ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item
Meeting of July 14, 2018

REVISED REPORT

DATE: July 12, 2018

SUBJECT: Resolutions and Questions to be included in the 2018 Bond Referenda

REVISION EXPLANATION: The base scenario (Attachments A & B) in the original report has been revised to be consistent with the Adopted CIP request with the $1 million increase to the Parks bond referendum. The revised report also includes Attachments A1 & B1 which are the resolutions and questions and explanations that would be consistent with either of the Scenarios 1 or 2 in the Adopted CIP report should those be adopted (Removing $1 million from Parks referendum and Increasing Community Infrastructure $1 million for Neighborhood Conservation or land acquisition). The resolutions also include revised language received from Arlington Public Schools in the explanation to the referendum describing the Career Center project.

C. M. RECOMMENDATION:

1. Adopt the resolutions in Attachment A, as summarized below, and the explanation of the referendum questions to appear in publications, at voter registration sites, and polling places as detailed in Attachment B, in order to initiate and facilitate the November 6, 2018, bond referenda.

   a. Metro and Transportation $74,570,000
   b. Local Parks and Recreation 2930,330,000
   c. Community Infrastructure 3736,015,000
   d. Arlington Public Schools 103,000,000

   TOTAL $243,915,000

2. Request that the Electoral Board list the referenda on the ballot in the order detailed in this report as shown in the Ballot Layout section on page 2.

3. Direct the County Manager to take all the steps necessary to ensure that the information provided to voters by the County is printed in both English and Spanish.

County Manager: MJS / MLC

County Attorney:

Staff: Jason Friess, Department of Management and Finance

57.
ISSUE: This is a request for approval for the placement of capital projects, consistent with the County and Schools’ Adopted Capital Improvement Programs (CIP), on the November 2018 ballot for consideration by the voters for general obligation bond funding.

SUMMARY: The County Board will approve the Fiscal Year (FY) 2019 - 2028 CIP on July 14, 2018, which includes the Schools’ Adopted CIP, adopted by the School Board on June 21. The County’s Adopted CIP includes various projects to be considered for a November 2018 County government referenda of $140.915 million and a School referendum of $103.000 million.

BACKGROUND: The County government’s proposed bond totals are derived from a compilation of individual projects contained in the adopted CIP. These projects are classified into separate categories. If the bond referenda questions are approved by the voters, the County is legally prohibited from reallocating funding from one referenda category to another. Within the referenda categories, however, the County Board may make changes to specific projects; this flexibility is necessary because of potential rapid changes in construction pricing or other uncontrollable factors. The County Board also has the option of issuing a lesser amount of bonds than that approved by the voters or revising the specific projects, within the proposed authorizing language, to be funded with bond proceeds. Attachment B is a draft of the bond questions and explanations that would appear in informational publications. This information is also provided at voter registration sites, posted at each individual polling place and the County’s website. The bond referenda language was prepared in consultation with bond counsel.

DISCUSSION: The County and Schools’ Adopted CIPs, which set the parameters for the County and Schools bond referenda requests, reflects a balance of strategic investments and maintaining our existing infrastructure. The adopted referenda requests, which are summarized below, are consistent with the County’s financial and debt management policies.

<table>
<thead>
<tr>
<th>REFERENDA QUESTION</th>
<th>PRIMARY PROJECTS / PROGRAMS</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Metro and Transportation</td>
<td>Metro Capital Improvements, Transportation Systems &amp; Traffic Signals, Curb &amp; Gutter Missing Links, East Falls Church Streets, Bridge Maintenance &amp; Renovation, WalkArlington, BikeArlington, Paving, Street Lights, Neighborhood Complete Streets, Traffic Calming Device Replacement, Boundary Channel Drive Interchange, Parking Meters, Transportation Asset Management, ITS Device Replacement</td>
<td>$74,570,000</td>
</tr>
<tr>
<td>Local Parks &amp; Recreation</td>
<td>Parks Maintenance Capital, Jennie Dean Park, Rosslyn Highlands Park, Parks Land Acquisition, Trail Modernization</td>
<td>2930,330,000</td>
</tr>
<tr>
<td>Community Infrastructure</td>
<td>Neighborhood Conservation, Facilities maintenance Capital, Nauck Town Square, Fire Station 8, 1212 S Irving</td>
<td>3736,015,000</td>
</tr>
</tbody>
</table>
Street replacement, Buck and Carlin Springs site planning & development, facilities condition assessments and planning

Arlington Public Schools

Design – Construction of a new school at Reed, Addition and renovation of the Career Center / Arlington Tech and the Education Center, and Various School Maintenance Capital Projects

$103,000,000

TOTAL $243,915,000

Extensive information on the details of each of these projects can be found in the CIP documents on the County’s and Schools’ websites. The summary of County projects included in the Adopted 2018 bond referenda can be found on pages B-5 & B-6 of the County’s CIP, with additional details in the remainder of the County’s CIP document. The Adopted CIP book will be published on the County’s website no later than September 2018.

Attachment B includes the proposed bond questions and explanations as they would appear in informational publications distributed by the County at polling places, other County facilities, and on the County’s website. Consistent with state law, the actual ballot will reflect only the proposed bond question.

CIP Adoption Alternate Options 1 and 2 – Should the County Board adopt either of the options 1 or 2 when adopting Board Report #56 - Fiscal Year (FY) 2019 - 2028 Capital Improvement Plan (CIP) Adoption, then Attachments A1 and B1 would need to be adopted. In these attachments, $1 million of funding from the 2018 Local Parks and Recreation bond referendum would be placed under the 2018 Community Infrastructure bond referendum for the benefit of either the Neighborhood Conservation program or for General Land Acquisition. The revised totals would be $29.330 million for Parks, and $37.015 million for Community Infrastructure.

BALLOT LAYOUT
It is recommended that the following four bond referenda questions be on one or more rows or windows on the voting machines in the following order:

a. Metro and Transportation
b. Local Parks & Recreation
c. Community Infrastructure
d. Arlington Public Schools

PUBLIC ENGAGEMENT: During the CIP process, a significant amount of community input was sought. During the CIP development and consideration process, staff conducted an online survey that yielded over 3,000 unique responses from across the County. In addition, an online Town Hall was held on May 30 with Board-appointed Commissions and Committees attending in person, a CIP public hearing was held on June 27, and program specific information was discussed at three County Board work sessions and a joint County-Schools work session. The adopted CIP will be published in hard copy and will be available on the County website later this summer.
**FISCAL IMPACT:** The estimated impact on the County’s General Fund from the proposed bond financing plan included in the adopted CIP and the proposed referenda for the next two fiscal years is shown below. It should be noted that the amount of debt service to be budgeted in FY 2020 and FY 2021 will be determined after future project cash flow needs (and thus actual bond issue amounts) are completed. The table below also includes all outstanding and future subject-to-appropriation debt supported by the General Fund. In addition to debt service costs, certain new projects in the CIP and referenda will result in increased operating costs. Additional information on these costs can be found in the CIP document on the County’s website.

### PROJECTED COUNTY AND SCHOOLS DEBT SERVICE

**FY 2019 Adopted Budget and FY 2020 – 2021 Estimates**

(In Millions of $)

<table>
<thead>
<tr>
<th></th>
<th>BUDGETED FY 2019</th>
<th>PROJECTED FY 2020</th>
<th>PROJECTED FY 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>County</td>
<td>69.4</td>
<td>73.9</td>
<td>80.8</td>
</tr>
<tr>
<td>Schools</td>
<td>58.6</td>
<td>60.5</td>
<td>62.6</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$128.0</td>
<td>$134.4</td>
<td>$143.4</td>
</tr>
</tbody>
</table>

### DESCRIPTION OF ATTACHMENTS

Attachment A - 2018 Bond Resolutions
Attachment B - 2018 Bond Questions and Explanation (as they will appear in publications)
Attachment A1 - 2018 Bond Resolutions (CIP Alternate Options 1 or 2)
Attachment B1 - 2018 Bond Questions and Explanation (CIP Alternate Options 1 or 2)
WHEREAS, the County Board of Arlington County, Virginia, has determined that it is advisable to support construction, acquisition, and rehabilitation of facilities by the Washington Metropolitan Area Transit Authority (WMATA/Metro) and other transportation projects as described below at an estimated cost of $74,570,000; and

WHEREAS, it appears that such improvements cannot be financed from current revenues;

BE IT RESOLVED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA:

1. It is hereby determined that it is advisable for Arlington County to contract a debt and issue its general obligation capital improvement bonds in the maximum principal amount of $74,570,000 pursuant to the Public Finance Act of 1991, as amended, to finance, together with other available funds, the cost of construction, acquisition, and rehabilitation of WMATA/Metro facilities by the Washington Metropolitan Area Transit Authority, and to pay the costs of other transit, transportation, paving, road and pedestrian enhancement projects across the County (the “Projects”).

2. The Circuit Court of Arlington County is hereby requested to order an election to be held on November 6, 2018, provided that such date is at least 81 days after the date on which the Court enters its order upon the question of contracting such debt and issuing bonds for such purposes. The question on the ballot shall be in substantially the form shown in Attachment B.

3. The Clerk of this Board is hereby authorized and directed to cause a certified copy of this resolution to be presented to the Circuit Court of Arlington County.

4. The County Board adopts this declaration of official intent under the Treasury Regulations Section 1.150-2. The County Board reasonably expects to reimburse advances made or to be made by the County to pay the costs of the Projects from the proceeds of its bonds.

5. This resolution shall take effect immediately.
WHEREAS, the County Board of Arlington County, Virginia, has determined that it is advisable to undertake local parks & recreation projects as described below at an estimated cost of $30,330,000; and

WHEREAS, it appears that such improvements cannot be financed from current revenues;

BE IT RESOLVED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA:

1. It is hereby determined that it is advisable for Arlington County to contract a debt and issue its general obligation capital improvement bonds in the maximum principal amount of $30,330,000 pursuant to the Public Finance Act of 1991, as amended, to finance, together with other available funds, the cost of public improvements for Arlington County local parks & recreation, open space and land acquisition projects (the “Projects”).

2. The Circuit Court of Arlington County is hereby requested to order an election to be held on November 6, 2018, provided that such date is at least 81 days after the date on which the Court enters its order upon the question of contracting such debt and issuing bonds for such purposes. The question on the ballot shall be in substantially the form shown in Attachment B.

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5. This resolution shall take effect immediately.
COMMUNITY INFRASTRUCTURE

WHEREAS, the County Board of Arlington County, Virginia, has determined that it is advisable to undertake neighborhood conservation projects, public facility improvements and other County infrastructure improvements, as described below, at an estimated cost of $36,015,000; and

WHEREAS, it appears that such improvements cannot be financed from current revenues;

BE IT RESOLVED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA:

1. It is hereby determined that it is advisable for Arlington County to contract a debt and issue its general obligation capital improvement bonds in the maximum principal amount of $36,015,000 pursuant to the Public Finance Act of 1991, as amended, to finance, together with other available funds, the cost of public improvements for Arlington County, including neighborhood conservation projects, public safety projects, and County facilities needs including infrastructure and facilities maintenance capital (the “Projects”).

2. The Circuit Court of Arlington County is hereby requested to order an election to be held on November 6, 2018, provided that such date is at least 81 days after the date on which the Court enters its order upon the question of contracting such debt and issuing bonds for such purposes. The question on the ballot shall be in substantially the form shown in Attachment B.

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This resolution shall take effect immediately.
ARLINGTON PUBLIC SCHOOLS PROJECTS

WHEREAS, the County Board of Arlington County, Virginia, has determined that it is advisable to undertake certain capital projects for Arlington Public Schools, as described below; and

WHEREAS, it appears that $103,000,000 of such improvements cannot be financed from current revenues; and

WHEREAS, the Arlington County School Board has requested by resolution adopted June 21, 2018, that the County Board request the Circuit Court of Arlington County to order an election on the question of the proposed issuance of bonds to finance such projects;

BE IT RESOLVED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA:

1. It is hereby determined that it is advisable for Arlington County to contract a debt and issue its general obligation bonds in the maximum principal amount of $103,000,000 pursuant to the Public Finance Act of 1991, as amended, to finance, together with other available funds, the design and construction costs for new schools, school facility additions and renovations, and various capital projects for Arlington Public Schools (the “Projects”).

2. The Circuit Court of Arlington County is hereby requested to order an election to be held on November 6, 2018, provided that such date is at least 81 days after the date on which the Court enters its order, upon the question of contracting such debt and issuing bonds for such purposes. The question on the ballot shall be in substantially the form shown in Attachment B.

3. The Clerk of this Board is hereby authorized and directed to cause a certified copy of this resolution to be presented to the Circuit Court of Arlington County.

4. The County Board adopts this declaration of official intent under the Treasury Regulations Section 1.150-2. The County Board reasonably expects to reimburse advances made or to be made by the County to pay the costs of the Projects from the proceeds of its bonds.

5. This resolution shall take effect immediately.
1. **Metro and Transportation**

**QUESTION:** Shall Arlington County contract a debt and issue its general obligation bonds in the maximum principal amount of $74,570,000 to finance, together with other available funds, the cost of various capital projects for the Washington Metropolitan Area Transit Authority and other transit, pedestrian, road or transportation projects?

**EXPLANATION:**

This proposal will fund a variety of transportation, road, pedestrian enhancement and transit projects across the County. The largest components of this proposal are expected to be $44 million for Arlington County’s share of WMATA / Metro’s capital improvement program, and $21 million to fund a portion of the costs for paving local streets and roadways. Proceeds of this proposal are expected to fund the Boundary Channel Drive Interchange, bridge maintenance and renovation, street lights, East Falls Church Streets, Neighborhood Complete Streets, parking meters, transportation asset management, transportation systems & traffic signals, traffic calming device replacement, WALKArlington, BikeArlington, intelligent transportation system device replacement, Curb & Gutter Missing Links, and other similar projects. The County Board may reallocate bond funds among other transportation projects within the County’s Capital Improvement Plan, as amended from time to time, to the extent necessary or desirable.
Local Parks and Recreation

QUESTION: Shall Arlington County contract a debt and issue its general obligation bonds in the maximum principal amount of $30,330,000 to finance, together with other available funds, the cost of various capital projects for local parks & recreation?

EXPLANATION:

This proposal will fund a variety of parks and recreation projects, the largest expected to be $16 million for Jennie Dean Park. Proceeds of this proposal are also expected to fund the Trail Modernization program, Rosslyn Highlands Park, land acquisition, and playgrounds, fields, courts, and other parks infrastructure improvements. The County Board may reallocate bond funds among other parks and recreation projects within the County’s Capital Improvement Plan, as amended from time to time, to the extent necessary or desirable.
3. **Community Infrastructure**

**QUESTION:** Shall Arlington County contract a debt and issue its general obligation bonds in the maximum principal amount of $36,015,000 to finance, together with other available funds, the cost of various capital projects for County facilities and other County infrastructure?

**EXPLANATION:**

This proposal will fund a variety of County infrastructure projects. The largest components of this proposal are expected to be $14 million for the construction of Fire Station 8, and $8 million for facilities maintenance capital improvements, including design and construction of projects including but not limited to roofs, electrical and heating / cooling systems and other facilities infrastructure in County libraries, community and recreation centers, and in other County buildings. Proceeds of this proposal are also expected to fund the Nauck Town Square, assessments, renovations & improvements to government facilities, Neighborhood Conservation projects, and other County infrastructure projects. The Neighborhood Conservation Program provides funding for a variety of neighborhood-identified capital improvement projects including street improvements (sidewalk, curb and gutter, drainage, paving), traffic management and pedestrian enhancements, park improvements, street lighting, recreational facilities, landscaping, and beautification. The County Board may reallocate bond funds among other County and community infrastructure projects within the County’s Capital Improvement Plan, as amended from time to time, to the extent necessary or desirable.
4. **Arlington Public Schools**

**QUESTION:** Shall Arlington County contract a debt and issue its general obligation bonds in the maximum principal amount of $103,000,000 to finance, together with other available funds, the cost of various capital projects for Arlington Public Schools?

**EXPLANATION:**

This proposal will make funds available for the Arlington Public Schools' capital improvement program. The proposed bonds are expected to fund the following projects:

- the new elementary school at the Reed site ($44,250,000)
- renovation at the Career Center for Arlington Tech ($6,000,000)
- Planning and Design of the Career Center project; project elements to be planned include the field and parking garage ($5,900,000) with planning and design of the 800-seat addition and performing arts facility coming in later years.
- renovation at the Education Center to add 600 new high school seats ($32,250,000), and
- other infrastructure capital projects such as HVAC, roofing, etc. ($14,600,000)

The School Board may reallocate bond funds among other school projects within the School Board’s Capital Improvement Plan, as amended from time to time, to the extent necessary or desirable.
WHEREAS, the County Board of Arlington County, Virginia, has determined that it is advisable to support construction, acquisition, and rehabilitation of facilities by the Washington Metropolitan Area Transit Authority (WMATA/Metro) and other transportation projects as described below at an estimated cost of $74,570,000; and

WHEREAS, it appears that such improvements cannot be financed from current revenues;

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2. The Circuit Court of Arlington County is hereby requested to order an election to be held on November 6, 2018, provided that such date is at least 81 days after the date on which the Court enters its order upon the question of contracting such debt and issuing bonds for such purposes. The question on the ballot shall be in substantially the form shown in Attachment B.

3. The Clerk of this Board is hereby authorized and directed to cause a certified copy of this resolution to be presented to the Circuit Court of Arlington County.

4. The County Board adopts this declaration of official intent under the Treasury Regulations Section 1.150-2. The County Board reasonably expects to reimburse advances made or to be made by the County to pay the costs of the Projects from the proceeds of its bonds.

5. This resolution shall take effect immediately.
WHEREAS, the County Board of Arlington County, Virginia, has determined that it is advisable to undertake local parks & recreation projects as described below at an estimated cost of $29,330,000; and

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5. This resolution shall take effect immediately.
WHEREAS, the County Board of Arlington County, Virginia, has determined that it is advisable to undertake neighborhood conservation projects, public facility improvements and other County infrastructure improvements, as described below, at an estimated cost of $37,015,000; and

WHEREAS, it appears that such improvements cannot be financed from current revenues;

BE IT RESOLVED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA:

1. It is hereby determined that it is advisable for Arlington County to contract a debt and issue its general obligation capital improvement bonds in the maximum principal amount of $37,015,000 pursuant to the Public Finance Act of 1991, as amended, to finance, together with other available funds, the cost of public improvements for Arlington County, including neighborhood conservation projects, public safety projects, and County facilities needs including infrastructure and facilities maintenance capital (the “Projects”).

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This resolution shall take effect immediately.
WHEREAS, the County Board of Arlington County, Virginia, has determined that it is advisable to undertake certain capital projects for Arlington Public Schools, as described below; and

WHEREAS, it appears that $103,000,000 of such improvements cannot be financed from current revenues; and

WHEREAS, the Arlington County School Board has requested by resolution adopted June 21, 2018, that the County Board request the Circuit Court of Arlington County to order an election on the question of the proposed issuance of bonds to finance such projects;

BE IT RESOLVED BY THE COUNTY BOARD OF ARLINGTON COUNTY, VIRGINIA:

  1. It is hereby determined that it is advisable for Arlington County to contract a debt and issue its general obligation bonds in the maximum principal amount of $103,000,000 pursuant to the Public Finance Act of 1991, as amended, to finance, together with other available funds, the design and construction costs for new schools, school facility additions and renovations, and various capital projects for Arlington Public Schools (the “Projects”).

  2. The Circuit Court of Arlington County is hereby requested to order an election to be held on November 6, 2018, provided that such date is at least 81 days after the date on which the Court enters its order, upon the question of contracting such debt and issuing bonds for such purposes. The question on the ballot shall be in substantially the form shown in Attachment B.

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  5. This resolution shall take effect immediately.
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**QUESTION:** Shall Arlington County contract a debt and issue its general obligation bonds in the maximum principal amount of $74,570,000 to finance, together with other available funds, the cost of various capital projects for the Washington Metropolitan Area Transit Authority and other transit, pedestrian, road or transportation projects?

**EXPLANATION:**

This proposal will fund a variety of transportation, road, pedestrian enhancement and transit projects across the County. The largest components of this proposal are expected to be $44 million for Arlington County’s share of WMATA / Metro’s capital improvement program, and $21 million to fund a portion of the costs for paving local streets and roadways. Proceeds of this proposal are expected to fund the Boundary Channel Drive Interchange, bridge maintenance and renovation, street lights, East Falls Church Streets, Neighborhood Complete Streets, parking meters, transportation asset management, transportation systems & traffic signals, traffic calming device replacement, WALKArlington, BikeArlington, intelligent transportation system device replacement, Curb & Gutter Missing Links, and other similar projects. The County Board may reallocate bond funds among other transportation projects within the County’s Capital Improvement Plan, as amended from time to time, to the extent necessary or desirable.
2. Local Parks and Recreation

**QUESTION:** Shall Arlington County contract a debt and issue its general obligation bonds in the maximum principal amount of $29,330,000 to finance, together with other available funds, the cost of various capital projects for local parks & recreation?

**EXPLANATION:**
This proposal will fund a variety of parks and recreation projects, the largest expected to be $16 million for Jennie Dean Park. Proceeds of this proposal are also expected to fund the Trail Modernization program, Rosslyn Highlands Park, and playgrounds, fields, courts, and other parks infrastructure improvements. The County Board may reallocate bond funds among other parks and recreation projects within the County’s Capital Improvement Plan, as amended from time to time, to the extent necessary or desirable.
3. **Community Infrastructure**

**QUESTION:** Shall Arlington County contract a debt and issue its general obligation bonds in the maximum principal amount of $37,015,000 to finance, together with other available funds, the cost of various capital projects for County facilities and other County infrastructure?

**EXPLANATION:**
This proposal will fund a variety of County infrastructure projects. The largest components of this proposal are expected to be $14 million for the construction of Fire Station 8, and $8 million for facilities maintenance capital improvements, including design and construction of projects including but not limited to roofs, electrical and heating / cooling systems and other facilities infrastructure in County libraries, community and recreation centers, and in other County buildings. Proceeds of this proposal are also expected to fund the Nauck Town Square, assessments, renovations & improvements to government facilities, Neighborhood Conservation projects, and other County infrastructure projects. The Neighborhood Conservation Program provides funding for a variety of neighborhood-identified capital improvement projects including street improvements (sidewalk, curb and gutter, drainage, paving), traffic management and pedestrian enhancements, park improvements, street lighting, recreational facilities, landscaping, and beautification. The County Board may reallocate bond funds among other County and community infrastructure projects within the County’s Capital Improvement Plan, as amended from time to time, to the extent necessary or desirable.
2018 Bond Referenda

4. Arlington Public Schools

QUESTION: Shall Arlington County contract a debt and issue its general obligation bonds in the maximum principal amount of $103,000,000 to finance, together with other available funds, the cost of various capital projects for Arlington Public Schools?

EXPLANATION:

This proposal will make funds available for the Arlington Public Schools' capital improvement program. The proposed bonds are expected to fund the following projects:

- the new elementary school at the Reed site ($44,250,000)
- renovation at the Career Center for Arlington Tech ($6,000,000)
- Planning and Design of the Career Center project; project elements to be planned include the field and parking garage ($5,900,000) with planning and design of the 800-seat addition and performing arts facility coming in later years.
- renovation at the Education Center to add 600 new high school seats ($32,250,000), and
- other infrastructure capital projects such as HVAC, roofing, etc. ($14,600,000)

The School Board may reallocate bond funds among other school projects within the School Board’s Capital Improvement Plan, as amended from time to time, to the extent necessary or desirable.