



Des Moines Pool Metropolitan Park District

August 12, 2024

7:00 p.m.

Special "Hybrid" Meeting

Meetings are hybrid: being held remotely using Zoom and in-person at the Des Moines Pool MPD District Office (22015 Marine View Dr. So. – Main floor). If you wish to listen in, please do so at 1-253-205-0468; Meeting ID: 812 8941 0478; Passcode: 018440. Any questions or comments should be directed to Scott Deschenes, District General Manager at [\(206\) 429-3852](tel:2064293852) or by email at scott.deschenes@desmoinespool.org. Public comment for those who cannot physically attend will be due by email to info@mtrainierpool.com by noon on the day of each meeting. Patrons that can attend in-person will be allotted three minutes during public comment (#5). This is due to the hybrid format of the meetings.

AGENDA

7:00 **1. CALL TO ORDER ROLL CALL**

7:01 **2. PLEDGE OF ALLEGIANCE**

7:03 **3. ADOPTION/MODIFICATIONS OF AGENDA**

7:04 **4. ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATION**

7:05 **5. PUBLIC COMMENT (Please Limit to Three [3] Minutes)**

Hybrid Meeting: If you are unable to physically attend and wish to make public comment, please submit in writing via email to info@mtrainierpool.com by Noon on Monday, August 12. Please include your name, address, and contact phone number. All timely submitted public comments will be read at the meeting subject to the time limit. Any public comments received after noon, will be read at the following regular meeting.

7:10 **6. DISTRICT GM PAYMENT REQUEST POTENTIAL EXECUTIVE SESSION "RCW 42.30.110(1)(g)"**

To evaluate the qualifications of an applicant for public employment or to review the performance of a public employee. However, subject to RCW [42.30.140\(4\)](#), discussion by a governing body of salaries, wages, and other conditions of employment to be generally applied within the agency shall occur in a meeting open to the public, and when a governing body elects to take final action hiring, setting the salary of an individual employee or class of employees, or discharging or disciplining an employee, that action shall be taken in a meeting open to the public.

7:25 **7. DISTRICT FINANCIAL REPORT**

8:00 **UPCOMING MEETINGS**

- August 27, 2024, Regular Board Meeting, 7:00 p.m., Location DMPMPD Office (22015 Marine Drive So. #2B, Des Moines, WA)
- September 24, 2024, Regular Board Meeting, 7:00 p.m., Location DMPMPD Office (22015 Marine Drive So. #2B, Des Moines, WA)

ADJOURNMENT

22015 Marine View Drive South, Suite 2B, Des Moines WA 98198 (Physical Location)

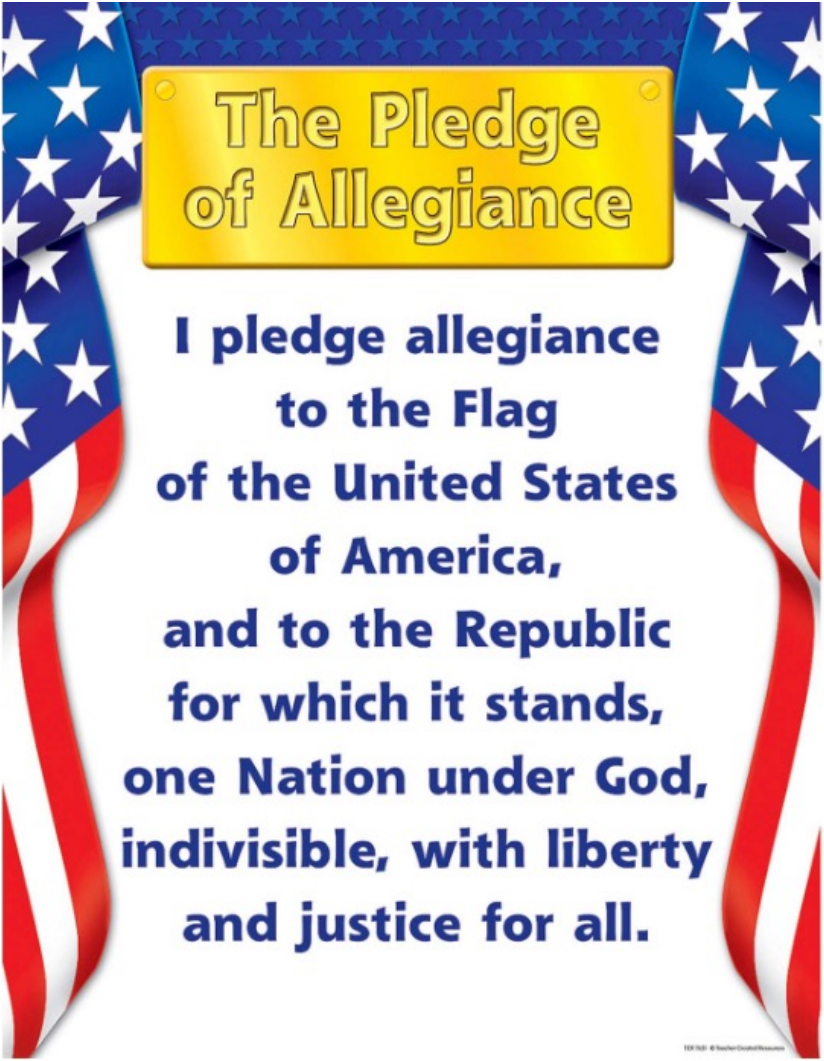
22722 19th Avenue South, Des Moines, WA 98198 (Mailing Address)

To enhance our community's quality of life by providing access to and promoting participation in aquatics programs

The Des Moines Pool Metropolitan Park District is committed to compliance with both the Washington Law Against Discrimination and the Americans with Disabilities Act. The District's meetings are being held hybrid including remotely due to COVID-19. See the information above to join a meeting. If you have any questions, please contact Scott Deschenes, District General Manager, 206.429.3852.



The Pledge of Allegiance



**I pledge allegiance
to the Flag
of the United States
of America,
and to the Republic
for which it stands,
one Nation under God,
indivisible, with liberty
and justice for all.**

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Des Moines Pool Metropolitan Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 6 Assigned to: Board President Meeting Date: August 12, 2024

Under: Business (Potential Executive Session) Attachment: Yes

Subject: District General Manager Review (Executive Session, if needed)

Background/Summary:

The Board of Commissioners will discuss the negotiations of the District General Manager wages and benefits.

(If needed) The board may deem is necessary to move their discussion to an executive session to discuss the performance of a public official. If this action is determined, the following language will be used.

To evaluate the qualifications of an applicant for public employment or to review the performance of a public employee. However, subject to RCW [42.30.140\(4\)](#), discussion by a governing body of salaries, wages, and other conditions of employment to be generally applied within the agency shall occur in a meeting open to the public, and when a governing body elects to take final action hiring, setting the salary of an individual employee or class of employees, or discharging or disciplining an employee, that action shall be taken in a meeting open to the public.

The board president will make a motion at the start of this item to enter executive session, and any action will be announced after the session.

Fiscal Impact: N/A

Chair Announcement: Executive Session (if necessary): We will now go into executive session pursuant to RCW 42.30.140(1)(b) to review the performance of a public employee.

- The executive session will be for _____ minutes until ____:____.
- Any direction made by the board will be in open session and noted in the minutes.

Reviewed by District Legal Counsel: Yes X No _____ Date: Various

Two Touch Rule: N/A **Committee Review**
02/20/2024 **First Board Meeting (Informational)**
08/12/2024 **Second Board Meeting (Action)**

Action Taken: Adopted _____ Rejected _____ Postponed _____

Follow-up Needed: Yes _____ No _____ Report back date: _____

Notes:

-Pay Request

| Benefit Plans | Per Month | | Annual | |
|------------------------------|-----------|---------------|-----------|------------------|
| | Employee | | Employee | |
| AWC Healthfirst 500 | \$ | 853.12 | \$ | 10,237.44 |
| Delta Plan B | \$ | 47.44 | \$ | 569.28 |
| Vision | \$ | 10.96 | \$ | 10.96 |
| Totals Per Month/Year | \$ | 911.52 | \$ | 10,817.68 |

| Retirement (Def Comp) | Current Pay Rate | 16% Retirement | 20% Retirement | Request |
|-----------------------------|------------------|----------------|----------------|--------------------|
| 2017 Agreement | \$ 92,025.00 | \$ 14,724.00 | | |
| 2024 Request | \$ 92,025.00 | | \$ 18,405.00 | |
| Difference (Request) | | | | \$ 3,681.00 |

COST OF LIVING INCREASES 2018-2024*

| RATE | % | Rate w/ COLA Increase | | |
|------|------|-----------------------|---------------|---------------|
| 2017 | N/A | \$ 92,025.00 | \$ 106,749.00 | \$ 121,247.68 |
| 2018 | 2.8% | \$ 94,601.70 | | |
| 2019 | 1.6% | \$ 96,115.33 | | |
| 2020 | 1.3% | \$ 97,364.83 | | |
| 2021 | 5.9% | \$ 103,109.35 | | |
| 2022 | 8.7% | \$ 112,079.86 | | |
| 2023 | 3.2% | \$ 115,666.42 | | |

*Does not include any merit increases.

| | |
|----------------------|---------------------|
| TOTAL REQUEST | \$ 14,498.68 |
|----------------------|---------------------|

Requested back to June 1, 2024.

Des Moines Pool Metropolitan Park District

AGENDA ITEMS SUMMARY SHEET

Agenda Item #: 7 Assigned to: District GM

Meeting Date: August 12, 2024

Under: Business

Attachment: Yes

Subject: Financial Presentation

Background/Summary:

At the June 25 regular meeting, the board of commissioners requested the District General Manager put a presentation together on the financing options and other pertinent funding information for the pool district.

This will include property taxes, debt limits, municipal debt and other pertinent information. See links below for MRSC information pages on each topic.

Legal helped develop this information and was consulted to ensure the accuracy of the information.

Item was moved from July 23 board meeting, so all board members could be present.

Fiscal Impact: N/A

Chair Announcement: none.

Reviewed by District Legal Counsel: Yes X No _____ Date: Various

Two Touch Rule: N/A **Committee Review**
06/25/2024 **First Board Meeting (Informational)**
08/12/2024 **Second Board Meeting (Action)**

Action Taken: Adopted _____ Rejected _____ Postponed _____

Follow-up Needed: Yes _____ No _____ Report back date: _____

Notes:

- Presentation (Attachment)
- MRSC Website Financing Links:
 - [Metropolitan Park District Financing](#)
 - [Parks and Recreation Financing](#)
 - [Special Purpose Districts Revenue Sources](#)
 - [Types of Municipal Debt](#)



Property Tax and Bonding Information

July 23, 2024, 7pm

1



Levy Overview

2

€ Revenue Increase Options Summary

- Regular Levy no voter approval use banked capacity by levying at \$.3724
 - Estimated Revenue \$2,314,134 (2023 County Worksheet)
 - This is based on our authority to levy \$.75/1,000 in 2010 when the district drew its first levy as adjusted by the 101% limit and changes in assessed value.
 - Any additional tax monies over \$2,314,134 would need a voter approved levy lid lift.
 - This may become an issue in future years as Des Moines grows.
- Regular Levy with voter approved levy lid lift up to \$.75 (simple majority)
 - Estimated revenue at \$.75 = 4,702.919 (2023 County worksheet)
 - 2024: Levied \$1,254,135.00

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Using Banked Capacity

- Maximum Allowed without voter approval*
Tax w/ Current - \$.3724 (est 2024)
 - Est. \$2,282,288.43
 - *This represents use of all of the District's banked capacity. When formed, the District had the authority to levy at the rate of \$.75. The amount that would have been generated at that rate was the highest amount the District could have levied and that amount adjusted by 1% per year would generate this limit in 2024.*

**A metropolitan park district (MPD) is a junior taxing district that has two regular property tax levies available - one of \$0.50 per \$1,000 assessed valuation (AV) and one of \$0.25. They are considered as a single levy (up to \$0.75) for the purposes of the 1% annual levy limits in [chapter 84.55 RCW](#), which sets limits on the amount by which a levy can be increased ([RCW 35.61.210](#)). However, the levy rate could potentially be reduced through prorationing, and the two portions of the levy have different rankings in the prorationing statute ([RCW 84.52.010](#)).

4

1st (Primary) Des Moines Property Tax Breakdown **\$.50/1,000**

| 2023 TAX RATE CALCULATIONS | LEVY CODES | 1072 | 1074 | 1076 | 1080 | 1090 | 1107 | 1126 | 1139 | 1141 |
|---------------------------------------|------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| COUNTYWIDE LEVY | | | | | | | | | | |
| Total Countywide | | 0.96323 | 0.96323 | 0.96323 | 0.96323 | 0.96323 | 0.96323 | 0.96323 | 0.96323 | 0.96323 |
| PLUS: | | | | | | | | | | |
| Rural Lib | | 0.23433 | 0.23433 | 0.23433 | 0.23433 | 0.23433 | 0.23433 | 0.23433 | 0.23433 | 0.23433 |
| City/Road | | 0.85096 C | 0.85096 C | 0.85096 C | 0.85096 C | 0.85096 C | 0.85096 C | 0.85096 C | 0.85096 C | 0.85096 C |
| Hospital | | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Cemetery | | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Fire | | 1.25137 39 | 1.25137 39 | 1.25137 39 | 1.25137 39 | 1.25137 39 | 1.25137 39 | 1.25137 39 | 1.25137 39 | 1.25137 39 |
| Park & Rec (Except Vashon Park & Rec) | | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 | 0.00000 |
| Metro Park | | 0.20113 DMP | 0.20113 DMP | 0.20113 DMP | 0.20113 DMP | 0.20113 DMP | 0.20113 DMP | 0.20113 DMP | 0.20113 DMP | 0.20113 DMP |
| Flood Zone | | 0.06717 | 0.06717 | 0.06717 | 0.06717 | 0.06717 | 0.06717 | 0.06717 | 0.06717 | 0.06717 |
| Total 5.90 rate | | 3.56819 | 3.56819 | 3.56819 | 3.56819 | 3.56819 | 3.56819 | 3.56819 | 3.56819 | 3.56819 |
| Remaining within 5.90 | over/under | 2.33181 | 2.33181 | 2.33181 | 2.33181 | 2.33181 | 2.33181 | 2.33181 | 2.33181 | 2.33181 |

The unused balance is \$2.33181 per year. (This comes from 1st tax option (\$.50/1,000)).

| R. Increase Information | |
|---|-------------|
| 1. Levy rate based on allowable levy | 0.3724 |
| 2. Last year's ACTUAL regular levy | \$1,295,380 |
| 3. Dollar Increase over last year other than New Construction (-) Annexation | \$1,007,584 |
| 4. Percent Increase over last year other than New Construction (-) Annexation | 77.78286% |

King County states that are allowable levy is \$.3724.
As of 9/28/23, King County says we can levy up to \$2,314,134/year.

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Tax Prorating not currently an issue

- The total tax levy of the County and other junior taxing districts cannot exceed \$5.90
- If the total tax levy exceeds \$5.90 District's tax could be prorated.
- Currently within the District tax levy capacity of **\$2.33181** of the \$5.90 is still available
- The District could levy \$.3724 or with voter approval \$.75 and not trigger prorating.
- Other taxing districts may have concerns if pursue full \$.75
 - Could perceive as negative towards future tax growth for their agency.
 - If South King Fire passes benefit charge measure its maximum tax levy rate drops from \$1.50 to \$1.00 and prorating likely not going to be a political issue.
 - Only other threat would be if a hospital district was formed in the area.



6

Proposition 1s (City & Fire District)

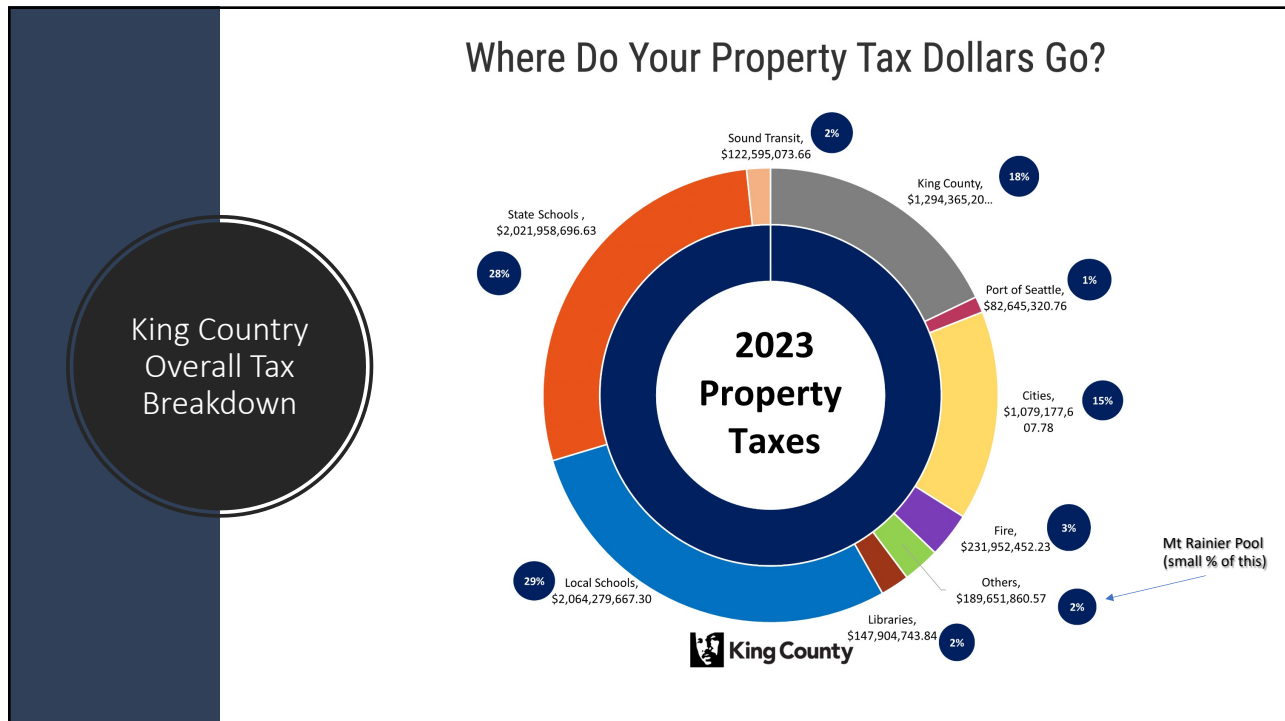
City of Des Moines

- (Commissioner Campbell) Could you include in your Tues property tax presentation whether the Des Moines Prop 1 Levy Lid Lift (say that 3 times fast) will affect us?
- (Legal) The City Prop 1 lid lift will use additional amounts of the \$5.90. However, as I understand it they would be increasing the City tax levy rate by \$.50 to \$1.40. Based on the slide, currently there is approximately \$2.33 of available tax capacity under the \$5.90. If the City's prop 1 passes the available tax capacity **would be reduced to \$1.83**. Accordingly, the prop 1 lid lift would not impact the DMMPD tax levy even if increased to \$.75.
- **Needs 50%+1 majority vote.**
- *Lasts: The levy lid lift would reset the levy limit under the 101% lid and increases in future years would be based on the maximum levy amount for 2025. Future levies would be limited by applicable statutory limits, including the 101% levy lid.*

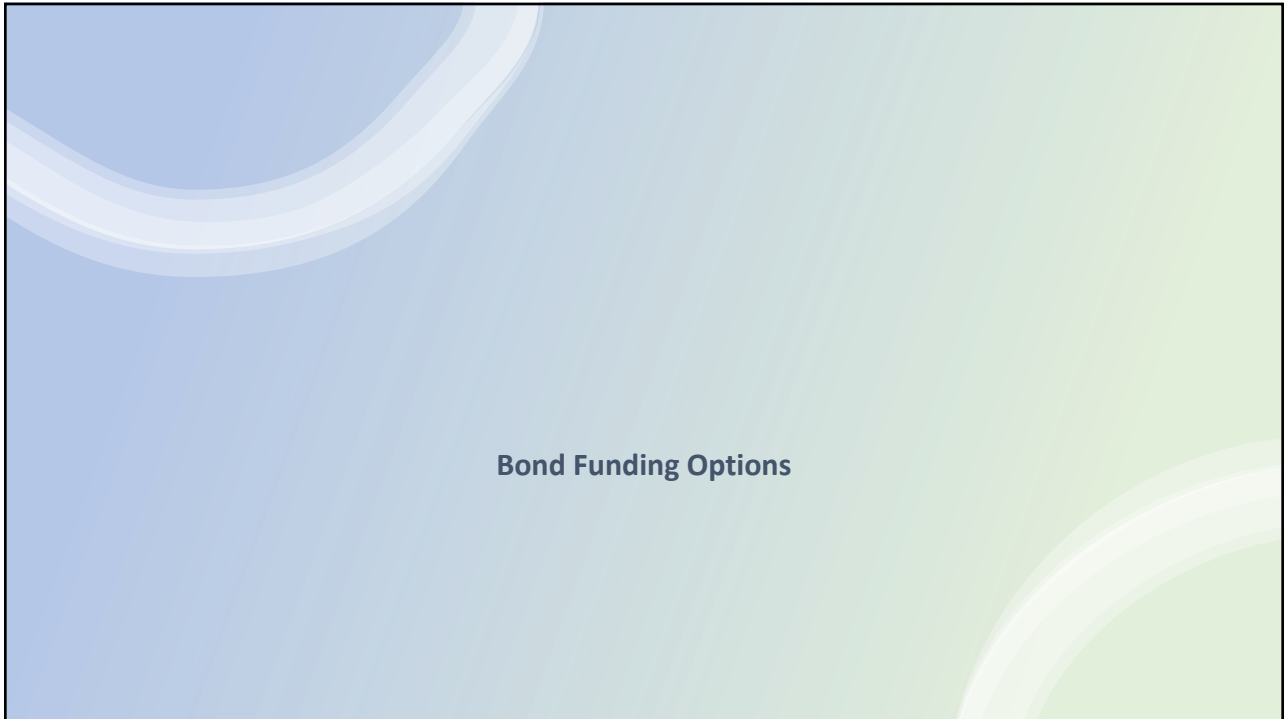
South King Fire (Benefits Charge)

- This would reduce South King Fire's levy rate from \$1.50 to \$1.00, which would open an additional \$.50/1,000.
- (From their FAQ page) A reduction in the fire levy collection from the current \$1.50 to no more than \$1 per \$1,000 of assessed property value. Such a reduction is required by law.
- If CoDM fails and SKF passes **would increase tax capacity to \$2.83**.
- The expiration of the current Maintenance & Operations (M&O) levy at the end of 2024.
- The fire district is not seeking a replacement multiyear M&O. Voters have historically approved M&O's every 4 years (2012, 2016, & 2020).
- **Needs 60%+1 super majority vote.**
- *Lasts six years (2025-2030).*
- *Revote in 2031 for either six or ten years.*

7



8



9

Indebtedness

| | |
|--|---|
| <p>Non-voted</p> <p>¼ of a cent of AV Must come from current tax services (property tax levy) RCWs</p> <p>Indebtedness Limit w/o vote Bond Terms Bond Misc</p> | <p>Voted</p> <p>Requires 60% Additional tax outside of \$.75/1,000 RCWs</p> <p>Indebtedness Limit w/ Popular Vote Value of Property Tax (defined)</p> |
|--|---|

Beyond limits. Will need to find a specialist to help us gain financing at reasonable rate.

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Current Indebtedness Limits

| | Rate (of A.V.) | Est. Available | Source | Notes |
|--------------------------|----------------|--------------------|---|---|
| Councilmanic (Non-Voted) | .25% | \$15.3 M (20-Year) | Regular Property Tax Levy | .1724/1,000 available per KC Levy (.3724 total) |
| Bond(Voted, 60%) | 2.5% | \$153 M (Bond) | Separate Bond Outside Property Tax Levy | Bond 60%* approval vote outside of \$.20/1,000 |

Interest and all associated fees need to be within these limits.

Will need broker/funding agency to utilize either option.

*Also need 40% turnout at the election. If not 40% turnout, percentage of votes will need to be higher.

11

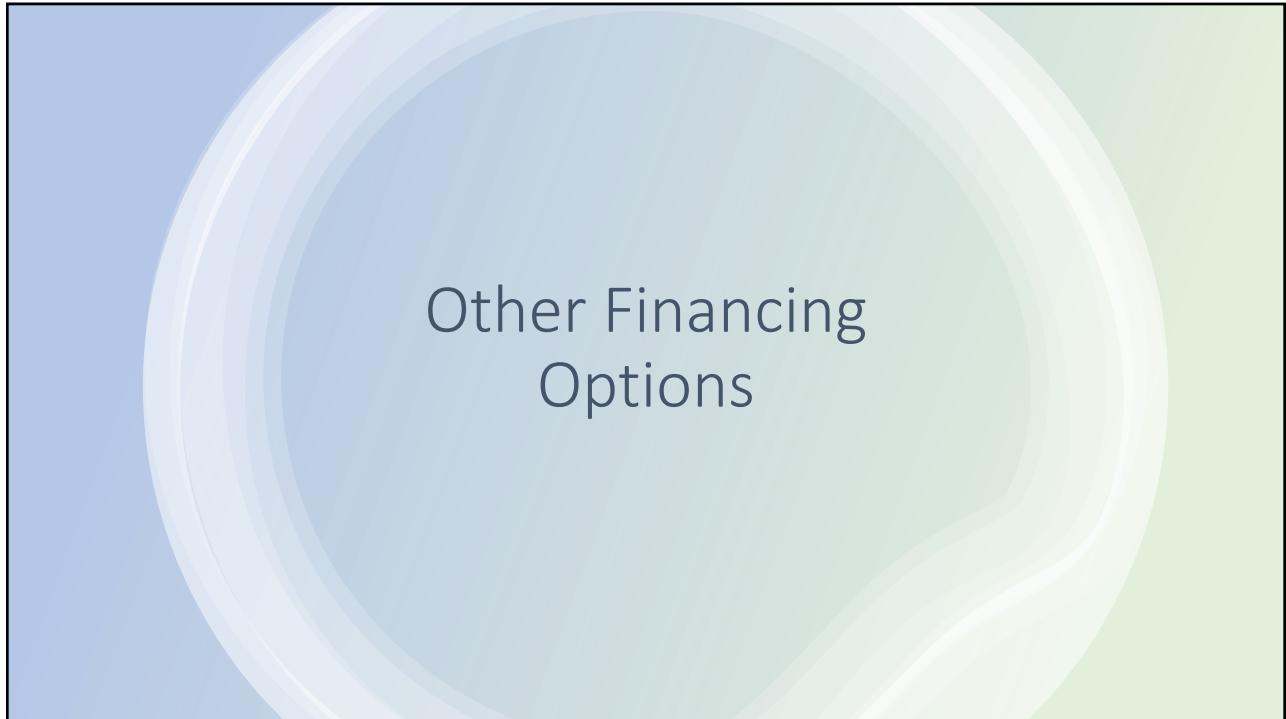
Next Steps

1. Explore extent of partnership w/ school dist. & city
2. Develop consensus on general facility design/location
 1. Include ProForma for ops funding
3. Contract with Bond Broker
4. RFQ Facility Design Plan/Study
5. Election Process
6. Construction

Slides (right) from Sammamish Community Center City Council presentation on funding of their community center. Sammamish's AV is around \$8.6M, while Des Moines is around \$5.4M (62%), so Des Moines annual and monthly costs would be higher.

| Project Funding | | | | | |
|---|--------------|--------------|--------------|--------------|--------------|
| Amount Needed Annually (Construction Only) | | | | | |
| | \$20 Million | \$30 Million | \$40 Million | \$50 Million | \$60 Million |
| | \$ 1,520,000 | \$ 2,280,000 | \$ 3,040,000 | \$ 3,800,000 | \$ 4,560,000 |
| <ul style="list-style-type: none"> ■ Includes Principal & Interest ■ AAA Rating from Standard & Poors ■ 20-Year Term for Bonds ■ 4.16 True Interest Cost of Bonds ■ 4.592% Average Bond Coupon | | | | | |
| Property Tax Option | | | | | |
| Property Taxes using 2011 Assessed Value (AV) | | | | | |
| | \$20 Million | \$30 Million | \$40 Million | \$50 Million | \$60 Million |
| Construction Cost | \$20 Million | \$30 Million | \$40 Million | \$50 Million | \$60 Million |
| Cost per \$1,000 AV | \$ 0.18 | \$ 0.27 | \$ 0.36 | \$ 0.45 | \$ 0.54 |
| Annual Cost* | \$ 93.60 | \$ 140.40 | \$ 187.20 | \$ 234.00 | \$ 280.80 |
| Monthly Cost | \$ 7.80 | \$ 11.70 | \$ 15.60 | \$ 19.50 | \$ 23.40 |
| Assumptions: | | | | | |
| <ul style="list-style-type: none"> ■ Average Cost of a Home in Sammamish = \$520,000 ■ \$8,587,714,906 Assessed Value | | | | | |

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Other Discussions/Partnerships

- Highline School District Facility
 - School District Facility
 - Renton, Auburn and South Kitsap School Districts
 - School districts in other states have very nice aquatic centers
- ILA/Partnered Facility
 - City, School District, Normandy Park, County, etc.
- Public Facilities District (Separate Taxing District)
 - Regional (County) Facilities
 - King County – Regional Approach
 - Examples – Showare Center, Asotin Aquatic Center
- Public/Private Partnership
 - YMCA, Boys and Girls Clubs, Swim Clubs, etc.

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Recommended Next Step

- Meet with Bond Broker for more detailed information
- Discuss:
 - Process
 - Ways to prepare today for the future
- Might not only be handy for this project, but any large emergency issues