

## INFORMATIONAL MEMORANDUM Tukwila Pool Metropolitan Park District

TO: Tukwila Pool MPD Board of Commissioners

FROM: Jennafer Price Cargill, TPMPD Executive Director

BY: Vicky Carlsen, City of Tukwila Deputy Finance Director

DATE: October 16, 2014

SUBJECT: Public Hearing 2015 General Tax Levy and 1% Increase

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### **ISSUE**

Hearing on proposed resolutions adopting general property tax levy for 2015 by December 5, 2014 and increasing the property levy by 1%.

### **FINANCIAL IMPACT**

Approving these two resolutions will allow the TPMPD to continue collecting property tax revenue. Preliminary property tax collection for 2015 is estimated to be \$739,646.

### **DISCUSSION**

Public Hearing is scheduled on October 22, 2014 for review of the 2015 property tax levy as required by RCW 84.55.120. Two resolutions are necessary for the 2015 property tax levy.

#### **Resolution – General Tax Levy**

This resolution sets the general tax levy amount for 2015. The Tukwila Pool Metropolitan Park District (TPMPD) was notified on October 7, 2014 that the assessed value for 2015 is projected to be \$4,930,972,966. The allowable levy projected by King County and documented on the Preliminary Levy Limit Worksheet-2014 Tax Roll is \$739,646. However, the Resolution states a levy amount of \$775,000. Asking for an amount higher than the levy amount that is stated in the preliminary Levy Worksheet gives the TPMPD room to account for changes in new construction and an increase in utility value that could occur prior to the end of 2014. If the final allowable levy is less than the resolution amount, King County Department of Assessments will adjust the resolution amount to the final allowable levy amount and no further action by the Board will be required. If the final allowable levy is more than the resolution, a revised resolution will be approved by the Board prior to the end of the year.

#### **Resolution – Tax Levy Increase**

This resolution increases an increase in the TPMPD regular property tax levy by 1.00% from the previous year and is required to receive the 1.00% increase. The increase is exclusive of new construction, improvements to property or increases in the value of State-assessed property.

### **RECOMENDATION**

The Board is being asked to approve the resolutions adopting the general tax levy at the November 2014 Board meeting after the October 22, 2014 public hearing.

### **ATTACHMENTS**

- A. Draft Resolution – General Tax Levy
- B. Draft Resolution – Tax Levy Increase
- C. Preliminary Levy Limit Worksheet-2015 Tax Roll



# Tukwila Pool Metropolitan Park District

Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TUKWILA POOL METROPOLITAN PARK DISTRICT LEVYING THE GENERAL TAXES FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2015, ON ALL PROPERTY BOTH REAL AND PERSONAL WITHIN SAID DISTRICT.**

**WHEREAS**, the Board of Commissioners of the Tukwila Pool Metropolitan Park District has considered the District's anticipated financial requirements for 2015 and the amounts necessary and available to be raised by ad valorem taxes on real and personal property; and

**WHEREAS**, the final assessed valuation calculation has been determined;

**NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE TUKWILA POOL METROPOLITAN PARK DISTRICT HEREBY RESOLVES AS FOLLOWS:**

There shall be and hereby is levied on all real and personal property in the Tukwila Metropolitan Park District, in King County, whose estimated assessed valuation is \$4,930,972,966, current taxes for the ensuing year commencing January 2015, in the amount of \$775,000. Including \$917 in refunds.

PASSED BY THE BOARD OF COMMISSIONERS OF THE TUKWILA POOL METROPOLITAN PARK DISTRICT at a Regular Meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Kate Kruller, Clerk of the Board

\_\_\_\_\_  
De'Sean Quinn, President,  
Board of Commissioners

APPROVED AS TO FORM BY:

\_\_\_\_\_  
Snure Law Office, PSC, Commission Attorney

Filed with the City Clerk: \_\_\_\_\_  
Passed by the Commission: \_\_\_\_\_  
Resolution Number: \_\_\_\_\_



# Tukwila Pool Metropolitan Park District

Resolution No. \_\_\_\_\_

**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TUKWILA POOL METROPOLITAN PARK DISTRICT, INCREASING THE REGULAR LEVY FROM THE PREVIOUS YEAR, COMMENCING JANUARY 1, 2015, ON ALL PROPERTY, BOTH REAL AND PERSONAL, IN COMPLIANCE WITH RCW 84.55.120.**

**WHEREAS**, the Tukwila Metropolitan Park District has properly given notice of a public revenue source hearing held on October 22, 2014, pursuant to RCW 84.55.120; and

**WHEREAS**, the District's actual levy amount from the previous year was \$707,567; and

**WHEREAS**, the population of the District is greater than ten thousand; and

**WHEREAS**, after hearing and duly considering all relevant evidence and testimony presented, the Board of Commissioners has determined that in order to discharge its expected expenses and obligations the Board of Commissioners has determined that it is in the District's best interest to increase property tax revenue from the previous year, in addition to the increase resulting from the addition of new construction and improvements to property and any increase in the value of State-assessed property.

**NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE TUKWILA METROPOLITAN PARK DISTRICT HEREBY RESOLVE AS FOLLOWS:**

An increase in the regular property tax levy, is hereby authorized for the levy to be collected in 2015 in the amount of \$7,076, which is a percentage increase of 1.00% from the previous year. This increase is exclusive of additional revenue resulting from new construction, improvements to property, any increase in the value of State-assessed property, any annexations that have occurred and refunds made.

PASSED BY THE BOARD OF COMMISSIONERS OF THE TUKWILA METROPOLITAN PARK DISTRICT at a Regular Meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Kate Kruller, Clerk of the Board

\_\_\_\_\_  
De'Sean Quinn, President, Board of Commissioners

APPROVED AS TO FORM BY:

\_\_\_\_\_  
Snure Law Office, PSC, Commission Attorney

Filed with the City Clerk: \_\_\_\_\_

Passed by the Commission: \_\_\_\_\_

Resolution Number: \_\_\_\_\_

# PRELIMINARY

## LEVY LIMIT WORKSHEET – 2015 Tax Roll

**TAXING DISTRICT:** **Tukwila Pool Metropolitan Park**

*The following determination of your regular levy limit for 2015 property taxes is provided by the King County Assessor pursuant to RCW 84.55.100.*

(Note 1)

Using Limit Factor For District	Calculation of Limit Factor Levy	Using Implicit Price Deflator
3,516,857	Levy basis for calculation: (2014 Limit Factor) (Note 2)	3,516,857
<b>1.0100</b>	x Limit Factor	<b>1.0159</b>
3,552,026	= Levy	3,572,810
9,373,559	Local new construction	9,373,559
0	+ Increase in utility value (Note 3)	0
9,373,559	= Total new construction	9,373,559
0.14944	x Last year's regular levy rate	0.14944
1,401	= New construction levy	1,401
<b>3,553,427</b>	<b>Total Limit Factor Levy</b>	<b>3,574,211</b>
<b>Annexation Levy</b>		
0	Omitted assessment levy (Note 4)	0
3,553,427	Total Limit Factor Levy + new lid lifts	3,574,211
4,930,972,966	÷ Regular levy assessed value less annexations	4,930,972,966
0.72063	= Annexation rate (cannot exceed statutory maximum rate)	0.72485
0	x Annexation assessed value	0
<b>0</b>	<b>= Annexation Levy</b>	<b>0</b>
<b>Lid lifts, Refunds and Total</b>		
0	+ First year lid lifts	0
3,553,427	+ Limit Factor Levy	3,574,211
<b>3,553,427</b>	<b>= Total RCW 84.55 levy</b>	<b>3,574,211</b>
917	+ Relevy for prior year refunds (Note 5)	917
3,554,344	<b>= Total RCW 84.55 levy + refunds</b>	<b>3,575,128</b>
Levy Correction: Year of Error _____ (+or-)		
<b>3,554,344</b>	<b>ALLOWABLE LEVY (Note 6)</b>	<b>3,575,128</b>
<b>Increase Information (Note 7)</b>		
0.72082	Levy rate based on allowable levy	0.72504
707,567	Last year's ACTUAL regular levy	707,567
2,844,459	Dollar increase over last year other than N/C – Annex	2,865,243
402.01%	Percent increase over last year other than N/C – Annex	404.94%
<b>Calculation of statutory levy</b>		
	Regular levy assessed value (Note 8)	4,930,972,966
	x Maximum statutory rate	0.75000
	<b>= Maximum statutory levy</b>	<b>3,698,230</b>
	+Omitted assessments levy	0
	=Maximum statutory levy	<b>3,698,230</b>
	Limit factor needed for statutory levy	Not usable

ALL YEARS SHOWN ON THIS FORM ARE THE YEARS IN WHICH THE TAX IS PAYABLE.  
Please read carefully the notes on the reverse side.

Notes:

- 1) Rates for fire districts and the library district are estimated at the time this worksheet is produced. Fire district and library district rates affect the maximum allowable rate for cities annexed to them. These rates *will* change, mainly in response to the actual levy requests from the fire and library districts. Hence, affected cities may have a higher or lower allowable levy rate than is shown here when final levy rates are calculated.
- 2) This figure shows the maximum *allowable levy*, which may differ from any actual prior levy if a district has levied less than its maximum in prior years. The maximum allowable levy excludes any allowable refund levy if the maximum was based on a limit factor. The maximum allowable levy excludes omitted assessments if the maximum was determined by your district's statutory rate limit. If your district passed a limit factor ordinance in the year indicated, that limit factor would help determine the highest allowable levy. However, if the statutory rate limit was more restrictive than your stated limit factor, the statutory rate limit is controlling.
- 3) Any increase in value in state-assessed property is considered to be new construction value for purposes of calculating the respective limits. State-assessed property is property belonging to inter-county utility and transportation companies (telephone, railroad, airline companies and the like).
- 4) An omitted assessment is property value that should have been included on a prior year's roll but will be included on the tax roll for which this worksheet has been prepared. Omitted assessments are assessed and taxed at the rate in effect for the year omitted (RCW 84.40.080-085). Omitted assessments tax is deducted from the levy maximum before calculating the levy rate for current assessments and added back in as a current year's receivable.
- 5) Administrative refunds under RCW 84.69.020 were removed from the levy lid by the 1981 legislature.
- 6) A district is entitled to the lesser of the maximum levies determined by application of the limit under RCW 84.55 and the statutory rate limit. Levies may be subject to further proration if aggregate rate limits set in Article VII of the state constitution and in RCW 84.52.043 are exceeded.
- 7) This section is provided for your information, and to assist in preparing any Increase Ordinance that may be required by RCW 84.55.120. The increase information compares the allowable levy for the next tax year with your ACTUAL levy being collected this year. The actual levy excludes any refund levy and expired temporary lid lifts, if applicable. New construction, annexation and refund levies, as well as temporary lid lifts in their initial year, are subtracted from this year's *allowable* levy before the comparison is made.
- 8) ***Assessed valuations shown are subject to change from error corrections and appeal board decisions recorded between the date of this worksheet and final levy rate determination.***