-	-	-	-	-	-	-
Construction	2,121	1,374	3,495	-	-	-	2,446	1,049	-	-	-
Contingency	189	(189)	-	-	-	-	-	-	-	-	-
Total Expenditures	2,858	1,185	4,043	284	148	116	2,446	1,049	-	-	-

Funding Sources				ANNUAL ALLOCATION							
Funding Sources	Current Budget	Requested Change	Total Budget	Project to Scheduled Date 12/31/21	Scheduled Year 2022	Plan Year 2023	Plan Year 2024	Plan Year 2025	Plan Year 2026	Plan Year 2027	Plan Year 2028
REET 2	857	-	857	17	264	578	-	-	-	-	-
Unsecured City Funding	842	(842)	-	-	-	-	-	-	-	-	-
Department of Commerce Grant (Secured)	277	-	277	265	12	-	-	-	-	-	-
Washington State Appropriation (Unsecured)	882	98	980	-	-	980	-	-	-	-	-
Debt Proceeds	-	1,929	1,929	-	-	-	1,000	929	-	-	-
	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-
Total Funding	2,858	1,185	4,043	282	276	1,556	1,000	929	-	-	-
Funding Shortfall/Excess	-	-	-	-	-	-	-	-	-	-	-

OPERATING IMPACT				ANNUAL OPERATING IMPACT							
Operating Impact	6 Year Total			12/31/21	2022	2023	2024	2025	2026	2027	2028
Revenue	-	-	-	-	-	-	-	-	-	-	-
Expenses	-	-	-	-	-	-	-	-	-	-	-
Net Impact	-	-	-	-	-	-	-	-	-	-	-

CASH FLOW IMPACT				ANNUAL OPERATING IMPACT							
Operating Impact	6 Year Total			12/31/21	2022	2023	2024	2025	2026	2027	2028
Revenue	-	-	2,858	282	276	2,300	-	-	-	-	-
No Funding Source Identified	-	-	-	-	-	-	-	-	-	-	-
Expenses	-	-	(2,858)	(284)	(264)	(2,310)	-	-	-	-	-
Net Impact	-	-	-	(2)	12	(10)	-	-	-	-	-
Cash Balance	-	-	-	(2)	10	-	-	-	-	-	-

Des Moines Memorial Flag Triangle	Project #	MCCIP0027
	Previous Project #	310.085

CIP Category: Park Facility & Playground Projects

Managing Department: Plan, Build & PW Admin

<i>Summary Project Description:</i>
Install new turf, plantings, and hardscape areas along with improvements to the irrigation system. The planting area would be expanded. Potential "Welcome to Des Moines" sign or other urban design features. Install new flag pole, base, and uplighting.

Justification/Benefits: The current park has issues and problems with the failing irrigation and flag pole foundation systems. The park also serves as a "gateway" entry into the City for the traveling public from Des Moines Memorial Drive.

PROJECT SCOPE			
Expenditures	Current Budget	Requested Change	Total Budget
Design	12	35	47
Land & Right of Way	-	-	-
Construction	98	123	227
Contingency	9	(3)	-
Total Expenditures	119	155	274

ANNUAL ALLOCATION							
Project to Scheduled Date	2022	Plan Year 2023	Plan Year 2024	Plan Year 2025	Plan Year 2026	Plan Year 2027	Plan Year 2028
12/31/21	-	47	-	-	-	-	-
	-	-	227	-	-	-	-
	-	274	-	-	-	-	-

FUNDING SOURCES			
Funding Sources	Current Budget	Requested Change	Total Budget
General Fund Transfer	119	(119)	-
ARPA	-	163	163
2023 Bond Proceeds	-	111	111
Total Funding	119	155	274
Funding Shortfall/Excess	-	-	-

ANNUAL ALLOCATION							
Project to Scheduled Date	2022	Plan Year 2023	Plan Year 2024	Plan Year 2025	Plan Year 2026	Plan Year 2027	Plan Year 2028
12/31/21	-	-	163	-	-	-	-
	-	-	111	-	-	-	-
	-	274	-	-	-	-	-

OPERATING IMPACT		
Operating Impact	6 Year Total	
Revenue	-	-
Expenses	-	-
Net Impact	-	-

ANNUAL OPERATING IMPACT							
12/31/21	2022	2023	2024	2025	2026	2027	2028
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-

CASH FLOW IMPACT		
Operating Impact	6 Year Total	
Revenue	-	119
No Funding Source Identified	-	-
Expenses	-	(119)
Net Impact	-	-
Cash Balance	-	-

ANNUAL OPERATING IMPACT							
12/31/21	2022	2023	2024	2025	2026	2027	2028
	-	-	119	-	-	-	-
	-	-	-	-	-	-	-
	-	-	(119)	-	-	-	-
	-	-	-	-	-	-	-

Marina Dock Replacement	Project #	MACIP0005
	Previous Project #	403.499

CIP Category: Marina Capital Improvements

Managing Department: Marina

<i>Summary Project Description:</i>
This project creates a set aside to accumulate funds for the purchase of a full dock replacement. When sufficient funds are accumulated a replacement dock will be installed. Expenditures currently listed in 2021-2024 are intended for M, N, and possibly L dock replacements.

Justification/Benefits: The Des Moines Marinas Docks are now over 50 years old and in need of replacement. This Project is necessary as we move forward with Design, Engineering and discussions on reconfigurations in slip size, styles, and amenities associated with new construction. While all Docks are in need of replacement, due to the infrastructure set in place, M and N Dock will be the first in the replacement process.

PROJECT SCOPE			
Expenditures	Current Budget	Requested Change	Total Budget
Design	635	8	643
Land & Right of Way	-	-	-
Construction	9,000	4,697	13,697
Contingency	965	(365)	-
Total Expenditures	10,600	3,740	14,340

ANNUAL ALLOCATION							
Project to Scheduled Date	2022	Plan Year 2023	Plan Year 2024	Plan Year 2025	Plan Year 2026	Plan Year 2027	Plan Year 2028
12/31/21	125	518	-	-	-	-	-
	-	-	6,650	7,047	-	-	-
	125	518	6,650	7,047	-	-	-

FUNDING SOURCES			
Funding Sources	Current Budget	Requested Change	Total Budget
Marina Rates	1,600	-	1,600
Bond Proceeds	9,000	3,740	12,740
Total Funding	10,600	3,740	14,340
Funding Shortfall/Excess	-	-	-

ANNUAL ALLOCATION							
Project to Scheduled Date	2022	Plan Year 2023	Plan Year 2024	Plan Year 2025	Plan Year 2026	Plan Year 2027	Plan Year 2028
12/31/21	1,200	200	200	-	-	-	-
	-	-	5,633	7,047	-	-	-
	1,200	200	5,633	7,047	-	-	-

OPERATING IMPACT		
Operating Impact	6 Year Total	
Revenue	-	-
Expenses	-	-
Net Impact	-	-

ANNUAL OPERATING IMPACT							
12/31/21	2022	2023	2024	2025	2026	2027	2028
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-

CASH FLOW IMPACT		
Operating Impact	6 Year Total	
Revenue	-	10,600
No Funding Source Identified	-	-
Expenses	-	(10,600)
Net Impact	-	-
Cash Balance	-	-

ANNUAL OPERATING IMPACT							
12/31/21	2022	2023	2024	2025	2026	2027	2028
	1,200	200	3,200	3,000	3,000	-	-
	-	-	-	-	-	-	-
	(125)	(573)	(3,000)	(3,000)	(3,000)	-	(902)
	1,075	(373)	200	-	-	-	(902)
	1,075	702	902	902	902	902	-

Two significant factors affect the implementation strategy and elements identified in the bond (please see proposed CIP project worksheets above). The two key strategic considerations are structure of revenue (existing and projected) and site configuration. The recommendation to move forward does not include building the dry stack storage facility at this time. The reasons are as follows: (1) planned replacement of moorage that primarily affect smaller boats will not occur until Phase 2 or Phase 3 which at this time is predicted at approximately 10+ years away, and (2) prior to Phase 2 or Phase 3 dock replacement, the seawall and upland dock utilities between “A” dock to CSR will require replacement to support any new in-water infrastructure. Dry stack storage will remain as a future CIP project for the Marina (All Purpose Building (APB) MACIP0004) as it will be necessary to have this type of facility in place prior to the removal of the smaller slips.

The existing storage sheds provide revenue of approximately \$250,000/annually and the existing small in-water slips provide revenue of approximately \$1,650,000. In order to maximize available revenue, it is not strategic financially to construct a dry stack storage (APB) facility at this time. Additionally, the Marina Steps design needs to be considered from the perspective of spatial allocation. A new dry stack storage facility will take up about 40,000 square feet of space on the Marina floor. It is also intended that the northern portion of that dry stack storage facility, that would be adjacent to the switchbacks providing access to the Marina for walkers, baby strollers, bicyclists, and senior walkers, could include some retail, such as a a coffee shop and other retail outlets.

Design of the Steps which will continue to include community input, may be able to take advantage of Parcel A to the north of the Steps, reducing the Marina Steps footprint to the south and making future options for dry stack storage (APB) more efficient. In the future, costs associated with the dry stack storage facility may be borne from the very strong fund balance retained in the Marina budget and financials, a function of the financial discipline exercised by Marina Administration.

Recommendation – City Administration recommends moving forward with City Council approval of this bond issuance that will benefit the City as a whole and specifically the Marina, Redondo, and downtown areas. Additionally, the Redondo Fishing Pier, Restrooms, and Marina Steps have all received grant funding (state appropriations) for construction. Each are currently not fully funded. Without a bond, these projects will not be able to be completed.

Alternatives - City Council could decide not to pass this bond.

CITY OF DES MOINES, WASHINGTON

ORDINANCE NO. 23-022

AN ORDINANCE of the City of Des Moines, Washington, relating to contracting indebtedness; providing for the issuance, sale and delivery of not to exceed \$26,000,000 aggregate principal amount of limited tax general obligation bonds in one or more series to provide funds (i) to pay or reimburse a portion of the costs of the design, construction and/or improvement of a new dock and new steps at the City marina and other related public amenities and capital improvements; and (ii) to pay the costs of issuance and sale of the bonds; fixing or setting parameters with respect to certain terms and covenants of the bonds; appointing the City's designated representative to approve the Bond Sale Terms of the sale of each series of the bonds; and providing for other related matters.

Passed _____

This document prepared by

STRADLING YOCCA CARLSON & RAUTH, PC
Seattle, Washington
(206) 829-3000

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**The cover page, table of contents and section headings of this ordinance are for convenience of reference only, and shall not be used to resolve any question of interpretation of this ordinance.*

CITY OF DES MOINES, WASHINGTON

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THE CITY COUNCIL OF THE CITY OF DES MOINES, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Definitions. As used in this ordinance, the following capitalized terms shall have the following meanings:

(a) “*Authorized Denomination*” means \$5,000 or any integral multiple thereof within a maturity of a Series, or such other minimum authorized denominations as may be specified by the Designated Representative in a Bond Purchase Agreement for a Series.

(b) “*Beneficial Owner*” means, with respect to a Bond, the owner of any beneficial interest in that Bond.

(c) “*Bond*” means each bond issued pursuant to and for the purposes provided in this ordinance.

(d) “*Bond Counsel*” means the firm of Stradling Yocca Carlson & Rauth, a Professional Corporation, its successor, or any other attorney or firm of attorneys selected by the City with a nationally recognized standing as bond counsel in the field of municipal finance.

(e) “*Bond Purchase Agreement*” means a written offer to purchase a Series of the Bonds pursuant to certain Bond Sale Terms, which offer has been accepted by the Designated Representative on behalf of the City, in accordance with this ordinance. In the case of a competitive sale, the official notice of sale, the Purchaser's bid and the award by the City shall constitute the Bond Purchase Agreement for purposes of this ordinance.

(f) “*Bond Register*” means the books or records maintained by the Bond Registrar for the purpose of identifying ownership of each Bond.

(g) “*Bond Registrar*” means the Fiscal Agent, or any successor bond registrar selected by the City.

(h) “*Bond Sale Terms*” means the terms and conditions for the sale of a Series of Bonds including, but not limited to the amount, date or dates, denominations, interest rate or rates (or mechanism for determining interest rate or rates), payment dates, final maturity, redemption rights, price, and other terms or covenants. The parameters for certain Bond Sale Terms are set forth in Exhibit A.

(i) “*Book-Entry Form*” means a fully registered form in which physical bond certificates are registered only in the name of the Securities Depository (or its nominee), as Registered Owner, with the physical bond certificates held by and immobilized in the custody of the Securities Depository (or its designee), where the system for recording and identifying the transfer of the ownership interests of the Beneficial Owners in those Bonds is neither maintained by nor the responsibility of the City or the Bond Registrar.

(j) “*City*” means the City of Des Moines, Washington, a municipal corporation duly organized and existing as a non-charter code city under the laws of the State.

(k) “*City Council*” means the legislative authority of the City, as duly and regularly constituted from time to time.

(l) “*Code*” means the United States Internal Revenue Code of 1986, as amended, and applicable rules and regulations promulgated thereunder.

(m) “*Continuing Disclosure Agreement*” means a written undertaking to provide continuing disclosure entered into pursuant to Section 14 of this ordinance with respect to a Series of Bonds, in substantially the form set forth in Exhibit B.

(n) “*DTC*” means The Depository Trust Company, New York, New York, or its nominee.

(o) “*Debt Service Fund*” means the Limited Tax General Obligation Bond Debt Service Fund of the City created for the payment of the principal of and interest on the Bonds and other outstanding limited tax general obligation bonds of the City.

(p) “*Designated Representative*” means the officer of the City appointed in Section 4 of this ordinance to serve as the City’s designated representative in accordance with RCW 39.46.040(2).

(q) “*Finance Director*” means the Finance Director or such other officer of the City who succeeds to substantially all of the responsibilities of that office.

(r) “*Fiscal Agent*” means the fiscal agent of the State, as the same may be designated by the State from time to time.

(s) “*Government Obligations*” means, unless otherwise limited in the Bond Purchase Agreement for a particular Series of the Bonds, any government obligation as that term is defined in RCW 39.53.010, as now in effect or as may hereafter be amended.

(t) “*Issue Date*” means, with respect to a Bond, the date of initial issuance and delivery of that Bond to the Purchaser in exchange for the purchase price of that Bond.

(u) “*Letter of Representations*” means the Blanket Issuer Letter of Representations between the City and DTC, substantially in the form on file with the City Clerk, as it may be amended from time to time, and any successor or substitute letter relating to the operational procedures of the Securities Depository.

(v) “*MSRB*” means the Municipal Securities Rulemaking Board.

(w) “*Official Statement*” means an offering document, disclosure document, private placement memorandum or substantially similar disclosure document provided to purchasers and potential purchasers in connection with the initial offering of a Series of the Bonds in conformance with Rule 15c2-12 or other applicable regulations of the SEC.

(x) “*Owner*” means, without distinction, the Registered Owner and the Beneficial Owner.

(y) “*Projects*” means the design, construction and/or improvement of (1) a dock replacement at the City marina; (2) new public steps and plazas adjacent to the City marina; (3) improvements to the Redondo Beach restrooms, parking facilities, and fishing pier; and (4) other related public amenities and capital improvements, as deemed necessary and advisable by the City. Incidental costs incurred in connection with carrying out and accomplishing the Projects, consistent with RCW 39.46.070, may be included as costs of the Projects. The City reserves the right to adjust the timing and specific elements of the Projects, as necessary, in its sole discretion.

(z) “*Project Fund*” means the Capital Projects Fund of the City, or such other fund or account as may be designated or created by the Finance Director for the purpose of carrying out the Projects.

(aa) “*Purchaser*” means KeyBanc Capital Markets of Seattle, Washington, or such other corporation, firm, association, partnership, trust, bank, financial institution or other legal entity or group of entities selected by the Designated Representative to serve as purchaser in a private placement, underwriter or placement agent in a negotiated sale, or awarded as the successful bidder in a competitive sale of any Series of the Bonds.

(bb) “*Rating Agency*” means any nationally recognized rating agency then maintaining a rating on the Bonds at the request of the City.

(cc) “*Record Date*” means the Bond Registrar’s close of business on the 15th day of the month preceding an interest payment date. With respect to redemption of a Bond prior to its maturity, the Record Date shall mean the Bond Registrar’s close of business on the date on which the Bond Registrar sends the notice of redemption in accordance with Section 9.

(dd) “*Redemption Date*” means the date or dates selected by the Designated Representative for the call, payment and redemption of the Refunded Bonds, as set forth in the Refunding Plan.

(ee) “*Registered Owner*” means, with respect to a Bond, the person in whose name that Bond is registered on the Bond Register. For so long as the Bonds are held in Book-Entry Form, Registered Owner shall mean the Securities Depository.

(ff) “*Rule 15c2-12*” means Rule 15c2-12 promulgated by the SEC under the Securities Exchange Act of 1934, as amended.

(gg) “*SEC*” means the United States Securities and Exchange Commission.

(hh) “*Securities Depository*” means DTC, any successor thereto, any substitute securities depository selected by the City, or the nominee of any of the foregoing. Any successor or substitute Securities Depository must be qualified under applicable laws and regulations to provide the services proposed to be provided by it.

(ii) “*Series of the Bonds*” or “*Series*” means a series of the Bonds issued pursuant to this ordinance.

(jj) “*State*” means the State of Washington.

(kk) “*System of Registration*” means the system of registration for the City’s bonds and other obligations set forth in chapter 3.32 of the Des Moines Municipal Code.

(ll) “*Tax-Exempt Bond*” means any Bond, the interest on which is intended on the Issue Date to be excludable from gross income for federal income tax purposes.

(mm) “*Taxable Bond*” means any Bond, the interest on which is not intended on the Issue Date to be excludable from gross income for federal income tax purposes.

(nn) “*Term Bond*” means each Bond designated as a Term Bond and subject to mandatory redemption in the years and amounts set forth in the Bond Purchase Agreement.

Section 2. Findings and Determinations. The City takes note of the following facts and makes the following findings and determinations:

(a) *The City Marina.* Pursuant to applicable law, including without limitation RCW 35A.11.020, 35.22.280 (25) through (28), 35.23.440(26) and chapter 67.20 RCW, the City is authorized to own and operate the City marina (the “Marina”) and to own and operate the public plazas, parking facilities, recreational facilities and other public amenities that comprise the Projects. The City is now in need of funds to undertake the Projects, described below, to build a new dock and new steps at the Marina.

(b) *Findings with respect to the Projects.*

(1) *Authority and Description of Projects.* The City finds that it is necessary and in the City’s best interest to undertake the Projects. The total expected cost of the Projects is estimated to be approximately \$26 million, which cost is expected to be paid from proceeds of the Bonds and other available money of the City. Because the City does not have sufficient funds currently available and budgeted for the Projects, the City Council finds that it is in the best interests of the City to issue the Bonds to carry out the Projects.

(2) *Debt Capacity.* The maximum amount of additional indebtedness authorized by this ordinance for the Projects is \$26,000,000. Based on the following facts, this amount is to be

issued within the amount permitted to be issued by the City for general municipal purposes without a vote:

(i) The assessed valuation of the taxable property within the City as ascertained by the last preceding assessment for City purposes for collection in the calendar year 2023 is \$6,136,432,826.

(ii) As of June 1, 2023, the City has limited tax general obligation indebtedness, consisting of bonds, notes and leases outstanding in the principal amount of \$6,060,000, which is incurred within the limit of up to 1½% of the value of the taxable property within the City permitted for general municipal purposes without a vote.

(iii) As of June 1, 2023, the City has no unlimited tax general obligation indebtedness outstanding. Such indebtedness is permitted to be incurred for capital purposes only, with the approval of the requisite proportion of the City's qualified voters at an election meeting the minimum turnout requirements, within the limits of: up to 2½% of the value of the taxable property within the City for general municipal purposes (when combined with the outstanding limited tax general obligation indebtedness); 2½% for utility purposes; and 2½% for open space, parks and economic development purposes.

(c) *Plan of Financing.* Pursuant to applicable law, including without limitation chapters 35.37, 35A.40, 39.36, 39.44, 39.46, 39.52 and 39.53 RCW, the City is authorized to issue general obligation bonds for the purposes of financing the Projects and paying the costs of issuance of the Bonds.

(d) *Issuance of the Bonds.* For the purpose of providing the funds necessary to pay or reimburse a portion of the costs of carrying out the Projects and to pay the costs of issuance and sale of the Bonds, the City Council therefore finds that it is in the best interests of the City and its taxpayers to issue and sell the Bonds to the Purchaser, in one or more Series, as Tax-Exempt Bonds or Taxable Bonds, pursuant to the terms set forth in a Bond Purchase Agreement for each Series, as approved by the City's Designated Representative consistent with this ordinance.

Section 3. Authorization and Description of Bonds. The City is authorized to borrow money on the credit of the City and issue negotiable limited tax general obligation bonds evidencing indebtedness, in one or more Series, in the maximum principal amount stated in Exhibit A, to provide funds necessary to carry out the Projects and to pay the costs of issuance and sale of the Bonds. The Bonds may be issued in one or more Series, as Tax-Exempt Bonds or Taxable Bonds, and may be combined with other general obligation bonds (including refunding bonds) authorized separately. The Bonds shall be designated limited tax general obligation bonds, shall be numbered separately, and shall have any name, year and series or other label as deemed necessary or appropriate by the Finance Director.

Section 4. Appointment of Designated Representative; Bond Sale Terms. The City Manager and the Finance Director are each, acting independently, appointed to act as the Designated Representative of the City in connection with the issuance and sale of the Bonds in accordance with RCW 39.46.040 and this ordinance. The Designated Representative is authorized to approve, on behalf of the City, Bond Sale Terms for the sale of the Bonds in one or more Series, as Tax-Exempt Bonds or Taxable Bonds, and in connection with each such sale, to execute a Bond Purchase Agreement (or, in

the case of a competitive sale, a Pricing Certificate) confirming the Bond Sale Terms and such related agreements as may be necessary or desirable, consistent with the parameters set forth in Exhibit A, which is attached and incorporated by this reference.

Section 5. Bond Registrar; Registration and Transfer of Bonds.

(a) *Registration of Bonds.* Each Bond shall be issued only in registered form as to both principal and interest and the ownership of each Bond shall be recorded on the Bond Register.

(b) *Bond Registrar; Duties.* Unless otherwise determined by the Finance Director, the Fiscal Agent is appointed as initial Bond Registrar. The Bond Registrar shall keep, or cause to be kept, sufficient books for the registration and transfer of the Bonds, which shall be open to inspection by the City at all times. The Bond Registrar is authorized, on behalf of the City, to authenticate and deliver Bonds transferred or exchanged in accordance with the provisions of the Bonds and this ordinance, to serve as the City's paying agent for the Bonds and to carry out all of the Bond Registrar's powers and duties under this ordinance and the System of Registration. The Bond Registrar shall be responsible for its representations contained in the Bond Registrar's Certificate of Authentication on each Bond. The Bond Registrar may become an Owner with the same rights it would have if it were not the Bond Registrar and, to the extent permitted by law, may act as depository for and permit any of its officers or directors to act as members of, or in any other capacity with respect to, any committee formed to protect the rights of Owners.

(c) *Bond Register; Transfer and Exchange.* The Bond Register shall contain the name and mailing address of each Registered Owner and the principal amount and number of each Bond held by each Registered Owner. A Bond surrendered to the Bond Registrar may be exchanged for a Bond or Bonds in any Authorized Denomination of an equal aggregate principal amount and of the same Series, interest rate and maturity. A Bond may be transferred only if endorsed in the manner provided thereon and surrendered to the Bond Registrar. Any exchange or transfer shall be without cost to the Owner or transferee. The Bond Registrar shall not be obligated to exchange any Bond or transfer registered ownership during the period between the applicable Record Date and the next upcoming interest payment or redemption date.

(d) *Securities Depository; Book-Entry Only Form.* Unless otherwise determined by the City's Designated Representative, the Bonds initially shall be issued and held fully immobilized in Book-Entry Form by the Securities Depository in accordance with the provisions of the Letter of Representations. Neither the City nor the Bond Registrar shall have any responsibility or obligation to participants of the Securities Depository or the persons for whom they act as nominees with respect to the Bonds regarding the accuracy of any records maintained by the Securities Depository or its participants of any amount in respect of principal of or interest on the Bonds, or any notice which is permitted or required to be given to Registered Owners hereunder (except such notice as is required to be given by the Bond Registrar to the Securities Depository). Registered ownership of a Bond initially held in Book-Entry Form, or any portion thereof, may not be transferred except: (i) to any successor Securities Depository; (ii) to any substitute Securities Depository appointed by the City or such substitute Securities Depository's successor; or (iii) to any person if the Bond is no longer held in Book-Entry Form.

If the Securities Depository resigns from its functions as depository, or upon a determination by the Finance Director to discontinue utilizing the then-current Securities Depository, the Finance

Director may appoint a substitute Securities Depository. If the Securities Depository resigns from its functions as depository and no substitute Securities Depository can be obtained, or if the Finance Director determines not to utilize a Securities Depository, then the Bonds shall no longer be held in Book-Entry Form and ownership may be transferred only as provided herein.

Nothing herein shall prevent the Bond Sale Terms from providing that a Series of the Bonds shall be issued in certificated form without utilizing a Securities Depository, and that the Bonds of such Series shall be registered as of their Issue Date in the names of the Owners thereof, in which case ownership may be transferred only as provided herein.

(d) *Lost or Stolen Bonds.* In case any Bond shall be lost, stolen or destroyed, the Bond Registrar may authenticate and deliver a new bond or bonds of like amount, date, tenor, and effect to the Registered Owner(s) thereof upon the Registered Owner(s)' paying the expenses and charges of the City in connection therewith and upon filing with the Bond Registrar evidence satisfactory to the Bond Registrar that such bond or bonds were actually lost, stolen or destroyed and of Registered Ownership thereof, and upon furnishing the City with indemnity satisfactory to both.

(e) *DTC Letter of Representations.* To induce DTC to accept the Bonds as eligible for deposit at DTC, the City approves the Letter of Representations. The Designated Representative is authorized and directed to execute the Letter of Representations, on behalf of the City, and to deliver it to DTC on or before the Issue Date.

Section 6. Pledge of Taxes. The Bonds constitute a general indebtedness of the City and are payable from tax revenues of the City and such other money as is lawfully available and pledged by the City for the payment of principal of and interest on the Bonds. For as long as any of the Bonds are outstanding, the City irrevocably pledges that it shall, in the manner provided by law within the constitutional and statutory limitations provided by law without the assent of the voters, include in its annual property tax levy amounts sufficient, together with other money that is lawfully available, to pay principal of and interest on the Bonds as the same become due. The full faith, credit and resources of the City are pledged irrevocably for the prompt payment of the principal of and interest on the Bonds and such pledge shall be enforceable in mandamus against the City.

Section 7. Form and Execution of Bonds.

(a) *Form of Bonds; Signatures and Seal.* Each Bond shall be prepared in a form consistent with the provisions of this ordinance and State law. Each Bond shall be signed by the Mayor and the City Clerk, either or both of whose signatures may be manual or in facsimile, and the seal of the City or a facsimile reproduction thereof shall be impressed or printed thereon. If any officer whose manual or facsimile signature appears on a Bond ceases to be an officer of the City authorized to sign bonds before the Bond bearing his or her manual or facsimile signature is authenticated by the Bond Registrar, or issued or delivered by the City, that Bond nevertheless may be authenticated, issued and delivered and, when authenticated, issued and delivered, shall be as binding on the City as though that person had continued to be an officer of the City authorized to sign bonds. Any Bond also may be signed on behalf of the City by any person who, on the actual date of signing of the Bond, is an officer of the City authorized to sign bonds, although he or she did not hold the required office on its Issue Date.

(b) *Authentication Required.* Only a Bond bearing a Certificate of Authentication in substantially the following form, manually signed by the Bond Registrar, shall be valid or obligatory

for any purpose or entitled to the benefits of this ordinance: “*Certificate of Authentication. This Bond is one of the fully registered City of Des Moines, Washington, Limited Tax General Obligation Bonds, 20__ [Series], described in the Bond Ordinance.*” The authorized signing of a Certificate of Authentication shall be conclusive evidence that the Bond so authenticated has been duly executed, authenticated and delivered and is entitled to the benefits of this ordinance.

Section 8. Debt Service Fund; Manner of Payment; Failure to Pay.

(a) *Debt Service Fund.* The Debt Service Fund has been previously created as a special fund of the City for the sole purpose of paying principal of and interest on the Bonds and other limited tax general obligation bonds of the City. The principal of and interest on the Bonds shall be paid out of the Debt Service Fund. All amounts allocated to the payment of the principal of and interest on the Bonds shall be deposited in the Debt Service Fund as necessary for the timely payment of amounts due with respect to the Bonds. Bond proceeds (if any) in excess of the amounts needed to pay the costs of the Projects and to pay the costs of issuance shall be deposited into the Debt Service Fund. Until needed to pay principal of and interest on the Bonds, the City may invest money in the Debt Service Fund temporarily in any legal investment, and the investment earnings shall be retained in the Debt Service Fund and used for the purposes of that Fund.

(b) *Manner of Payment.* Principal of and interest on each Bond shall be payable in lawful money of the United States of America on the dates and in the amounts as provided in the Bond Purchase Agreement applicable to that Series. No Bonds of any Series shall be subject to acceleration under any circumstances.

(1) *Bonds Held In Book-Entry Form.* Principal of and interest on each Bond held in Book-Entry Form shall be payable in the manner set forth in the Letter of Representations.

(2) *Bonds Not Held In Book-Entry Form.* Interest on each Bond not held in Book-Entry Form shall be payable by electronic transfer on the interest payment date, or by check or draft of the Bond Registrar mailed on the interest payment date to the Registered Owner at the address appearing on the Bond Register on the Record Date. The City, however, is not required to make electronic transfers except pursuant to a request by a Registered Owner in writing received at least ten days prior to the Record Date and at the sole expense of the Registered Owner. Principal of each Bond not held in Book-Entry Form shall be payable upon presentation and surrender of the Bond by the Registered Owner to the Bond Registrar.

(c) *Failure To Pay Bonds.* If the principal of any Bond is not paid when the Bond is properly presented at its maturity or date fixed for redemption, the City shall be obligated to pay interest on that Bond at the same rate provided in the Bond from and after its maturity or date fixed for redemption until that Bond, both principal and interest, is paid in full or until sufficient money for its payment in full is on deposit in the Debt Service Fund, or in a trust account established to refund or defease the Bond, and the Bond has been called for payment by giving notice of that call to the Registered Owner.

Section 9. Redemption Provisions and Purchase of Bonds.

(a) *Optional Redemption.* All or some of the Bonds of any Series may be issued subject to redemption prior to their stated maturity dates at the option of the City at the times and on the terms set forth in the Bond Purchase Agreement, consistent with the parameters set forth in Exhibit A.

(b) *Mandatory Redemption.* All or some of the Bonds of any Series may be designated as Term Bonds, subject to mandatory redemption in principal installment payments, as set forth in the applicable Bond Purchase Agreement. If not redeemed or purchased at the City's option prior to maturity, Term Bonds (if any) must be redeemed, at a price equal to one hundred percent of the principal amount to be redeemed plus accrued interest, on the dates and in the years and principal amounts as set forth in the applicable Bond Purchase Agreement. If the City optionally redeems or purchases a Term Bond prior to maturity, the principal amount of that Term Bond so redeemed or purchased (irrespective of its redemption or purchase price) shall be credited against the remaining mandatory redemption installment payments in the manner as directed by the Finance Director. In the absence of direction by the Finance Director, credit shall be allocated to each mandatory redemption installment payment for that Bond on a *pro rata* basis.

(c) *Extraordinary Redemption Provisions.* All or some of the Bonds of any Series may be issued subject to extraordinary optional or extraordinary mandatory redemption prior to maturity, upon the occurrence of an extraordinary event, at the prices, in the principal amounts, and on the dates set forth in the applicable Bond Purchase Agreement.

(d) *Partial Redemption; Selection of Bonds for Redemption.* If fewer than all of the outstanding Bonds of a Series are to be redeemed at the option of the City, the Finance Director shall select the maturities of the applicable Series of Bonds to be redeemed. If less than all of the principal amount of a maturity of the selected Series is to be redeemed, if such Series is held in Book-Entry Form, the portion of such maturity to be redeemed shall be selected for redemption by the Securities Depository in accordance with the Letter of Representations, and if the Series is not then held in Book-Entry Form, the portion of such maturity to be redeemed shall be selected by the Bond Registrar randomly in such manner as the Bond Registrar shall determine. All or a portion of the principal amount of any Bond that is to be redeemed may be redeemed in any Authorized Denomination. If less than all of the outstanding principal amount of any Bond is redeemed, upon surrender of that Bond to the Bond Registrar, there shall be issued to the Registered Owner, without charge, a new Bond (or Bonds, at the option of the Registered Owner) of the same Series, maturity and interest rate in any Authorized Denomination in the aggregate principal amount to remain outstanding.

(e) *Notice of Redemption.* Notice of an intended redemption of any Bond then in Book-Entry Form shall be given in accordance with the Letter of Representations. Unless otherwise set forth in the applicable Bond Purchase Agreement, the City must cause notice of any intended redemption of Bond not in Book-Entry Form to be given not less than 20 nor more than 60 days prior to the date fixed for redemption by first-class mail, postage prepaid, to the Registered Owner of each Bond to be redeemed at the address appearing on the Bond Register on the Record Date. The requirements of the preceding sentence shall be deemed to have been fulfilled when notice has been mailed as so provided, whether or not it is actually received by the Owner of any Bond, and may be waived by the Registered Owner of the Bond to be redeemed. In addition, the redemption notice shall be mailed or sent electronically within the same period to the MSRB (if required under the Continuing Disclosure Agreement), to each Rating Agency, and to such other persons and with such additional information

as the Finance Director shall determine, but these additional mailings shall not be a condition precedent to the redemption of any Bond.

(f) *Rescission of Optional Redemption Notice.* In the case of an optional redemption, the notice of redemption may state that the City retains the right to rescind the redemption notice and the redemption by giving a notice of rescission to the affected Registered Owners at any time prior to the scheduled optional redemption date. Any notice of optional redemption that is so rescinded shall be of no effect, and each Bond for which a notice of optional redemption has been rescinded shall remain outstanding.

(g) *Effect of Redemption.* Interest on each Bond called for redemption shall cease to accrue on the date fixed for redemption, unless either the notice of optional redemption is rescinded as set forth in Section 9, or money sufficient to effect such redemption is not on deposit in the Debt Service Fund or in a trust account established to refund or defease the Bond.

(h) *Purchase of Bonds.* The City reserves the right to purchase any or all of the Bonds offered to the City at any time at any price acceptable to the City plus accrued interest to the date of purchase.

Section 10. Refunding or Defeasance of the Bonds. The City may issue refunding bonds pursuant to State law or use money available from any other lawful source to carry out a refunding or defeasance plan, which may include (a) paying when due the principal of and interest on any or all of the Bonds (the “defeased Bonds”); (b) redeeming the defeased Bonds prior to their maturity; and (c) paying the costs of the refunding or defeasance. If the City sets aside in a special trust fund or escrow account irrevocably pledged to that redemption or defeasance (the “trust account”), money and/or Government Obligations maturing at a time or times and bearing interest in amounts sufficient to redeem, refund or defease the defeased Bonds in accordance with their terms, then all right and interest of the Owners of the defeased Bonds in the covenants of this ordinance and in the funds and accounts obligated to the payment of the defeased Bonds shall cease and become void. Thereafter, the Owners of defeased Bonds shall have the right to receive payment of the principal of and interest on the defeased Bonds solely from the trust account and the defeased Bonds shall be deemed no longer outstanding. In that event, the City may apply money remaining in any fund or account (other than the trust account) established for the payment or redemption of the defeased Bonds to any lawful purpose. Unless otherwise specified by the City in a refunding or defeasance plan, notice of refunding or defeasance shall be given, and selection of Bonds for any partial refunding or defeasance shall be conducted, in the manner prescribed in this ordinance for the redemption of Bonds.

Section 11. Deposit and Use of Proceeds.

(a) *Project Fund.* The Project Fund has been previously created for the purpose of paying the costs of the Projects and other capital improvements. On the Issue Date with respect to a Series of Bonds, proceeds received from the sale and delivery of such Series of Bonds shall be deposited into the Project Fund and used to pay or reimburse the City for costs of the Projects. Until needed to pay such costs, the City may invest those proceeds temporarily in any legal investment, and the investment earnings shall be retained in the Project Fund and used for the purposes of that fund, except that earnings subject to a federal tax or rebate requirement (if applicable) may be withdrawn from the Project Fund and used for those tax or rebate purposes.

(b) *Costs of Issuance.* Pending their application to pay costs of issuance, bond proceeds may be deposited in the Project Fund for payment by the City.

Section 12. Tax Covenants; Designation of Bonds as “Qualified Tax Exempt Obligations.” The Designated Representative is authorized to designate each Series of the Bonds as either Tax-Exempt Bonds or Taxable Bonds.

(a) *Preservation of Tax Exemption for Interest on Tax-Exempt Bonds.* For each Series of the Bonds issued as Tax-Exempt Bonds, the City covenants that it will take all actions necessary to prevent interest on the Tax-Exempt Bonds from being included in gross income for federal income tax purposes, and it will neither take any action nor make or permit any use of proceeds of the Tax-Exempt Bonds or other funds of the City treated as proceeds of the Tax-Exempt Bonds that will cause interest on the Tax-Exempt Bonds to be included in gross income for federal income tax purposes. The City also covenants that, to the extent the arbitrage rebate requirements of Section 148 of the Code are applicable to the Tax-Exempt Bonds, it will take all actions necessary to comply (or to be treated as having complied) with those requirements in connection with the Tax-Exempt Bonds.

(b) *Post-Issuance Compliance.* The Finance Director is authorized and directed to adopt and implement written procedures to facilitate compliance by the City with the covenants in this ordinance and the applicable requirements of the Code that must be satisfied after the Issue Date to prevent interest on the Tax-Exempt Bonds from being included in gross income for federal tax purposes.

(c) *Designation of Tax-Exempt Bonds as “Qualified Tax-Exempt Obligations.”* Any Series of the Bonds may be designated as “qualified tax-exempt obligations” for the purposes of Section 265(b)(3) of the Code, if the following conditions are met: (1) the Series does not constitute “private activity bonds” within the meaning of Section 141 of the Code; (2) the reasonably anticipated amount of tax-exempt obligations (other than private activity bonds and other obligations not required to be included in such calculation) that the City and any entity subordinate to the City (including any entity that the City controls, that derives its authority to issue tax-exempt obligations from the City, or that issues tax-exempt obligations on behalf of the City) will issue during the calendar year in which the Series is issued will not exceed \$10,000,000; and (3) the amount of tax-exempt obligations, including the Series, designated by the City as “qualified tax-exempt obligations” for the purposes of Section 265(b)(3) of the Code during the calendar year in which the Series is issued does not exceed \$10,000,000.

Section 13. Manner of Sale; Delivery of the Bonds.

(a) *Manner of Sale of Bonds; Delivery of Bonds.* The Designated Representative is authorized to sell each Series of the Bonds by negotiated sale or private placement, based on the assessment of the Designated Representative of market conditions, in consultation with appropriate City officials and staff, Bond Counsel and other advisors. In determining the method of sale of a Series and accepting the Bond Sale Terms, the Designated Representative shall take into account those factors that, in the judgment of the Designated Representative, may be expected to result in the lowest true interest cost to the City.

(b) *Procedure for Negotiated Sale or Private Placement.* If the Designated Representative determines that a Series of the Bonds is to be sold by negotiated sale or private placement, the

Designated Representative shall select one or more Purchasers with which to negotiate such sale. The Bond Purchase Agreement for each Series of the Bonds shall set forth the Bond Sale Terms. The Designated Representative is authorized to execute the Bond Purchase Agreement on behalf of the City, so long as the terms provided therein are consistent with the terms of this ordinance.

(c) *Preparation, Execution and Delivery of the Bonds.* The Bonds will be prepared at City expense and will be delivered to the Purchaser in accordance with the Bond Purchase Agreement, together with the approving legal opinion of Bond Counsel regarding the Bonds.

Section 14. Official Statement; Continuing Disclosure.

(a) *Preliminary Official Statement Deemed Final.* The Designated Representative shall review and, if acceptable to him or her, approve the preliminary Official Statement prepared in connection with each sale of a Series of the Bonds to the public or through a Purchaser as a placement agent. For the sole purpose of the Purchaser's compliance with paragraph (b)(1) of Rule 15c2-12, if applicable, the Designated Representative is authorized to deem that preliminary Official Statement final as of its date, except for the omission of information permitted to be omitted by Rule 15c2-12. The City approves the distribution to potential purchasers of the Bonds of a preliminary Official Statement that has approved by the Designated Representative and been deemed final, if applicable, in accordance with this subsection.

(b) *Approval of Final Official Statement.* The City approves the preparation of a final Official Statement for each Series of the Bonds to be sold to the public in the form of the preliminary Official Statement that has been approved and deemed final in accordance with subsection (a), with such modifications and amendments as the Designated Representative deems necessary or desirable, and further authorizes the Designated Representative to execute and deliver such final Official Statement to the Purchaser if required under Rule 15c2-12. The City authorizes and approves the distribution by the Purchaser of the final Official Statement so executed and delivered to purchasers and potential purchasers of a Series of the Bonds.

(c) *Agreement to Provide Continuing Disclosure.* If necessary to meet the requirements of paragraph (b)(5) of Rule 15c2-12, as applicable to the Purchaser acting as a participating underwriter for a Series of the Bonds, the Designated Representative is authorized to execute a Continuing Disclosure Agreement for the benefit of holders of a Series of the Bonds in substantially the form attached as Exhibit B.

Section 15. Supplemental and Amendatory Ordinances. The City may supplement or amend this ordinance without the consent of any Owners of the Bonds only for one or more of the following purposes:

(a) To add covenants and agreements that do not materially adversely affect the interests of Owners, or to surrender any right or power reserved to or conferred upon the City.

(b) To cure any ambiguities, or to cure, correct or supplement any defective provision contained in this ordinance in a manner that does not materially adversely affect the interest of the Beneficial Owners of the Bonds.

Section 16. General Authorization and Ratification. The Designated Representative and other appropriate officers of the City are severally authorized to take such actions and to execute such documents as in their judgment may be necessary or desirable to carry out the transactions contemplated in connection with this ordinance, and to do everything necessary for the prompt delivery of each Series of the Bonds to the Purchaser thereof and for the proper application, use and investment of the proceeds of the Bonds. All actions taken prior to the effective date of this ordinance in furtherance of the purposes described in this ordinance and not inconsistent with the terms of this ordinance are ratified and confirmed in all respects.

Section 17. Severability. The provisions of this ordinance are declared to be separate and severable. If a court of competent jurisdiction, all appeals having been exhausted or all appeal periods having run, finds any provision of this ordinance to be invalid or unenforceable as to any person or circumstance, such offending provision shall, if feasible, be deemed to be modified to be within the limits of enforceability or validity. However, if the offending provision cannot be so modified, it shall be null and void with respect to the particular person or circumstance, and all other provisions of this ordinance in all other respects, and the offending provision with respect to all other persons and all other circumstances, shall remain valid and enforceable.

Section 18. Effective Date of Ordinance. This ordinance shall take effect and be in force from and after its passage and five days following its publication as required by law.

PASSED by the City Council of the City of Des Moines, Washington, at an open public meeting thereof, this ____ day of _____, 2023, and signed in authentication of its passage this ____ day of _____, 2023.

Mayor

ATTEST:

Taria Keane, City Clerk

APPROVED AS TO FORM:

Bond Counsel

Exhibit A

PARAMETERS FOR BOND SALE TERMS

- (a) Principal Amount. The Bonds may be issued in one or more Series. The aggregate principal amount of the Bonds shall not exceed \$26,000,000.
- (b) Date or Dates. Each Bond shall be dated its Issue Date, as determined by the Designated Representative, which date may not be later than December 31, 2024.
- (c) Denominations, Name, etc. The Bonds shall be issued in Authorized Denominations, shall be numbered separately in the manner and shall bear any name (including any additional series or other designation) as deemed necessary or appropriate by the Designated Representative.
- (d) Interest Rate(s). Each Bond shall bear interest from its Issue Date or from the most recent date to which interest has been paid or duly provided for, whichever is later, unless otherwise provided in the Bond Purchase Agreement. One or more rates of interest shall be established for each maturity of each Series of the Bonds, which rate or rates may be fixed or variable. The true interest cost to the City for any Series of the Bonds may not exceed 5.25%.
- (e) Payment Dates. Interest shall be payable on dates acceptable to the Designated Representative, which shall include payment at the maturity of each Bond, on any mandatory redemption date for Term Bonds, and on any other redemption date.
- Principal payments shall commence on a date acceptable to the Designated Representative and shall be payable at maturity and in mandatory redemption installments for Term Bonds on dates acceptable to the Designated Representative.
- (f) Maturities; Final Maturity. The final maturity of the Bonds allocated to the Projects shall mature no later than 30 years after the Issue Date.
- (g) Redemption Prior to Maturity. The Designated Representative may approve in the Bond Purchase Agreement redemption provisions consistent with Section 9 and subject to the following:
- (1) Optional Redemption. Any Bond may be subject to optional redemption prior to its maturity. Any Bond that is subject to optional redemption prior to maturity must be callable on at least one or more date(s) occurring not more than 10½ years after the Issue Date, consistent with Section 9.
 - (2) Mandatory Redemption. Any Bond may be designated as a Term Bond, subject to mandatory redemption prior to its maturity in mandatory redemption installment payments of principal, consistent with Section 9.

- (3) Extraordinary Redemption. Any Bond may be subject to extraordinary optional redemption or extraordinary mandatory redemption upon the occurrence of an extraordinary event, as such event or events may be set forth in the Bond Purchase Agreement or other appropriate document, consistent with Section 9.
- (h) Price. The purchase price for any Series of Bonds may not be less than 97% or more than 130% of the stated principal amount of that Series.
- (i) Other Terms and Conditions.
- (1) Debt Capacity. A Series of the Bonds may not be issued if it would cause the indebtedness of the City to exceed the City's legal debt capacity on the Issue Date.
- (2) Expected Life of Capital Facilities. As of the Issue Date of each Series, the Designated Representative must find to his or her satisfaction that the average expected life of the capital facilities to be financed with the proceeds (or allocable share of proceeds) of that Series must exceed the weighted average maturity of such Series (or share thereof allocated to financing those capital facilities).
- (3) Additional Credit Enhancement, Terms, Conditions and Agreements. The Designated Representative may determine whether it is in the City's best interest to provide for bond insurance or other credit enhancement; and may accept such additional terms, conditions and covenants as he or she may determine are in the best interests of the City, consistent with this ordinance.

Exhibit B

**[Form of]
CONTINUING DISCLOSURE AGREEMENT**

**City of Des Moines, Washington
Limited Tax General Obligation Bonds, 20__**

For the sole purpose of assisting the Purchaser in meeting the requirements of paragraph (b)(5) of Rule 15c2-12, as applicable to a participating underwriter for the Bonds, the City of Des Moines, Washington (the “City”), makes the following written undertaking for the benefit of the Owners of the City’s Limited Tax General Obligation Bonds, 20__.

Capitalized terms used but not defined below shall have the meanings given in Ordinance No. ____ of the City (the “Bond Ordinance”).

(a) Undertaking to Provide Annual Financial Information and Notice of Listed Events. The City undertakes to provide or cause to be provided, either directly or through a designated agent, to the Municipal Securities Rulemaking Board (the “MSRB”), in an electronic format as prescribed by the MSRB, accompanied by identifying information as prescribed by the MSRB:

- (i) Annual financial information and operating data of the type included in the final official statement for the Bonds and described in paragraph (b) of this certificate (“annual financial information”). If audited financial statements are unavailable on or before the dates specified in paragraph (b), below, the timely filing of unaudited financial statements shall satisfy the requirements and filing deadlines set forth in paragraph (b), and the City agrees to file audited financial statements if and when they are otherwise prepared and available to the City.
- (ii) Timely notice (not in excess of 10 business days after the occurrence of the event) of the occurrence of any of the following events with respect to the Bonds: (1) principal and interest payment delinquencies; (2) non-payment related defaults, if material; (3) unscheduled draws on debt service reserves reflecting financial difficulties; (4) unscheduled draws on credit enhancements reflecting financial difficulties; (5) substitution of credit or liquidity providers, or their failure to perform; (6) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notice of Proposed Issue (IRS Form 5701 – TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds; (7) modifications to rights of holders of the Bonds, if material; (8) bond calls (other than scheduled mandatory redemptions of Term Bonds), if material, and tender offers; (9) defeasances; (10) release, substitution, or sale of property securing repayment of the Bonds, if material; (11) rating changes; (12) bankruptcy, insolvency, receivership or similar event of the City, as such “Bankruptcy Events” are defined in Rule 15c2-12; (13) the consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; (14) appointment of a successor or additional trustee or the

change of name of a trustee, if material; (15) default, event of acceleration, termination event, modification of terms or other similar events under the terms of a Financial Obligation (as such term is defined below) of the City, any of which reflect financial difficulties; and (16) incurrence of a Financial Obligation of the City or agreement to covenants, events of default, remedies, priority rights or other similar terms of a Financial Obligation of the City, any of which affect security holders.

“Financial Obligation” means: (a) a debt obligation; (b) a derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of (a) or (b). The term “Financial Obligation” does not include municipal securities as to which a final official statement has been provided to the MSRB consistent with Rule 15c2-12 and the issuer thereof has entered into a continuing disclosure undertaking for such municipal securities.

- (iii) Timely notice of a failure by the City to provide required annual financial information on or before the dates specified in paragraph (b) below.

(b) Type of Annual Financial Information Undertaken to be Provided. The annual financial information that the City undertakes to provide in paragraph (a):

- (i) Shall consist of (1) annual financial statements prepared (except as noted in the financial statements) in accordance with applicable generally accepted accounting principles applicable to local governmental units of the State such as the City, as such principles may be changed from time to time, which statements may be unaudited, provided, that if and when audited financial statements are prepared and available they will be provided; (2) principal amount of general obligation bonds outstanding at the end of the applicable fiscal year; (3) assessed valuation for that fiscal year; (4) property tax levy amounts and rates for that fiscal year; [and (5) a statement of revenues for that fiscal year from any other revenue sources pledged to the Bonds (if any)];
- (ii) Shall be provided not later than the last day of the ninth month after the end of each fiscal year of the City (currently, a fiscal year ending December 31), as such fiscal year may be changed as required or permitted by State law, commencing with the City’s fiscal year ending December 31, 20__; and
- (iii) May be provided in a single or multiple documents, and may be incorporated by specific reference to documents available to the public on the Internet website of the MSRB or filed with the Securities and Exchange Commission.

(c) Amendment of Continuing Disclosure Agreement. This Continuing Disclosure Agreement is subject to amendment after the primary offering of the Bonds without the consent of any Owner or holder of any Bond, or of any broker, dealer, municipal securities dealer, participating underwriter, rating agency or the MSRB, under the circumstances and in the manner permitted by Rule 15c2-12, including: (i) the amendment may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of the City, or type of business conducted; (ii) the undertaking, as amended, would have complied with the requirements of the rule at the time of the primary offering, after taking into account any amendments or interpretations of the rule, as well as any change in circumstances; and (iii) the amendment does not materially impair the interests of holders, as determined either by parties

unaffiliated with the City (e.g., bond counsel or other counsel familiar with federal securities laws), or by approving vote of bondholders pursuant to the terms of the Bond Ordinance at the time of the amendment. The City will give notice to the MSRB of the substance (or provide a copy) of any amendment to this Continuing Disclosure Agreement and a brief statement of the reasons for the amendment. If the amendment changes the type of annual financial information to be provided, the annual financial information containing the amended financial information will include a narrative explanation of the effect of that change on the type of information to be provided.

(d) Beneficiaries. This Continuing Disclosure Agreement shall inure to the benefit of the City and the Beneficial Owner of each Bond, and shall not inure to the benefit of or create any rights in any other person.

(e) Termination of Continuing Disclosure Agreement. The City's obligations under this Continuing Disclosure Agreement shall terminate upon the legal defeasance of all of the Bonds. In addition, the City's obligations under this Continuing Disclosure Agreement shall terminate if the provisions of Rule 15c2-12 that require the City to comply with this Continuing Disclosure Agreement become legally inapplicable in respect of the Bonds for any reason, as confirmed by an opinion of nationally recognized Bond Counsel familiar with federal securities laws delivered to the City, and the City provides timely notice of such termination to the MSRB.

(f) Remedy for Failure to Comply with Continuing Disclosure Agreement. As soon as practicable after the City learns of any material failure to comply with this Continuing Disclosure Agreement, the City will proceed with due diligence to cause such noncompliance to be corrected. No failure by the City or other obligated person to comply with this Continuing Disclosure Agreement shall constitute a default in respect of the Bonds. The sole remedy of any Owner of a Bond shall be to take such actions as that Owner deems necessary, including seeking an order of specific performance from an appropriate court, to compel the City or other obligated person to comply with this Continuing Disclosure Agreement.

(g) Designation of Official Responsible to Administer Continuing Disclosure Agreement. The Finance Director or his or her designee is the person designated, in accordance with the Bond Ordinance, to carry out the Continuing Disclosure Agreement of the City in respect of the Bonds set forth in this section and in accordance with Rule 15c2-12, including, without limitation, the following actions:

- (i) Preparing and filing the annual financial information undertaken to be provided;
- (ii) Determining whether any event specified in paragraph (a) has occurred, assessing its materiality, where necessary, with respect to the Bonds, and preparing and disseminating any required notice of its occurrence;
- (iii) Determining whether any person other than the City is an "obligated person" within the meaning of Rule 15c2-12 with respect to the Bonds, and obtaining from such person a Continuing Disclosure Agreement to provide any annual financial information and notice of listed events for that person required under Rule 15c2-12;
- (iv) Selecting, engaging and compensating designated agents and consultants, including financial advisors and legal counsel, to assist and advise the City in carrying out this Continuing Disclosure Agreement; and

- (v) Effecting any necessary amendment of this Continuing Disclosure Agreement.

CERTIFICATION

I, the undersigned, City Clerk of the City of Des Moines, 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 _____, 2023, as that ordinance appears on the minute book of the City.

2. The Ordinance will be in full force and effect five days after publication in the City’s official newspaper, which publication date [is/was] _____, 2023.

3. 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: _____, 2023.

CITY OF DES MOINES, WASHINGTON

Taria Keane, City Clerk