

CITY OF BLAINE
REQUEST FOR COUNCIL ACTION
MEETING DATE: November 26, 2007

SUBJECT: Ordinance 07-2682, Property Tax Levies for 2008

SUBMITTING DEPT: Finance Department

PREPARED BY: Meredith Riley

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

ATTACHMENTS: Ordinance 07-2682 - 2008 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.

SUMMARY/BACKGROUND: The State law requires the City to pass the 2008 property tax levy before November 30th. The County Assessor figures on the assessed property valuation are not available at this time. The attached Ordinance authorizes a levy increase for the regular levy of 1% over the previous year plus new construction.

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 2008 is not known at this time.

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

FISCAL ANALYSIS: The estimated levy amounts for 2008 are: Total City Regular Levy \$894,673; and 2002 UTGO Fire Station Bond \$132,108.

REVIEWED BY:

City Manager _____ Finance Director _____ City Clerk _____

COUNCIL ACTION:

Approved Denied Tabled/Deferred Assigned to: _____

COUNCIL ACTION: _____

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ORDINANCE 07-2682

**AN ORDINANCE OF THE CITY OF BLAINE, WASHINGTON RELATING TO
THE 2008 BUDGET AND THE SETTING OF THE AD VALOREM TAX LEVIES FOR 2008
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 30th 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, 2007 to discuss the annual 2008 property tax levy; and

WHEREAS, the Blaine City Council has met and considered its budget for the calendar year 2008; 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 2008 that will include an increase from the previous year in the amount of \$8,652.07, 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 2008 budget are subject to the following levies:

A. The total regular levy for 2007 was \$865,206.38 consisting of:

General Fund Levy	\$865,206.38
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To this amount pursuant to RCW 84.55.120 will be added \$8,652.07 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.

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B. To redeem the 2002 General Obligation Bond for the Fire Station as passed on September 18, 2001 an excess levy of approximately \$0.15 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 _____ day of _____, 2007, 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.

	<u>ESTIMATED ASSESSED VALUATION</u>
	\$883,779,347
<u>REGULAR LEVY</u>	
\$1.01233 per thousand	\$ 894,673
	<u>ESTIMATED ASSESSED VALUATION EXCESS LEVY</u>
<u>EXCESS LEVY REQUEST</u>	\$880,716,839
2002 U.T.G.O. Fire Station Bond	
\$0.15000 per thousand	<u>132,108</u>
<u>TOTAL CITY LEVY</u>	\$ <u>1,026,781</u>

Dated this _____ day of _____, 2007.

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

cc: Gary Tomsic, City Manager
Blaine City Council

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**CITY OF BLAINE
COMPUTATION FOR PROPERTY TAX LEVY
COUNTY ASSESSOR'S OFFICE**

COUNTY ASSESSOR'S OFFICE

	ESTIMATE 2008 Actual + 1% of 2007	PASSED 2007 Actual + 1% of 2006	PASSED 2006 Actual + 1% of 2005	PASSED 2005 Actual +1% of 2004
1 TAX BASE FOR REGULAR LEVY				
Actual Property valuation	\$ 883,779,347	\$ 875,029,056	\$ 481,746,021	\$ 456,091,444
	1.0100	1.8164	1.0562	#DIV/0!
Less assessed value of the senior citizen exemption	\$ (3,146,130)	\$ (3,146,130)	\$ (2,798,385)	\$ (2,271,985)
Plus timber assessed value	\$ 83,622	\$ 83,622	\$ 98,692	\$ 177,218
2 TAX BASE FOR EXCESS & VOTED BOND LEVIES	\$ 880,716,839	\$ 871,966,548	\$ 479,046,328	\$ 453,996,677
3 REGULAR PROPERTY TAX LIMIT	\$ 894,673	\$ 866,021	\$ 114,897	\$ 106,470
4 REGULAR LEVY RATE	1.01233	0.98971	0.23850	0.23344
Street Levy amount	\$ -	\$ -	\$ 433,571	\$ 410,482
5 REGULAR LEVY - STREET IMPROVEMENTS	-	-	0.9000	0.9000
Street Levy amount	\$ -	\$ -	\$ 240,873	\$ 228,046
6 REGULAR LEVY - STREET MAINTENANCE	-	-	0.5000	0.5000
Required voted bond levy amount	\$ 132,108	\$ 178,753	\$ 129,343	\$ 122,579
7 VOTED BOND LEVY	0.15000	0.20500	0.27000	0.27000
8 TOTAL LEVY	\$ 1,026,780	\$ 1,044,774	\$ 918,684	\$ 867,577
9 TOTAL LEVY RATE EXCLUDING VOTED BOND	1.01233	0.98971	1.63850	1.63344
10 TOTAL LEVY RATE WITH VOTED BOND	1.16233	1.19471	1.90850	1.90344

	2008 LEVY	2007 LEVY	2006 LEVY	2005 LEVY
GENERAL FUND 001 - 14%	\$ 125,254	\$ 121,243	\$ 114,897	\$ 106,470
STREET OPERATIONS 101 - 16%	\$ 143,148	\$ 138,563		
STREET SINKING FUND 118 - 4%	\$ 35,787	\$ 34,641		
STREET MAINTENANCE 332 - 10%	\$ 89,467	\$ 86,602	\$ 433,571	\$ 410,482
STREET IMPROVEMENTS 333 - 56%	\$ 501,017	\$ 484,972	\$ 240,873	\$ 228,046
TOTAL REGULAR & LID LIFT LEVIES	\$ 894,672.84	\$ 866,020.78	\$ 789,341	\$ 744,998
VOTED BOND LEVY 204	132,107.53	178,753.14	\$ 129,343	\$ 122,579
TOTAL LEVY	\$ 1,026,780	\$ 1,044,774	\$ 918,684	\$ 867,577

**CITY OF BLAINE
2008 ESTIMATED LEVY RATES**

1 Effect of Levy Rate on \$200,000 Home

		Actual 2008		Actual 2007		Actual 2006		Actual 2005	
\$	200,000	Actual Levy Rate	Actual Tax Payable	Actual Levy Rate	Actual Tax Payable	Actual Levy Rate	Actual Tax Payable	Actual Levy Rate	Actual Tax Payable
General Fund		\$ 1.01233	\$ 202.47	\$ 0.98971	\$ 197.94	\$ 0.23850	\$ 47.70	\$ 0.23344	\$ 46.69
1996 Street Capital Levy Lift		\$ -	\$ -	\$ -	\$ -	\$ 0.90000	\$ 180.00	\$ 0.90000	\$ 180.00
2002 Street Maint. Levy Lift		\$ -	\$ -	\$ -	\$ -	\$ 0.50000	\$ 100.00	\$ 0.50000	\$ 100.00
2002 UTGO Fire Stn Bond		\$ 0.15000	\$ 30.00	\$ 0.20500	\$ 41.00	\$ 0.27000	\$ 54.00	\$ 0.27000	\$ 54.00
Total Levy & Taxes Payable		\$ 1.16233	\$ 232.47	\$ 1.19471	\$ 238.94	\$ 1.90850	\$ 381.70	\$ 1.90344	\$ 380.69

2 Effect of Levy Rate on \$500,000 Effect of Levy Rate on \$500,000 Home

		Actual 2008		Actual 2007		Actual 2006		Actual 2005	
\$	500,000	Estimated Levy Rate	Estimated Tax Payable	Estimated Levy Rate	Estimated Tax Payable	Estimated Levy Rate	Estimated Tax Payable	Actual Levy Rate	Actual Tax Payable
General Fund		\$1.01233	\$ 506.16	\$0.98971	\$ 494.85	\$0.23850	\$ 119.25	\$0.23344	\$ 116.72
1996 Street Capital Levy Lift		\$0.00000	\$ -	\$0.00000	\$ -	\$0.90000	\$ 450.00	\$0.90000	\$ 450.00
2002 Street Maint. Levy Lift		\$0.00000	\$ -	\$0.00000	\$ -	\$0.50000	\$ 250.00	\$0.50000	\$ 250.00
2002 UTGO Fire Stn Bond		\$0.15000	\$ 75.00	\$0.20500	\$ 102.50	\$0.27000	\$ 135.00	\$0.27000	\$ 135.00
Total Levy & Taxes Payable		\$1.16233	\$ 581.16	\$1.19471	\$ 597.35	\$1.90850	\$ 954.25	\$1.90344	\$ 951.72

3 Effect of Levy Rate on \$1,000,000 Effect of Levy Rate on \$1,000,000 Home

		Actual 2008		Actual 2007		Actual 2006		Actual 2005	
\$	1,000,000	Estimated Levy Rate	Estimated Tax Payable	Estimated Levy Rate	Estimated Tax Payable	Estimated Levy Rate	Estimated Tax Payable	Actual Levy Rate	Actual Tax Payable
General Fund		\$1.01233	\$ 1,012.33	\$0.98971	\$ 989.71	\$0.23850	\$ 238.50	\$0.23344	\$ 233.44
1996 Street Capital Levy Lift		\$0.00000	\$ -	\$0.00000	\$ -	\$0.90000	\$ 900.00	\$0.90000	\$ 900.00
2002 Street Maint. Levy Lift		\$0.00000	\$ -	\$0.00000	\$ -	\$0.50000	\$ 500.00	\$0.50000	\$ 500.00
2002 UTGO Fire Stn Bond		\$0.15000	\$ 150.00	\$0.20500	\$ 205.00	\$0.27000	\$ 270.00	\$0.27000	\$ 270.00
Total Levy & Taxes Payable		\$1.16233	\$ 1,162.33	\$1.19471	\$ 1,194.71	\$1.90850	\$ 1,908.50	\$1.90344	\$ 1,903.44