

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

NOTICE OF INTRODUCTION OF ORDINANCE
AND
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Snohomish County Council will hold a public hearing on Wednesday, October 20, 2021, at the hour of 10:30 a.m. at 3000 Rockefeller Avenue, 8th Floor, Jackson Board Room, Everett, WA, to consider Proposed Ordinance 21-079. A summary is as follows:

Note: Due to current COVID-19 restrictions, Snohomish County Council is currently holding its public meetings remote only and will hold in-person meetings in conjunction with a remote meeting platform when restrictions and conditions change. Please check the Council webpage 24 hours prior to the scheduled hearing time for the most up-to-date information <https://snohomishcountywa.gov/2288/Meetings-Webcasts>, or contact the Council Clerk at 425-388-3494 or at contact.council@snoco.org.

Zoom Webinar link: <https://zoom.us/j/94846850772>
Dial in: (253) 215 8782 or (301) 715 8592
Meeting ID: 948 4685 0772

PROPOSED ORDINANCE NO. 21-079

AUTHORIZING THE ISSUANCE AND SALE OF TAXABLE LIMITED TAX GENERAL OBLIGATION BONDS OF THE COUNTY IN AN ORIGINAL PRINCIPAL AMOUNT NOT TO EXCEED \$24,500,000 TO OBTAIN FINANCING FOR THE BOMARC BUILDING PROJECT AND THE CONSERVATION FUTURES PROJECTS; PROVIDING FOR THE DISPOSITION OF THE PROCEEDS OF SALE OF THE BONDS; ESTABLISHING FUNDS FOR THE RECEIPT AND EXPENDITURE OF BOND PROCEEDS AND FOR THE PAYMENT OF THE BONDS; AND PROVIDING FOR THE ANNUAL LEVY OF TAXES TO PAY THE PRINCIPAL THEREOF AND INTEREST THEREON

Section 1. Definitions. Defines terms used in the ordinance.

Section 2. Findings. Makes findings that: (a) (i) the capital project to acquire an approximately 43,000 square foot office/warehouse building and paved parking area located at the Bomarc Business Park at Paine Field (the "Bomarc Building Project") and (ii) the capital projects for the acquisition of real property, easements, development rights, covenants or other contractual rights necessary to protect, preserve, maintain, improve, restore, limit the future use of or otherwise conserve, selected open space land, farm and agricultural land and timber land for public use and enjoyment, which projects are identified by the County Council by motion (as an administrative act) that meet the criteria identified in the ordinance (the "Conservation Futures Projects" and, together with the Bomarc Building Project, the "Projects") will contribute to the health, safety and welfare of the citizens of the County; and (b) the issuance and sale of taxable limited tax general obligation bonds of the County (the "Bonds"), payable from regular property taxes or other revenues, taxes and money of the County legally available for such purposes, to obtain financing for the Projects are in the best interests of the County and its citizens.

Section 3. Projects. Acknowledges that the County Council has previously authorized the undertaking of the Bomarc Building Project. Provides that the Conservation Futures Projects will be identified by the County Council, although they have not yet been authorized by the County. Provides that each of the Projects will include an allocable share of the incidental costs and costs related to the sale and issuance of Bonds, and will also include, as applicable, the purchase of all materials, supplies, appliances, equipment and facilities, and the permits, franchises, property and property rights and administrative costs, necessary, incidental or convenient to effect the implementation of the Projects. Further provides that the Projects may include capitalized interest and the costs of sales tax, acquisition and contingency allowances, financing, and surveys, explorations, engineering and architectural studies, drawings, designs and specifications incidental, necessary or convenient to the implementation of the Projects. Permits

modifications to any of the Projects where deemed advisable or necessary in the judgment of the County Council and provides that implementation or completion of any authorized component thereof will not be required if the County Council determines that it has become inadvisable or impractical. Provides that the Projects have all been completed, or their completion has been duly provided for, or completion of all or any of them is found to be inadvisable or impractical, the County may pay, redeem or defease Bonds, or apply any remaining proceeds of the Bonds, or any portion thereof, to the acquisition or improvement of other County capital projects as the County Council may determine. Also provides that, if the proceeds of the sale of the Bonds, plus any other money of the County legally available therefor, are insufficient to accomplish all of the Projects, the County will use the available funds to finance those specific Projects deemed by the County Council to be most necessary and in the best interest of the County.

Section 4. Purpose, Authorization and Description of Bonds. Authorizes issuance of the Bonds to obtain financing for the Projects and provides that the County may sell the Bonds as either a separate series or as Combined Bonds. Provides that (a) if the Bonds are sold as a separate series, the Bonds will be designated “Snohomish County, Washington, Limited Tax General Obligation Bonds, 2021 (Federally Taxable),” with an applicable series designation, in an original principal amount not to exceed \$24,500,000, and (b) if the Bonds are sold as Combined Bonds with other bonds of the County that are refunding bonds, the Bonds and such other bonds comprising the Combined Bonds will be designated “Snohomish County, Washington, Limited Tax General Obligation and Refunding Bonds, 2021 (Federally Taxable),” with an applicable series designation, all as established by (i) if the Bonds are sold by negotiated sale, the purchase contract therefor, or (ii) if the Bonds are sold by competitive bid, the notice of sale, the winning bid and a notice of acceptance of bid from the Finance Director (each, a “Sale instrument”). Provides that the Bonds will be dated as of such date, will mature on June 1 or December 1 in each of the years and in the principal amounts, will bear interest (computed on the basis of a 360-day year of twelve 30-day months) from their date or the most recent interest payment date to which interest has been paid or duly provided for, whichever is later, at the rates and payable, commencing not later than June 1, 2022, and on June 1 and December 1 in the years, will be subject to optional and mandatory redemption before maturity at the prices, in the amounts and in the manner, and will be subject to the other terms and provisions as the County will establish by the Sale Instrument. Provides that the Bonds will be fully registered as to both principal and interest, and will initially be held in fully immobilized form by The Depository Trust Company acting as depository pursuant to a book-entry only system. Provides for Bond payment procedures, provides for the form of Bonds, and provides for the execution and authentication of the Bonds.

Section 5. Open Market Purchase. Reserves to the County the right to purchase any or all of the Bonds on the open market at any time and at any price.

Section 6. Registration, Transfer and Exchange of Bonds. Provides for the registration of registered ownership of the Bonds, and prescribes procedures for exchanges and transfers of the Bonds.

Section 7. Mutilated, Lost, Stolen or Destroyed Bonds. Provides procedures for replacement of mutilated, lost, stolen or destroyed Bonds.

Section 8. Pledge of Taxation and Credit. Provides the County’s irrevocable covenant and agreement that, for as long as any of the Bonds are outstanding and unpaid, each year it will include in its budget and levy an *ad valorem* tax upon all the property within the County subject to taxation in an amount that will be sufficient, together with all other revenues and money of the County legally available for such purposes, to pay the principal of and interest on the Bonds as the same will become due. Provides the irrevocable pledge of the County that the annual tax provided for in the ordinance to be levied for the payment of such principal and interest will be within and as a part of the tax levy permitted to counties without a vote of the people, and that a sufficient portion of the taxes to be levied and collected annually by the County prior to the full payment of the principal and interest on the Bonds will be irrevocably set aside, pledged and appropriated for the payment of the principal and interest on the Bonds. Provides the irrevocable pledge of the full faith, credit and resources of the County for the annual levy and collection of said taxes and for the prompt payment of the principal of and interest on the Bonds.

Section 9. Other Covenants and Warranties. Provides the following additional covenants and warranties of the County to the owners of the Bonds: that the County has full legal right, power and authority to enact the ordinance and, as of the date of issue of the Bonds, will have full legal right, power and authority to sell, issue and deliver the Bonds and to carry out and consummate all other transactions contemplated by the ordinance; that, as of the date of issue of the Bonds, the County will have taken all necessary official action to duly authorize and approve the execution and delivery of, and the performance by the County of its obligations contained in, the Bonds and the ordinance and the consummation by it of all other transactions necessary to effectuate the ordinance in connection with the issuance of the Bonds, and those authorizations and approvals will be in full force and effect and will not have been amended, modified or supplemented in any material respect; that the ordinance, when effective, will be a legal, valid and binding obligation of the County; that the Bonds, when issued, sold, authenticated and delivered, will be legal, valid and binding general obligations of the County; that the County's enactment of and compliance with the ordinance will not conflict with, constitute a breach of, or constitute a default under, any constitutional provisions, law, administrative regulation, judgment, decree, loan agreement, indenture, bond, note, resolution, ordinance, motion, agreement or other instrument to which the County is a party or to which the County or any of its property or assets are otherwise subject; and that the Bonds will be issued within all statutory and constitutional debt limitations applicable to the County.

Section 10. Sale of Bonds. Authorizes the public sale of the Bonds either separately or as Combined Bonds, as determined by the Finance Director in consultation with the County's municipal advisor. Provides sale parameters for the Bonds, and authorizes the Finance Director to execute a Sale Instrument on behalf of the County for the Bonds in accordance with the terms of the ordinance. Authorizes the Finance Director to determine, in consultation with the County's municipal advisor, whether the Bonds will be sold by negotiated sale or competitive bid. Provides that, if the Bonds are sold by negotiated sale, the purchase contract for the Bonds will establish the date, aggregate principal amount, interest payment dates, interest rate(s), maturity schedule and principal amounts per maturity, redemption provisions and delivery date of the Bonds. Authorizes the Finance Director (a) to serve as the County's designated representative; (b) to accept, on behalf of the County, the offer to purchase the Bonds pursuant to the purchase contract, which offer must be consistent with the terms of the ordinance; and (c) to execute and deliver the purchase contract for and on behalf of the County. Alternatively, the Finance Director is authorized to prepare and publish an official notice of bond sale if the Bonds are to be sold by competitive bid, which notice will establish the date, estimated aggregate principal amount, interest payment dates, estimated maturity schedule and principal amount per maturity, redemption provisions and estimated delivery date of the Bonds. Authorizes the Finance Director to determine the winning bid to purchase the Bonds, and (i) to serve as the County's designated representative; (ii) to accept, on behalf of the County, the winning bid to purchase the Bonds, which bid may be adjusted with respect to the aggregate principal amount and principal amount per maturity as reflected in the written notice of acceptance of winning bid, and which must be consistent with the terms of the ordinance; and (iii) to execute and deliver the notice of acceptance for and on behalf of the County. Requires the Finance Director to provide a copy of either the executed purchase contract or notice of acceptance, as applicable, and report the results of the Bond sale to the County Council at its administrative session next following the sale date of the Bonds.

Section 11. Delivery of the Bonds. Provides for the preparation, execution and delivery of the Bonds to the purchaser thereof.

Section 12. Bond Fund. Authorizes the creation of a "Limited Tax General Obligation [and Refunding] Bond Redemption Account, 2021[, Series ___] (Federally Taxable)" for the Bonds in the County's Limited Tax General Obligation Debt Service Fund, to be drawn upon for the purpose of paying principal of and interest on the Bonds and into which the taxes levied for the purpose of paying principal of and interest on the Bonds and other funds to be used to pay the Bonds will be deposited.

Section 13. Deposit of Bond Proceeds. Provides that the exact amount of proceeds from the sale of the Bonds to be deposited into the Airport Fund and the Conservation Futures Fund heretofore created by the County and, if the Bonds are sold as Combined Bonds, such other funds or account of the

County designated for the payment of costs of issuing the Combined Bonds, shall be established by the related Sale Instrument.

Section 14. Investment of and Accounting for Funds. Provides for the investment of funds deposited in the funds and accounts described in sections 12 and 13 of the ordinance as permitted by law for the sole benefit of the respective funds; and permits the County to deposit money other than proceeds of the Bonds in the funds and accounts described in section 13 of the ordinance. For accounting purposes, Bond proceeds will be deemed to have been spent first, then any other funds.

Section 15. Preliminary Official Statement and Final Official Statement. Authorizes and directs the Finance Director to review, approve and deem final the preliminary official statement for the Bonds and, following the sale of the Bonds, to review and approve, on behalf of the County, the final official statement for the Bonds. Provides for the distribution of such preliminary official statement and the delivery of the final official statement.

Section 16. Undertaking to Provide Ongoing Disclosure. Authorizes and directs the Finance Director to enter into a written undertaking for the benefit of owners and beneficial owners of the Bonds to the extent required by paragraph (b)(5) of Rule 15c2-12 of the U.S. Securities and Exchange Commission under the Securities and Exchange Act of 1934, as amended, as applicable to a participating underwriter for the Bonds.

Section 17. General Authorization. Authorizes and directs the Finance Director and other appropriate County officials, agents and representatives to do everything necessary for the prompt sale, issuance, execution and delivery of the Bonds, and for the proper use and application of the proceeds of the sale thereof.

Section 18. Refunding or Defeasance of the Bonds. Establishes that the County may issue refunding obligations or use other money available to redeem and retire, refund or defease part or all of the Bonds, and provides a defeasance method by which such Bonds may be considered no longer outstanding and no longer entitled to any lien, benefit or security of the ordinance except the right to receive the money and Government Obligations set aside in trust and pledged to provide for the payment of such Bonds.

Section 19. Contract; Severability. Provides that the covenants contained in the ordinance constitute a contract between the County and the owners of each and every Bond, and that, if any provision of the ordinance is held invalid, the remainder of the ordinance is not affected.

At the hearing, Council may consider alternatives/amendments to the proposed ordinance.

Where to Get Copies of the Proposed Ordinance: Copies of the full ordinance and related documentation are available upon request by calling the Snohomish County Council Office at (425) 388-3494, 1-800-562-4367 x3494, TDD 1-800-877-8339, or by e-mailing Contact.Council@snoco.org.

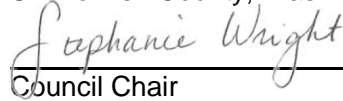
Website Access: The proposed ordinance is also available on the County Council's website at <https://snohomishcountywa.gov/2134/Council-Hearings-Calendar>.

Public Testimony: All interested persons may testify concerning the above described matter at the time and place indicated above or by remote participation in the meeting. Written testimony is encouraged and may be sent to Snohomish County Council, 3000 Rockefeller Avenue, M/S 609, Everett, WA 98201, faxed to 425 388-3496, or e-mailed to contact.council@snoco.org. Submitting testimony 24 hours prior to the hearing will ensure copies are provided to Council and appropriate staff in advance of the hearing. (Note: All public testimony are public records and may be subject to disclosure pursuant to RCW Chapter 42.56. Any contact information provided will be available to the public on the Council's website.)

American Disabilities Act Notice: Accommodations for persons with disabilities are available upon request. Please make arrangements one week prior to the hearing by calling Elena Lao at 425-388-3494, 1-800-562-4367 x3494, TDD 1-800-877-8339, or e-mail elena.lao@snoco.org.


Dated this 30th day of September, 2021.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Chair

ATTEST:



Asst. Clerk of the Council

Publish: October 6, 2021

SUBMIT AFFIDAVIT TO: Council
SUBMIT INVOICE TO: 21200 – Budget & Finance