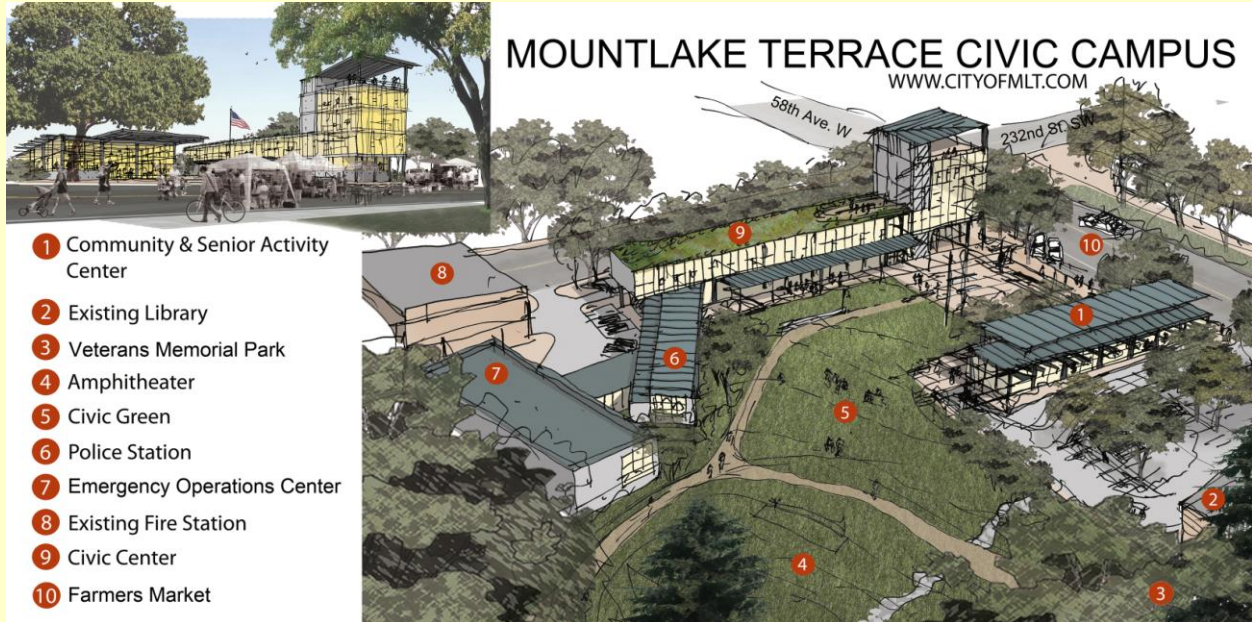


# City of Mountlake Terrace Proposition 1 Civic Campus Bond Election Fact Sheet

[www.civiccampus.com](http://www.civiccampus.com)

## **Proposed Plan**

A Civic Campus renovation is proposed to offer a new park and community space, including a Community and Senior Activity Center, for Mountlake Terrace residents and visitors. The project includes:



- An 8,500 square foot community/senior activity center allowing space for luncheons, meetings and social events
- Public meeting rooms, patios, and multipurpose rooms for indoor/outdoor functions
- A new police station to meet public safety needs
- An emergency operations center to better safeguard the community in response to disasters and local emergencies
- City offices with civic functions all under one roof
- Enhanced tree-lined streetscapes with wider sidewalks and improved crosswalks
- Community green space, with sitting areas and spray fountain, to serve as a gathering place for people and a link to Veterans Memorial Park
- Year-round events such as a farmers market, senior activities, arts festivals, concerts, dance recitals, movies, and an amphitheater
- Underground parking for visiting the Civic Campus and Town Center
- Sustainable design standards that will be energy-efficient and environmentally friendly
- Updating the current Library, including replacing original furniture, roofing and furnace/air conditioning system

The new Civic Campus, designed to facilitate both the current and future needs of the community, will form the heart of the future Town Center and serve as a catalyst for transforming the downtown area.

On November 2, 2010, City residents will consider a \$37.5 million capital bond proposal to fund the construction of this Civic Campus to house community events, meetings, public services and amenities. If approved, the project would be designed in 2011. Construction would begin in early 2012 with completion scheduled for summer of 2013.

## **Background**

The Mountlake Terrace community has grown dramatically over the years, quadrupling in population since the City's formation in 1954. Maturing into a diverse, active city of nearly 21,000 people, Mountlake Terrace had outgrown an aging Civic Center that had far outlived its lifespan.

The main Civic Center building opened in 1962. It was initially designed for short-term use and was beset by numerous safety and health problems over the past 30 years. In 2008 the ceiling collapsed and with the increasing deterioration, the facility was deemed unusable and unsafe. A hazard management team demolished the old structure in early 2010. The City is currently renting space in a privately owned building on a temporary basis for basic civic functions. Meanwhile, publicly owned land at the old Civic Campus stands empty, available for a new park and community space.

### ***How was the project conceived?***

In June 2008, the Mountlake Terrace City Council appointed an 11-member Task Force of citizens to evaluate replacing the community's aging facilities. The Task Force conducted numerous open houses to receive community input on the type of services and amenities they would desire. Following six months of meetings, open houses and public involvement, the Task Force recommended this proposed Civic Campus, including a Community/Senior Center and green space, to be built on the old civic center site, and that the City Council seek voter approval to fund the project.

### ***What about public safety?***

The Civic Campus will include a new modern police station and emergency operations center to meet public safety needs for the 21<sup>st</sup> century and comply with state and federal requirements. Today the Police Department provides services that did not exist in the past including animal control, electronic home monitoring, crime prevention, code enforcement, domestic violence personnel, SWAT, canine assistance, and community service programs. The new police station would extend from other city offices to provide civic functions all under one roof and include safety improvements such as secure prisoner transport areas.

The emergency operations center is a central command facility responsible for responding to disasters, large-scale emergencies and even localized problems such as floods, snow and ice events. The old police station would be remodeled to house the emergency operations center and also be used for evidence and records storage.

### ***How is it paid for?***

If voters approve the levy for the Civic Campus in November, the City would borrow money from investors to pay for the project. The City Council's decision to put the project on the ballot at this time was prompted by a very positive bidding climate (projects are coming in up to 30% below estimates). At the same time, property owners won't have to begin paying the full cost of the levy for up to three years to allow time for the economy to improve.

### ***What is a bond levy?***

A bond levy is a financing tool that local governments use to fund projects. The City would give the investors "bonds," which are written commitments to repay the loan over 30 years with interest. The loan is repaid from additional property taxes that property owners in Mountlake Terrace would pay for 30 years.

Investors like municipal bonds for at least two reasons. First, the bonds are a "safe" investment because the money to repay the debt has a consistent revenue source in the form of a voter-approved property tax. Second, investors who hold municipal bonds typically don't have to pay taxes on the interest they earn. Together, these two incentives mean that investors are willing to loan money at a lower interest rate than what you can find from a typical bank loan.

### ***What is the cost to the average homeowner in Mountlake Terrace for the bond debt?***

The cost to an average homeowner (based on a \$256,300 home) would be zero in 2011, approximately \$3.48 per month in 2012, and \$19.27 per month for 2013 through 2040.

The cost per year may be reduced by the percentage of a property owner's federal income tax since it is tax deductible. For example, a 28% tax bracket will reduce the \$3.48 per month to \$2.51 per month and \$19.27 per month to \$13.87 per month.

Low-income seniors may qualify to be exempt from the bond levy altogether. Senior citizens, 61 and older, or disabled persons with a combined income (from all sources) of less than \$35,000 a year and living in their home by December 31, 2010 may be exempt from all or part of special levy taxes. More information is available from the Snohomish County Exemption Department at (425) 388-3540.

### ***Could the amount be less?***

Yes. These amounts will be less if construction bids are lower than estimated and the City spends less than the \$37.5 million. These amounts will also be reduced as new development occurs in Mountlake Terrace over the next several years and additional property owners of redeveloped properties pay into the levy.

For more information about the Civic Campus proposal, please call (425) 744-6208 or view the City's webpage at [www.civiccampus.com](http://www.civiccampus.com).

