STUDY SESSION
City Hall – 1104 Maple Street
October 27, 2025 6:00 PM

The City is conducting this public meeting using a hybrid model. The public is welcome to attend tonight's meeting in-person at City Hall (Council Chambers), or virtually by using the meeting access link below -

https://sumnerwa-gov.zoom.us/j/86937361031

Phone one-tap: +12532158782,,86937361031# US (Tacoma)

Join via audio:
+1 253 215 8782 US (Tacoma)
+1 253 205 0468 US
Webinar ID: 869 3736 1031

CALL TO ORDER

Roll Call: Bitetto, Bowman, Clerget, Cole, Elfers, Kenna and Reinke

REGULAR BUSINESS

1. 2026 Legislative Agenda
2. Ordinance No. 2946 - Delegating Authority for Long Term Debt Issuance
3. Resolution No. 1732 - 2026 Ad Valorem Property Tax Levy

CITY ADMINISTRATOR REPORT

AGENDA SETTING

1. Council Meeting Agenda Calendar
2. Council Committee Meeting Agenda Calendar

EXECUTIVE SESSION

For the purposes of discussing with legal counsel pending or potential litigation, pursuant to RCW 42.30.110(1)(i)(ii).

ADJOURNMENT

This meeting is accessible to people with disabilities. For individuals who may require special accommodation, please contact the City Clerk at (253) 299-5590, 24 hours in advance.

CITY OF SUMNER WASHINGTON

STUDY SESSION
DATE: October 27, 2025
AGENDA BILL: 25-750

SUBJECT: 2026 Legislative Agenda | **CATEGORY:** Resolution

BUDGET IMPACT:
Expenditure Required: None | Within Budget Allocation: N/A

ATTACHMENTS:
1. 2026 Legislative Agenda (Draft)

STAFF CONTACT: Carmen Palmer, Communications Director

SUMMARY BACKGROUND:
Each year, the city's Legislative Agenda does two important things:
1) It conveys to State legislators and other jurisdictions how items for consideration at the State level affect our city,
2) It is the Council's direction to the mayor, staff and our lobbyist on how to weigh in on bills.

While the 2026 session will be the "short" session in the State's mid-biennium, a lot is expected to happen, including significant revenue shortfalls in the State's budget, possible shifting levels of party control based on a few special State-level races in November, and the possibility of two citizen-led initiatives. Recent sessions have also seen an unprecedented number of bills being introduced by State lawmakers, with volume and sometimes speed that make tracking and responding to bills more challenging.

This draft agenda aims to focus more on those goals that are widely shared, from our residents and businesses, through the City, to most State legislators of either party. The goal is to provide succinct feedback to busy legislators that focuses on collaboration rather than conflict and gives short, specific examples of bills that most advance or detract from these goals at the city level. In addition, the Guiding Principles on the second page are intended to give the mayor, staff and our lobbyist direction from Council on how to respond, sometimes within hours, to the multitude of unpredictable bills.

COUNCIL COMMITTEE/STUDY SESSION:
MEETING/STUDY SESSION DATE:
COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:
Informtional only.

2026 LEGISLATIVE AGENDA

DRAFT

CITY OF SUMNER WASHINGTON

KEEP HOUSING AFFORDABLE IN SUMNER

Past work at the local and State levels are generating housing construction and planning. It's working. Over 800 units are in the permit pipeline, bringing affordable options that increase Sumner's population by 25% in the next three years. Give developers and local government time to build these needed housing units without further policy or code changes.

APPROVE

LCP Ask: Rivergrove Pedestrian Bridge Funding

This project reconnects an entire neighborhood to schools, transit and vital services, alleviating congestion on state highways and offering a critical lahar evacuation route to current and future residents. It also builds a multi-modal connection to the Foothills Trail, connecting future residents in Orting and Tehaleh to services.

OPPOSE

2SHB 1443/SSB 5332 - Mobile dwellings.

Requirement of cities to allow up to two mobile units per lot is excessive. Rather than encourage more housing, it potentially discourages neighborhood growth.

INVEST IN SUMNER = $61M/YEAR IN STATE REVENUE

In one year, the State receives over $61 million from Sumner in sales and property taxes. A strong economy in Sumner means future revenue for the State. These actions help protect our manufacturing economy, independent small businesses and working families.

PROTECT

Shared revenues

Thriving businesses and residences need good infrastructure including roads, parks and access. Growth should also be done with measures to protect the surrounding environment through wastewater and stormwater systems and keep communities safe. Shared revenue with local jurisdictions is the State's investment in core services that generate futrre revenue to the State.

OPPOSE

2SHB 1175 - Requiring businesses in residential zones. *Creates parking, noise, garbage conflicts that will plague any small business and tear neighborhoods apart.*

SHB 1380 - Public property regulations. *Abiguity will mean more lawsuits against cities, pulling funding from other critical infrastructure needed for a vibrant economy.*

GO BEYOND "THOUGHTS & PRAYERS"

Public safety remains a concern of residents and businesses, who look to State and local leaders to work together to increase support for victims and protection of potential victims.

APPROVE

SHB 1592/SB 5707 – Public defense services.

Changes funding from grant based to pro-rated allocations. The new lower caseload mandates ordered by the Washington Supreme Court means criminals will simply walk if cities can't meet the nearly impossible standards now required.

HB 1969 - Law enforcement aviation support.

Creates grant program for local law enforcement rotary wing aviation support units; Sumner Police relies on King Co Guardian 1, WSP and Pierce Co planes.

OPPOSE

HB 1512 - *Eliminates most common traffic stops, leaving dangerous behavior unchecked and endangering walkability that builds a safe, active community.*

HB 1322 - *Impacts of juvenile crime need equal consequences despite age. Sumner's Winco shooting was just one example of juveniles choosing violent behavior, shooting randomly at victims.*

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GUIDING PRINCIPLES

Recent sessions have witnessed unprecedented numbers of bills being introduced on a wide range of topics. Bills are also moving quickly with votes taken at all hours. In addition to Sumner's 2025 agenda items, the Sumner City Council also encourages the mayor and staff to provide input to bills to uphold the following guiding principles for State legislation.

Keep transportation moving.

Continue the effort to finish what we started with major projects in our region including the SR 162/SR 410 interchange improvements, the 166th/SR 410 interchange improvements, the southbound HOT/HOV lane on SR 167 and other major projects. We realize needs are heavy throughout the state, yet the SR 167/SR 410 corridor continues to feel the pressure of immense development on roadways intended for rural agriculture.

Support local accessibility to civic engagement.

Even with technology, individual constituents have better access to civic engagement at the local level. Keeping policy choices such as planning, public safety and land use at the local level increases the public's access to engagement and direct feedback on the policies that affect their lives.

Encourage efficiency in government at all levels.

Costs for all things are going up, including for the operations of State and local governments. To avoid further impacting residents and businesses, encourage effeciencies in work at all levels of government, including local levels, to better serve the public in a timely and efficient way.

CONTACT US

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Jason Wilson, City Administrator
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Carmen Palmer, Communications Director
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Thank you for your continued support!

CITY OF SUMNER WASHINGTON

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CITY OF SUMNER WASHINGTON

STUDY SESSION
DATE: October 27, 2025
AGENDA BILL: 25-752

SUBJECT: Ordinance No. 2946 - Delegating Authority for Long Term Debt Issuance **CATEGORY:** Ordinance

BUDGET IMPACT:
Expenditure Required: None Within Budget Allocation: N/A

ATTACHMENTS:
1. Presentation--Bond Delegation for Biosolids Modernization
2. Ordinance No. 2946 - Delegating Authority for Long Term Debt Issuance

STAFF CONTACT: Kassandra Raymond, Chief Financial Officer

SUMMARY BACKGROUND:
The City of Sumner, in conjunction with the City of Bonney Lake, operates a Wastewater Treatment Facility (WWTF) that produces a Class A Biosolid that allows for a relatively cost effective disposal of biological waste materials from the WWTF process. The dryer used in the creation of the Class A biosolid is approaching the end of its service life.

The Biosolids Equipment Modernization Project is replacing major components involved in the processing of wastewater sludge at the Wastewater Treatment Facility to a Class A Biosolids product.

The total cost of the project is estimated at $26,827,606. Under an Interlocal Agreement with the City of Bonney Lake (CoBL), Bonney Lake will contribute 54% of the capital cost, leaving Sumner responsible for an estimated capital cost of $12,340,698.97.

The City applied for a low-interest Public Works Trust Fund Loan in the 2024 and 2025 funding cycles; however, due to overwhelming demand for funds, the project was not selected for funding. Staff recommends issuing revenue debt to fund Sumner's cost of the project.

Ordinance 2946 delegates authority for a City representative; specifically, the Mayor, City Administrator, Deputy City Administrator, and Chief Financial Officer, to execute a bond purchase contract and approve the structure of the bonds. The City representative is authorized to approve the final interest rates, aggregate principal amount, principal maturities and redemption rights for the Bonds in the manner provided hereafter so long as (i) the aggregate principal amount of the Bonds issued pursuant to this ordinance does not exceed $14,000,000; (ii) the aggregate true interest cost for the Bonds does not exceed 6.00%; and (iii) the final maturity of the Bonds is no later than 20 years from the date of issuance. This delegation remains effective for one year from the Ordinance date.

COUNCIL COMMITTEE/STUDY SESSION: City Council Study Session
MEETING/STUDY SESSION DATE: 10/27/2025
COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

2025 Water Sewer Revenue Bonds Biosolids Modernization Project

Ordinance No. 2946 Delegation Authority

City Council

October 27, 2025

CITY OF SUMNER WASHINGTON

Ordinance 2946

November 3, 2025

Provides for the issuance and sale of Water/Sewer Revenue Bonds in the aggregate principal amount not to exceed $14,000,000 to provide funds to construct and equip the project known as the “Biosolids Modernization Project”…and delegating authority to approve the final terms of said bonds.

Issuance Team

Authorized Representatives

- Mayor, Kathy Hayden
- City Administrator, Jason Wilson
- Deputy City Administrator, Jeff Steffens
- Chief Financial Officer, Kassandra Raymond

City Ratings Team

- Authorized Representatives, +
- Public Works Director, Michael Kosa
- City Attorney, Andrea Marquez

Underwriter

- DA Davidson

Bond Counsel

- Foster Garvey PC

S&P Ratings Analysts

- TBD

Bond Rating

This bond issuance will receive its own rating.

Previously, S&P rated the City's 2025 Water/Sewer Revenue Bond AA

- Rating provided by Standard & Poors (S&P Global Ratings)
- Investment grade rating
- No bond insurance required

Ordinance 2946

Term	Ordinance 2946
Maximum aggregate par	$14,000,000
Final Maturity Date	No later than 20 years from issuance date
Maximum coupon rate	6.00%
Maximum true interest cost	6.00%
Delegation Expiration	11/03/2026
Closing Date	TBD
The delegation bond ordinance is the only action item needed by City Council.	

Next Steps

Adoption of Delegation Ordinance November 3, 2025

Biosolids Modernization Project contract award scheduled for November 17, 2025

Debt issuance and construction begins in Q1 2026

Questions?

CITY OF SUMNER, WASHINGTON
WATER AND SEWER REVENUE BONDS, 2026

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SUMNER, WASHINGTON AUTHORIZING THE ISSUANCE OF WATER AND SEWER REVENUE BONDS OF THE CITY IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED $14,000,000 TO PROVIDE FUNDS TO CARRY OUT THE CITY'S WASTEWATER TREATMENT PLANT BIOSOLIDS PROJECT AND OTHER CAPITAL IMPROVEMENTS; DELEGATING AUTHORITY TO APPROVE THE FINAL TERMS OF THE BONDS; AND RESERVING THE RIGHT TO ISSUE REVENUE BONDS ON A PARITY WITH THE BONDS UPON COMPLIANCE WITH CERTAIN CONDITIONS.

APPROVED: NOVEMBER 3, 2025

Prepared by:

FOSTER GARVEY P.C.
Seattle, Washington

CITY OF SUMNER
ORDINANCE NO. ____

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* This Table of Contents and the cover page are provided for convenience only and are not a part of this ordinance.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF SUMNER, WASHINGTON AUTHORIZING THE ISSUANCE OF WATER AND SEWER REVENUE BONDS OF THE CITY IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED $14,000,000 TO PROVIDE FUNDS TO CARRY OUT THE CITY'S WASTEWATER TREATMENT PLANT BIOSOLIDS PROJECT AND OTHER CAPITAL IMPROVEMENTS; DELEGATING AUTHORITY TO APPROVE THE FINAL TERMS OF THE BONDS; AND RESERVING THE RIGHT TO ISSUE REVENUE BONDS ON A PARITY WITH THE BONDS UPON COMPLIANCE WITH CERTAIN CONDITIONS.

WHEREAS, the City of Sumner, Washington (the "City") by Ordinance No. 537 provided for the construction of a sewerage system and combined that system, together with all additions and improvements thereto, with the waterworks utility of the City, and the sewerage system at all times since has been considered a part of and belonging to the waterworks utility of the City, and the words "System" hereinafter shall mean the combined sewerage system and water system of the City, including the stormwater system and together with all additions thereto and betterments and extensions thereof heretofore or hereafter made; and

WHEREAS, the City is authorized to issue revenue bonds for the purpose of paying the cost of additions, improvements and betterments to the System; and

WHEREAS, the City Council (the "Council") deems it to be in the best interest and welfare of the City and its inhabitants that the City now issue its water and sewer revenue bonds (the "Bonds") in order to provide financing for a portion of the costs and expenses of the City's Wastewater Treatment Plant biosolids project and other capital improvements, and pay costs of issuance of the Bonds; and

WHEREAS, the City now has outstanding its Water and Sewer Revenue Bond, 2013 (ULID No. 2007-01), issued pursuant to Ordinance No. 2465 adopted on December 2, 2013 and currently outstanding in the aggregate principal amount of $356,384.36 (the "2013 Bond"); and

WHEREAS, the City now has outstanding its Water and Sewer Revenue Bonds, 2025, issued pursuant to Ordinance No. 2918 passed on February 18, 2025, and currently outstanding in the aggregate principal amount of $26,595,000 (the "2025 Bonds"); and

WHEREAS, prior to the issuance of the 2025 Bonds, the owner and holder of the 2013 Bond consented to the terms of Ordinance No. 2918 and confirmed that the 2025 Bonds and any Future Parity Bonds, including the Bonds, shall be obligations having a parity of lien with the owner and holder of the 2013 Bond; and

WHEREAS, the Bonds shall be sold to D.A. Davidson & Co. (the "Underwriter") and the Council has determined to delegate authority to the City Representative, as hereinafter defined, for a limited time, to execute a bond purchase agreement ("Bond Purchase Agreement") with the Underwriter and in the Bond Purchase Agreement approve the structure of the Bonds, including the interest rates, maturity dates and principal maturities under such terms and conditions as are approved by this ordinance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON, DO ORDAIN as follows:

Section 1. Definitions. As used in this ordinance the following definitions shall apply unless a different meaning clearly appears from the context:

Accreted Value means (1) with respect to any Capital Appreciation Bonds, as of any date of calculation, the sum of the amount set forth in the ordinance authorizing their issuance as the amount representing the initial principal amount of such Capital Appreciation Bonds plus the interest accumulated, compounded and unpaid thereon as of the most recent compounding date, or (2) with respect to Original Issue Discount Bonds, as of the date of calculation, the amount representing the initial public offering price of such Original Issue Discount Bonds plus the amount of discounted principal which has accreted since the date of issue. In each case the Accreted Value shall be determined in accordance with the provisions of the ordinance authorizing the issuance of such Balloon Maturity Bonds.

Annual Debt Service means the total amount of Debt Service for any Parity Bond or series of Parity Bonds or other evidences of indebtedness payable from Revenue of the System in any fiscal year or Base Period.

Average Annual Debt Service means the sum of the Annual Debt Service for the remaining years to the last scheduled maturity of the applicable issue or issues of bonds divided by the number of those years. For purposes of computing the Reserve Requirement, the estimated amount of bonds to be redeemed prior to maturity may be taken into account if required under federal arbitrage regulations.

Balloon Maturity Bonds means any evidences of indebtedness of the City payable from Revenue of the System which are so designated in the ordinance pursuant to which such indebtedness is incurred.

Base Period means any consecutive 12-month period selected by the City out of the 30-month period next preceding the date of issuance of an additional series of Future Parity Bonds.

Beneficial Owner means the beneficial owner of all or a portion of a Bond while such Bond is in fully immobilized form.

Bond Account means the special fund or account maintained by the City pursuant to Section 6 of this ordinance.

Bond Purchase Agreement means the purchase agreement between the City and the Underwriter.

Bond Register means the books or records maintained by the Bond Registrar containing the name and mailing address of the owner of each Bond or nominee of such owner and the principal amount and number of Bonds held by each owner or nominee.

Bond Registrar means the fiscal agent of the State of Washington for the purposes of registering and authenticating the Bonds, maintaining the Bond Register, effecting transfer of ownership of the Bonds, and paying the principal of, premium, if any, and interest on the Bonds.

Bonds means the not to exceed $14,000,000 aggregate par value of City of Sumner, Washington, Water and Sewer Revenue Bonds, 2026 authorized to be issued pursuant to this ordinance.

Bond Year means each one-year period that ends on the date selected by the City. The first and last Bond Years may be short periods. If no day is selected by the City before the earlier of the final maturity date of the Bonds or the date that is five years after the date of issuance of the Bonds, Bond Years shall end on each anniversary of the date of issue and on the final maturity date of the Bonds.

Capital Appreciation Bonds means any Future Parity Bonds all or a portion of the interest on which is compounded, accumulated and payable only upon redemption or on the maturity date of such Capital Appreciation Bonds. If so provided in the ordinance authorizing their issuance, Future Parity Bonds may be deemed to be Capital Appreciation Bonds for only a portion of their term. On the date on which Future Parity Bonds no longer are Capital Appreciation Bonds, they shall be deemed outstanding in a principal amount equal to their Accreted Value.

City means the City of Sumner, a municipal corporation of the State of Washington.

City Representative means the Mayor, the City Administrator, the Deputy City Administrator or the Chief Financial Officer of the City.

Code means the Internal Revenue Code of 1986, as amended, and shall include all applicable regulations and rulings relating thereto.

Consultant means at any time an independent licensed professional engineer appointed by the City to perform the duties of the Consultant as required by this ordinance. For the purposes of delivering any certificate required by Section 10 hereof and making the calculation required by Section 10 hereof, the term Consultant shall also include any independent national public accounting firm appointed by the City to make such calculation or to provide such certificate.

Costs of Maintenance and Operation means all reasonable expenses incurred by the City in causing the System of the City to be operated and maintained in good repair, working order and condition, but shall not include any depreciation or taxes levied or imposed by the City or payments to the City in lieu of taxes, or capital additions or capital replacements to the System.

Council means the City Council as the general legislative authority of the City as the same shall be duly and regularly constituted from time to time.

Coverage Requirement in any year means an amount of Net Revenue of the System equal to at least 1.20 times an amount equal to the Annual Debt Service that year on all bonds payable from the Bond Account less the ULID Assessments due in that year and not delinquent.

Covered Bonds means those Future Parity Bonds designated in the ordinance(s) authorizing their issuance as Covered Bonds secured by a Reserve Account.

Debt Service means, for any period of time,

(1) with respect to any outstanding Parity Bonds, the amounts required to be deposited during that period in the bond funds (excluding reserve funds) established by the ordinances authorizing their issuance;

(2) with respect to any outstanding Original Issue Discount Bonds or Capital Appreciation Bonds which are not designated as Balloon Maturity Bonds in the ordinance authorizing their issuance, the principal amount thereof shall be equal to the Accreted Value thereof maturing or scheduled for redemption in such period, and the interest payable during such period;

(3) with respect to any outstanding Fixed Rate Bonds, an amount equal to (A) the principal amount of such Fixed Rate Bonds due or subject to mandatory redemption during such period and for which no sinking fund installments have been established, (B) the amount of any payments required to be made during such period into any sinking fund established for the payment of any such Fixed Rate Bonds, plus (C) all interest payable during such period on any such outstanding Fixed Rate Bonds and with respect to Fixed Rate Bonds with mandatory sinking fund requirements, calculated on the assumption that mandatory sinking fund installments will be applied to the redemption or retirement of such Fixed Rate Bonds on the date specified in the ordinance authorizing such Fixed Rate Bonds; and

(4) with respect to all other series of Parity Bonds, other than Fixed Rate Bonds, Original Issue Discount Bonds or Capital Appreciation Bonds, specifically including but not limited to Balloon Maturity Bonds and Parity Bonds bearing variable rates of interest, an amount for any period equal to the amount which would have been payable for principal and interest on such Parity Bonds during such period computed on the assumption that the amount of Parity Bonds as of the date of such computation would be amortized (i) in accordance with the mandatory redemption provisions, if any, set forth in the ordinance authorizing the issuance of such Parity Bonds, or if mandatory redemption provisions are not provided, during a period commencing on the date of computation and ending on the date 30 years after the date of issuance (ii) at an interest rate equal to the yield to maturity set forth in the 40-Bond Index published in the edition of *The Bond Buyer* (or comparable publication or such other similar index selected by the City) selected by the City and published within ten days prior to the date of calculation or, if such calculation is being made in connection with the certificate required by Section 10 hereof, then within ten days of such certificate, (iii) to provide for essentially level annual debt service of principal and interest over such period. Debt Service shall be net of any interest funded out of Bond proceeds. Debt

Service shall include reimbursement obligations to providers of credit facilities to the extent authorized by ordinance.

DTC means The Depository Trust Company, New York, New York, a limited purpose trust company organized under the laws of the State of New York, as depository for the Bonds pursuant to Section 3 hereof.

Fixed Rate Bonds means those Parity Bonds other than Capital Appreciation Bonds, Original Issue Discount Bonds or Balloon Maturity Bonds issued under an ordinance in which the rate of interest on such Parity Bonds is fixed and determinable through their final maturity or for a specified period of time. If so provided in the ordinance authorizing their issuance, Parity Bonds may be deemed to be Fixed Rate Bonds for only a portion of their term.

Future Parity Bonds means any and all water and sewer revenue bonds of the City issued after the date of the issuance of the Bonds, the payment of the principal of and interest on which constitutes a charge or lien on the Revenue of the System and ULID Assessments equal in rank with the charge and lien upon such revenue and assessments required to be paid into the Bond Account to pay and secure the payment of the principal of and interest on the 2013 Bond, the 2025 Bonds and the Bonds.

Government Obligations has the meaning given such term in RCW Ch. 39.53, as such chapter may be hereafter amended or restated.

Insurance Policy means the financial guaranty insurance policy, if any, issued with respect to the Bonds by the Insurer guaranteeing the payment when due of principal of and interest on the Bonds as provided therein.

Insurer means such bond insurance company, if any, from which an Insurance Policy may be acquired for one or more maturities of the Bonds.

Letter of Representations means the Blanket Issuer Letter of Representations from the City to DTC.

Maximum Annual Debt Service means the highest dollar amount of Annual Debt Service in any fiscal year or Base Period for all outstanding Parity Bonds and the Bonds and/or for all subordinate lien evidences of indebtedness secured by Revenue of the System, as the context requires.

Maximum Interest Rate means, with respect to any Variable Interest Rate Bond, a numerical rate of interest, set forth in the ordinance authorizing Future Parity Bonds, that is the maximum rate of interest such Future Parity Bonds may bear at any time.

MSRB means the Municipal Securities Rulemaking Board.

Net Proceeds, when used with reference to the Bonds, means the principal amount of the Bonds, plus accrued interest and original issue premium, if any, and less original issue discount and proceeds, if any, deposited in the Reserve Account.

Net Revenue of the System or ***Net Revenue*** means the Revenue less Costs of Maintenance and Operation.

Original Issue Discount Bonds means Parity Bonds which are sold at an initial public offering price of less than 95% of their face value and which are specifically designated as Original Issue Discount Bonds in the ordinance authorizing their issuance.

Parity Bonds means the 2013 Bond, the 2025 Bonds, the Bonds and any Future Parity Bonds.

Parity Requirement means Net Revenues equal to or greater than 125% of Maximum Annual Debt Service for all Parity Bonds and 100% of Maximum Annual Debt Service for all subordinate lien evidences of indebtedness secured by Revenue of the System.

Private Person means any natural person engaged in a trade or business or any trust, estate, partnership, association, company or corporation.

Private Person Use means the use of property in a trade or business by a Private Person if such use is other than as a member of the general public. Private Person Use includes ownership of the property by the Private Person as well as other arrangements that transfer to the Private Person the actual or beneficial use of the property (such as a lease, management or incentive payment contract or other special arrangement) in such a manner as to set the Private Person apart from the general public. Use of property as a member of the general public includes attendance by the Private Person at municipal meetings or business rental of property to the Private Person on a day-to-day basis if the rental paid by such Private Person is the same as the rental paid by any Private Person who desires to rent the property. Use of property by nonprofit community groups or community recreational groups is not treated as Private Person Use if such use is incidental to the governmental uses of property, the property is made available for such use by all such community groups on an equal basis and such community groups are charged only a *de minimis* fee to cover custodial expenses.

Project means the construction of improvements to the solids handling and solids treatment processes at the existing City of Sumner Wastewater Treatment Plant, and other capital projects, as described in Section 2 of this ordinance. The Project may include acquisition, construction and installation of all necessary furniture, equipment, apparatus, accessories, fixtures and appurtenances.

Rate Covenant means Net Revenues in each fiscal year at least equal to the greater of (i) 125% of the amounts required in such fiscal year to be paid as scheduled debt service (principal and interest) on all Parity Bonds, or (ii) amounts required to be deposited during such fiscal year from Net Revenues into the Bond Account and the Reserve Account established for Parity Bonds but excluding from each of the foregoing, payments made from refunding debt and capitalized debt service.

Record Date means the close of business on the 15th day of the month prior to each date on which a payment of interest on the Bonds is due and payable.

Registered Owner means the person named as the registered owner of a Bond in the Bond Register. For so long as the Bonds are held in book-entry only form, DTC shall be deemed to be the sole Registered Owner.

Reserve Account has the meaning given such term in Section 6(b) of this ordinance.

Revenue of the System or ***Revenue*** means all of the earnings and revenues received by the City from the maintenance and operation of the System and all earnings from the investment of money in the Bond Account which earnings are deposited in the Principal and Interest Account, and connection and capital improvement charges collected for the purpose of defraying the cost of capital facilities of the System, including ULID Assessments, but excluding government grants, proceeds from the sale of System property, City taxes collected by or through the System, principal proceeds of bonds and earnings or proceeds from any investments in a trust, defeasance or escrow fund created to defease or refund System obligations (until commingled with other earnings and revenues of the System) or held in a special account for the purpose of paying a rebate to the United States Government under the Code.

Revenue Fund means, collectively, the Water Fund, Sewer Fund, and Stormwater Fund.

Rule means the SEC's Rule 15c2-12 under the Securities Exchange Act of 1934, as the same may be amended from time to time.

SEC means the Securities and Exchange Commission

Sewer Fund means the fund created and maintained in the office of the Chief Financial Officer for deposit and retention of Revenue of the System, ULID Assessments and connection charges related to the sewer portion of the System.

Stormwater Fund means the fund created and maintained in the office of the Chief Financial Officer for deposit and retention of Revenue of the Stormwater System, ULID Assessments and connection charges related to the Stormwater System.

Stormwater System means the Stormwater and surface water system of the City described as a Stormwater utility in Ordinance Nos. 1374, 1375 and 1574 of the City, which is a part of and belonging to the System and which is now known as the Stormwater System.

System of the City means the sewerage system of the City, originally provided for by Ordinance No. 537 together with all additions and improvements thereto, together with the waterworks utility of the City as a combined sewerage system and water system of the City. The term "System" also shall include the storm or surface water sewers constructed and installed pursuant to Ordinance No. 733 and the trunk storm or surface water sewers constructed and installed pursuant to Ordinance No. 742 (Stormwater System) as a part of the System, together with all additions thereto and betterments and extensions thereof heretofore or hereafter made and including any other utility that may in the future be combined with the System.

2013 Bond means the City's Water and Sewer Revenue Bond, 2013 (ULID No. 2007-01), issued on December 12, 2013, pursuant to the 2013 Bond Ordinance and currently outstanding in the principal amount of $356,834.36.

2013 Bond Ordinance means Ordinance No. 2465, adopted on December 2, 2013.

2025 Bonds means the City's Water and Sewer Revenue Bonds, 2025, issued on April 24, 2025, pursuant to the 2025 Bond Ordinance and currently outstanding in the principal amount of $26,595,000.

2025 Bond Ordinance means Ordinance No. 2918, passed on February 18, 2025.

Tax Certificate means the certificate with respect to federal tax matters relating to the Bonds to be executed by a City Representative on the date of issuance of the Bonds.

Term Bonds means those Parity Bonds designated as such in the bond purchase agreement authorizing the issuance and sale of those bonds.

Treasurer means the Chief Financial Officer of the City.

ULID means any utility local improvement district of the City within which the ULID Assessments are pledged to be paid into the Bond Account to secure Parity Bonds.

ULID Assessments means all assessments levied and collected in any ULID of the City created for the acquisition or construction of additions to and extensions and betterments of the System if such assessments are pledged to be paid into the Bond Account (less any prepaid assessments permitted by law to be paid into a construction fund or account). ULID Assessments shall include installments thereof and any interest or penalties that may be due thereon.

Underwriter means D.A. Davidson & Co., Seattle, Washington.

Variable Interest Rate means a variable interest rate or rates to be borne by a series of Future Parity Bonds or any one or more maturities within a series of Future Parity Bonds. The method of computing such a variable interest rate shall be specified in the ordinance authorizing such Future Parity Bonds, which ordinance also shall specify either (a) the particular period or periods of time or manner of determining such period or periods of time for which each value of such variable interest rate shall remain in effect or (b) the time or times upon which any change in such variable interest rate shall become effective.

Variable Interest Rate Bonds means, for any period of time, Future Parity Bonds which bear a Variable Interest Rate during that period, except that Future Parity Bonds the interest rate or rates on which shall have been fixed for the remainder of the term thereof no longer shall be deemed to be Variable Interest Rate Bonds.

Water Fund means the fund maintained in the office of the Chief Financial Officer for deposit and retention of Revenue of the System, ULID Assessments and connection charges related to the System.

Rules of Interpretation. In this ordinance, unless the context otherwise requires:

(a) The terms "hereby," "hereof," "hereto," "herein, "hereunder" and any similar terms, as used in this ordinance, refer to this ordinance as a whole and not to any particular article, section, subdivision or clause hereof, and the term "hereafter" shall mean after, and the term "heretofore" shall mean before, the date of this ordinance;

(b) Words of the masculine gender shall mean and include correlative words of the feminine and neuter genders and words importing the singular number shall mean and include the plural number and vice versa;

(c) Words importing persons shall include firms, associations, partnerships (including limited partnerships), trusts, corporations and other legal entities, including public bodies, as well as natural persons;

(d) Any headings preceding the text of the several sections of this ordinance, and any table of contents or marginal notes appended to copies hereof, shall be solely for convenience of reference and shall not constitute a part of this ordinance, nor shall they affect its meaning, construction or effect;

(e) All references herein to "articles," "sections" and other subdivisions or clauses are to the corresponding articles, sections, subdivisions or clauses hereof; and

(f) Words importing the singular number include the plural number and vice versa.

Section 2. Authorization of the Project and the Bonds.

(a) *Project*. The Bonds are being issued to provide funds to pay or reimburse a portion of the City's Wastewater Treatment Plant biosolids project and other capital improvements (the "Project"), and to pay costs of issuing the Bonds. The estimated cost of the Project to be funded in part with bond proceeds is estimated to be $26,800,000.

(b) *Bonds*. The City shall now issue and sell a single series of water and sewer revenue bonds for the purpose of providing the funds to finance or reimburse costs of the Project, and paying the costs of issuance of the Bonds, in the aggregate principal amount of not to exceed $14,000,000 (the "Bonds"). The Bonds shall be designated "City of Sumner, Washington, Water and Sewer Revenue Bonds, 2026;" shall be dated as of the date of delivery of the Bonds, shall be fully registered as to both principal and interest, shall be in the denomination of $5,000 each or any integral multiple thereof, provided that no Bond shall represent more than one maturity, shall be numbered separately in such manner and with any additional designation as the Bond Registrar deems necessary for purposes of identification and control, shall bear interest at the per annum rates, payable on the dates and maturing in principal amounts set forth in the Bond Purchase Agreement, pursuant to Section 15. The Bonds of any of the maturities may be combined and issued as term bonds ("Term Bonds"), subject to mandatory redemption as provided in the Bond Purchase Agreement.

The Bonds shall be obligations only of the Bond Account and shall be payable and secured as provided herein. The Bonds shall not be general obligations of the City.

Section 3. Registration and Payments.

(a) *Bond Registrar/Bond Register*. The City hereby specifies and adopts the system of registration and transfer for the Bonds approved by the Washington State Finance Committee from time to time through the appointment of state fiscal agents. The City shall cause a bond register to be maintained by the Bond Registrar. So long as any Bonds remain outstanding, the Bond Registrar shall make all necessary provisions to permit the exchange or registration of transfer of Bonds at its principal corporate trust office. The Bond Registrar may be removed at any time at the option of the City Representative upon prior notice to the Bond Registrar and a successor Bond Registrar appointed by the City Representative. No resignation or removal of the Bond Registrar shall be effective until a successor shall have been appointed and until the successor Bond Registrar shall have accepted the duties of the Bond Registrar hereunder. The Bond Registrar is authorized, on behalf of the City, to authenticate and deliver Bonds transferred or exchanged in accordance with the provisions of such Bonds and this ordinance and to carry out all of the Bond Registrar's powers and duties under this ordinance. The Bond Registrar shall be responsible for its representations contained in the Certificate of Authentication of the Bonds.

(b) *Registered Ownership*. The City and the Bond Registrar, each in its discretion, may deem and treat the Registered Owner of each Bond as the absolute owner thereof for all purposes (except as provided in Section 16 of this ordinance), and neither the City nor the Bond Registrar shall be affected by any notice to the contrary. Payment of any such Bond shall be made only as described in Section 3(h) hereof, but such Bond may be transferred as herein provided. All such payments made as described in Section 3(h) shall be valid and shall satisfy and discharge the liability of the City upon such Bond to the extent of the amount or amounts so paid.

(c) *DTC Acceptance/Letter of Representations*. The Bonds shall initially be held in fully immobilized form by DTC acting as depository. To induce DTC to accept the Bonds as eligible for deposit at DTC, the City has executed and delivered to DTC a Letter of Representations, which may be amended from time to time. Neither the City nor the Bond Registrar will have any responsibility or obligation to DTC participants or the persons for whom they act as nominees (or any successor depository) with respect to the Bonds in respect of the accuracy of any records maintained by DTC (or any successor depository) or any DTC participant, the payment by DTC (or any successor depository) or any DTC participant of any amount in respect of the principal of or interest on Bonds, any notice which is permitted or required to be given to Registered Owners under this ordinance (except such notices as shall be required to be given by the City to the Bond Registrar or to DTC (or any successor depository), or any consent given or other action taken by DTC (or any successor depository) as the Registered Owner. For so long as any Bonds are held in fully-immobilized form hereunder, DTC or its successor depository shall be deemed to be the Registered Owner for all purposes hereunder, and all references herein to the Registered Owners shall mean DTC (or any successor depository) or its nominee and shall not mean the owners of any beneficial interest in such Bonds.

If any Bond shall be duly presented for payment and funds have not been duly provided by the City on such applicable date, then interest shall continue to accrue thereafter on the unpaid principal thereof at the rate stated on such Bond until such Bond is paid. The Bonds shall not be subject to acceleration.

(d) *Use of Depository*.

(1) The Bonds shall be registered initially in the name of "Cede & Co.," as nominee of DTC, with one Bond maturing on each of the maturity dates for the Bonds in a denomination corresponding to the total principal therein designated to mature on such date, and the following provisions of this subsection (d) and subsection (e) shall be applicable. Registered ownership of such immobilized Bonds, or any portions thereof, may not thereafter be transferred except (A) to any successor of DTC or its nominee, provided that any such successor shall be qualified under any applicable laws to provide the service proposed to be provided by it; (B) to any substitute depository appointed by the City Representative pursuant to subsection (ii) below or such substitute depository's successor; or (C) to any person as provided in subsection (iv) below.

(2) Upon the resignation of DTC or its successor (or any substitute depository or its successor) from its functions as depository or a determination by the City Representative to discontinue the system of book entry transfers through DTC or its successor (or any substitute depository or its successor), the City Representative may hereafter appoint a substitute depository. Any such substitute depository shall be qualified under any applicable laws to provide the services proposed to be provided by it.

(3) In the case of any transfer pursuant to clause (A) or (B) of subsection (1) above, the Bond Registrar shall, upon receipt of all outstanding Bonds, together with a written request on behalf of the City Representative, issue a single new Bond for each maturity then outstanding, registered in the name of such successor or such substitute depository, or their nominees, as the case may be, all as specified in such written request of the City Representative.

(4) In the event that (A) DTC or its successor (or substitute depository or its successor) resigns from its functions as depository, and no substitute depository can be obtained, or (B) the City Representative determines that it is in the best interest of the beneficial owners of the Bonds that such owners be able to obtain such bonds in the form of Bond certificates, the ownership of such Bonds may then be transferred to any person or entity as herein provided, and shall no longer be held in fully-immobilized form. The City Representative shall deliver a written request to the Bond Registrar, together with a supply of definitive Bonds, to issue Bonds as herein provided in any authorized denomination. Upon receipt by the Bond Registrar of all then outstanding Bonds together with a written request on behalf of the City Representative to the Bond

Registrar, new Bonds shall be issued in the appropriate denominations and registered in the names of such persons as are requested in such written request.

(e) *Registration of Transfer of Ownership or Exchange; Change in Denominations*. The transfer of any Bond may be registered and Bonds may be exchanged, but no transfer of any such Bond shall be valid unless such Bond is surrendered to the Bond Registrar with the assignment form appearing on such Bond duly executed by the Registered Owner or such Registered Owner's duly authorized agent in a manner satisfactory to the Bond Registrar. Upon such surrender, the Bond Registrar shall cancel the surrendered Bond and shall authenticate and deliver, without charge to the Registered Owner or transferee therefor, a new Bond (or Bonds at the option of the new Registered Owner) of the same date, maturity and interest rate and for the same aggregate principal amount in any authorized denomination, naming as Registered Owner the person or persons listed as the assignee on the assignment form appearing on the surrendered Bond, in exchange for such surrendered and cancelled Bond. Any Bond may be surrendered to the Bond Registrar and exchanged, without charge, for an equal aggregate principal amount of Bonds of the same date, maturity and interest rate, in any authorized denomination. The Bond Registrar shall not be obligated to register the transfer or to exchange any Bond during the 15 days preceding the date any such Bond is to be redeemed.

(f) *Bond Registrar's Ownership of Bonds*. The Bond Registrar may become the Registered Owner of any Bond with the same rights it would have if it were not the Bond Registrar, and to the extent permitted by law, may act as depository for and permit any of its officers or directors to act as member of, or in any other capacity with respect to, any committee formed to protect the right of the Registered Owners of Bonds.

(g) *Registration Covenant*. The City covenants that, until all Bonds have been surrendered and cancelled, it will maintain a system for recording the ownership of each Bond that complies with the provisions of Section 149 of the Code.

(h) *Place and Medium of Payment.* The principal of and interest on the Bonds shall be payable in lawful money of the United States of America. Interest on the Bonds shall be calculated on the basis of a 360-day year and twelve 30-day months. For so long as all Bonds are in fully-immobilized form, such payments of principal and interest thereon shall be made as provided in the operational arrangements of DTC as referred to in the Letter of Representations. If the Bonds have been underwritten and are no longer in fully immobilized form, interest on the Bonds shall be paid by check, ACH or draft (or otherwise as approved by the City Representative) mailed or delivered to the Registered Owners at the addresses for such Registered Owners appearing on the Bond Register as of the Record Date, or upon the written request of a Registered Owner of more than $1,000,000 of Bonds (received by the Bond Registrar at least 15 days prior to the applicable payment date), such payment shall be made by the Bond Registrar by ACH or wire transfer to the account within the continental United States designated by the Registered Owner. Principal of the Bonds shall be payable upon presentation and surrender of such Bonds by the Registered Owners at the principal office of the Bond Registrar.

Section 4. Redemption and Purchase of the Bonds.

(a) *Optional and Mandatory Redemption*. The Bonds may be subject to redemption as set forth in the Bond Purchase Agreement approved by the City Representative pursuant to Section 15.

(b) *Purchase of Bonds*. The City reserves the right to use at any time any surplus Revenue of the System available after providing for the payments required by paragraphs First, Second, Third and Fourth of Section 5 of this ordinance, or other available funds, to purchase any of the Bonds at any price deemed reasonable by the City to purchase for retirement any of the Bonds offered to the City at any price deemed reasonable to the City.

(c) *Selection of Bonds for Redemption*. For as long as the Bonds are held in book entry only form, the selection of particular Bonds within a maturity to be redeemed shall be made in accordance with the operational arrangements then in effect at DTC. If the Bonds are no longer held in uncertificated form, the selection of such Bonds to be redeemed and the surrender and reissuance thereof, as applicable, shall be made as provided in the following provisions of this subsection (c). If the City redeems at any one time fewer than all of the Bonds having the same maturity date, the particular Bonds or portions of Bonds of such maturity to be redeemed shall be selected by lot (or in such manner determined by the Bond Registrar) in increments of $5,000. In the case of a Bond of a denomination greater than $5,000, the City and the Bond Registrar shall treat each Bond as representing such number of separate Bonds each of the denomination of $5,000 as is obtained by dividing the actual principal amount of such Bond by $5,000. In the event that only a portion of the principal sum of a Bond is redeemed, upon surrender of such Bond at the principal office of the Bond Registrar there shall be issued to the Registered Owner, without charge therefor, for the then unredeemed balance of the principal sum thereof, at the option of the Registered Owner, a Bond or Bonds, maturity and interest rate in any of the denominations herein authorized.

(d) *Notice of Redemption*.

(1) Official Notice. For so long as the Bonds are held in uncertificated form, notice of redemption (which notice may be conditional or may be rescinded) shall be given in accordance with the operational arrangements of DTC as then in effect, and neither the City nor the Bond Registrar will provide any notice of redemption to any Beneficial Owners. Thereafter (if the Bonds are no longer held in uncertificated form), notice of redemption shall be given in the manner hereinafter provided. Unless waived by any owner of Bonds to be redeemed or unless a notice of redemption has been rescinded, official notice of any such redemption (which redemption shall be conditioned by the Bond Registrar on the receipt of sufficient funds for redemption) shall be given by the Bond Registrar on behalf of the City by mailing a copy of an official redemption notice by first class mail at least 20 days and not more than 60 days prior to the date fixed for redemption to the Registered Owner of the Bond or Bonds to be redeemed at the address shown on the Bond Register or at such other address as is furnished in writing by such Registered Owner to the Bond Registrar.

All official notices of redemption for Bonds shall be dated and shall state:

(A) the redemption date,

(B) the redemption price,

(C) if fewer than all outstanding Bonds are to be redeemed, the identification by maturity (and, in the case of partial redemption, the respective principal amounts) of the Bonds to be redeemed,

(D) that on the redemption date the redemption price will become due and payable upon each such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date, and

(E) the place where such Bonds are to be surrendered for payment of the redemption price, which place of payment shall be the principal office of the Bond Registrar.

On or prior to any redemption date, unless the redemption was conditional and the conditions for the redemption have not been satisfied or the notice has been rescinded, the City shall deposit with the Bond Registrar an amount of money sufficient to pay the redemption price of all the Bonds or portions of Bonds which are to be redeemed on that date.

(2) Effect of Notice; Bonds Due. If an unconditional notice of redemption has been given as aforesaid, unless the redemption was conditional and the conditions for the redemption have not been satisfied or the notice has been rescinded, the Bonds or portions of Bonds so to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified, and from and after such date such Bonds or portions of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with said notice, such Bonds shall be paid by the Bond Registrar at the redemption price. Installments of interest due on or prior to the redemption date shall be payable as herein provided for payment of interest. All Bonds which have been redeemed shall be canceled and destroyed by the Bond Registrar and shall not be reissued.

(3) Additional Notice. In addition to the foregoing notice, further notice shall be given by the City as set out below, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed. Each further notice of redemption given hereunder shall contain the information required above for an official notice of redemption plus (A) the CUSIP numbers of all Bonds being redeemed; (B) the date of issue of the Bonds as originally issued; (C) the rate of interest borne by each Bond being redeemed; (D) the maturity date of each Bond being redeemed; and (E) any other descriptive information needed to identify accurately the Bonds being redeemed. Each further notice of redemption may be sent at least 20 days before the redemption date to each party entitled to receive notice pursuant to Section 16, and to such persons (including securities repositories who customarily at the time receive notices of redemption in accordance with rules promulgated by the Commission) and with such additional information as the City shall deem appropriate, but such mailings shall not be a condition precedent to the redemption of such Bonds.

(4) Amendment of Notice Provisions. The foregoing notice provisions of this Section 4, including but not limited to the information to be included in redemption notices and the persons designated to receive notices, may be amended by additions, deletions and changes in order to maintain compliance with duly promulgated regulations and recommendations regarding notices of redemption of municipal securities.

Section 5. Revenue Fund and Priority of Application of Revenue. There has heretofore been created by the City a special fund of the City known as the "Revenue Fund," which includes a number of funds and accounts described in Section 1 of this ordinance, into which shall be deposited the Revenue of the System as collected. The Revenue Fund shall be held separate and apart from all other funds and accounts of the City and the Revenue of the System deposited in such Revenue Fund shall be used only for the following purposes and in the following order of priority:

First, to pay the Costs of Maintenance and Operation;

Second, to make any payments required to be made into the Bond Account to pay the principal of and interest on Parity Bonds as they come due or as the principal is required to be paid and to make all payments required to be made into any mandatory redemption or sinking fund account created to provide for the payment of the principal of Term Bonds;

Third, to make all payments required to be made into a Reserve Account, including reimbursements to the issuer of a letter of credit or insurance if the letter of credit or insurance has been issued to fund the Reserve Requirement and/or the reserve requirement(s) for any Future Parity Bonds and the ordinance authorizing such Parity Bonds provides for such reimbursement;

Fourth, to make all payments required to be made into any revenue bond redemption fund, note, warrant or other revenue obligation redemption fund, debt service account or reserve account created to pay and secure the payment of the principal of and interest on any revenue bonds or warrants or other obligations of the City having a lien upon the Revenue of the System junior or inferior to the lien thereon for the payment of the principal of and interest on the Parity Bonds; and

Fifth, to retire by redemption or purchase any outstanding revenue bonds or other revenue obligations of the System, to make necessary additions, betterments, improvements and repairs to or extensions of and replacements of the System, or for any other lawful System purposes.

The City may transfer any money from any funds or accounts of the System legally available therefor, except bond redemption funds, refunding escrow funds or defeasance funds, to meet the required payments to be made into the Bond Account.

Section 6. Bond Account; Reserve Account. The Chief Financial Officer shall maintain one or more funds or accounts for the purpose of paying debt service on Parity Bonds. (which funds or accounts shall herein be referred to as the "Bond Account" regardless of its accounting designation(s)). The Bond Account shall be at all times completely segregated and set apart from all other funds and accounts of the City and shall be a trust fund for the security and payment of the principal of and interest on the Bonds and all Parity Bonds as the same shall become due.

(a) *Payments Into Bond Account*. Immediately after the delivery of the Bonds there shall be paid into the Bond Account all accrued interest, if any, received with respect to the Bonds.

The Chief Financial Officer is hereby authorized and directed and the City hereby obligates and binds itself to set aside and pay into the Bond Account all ULID Assessments as the same are collected.

As long as any Parity Bond remains outstanding, the City hereby irrevocably obligates and binds itself to set aside and pay from the Revenue Fund into the Bond Account those amounts necessary, together with such other funds as are on hand and available in the Bond Account, to pay the interest or principal and interest next coming due on outstanding Parity Bonds. Such payments from the Revenue Fund shall be made in a fixed amount without regard to any fixed proportion (and may be made and recognized for accounting purposes) on or prior to the due date for such installment of principal and interest.

(b) *Reserve Account*. The City maintains a reserve account for the benefit of the owners and holders of the 2013 Bond and may establish a reserve account for any series of Future Parity Bonds or a common reserve account for the benefit of one or more series of Future Parity Bonds (collectively referred to herein as the "Reserve Account"). The Reserve Account for the 2013 Bond shall be held and maintained as provided in the 2013 Bond Ordinance, and so long as the 2013 Bond is outstanding, the funds in said Reserve Account shall be used solely for debt service on the 2013 Bond. The 2025 Bonds are not and the Bonds shall not be secured by a Reserve Account. The ordinance that creates a Reserve Account, if any, for Future Parity Bonds, shall establish the terms for establishment and maintenance of that Reserve Account, including, but not limited to the required size of the reserve account maintenance requirement. A Reserve Account may be maintained as a subaccount of the Bond Account.

(c) *Priority of Lien of Payments into Bond Account and any Reserve Account established in the Future*. The amounts so pledged to be paid into the Bond Account and a Reserve Account from the Revenue Fund and from ULID Assessments are hereby declared to be a prior lien and charge upon the Revenue of the System and ULID Assessments superior to all other charges of any kind or nature whatsoever except the Costs of Maintenance and Operation of the System, and except that the amounts so pledged are of equal lien to the charges upon such Revenue and ULID Assessments for the payment of the principal of and interest on the outstanding Parity Bonds, including the Bonds, and any Future Parity Bonds and the priority of payment from a Reserve Account shall be limited to the amounts in the applicable Reserve Account for those Parity Bonds secured by the Reserve Account.

(d) *Application and Investment of Moneys in the Bond Account and Reserve Account*. Money in the Bond Account and any Reserve Account may be kept in cash or invested as permitted by law. Investments in the Bond Account shall mature prior to the date on which such money shall be needed for required interest or principal payments (for investments in the Bond Account) or having a guaranteed redemption price prior to maturity. All interest earned and income derived by virtue of such investments shall remain in the Bond Account or a Reserve Account, as specified by the Chief Financial Officer, and be used to meet the required deposits therein.

(e) *Sufficiency of Revenues*. The City Council hereby finds that in fixing the amounts to be paid into the Bond Account out of the Revenue of the System, it has exercised due regard for the Costs of Maintenance and Operation and has not obligated the City to set aside and pay into the Bond Account a greater amount of such Revenue than in its judgment will be available over and above the Costs of Maintenance and Operation and the payments heretofore required to be deposited in the Bond Account for all outstanding Parity Bonds.

Section 7. Specific Covenants.

(a) *Rate Covenant*. The City will establish, maintain and collect such rates and charges for service of its System for so long as any Bonds are outstanding as will maintain the Rate Covenant.

(b) *System Maintenance*. The City will at all times maintain and keep the System in good repair, working order and condition, and also will at all times operate such utility and the business in connection therewith in an efficient manner and at a reasonable cost.

(c) *Disposal of Properties*. The City will not mortgage, sell, lease, or in any manner encumber or dispose of all or substantially all the property of the System (voluntarily or involuntarily), unless provision is made for payment into the Bond Account of a sum sufficient to pay the principal of, premium, if any, and interest on all outstanding bonds payable therefrom, nor will it mortgage, sell, lease, or in any manner encumber or dispose of (including but not limited to a disposition by transfer to another public or private organization) voluntarily or involuntarily any part of the System that is used, useful and material to the operation of the System unless

(1) the City certifies, based upon reasonable expectations, that the remaining assets of the System shall be sufficient to continue regular operations of the City on a financially sound basis for a period of at least five years; and

(2) provision is made for replacement thereof or for payment into the Bond Account of the total amount of revenue received which shall not be less than an amount which shall bear the same ratio to the amount of outstanding Parity Bonds as the greater of:

(A) the Net Revenue available for Debt Service for such outstanding Parity Bonds for the 12 months preceding such sale, lease, encumbrance or disposal from the portion of the System sold, leased, encumbered or disposed of bears to the Net Revenue available for Debt Service for such Parity Bonds from the entire system for the same period;

(B) the Revenue of the System for the 12 months preceding such sale, lease, encumbrance or disposal from the portion of the System sold, leased, encumbered or disposed of bears to the Revenue of the System for the same period;

(C) the proportion of assets (on a depreciated basis) allocable to the assets being sold, leased, encumbered or disposed of bears to the total assets of the System; or

(D) the proportion of customers of the City allocable to the assets being sold, leased, encumbered or disposed of bears to the total number of customers of the System,

provided, however, that the City may dispose of any portion of the facilities of the System up to an aggregate of five percent of the book value of the total assets of the System without the requirement for any deposit to the Bond Account as hereinabove provided.

Any such moneys so paid into the Bond Account shall be used to retire such outstanding Parity Bonds at the earliest possible date. Any money received by the City as condemnation awards, insurance proceeds or the proceeds of sale, if not deposited to the Bond Account, shall be used for the replacement of facilities of the System.

(d) *Books and Records*. The City will, while any of the Bonds remains outstanding, keep proper and separate accounts and records in which complete and separate entries shall be made of all transactions relating to the System.

(e) *No Free Service*. The City will not furnish water or sanitary sewerage disposal service to any customer whatsoever free of charge (except to aid the poor or infirm, to provide for resource conservation or to provide for the proper handling of hazardous materials) and will promptly take legal action to enforce collection of all delinquent accounts.

(f) *Property Insurance*. The City will at all times carry fire and extended coverage and such other forms of insurance on the buildings, equipment, facilities and properties of the System, if such insurance is obtainable at reasonable rates and upon reasonable conditions, against such risks, in such amounts, and with such deductibles as the Council shall deem necessary for the protection of the System and the owners of all outstanding Bonds and Parity Bonds.

(g) *ULID Assessments*. The City will promptly collect all ULID Assessments and pay the same into the Bond Account. Such ULID Assessments may be used to pay the principal of and interest on any bonds payable out of such Account without said ULID Assessments being particularly allocated to the payment of the principal of and interest on any particular issue or series of such bonds.

(h) *Liability Insurance*. The City will at all times keep and arrange to keep in full force and effect policies of public liability and property damage insurance which will protect the City against anyone claiming damages of any kind or nature arising out of the operation of the System, if such insurance is obtainable at reasonable rates and upon reasonable conditions, in such amounts and with such deductibles as the Council shall deem necessary for the protection of the City and the owners of the outstanding Bonds and Parity Bonds.

(i) *Delinquencies of Accounts*. The City will, on or before January 1 of each calendar year, determine all accounts that are delinquent and will take all necessary action to enforce payment of any such delinquencies.

(j) *Delinquencies of Assessments*. The City will, on or before January 1 of each calendar year, determine all ULID Assessments or installments thereof that have become delinquent during the preceding calendar year, and by March 1 of each such calendar year will bring the necessary actions of foreclosure upon the property against which ULID Assessments were levied. If any ULID Assessments shall become due and payable because of a change in classification of land pursuant to RCW 84.34.330 (or successor statute), the City shall proceed to collect such ULID Assessments and interest thereon for deposit into the Bond Account.

Section 8. Application of Bond Proceeds.

(a) *Project Account*. A portion of the proceeds of the Bonds (exclusive of the Underwriter's discount) shall be deposited into a capital project account and used to pay costs of issuance and, together with other available moneys, to pay costs of the Project. Costs of issuance related to the Bond may be paid directly by the Underwriter on the date of issuance on behalf of the City.

The Chief Financial Officer shall invest the net proceeds of the Bonds in such obligations as may now or hereafter be permitted to cities of the State of Washington by law and that will mature prior to the date on which such money shall be needed. Earnings on such investments, except as may be required to pay rebatable arbitrage pursuant to the Tax Certificate, if any, may be used for City purposes or transferred to the Bond Account for the uses and purposes therein provided.

The City shall maintain books and records regarding the use and investment of proceeds of Bonds in order to maintain compliance with its obligations under its Tax Certificate.

Section 9. Tax Covenants. The City covenants that it will not take or permit to be taken on its behalf any action that would adversely affect the exemption from federal income taxation of the interest on the Bonds and will take or require to be taken such acts as may reasonably be within its ability and as may from time to time be required under applicable law to continue the exemption from federal income taxation of the interest on the Bonds.

(a) *Arbitrage Covenant.* Without limiting the generality of the foregoing, the City covenants that it will not take any action or fail to take any action with respect to the proceeds of sale of the Bonds or any other funds of the City which may be deemed to be proceeds of the Bonds pursuant to Section 148 of the Code and the regulations promulgated thereunder which, if such use had been reasonably expected on the dates of delivery of the Bonds to the initial purchasers thereof, would have caused the Bonds as "arbitrage bonds" within the meaning of such term as used in Section 148 of the Code.

The City represents that it has not been notified of any listing or proposed listing by the Internal Revenue Service to the effect that it is an issuer whose arbitrage certifications may not be relied upon. The City will comply with the requirements of Section 148 of the Code and the applicable regulations thereunder throughout the term of the Bonds.

(b) *Private Person Use Limitation for Bonds.* The City covenants that for as long as the Bonds are outstanding, it will not permit:

(1) More than 10% of the Net Proceeds of the Bonds to be used for any Private Person Use; and

(2) More than 10% of the principal or interest payments on the Bonds in a Bond Year to be directly or indirectly: (A) secured by any interest in property used or to be used for any Private Person Use or secured by payments in respect of property used or to be used for any Private Person Use, or (B) derived from payments (whether or not made to the City) in respect of property, or borrowed money, used or to be used for any Private Person Use.

The City further covenants that, if:

(3) More than five percent of the Net Proceeds of the Bonds are to be used for any Private Person Use; and

(4) More than five percent of the principal or interest payments on the Bonds in a Bond Year are (under the terms of this ordinance or any underlying arrangement) directly or indirectly:

(A) secured by any interest in property used or to be used for any Private Person Use or secured by payments in respect of property used or to be used for any Private Person Use, or

(B) derived from payments (whether or not made to the City) in respect of property, or borrowed money, used or to be used for any Private Person Use, then, (i) any Private Person Use of the projects described in subsection (3) hereof or Private Person Use payments described in subsection (4) hereof that is in excess of the five percent limitations described in such subsections (3) or (4) will be for a Private Person Use that is related to the state or local governmental use of the Project, and (ii) any Private Person Use will not exceed the amount of Net Proceeds of the Bonds used for the state or local governmental use portion of the project to which the Private Person Use of such portion of the Project relates. The City further covenants that it will comply with any limitations on the use of the projects by other than state and local governmental users that are necessary, in the opinion of its bond counsel, to preserve the tax exemption of the interest on the Bonds. The covenants of this section are specified solely to assure the continued exemption from regular income taxation of the interest on the Bonds.

(c) *No Designation under Section 265(b).* The Bonds are not "qualified tax exempt obligations" for investment by financial institutions under Section 265(b) of the Code

(d) *Modification of Tax Covenants*. The covenants of this section are specified solely to assure the continued exemption from regular income taxation of the interest on the Bonds. To that end, the provisions of this section may be modified or eliminated without any requirement for formal amendment thereof upon receipt of an opinion of the City's bond counsel that such modification or elimination will not adversely affect the tax exemption of interest on any Bonds.

Section 10. Issuance of Parity Bonds.

(a) *Future Parity Bonds*. The City hereby further covenants and agrees that it will not issue any Future Parity Bonds except that the City hereby reserves the right to issue additional water and sewer revenue bonds, which shall constitute a charge and lien upon the Revenue of the System equal to the lien thereon of the Bonds. Except as provided in subsection (2) below, the City shall not issue any series of Future Parity Bonds or incur any additional indebtedness with a parity lien or charge on Net Revenues (*i.e.*, on a parity of lien with Parity Bonds at the time outstanding) unless each of the following conditions shall be met.

(1) The City shall not have been in default of its Rate Covenant for the immediately preceding fiscal year.

(2) There shall have been filed a certificate (prepared as described in subsection (c) or (d) below) demonstrating fulfillment of the Parity Requirement, commencing with the first full fiscal year following the date on which any portion of interest on the series of Future Parity Bonds then being issued no longer will be paid from the proceeds of such series of Future Parity Bonds.

(3) Each such ordinance providing for the issuance of such Future Parity Bonds shall require that any and all ULID Assessments will be paid directly into the Bond Account.

(4) At the time of the issuance of Future Parity Bonds there shall not be any deficiency in the Bond Account or any Reserve Account.

(b) *No Certificate Required*. The certificate described in the foregoing subsection (a)(2) shall not be required as a condition to the issuance of Future Parity Bonds:

(1) if the Future Parity Bonds being issued are for the purpose of refunding outstanding Parity Bonds; or

(2) if the Future Parity Bonds are being issued to pay costs of construction of facilities of the System for which Future Parity Bonds have been issued previously and the principal amount of such Future Parity Bonds being issued for completion purposes does not exceed an amount equal to an aggregate of 15% of the principal amount of Future Parity Bonds theretofore issued for such facilities and reasonably allocable to the facilities to be completed as shown in a written certificate of the City Representative, and there is delivered a Consultant's certificate stating that the nature and purpose of such facilities has not materially changed.

(c) *Certificate of the City Without A Consultant*. If required pursuant to the foregoing subsection (a)(2), a certificate may be delivered by the City (executed by the City Representative) without a Consultant if Net Revenues for the Base Period (confirmed by an independent auditor, e.g. the Division of Municipal Corporations of the Office of the State Auditor) conclusively demonstrate that the Parity Requirement will be fulfilled commencing with the first full fiscal year following the date on which any portion of interest on the series of Future Parity Bonds then being issued will not be paid from the proceeds of such series of Future Parity Bonds.

(d) *Certificate of a Consultant*. Unless compliance with the requirements of subsection (a)(2) have been otherwise satisfied (as provided in (b) or (c) above), compliance with the Parity Requirement shall be demonstrated conclusively by a certificate of a Consultant.

In making the computations of Net Revenues for the purpose of certifying compliance with the Parity Requirement, the Consultant shall use as a basis the Net Revenues for the Base Period. Such Net Revenues shall be determined by adding the following:

(1) The historical net revenue of the City for any 12 consecutive months out of the 30 months immediately preceding the month of delivery of the Future Parity Bonds being issued as determined by a Consultant.

(2) The net revenue derived from those customers of the City that have become customers during such 12-month period or thereafter and prior to the date of such certificate, adjusted to reflect a full year's net revenue from each such customer to the extent such net revenue was not included in (1) above.

(3) The estimated annual net revenue to be derived from any person, firm, association, private or municipal corporation under any executed contract for service, which net revenue was not included in any of the sources of net revenue described in this subsection (d).

(4) The estimated annual net revenue to be derived from the operation of any additions or improvements to or extensions of the City under construction but not completed at the time of such certificate and not being paid for out of the proceeds of sale of such Future Parity Bonds being issued, and which net revenue is not otherwise included in any of the sources of net revenue described in this subsection (d).

(5) The estimated annual net revenue to be derived from the operation of any additions and improvements to or extensions of the City being paid for out of the proceeds of sale of such Future Parity Bonds being issued.

(6) ULID Assessments to be collected. The words "ULID Assessments to be collected" as used in the first paragraph of this subsection (6) shall mean 90% of the Consultant's estimates of the amount of ULID Assessments theretofore levied and to be collected in each subsequent year.

In the event the City will not derive any revenue as a result of the construction of the additions, improvements or extensions being made or to be made to the System within the provisions of subparagraphs (3) and (5) immediately above, the estimated normal Costs of Maintenance and Operation (excluding any transfer of money to other funds of the City and license fees, taxes and payments in lieu of taxes payable to the City) of such additions, improvements and extensions shall be deducted from estimated annual net revenue.

The words "historical net revenue" or "net revenue" as used in this subsection (d) shall mean the Revenue or any part or parts thereof less the normal expenses of maintenance and operation of the System or any part or parts thereof, but before depreciation.

Such "historical net revenue" or "net revenue" shall be adjusted to reflect the rates and charges effective on the date of such certificate if there has been any change in such rates and charges during or after such 12-consecutive-month period.

(e) *Subordinate Lien Obligations*. Nothing herein contained shall prevent the City from issuing revenue bonds or other obligations which are a charge upon the Revenue of the System junior or inferior to the payments required by this ordinance to be made out of such Revenue to pay and secure the payment of any outstanding Parity Bonds.

Section 11. Form of Bonds. The Bonds shall be in substantially this form:

[STATEMENT OF INSURANCE, if any]

UNITED STATES OF AMERICA

No. _____ $___________

STATE OF WASHINGTON
CITY OF SUMNER
WATER AND SEWER REVENUE BOND, 2026

INTEREST RATE: MATURITY DATE: CUSIP NO.:
REGISTERED OWNER: CEDE & Co.
PRINCIPAL AMOUNT:

The City of Sumner, Washington, a municipal corporation organized and existing under and by virtue of the laws of the State of Washington (herein called the "City") hereby acknowledges itself to owe and for value received promises to pay, but only from the sources and as hereinafter provided, to the Registered Owner identified above, or registered assigns, on the Maturity Date identified above, the Principal Amount indicated above and to pay interest thereon from ____________, 20__, or the most recent date to which interest has been paid or duly provided for, at the Interest Rate set forth above, payable on ______ 1, 20__, and semiannually thereafter on the first days of each ________ and ________ until such principal sum is paid or payment has been duly provided for.

Both principal of and interest on this bond are payable in lawful money of the United States of America. Interest shall be paid as provided in the Blanket Issuer Letter of Representations (the "Letter of Representations") by the City to The Depository Trust Company ("DTC"). Principal shall be paid as provided in the Letter of Representations to the Registered Owner or assigns upon presentation and surrender of this bond at the principal office of the fiscal agent of the State of Washington (the "Registrar"). Capitalized terms used in this bond which are not specifically defined have the meanings given such terms in Ordinance No. ____ of the City (the "Bond Ordinance").

The bonds of this issue are subject to redemption prior to their stated maturities as set forth in the Bond Purchase Agreement.

This Bond is one of an authorized issue of bonds of the City of like date and tenor except as to number, amount, rate of interest and date of maturity in the aggregate principal amount of $__________. This issue of bonds is authorized by the Bond Ordinance for the purpose of providing money to fund a portion of the construction of the City's Wastewater Treatment Plant biosolids project and other capital improvements and pay costs of issuance, all in conformity with the laws of the State of Washington and ordinances of the City.

This Bond and the bonds of this issue are payable solely from the special fund of the City known as the "Water and Sewer Revenue Refunding Bond Account, 1992" (the "Bond Account") created by Ordinance No. 1536 with in the Revenue Fund in the office of the Treasurer of the City. The City has irrevocably obligated and bound itself to pay into the Bond Account out of the revenue of the System (as defined in the Bond Ordinance) or from such other moneys as may be provided therefor certain amounts necessary to pay and secure the payment of the principal and interest on such bonds.

The bonds of this issue are not general obligations of the City.

The bonds of this issue are not "qualified tax-exempt obligations" for purposes of Section 265(b) of the Internal Revenue Code of 1986.

The bonds of this issue are issued under and in accordance with the provisions of the Constitution and applicable statutes of the State of Washington and duly adopted ordinances of the City. The City hereby covenants and agrees with the owner of this Bond that it will keep and perform all the covenants of this Bond and of the Bond Ordinance to be by it kept and performed, and reference is hereby made to the Bond Ordinance for a complete statement of such covenants.

The City does hereby pledge and bind itself to set aside from the Revenue Fund out of the revenue of the System and to pay into the Bond Account the various amounts required by the Bond Ordinance to be paid into and maintained in such Fund and account, all within the times provided by the Bond Ordinance.

To the extent more particularly provided by the Bond Ordinance, the amounts so pledged to be paid from the Revenue Fund out of the revenue of the System into the Bond Account shall be a lien and charge thereon equal in rank to the lien and charge upon said revenue of the amounts required to pay and secure the payment of the 2013 Bond, the 2025 Bonds and any revenue bonds of the City hereafter issued on a parity with the bonds of this issue and superior to all other liens and charges of any kind or nature except the Costs of Maintenance and Operation of the System.

The City has further bound itself to maintain the System in good repair, working order and condition, to operate the same in an efficient manner and at a reasonable cost, and to establish, maintain and collect rates and charges for as long as any of the bonds of this issue are outstanding that will make available, for the payment of the principal thereof and interest thereon as the same shall become due, net revenue in an amount which, together with ULID Assessments (as defined in the Bond Ordinance) will be at least equal to the Coverage Requirement (as defined in the Bond Ordinance).

The pledge of revenue of the System and other obligations of the City under the Bond Ordinance may be discharged at or prior to the maturity or redemption of the bonds of this issue upon the making of provision for the payment thereof on the terms and conditions set forth in the Bond Ordinance.

The capitalized terms used herein have the meanings set forth in the Bond Ordinance. Reference is made to the Bond Ordinance and any and all modifications and amendments thereto for a description of the nature and extent of the security for the bonds of this issue, the funds or revenues pledged, and the terms and conditions upon which such bonds are issued.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Bond Ordinance (as hereinafter defined) until the Certificate of Authentication hereon shall have been manually signed by the Bond Registrar.

It is hereby certified that all acts, conditions, and things required by the Constitution and statutes of the State of Washington to exist, to have happened, been done, and performed precedent to and in the issuance of this bond have happened, been done, and performed.

IN WITNESS WHEREOF, the City has caused this bond to be signed with the facsimile or manual signature of the Mayor, to be attested by the facsimile or manual signature of the City Clerk, and the corporate seal of the City to be imprinted or impressed hereon, all as of this ___ day of _________, 2026.

CITY OF SUMNER, WASHINGTON

By /s/ facsimile or manual
Mayor

(SEAL)
ATTEST:

/s/ facsimile or manual
City Clerk

CERTIFICATE OF AUTHENTICATION

Date of Authentication: ___________, 2026

This Bond is one of the bonds described in the within-mentioned Bond Ordinance and is one of the Water and Sewer Revenue Bonds, 2026, of the City of Sumner, Washington, dated ______________ __, 2026.

WASHINGTON STATE FISCAL AGENT,
Bond Registrar

By ___________________________________
Authorized Officer

Section 12. Execution of Bonds. The Bonds shall be executed on behalf of the City with the manual or facsimile signature of the Mayor, shall be attested by the manual or facsimile signature of the City Clerk and shall have the seal of the City impressed or imprinted thereon.

Only such Bonds as shall bear thereon a Certificate of Authentication in the form hereinbefore recited, manually executed by the Bond Registrar, shall be valid or obligatory for any purpose or entitled to the benefits of this ordinance. Such Certificate of Authentication shall be conclusive evidence that the Bonds so authenticated have been duly executed, authenticated, and delivered hereunder and are entitled to the benefits of this ordinance.

In case either of the officers who shall have executed the Bonds shall cease to be an officer or officers of the City before the Bonds so signed shall have been authenticated or delivered by the Bond Registrar, or issued by the City, such Bonds shall be valid nevertheless and may be issued by the City with the same effect as though the persons who had executed such Bonds had not ceased to be such officers.

Section 13. Defeasance. In the event that the City, in order to effect the payment, retirement or redemption of any Bond, sets aside in the Bond Account or in another special account, cash or noncallable Government Obligations, or any combination of cash and/or noncallable Government Obligations, in amounts and maturities which, together with the known earned income therefrom, are sufficient to redeem or pay and retire such Bond in accordance with its terms and to pay when due the interest and redemption premium, if any, thereon, and such cash and/or noncallable Government Obligations are irrevocably set aside and pledged for such purpose, then no further payments need be made into the Bond Account for the payment of the principal of and interest on such Bond. The owner of a Bond so provided for shall cease to be entitled to any lien, benefit or security of this ordinance except the right to receive payment of principal, premium, if any, and interest from such special account, and such Bond shall be deemed to be not outstanding under this ordinance.

The Bond Registrar shall provide notice of defeasance of Bonds to Registered Owners and to each party entitled to receive notice in accordance with Section 16 of this ordinance.

Section 14. Lost or Destroyed Bonds. In case any Bonds shall be lost, stolen or destroyed, the Bond Registrar may authenticate and deliver a new Bond or Bonds of like amount, date and tenor to the owner thereof upon the owner's paying the expenses and charges of the Bond Registrar and the City in connection therewith and upon his filing with the Bond Registrar and the City evidence satisfactory to both that such Bond or Bonds were actually lost, stolen or destroyed and of his ownership thereof, and upon furnishing the City and the Bond Registrar with indemnity satisfactory to both.

Section 15. Sale of Bonds. The Council has determined that it is in the best interest of the City to delegate to the City Representative the authority to enter into a Bond Purchase Agreement with the Underwriter, and within the Bond Purchase Agreement, to approve the final interest rates, maturity dates, aggregate principal amount, principal amounts of each maturity, redemption rights and other terms and conditions of the Bonds. The Council has been advised that market conditions are fluctuating and, as a result, the most favorable market conditions may occur on a day other than a regular meeting date of the Council. The Council has determined that it would be in the best interest of the City to delegate to the City Representative for a limited time the authority to approve the final interest rates, aggregate principal amount and principal amounts of each maturity of the Bonds and determine the redemption rights for the Bonds. The City Representative is hereby authorized to approve the final interest rates, aggregate principal amount, principal maturities and redemption rights for the Bonds in the manner provided hereafter so long as (i) the aggregate principal amount of the Bonds issued pursuant to this ordinance does not exceed $14,000,000; (ii) one or more rates of interest may be fixed for the Bonds, provided that no rate of interest for any Bond may exceed 6.00%; (iii) the aggregate true interest cost for the Bonds does not exceed 6.00%; and (iv) the final maturity of the Bonds is no later than 21 years from the date of issuance.

In determining the final interest rates, aggregate principal amounts, principal maturities, and redemption rights for the Bonds, the City Representative, in consultation with City staff, shall take into account those factors that, in the judgment of the City Representative, will result in the most favorable overall interest cost on the Bonds to their maturity, including, but not limited to current financial market conditions and current interest rates for obligations comparable in tenor and quality to the Bonds. The authority granted to the City Representative by this Section 15 shall expire one year from the passage of this ordinance. If a Bond Purchase Agreement for Bonds has not been executed by such date, the authorization for the issuance of such Bonds shall be rescinded, and Bonds shall not be issued nor their sale approved unless such Bonds shall have been re-authorized by ordinance of the Council. The ordinance re-authorizing the issuance and sale of such Bonds may be in the form of a new ordinance repealing this ordinance in whole or in part or may be in the form of an amendatory ordinance approving a bond purchase agreement or establishing terms and conditions for the authority delegated under this Section 15.

The Bonds shall be sold by negotiated sale to the Underwriter, and the City Representative shall negotiate the terms of sale for the Bonds, including the terms described in this section, in a contract of sale with the Underwriter (the "Bond Purchase Agreement").

Subject to the terms and conditions set forth in this Section 15, the City Representative is hereby authorized to execute the final form of a Bond Purchase Agreement upon such City Representative's approval of the final interest rates, maturity dates, aggregate principal amount, principal maturities and redemption rights set forth therein. Following the sale of the Bonds, the City Representative shall provide a report to the Council, describing the final terms of the Bonds approved pursuant to the authority delegated in this section.

Upon the passage and approval of this ordinance, the proper officials of the City including the City Representative, are authorized and directed to undertake all action necessary for the prompt execution and delivery of the Bonds to the Underwriter and further to execute all closing certificates and documents required to effect the closing and delivery of the Bonds in accordance with the terms of the Bond Purchase Agreement. In furtherance of the foregoing, the City Representative is authorized to approve and enter into agreements for the payment of costs of issuance, including Underwriter's discount, the fees and expenses specified in the Bond Purchase Agreement, including fees and expenses of Underwriter and other retained services, including bond counsel, rating agencies, fiscal agent, and other expenses customarily incurred in connection with issuance and sale of bonds.

The City Representative is authorized to ratify and to approve for purposes of the Rule, on behalf of the City, the Official Statement (and any preliminary official statement) relating to the issuance and sale of the Bonds and the distribution of the Official Statement pursuant thereto with such changes, if any, as may be deemed by the City Representative to be appropriate.

The City Representative is hereby authorized to deem final one or more preliminary Official Statements relating to the Bonds for the purposes of the Rule.

Section 16. Undertaking to Provide Ongoing Disclosure.

(a) *Contract/Undertaking*. This section constitutes the City's written undertaking for the benefit of the owners of the Bonds as required by Section (b)(5) of the Rule.

(b) *Financial Statements/Operating Data*. The City agrees to provide or cause to be provided to the Municipal Securities Rulemaking Board ("MSRB"), the following annual financial information and operating data for the prior fiscal year (commencing in the first fiscal year following the date of issuance of the Bonds):

1. Annual financial statements, which statements may or may not be audited, showing ending fund balances for the System prepared in accordance with the Budget Accounting and Reporting System prescribed by the Washington State Auditor pursuant to RCW 43.09.200 (or any successor statute);

2. The principal amount of Parity Bonds;

3. Debt service coverage for Parity Bonds;

4. Rates for the System; and

5. Number of customers of the System.

Items 2-5 shall be required only to the extent that such information is not included in the annual financial statements.

The information and data described above shall be provided on or before the end of nine months after the end of the City's fiscal year, commencing with the fiscal year ending on December 31, 2026. The City's current fiscal year ends December 31. The City may adjust such fiscal year by providing written notice of the change of fiscal year to the MSRB. In lieu of providing such annual financial information and operating data, the City may cross refer to other documents available to the public on the MSRB's internet website or filed with the Commission.

If not provided as part of the annual financial information discussed above, the City shall provide the City's audited annual financial statement prepared in accordance with the Budgeting Accounting and Reporting System prescribed by the Washington State Auditor pursuant to RCW 43.09.200 (or any successor statute) when and if available to the MSRB.

(c) *Listed Events*. The City agrees to provide or cause to be provided, in a timely manner to the MSRB notice of the occurrence of any of the following events with respect to the Bonds not in excess of ten business days after the occurrence of the event:

(1) Principal and interest payment delinquencies;

(2) Non payment related defaults, if material;

(3) Unscheduled draws on debt service reserves reflecting financial difficulties;

(4) Unscheduled draws on credit enhancements reflecting financial difficulties;

(5) Substitution of credit or liquidity providers, or their failure to perform;

(6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material or events affecting the tax status of the Bonds;

(7) Modifications to the rights of Bond holders, if material;

(8) Bond calls, if material, and tender offers;

(9) Defeasances;

(10) Release, substitution or sale of property securing the repayment of the Bonds, if material;

(11) Rating changes;

(12) Bankruptcy, insolvency, receivership or similar event of the City;

(13) The consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(14) Appointment of a successor or additional trustee or the change of name of the trustee, if material;

(15) Incurrence of a financial obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the City, any of which affect security holders, if material; and

(16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the City, any of which reflect financial difficulties.

The term "financial obligation" means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term "financial obligation" shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

Solely for purposes of information, but without intending to modify this undertaking, with respect to the notice regarding property securing the repayment of the Bonds, the City will state in its preliminary and final Official Statements that there is no property securing the repayment of the Bonds. The City shall promptly determine whether the events described above are material.

(d) *Notification Upon Failure to Provide Financial Data*. The City agrees to provide or cause to be provided, in a timely manner, to the MSRB notice of its failure to provide the annual financial information described in Subsection (b) above on or prior to the date set forth in Subsection (b) above.

(e) *EMMA; Format for Filings with the MSRB*. Until otherwise designated by the MSRB or the Commission, any information or notices submitted to the MSRB in compliance with the Rule are to be submitted through the MSRB's Electronic Municipal Market Access system ("EMMA"), currently located at www.emma.msrb.org. All notices, financial information and operating data required by this undertaking to be provided to the MSRB must be in an electronic format as prescribed by the MSRB. All documents provided to the MSRB pursuant to this undertaking must be accompanied by identifying information as prescribed by the MSRB.

(f) *Termination/Modification*. The City's obligations to provide annual financial information and notices of listed events shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. Any provision of this section shall be null and void if the City (1) obtains an opinion of nationally recognized bond counsel to the effect that the portion of the Rule that requires that provision is invalid, has been repealed retroactively or otherwise does not apply to the Bonds and (2) notifies the MSRB of such opinion and the cancellation of this section.

The City may amend this section with respect to the Bonds with an opinion of nationally recognized bond counsel in accordance with the Rule. In the event of any amendment of this section, the City shall describe such amendment in the next annual report, and shall include, a narrative explanation of the reason for the amendment and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the City. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (A) notice of such change shall be given in the same manner as for a listed event under Subsection (c), and (B) the annual report for the year in which the change is made shall present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

(g) *Bond Owner's Remedies Under This Section*. The right of any bondowner or beneficial owner of Bonds to enforce the provisions of this section shall be limited to a right to obtain specific enforcement of the City's obligations under this section, and any failure by the City to comply with the provisions of this undertaking shall not be an event of default with respect to the Bonds. For purposes of this section, "beneficial owner" means any person who has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds, including persons holding Bonds through nominees or depositories.

Section 17. Bond Insurance. The City Representative is hereby also authorized to consider proposals from bond insurers and determine whether the use of bond insurance for the Bonds is economically advantageous to the City. If the City Representative determines to obtain bond insurance, the City Representative is authorized to execute a commitment for insurance.

Section 18. Ordinance and Laws a Contract with the Registered Owner and Holder. This ordinance is adopted under the authority of and in full compliance with the Constitution and laws of the State of Washington. In consideration of the Registered Owners and holders of the Bond or Bonds, the provisions of this ordinance and of said laws shall constitute a contract with the Registered Owners and holders, and the obligations of the City and its Council under said laws and under this ordinance shall be enforceable by any court of competent jurisdiction; and the covenants and agreements herein and in the Bonds set forth shall be for the equal benefit of the Registered Owners and holders.

Section 19. Severability. If any one or more of the covenants or agreements provided in this ordinance to be performed on the part of the City shall be declared by any court of competent jurisdiction to be contrary to law, then such covenant or covenants, agreement or agreements, shall be null and void and shall be deemed separable from the remaining covenants and agreements of this ordinance and shall in no way affect the validity of the other provisions of this ordinance or of the Bonds.

Section 20. Effective Date. This ordinance shall be effective five days from its passage and publication as required by law.

PASSED by the City Council of the City of Sumner, Washington, and approved by its Mayor at a regular meeting of said Council held this 3rd day of November, 2025.

CITY OF SUMNER, WASHINGTON

____
Kathy Hayden, Mayor

ATTEST:

____
Michelle Converse, City Clerk

APPROVED AS TO FORM:

____
Andrea Marquez, City Attorney

First Reading:	***October 27, 2025***
Date Approved:	***November 3, 2025***
Date of Publication:	***November __, 2025***
Effective Date:	***November __, 2025***

CITY OF SUMNER, WASHINGTON
WATER AND SEWER REVENUE BONDS, 2026

Summary of Ordinance No. _____, adopted on November 3, 2025

AN ORDINANCE OF THE CITY OF SUMNER, WASHINGTON AUTHORIZING THE ISSUANCE OF WATER AND SEWER REVENUE BONDS OF THE CITY IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED $14,000,000 TO PROVIDE FUNDS TO CARRY OUT THE CITY'S WASTEWATER TREATMENT PLANT BIOSOLIDS PROJECT AND OTHER CAPITAL IMPROVEMENTS; DELEGATING AUTHORITY TO APPROVE THE FINAL TERMS OF THE BONDS; AND RESERVING THE RIGHT TO ISSUE REVENUE BONDS ON A PARITY WITH THE BONDS UPON COMPLIANCE WITH CERTAIN CONDITIONS.

Approved this 3rd day of November, 2025.

CITY OF SUMNER, WASHINGTON

____
Clerk

CERTIFICATE OF CLERK

I DO HEREBY CERTIFY that I am the duly chosen, qualified and acting Clerk of the City of Sumner, Washington (the "City"), and keeper of the records of the City Council (the "Council"); and I HEREBY CERTIFY:

1. That the attached ordinance is a true and correct copy of Ordinance No. ____ of the City (the "Ordinance"), as finally passed at a regular meeting of the Council held on the 3rd day of November, 2025, and duly recorded in my office.

2. That said meeting was duly convened, held and included an opportunity for public comment, 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 quorum was present throughout the meeting and a legally sufficient number of members of the Council voted in the proper manner for the passage of the Ordinance; that all other requirements and proceedings incident to the proper passage of the Ordinance 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 3rd day of November, 2025.

____
Michelle Converse, City Clerk

STUDY SESSION
DATE: October 27, 2025
AGENDA BILL: 25-745

SUBJECT: Resolution No. 1732 - 2026 Ad Valorem Property Tax Levy **CATEGORY:** Resolution

BUDGET IMPACT:
Expenditure Required: None Within Budget Allocation: N/A

ATTACHMENTS:
1. 2026 Property Tax Presentation
2. Resolution No. 1732 - Ad Valorem Property Tax

STAFF CONTACT: Kassandra Raymond, Chief Financial Officer

SUMMARY BACKGROUND: Annually, the City Council must consider the property tax levy for the subsequent year. RCW 84.55.120 mandates a public hearing on revenue sources for the upcoming year's budget, including consideration of any potential increases in property tax revenues. The hearing process provides Sumner residents with the opportunity to voice their opinions prior to the adoption of the property tax levy. This hearing is scheduled for November 3, 2025.

In accordance with RCW 84.55.120, the Mayor of the City of Sumner must certify to the Pierce County Assessor-Treasurer and the Pierce County Council that the City of Sumner requests the following property tax amounts to be collected in 2026:

A total levy of $5,091,347, which includes a 1.0% increase over the prior year's collections as authorized by RCW, plus revenues resulting from new construction and improvements ($142,982) and administrative refunds ($6,349). The combined amount to be levied, inclusive of new revenues, is $5,240,678.

In authorizing this action, it is the Council's intent that:

1. Of the effective levy rate, approximately $0.057046 per $1,000 of assessed valuation shall be committed to leveraging funding opportunities (e.g. grants) for street/transportation projects, in an amount equal to $330,000.
2. Of the effective levy rate, approximately $0.060504 per $1,000 of assessed valuation, in an amount equal to $350,000, shall be reserved for Council appropriation in a future biennial budget cycle.

The 2025 levy rate of $0.8976 (rounded) per $1,000 of assessed valuation was based on an overall City assessed valuation of $5,615,870,940. Based on the 2025 preliminary certification from Pierce County for tax year 2026, the 2025 assessed valuation for 2026 taxes is estimated at $5,784,776,561, resulting in a preliminary levy rate for tax year 2026 of $0.9059 (rounded) per $1,000 of assessed valuation.

COUNCIL COMMITTEE/STUDY SESSION: Finance & Personnel Committee October 9, 2025
City Council Study Session October 27, 2025
MEETING/STUDY SESSION DATE: 10/27/2025
COMMITTEE RECOMMENDATION: Forward to Study Session

STAFF RECOMMENDATIONS/MOTION:

2026 Property Tax Levy

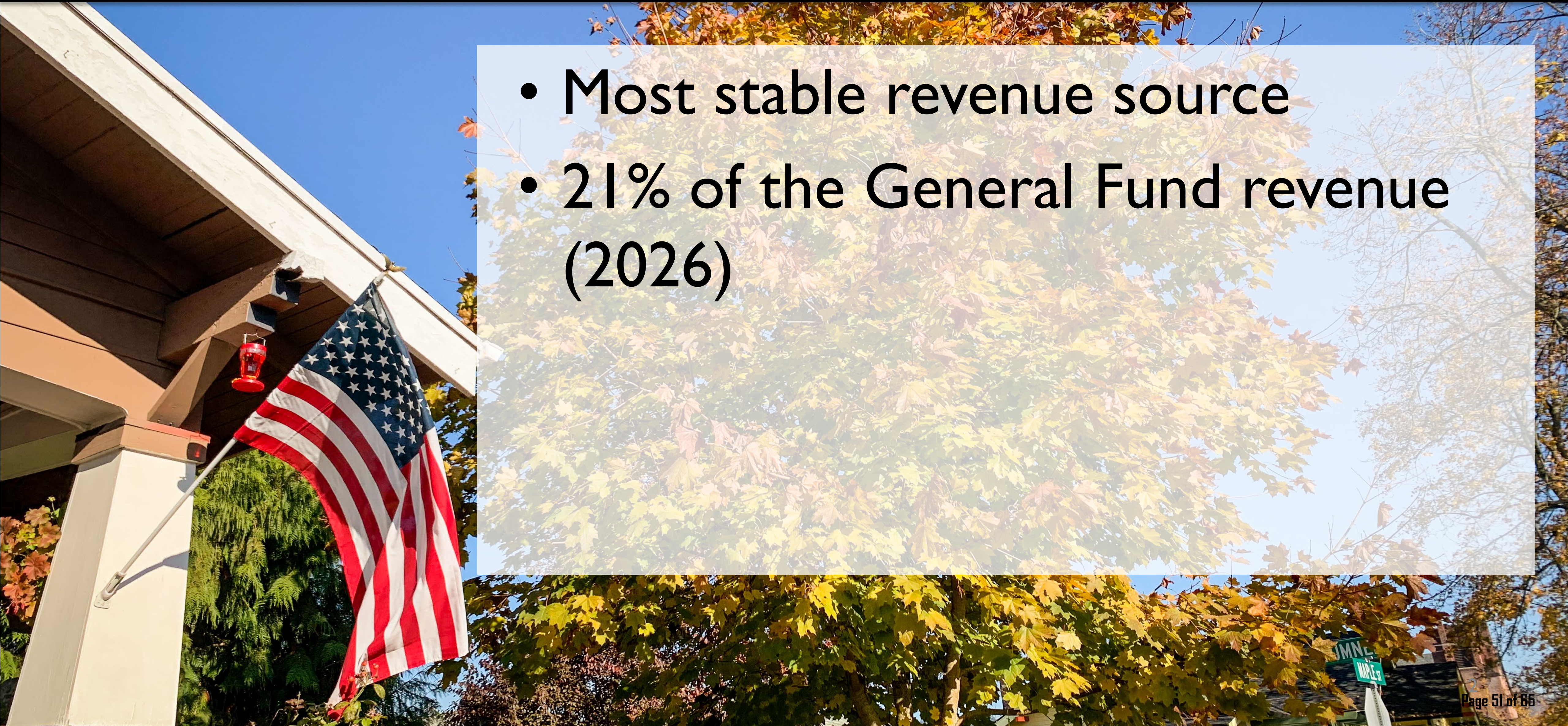
CITY OF SUMNER WASHINGTON

City Council

October 27, 2025

About Property Taxes

- Most stable revenue source
- 21% of the General Fund revenue (2026)



Schedule

CITY OF SUMNER WASHINGTON

Finance & Personnel Committee

Public Hearing

Certification to Pierce County before

9 Oct. 2025

27 Oct. 2025

3 Nov. 2025

17 Nov. 2025

28 Nov. 2025

City Council Study Session

City Council
Resolution No. 1732

State Law

CITY OF SUMNER WASHINGTON

RCW 84.55 authorizes taxing districts with a population of 10,000 or more to increase its levy up to 1.0% <u>from the highest lawful levy since 1985</u>.

EXAMPLE OF ORDINANCE/RESOLTUION
REQUESTING HIGHEST LAWFUL LEVY

Ordinance/Resolution No.______
RCW 84.55.120

WHEREAS, the ________________ (Governing body of the taxing district) of **SUMNER** (Name of the taxing district) has met and considered its budget for the calendar year 2026 ; and,

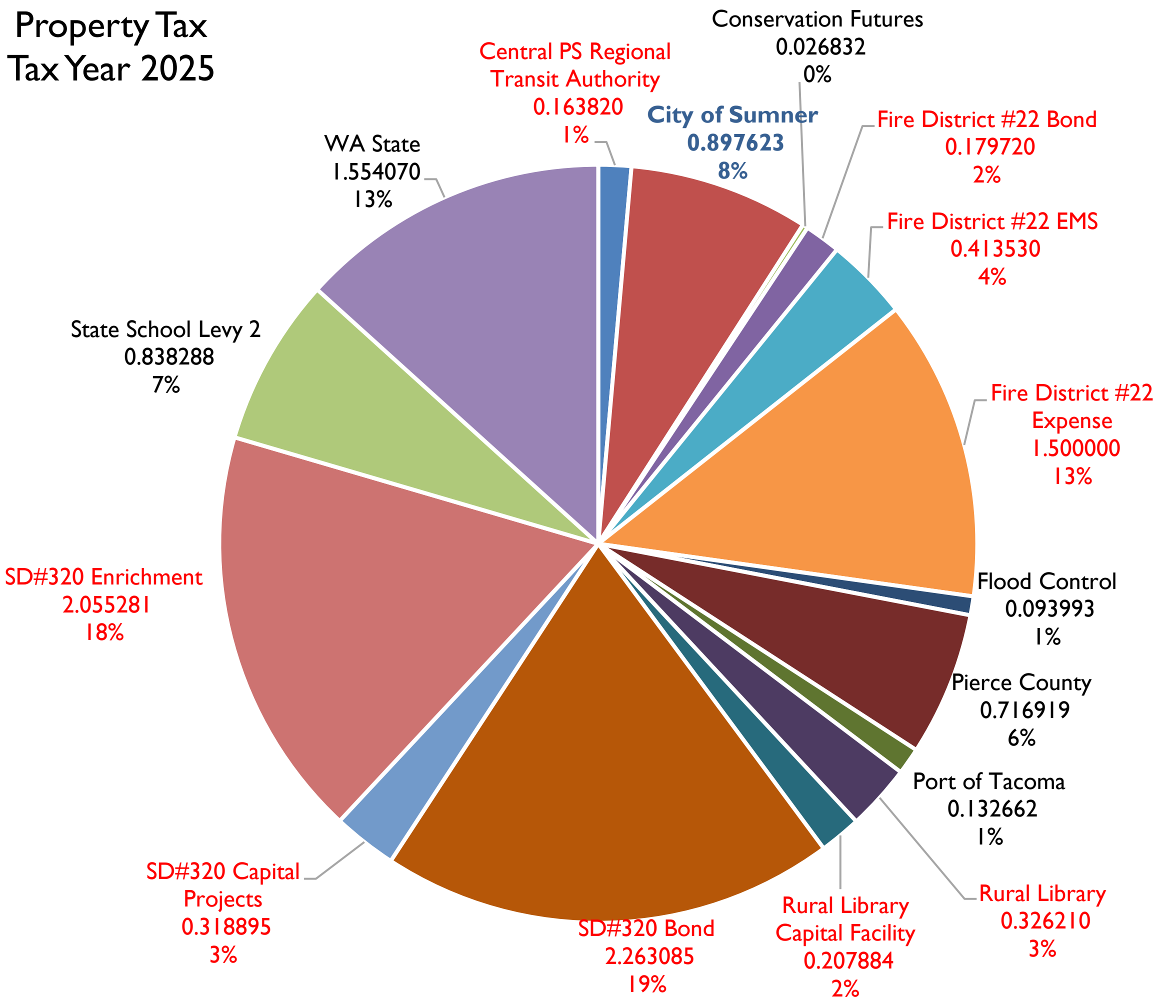
WHEREAS, the districts actual levy amount from the previous year was $ **5,040,937.59** (Previous Year's Levy Amount) and,

WHEREAS, the population of this district is □ more than or □ less than 10,000; and now, therefore, (Check One)

BE IT RESOLVED by the governing body of the taxing district that an increase in the regular property tax levy is hereby authorized for the levy to be collected in the **2026** (Year of Collection) tax year.

The dollar amount of the increase over the actual levy amount from the previous year shall be $ **48,300.49** which is a percentage increase of **1.0%** (Percentage Increase) from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

Property Tax Distribution



Distributions in red font are voter approved

Property tax is the 2nd largest revenue source in the General Fund;

The City receives 8% of Sumner's overall property tax assessment.

SBLSD / WA Schools = 47%

EPFR = 18%

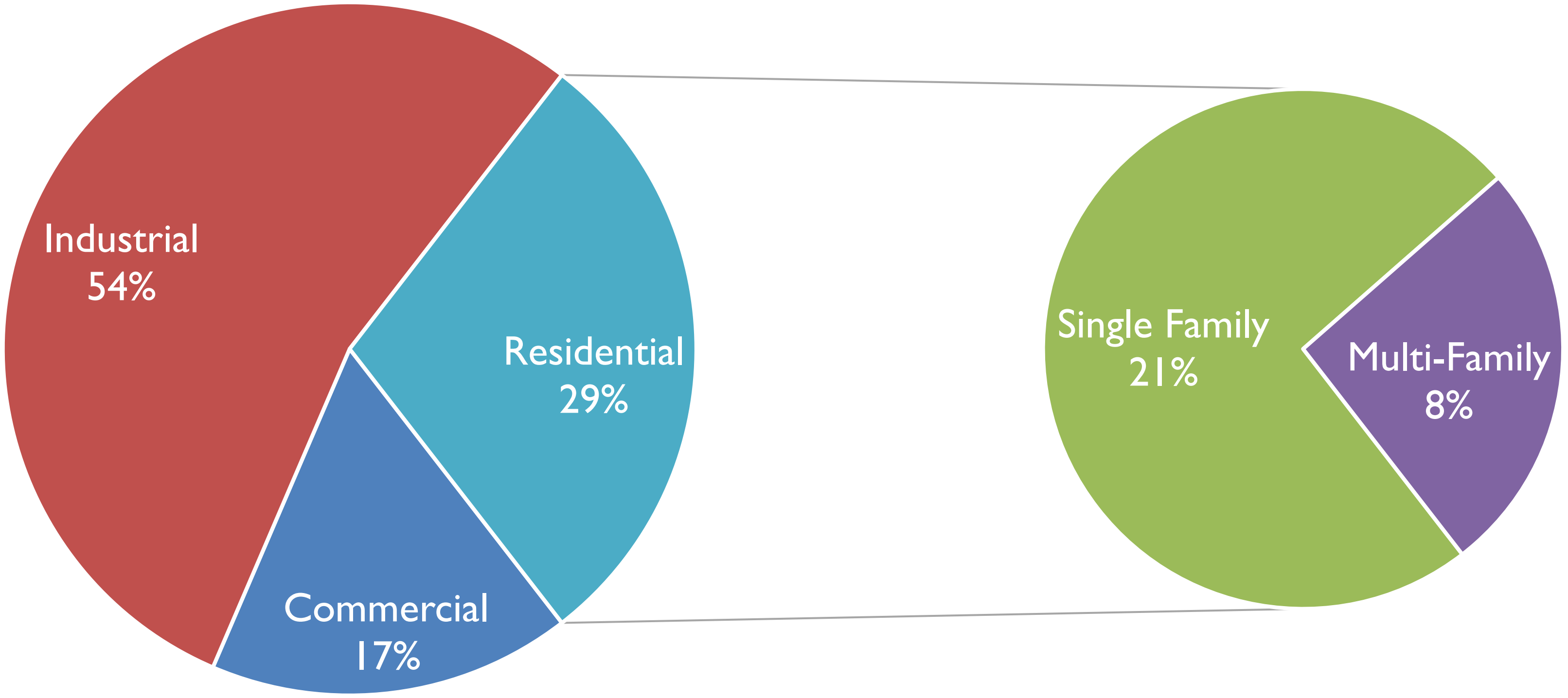
Preliminary Certification

	TY 2025	TY 2026	Change
Assessed Valuation	$5,615,870,940	$5,784,776,561	3.0%
A/V Single Family Residence	$540,305	$549,983	1.8%

The dollar amount levied is calculated by the Assessed Valuation, divided by $1,000, multiplied by the levy rate.

Assessed Valuation

TY2025 Assessed Valuation (Preliminary)



Source: Pierce County preliminary assessed valuation for tax year 2025.

Levy Rates

CPI in August 2025 was 2.7%	**Finance Committee Recommendation 1.0% increase**
TY2025 Levy	$5,040,938
Change over TY2025 Levy	$50,409
+ Additional revenue from NC&I	$142,982
+Additional revenue from annexations	$0
+ Additional revenue from administrative refunds	$6,349
Total TY2026 Levy	**$5,240,678**
Levy per $1,000	$0.9059
Monthly change from 2025 *Average single family residence*	*$1.11*

**Based on Pierce County's preliminary values. Final values will be released in late November and may update these numbers.*

TY2026 Levy

For Tax Year 2026	Finance Committee Recommendation 1.0% increase
General Fund	$4,560,678
City Council Strategic Reserve	$350,000
Street Operations & Capital	$330,000
Total TY2026 Levy	$5,240,678
Increase in General Fund (from 2025)	$199,740

City Property Tax for Average SFR

2025	2026	Annual Increase	Monthly Increase
$484.99	$498.25	$13.26	$1.11

2026 Average AV for a SFR = $549,983.

City Council Strategic Reserve

City Council Strategic Reserve	Balance
12/31/2024	$1,100,381
2025 Property Tax	$350,000
2025 Use – Heritage Park	($64,000)
2025 Use – Washington Street	($970,500)
12/31/2025	$415,881
2026 Property Tax	$350,000
12/31/2026	$765,881

RESOLUTION NO. 1732
CITY OF SUMNER, WASHINGTON

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON, RELATING TO AD VALOREM PROPERTY TAXES; ESTABLISHING THE AMOUNT TO BE COLLECTED IN 2026 BY TAXATION ON THE ASSESSED VALUATION OF THE PROPERTY OF THE CITY; AND SETTING THE LEVY FOR THE YEAR 2026.

WHEREAS, the Sumner City Council attests that the City of Sumner population is 11,080; and

WHEREAS, the Sumner City Council has properly given notice of the public hearing held November 3, 2025, to consider the City of Sumner's ad valorem property tax for the 2026 budget, pursuant to RCW 84.55.120; and

WHEREAS, the City of Sumner's highest lawful levy is $5,240,678.01 with the actual levy amount from the previous year being $5,040,937.59; and

WHEREAS, the City Council, after conducting the required public hearing and after duly considering all relevant evidence and testimony presented, determined that the City of Sumner requires a regular levy of $5,240,678.00, which includes an increase in property tax revenue from the previous year, amounts resulting from the addition of new construction and improvements to property, administrative refunds, an increase in the value of state-assessed property, and amounts authorized by law as a result of any annexations that have occurred and refunds made; and

WHEREAS, the City Council is hereby establishing a policy that approximately $0.057046/$1,000 of this property tax levy, for a dollar amount equal to $330,000, shall be used only for street improvements and further directs staff to establish a committed reserve account in the appropriate fund to segregate these funds from any other general fund dollars and that these funds are restricted from any other purpose without city council approval; and

WHEREAS, the City Council hereby establishing a policy that approximately $0.060504/$1,000 of this property tax levy, for a dollar amount equal to $350,000, shall be reserved for Council appropriation in a future biennial budget cycle, and further directs staff to establish a committed reserve account in the appropriate fund to segregate these funds from any other general fund dollars and that these funds are restricted from any other purpose without city council approval; and

WHEREAS, the Sumner City Council finds that to best protect the public health, safety, and welfare, to best protect the City's future property tax levy capacity, to best serve the citizens of Sumner by maintaining an appropriate level of service throughout the City, to appropriately discharge the City's expected expenditures and obligations, and to best serve the citizens of Sumner through a continued commitment throughout the city, substantial needs exists to increase its tax levy authority over last year.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUMNER, WASHINGTON DOES RESOLVE AS FOLLOWS:

Section 1. **Property Tax Levy.** The City Council adopts the substantial need findings above, and further finds that in light of substantial increases in costs to maintain and operate basic infrastructure, including streets, realized and anticipated loss of state shared revenues, as well as inflationary impacts on the cost to provide essential public safety services, parks and recreation programs, information technology, planning, building services, and administration services, the City Council finds that there is in fact a substantial need for additional revenue, great enough to justify an increase in property taxes.

The legally maximum authorized levy is $5,240,678.01. The required regular property tax levy needed by the City of Sumner of $5,091,347 is hereby authorized for the levy to be collected in the 2026 tax year. The dollar amount of the increase of the actual levy amount from the previous year is $50,409. This is a 1.0% increase from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, newly constructed wind turbines, any increase in the value of state assessed property, any annexations that have occurred and refunds made.

Section 2. **Corrections by City Clerk or Code Reviser.** Upon approval of the city attorney, the city clerk and the code reviser are authorized to make necessary corrections to this resolution, including but not limited to the correction of clerical errors; or references to other local, state, or federal laws, codes, rules, or regulations.

Section 3. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation

Section 4. **Effective Date.** This resolution shall take effect and be in force immediately upon passage by City Council.

ADOPTED AND APPROVED this 17th day of November, 2025.

____
Mayor Kathy Hayden

ATTEST:	**APPROVED AS TO FORM:**
______________________________	______________________________
Michelle Converse, CMC, City Clerk	City Attorney Andrea Marquez

CA – CONSENT AGENDA **ES** – EXECUTIVE SESSION **NB** – NEW BUSINESS
UB – UNFINISHED BUSINESS **P** – PRESENTATION **PH** – PUBLIC HEARING **PR** - PROCLAMATION

2025 All Staff Meetings / Events
- December 10th (Breakfast)

NOVEMBER 3 (RCM)

PH 2026 Ad Valorum Property Tax Rate
PH 2025 Comp Plan Amendments x4
CA Resolution ILA Jail Services Agreement with Puyallup
NB Ordinance No. 2938 – Donations and Naming Rights
NB Ordinance No. XXXX- Waste Water Treatment Facility Dryer Delegation
Invocation - Taylor Ford, Calvary Community Church

NOVEMBER 10 (SS) **CANCELLED**

NOVEMBER 17 (RCM)

CA Biosolids Modernization Project Construction Contract Award
CA WWTF Biosolids Equipment Modernization - Construction Management Contract Award
CA WWTF Biosolids Equipment Modernization - Design Consultant Contract Amendment
CA Operations Facility - Avidex Contract
CA VFD Replacement – Goods & Services Contract
CA Stewart Road ITS - Consultant Contract Award
CA Tacoma Ave Overlay - Design Consultant Agreement Supplement
CA Hops Alley – PSE Easement
UB Resolution No. XXXX - 2026 Ad Valorum Property Tax Rate
NB Ordinance No. XXXX – Utility Rates
NB Legislative Agenda

NOVEMBER 17 (SSS)

- Ordinance No. XXXX - 2025-2026 Mid-Biennial Budget Amendment
- 2025 Comprehensive Plan Amendments

NOVEMBER 24 (SCM)

PH Ordinance No. XXXX - 2025-2026 Mid-Biennial Budget Amendment
NB 2025 Comprehensive Plan Amendments

DECEMBER 1 (RCM)

P New Councilmember Swearing-In
UB Ordinance No. XXXX - 2025-2026 Mid-Biennial Budget Amendment
NB 2025 Comprehensive Plan Amendments
NB Ordinance No. XXXX - 2026 Compensation Update
NB Appointment of New Judge
NB OpenGov Asset Management Software Purchase

DECEMBER 8 (SS) **CANCELLED**

DECEMBER 15 (RCM) **CANCELLED**

DECEMBER 22 (SS) **CANCELLED**

CA – CONSENT AGENDA **ES** – EXECUTIVE SESSION **NB** – NEW BUSINESS
UB – UNFINISHED BUSINESS **P** – PRESENTATION **PH** – PUBLIC HEARING **PR** - PROCLAMATION

December 18 / 19 – New Councilmember Orientation

- (All) Conflict of Interest Form
- Tours
- Department Orientations

JANUARY 5, 2026 (RCM)

P New Councilmember Swearing-In
P New Mayor Swearing-In
P New Judge Swearing-In
NB Council Committee Assignments
NB Deputy Mayor Selection

JANUARY 12 (SS)
JANUARY 20 (Tuesday) (RCM)
JANUARY 26 (SS)
FEBRUARY 2 (RCM)
FEBRUARY 9 (Joint SS w/PLANNING COMMISSION)

- Jurassic Parliament Training

Pending

MISC.	MISC.	MISC.
Ordinance – Updating Short Plat Amendment Process (Legal)	Development Fee Study (DS)	Forged Fiber LLC Franchise Agreement (Legal)
Tourism–County Presentation (Exec)	Existing Operations Center (Exec)	Water Cross Connection Control Code Update (Ryan J)
	Heritage Park Right of Way Vacation (Legal)	Zoning Code Text Amendment – Co-Living Housing (CD)
Sign Code Update (off premise) (Ryan W.)	Neighborhood Traffic Calming Program *(Courtney)*	
Vacate Right of Way at WWTF (Legal)	Cultural Arts Commission (Exec)	BESS Ordinance 2.0 (CD)
HS quarterly update (Exec)		

NOVEMBER 2025

All meeting are hybrid - for additional meeting information, please visit the agendas, minutes & videos page on our website.

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1
3 6:00PM **Regular Council Meeting**	4 4:00PM **Public Works Committee**	5	6 ~~6:00PM~~ **CANCELLED** ~~**Planning Commission**~~	7	8
10 ~~6:00PM~~ **CANCELLED** ~~**Study Session**~~	11 *Holiday – City Hall Closed*	12 6:00PM **Design Commission**	13 4:00PM **Finance Committee** 4:30PM **Forestry/Parks Commission**	14	15
17 6:00PM **Regular Council Meeting** 6:10PM **Special Study Session**	18	19 4:00PM **Public Safety**	20	21	22
24 -6:00PM **Special Council Meeting**	25	26 ~~4:00PM~~ **CANCELLED** ~~**CD Committee**~~	27 *Holiday – City Hall Closed* ~~6:00PM~~ - **CANCELLED** ~~**Cultural Arts Commission**~~	28	29

Meeting dates and times may change. Please contact City Hall to confirm this information prior to any meeting you plan to attend. ***These meetings are accessible to persons with disabilities.*** *For individuals who require special accommodations, please contact City Hall at (253) 299-5500, 24 hours in advance.*

Name: Michelle Converse, CMC

Title: City Clerk

City of Sumner
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