

RENTON SCHOOL DISTRICT NO. 403
KING COUNTY, WASHINGTON

PROPOSITION 1 - BUILDING FOR EXCELLENCE
BONDS TO IMPROVE, CONSTRUCT AND RENOVATE SCHOOL
FACILITIES

RESOLUTION NO. 06-18/19

A RESOLUTION of the Board of Directors of Renton School District No. 403, King County, Washington, providing for the submission to the voters of the District at a special election to be held on February 12, 2019, of a proposition authorizing the District to issue general obligation bonds in the aggregate principal amount of no more than \$249,600,000, for the purpose of paying costs of making District-wide safety and security improvements, constructing a new elementary school, acquiring land, providing classrooms and learning spaces for educational programs, making building, accessibility and site improvements and making District-wide critical needs improvements, the principal of and interest on such bonds to be payable from annual excess property tax levies; designating the District's Assistant Superintendent of Finance and Operations and bond counsel to receive notice of the ballot title from the Director of Elections of King County, Washington; authorizing a request for a Certificate of Eligibility from the State Treasurer for participation in the Washington State School District Credit Enhancement Program pursuant to chapter 39.98 RCW; and providing for other matters properly related thereto.

ADOPTED: NOVEMBER 28, 2018

This document prepared by:

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KING COUNTY ELECTIONS

RENTON SCHOOL DISTRICT NO. 403
KING COUNTY, WASHINGTON

RESOLUTION NO. 06-18/19

A RESOLUTION of the Board of Directors of Renton School District No. 403, King County, Washington, providing for the submission to the voters of the District at a special election to be held on February 12, 2019, of a proposition authorizing the District to issue general obligation bonds in the aggregate principal amount of no more than \$249,600,000, for the purpose of paying costs of making District-wide safety and security improvements, constructing a new elementary school, acquiring land, providing classrooms and learning spaces for educational programs, making building, accessibility and site improvements and making District-wide critical needs improvements, the principal of and interest on such bonds to be payable from annual excess property tax levies; designating the District's Assistant Superintendent of Finance and Operations and bond counsel to receive notice of the ballot title from the Director of Elections of King County, Washington; authorizing a request for a Certificate of Eligibility from the State Treasurer for participation in the Washington State School District Credit Enhancement Program pursuant to chapter 39.98 RCW; and providing for other matters properly related thereto.

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF RENTON SCHOOL DISTRICT NO. 403, KING COUNTY, WASHINGTON, as follows:

Section 1. Findings and Determinations. The Board of Directors (the "Board") of Renton School District No. 403, King County, Washington (the "District"), takes note of the following facts and makes the following findings and determinations:

(a) Student and staff safety and security concerns, overcrowding (including enrollment demands and State of Washington class size reduction and full day kindergarten initiatives), deteriorating and educationally outdated schools and infrastructure, and the needs of District educational programs require the District to: make District-wide safety and security improvements; construct a new elementary school; acquire land; provide classrooms and learning spaces for educational programs; make building, accessibility and site improvements; and make District-wide critical needs improvements, all as more particularly defined and described in Section 2 herein (collectively, the "Projects").

(b) The District lacks sufficient money with which to pay costs of the Projects.

(c) To pay costs of the Projects, it is necessary and advisable that the District issue and sell unlimited tax general obligation bonds in the aggregate principal amount of no more than \$249,600,000 (the "Bonds"), or such lesser maximum amount as may be legally issued under the laws governing the limitation of indebtedness or required to carry out and accomplish the Projects.

(d) The District is authorized pursuant to Article VII, Section 2(b) and Article VIII, Section 6 of the Washington Constitution and laws of the State of Washington, including

Revised Code of Washington (“RCW”) 28A.530.010, RCW 28A.530.020, RCW 39.36.050 and RCW 84.52.056, to submit to the District’s voters at a special election, for their approval or rejection, the proposition of whether the District shall issue the Bonds to pay costs of the Projects and levy annual excess property taxes to pay and retire the Bonds.

(e) The best interests of the District’s students and other inhabitants require the District to carry out and accomplish the Projects.

Section 2. Description of the Projects. The Projects to be paid for with proceeds of the Bonds, including interest earnings thereon (“Bond Proceeds”), are more particularly defined and described as follows:

(a) Make District-wide safety and security improvements, including, but not limited to: (1) acquiring, constructing, installing, renovating, upgrading and improving school entry point access controls, entry way visibility, security systems and video cameras; and (2) making other District-wide safety and security improvements, all as determined necessary and advisable by the Board.

(b) Construct a new elementary school (#15), on a site to be determined by the Board, that will serve students in the Hazen Feeder Area, all as determined necessary and advisable by the Board.

(c) Acquire land and interests in land as sites for new and expanded facilities of the District, all as determined necessary and advisable by the Board. The term “land” as used herein includes all real property and improvements and other structures thereon and all interests therein.

(d) Provide classrooms and learning spaces for educational programs, including, but not limited to: (1) constructing new science classrooms at Hazen, Lindberg and Renton High Schools; and (2) constructing preschool classrooms on a site or sites to be determined by the Board, all as determined necessary and advisable by the Board.

(e) Make building improvements, including, but not limited to: (1) repairing and/or replacing roofs at Benson Hill, Dimmitt, Honey Dew, Nelsen, Talbot Hill, Tiffany Park and Warehouse; (2) upgrading and/or improving electrical systems at Dimmitt, Hazen, Lindberg, McKnight, Nelsen, Transportation Center and District-wide (transient voltage surge suppressors); (3) upgrading and/or improving plumbing systems at Hazen, Honey Dew, Lindbergh and Renton High School; (4) upgrading and/or improving heating, ventilation and air conditioning (HVAC), boilers and controls at Benson Hill, Bryn Mawr, Campbell Hill, Cascade, Hazelwood, Hazen, Honey Dew, Lakeridge, Lindbergh, McKnight, Nelsen, Sierra Heights, Talbot Hill, Tiffany Park, FOMC, KEC, Renton Memorial Stadium and Transportation Center; (5) upgrading and/or improving interior finishes (including, but not limited to, upgrading and/or improving flooring, walls, paint, ceiling tiles) at Benson Hill, Bryn Mawr, Campbell Hill, Cascade, Dimmitt, Hazelwood, Hazen, Highlands, IPAC, Lakeridge, Lindbergh, Maplewood Heights, McKnight, Nelsen, Renton High School, Renton Park, Sierra Heights, Talbot Hill, Tiffany Park, KEC and Warehouse; and (6) upgrading and/or improving sound and lighting Systems at Hazen, Lindbergh and Renton High Schools, all as determined necessary and advisable by the Board.

(f) Make accessibility improvements at Benson Hill, Bryn Mawr, Campbell Hill, Cascade, Dimmitt, Hazelwood, Hazen, Honey Dew, Kennydale, Lakeridge, Lindbergh, Maplewood Heights, McKnight, Nelsen, Renton High School, Renton Park, Sierra Heights, Talbot Hill, Tiffany Park and District-wide (Americans with Disabilities Act wayfinding signage), all as determined necessary and advisable by the Board.

(g) Make site improvements, including, but not limited to: (1) modernizing pool at Hazen High School; (2) upgrading and/or improving fields and grounds at Benson Hill, Campbell Hill, Cascade, Dimmitt, Hazelwood, Highlands, Honey Dew, Kennydale, Lakeridge, Maplewood Heights, Nelsen, Renton Park, Sierra Heights, Talbot Hill and Tiffany Park; (3) acquiring and installing playground equipment at Talbot Hill and Tiffany Park; (4) renovating track and field at Renton Memorial Stadium and Hazen and Lindberg High Schools; and (5) making parking lot, sidewalk and site upgrades and improvements at Bryn Mawr, Campbell Hill, Hazen, Lakeridge, Nelsen, Renton High School, Sierra Heights, Talbot Hill, Tiffany Park and Transportation Center, all as determined necessary and advisable by the Board

(h) Make District-wide critical needs improvements identified in the *2018 Building Condition Report*, prepared by Integrus Architecture, as such report may be further supplemented, updated and amended from time to time, and not otherwise completed as provided herein, which improvements are incorporated herein by this reference, all as determined necessary and advisable by the Board.

(i) Acquire, construct and install all necessary furniture, equipment, apparatus, accessories, fixtures and appurtenances in the foregoing, all as determined necessary and advisable by the Board.

(j) Pay incidental costs incurred in connection with carrying out and accomplishing the Projects pursuant to RCW 39.46.070. Such incidental costs constitute a part of the Projects and include, but are not limited to: (1) costs related to the issuance, sale and delivery of the Bonds; (2) payments for fiscal and legal costs; (3) costs of obtaining ratings and bond insurance; (4) costs of printing, advertising, establishing and funding accounts; (5) payment of interest due on the Bonds for up to six months after completion of construction; (6) necessary and related engineering, architectural, planning, consulting, inspection, permitting and testing costs; (7) administrative and relocation costs; (8) site acquisition and improvement costs; (9) demolition costs; (10) costs related to demolition and/or deconstruction of existing school facilities to recycle, reclaim and repurpose such school facilities and/or building materials; (11) costs of on-site and off-site utilities and road improvements; and (12) costs of other similar activities or purposes, all as determined necessary and advisable by the Board.

The Projects, or any portion or portions thereof, shall be accomplished insofar as is practicable with available Bond Proceeds, together with any other money of the District legally available therefor, and in such order of time as shall be determined necessary and advisable by the Board. Subject to Section 6 of this resolution, the Board shall allocate the Bond Proceeds, together with any other money of the District legally available therefor, between the various parts of the Projects so as to accomplish, as near as may be, all of the Projects. The Board shall determine the exact order, extent and specifications for the Projects. The Projects are to be more fully described in the plans and specifications to be filed with the District.

Section 3. Calling of Election. The Director of Elections of King County, Washington, as *ex officio* Supervisor of Elections (the “Auditor”), is requested to call and conduct a special election in the District, in the manner provided by law, to be held therein on February 12, 2019, for the purpose of submitting to the District’s voters, for their approval or rejection, the proposition of whether the District shall issue the Bonds to pay costs of the Projects and levy annual excess property taxes to pay and retire the Bonds.

If the proposition is approved by the requisite number of voters, the District will be authorized to issue, sell and deliver the Bonds in the manner described in this resolution, spend the Bond Proceeds to pay costs of the Projects, and levy annual excess property taxes to pay and retire the Bonds. The Bond Proceeds may be used, either with or without additional money now available or hereafter available to the District, for capital purposes only, as permitted by law, which may not include the replacement of equipment.

Section 4. Authorization to Issue the Bonds. The Bonds authorized may be issued as a single issue, as a part of a combined issue with other authorized bonds, or in more than one series, all as determined necessary and advisable by the Board and as permitted by law. Further, the Bonds may be issued, as determined necessary and advisable by the Board, as taxable bonds, tax-exempt bonds and/or any other type of bonds that are now or in the future may be authorized under applicable state and federal law.

Each series of the Bonds shall be issued as fully registered bonds; shall bear interest payable as permitted by law; shall mature within 21 years from the date of issuance of such series of the Bonds (but may mature at an earlier date or dates as fixed by the Board); shall be paid by annual property tax levies sufficient in amount to pay both principal and interest when due, which annual property tax levies shall be made in excess of regular property tax levies without limitation as to rate or amount; and shall be issued and sold in such manner, at such times and in such amounts as shall be required for the purpose for which each series of the Bonds are to be issued, all as determined necessary and advisable by the Board and as permitted by law. The life of the Projects to be financed with the Bond Proceeds shall as near as practicable or as otherwise required by law exceed the term of the respective series of Bonds that finance such Projects. The amount, date, denominations, interest rates, payment dates, final maturity, redemption rights, price, and other terms and conditions of the Bonds (or parameters with respect thereto) shall be hereafter fixed by one or more resolutions of the Board authorizing the issuance, sale and delivery of each series of Bonds, which resolutions may delegate to a District officer or employee the authority to fix any of the foregoing, all as determined necessary and advisable by the Board and as permitted by law.

After voter approval and pending the issuance of any series of the Bonds, the District may levy excess property taxes to pay and retire those Bonds and may issue short-term obligations pursuant to chapter 39.50 RCW to pay for any portion of the costs of the Projects. Such obligations may be paid or refunded with the Bond Proceeds.

Section 5. Intent to Reimburse. The Board declares that to the extent, prior to the date the Bonds, or other bonds or obligations (which includes the Bonds, or other bonds or obligations, issued as tax-exempt bonds) are issued to pay costs of the Projects, the District makes capital expenditures for the Projects from money that is not (and is not reasonably expected to be) reserved, allocated on a long-term basis or otherwise set aside by the District under its existing and reasonably

foreseeable budgetary and financial circumstances to pay costs of the Projects, those capital expenditures are intended to be reimbursed out of the Bond Proceeds, or proceeds of other bonds or obligations, issued in an amount not to exceed the principal amount of the Bonds provided by this resolution.

Section 6. Sufficiency of Bond Proceeds. If Bond Proceeds are more than sufficient to carry out and accomplish the Projects (the "Excess Bond Proceeds"), and state or local circumstances require, the District may use the Excess Bond Proceeds to: (a) acquire, construct, install, equip and make other capital improvements to the District's facilities; or (b) retire and/or defease a portion of the Bonds or other outstanding bonds of the District, all as the Board may determine by resolution, after holding a public hearing thereon pursuant to RCW 28A.530.020. In the event that the Bond Proceeds, together with any other money of the District legally available therefor, are insufficient to carry out and accomplish all of the Projects, the District shall use the Bond Proceeds and other available money for paying the cost of that portion of the Projects that is determined by the Board most necessary and in the best interest of the District.

Section 7. Use of State Financing Assistance. It is anticipated that the District may receive money from the State of Washington as state financing assistance under chapter 28A.525 RCW with respect to the Projects (the "State Financing Assistance"). The State Financing Assistance shall be used, when and in such amounts as it may become available, to carry out and accomplish the Projects. If the State Financing Assistance is more than sufficient to carry out and accomplish the Projects (the "Excess State Financing Assistance"), and state or local circumstances require, the District may use the Excess State Financing Assistance to: (a) acquire, construct, install, equip and make other capital improvements to the District's facilities; (b) retire and/or defease a portion of the Bonds or other outstanding bonds of the District; or (c) provide for other purposes, all as the Board may determine by resolution, after holding a public hearing thereon pursuant to RCW 28A.530.020.

Section 8. Alteration of Expenditures. If the Board shall subsequently determine that state or local circumstances, including, but not limited to, changed conditions or needs, regulatory considerations or incompatible development, should cause any alteration to the specific expenditures from the Bond Proceeds or the State Financing Assistance for the Projects, the District shall not be required to accomplish the Projects and may apply the Bond Proceeds or State Financing Assistance (or both or any portion of each) to: (a) other portions of the Projects; (b) acquire, construct, install, equip and make other capital improvements to the District's facilities; or (c) retire and/or defease a portion of the Bonds or other outstanding bonds of the District, all as the Board may determine by resolution after holding a public hearing thereon pursuant to RCW 28A.530.020.

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Section 9. Form of Ballot Title. Pursuant to RCW 29A.36.071, the King County Prosecuting Attorney is requested to prepare the concise description of the aforesaid proposition for the ballot title in substantially the following form:

PROPOSITION 1

RENTON SCHOOL DISTRICT NO. 403

BUILDING FOR EXCELLENCE
BONDS TO IMPROVE, CONSTRUCT AND RENOVATE SCHOOL
FACILITIES

The Board of Directors of Renton School District No. 403 adopted Resolution No. 06-18/19, concerning a proposition to improve safety, educational opportunities and outdated infrastructure. This proposition would authorize the District to: make District-wide safety and security improvements; construct a new elementary school in Hazen Feeder Area; acquire land; provide classrooms and learning spaces for educational programs (including science and preschool); make building, accessibility and site improvements; make District-wide critical needs improvements; issue no more than \$249,600,000 of general obligation bonds maturing within 21 years; and levy annual excess property taxes to repay the bonds, all as provided in Resolution No. 06-18/19. Should this proposition be:

Approved.....☐

Rejected.....☐

Section 10. Authorization to Deliver Resolution to Auditor and Perform Other Necessary Duties. The Secretary to the Board (the "Secretary") or his designee is directed to: (a) present a certified copy of this resolution to the Auditor no later than December 14, 2018; and (b) perform such other duties as are necessary or required by law to submit to the District's voters at the aforesaid special election, for their approval or rejection, the proposition of whether the District shall issue the Bonds to pay costs of the Projects and levy annual excess property taxes to pay and retire the Bonds.

Section 11. Notices Relating to Ballot Title. For purposes of receiving notice of the exact language of the ballot title required by RCW 29A.36.080, the Board hereby designates (a) the District's Assistant Superintendent of Finance and Operations (Susan Smith Leland), telephone: 425.204.2387; fax: 425.204.2383; email: susan.leland@rentonschools.us; and (b) bond counsel, Foster Pepper PLLC (Jim McNeill), telephone: 206.447.5339; fax 800.533.2284; email: jim.mcneill@foster.com, as the individuals to whom the Auditor and the Auditor of Pierce County, Washington, shall provide such notice. The Secretary is authorized to approve changes to the ballot title, if any, determined necessary by the Auditor or the King County Prosecuting Attorney.

Section 12. Authorization to Request Participation in Washington State School District Credit Enhancement Program. The Board hereby finds and determines that, if the District receives voter approval to issue the Bonds in the manner described in this resolution, it will be in the best

interests of the District's taxpayers to request the State of Washington's guaranty for payment of the Bonds under chapter 39.98 RCW, the Washington State School District Credit Enhancement Program. Accordingly, the Board hereby requests the State Treasurer to issue a Certificate of Eligibility to the District pledging the full faith, credit and taxing power of the State of Washington to guarantee the payment, when due, of the principal of and interest on the Bonds pursuant to chapter 39.98 RCW and the rules promulgated thereunder by the State Finance Committee. The Board designates the Secretary and/or the District's Assistant Superintendent of Finance and Operations or such other officer of the District who may in the future perform the duties of that office, if any (the "Assistant Superintendent") as the District officials authorized to file with the State Treasurer, on behalf of the District, the request for a Certificate of Eligibility.


Section 13. General Authorization and Ratification. The Secretary, the Assistant Superintendent, the District's Executive Director of Finance, the President of the Board, other appropriate officers of the District and bond counsel, Foster Pepper PLLC, are severally authorized and directed to take such actions and to execute such documents as in their judgment may be necessary or desirable to effectuate the provisions of this resolution. All actions taken prior to the effective date of this resolution in furtherance of and not inconsistent with the provisions of this resolution are ratified and confirmed in all respects.

Section 14. Severability. If any provision of this resolution shall be declared by any court of competent jurisdiction to be invalid, then such provision shall be null and void and shall be separable from the remaining provisions of this resolution and shall in no way affect the validity of the other provisions of this resolution, of the Bonds or of the levy or collection of the taxes pledged to pay and retire the Bonds.

Section 15. Effective Date. This resolution takes effect from and after its adoption.

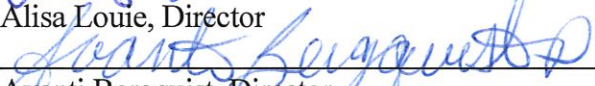
ADOPTED by the Board of Directors of Renton School District No. 403, King County, Washington, at a regular open public meeting held this 28th day of November, 2018, the following Directors being present and voting in favor of the resolution.


RENTON SCHOOL DISTRICT NO. 403
KING COUNTY WASHINGTON


Lynn Desmarais, President and Director


Gloria Hodge, Vice President and Director


Alisa Louie, Director


Ayanti Bergquist, Director


Pam Teal, Director

ATTEST:


DAMIEN J. PATTENAUDE
Secretary to the Board of Directors

CERTIFICATION

I, DAMIEN J. PATTENAUDE, Secretary to the Board of Directors of Renton School District No. 403, King County, Washington (the "District"), hereby certify as follows:

1. The foregoing Resolution No. 06-18/19 (the "Resolution") is a full, true and correct copy of the Resolution duly adopted at a regular meeting of the Board of Directors of the District (the "Board") held at its regular meeting place on November 28, 2018, as that Resolution appears on the minute book of the District, and the Resolution is now in full force and effect; and

2. A quorum of the members of the Board was present throughout the meeting and a sufficient number of members of the Board present voted in the proper manner for the adoption of the Resolution.

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of November, 2018.

RENTON SCHOOL DISTRICT NO. 403
KING COUNTY, WASHINGTON


DAMIEN J. PATTENAUDE
Secretary to the Board of Directors