

South Whidbey Parks & Recreation District

July 28, 2025

Special Board Meeting @ 5:00pm

Parks District Headquarters

5476 Maxwellton Rd. Room C-2, Langley WA

Online attendance is available. Visit swparks.org/about/meetingsminutes or email director@swparks.org for more information.

Special Board Meeting

I. Call to Order

II. Public Comment

III. 2025 Pro/Con Committees for 2025 M&O Levy- Possible appointments and approval of document to be submitted to Island County.

IV. South Whidbey Aquatic Recreation Center- Discussion and possible approval to enter contract for construction. Discussion and possible approval for pursuing funding options including LTGO and UTGO bonds.

V. Resolution 2025-04- Four-Year Maintenance and Operation Levy. Discussion and approval.

VI. Resolution 2025-05 Bond Election Resolution

VII. Adjournment

Memo



To: Board of Commissioners
From: Brian Tomisser
Date: 07/28/2025
Re: 2025 M&O Levy Pro Con Committee Members

We are required to recruit members for both 'Pro' and 'Con' Committees for the upcoming November Operations Levy.

At the July 16, 2025 Board of Commissioner Meeting you appointed Marni Zimmerman to the 'Pro' Committee. Tonight's Special Meeting will be the last chance to add names to either committee.

At this meeting the Board will need to approve the form with the names of appointed members that will be submitted to Island County.

Memo



To: Board of Commissioners
From: Brian Tomisser
Date: 07/28/2025
Re: SWARC Update and possible action on alternate bid items

Our Project Management and legal team have completed their vetting of all bids received. This includes multiple consultations with Pacifica Law Group, Jim Nelson from DA Davidson, and our project team.

Staff have also prepared a Power Point outlining the lowest bid and the pros and cons of accepting that bid and other things you will need to consider. The Board will be asked if they would like to authorize the Director to sign the contract for construction or if they would like to reject all bids and go back out to bid after additional funds have been secured.

As part of this, the Board may be asked to make decisions on all the alternate bid items. This includes the following deductive alternates:

- Removing the two-party rooms
- Reducing the administrative staff offices by 75%
- Using a more traditional concrete liner vs. Myrtha

Accepting or rejecting alternate items does not impact on which company is the lowest qualified bid.

Additionally, the Board will need to decide what funding source (LTGO/UTGO) that they want us to pursue to further fund the aquatic center.

Please find attached behind this document, the Bid Tabulation form that shows where our bids for this project came in.

South Whidbey Aquatic Recreation Center
Bid Results

(All bid amounts are Pre-tax)

General Contractor	Date	Time	Base Bid	Multi-Purpose Rooms 111 & 113 (Deductive)	Admin Rooms 103, 104, 105 & 106 (Deductive)	Solar Panels (Additive)	Pool Construction (Deductive)	AV System (Additive)	AND Equipment with Singlewire Fusion Software (Additive)	Telecor Equipment with Singlewire Fusion Software (Additive)	Video Surveillance System (Additive)
				Alternate 1	Alternate 2	Alternate 3	Alternate 4	Alternate 5	Alternate 6a	Alternate 6b	Alternate 7
Absher	7/15/25	12:58 PM	28,014,472	(392,402)	(263,348)	310,800	323,818	34,500	105,400	104,800	104,200
Bayley	7/15/25	12:57 PM	25,500,000	(295,000)	(261,000)	301,000	(253,000)	29,800	91,000	90,500	165,000
Colacurcio Brothers	7/15/25	12:59 PM	26,450,000	(366,300)	(624,600)	301,400	(632,548)	29,800	91,100	90,600	165,100
Graham	7/15/25	12:56 PM	27,100,000	(341,000)	(480,000)	383,000	(296,000)	33,000	100,000	100,000	157,000
Lincoln	7/15/25	12:53 PM	24,813,141	(230,000)	(176,000)	293,000	(1,026,000)	35,500	99,000	98,800	156,000
Lydig	7/15/25	12:56 PM	26,020,000	(323,000)	(284,000)	312,000	(235,300)	34,600	105,700	105,100	114,600
Tiger	7/15/25	12:57 PM	28,000,000	(297,600)	(191,200)	311,600	(271,500)	37,800	105,300	105,100	69,000
TRICO	7/15/25	12:55 PM	25,769,000	(733,000)	(393,000)	303,000	(276,000)	30,000	91,000	91,000	166,000
WG Clark	7/15/25	12:57 PM	25,356,000	(342,000)	(248,000)	305,000	333,000	34,000	104,000	109,000	112,000

Memo



To: Board of Commissioners
From: Brian Tomisser
Date: 07/28/2025
Re: Resolution 2025-04 Four-Year Maintenance and Operation Levy OR Resolution 2025-05 Bond Election Resolution

At this meeting the Board will be asked to approve Resolution 2025-04, which will authorize us to place this on the November 2025 ballot OR Resolution 2025-05 which will authorize us to place this on the November 2025 ballot. Furthermore, at this meeting the Board will confirm the rate which we will place in the levy.

This new levy will include the following:

- The existing operation costs (currently .22 cents on a \$1000)
- The cost to operate the new South Whidbey Aquatic Recreation Center (approximately .19 on a \$1000). Money received prior to opening will be put into our required reserves and allocated to offset the cost of our construction budget.
- It may include the cost to fund \$4.7 million in LTGO funding, approximately .05 on a \$1000

Included in your Board packet is a draft of the levy resolution and a bond resolution, which can be approved depending on what is decided at the meeting.

SOUTH WHIDBEY PARKS AND RECREATION DISTRICT
ISLAND COUNTY, WASHINGTON

FOUR-YEAR MAINTENANCE AND OPERATION LEVY

RESOLUTION NO. 2025-04

A RESOLUTION of the Board of Commissioners of South Whidbey Parks and Recreation District, Island County, Washington, providing for the submission to the qualified electors of the District at a special election to be held therein on November 4, 2025, of a proposition to authorize the District to levy a regular property tax of not to exceed \$0. [REDACTED] per \$1,000 of assessed valuation each year to pay operating and maintenance expenses, such levies to be made for four years commencing in 2025 for collection in the years 2026 through 2029.

ADOPTED ON July 28, 2025

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Prepared by:

PACIFICA LAW GROUP LLP
Seattle, Washington

WHEREAS, in order to provide funds for District operations, including operating the aquatic recreation center, it is deemed necessary that the District levy a tax upon all of the taxable property within the District, such levy to be made commencing in 2025 for collection in the years 2026 (therefore replacing the prior 2026 regular tax levy authorized by the voters) through 2029, inclusive, as authorized by RCW 36.69.145; and

WHEREAS, the question of whether or not such regular property tax may be levied must be submitted to the qualified electors of the District for their ratification or rejection; and

WHEREAS, the conditions here and above set forth require the holding of a special election in the District;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SOUTH WHIDBEY PARKS AND RECREATION DISTRICT, ISLAND COUNTY, WASHINGTON as follows:

Section 1. Finding. The Board hereby finds and declares that the park and recreation needs of the District require the District to impose a regular property tax levy in the amount and as provided in Section 3.

Section 2. Authorization of Use of Funds. The District shall apply proceeds of the levy authorized herein for the maintenance and operation of the District's parks and recreation programs and facilities.

Section 3. Authorization of Regular Levies. It is hereby found and declared that the best interests of the District require the submission to the qualified electors of the District of the proposition whether the District shall make the maintenance and operation levies for their ratification or rejection at a special election to be held on November 4, 2025. For the purpose of providing funds necessary for the needs described in Section 2 above, the Island County Auditor

Section 5. Voters' Pamphlet. The Board finds and declares it to be in the best interests of the District to have information regarding the aforesaid proposition included in local voters' pamphlets, and authorizes the appropriate costs thereof to be charged to and paid by the District, and further authorizes the Executive Director of the District to provide such information to the Auditor and to take such other actions as may be necessary or appropriate to that end.

Section 6. Notices Regarding Ballot Title. For purposes of receiving notice of the exact language of the ballot title submitted pursuant to this resolution, the Board hereby designates (a) the District's Executive Director (Brian Tomisser), telephone: 360-221-6488, email: brian@swparks.org, and (b) special counsel, Pacifica Law Group LLP (Deanna Gregory), telephone: 206-245-1700, email: deanna.gregory@pacificallawgroup.com, as the individuals to whom the Auditor shall provide such notice. The Secretary of the Board is authorized to approve changes to the ballot title, if any, deemed necessary by the Auditor or the Island County Prosecuting Attorney.

Section 7. General Authorization. Upon the passage and approval of this resolution, the proper officials of the District, including members of the Board, the Secretary of the Board, the Executive Director of the District and the special counsel to the District, are authorized and directed to undertake all action necessary and to execute all certificates and documents and to take such actions as are necessary to carry out the intent of this resolution.

**SOUTH WHIDBEY PARKS AND
RECREATION DISTRICT, ISLAND
COUNTY, WASHINGTON**

Jennifer Cox, Chair

Erik Jokinen, Vice-Chair

Krista Loercher, Secretary

Jake Grevé, Commissioner

Matthew Simms, Commissioner

ATTEST:

Secretary of the Board

EXPLANATORY STATEMENT

South Whidbey Parks and Recreation District, Island County, Washington

Proposition 1 – Maintenance and Operations Levy

Proposition 1 authorizes South Whidbey Parks and Recreation District (the “District”) to levy a regular property tax of not to exceed \$0.XX per \$1,000 of assessed valuation each year for collection in the years 2026 through 2029. This tax is intended to replace (in 2026) and extend (for 2027, 2028 and 2029) the District’s current maintenance and operation property tax, which is scheduled to expire in [2026]. In accordance with Resolution No. 2025-04 approving this proposition, revenue from the tax would pay for the maintenance and operation of the soon to be constructed voter-approved aquatic recreation center, community parks, trails and facilities, and other District recreation programs and facilities.

SOUTH WHIDBEY PARKS AND RECREATION DISTRICT
ISLAND COUNTY, WASHINGTON

RESOLUTION NO. 2025-05

A RESOLUTION of the Board of Commissioners of South Whidbey Parks and Recreation District, Island County, Washington, providing for the form of the ballot proposition and specifying certain other details concerning submission to the qualified electors of the District at a special election to be held therein on November 4, 2025, of a proposition for the issuance of its unlimited tax general obligation bonds in the aggregate principal amount of not to exceed \$9,000,000, or so much thereof as may be issued under the laws governing the indebtedness of park districts, for the purpose of providing additional funds to finance the design, development, and construction of a new aquatic recreation center.

ADOPTED July 28, 2025

PREPARED BY:
PACIFICA LAW GROUP LLP
Seattle, Washington

RESOLUTION NO. 2025-05

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RESOLUTION NO. 2025-05

A RESOLUTION of the Board of Commissioners of South Whidbey Parks and Recreation District, Island County, Washington, providing for the form of the ballot proposition and specifying certain other details concerning submission to the qualified electors of the District at a special election to be held therein on November 4, 2025, of a proposition for the issuance of its unlimited tax general obligation bonds in the aggregate principal amount of not to exceed \$9,000,000, or so much thereof as may be issued under the laws governing the indebtedness of park districts, for the purpose of providing additional funds to finance the design, development, and construction of a new aquatic recreation center.

WHEREAS, the mission of the South Whidbey Parks and Recreation District, Island County, Washington (the “District”) is to provide parks, facilities and recreation programs for the citizens of South Whidbey Island; and

WHEREAS, the District completed community surveys to better understand the community’s aquatic wellness needs and how to best address them; and

WHEREAS, in order to meet the aquatic wellness and recreational needs of South Whidbey Island, a new aquatic recreation facility (as further defined herein, the “Project”) is planned for use by citizens of all ages and abilities; and

WHEREAS, the new aquatic recreation facility will be located on District property located in Community Park at the Maxwellton Road entrance; and

WHEREAS, the Project will include an indoor walking track, fitness area, multipurpose rooms for community meetings, party rentals and other activities, and house District staff offices. Amenities include lap lanes for recreational swimming and competitions, areas for swim lessons, physical therapy, water safety, water aerobics, family swim and recreation and features for all ages and abilities; and

WHEREAS, at a special election held within the District on November 7, 2023, District voters passed a ballot measure approving the District's issuance of up to \$27,000,000 unlimited tax general obligation bonds to design, develop, and construct the Project; and

WHEREAS, pursuant to the such voter authorization, the District issued a first series of bonds to begin design and construction of the Project; and

WHEREAS, bids for construction of the Project have been received, and are higher than originally planned; and

WHEREAS, it is deemed necessary and advisable by the Board of Commissioners of the District (the "Board"), that in order complete the Project and provide the facility and amenities to serve District residence and surrounding areas, it is necessary to obtain funds to pay all or a portion of the remaining capital costs of the Project through the issuance and sale of unlimited tax general obligation bonds in the aggregate principal amount of not to exceed \$9,000,000 (the "Bonds"); and

WHEREAS, the Constitution and laws of the State of Washington (the "State") provide that the question of whether or not such Bonds may be issued and sold for such purposes and taxes levied to pay such Bonds must be submitted to the qualified electors of the District for their ratification or rejection;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF SOUTH WHIDBEY PARKS AND RECREATION DISTRICT, ISLAND COUNTY, WASHINGTON, as follows:

Section 1. Findings. The Board hereby finds that it is in the best interests of the citizens of the District that the District undertake the Project described in Section 2 of this resolution

(the “Resolution”). The Project described in Section 2 of the Resolution shall be carried out at the time or times and in the order deemed most necessary and advisable by the Board.

Section 2. Capital Improvements. The District has authorized and hereby confirms the design, development, and construction of a new aquatic recreation center (the “Project”).

The Project shall be completed with all necessary equipment and appurtenances. In addition, capitalized interest as permitted by chapter 39.46 RCW shall be deemed a part of the cost of such Project.

The District shall determine the application of available moneys so as to accomplish, as nearly as may be, the Project. The District shall determine the exact extent and specifications for construction of structures or other improvements.

If the proceeds of the Bonds are insufficient to accomplish the Project by reason of State or local circumstances, such as changed conditions or costs substantially in excess of those estimated, the District will attempt to raise such additional funds as necessary for the Project’s completion. However, if the Board shall determine that it has become impractical to accomplish any portion of the Project by reason of such circumstances or other changed conditions, the District shall use proceeds of the Bonds to accomplish as much of the Project as it determines to be feasible and/or to pay the principal of and/or interest on the Bonds.

Section 3. Authorization of Bonds. For the purpose of providing part of the funds necessary to pay the costs of the Project and/or to reimburse the District for such costs to the extent that District funds have been used for such purposes, together with incidental costs and costs related to the sale and issuance of the Bonds, subject to voter approval, the District shall issue and sell unlimited tax general obligation bonds in the aggregate principal amount of not to exceed \$9,000,000. The balance of the cost of such Project shall be paid out of any moneys

which the District now has or may later have on hand which are legally available for such purposes. Such Bonds shall be issued in an amount not exceeding the amount approved by the qualified electors of the District as required by the Constitution and laws of the State or exceeding the amount permitted by the Constitution and laws of the State.

Proceeds of the Bonds shall be used for capital costs of the Project, including the costs of (a) property acquisition, including leasing and acquiring purchase options, (b) engineering, design, demolition and other site preparation, (c) planning, financial, legal and other services lawfully incurred incident to accomplishing the Project and its financing, including the incidental costs and costs related to the sale and issuance of the Bonds, and (d) construction of the facility including all necessary equipment and appurtenances. Capital costs shall not include maintenance, operation or costs for replacement of equipment.

The Bonds shall bear interest on such date or dates; shall mature at such time or times not to exceed twenty-nine (29) years from the date of issuance thereof, but may mature at an earlier date or dates, as authorized by the Board and as provided by law; shall be issued in such denominations; shall bear such terms, conditions and covenants; shall be in such form; shall bear interest at such fixed or variable rate or rates; shall bear such redemption and registration privileges; and shall be sold in such manner, at such time or times, in such amounts and at such price or prices as the Board shall hereafter determine by resolution. The Bonds may be issued in one or more series, either separately or in combination with other authorized general obligation bonds of the District.

The Bonds shall be general obligations of the District and, unless paid from other sources, both principal thereof and interest thereon shall be payable out of annual tax levies to be made upon all the taxable property within the District without limitation as to rate or amount and

in excess of any constitutional or statutory tax limitations. The exact date, form, terms and maturities of said Bonds shall be as hereafter fixed by resolution of the Board.

After voter approval of the Bond proposition and in anticipation of the issuance of such Bonds, the District may issue short term obligations as authorized by chapter 39.50 RCW to finance all or a portion of the costs of the Project. The proceeds of the Bonds may be used to redeem and retire such short-term obligations or to reimburse the District for expenditures previously made for the Project.

To the extent the District makes capital expenditures for the Project prior to the date the Bonds are issued, the District intends to reimburse all or a portion of those capital expenditures out of proceeds of the Bonds as permitted by U.S. Treasury Regulation § 1.150-2(d).

Section 4. Election. It is hereby found and declared that the best interests of the District requires the submission to the qualified electors of the District the proposition of whether the District shall issue the Bonds at a special election to be held on November 4, 2025. The Island County Auditor, Elections Office, as *ex officio* supervisor of elections in Island County, Washington (the “Auditor”), is hereby requested to call and conduct the special election to be held within the District and to submit to the qualified electors of the District the proposition set forth below. The Secretary of the Board and/or the Park Director or Acting Park Director of the District are hereby authorized and directed to certify the proposition to said officials in the following form:

PROPOSITION NO. 1

SOUTH WHIDBEY PARKS AND RECREATION DISTRICT AQUATIC RECREATION CENTER BONDS \$9,000,000

The Board of Commissioners of the South Whidbey Parks and Recreation District adopted Resolution No. 2025-05 concerning a proposition for completion bonds for aquatic and recreational facilities. This proposition authorizes the District to

continue designing, constructing and developing an aquatic recreation center, including pools, multipurpose rooms, and recreation and staff space; to issue up to \$9,000,000 of general obligation bonds maturing within 29 years from issuance to finance such center; and to levy annual excess property taxes to repay such bonds, as provided in Resolution No. 2025-05.

Shall this proposition be approved?

YES.....

☐

NO.....

☐

The Secretary of the Board and/or the Park Director or Acting Park Director of the District are hereby authorized to deliver a certified copy of the Resolution to the Auditor.

Section 5. Voters' Pamphlet. The Board finds and declares it to be in the best interests of the District to have information regarding the aforesaid proposition included in local voters' pamphlets, and authorizes the appropriate costs thereof to be charged to and paid by the District, and further authorizes the Park Director, or Acting Park Director, and Business Manager of the District to provide such information to the Auditor and to take such other actions as may be necessary or appropriate to that end.

Section 6. Notices Regarding Ballot Title. For purposes of receiving notice of the exact language of the ballot title submitted pursuant to the Resolution, the Board hereby designates (a) the District's Park Director, telephone: 360-221-5484, email: director@swparks.org, and (b) special counsel, Pacifica Law Group LLP (Deanna Gregory), telephone: 206-245-1700, email: deanna.gregory@pacificallawgroup.com, as the individuals to whom the Auditor shall provide such notice. The Secretary of the Board is authorized to approve changes to the ballot title, if any, deemed necessary by the Auditor or the Island County Prosecuting Attorney.

Section 7. General Authorization. Upon the passage and approval of the Resolution, the proper officials of the District, including members of the Board, the Secretary of the Board, the

Treasurer of the Board, the Business Manager of the District, the Park Director or Acting Park Director of the District and the special counsel to the District, are authorized and directed to undertake all action necessary and to execute all certificates and documents and to take such actions as are necessary to carry out the intent of the Resolution.

Section 8. Severability; Ratification. In the event that any provision of the Resolution shall be held to be invalid, such invalidity shall not affect or invalidate any other provision of the Resolution or the Bonds, but they shall be construed and enforced as if such invalid provision had not been contained herein; provided, however, that any provision which shall for any reason be held by reason of its extent to be invalid shall be deemed to be in effect to the extent permitted by law. All acts taken pursuant to the authority granted in the Resolution but prior to its effective date are hereby ratified and confirmed.

Section 9. Effective Date. The Resolution shall become effective immediately upon its adoption.

ADOPTED by the Board of Commissioners of South Whidbey Parks and Recreation District, Island County, Washington, at a regular open public meeting thereof, held this 28th day of July, 2025.

SOUTH WHIDBEY PARKS AND
RECREATION DISTRICT, ISLAND
COUNTY, WASHINGTON

Jennifer Cox, Chair

Erik Jokinen, Vice-Chair

Krista Loercher, Secretary

Jake Grevé, Commissioner

Matthew Simms, Commissioner

ATTEST:

Secretary, Board of Commissioners

CERTIFICATE

I, the undersigned, Secretary of the Board of Commissioners of South Whidbey Parks and Recreation District, Island County, Washington (the “District”), and keeper of the records of the Board of Commissioners (the “Board”), DO HEREBY CERTIFY:

1. That the attached resolution is a true and correct copy of Resolution No. 2025-04 of the Board (the “Resolution”), duly adopted at a regular meeting thereof held on the 28th day of July, 2025.

2. That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting and a legally sufficient number of members of the Board voted in the proper manner for the adoption of the Resolution; that all other requirements and proceedings incident to the proper adoption of the Resolution have been duly fulfilled, carried out and otherwise observed; and that I am authorized to execute this certificate.

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of July, 2025.

Secretary, Board of Commissioners