

Bainbridge Island Fire Department

Proposition No. 1

Regular Property Tax Levy Lid Lift for Fire Protection & Emergency Medical Services

Official Ballot Title

The Board of Commissioners of the Bainbridge Island Fire Department adopted Resolution No. 10-2014 proposing an increase in the Fire Department's regular property tax levy. To fund fire protection and emergency medical services for six years, this proposition authorizes a maximum levy rate of \$0.95 per \$1,000.00 of assessed valuation for collection in 2016 and sets the limit factor for each subsequent year at 100% plus the annual percentage change in the Consumer Price Index (as described in the Resolution), or 1%, whichever is greater. The final year's levy dollar amount would be used to compute limitations for subsequent levies.

Should this proposition be approved?

- Yes
No

Explanatory Statement

(Prepared by the attorney for the district as prescribed by law.)

The Bainbridge Island Fire Department provides emergency medical, rescue and fire protection services to its citizens. This proposition will authorize the Department to restore its regular real property tax levy rate (which is currently approximately \$.86 per \$1,000 of assessed valuation) to a levy rate of \$0.95 per thousand dollars of assessed valuation and will establish a limit factor for the following five years that shall be 100% of the first-half to first-half Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) for the Seattle-Tacoma-Bremerton metropolitan area but shall be no lower than 1 percent. This is an approximate \$0.09 increase with an impact of approximately \$45.00 increase-per-year on a \$500,000 home in 2015.

Approval of this measure will allow the Fire District to maintain and improve the level of fire protection and emergency medical services by adding and training additional career and volunteer firefighters/ Emergency Medical Technicians. If the levy is approved, the District would assess the new rate in 2015 for collection in 2016.

The Fire District's Board of Commissioners has determined that establishing the levy rate at \$0.95 per \$1,000 and by using the percentage annual change in the Consumer Price Index, is critical in enhancing and maintaining an effective level of service, career and volunteer firefighter staffing, equipment and facilities.

Exemptions from taxes may be available to homeowners who are 61 or older, or disabled, and who meet certain income requirements.

Argument For the Measure

Many people may not be aware that the Phelps Fire Station (23) is rarely staffed leaving the Island's North End exposed to unnecessary risk during an emergency. But this isn't just a North End issue. It's an island wide Issue. The lack of resources on the North End puts pressure on the entire emergency response system and must be addressed now.

65% of emergency calls come from mid-Island. The rest come from the South/North End Islanders. Bucklin Hill Station has 2 firefighter/ EMTs and the remainder is deployed from Madison Station. In a North End emergency, responders come from these locations oftentimes relying on Poulsbo or NKF&R to be there first. The longer drive times leave residents exposed to unnecessary risk. Minutes can make a critical difference in saving lives.

The recent economic downturn reduced tax revenues tied to housing values. This directly affected emergency staff funding and prevented adequate staffing for the entire organization. 30% of the time, more than one emergency requires simultaneous response. During these concurrent calls, our small volunteer core isn't always available to help. These challenges plus the lack of resources at Phelps Station make it difficult to provide proper service levels across Bainbridge Island. Can you imagine serving our Island given this complexity?

We count on our Fire Department for our safety. We expect them to be there for us, so now we need to be there for them. Vote yes for the staffing levy.

Rebuttal to the Argument Against

No Argument Against the measure submitted for rebuttal.

Arguments prepared by the Committee For the Measure Chairperson Gina Batali; Committee Member Cris Cannestra; Committee Member Shannon Lea.

Argument Against the Measure

No argument submitted.

Rebuttal to the Argument For

No argument submitted.

No committee appointed.

### Bainbridge Island Fire Department

#### Proposition No. 2

#### Bonds for Fire Stations and Capital Equipment

#### Official Ballot Title

The Board of Fire Commissioners of Bainbridge Island Fire Department adopted Resolution No. 11-2014, concerning a proposition to finance fire stations and capital equipment. This proposition would authorize the Department to rebuild two fire stations and renovate an existing fire station, acquire capital equipment, and upgrade Department-wide communication and information systems; issue no more than \$16,000,000 of general obligation bonds maturing within 20 years; and levy annual excess property taxes to pay the bonds, all as provided in Resolution No. 11-2014. Should this proposition be:

- Approved
- Rejected

#### Explanatory Statement

*(Prepared by the attorney for the district as prescribed by law.)*

The Bainbridge Island Fire Department provides emergency medical, rescue and fire protection services to its residents. Passage of Proposition 2 would authorize the Department to issue general obligation bonds in the principal amount of no more than \$16,000,000, for the purpose of paying costs associated with rebuilding, remodeling and equipping three fire stations and acquiring necessary capital equipment.

Passage of Proposition 2 would allow the Department to address critical facility needs identified in its 2014 facilities assessment, including rebuilding and equipping the fire stations on Madison Avenue and on Bucklin Hill Road. The 2014 facilities assessment identified significant deficiencies at these fire stations including: these stations do not meet the space needs of current operations; do not comply with current seismic code provisions for essential facilities; do not meet applicable standards for fire station design and operation; do not meet current state regulatory requirements; and do not meet current energy code requirements. The 2014 facilities assessment determined that it was more cost effective to remove the existing structures and replace them with newly constructed facilities.

The bonds are expected to be paid from annual property tax levies in excess of regular property tax levies over a period of 20 years. The exact amount of such annual levies will depend on interest rates and property values at the time the bonds are sold. The District anticipates a tax rate increase (over the existing rate) of approximately \$80 per year for a \$500,000 home. Exemptions from taxes may be available to homeowners who are 61 or older, or disabled, and who meet certain income requirements.

#### Argument For the Measure

##### Vote Yes for Proposition 2

Proposition 2 will enable Bainbridge Island Fire Department to: (1) replace two of BIFD's aged fire stations; (2) renovate BIFD's third fire station; (3) acquire critical capital equipment; and (4) upgrade BIFD's communication and information systems, including key disaster response systems.

##### BIFD Facilities have reached the end of their useful life

Built in 1959, Station 22 anchors the Island's south end. Station 21, constructed in 1978, is BIFD's headquarters station. A 2014 third-party facilities assessment determined that Stations 21 and 22 have reached the end of their useful life and that Station 23 has space and building code deficiencies. The assessment identified significant deficiencies, including: failure to meet the department's space needs; failure to comply with current seismic code provisions for essential facilities; failure to meet applicable standards for fire station design and operation; failure to meet current state regulatory requirements; and failure to meet current energy code requirements. The assessment concluded that it is most cost effective to remove Stations 21 and 22 and replace them with new facilities while renovating Station 23.

##### We urge you to vote **Approve** on Proposition 2.

Stations 21 and 22 must be replaced now. They are old and non-compliant. This proposition will address BIFD's existing space needs and comply with current requirements. Consequently, BIFD will be able to continue providing a high level of service to the Bainbridge Island community.

Join us in supporting Proposition 2.

#### Rebuttal to the Argument Against

No Argument Against the measure submitted for rebuttal.

Arguments prepared by the Committee For the Measure Chairperson John De Lanoy; Committee Member Michael Griffin; Committee Member Michael Moyer. Additional information is available at: [john\\_delanoy@yahoo.com](mailto:john_delanoy@yahoo.com).

#### Argument Against the Measure

No argument submitted.

#### Rebuttal to the Argument For

No argument submitted.

No committee appointed.

### Bainbridge Island Metropolitan Park & Recreation District

#### Proposition No. 1

#### Parks and Open Space Bonds

#### Official Ballot Title

The Board of Park Commissioners of the Bainbridge Island Metropolitan Park & Recreation District, Kitsap County, Washington (the "District"), has adopted Resolution 2014-26 concerning financing for acquisition and improvement of park land. This proposition would authorize the District to finance the purchase of approximately 23 acres of land (the Sakai family property) and to develop it as a new Winslow area park, including capital costs of planning and developing improvements and securing safe public access. It would authorize issuance of no more than \$5,900,000 of general obligation bonds maturing within 20 years and to levy excess property taxes annually to repay these bonds, all as provided in Resolution 2014-26. Should this proposition be approved?

- Yes  
 No

#### Explanatory Statement

*(Prepared by the attorney for the district as prescribed by law.)*

The Bainbridge Island Metropolitan Park and Recreation District has adopted Resolution No. 2014-31, which would authorize the District to issue up to \$5.9 million in general obligation bonds in order to complete the purchase of the Sakai family property located along Madison Avenue across from Bainbridge High School and extending east to Highway 305. The site includes approximately 23 acres, including a 2.2 acre lake.

The District and the Sakai family have executed a purchase and sale contract, contingent on the District issuing Bonds before August 1st, 2015 to complete the purchase for a price of \$5,670,000. A portion of the bond proceeds would be used to improve access and accomplish removal of derelict structures and equipment to make the site safe for public access. The District does not plan additional improvements at this time, but expects to engage in a public planning process regarding future uses which could include other potential improvements.

The proposed bonds would be repaid with an excess property tax levy of approximately \$0.08 per \$1,000 of assessed valuation (e.g., \$36 per year on a \$450,000 home). This levy is expected to result in little or no net change to property taxes because the beginning of this levy will be structured to coincide with the retirement of the District's Gazzam Lake and Grand Forest bonds (retired in 2014) and the Aquatic Center bonds (scheduled to be retired in 2018).

#### Argument For the Measure

##### Last chance for a major new park in Winslow—it's now or never

We have a once-in-a-lifetime opportunity to acquire 22.87 acres of land for a major new park centrally located in Winslow (across from the High School, from Madison Avenue to Highway 305). This unique land offers abundant opportunities for both active and passive park uses, as well as acres of open space and trails. The property even includes a 2.2 acre lake.

##### This is the last large parcel of undeveloped land in Winslow

Our largest existing parks are all located outside of Winslow. With 50% of the population growth slated for Winslow, this central hub of the island is drastically short of parks. It's our choice— preserve this land forever for the public or allow it to be sold into private ownership.

##### No Net Increase in Taxes

The Sakai family is offering this 23-acre gem at an independently-appraised price. Your yes vote authorizes \$5.9 million in bonds to purchase this unique land. Best of all— this is affordable. Since the prior voted bonds for Gazzam Lake and the Grand Forest recently expired, and with interest rates still historically low, this bond measure is structured to result in *no net tax increase in Park District bond levies*. For the median household on Bainbridge, the cost will be less than \$36 dollars per year.

##### Let's create a beautiful park for Bainbridge—in the heart of our island.

Vote yes for our Park.

#### Rebuttal to the Argument Against

With prior bonds expiring, this measure maintains current park levies. An independent MAI appraiser set the price. Tax assessments often don't reflect fair market value for land—Harrison Clinic recently purchased land to the north for *four times the assessed value*. Winslow is critically short of park facilities. The offer is conditioned on passage of this measure *in February*. This is our *last chance for a major park in the heart of our island*.

Arguments prepared by "People for Parks," Co-Chair Bruce Weiland; Co-Chair Jason Shutt; Treasurer Tom McCloskey. Additional information is available at: [jasonadamshutt@gmail.com](mailto:jasonadamshutt@gmail.com), [www.parkforwinslow.com](http://www.parkforwinslow.com), 206-399-3641.

#### Argument Against the Measure

We all love our parks.

##### Why Overpay for this Property?

Proposition 1 is a bad deal. The Kitsap County Assessor values the land at \$1.8 million dollars. The Parks District wants to pay \$6 million! Why? Instead of incurring more debt, let's raise money to buy it outright. Islanders would adopt this challenge.

##### We Are Blessed With Many Parks and Acres of Open Space.

We own 1,479 acres of parkland. We own swimming pools, offer hundreds of programs for all ages. We run Fay Bainbridge and Ft Ward parks. We support this understanding that we will face parks 'maintenance bond' soon.

##### Bainbridge Island Is Becoming Unaffordable. Income Inequality is Real.

On this ballot are two other tax issues: a \$16 million Fire bond and a Levy. Soon we will vote on a new Police Building bond issue. And a likely School Bond issue. Income inequality is a growing issue on our Island. We must pay attention to the financial burden bonds place on retired residents, seniors, young families. When we continue taking land off the tax rolls – as this measure would do – we shift property tax burden to fewer and fewer people.

##### Vote No. Let's Go Back to the Drawing Board on This Property.

Let's send this issue back to the community for a thorough discussion. Placing these issues on the low-turnout February ballot is not an honest way to have a community discussion about our park budget priorities. The only beneficiaries are bond sales firms and their lawyers.

#### Rebuttal to the Argument For

Vote No. Remember: You and I are the buyers. The Park District is our Agent. The property has been for sale for many years. Why should we put our children into debt to buy property for 3 times the valuation? We already own 13.8 acres right down the street! The trails can be paid for with grants! Vote No on this foolish bond issue. Time for Community investigation, discussion and common sense evaluation. Vote No.

Arguments prepared by the Committee Against the Measure Chairperson Jean Capps; Committee Member Tom Cappadona.