

CITY OF STANWOOD
City Council Special Workshop
Thursday, May 9, 2024 – 5:00 p.m.
Stanwood-Camano School District, Administration Bldg. Board Room
26920 Pioneer Highway, Stanwood

MINUTES

Call to Order

Mayor Roberts called the meeting to order at 5:00 p.m.

Attendance

Councilmembers present: Dani Gaumond, Marcus Metz, Darren Robb, Robert Hicks, Steve Shepro, Andreena Bergman, and Tim Schmitt.

Also present: City Administrator Shawn Smith, Finance Director David Hammond, Community Development Director Patricia Love, Senior Planner Tansy Schroeder, Finance Manager Wendy Dowhower, Finance Analyst Tim Niebruegge, and City Clerk Lisa Sokolik

1. Draft 2024-2044 Comprehensive Plan Update

Staff presented the first formal draft of the 2024-2044 Comprehensive Plan to the City Council (attachment A). The Plan is founded on the existing 2015 Plan's vision, mission, and core values to maintain and preserve Stanwood's downtown character and rural history while meeting state mandated employment, housing, and population growth mandates. The Plan has been organized into three general sections: Introduction, Individual Elements, and an Appendix. It addresses the growth targets as follows:

Employment: Stanwood's existing zoning falls short of providing the employment targets assigned to the City. As a result, the Light Industrial zone is proposed to be changed to a Planned Industrial zone which creates additional opportunities for more business types which is expected to produce more jobs.

Population: Stanwood has sufficient vacant and underdeveloped land to meet our 20-year population growth target of 10,963 residents. However, to support the economic vitality of the downtown, the Mainstreet Business I and II are being combined into a single Mixed-Use district which encourages the development of new residential units above or behind commercial / retail space. Adding additional population within walking distance of restaurants and shops promotes the health and economic sustainability of downtown.

Housing: The Growth Management Act (GMA) added a new housing target to the 2024 Plan update. GMA requires that cities plan for and accommodate housing for all income levels. Guidance from the Washington State Department of Commerce links housing types by income bands, requiring the City to plan for a variety of housing types such as accessory dwelling units, cottages, duplexes and townhouses. These types of units are referred to as "missing middle housing".

Stanwood City Council Special Workshop Minutes – May 9, 2024

A revised Plan will be provided to the Council in September after the Planning Commission's public hearings are completed.

2. Strategic Finance Planning – 2025-2026 Update

Finance Director Hammond led the discussion on the 2025-2026 Strategic Finance Planning (attachment B). The key points were:

- Revenue and expenditure history and extended forecast for operating funds for 2025-2030.
- Public safety cost increase vs investing in capital infrastructure.
- Funding sources for capital investments in parks and trails, street infrastructure and building improvements.
- Options to address future funding gaps.

3. Adjourn

Mayor Roberts Adjourned the meeting at 6:45 pm.

CITY OF STANWOOD



Sid Roberts, Mayor

ATTEST:



Lisa Sokolik, City Clerk

Remember Yesterday. Imagine Tomorrow.



Stanwood Planning Commission Comprehensive Plan Public Hearing

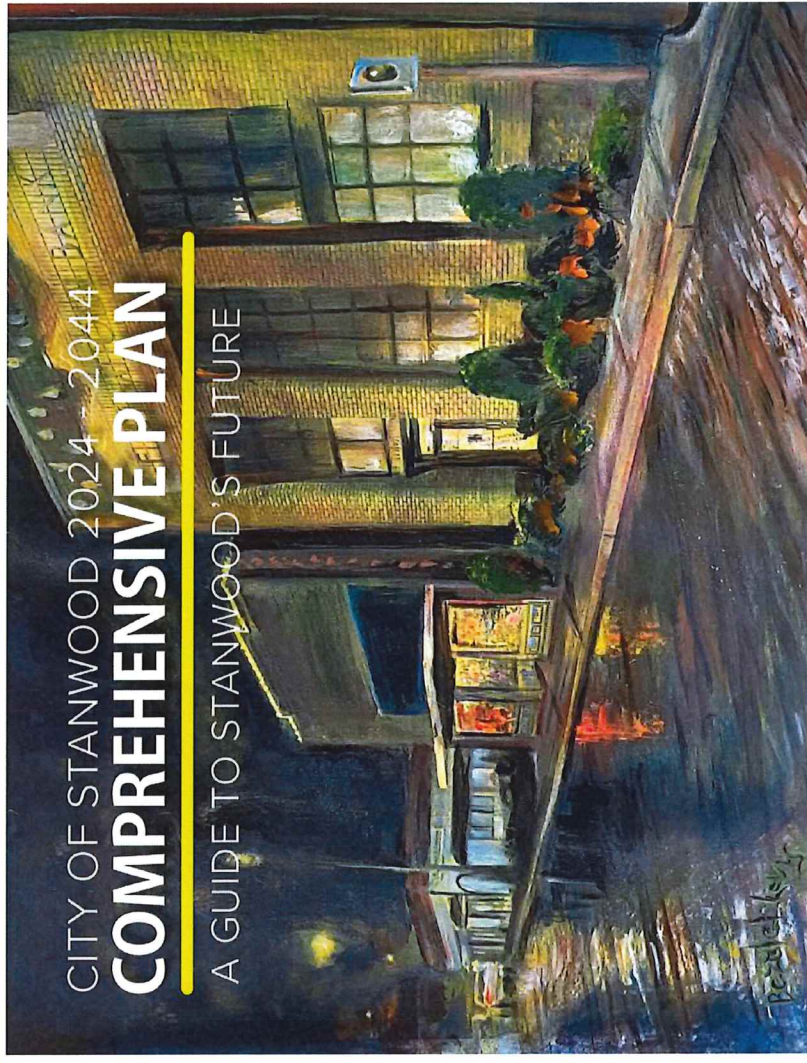
May 13, 2024

June 10, 2024

What is a Comprehensive Plan?



Comprehensive Plan:
A long-term planning document that establishes city goals and policy to guide growth, development, community character and quality of life for 20 years into the future.



Why Plan?



Communities planning under the Washington State Growth Management Act (GMA) are required to update their comprehensive plans every 10 years.

- Population Growth
- Employment
- Housing Types & Income Levels
- Identify Infrastructure Needs
- Evaluate Service Levels

“Remember yesterday, imagine tomorrow”

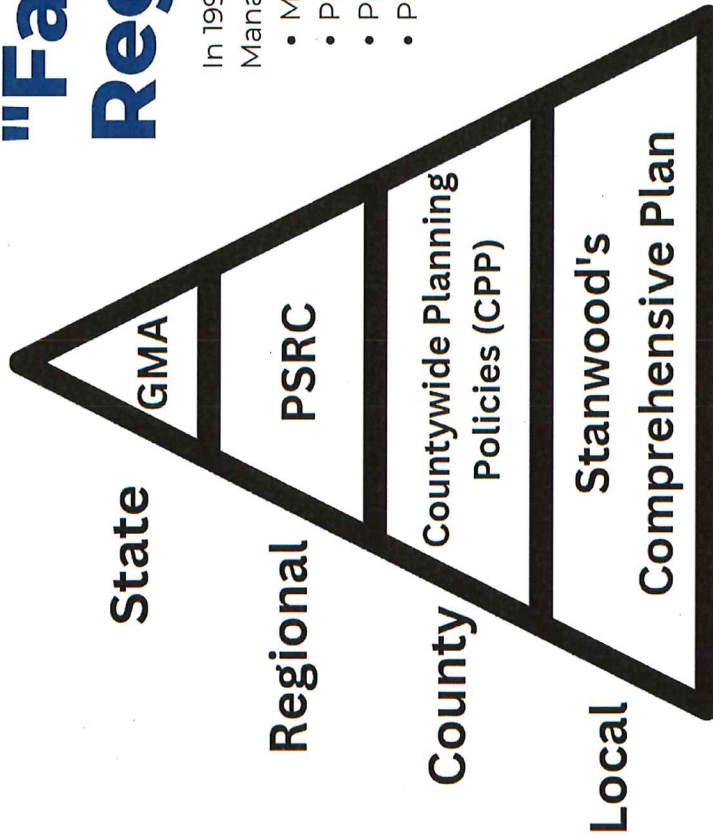
Planning for Growth in WA



"Fair Share of Regional Need"

In 1990 / 1991 The State Passed The Growth Management Act (GMA) To:

- Manage Growth
- Protect Critical Areas
- Preserve Natural Resources
- Preserve Farmlands



Stanwood is expected to accommodate approx. 1.2% of Snohomish County's overall growth.

2024-2044 Comprehensive Plan



Built off the foundation of 2015 Comprehensive Plan but with a new look and “plain talk” for readability:

- Color Coded by Chapter
- Key Takeaways at the Beginning of Each Element
- Description Boxes that Explain Key Terms or Concepts
- Pictures and Graphics
- Goals and Policies Next to Relevant Topics

Vision & Mission



2044 VISION STATEMENT

Promote historic downtown Stanwood as the commercial and cultural heart of the Greater Stanwood/Camano region while strategically planning for future growth and economic development opportunities of the entire City.

- + Inclusive of everyone*
- + Include the community in decision-making process*
- + Ensure a thriving local economy*
- + Provide transparent government*
- + Is responsive to the needs of the community*

The Mission of the City of Stanwood is to create and maintain a community where people can live, work and play in an environment that is safe, vibrant and aesthetically pleasing. Stanwood: is inclusive of everyone, includes the community in its decision-making process; ensures a thriving local economy, provides transparent government, and is responsive to the needs of the community.

Core Values



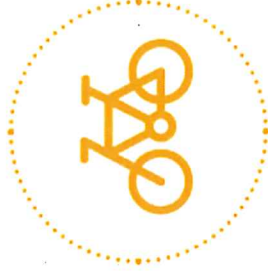
Sense of Community

Retain the City's strong sense of community by fostering a family friendly culture that protects the areas natural beauty, celebrates its rural roots, promotes local businesses, encourages community events, and provides spaces for people to work and play.



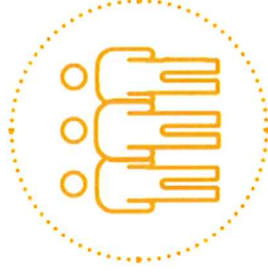
Livability

Continue to make Stanwood a desirable place to live by investing in the historic downtown, new uptown commercial areas, and residential neighborhoods to create an aesthetically pleasing community.



Mobility

Stanwood should provide for all forms of multi-modal transportation, including trails, sidewalks, bike lanes, transit, and private vehicles.



Growth

Apply adaptive in-fill growth management strategies to meet population and employment targets by providing a range of housing types and business opportunities that fosters a healthy community while conserving our adjacent rural lands.

Core Values Continued



Economic Development

Focus on retaining the city's role as the center of the Greater Stanwood area by pursuing new endeavors that support the downtown and leverage Stanwood's location as an urban center surrounded by world class agricultural land.



Environment

Protect the environment while promoting access and tourism to local natural features.



Parks

Develop a parks system that provides public spaces for all age ranges, that bring people together to create a more vibrant, healthy and equitable community.

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Acknowledgement



New:

Tribal Acknowledgement

Page

stuləg^wabš (People of the River)

Recognition that the City of Stanwood is located on the ancestral homeland of the Stillaguamish Indian Tribe.

Image: A photo of a Stillaguamish woman weaving a cedar mat.



Images: Members of the Stillaguamish Tribe poling the river across the years.



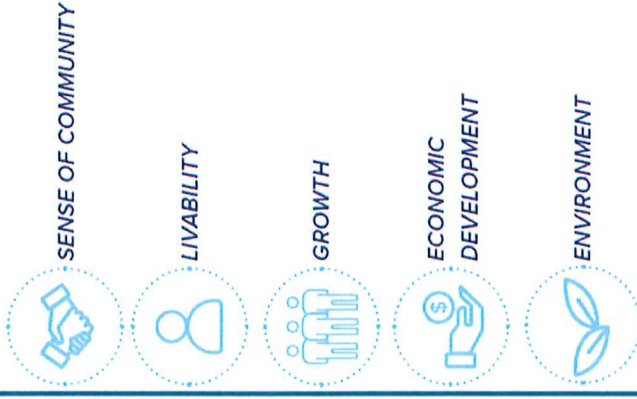
Image: A photo from the 2013 Stillaguamish Salmon Ceremony.



Land Use Element



COMMUNITY VALUES

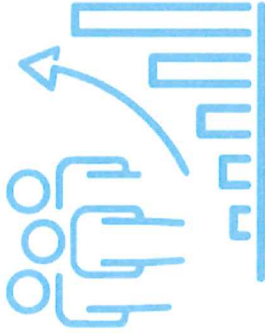


Land Use Element Topics:

Introduction	2044 Growth Targets
Community Feedback	Historic Preservation
Growth Management	Annexation
A Tale of Two Cities	Essential Public Facilities
Downtown District	
Uptown District	
Land Use Inventory	

2044 Population Growth Target





GROWTH TARGET

The City is on track to meet its 2044 population target of **10,963 people** if the growth rate continues steadily. Between 2013 to 2023, the City grew an average of 2.9% in population each year. **To meet 2044 population targets, the City would need a minimum population growth rate of 1.27% per year.**

... PRSC 2050 Growth Strategy ...

GOAL: The region accommodates growth in urban areas, focused in designated centers and near transit stations, to create healthy, equitable, vibrant communities well-served by infrastructure and services. Rural and resource lands continue to be vital parts of the region that retain important cultural, economic, and rural lifestyle opportunities over the long term.

Population Targets

Exceeds with current zoning

Stanwood Population:

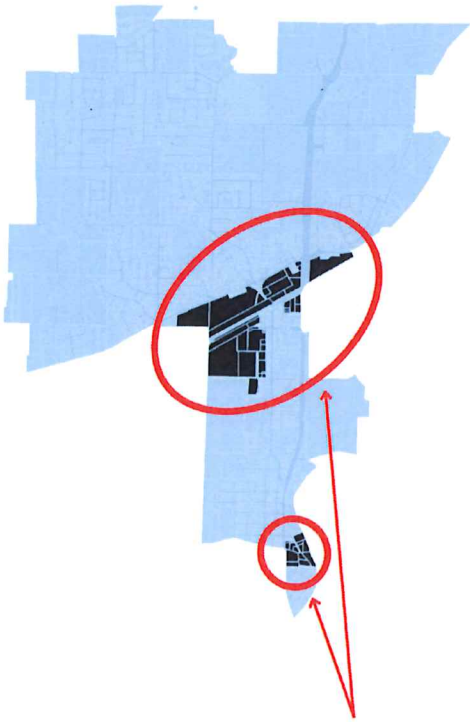
2023 Population: 8,585
2044 Population Target: 10,963
20-Year Growth: 2,378
% of County Growth Allocation: 1.27%

2044 Employment Target



Employment Targets

- 251 job capacity shortfall of 2044 target
- Solution: Planned Industrial zone
 - All LI and some GI to PI
 - 80% industrial uses, 20% commercial/retail uses



Employment:
Stanwood's existing zoning falls short of providing the employment targets assigned to the City.

Light Industrial zone is proposed to be changed to a Planned Industrial zone
Creates job additional opportunities

Jobs	Capacity per 2021		2035-2044		AGR
	2019 Actual	2044 Target**	Capacity Buildable Land Report*	Capacity Surplus/ (Shortfall)	
City of Stanwood	3,865	5,073	4,822	(251)	1.1%

2044 Housing Target



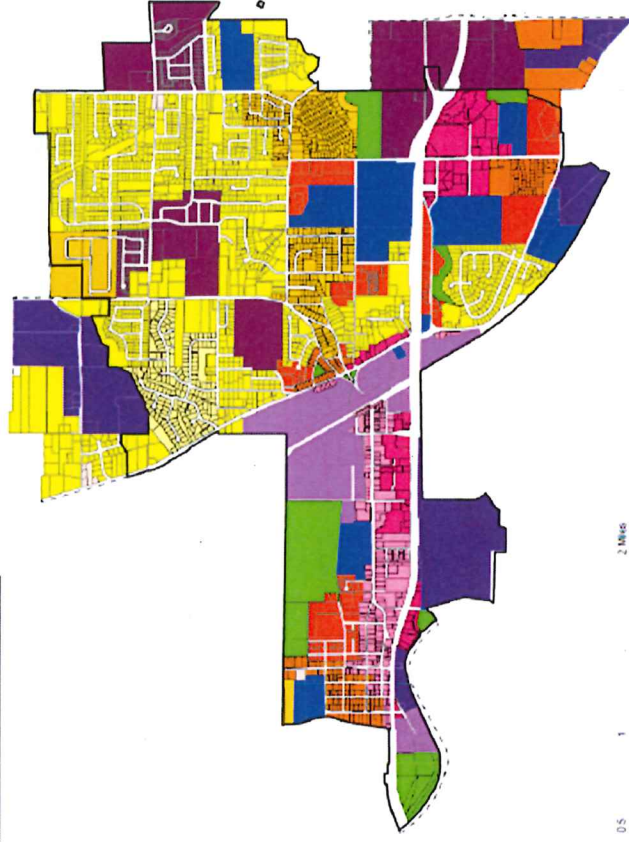
Stanwood Zoning	Zone Category	Typical Housing Types Allowed
SR 12.4	Low Density	Detached Single Family Homes
SR 9.6, SR 7.0, SR 5.0	Moderate Density	Detached Single Family Homes, Cottages, Townhomes, Duplex, Triplex, Fourplex
MR, TN	Mid-Rise	Detached Single Family Homes, Townhomes, Duplex, Triplex, Fourplex, Apartments, Permanent Supportive Housing (PSH)
N/A in Stanwood	High-Rise/Tower	Apartments and Condominiums
Accessory Dwelling Units (ADU's) in all zones		

Housing: The Growth Management Act (GMA) added a new housing target to the 2024 Plan update.

- Plan for and accommodate housing for all income levels.
- Commerce links housing types by income bands.
- These types of units are referred to as “missing middle housing”.



2024 Zoning Map



0 0.5 1 2 Miles

Proposed Rezone: Mixed-Use



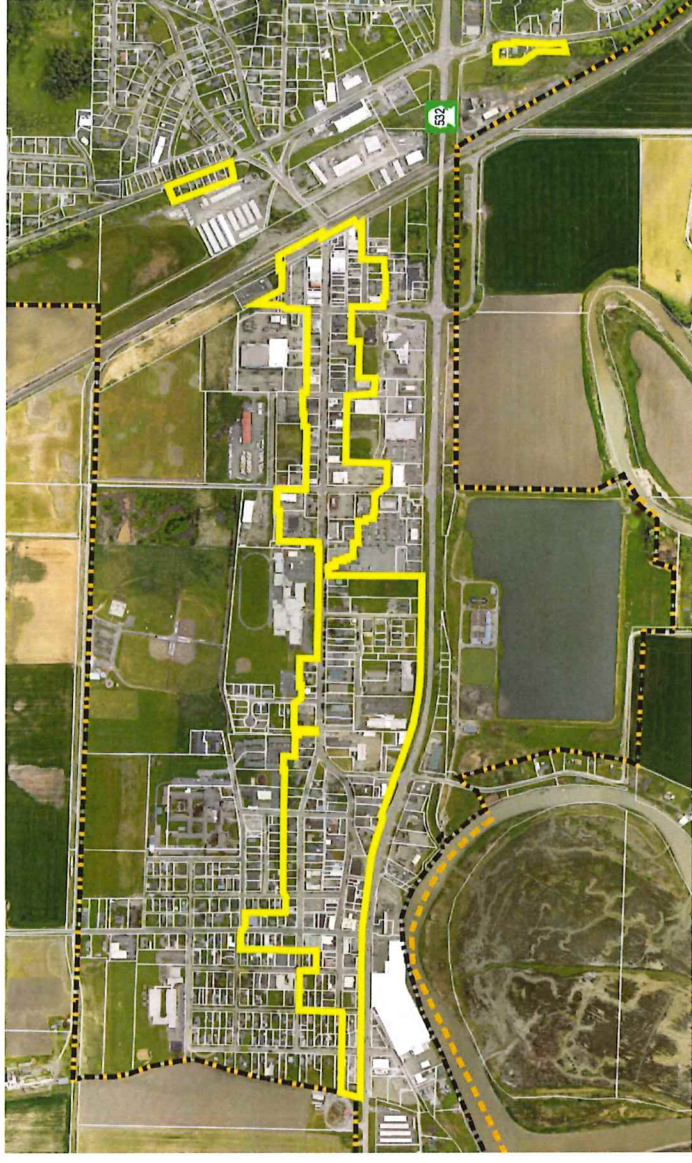
Mixed Use Rezone:

Consolidate portions of MBI and MBII along with some smaller parcels into a new single Mixed-Use zone.

Reduces confusion regarding difference between MBI and MBII zones.

Create a cohesive commercial oriented downtown.

Rezone Portions of: Main Street Business I, Main Street Business II, SR 9.6 zoned, SR 5.0, General Commercial, Light Industrial, and General Industrial.



Proposed Rezone: Downtown General Commercial



Downtown General Commercial Rezone:

This Commercial zoning allows for the existing "Big Box" stores which serve the community.

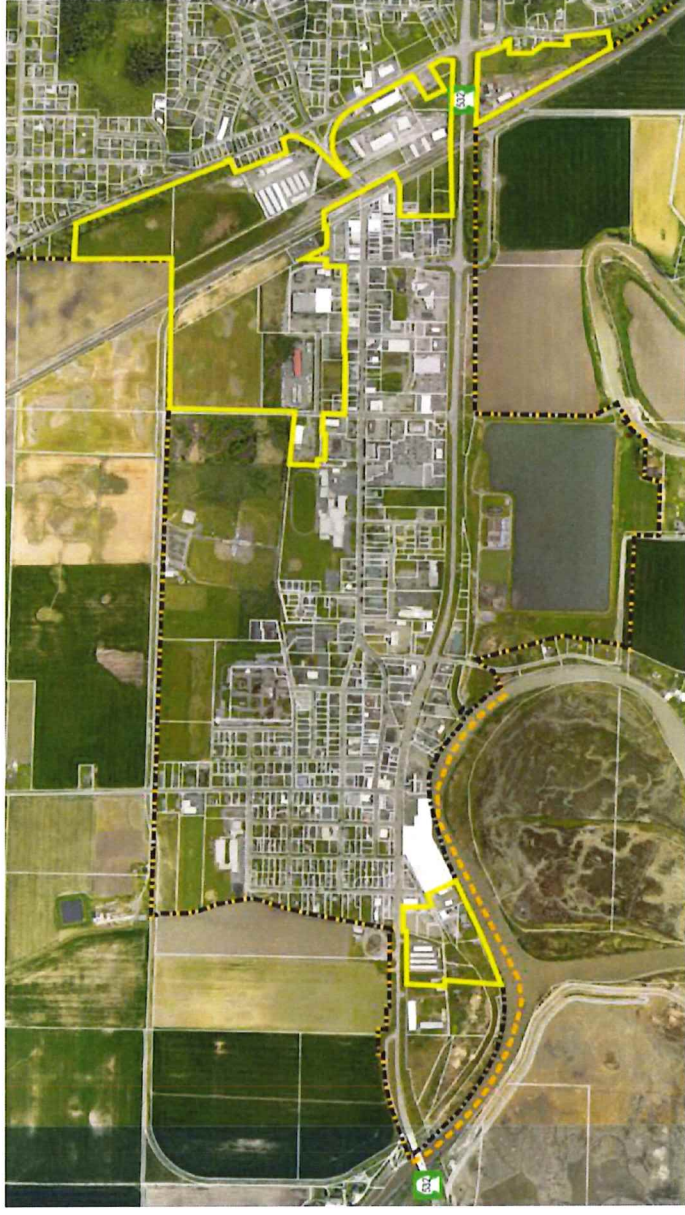


Proposed Rezone: Planned Industrial



Planned Industrial Rezone:

Rezone approximately 49.68 acres of Light Industrial zoned properties and 72.85 acres of General Industrial zoned properties to meet the City's job / employment targets.



Proposed Rezone: TN Zone



Adding TN Zoning in Urban Growth Area:

Requiring commercial uses in TN zones near SR 532

Municipal Code Amendments implementing a requirement for commercial uses in TN zones near SR 532.



Proposed Rezone: Multifamily Zoning



SR 5.0 to MR Rezone

Rezone approximately 14.68-acre Single-Family 5.0 Residential zoned property to preserve the on-site wetlands.



Proposed Rezone: SR 9.6



TN to SR 9.6 Rezone

Rezone approximately 3.99 acres of Traditional Neighborhood zoned properties to SR 9.6.

Accommodate the community's desire not to have multifamily development on the property.



Proposed Rezone: Eastern UGA



Rezone of approximately 32.05 acres of Light Industrial zoned properties to allow residential development.



Rezone approximately 21.36 acres of Light Industrial zoned properties to Planned Industrial to maintain industrial zoning on the fairgrounds site.

Proposed Rezone: Public Facilities



Public Facility Rezone

Rezone properties to reflect public use by:

- School District,
- North County Regional Fire Authority, and
- Cemetery.

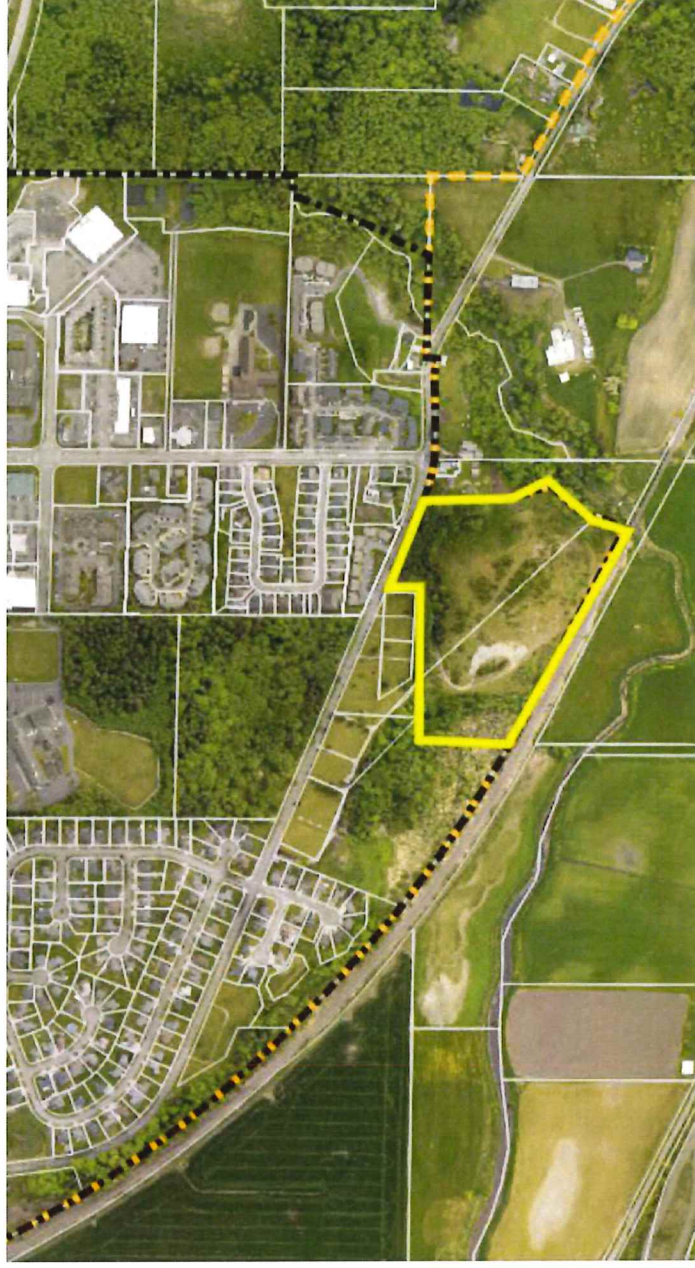


Proposed Rezone: General Industrial



General Industrial Rezone

Rezone approximately 16.8 acres of Single-Family Residential 5.0 zoned properties to General Industrial to reflect the PUD substation use.

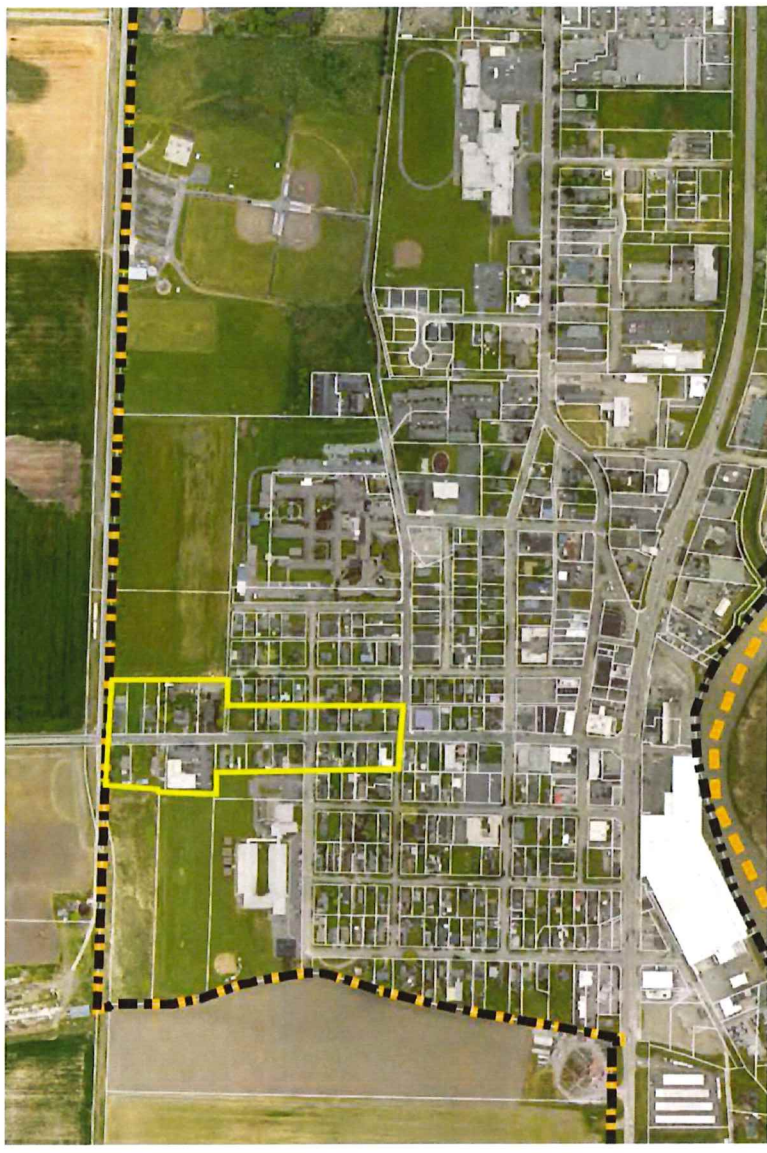


Proposed Rezone: General Industrial



North 102nd Avenue Rezoning

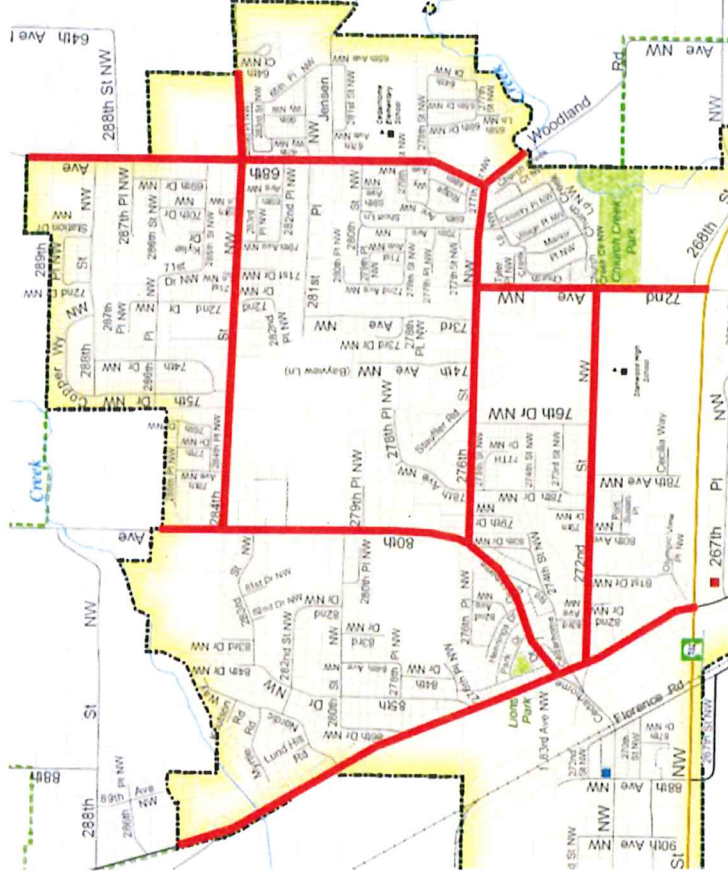
Rezone approximately 6.47 acres of Main Street Business I zoned properties to Single-Family Residential 5.0 zoned properties and 1.01 acre of Main Street Business I zoned properties to Neighborhood Business to more accurately reflect the actual land uses.





Municipal Code Amendments to allow permissible small-scale commercial uses and live-work units in the Uptown Area along 80th Ave; 68th Ave; 284th St; 276th St; 272nd St; 72nd Ave; and Pioneer Highway.

This would allow for commercial day cares, or small family businesses that do not qualify for home occupations.



Other Mandatory Requirements



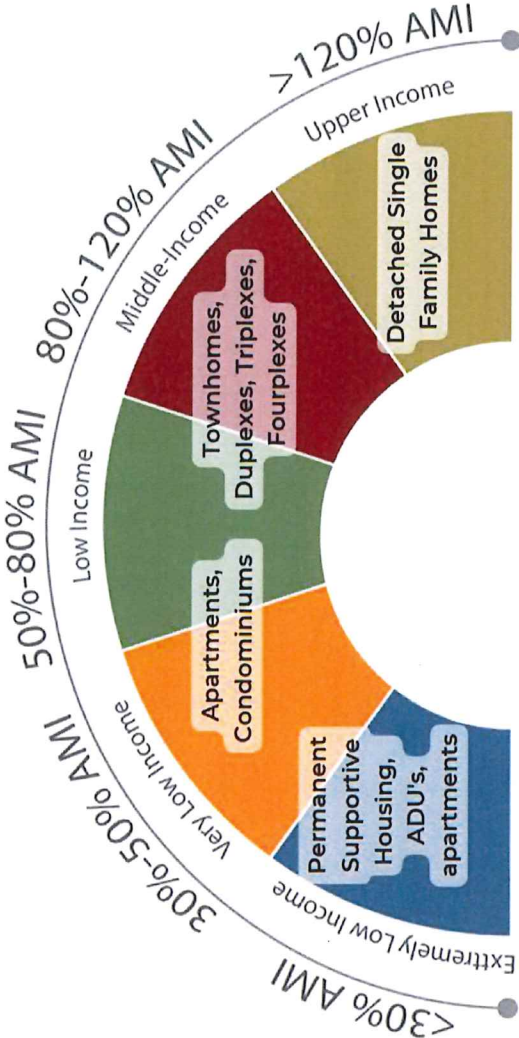
- Land Use Capacity Analysis
- A Tale of Two Downtowns
- Historic Preservation
- Annexation Areas
- Essential Public Facilities
- Flood Management
- Stormwater Management
- Public Water System



Housing Element

The housing element reflects a new requirement by the Growth Management Act to *plan for and accommodate households of all income levels*.

These types of units are referred to as “*missing middle housing*”. To meet this mandate, this Plan provides a variety of housing types by zone as shown in the adjacent chart.



Stanwood Zoning	Zone Category	Typical Housing Types Allowed
SR 12.4	Low Density	Detached Single Family Homes
SR 9.6, SR 7.0, SR 5.0	Moderate Density	Detached Single Family Homes, Cottages, Townhomes, Duplex, Triplex, Fourplex
MR, TN	Mid-Rise	Detached Single Family Homes, Townhomes, Duplex, Triplex, Fourplex, Apartments, Permanent Supportive Housing (PSH)
N/A in Stanwood	High-Rise/Tower	Apartments and Condominiums
Accessory Dwelling Units (ADU's) in all zones		

Housing Element



Other key elements of the housing element include:

- Housing and Community Vision
- Future City Growth
- Two Districts: Downtown and Uptown
- Housing Growth Overview: Past and Present
- Housing Equity
- Racially Disparate Impacts

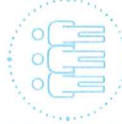
COMMUNITY VALUES



SENSE OF COMMUNITY



LIVABILITY



GROWTH



ECONOMIC
DEVELOPMENT

Economic Development Element



The City has spent the last 20 years planning for the future of Stanwood and emphasizing the importance of economic survival.

Proposes new zoning designations to implement the economic vision

Mixed Use and Planned Industrial Zone

Creating a singular unifying Downtown District will replace multiple multifamily and main street business zones.

Downtown Revitalization

Four main goals:

- Preserve Downtown Character
- Support existing "big box" stores while limiting new ones
- Create opportunities for mixed-use and residential infill
- Simplify zoning



Economic Development Element



CORE VALUES

Sense of Community

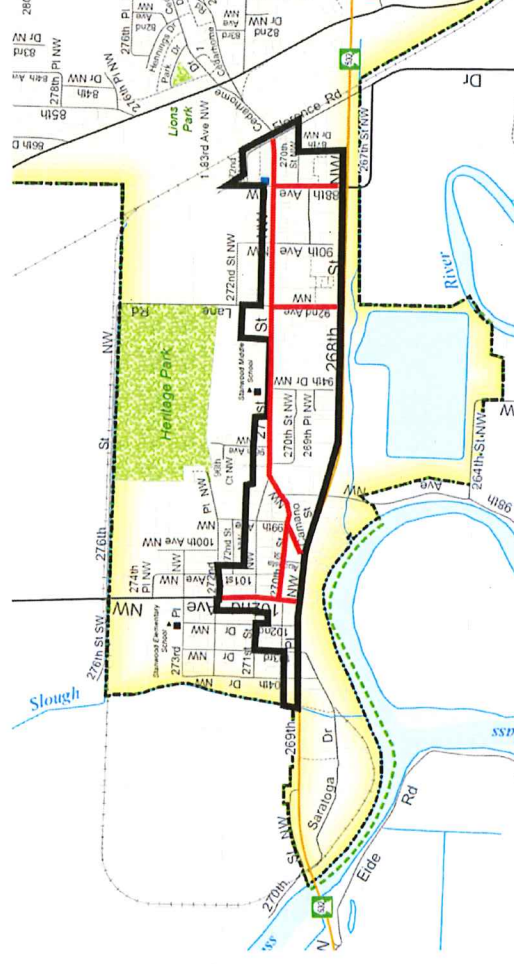
Economic Development

Environment

Growth

Livability

Encourage viable commercial development
Support commercial with residential infill



- Require commercial along major roads (red)
- All other roads with commercial and residential infill

Transportation Element



CORE VALUES



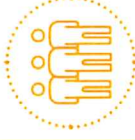
Sense of Community



Economic Development



Mobility



Growth



Livability

The Transportation Element provides the framework to guide the growth and development of the City's transportation infrastructure.

- Consistent with the Land Use Element
- Added emphasis on Pedestrian and Multimodal Connections
- Readopts Existing Level of Service
 - LOS D for traffic signals, roundabouts, and all-way stop controlled intersections
 - LOS E for two-way stop-controlled intersections
- Includes financing strategies and partnerships
- policies strive for a balanced, multi-modal transportation network for the City addressing the needs of vehicles and pedestrians.



Parks Element



The recently adopted Parks, Recreation, and Open Space (PROS) Plan forms the basis of the Parks Element.

Adopted Level of Service

Facility	Level of Service
Regional Parks	0.002 - 0.003 acres per 1,000 population
Neighborhood Parks	2.5 acres per 1,000 population
Community Parks	2.5 acres per 1,000 population
Trails	2.0 acres per 1,000 population

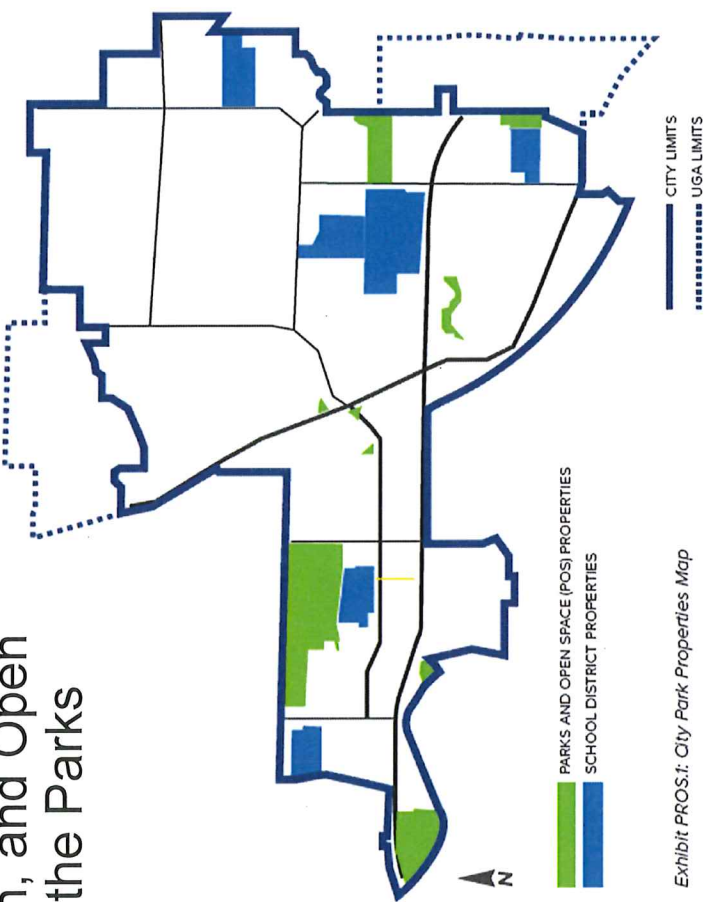


Exhibit PROS.t: City Park Properties Map

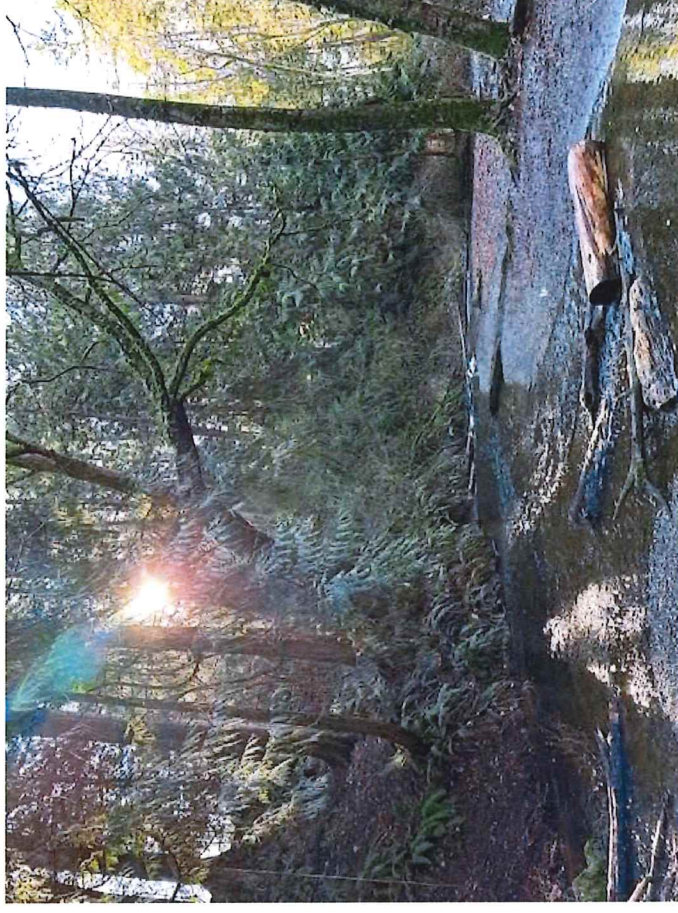
Natural Features Element



The Natural Features Element explores the relationship between the built and natural environments and form the basis for the City's critical area regulations.

Critical Areas Include:

- Wetlands
- Fish and wildlife Conservation Areas
- Critical Aquifer Recharge Areas
- Geologic Hazardous Areas
- Frequently Flooded Areas
- Open Space Corridors
- Water Quality
- Air Quality
- Climate Change



Shoreline Management Element



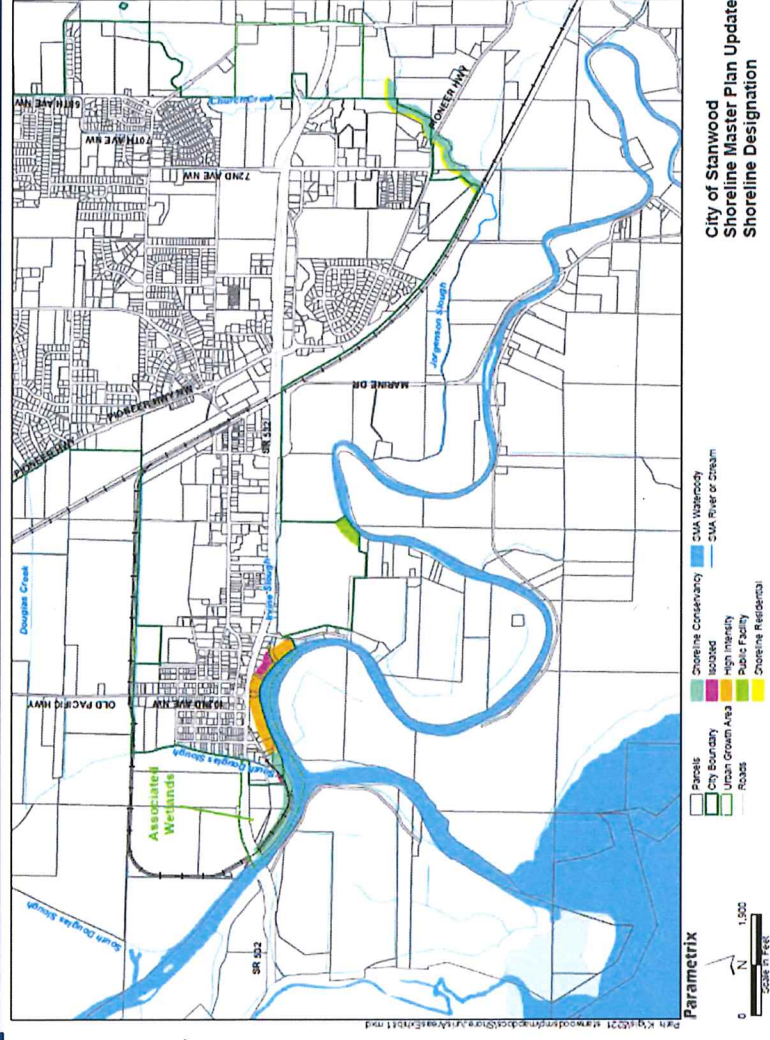
The shorelines element is formally a component of the City's Shoreline Management Plan (SMP).

Regulates land uses within 200 feet of the shoreline.

No Changes Proposed: An amendment to this element will occur in 2029 if not sooner.

This element includes:

Purpose / Introduction
Shoreline Designation Map
Goals and Policies



Utilities Element



The utilities element provides policy direction for planning and installing utilities. All providers have sufficient capacity to serve the City through the 20-year planning period.

Stanwood is served by the following utility providers:

Facility Type	Provider
Water / Sewer / Drainage	City of Stanwood
Power / Electricity	Snohomish Public Utility District #1 (PUD)
Natural Gas	Cascade Natural Gas (CNG)
Telecommunications	Varies: Ziplly Fiber, Astound, Dish
Solid Waste	Waste Management

Capital Facilities Element



Capital Facilities Element:

- Inventory and maps of existing capital facilities owned by the city and other agencies;
- Level of Service standards for facilities and services provided by the city;
- Adoption of a 6-year and 20-year project list;
- Identification of financing strategy and funding sources for projects;
- Guidance on moving projects from the 20-year project list to the 6-year project list; and
- Prioritizing maintenance of aging infrastructure.



CRITERIA FOR CAPITAL PROJECTS

The following criteria form the basis for decision-making concerning new and proposed continuing capital budget items for the City:

- **PUBLIC SAFETY:** The project is required to address a vital safety risk; the benefit to the environment, or safety of the community should be evaluated.
- **PUBLIC HEALTH:** The benefit to the environment and community's public health is of primary concern.
- **CONFORMANCE WITH ADOPTED LEVEL OF SERVICE STANDARDS:** Consistency with the City's Comprehensive Plan level of service standards to facilitate implementation of the twenty-year plan.
- **LEGAL REQUIREMENT:** State or Federal mandates often times require that a particular project be implemented.
- **RELATED PROJECTS:** Frequently projects in one category are critical to the success of capital projects in other categories. Related projects that could result in a savings to a separate project which should be pursued.
- **NET IMPACT ON FUTURE OPERATING BUDGETS:** The cost impact of ongoing operations and maintenance of a facility.

Appendix – Volume 2



Acronyms	Document Reference List:
Definitions	Sewer, Water, Drainage,
Zoning / Land Use Designations	Housing Action Plan, PROS
Summary of Public Outreach	Plan, Transportation Plan, &
Capital Facilities Lists	Non-Motorized
6-Year and 20-Year	Transportation Plan
Housing Data Summary	County and State Plans:
Land Use Capacity Methodology	2021 Buildable Lands
Housing Capacity Methodology	PSRC Vision 2050

Additional Information



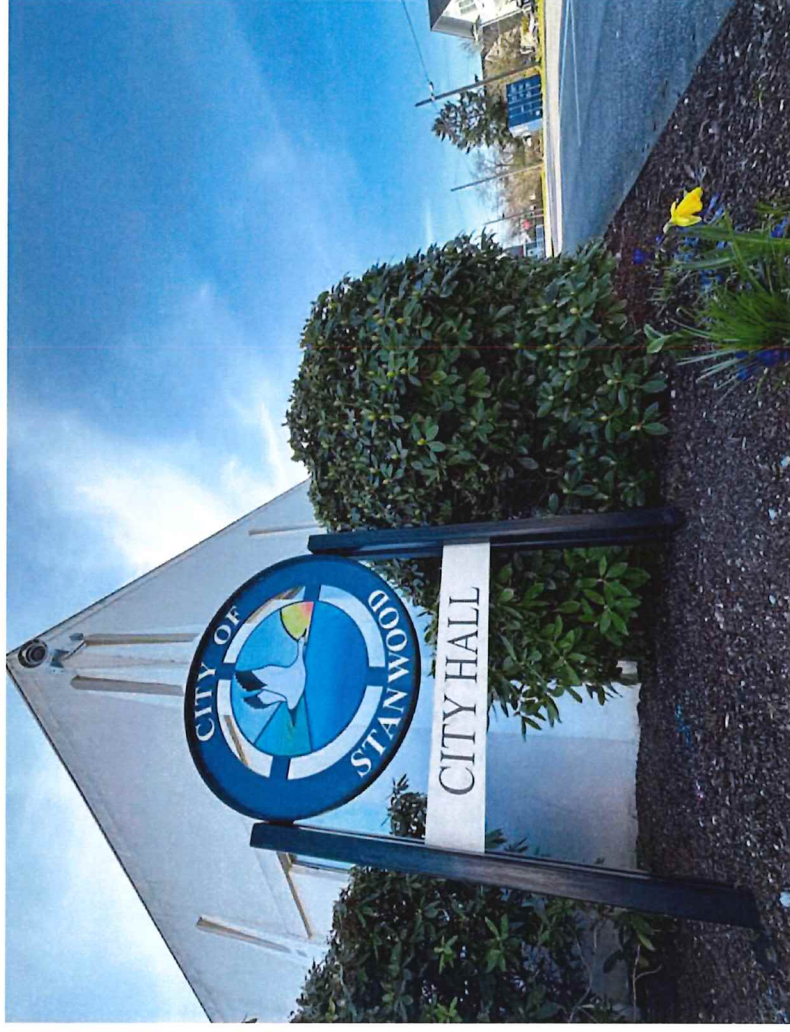
Contacts:

Patricia Love, Community Development Director
Patricia.Love@ci.stanwood.wa.us

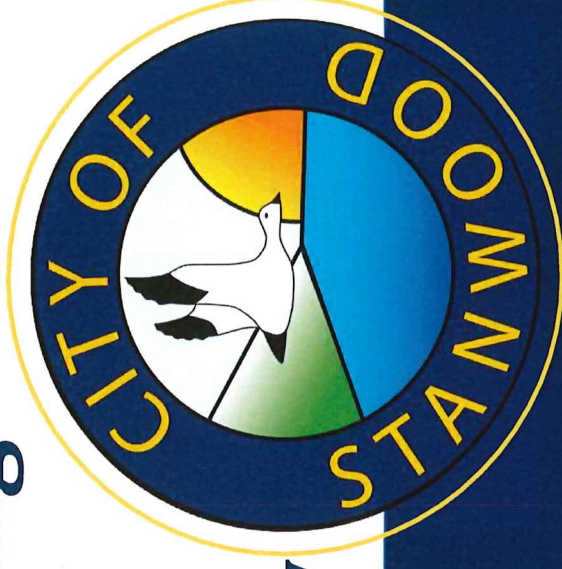
Tansy Schroeder, Senior Planner
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Website: <https://bit.ly/stancpu>

City of Stanwood / Government / Departments /
Community Development / Adopted Plans and
Policies / Comprehensive Plan



**Stanwood City Council
Special Workshop Meeting
May 9, 2024
Budget 2025-26
& 2027-2030 Strategic View**

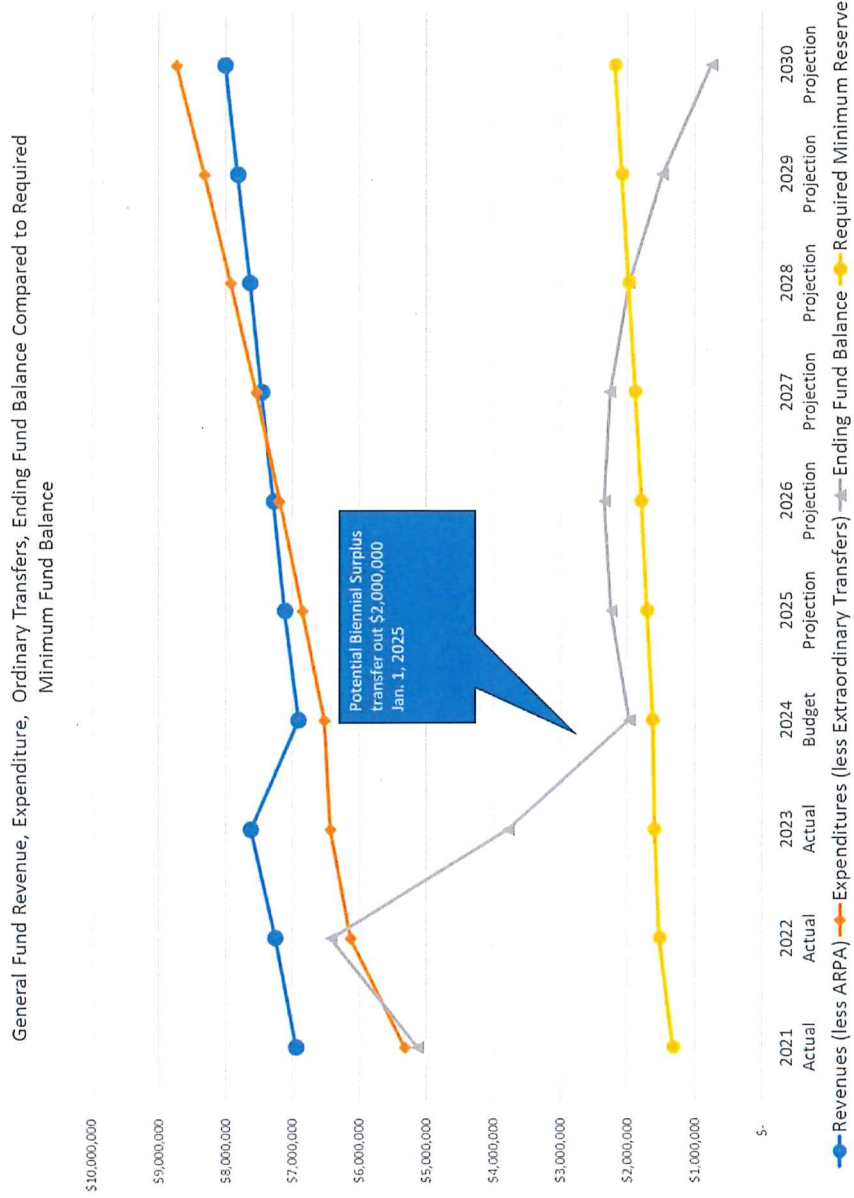


GOAL: Financial Stability, Efficiency and Accountability

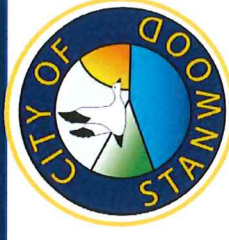


Strategy: Develop dynamic and forward-looking financial information to proactively support capital and operational planning.

General Fund Revenue & Expenditure History and Extended Forecast (2025 to 2030)

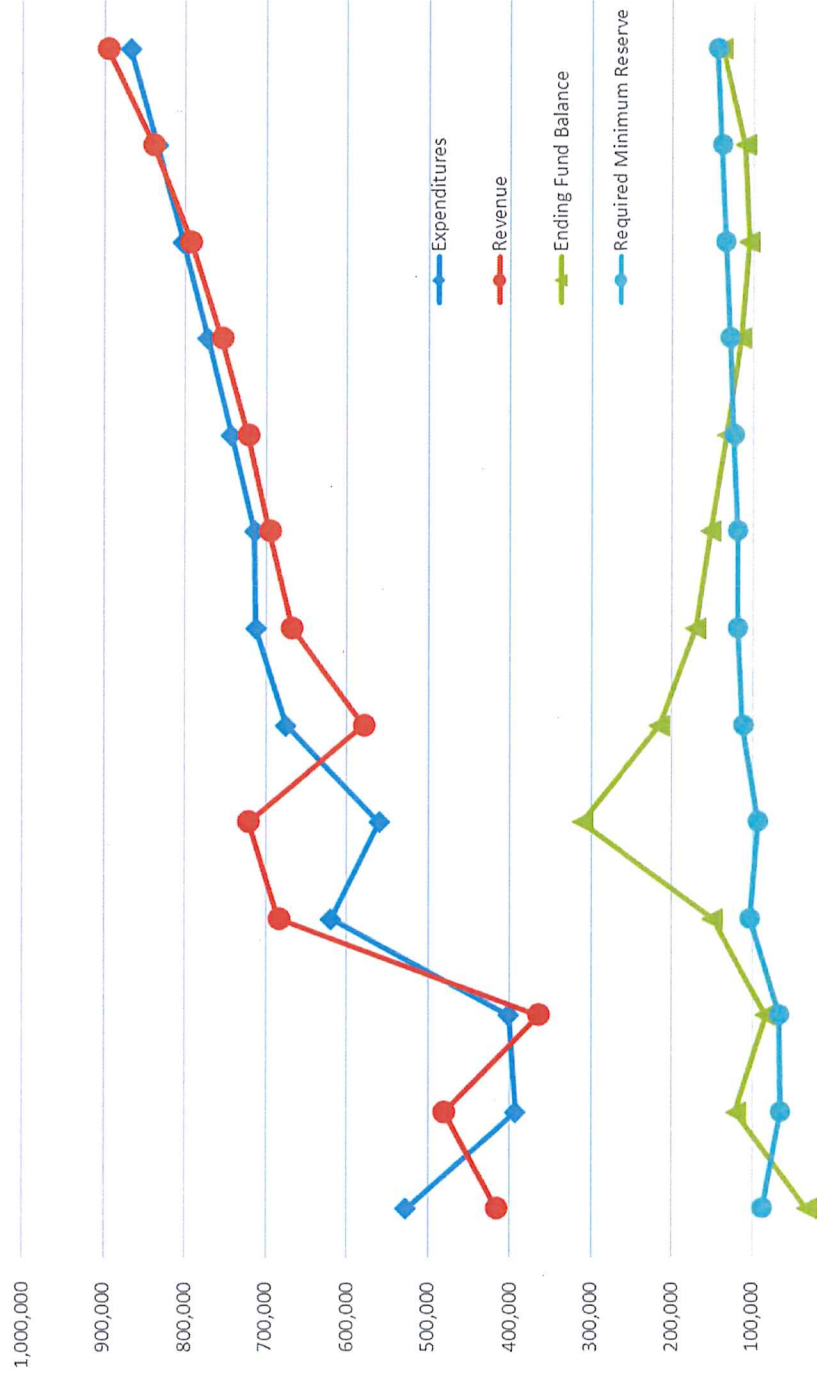


Six-Year General Fund Outlook (data)



	2021 Actual	2022 Actual	2023 Actual	2024 Budget	2025 Projection	2026 Projection	2027 Projection	2028 Projection	2029 Projection	2030 Projection
Beginning Fund Balance	\$ 4,428,700	\$ 5,123,512	\$ 6,420,478	\$ 3,779,433	\$ 1,970,112	\$ 2,242,078	\$ 2,342,530	\$ 2,258,449	\$ 1,976,060	\$ 1,480,789
General Fund Revenue										
Property tax	\$ 1,826,734	\$ 1,939,484	\$ 2,041,200	\$ 2,111,593						
Sales tax	\$ 2,523,757	\$ 2,582,845	\$ 2,646,459	\$ 2,453,800						
Utility tax	\$ 1,176,351	\$ 1,383,659	\$ 1,412,330	\$ 1,355,144						
Licenses & permits	\$ 510,985	\$ 438,551	\$ 521,597	\$ 376,514						
Charges for Services	\$ 388,009	\$ 508,862	\$ 553,403	\$ 274,911						
State pass-through	\$ 1,398,640	\$ 1,364,795	\$ 312,524	\$ 245,572						
Fines & Misc.	\$ 139,941	\$ 58,890	\$ 144,151	\$ 94,807						
	\$ 7,964,417	\$ 8,277,086	\$ 7,631,664	\$ 6,912,341	\$ 7,119,711	\$ 7,290,584	\$ 7,465,558	\$ 7,644,732	\$ 7,828,205	\$ 8,016,082
Less: ARPA	\$ 1,018,070	\$ 1,018,070			\$ 7,119,711	\$ 7,290,584	\$ 7,465,558	\$ 7,644,732	\$ 7,828,205	\$ 8,016,082
	\$ 6,946,347	\$ 7,259,016	\$ 7,631,664	\$ 6,912,341						
General Fund Expenditure										
Operating Expenditures:										
Salaries and Wages	\$ 1,352,689	\$ 1,444,022	\$ 1,662,890	\$ 1,705,114						
Personnel Benefits	\$ 520,807	\$ 563,665	\$ 623,415	\$ 638,957						
Supplies	\$ 39,088	\$ 69,859	\$ 77,885	\$ 60,759						
Services	\$ 375,417	\$ 698,077	\$ 566,222	\$ 533,742						
Professional Services	\$ 447,904	\$ 659,508	\$ 520,887	\$ 553,573						
Public Safety Services Contracts	\$ 1,982,424	\$ 2,000,246	\$ 2,228,961	\$ 2,366,567						
Capital	\$ 13,500	\$ 10,400	\$ 1,284	\$ 26,250						
Operating Subtotal	\$ 4,731,829	\$ 5,445,777	\$ 5,681,544	\$ 5,884,962	\$ 6,179,210	\$ 6,488,171	\$ 6,812,579	\$ 7,153,208	\$ 7,510,868	\$ 7,886,412
Transfers Out:										
Streets	\$ 300,000	\$ 340,000	\$ 370,000	\$ 400,000						
Equipment	\$ 110,710	\$ 90,343	\$ 80,165	\$ 47,500						
Tourism	\$ 43,750	\$ 105,000	\$ 80,000	\$ 80,000						
Contingency	\$ 34,313	\$ 50,000	\$ 111,000	\$ -						
Water (Hydrant Reimb.)	\$ 100,000	\$ 100,000	\$ 110,000	\$ 109,200						
Ordinary Transfers Out Subtotal	\$ 588,773	\$ 685,343	\$ 751,165	\$ 636,700						
Operating and Ordinary Transfers	\$ 5,320,602	\$ 6,131,120	\$ 6,432,709	\$ 6,521,662	\$ 6,847,745	\$ 7,190,132	\$ 7,549,639	\$ 7,927,121	\$ 8,323,477	\$ 8,739,651
Extraordinary Transfers										
Floodwall		\$ 564,000	\$ 150,000							
Street Construction		\$ 285,000	\$ 1,190,000	\$ 200,000						
Parks Construction	\$ 449,003		\$ 1,500,000							
Facilities Capital	\$ 1,500,000		\$ 1,000,000							
Transfers Out Total	\$ 2,537,776	\$ 1,534,343	\$ 4,591,165	\$ 836,700						
Total Expenditures	\$ 7,269,605	\$ 6,980,120	\$ 10,272,709	\$ 6,721,662						
				\$ (2,000,000)						
Ending Fund Balance	\$ 5,123,512	\$ 6,420,478	\$ 3,779,433	\$ 1,970,112	\$ 2,242,078	\$ 2,342,530	\$ 2,258,449	\$ 1,976,060	\$ 1,480,789	\$ 757,220
Required Minimum Reserve	\$ 1,330,151	\$ 1,532,780	\$ 1,608,177	\$ 1,630,416	\$ 1,711,936	\$ 1,797,533	\$ 1,887,410	\$ 1,981,780	\$ 2,080,869	\$ 2,184,913

Streets Operations & Maintenance Fund Outlook Analysis 2018-2030



Actual	Actual	Actual	Actual	Actual	Budget	Outlook	Outlook	Outlook	Outlook	Outlook	Outlook	Outlook
2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030

Streets Operations & Maintenance Fund Outlook

Analysis 2018-2030 - data



	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Growth Factors
Beginning Fund Balances														
Revenue	143,818	33,231	121,222	84,227	149,313	310,817	215,080	170,714	152,328	132,333	114,817	105,086	109,982	
Property Taxes	202,365	227,184	141,503	-	-	-	-	-	-	-	-	-	-	
Street Maintenance Fee	19,491	18,369	20,454	19,131	20,043	29,815	28,000	28,840	29,705	30,596	31,514	32,460	33,433	3%
Multimodal Transportation	9,555	9,462	9,570	9,731	10,511	10,915	11,110	11,443	11,787	12,140	12,504	12,880	13,266	3%
Mvft Unrestricted Fuel Tax	148,652	144,100	129,312	138,319	149,793	155,647	163,115	168,008	173,049	178,240	183,587	189,095	194,768	3%
Miscellaneous Revenues	1,709	20,403	1,461	17,440	1,327	13,019	6,000	6,180	6,365	6,556	6,753	6,956	7,164	3%
General Fund Transfer in	35,000	61,200	62,370	300,000	340,000	370,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000	0%
Transportation Benefit Transfer in				200,000	200,000		60,000	81,000	101,250	126,563	158,203	197,754	247,192	35%
Total Revenues	416,771	480,718	364,670	684,620	721,674	579,396	668,225	695,472	722,156	754,096	792,562	839,144	895,824	
Revenue Growth / (Decline)	-98.5%	15.3%	-24.1%	87.7%	5.4%	-19.7%	15.3%	4.1%	3.8%	4.4%	5.1%	5.9%	6.8%	
Expenditures														
Labor	148,497	149,000	166,110	266,170	138,142	225,208	253,427	262,297	271,477	280,979	290,813	300,992	311,526	3.5%
Benefits	63,851	64,828	70,432	102,442	106,208	116,889	128,314	135,371	142,817	150,672	158,959	167,701	176,925	5.5%
Supplies	32,242	28,234	30,559	28,750	82,201	61,133	60,592	62,713	64,908	67,179	69,531	71,964	74,483	3.5%
Services	129,612	150,664	134,565	140,725	165,762	189,403	206,258	213,477	220,949	228,682	236,686	244,970	253,544	3.5%
Equipment reserve	153,156	-	-	81,280	67,857	82,500	64,000	40,000	42,000	44,100	46,305	48,620	51,051	5.0%
Total Expenses	527,358	392,726	401,666	619,367	560,170	675,133	712,591	713,858	742,150	771,612	802,293	834,247	867,529	
Expense Growth / (Decline)		-25.5%	2.3%	54.2%	-9.6%	20.5%	5.5%	0.2%	4.0%	4.0%	4.0%	4.0%	4.0%	
Ending Fund Balance	33,231	121,222	84,227	149,480	310,817	215,080	170,714	152,328	132,333	114,817	105,086	109,982	138,277	
Required Minimum Reserve	88,069	65,585	67,078	103,434	93,548	112,747	119,003	119,214	123,939	128,859	133,983	139,319	144,877	



General Fund Outlook Depends on Many Assumptions

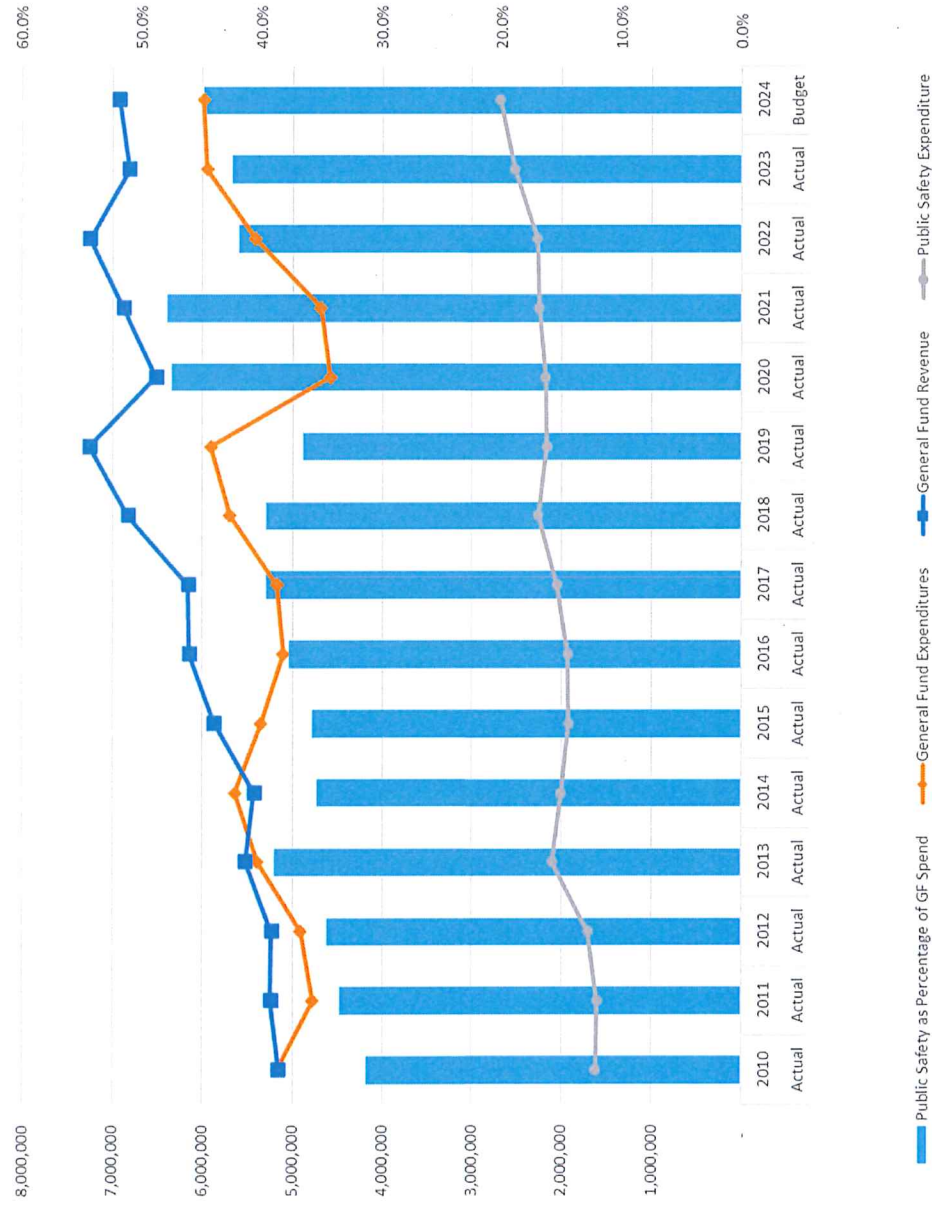
Significant Assumptions:

- Rainy Day Reserve is funded at Statutory Maximum
- One Percent Property Tax Increase in 2025 and 2026
- Salary increases 3.5% and benefit increases 5.5%
- Twenty-five Percent of Construction Sales Tax Allocated to Capital (current level)
- Conservative Building Permit Forecast
- Continued General Fund Support to Street Operations –at \$400,000 /year
- Transportation Benefit Fund Tax—Allocate 89% to Capital in 2024, declining in future
- Planner Position Remains Vacant
- Municipal Code and Comprehensive Plan Updates Complete in 2024 (or funds carry over)
- Records Digitization continues in 2025-26 (plan to request \$100,000/year)
- Maintain current Parks Team including extra seasonal employee

Increased Investment in Public Safety Cost Increases



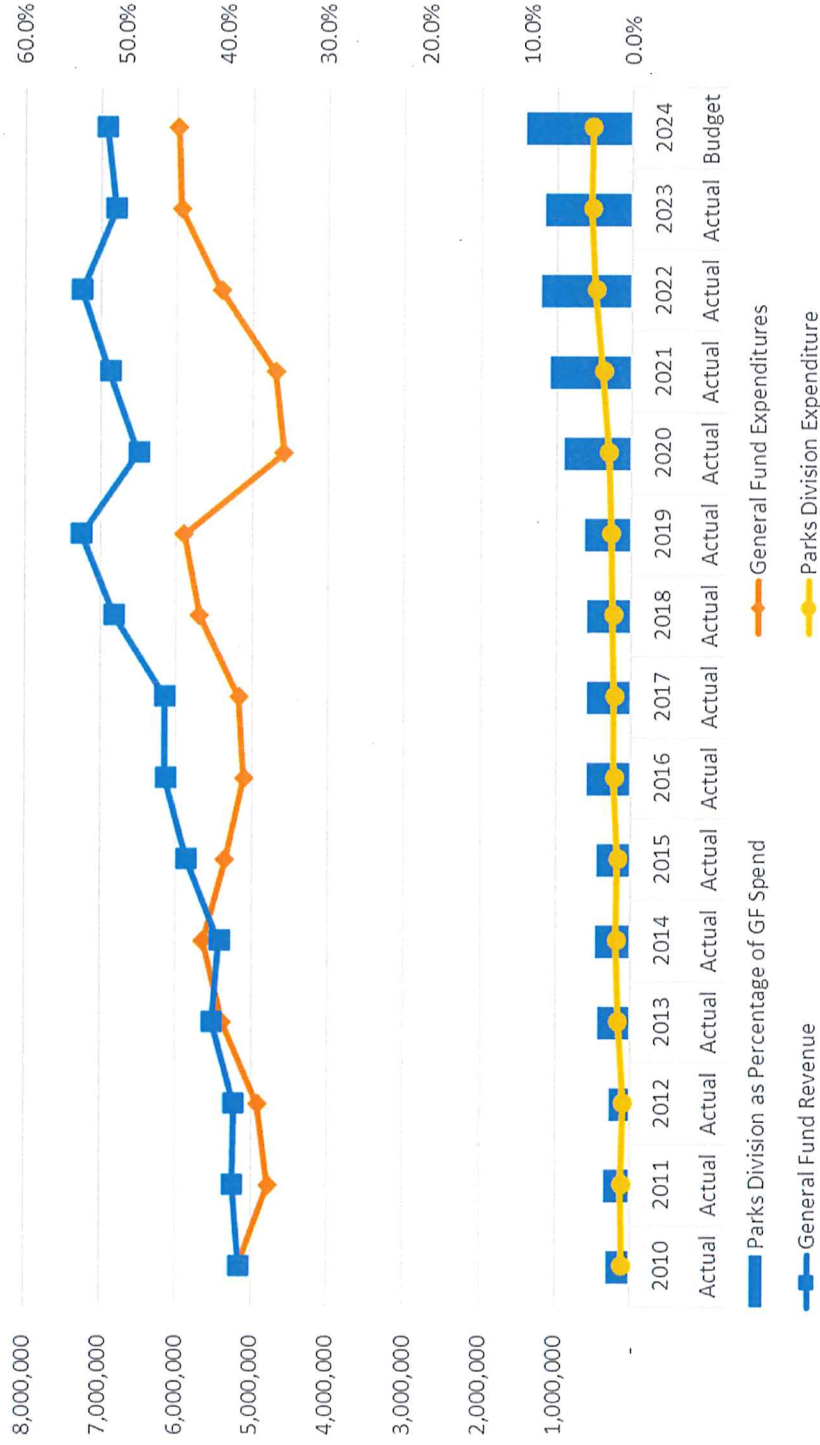
To maintain this level of service in Public Safety increasing level of support takes away from the city's ability to invest in capital infrastructure.



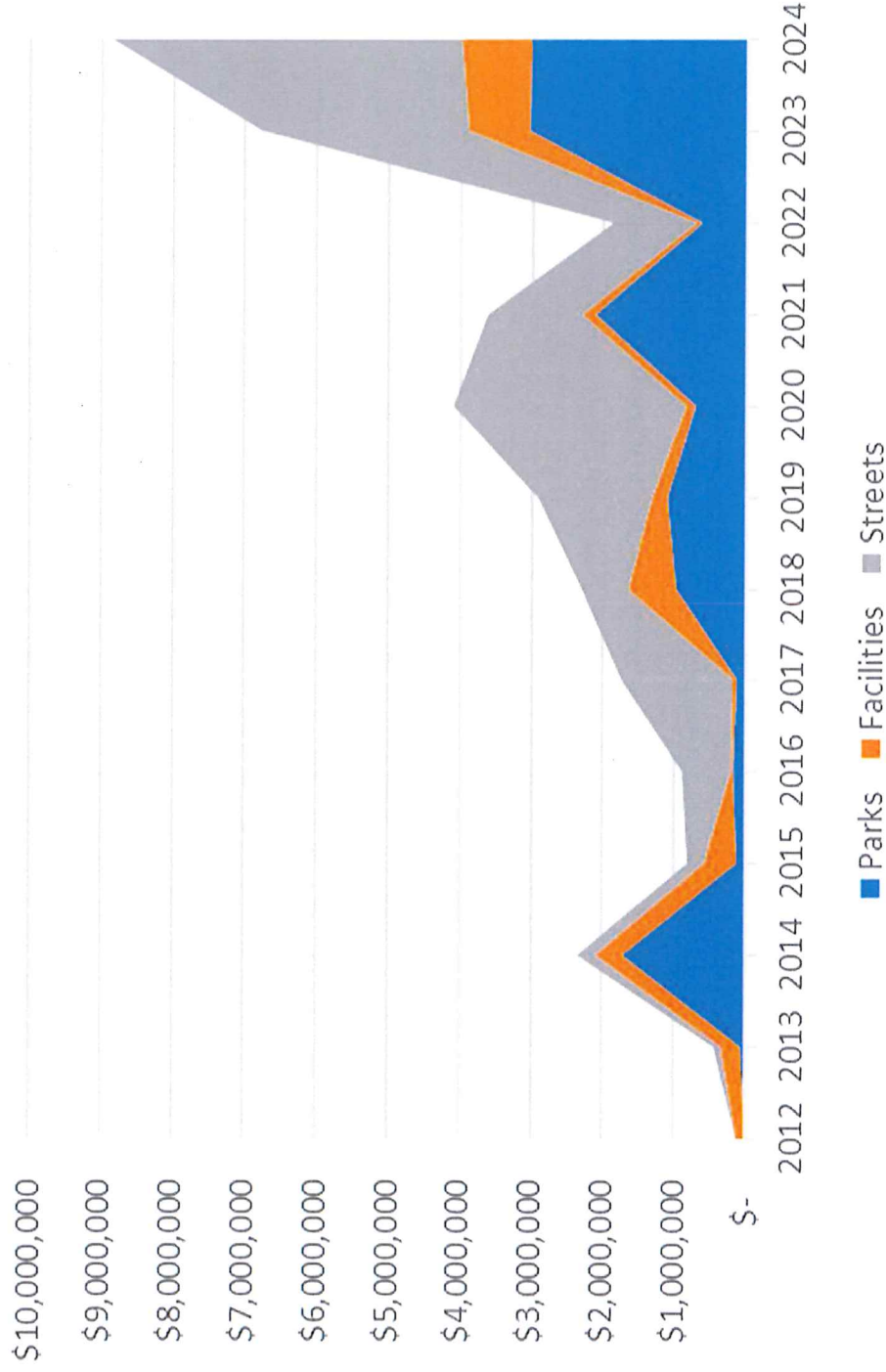
2010-2024 Parks O & M Spending Compared to Overall General Fund Spending



To maintain this level of service in Parks Operations & Maintenance takes away from the city's ability to invest in capital infrastructure.

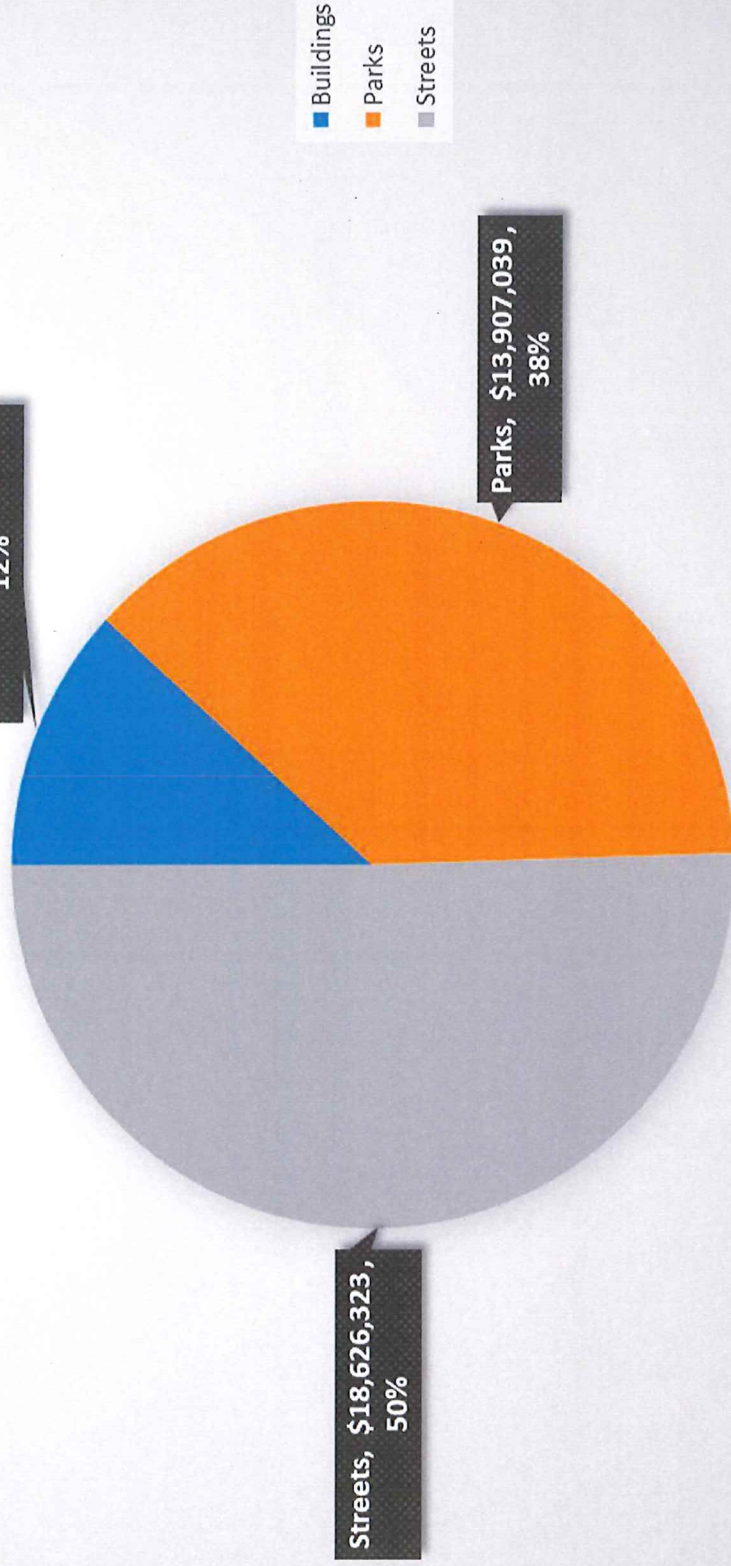


2012 to 2024 Capital Investment-- Parks, Streets and Buildings



Total Investment:
\$36,878,206

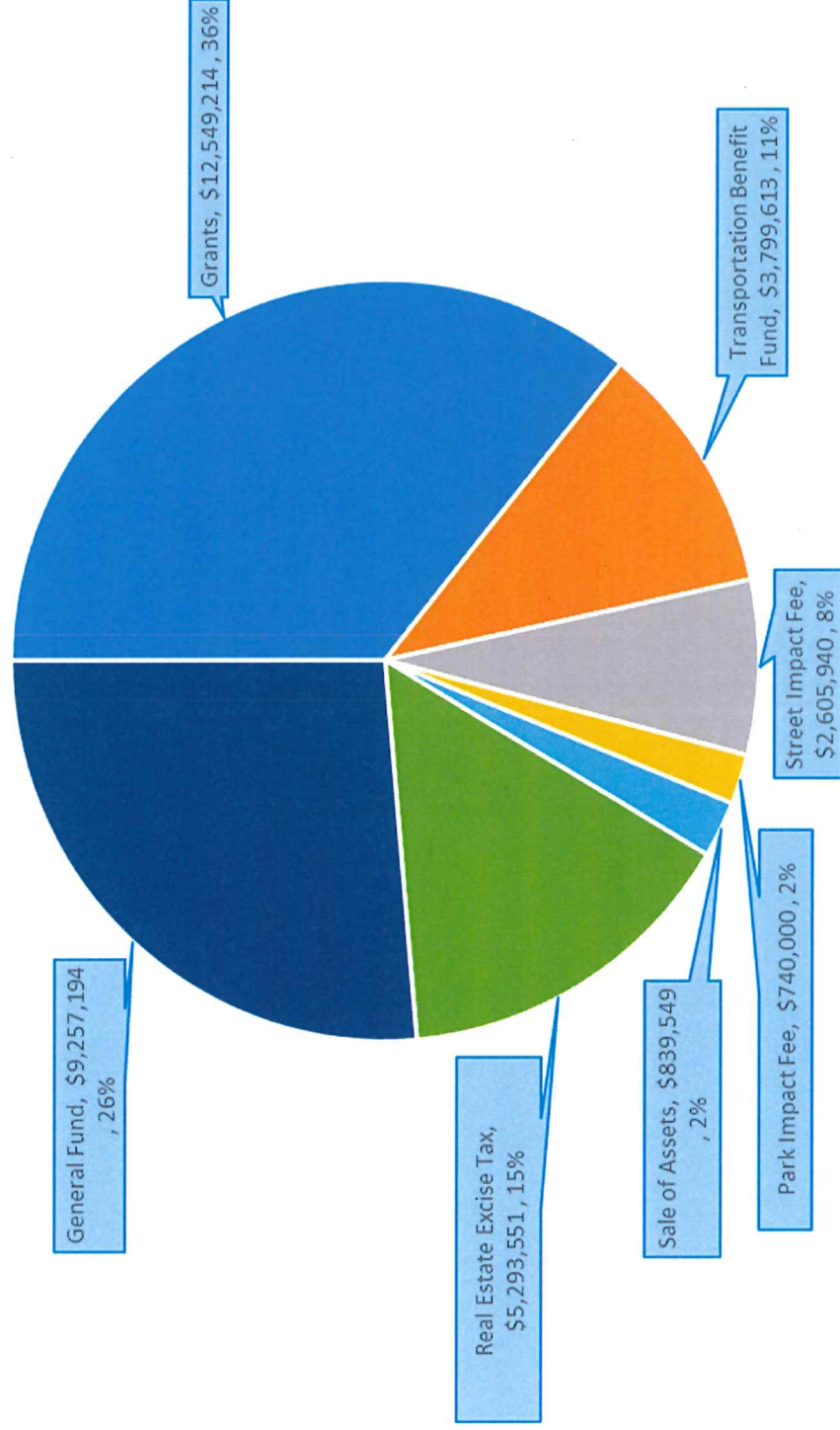
Total Capital Investments 2012 to 2024 Parks, Streets, Buildings, including Equipment Purchases



Total ten-year
investment:
\$36,878,206

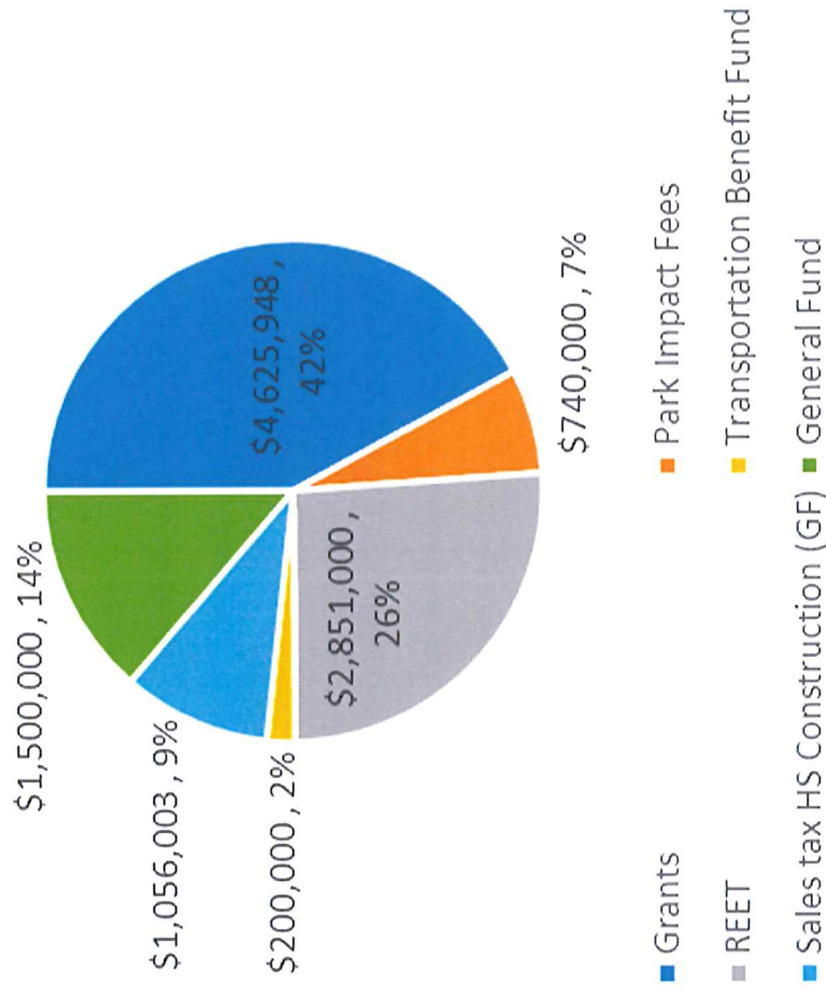
See following slides
For funding sources.

2012-2024 Funding Sources for Capital Investments in Parks & Trails, Steet Infrastructure and Building Improvement

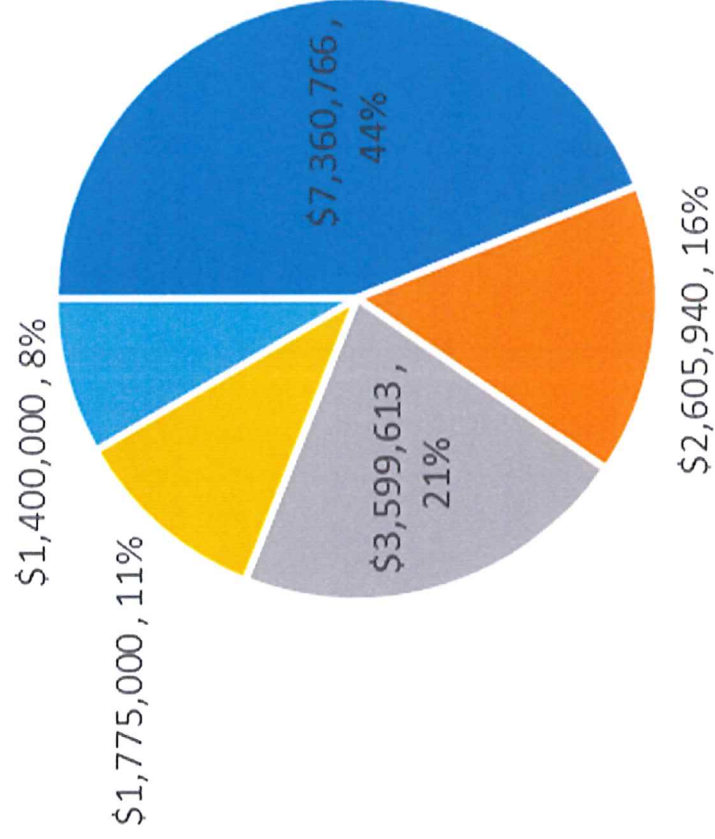


Sources total \$35,085,062
Sources by Activity on
The following pages. Note,
The difference between
Investment during this
Period (\$36,878,206) is
Attributable to Cash in
Fund Balances at the
Beginning of the period,
Sources indeterminable
From electronic records.

Parks & Trails Improvements Funding Sources 2012-2024

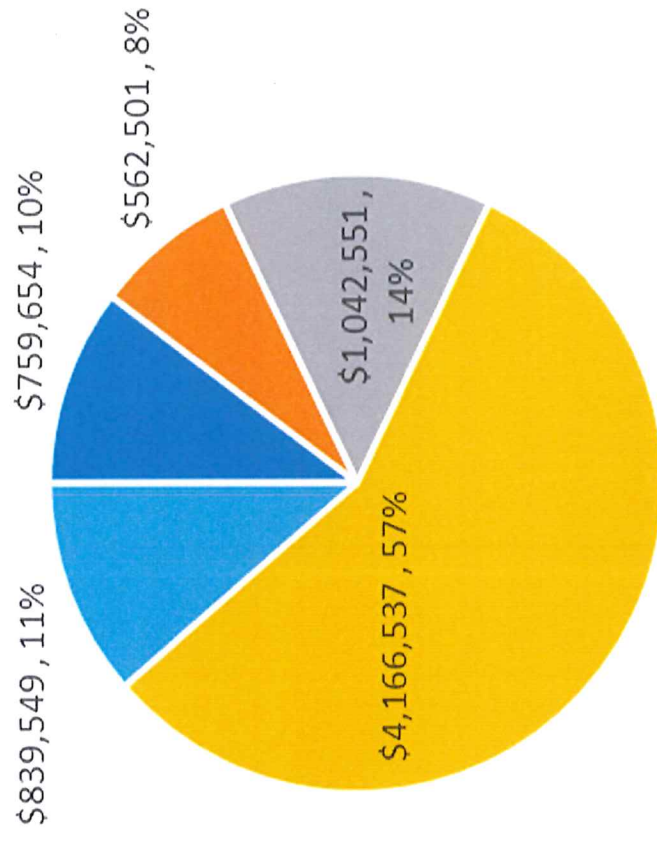


Street Improvements Funding Sources 2012-2024



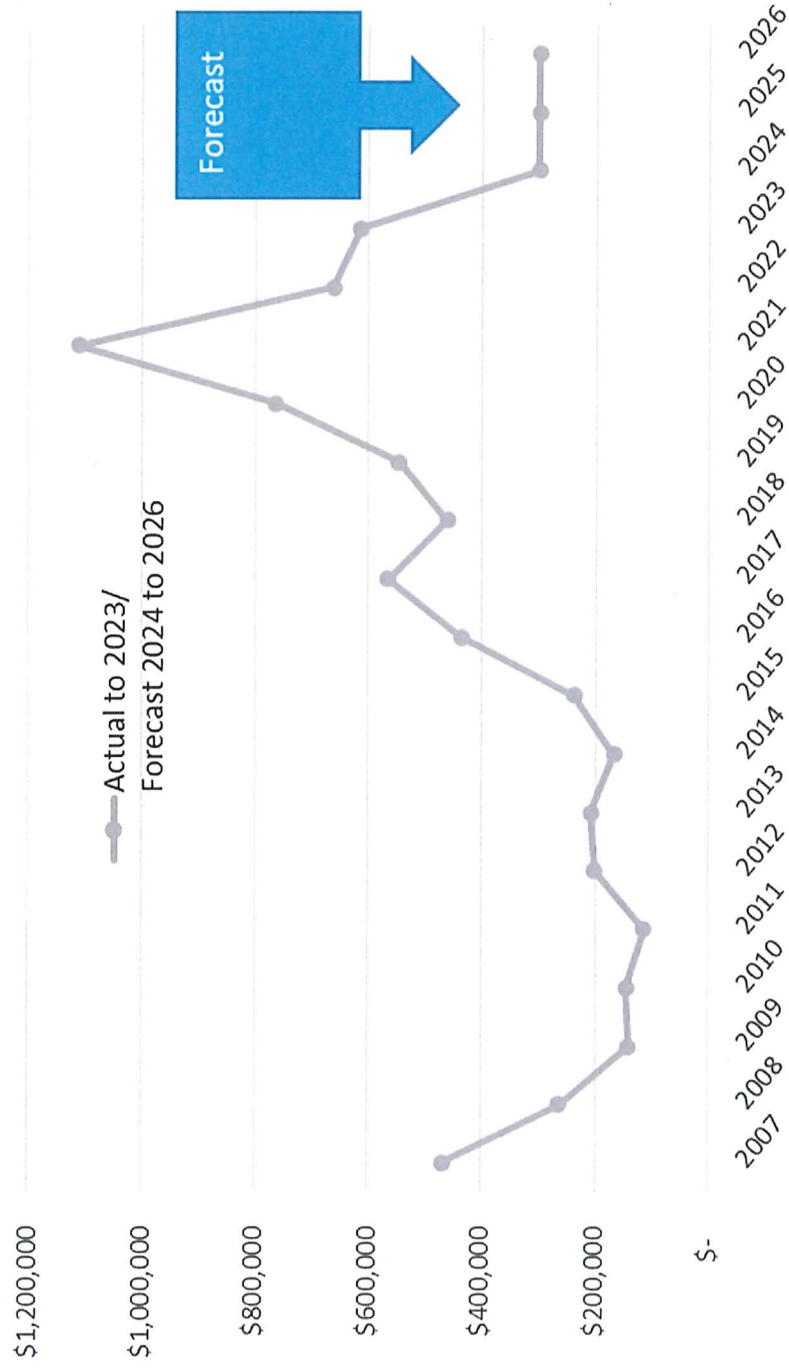
■ Grants ■ Street Impact Fees ■ Transportation Benefit Fund ■ General Fund ■ REET

Facilities Improvements Funding Sources 2012-2024



■ Construction Sales tax - GF ■ Grants ■ REET 1 ■ General Fund ■ Sale of Assets

Real Estate Excise Tax-Forecast to 2026



Funding Expected for 2025 to 2026 Years of the Capital Improvement Plan



Fund	2024 Beg Balance	2024 Budget Revenue	2024 Budget Expenditure	2025 Estimated Beg. Balance
General Fund	\$ 3,770,000	\$ 6,923,481	\$ 6,818,902	\$ 3,874,579
Street Impact Fee	\$ 491,000	\$ 50,000	\$ 460,000	\$ 81,000
Street Construction	\$ 1,563,000	\$ 3,249,000	\$ 4,764,000	\$ 48,000
Park & Trail Improvement	\$ 2,165,000	\$ 2,051,900	\$ 2,971,000	\$ 1,245,900
Park Impact Fee	\$ 172,000	\$ 71,000	\$ 50,000	\$ 193,000
Transportation Benefit	\$ 264,000	\$ 550,000	\$ 735,000	\$ 79,000
Building Improvement	\$ 3,858,000	\$ 495,000	\$ 955,468	\$ 3,397,532
REET - 1	\$ 871,000	\$ 135,000	\$ 800,000	\$ 206,000
REET - 2	\$ 375,000	\$ 131,000	\$ 400,000	\$ 106,000
			SubTotal	\$ 9,231,011
		Less: General Fund 2025 Beginning Balance		\$ (2,000,000)
		Available 2025 Starting Balances		\$ 7,231,011

New Resources Expected in 2025-2026

Interest earnings 2024-2025-2026	\$ 450,000
2025 & 2026 Transportation Benefit Sales Tax	\$ 950,000
2026 & 2026 Real Estate Excise Tax	\$ 500,000
2027 & 2026 Park & Street Impact Fees	\$ 300,000
Estimated Grant Revenue	\$ 1,800,000
SubTotal 2025-2026 Additional Capital Resources	\$ 4,000,000
Total Available 2025-2026 Resources	\$ 11,231,011

Street and Building Projects in the 2025 to 2026 Years of the Capital Improvement Plan



Current CIP 2025-26 Streets Projects	
City Beautification	\$ 60,000
Westside Overlays	\$ 290,000
Sidewalk Repair & Maintenance (unassigned)	\$ 730,000
Sidewalk 272nd	\$ 270,000
Sidewalk 284th South	\$ 185,880
Sidewalk 98th dr nw	\$ 123,240
Overlay and ADA improvements (unassigned)	\$ 938,000
Twin City Mile	\$ 1,970,000
SubTotal Streets	\$ 4,567,120

Current CIP 2025-26 Buildings Projects	
Police Station Construction	\$ 5,000,000

Parks Projects in the 2025 to 2026 Years of the Capital Improvement Plan And the Total of Parks, Streets and Buildings (excluding developer funded projects)



Current CIP 2025-26 Parks Projects	
Church Creek Loop Trail	\$ 300,000
Church Creek Tree Management	\$ 35,000
Church Creek Unassigned	\$ 150,000
Johnson Farm Park	\$ 250,000
Depot Park	\$ 500,000
Heritage Park Loop Trail	\$ 385,000
Heritage Park Parking/Ballfield Design	\$ 2,225,000
Pt Susan Trail Phase Three (Church Creek/TCF)	\$ 1,200,000
Pt Susan Trail Phase Four	\$ 300,000
Raplee Property	\$ 550,000
Ovenell	\$ 70,000
SubTotal Parks	\$ 5,965,000

Summary--2025-2026 Parks, Streets & Buildings	
Parks Projects	\$ 5,965,000
Streets Projects	\$ 4,567,120
Police Station	\$ 5,000,000
Total (excludes developer funded)	\$ 15,532,120

Funding Shortfalls in the 2025 to 2026 Years of the Capital Improvement Plan



2025-2026 Capital Investment Funding Gap	
Available Resources	\$ 11,231,011
Investments-Parks, Streets & Police Station	\$ 15,532,120
GAP	\$ (4,301,109)



Options to address future funding gaps:

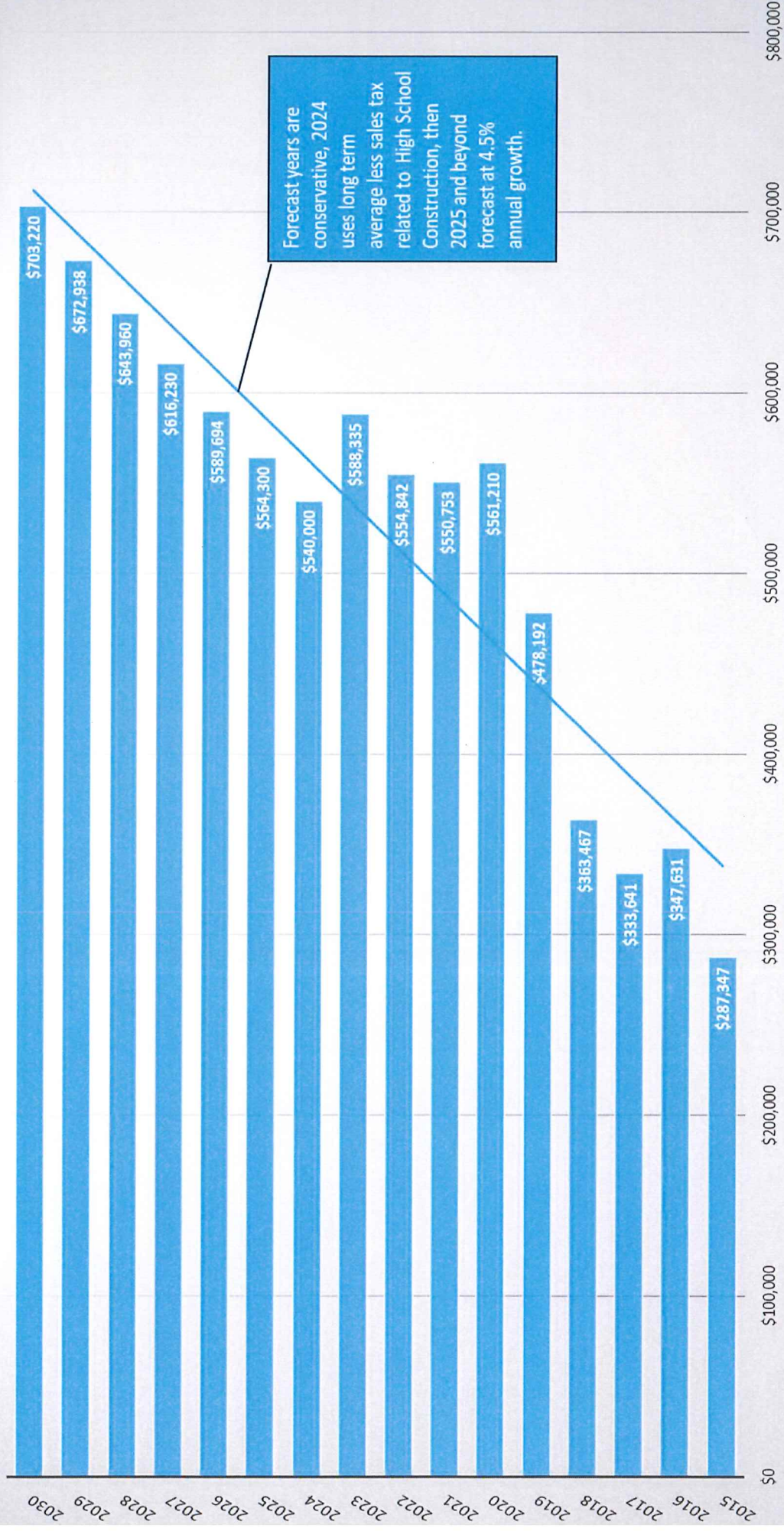
- Levy Banked Property Tax Capacity
- Excess Property Tax Levy (voted)
- Public Safety Sales Tax (voted)
- Transportation Benefit Fund Sales Tax
- Reduced Level of CIP Investment
- Reduce Level of Parks, Streets and Building Maintenance & Operations

Transportation Benefit Fund Sales Tax Alternative

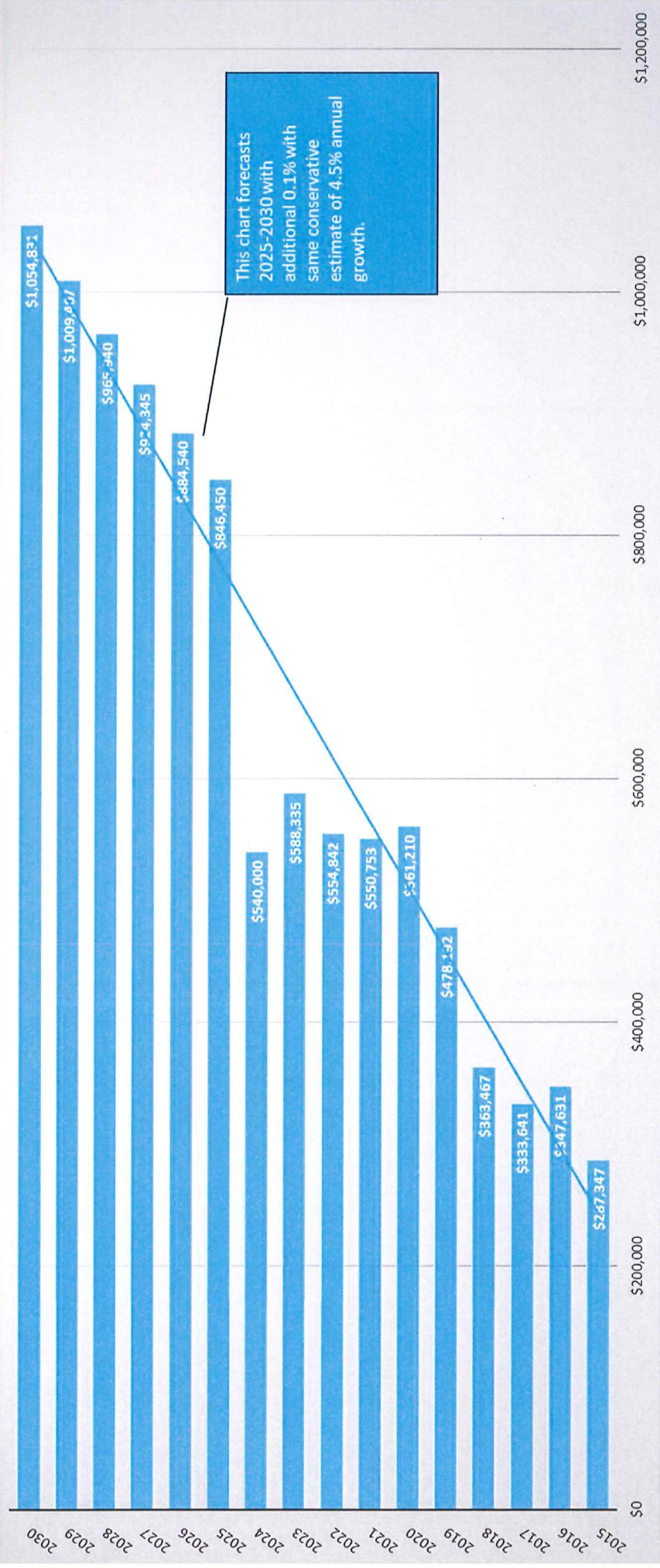


- The Transportation Benefit Fund Sales Tax of 0.1% may be levied by the council.
- In November 2022, Stanwood voters approved renewal of the 0.2% Transportation Fund Sales Tax by 65% margin, with 65 percent voter turnout.
- Generate approximately \$300,000/yr.
- Support future O & M cost increases, freeing up funding for capital projects, including police station

Transportation Benefit Fund Sales Taxes 2015-2023 Actual, and 2024 to 2030 Forecast



Transportation Benefit Fund Sales Taxes 2015-2023 Actual, and 2024 to 2030 Forecast, add 0.1%



Excess Levy option



- Excess Levy to Provide bond debt service
- Use borrowing to finance police station construction
- To raise \$4.5 million—annual debt service \$350,000
- For typical residence monthly tax increase \$10.00
 - (Approx. \$0.22/\$1,000.00 at current rates)
- Requires 60% majority vote

Levy Lid Lift Option



- Provide bond debt service
- To finance police station construction
- Councilmanic
- Cost same as excess levy

Public Safety Sales Tax Alternative



- The Public Safety Sales Tax of 0.1% may be levied after a city ballot measure passes with a simple majority vote.
- Vehicle sales tax are exempt from the PS Sales Tax for the first three years.
- If the city levies PS Sales Tax, it then shares 15 % with the county.
- If the County levies the PS Sales Tax the combined cities share is 40% allocated by population.

Stanwood Sales Tax Rate Comparison



Jurisdiction	Rate
Stanwood	9.3%
Arlington	9.3%
Burlington	8.6%
Edmonds	10.5%
Everett	9.9%
Granite Falls	9.1%
Lake Stevens	9.3%
Lynnwood	10.6%
Marysville	9.4%
Mill Creek	10.6%
Monroe	9.4%
Mount Vernon	8.8%
Snohomish (city)	9.3%
Snohomish (county)	9.1%

Updated Budget and Capital Improvement Plan Calendar



Council Budget Workshop—Operating	August 8
Public Works Committee—CIP	September 9
Proposed Council Budget Workshop—Capital	September 26
Preliminary budget available to Council	November 2
Capital Improvement Plan, 1 st Reading	November 14
Revenue Sources, Public Hearing, and Property Tax Levy Ordinance 1 st Reading	November 14
Preliminary 2025-26 Biennial Budget, Public Hearing, 1 st Reading of Budget Ordinance	November 14
Property Tax Levy Ordinance 2 nd Reading and Adoption	November 25
Capital Improvement Plan, 2 nd Reading & Adoption	November 25
Final 2025-26 Biennial Budget, Public Hearing, 2 nd Reading and Adoption	November 25



Next Steps?

Staff Recommendation Regarding Additional Revenue Source

- Accomplish additional Parks and Sidewalk projects
- Keep funding to construct Police Station
- Sustain Public Safety level of service
- Sustain Parks Maintenance level of service
- Put fuel in the tank for future years