

**CITY OF BLAINE**  
**REQUEST FOR COUNCIL ACTION**  
**MEETING DATE:** November 13, 2006

**SUBJECT:** Ordinance 06-2650, Property Tax Levies for 2007

**SUBMITTING DEPT:** Finance Department

**PREPARED BY:** Meredith Riley

**AGENDA LOCATION:** Comments/Communications ☐, Consent ☐, Committee Reports ☐,  
Unfinished Business ☐, New Business ☐, Public Hearing ☒, Standing Committees ☐

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**ATTACHMENTS:** Ordinance 06-2650 - 2007 Property Tax Levy, Exhibit A Estimated Property Tax; Computation for Regular Levy and 2002 UTGO Fire Station Bond Levy; Estimated Levy Rates on home values.

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**SUMMARY/BACKGROUND:** The State law requires the City to pass the 2007 property tax levy before November 30<sup>th</sup>. The County Assessor figures on the assessed property valuation are not available at this time. The attached Ordinance represents an estimated levy increase for the regular levy at 1%. I-747 allows cities to increase property taxes by 1% of the previous year's levy. The City is constrained to a total levy rate of \$3.60, less the Library and Fire District levies. The amount the two Districts are levying for 2007 is not known at this time.

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**RECOMMENDATION:** ☐ Waive 2<sup>nd</sup> Reading: (Include conditions of approval if applicable) Staff recommends that City Council approve the property tax levy prior to November 30th.

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**FISCAL ANALYSIS:** The Library and Fire District levies are not known at this time and will affect the amount the City is able to levy. The estimated amounts are: Total City Regular Levy \$819,450; and 2002 UTGO Fire Station Bond \$135,820.

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**REVIEWED BY:**

City Manager \_\_\_\_\_ Finance Director \_\_\_\_\_ City Clerk \_\_\_\_\_

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**COUNCIL ACTION:**

☐ Approved   ☐ Denied   ☐ Tabled/Deferred   ☐ Assigned to: \_\_\_\_\_

**COUNCIL ACTION:** \_\_\_\_\_

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**ORDINANCE 06-2650**

**AN ORDINANCE OF THE CITY OF BLAINE, WASHINGTON RELATING TO  
THE 2007 BUDGET AND THE SETTING OF THE AD VALOREM TAX LEVIES FOR 2007  
AND SETTING FORTH THE INCREASE FOR THE  
REGULAR PROPERTY TAX LEVY**

**WHEREAS**, pursuant to State statute (RCW 84.55.120) the City is required to hold a public hearing and submit on or before November 30<sup>th</sup> of each year to the County an ordinance setting the annual property tax levy; and

**WHEREAS**, the assessed valuation, impacts of new construction and improvements, and changes in the state assessed utility valuations are not available from the County Assessor at the time of preparation of this ordinance; and

**WHEREAS**, the statutes require the adoption of the ordinance prior to the information being available from the County Assessor; and

**WHEREAS**, a public hearing was held on November 13, 2006 to discuss the annual 2007 property tax levy; and

**WHEREAS**, the Blaine City Council has met and considered its budget for the calendar year 2007; and,

**WHEREAS**, the population of this city is less than 10,000; and

**WHEREAS**, the Blaine City Council desires to levy a regular property tax levy for 2007 that will include an increase from the previous year in the amount of \$7,893.41, which is a percentage increase of 1% 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; and

**WHEREAS**, the Blaine City Council will levy an excess levy as necessary to provide for the payment of the debt service on the 2002 General Obligation Bond for the Fire Station as passed at the September 18, 2001 Primary Election;

**NOW, THEREFORE, THE CITY OF BLAINE DOES ORDAIN:**

**Section 1.** The Ad Valorem taxes for the City of Blaine for the 2007 budget are subject to the following levies:

A. The total regular levy for 2006 was \$789,341 consisting of:

General Fund Levy	\$114,897
Street Improvement Lid Lift	\$433,571
Street Maintenance Lid Lift	\$240,873

To this amount pursuant to RCW 84.55.120 will be added \$7,893.41 which is a 1% increase from the previous year. In addition to this levy will be added the full amount available from any new construction and improvements to property, and changes in the state assessed utility valuations.

B. To redeem the 2002 General Obligation Bond for the Fire Station as passed on September 18, 2001 an excess levy of approximately \$0.27 per \$1,000.00 of assessed valuation will be levied.

**Section 2.** At such time as the assessed valuation figures become available from the State and Whatcom County Assessor, the computations will be administratively made to reflect the legislative direction provided and attached hereto as "Exhibit A" and incorporated by reference herein.

**Section 3:** If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance.

**Section 4:** Any ordinance or parts of ordinances in conflict herewith are hereby repealed.

**Section 5:** This ordinance shall be in full force and in effect five (5) days after its passage, approval and publication as provided by law.

PASSED BY THE CITY COUNCIL OF BLAINE, WASHINGTON on the 27th day of November, 2006, and approved by the Mayor on the same day.

CITY OF BLAINE, WASHINGTON

By: \_\_\_\_\_  
Mike Myers, Mayor

ATTEST:

\_\_\_\_\_  
Sheri Sanchez, City Clerk

**THE FOLLOWING DOCUMENT IS MADE A PART OF ORDINANCE 06-2650, AS  
EXHIBIT "A"**

I, Meredith G. Riley, Finance Director for the City of Blaine, Washington, do hereby certify that the following is the City of Blaine's 2007 tax levy request, as adopted on November 27, 2006, by the Blaine City Council, as same appears on record in the Office of the City Clerk.

REGULAR LEVY REQUEST

	ESTIMATED ASSESSED VALUATION
	\$505,833,322

TOTAL REGULAR LEVY  
\$1.62000 per thousand =

\$ 819,450

EXCESS LEVY REQUEST

2002 U.T.G.O. Fire Station Bond  
\$0.27000 per thousand =

ESTIMATED  
ASSESSED VALUATION  
EXCESS LEVY  
\$503,034,937

135,820

TOTAL CITY LEVY  
\$1.89000 per thousand

\$ 955,270

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_  
Meredith G. Riley, Finance Director  
City of Blaine, Washington

cc: Gary Tomsic, City Manager  
Blaine City Council

**CITY OF BLAINE**  
**ESTIMATED LEVY LIMIT CALCULATION**  
**2007 PROPERTY TAXES**

		PASSED	PASSED	PASSED
	2007 Estimate + 1% of 2006	2006 Actual + 1% of 2005	2005 Actual + 1% of 2004	2004 Actual + 1% of 2003
1 Regular Levy	\$ 797,234.36	\$ 752,448.00	\$ 766,680.21	\$ 716,325.02
2 New Construction (estimated)	\$ 39,097.95	\$ 39,097.95	\$ 51,266.77	\$ 42,764.30
3 State Assessed Property	\$ -	\$ -	\$ -	\$ -
4 <b>REGULAR PROPERTY TAX LIMIT</b>	<b>\$ 836,332.31</b>	<b>\$ 791,545.95</b>	<b>\$ 817,946.98</b>	<b>\$ 759,089.32</b>
5 Tax Base for Regular Levy	\$ 505,833,322	\$ 481,746,021	\$ 456,091,444	\$ 439,556,046
6 Total Limit with Annexation	\$ 836,332.31	\$ 791,545.95	\$ 817,946.98	\$ 759,089.32
7 Refunded Taxes	\$ -	\$ -	\$ 5,896.18	\$ 7,484.32
8 <b>Less amount over \$3.60 Limit</b>	<b>\$ (16,880.00)</b>	<b>\$ (2,205.00)</b>	<b>\$ (78,845.00)</b>	<b>\$ (17,086.63)</b>
9 <b>REGULAR PROPERTY TAX LIMIT</b>	<b>\$ 819,452.31</b>	<b>\$ 789,340.95</b>	<b>\$ 744,998.16</b>	<b>\$ 749,487.01</b>
10 <b>REGULAR LEVY RATE</b>	<b>1.62000</b>	<b>1.63850</b>	<b>1.63344</b>	<b>1.70510</b>

I-747 holds property tax at 1% increase over highest legal limit

Maximum levy rate is \$3.60 on assessed valuation; includes Library and Fire District

11	Change in Revenue for General Government	\$ 30,111	\$ 44,343	\$ (4,489)	\$ 749,487
	CITY GENERAL FUND	1.62000	0.23850	0.23344	1.70510
	STREET CAPITAL IMPROVEMENTS	-	0.90000	0.90000	0.90000
	STREET MAINTENANCE	-	0.50000	0.50000	0.50000
	LIBRARY	0.49000	0.46706	0.48586	0.49490
	FIRE DISTRICT NO. 13	1.49000	1.49444	1.48070	
	<b>TOTAL LEVY</b>	<b>3.60000</b>	<b>3.60000</b>	<b>3.60000</b>	<b>3.60000</b>
	<b>MAXIMUM LEVY RATE</b>	<b>3.60000</b>	<b>3.60000</b>	<b>3.60000</b>	<b>3.60000</b>
	<b>LEVY RATE AVAILABLE</b>	<b>(0.00000)</b>	<b>(0.00000)</b>	<b>(0.00000)</b>	<b>0.00000</b>

**CITY OF BLAINE**  
**2007 ACTUAL LEVY RATES**

**1 Effect of Levy Rate on \$100,000 Home**

	Actual 2007		Actual 2006		Actual 2005		Actual 2004	
	Actual Levy Rate	Actual Tax Payable	Actual Levy Rate	Actual Tax Payable	Actual Levy Rate	Actual Tax Payable	Actual Levy Rate	Actual Tax Payable
\$ 100,000								
<b>General Fund</b>	<b>\$ 1.62000</b>	<b>\$ 162.00</b>	<b>\$ 0.23850</b>	<b>\$ 23.85</b>	<b>\$ 0.23344</b>	<b>\$ 23.34</b>	<b>\$ 1.70510</b>	<b>\$ 170.51</b>
1996 Street Capital Levy Lift	\$ -	\$ -	\$ 0.90000	\$ 90.00	\$ 0.90000	\$ 90.00	\$ 0.90000	\$ 90.00
2002 Street Maint. Levy Lift	\$ -	\$ -	\$ 0.50000	\$ 50.00	\$ 0.50000	\$ 50.00	\$ 0.50000	\$ 50.00
2002 UTGO Fire Stn Bond	\$ 0.27000	\$ 27.00	\$ 0.27000	\$ 27.00	\$ 0.27000	\$ 27.00	\$ 0.27000	\$ 27.00
<b>Total Levy &amp; Taxes Payable</b>	<b>\$ 1.89000</b>	<b>\$ 189.00</b>	<b>\$ 1.90850</b>	<b>\$ 190.85</b>	<b>\$ 1.90344</b>	<b>\$ 190.34</b>	<b>\$ 3.37510</b>	<b>\$ 337.51</b>

**2 Effect of Levy Rate on \$250,000 Home**

	Actual 2007		Actual 2006		Actual 2005		Actual 2004	
	Estimated Levy Rate	Estimated Tax Payable	Actual Levy Rate	Actual Tax Payable	Actual Levy Rate	Actual Tax Payable	Actual Levy Rate	Actual Tax Payable
\$ 250,000								
<b>General Fund</b>	<b>\$1.62000</b>	<b>\$ 405.00</b>	<b>\$0.23850</b>	<b>\$ 59.63</b>	<b>\$0.23344</b>	<b>\$ 58.36</b>	<b>\$1.70510</b>	<b>\$ 426.27</b>
1996 Street Capital Levy Lift	\$ -	\$ -	\$0.90000	\$ 225.00	\$0.90000	\$ 225.00	\$0.90000	\$ 225.00
2002 Street Maint. Levy Lift	\$ -	\$ -	\$0.50000	\$ 125.00	\$0.50000	\$ 125.00	\$0.50000	\$ 125.00
2002 UTGO Fire Stn Bond	\$0.27000	\$ 67.50	\$0.27000	\$ 67.50	\$0.27000	\$ 67.50	\$0.27000	\$ 67.50
<b>Total Levy &amp; Taxes Payable</b>	<b>\$1.89000</b>	<b>\$ 472.50</b>	<b>\$1.90850</b>	<b>\$ 477.13</b>	<b>\$1.90344</b>	<b>\$ 475.86</b>	<b>\$3.37510</b>	<b>\$ 843.77</b>

**3 Effect of Levy Rate on \$500,000 Home**

	Actual 2007		Actual 2006		Actual 2005		Actual 2004	
	Estimated Levy Rate	Estimated Tax Payable	Actual Levy Rate	Actual Tax Payable	Actual Levy Rate	Actual Tax Payable	Actual Levy Rate	Actual Tax Payable
\$ 500,000								
<b>General Fund</b>	<b>\$1.62000</b>	<b>\$ 810.00</b>	<b>\$0.23850</b>	<b>\$ 119.25</b>	<b>\$0.23344</b>	<b>\$ 116.72</b>	<b>\$1.70510</b>	<b>\$ 852.55</b>
1996 Street Capital Levy Lift	\$ -	\$ -	\$0.90000	\$ 450.00	\$0.90000	\$ 450.00	\$0.90000	\$ 450.00
2002 Street Maint. Levy Lift	\$ -	\$ -	\$0.50000	\$ 250.00	\$0.50000	\$ 250.00	\$0.50000	\$ 250.00
2002 UTGO Fire Stn Bond	\$0.27000	\$ 135.00	\$0.27000	\$ 135.00	\$0.27000	\$ 135.00	\$0.27000	\$ 135.00
<b>Total Levy &amp; Taxes Payable</b>	<b>\$1.89000</b>	<b>\$ 945.00</b>	<b>\$1.90850</b>	<b>\$ 954.25</b>	<b>\$1.90344</b>	<b>\$ 951.72</b>	<b>\$3.37510</b>	<b>\$ 1,687.55</b>