


INFORMATIONAL MEMORANDUM

Tukwila Metropolitan Park District

TO: Tukwila Pool MPD Board

FROM: Rick Still, Parks and Recreation Director 

BY: Vicky Carlsen, Deputy Finance Director

DATE: October 16, 2013

SUBJECT: Public Hearing 2014 Tax Levy

ISSUE

Approval of resolutions adopting general property tax levy for 2014 by November 29, 2013 and increasing the property levy by 1%.

FINANCIAL IMPACT

Approving these two resolutions will allow the TMPD to continue collecting property tax revenue. Preliminary property tax collection for 2014 is estimated to be \$704,761.

DISCUSSION

A Public Hearing for adoption of the 2014 property tax levy is required by RCW 84.55.120. The Hearing is scheduled for October 21, 2013. Two resolutions are necessary for the 2014 property tax levy.

Resolution – General Tax Levy

This resolution sets the general tax levy amount for 2014. The Tukwila Metropolitan Park District (TMPD) was notified on September 23, 2013 that the assessed value for 2014 is projected to be \$4,707,092,379. The allowable levy projected by King County and documented on the Preliminary Levy Limit Worksheet-2013 Tax Roll is \$704,761. However, the Resolution states a levy amount of \$725,000. Asking for a slightly higher levy amount that stated in the preliminary Levy Worksheet gives the TMPD room to account for changes in new construction that could occur prior to the end of 2013. 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.

The assessed value is subject to change until final levy rate determination. If the final allowable levy is less than the amount in the resolution, King County Department of Assessment will adjust the resolution amount to the final allowable levy amount and no further action by the Board of Commissioners will be required. If the allowable levy is more than the amount in the resolution, a revised resolution will need to be adopted prior to the end of the fiscal year.

Resolution – Tax Levy Increase

This resolution increases an increase in the TMPD 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 18, 2013 Board meeting. A public hearing was conducted at the October 21, 2013 Board of Commissioners meeting.

ATTACHMENTS

- Draft Resolution – General Tax Levy
- Draft Resolution – Tax Levy Increase
- Preliminary Levy Limit Worksheet-2014 Tax Roll

Tukwila Metropolitan Park District

Resolution No. _____

**A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE TUKWILA METROPOLITAN PARK DISTRICT
LEVYING THE GENERAL TAXES FOR THE FISCAL YEAR
COMMENCING JANUARY 1, 2014, ON ALL PROPERTY
BOTH REAL AND PERSONAL WITHIN SAID DISTRICT.**

WHEREAS, the Board of Commissioners of the Tukwila Metropolitan Park District has considered the District's anticipated financial requirements for 2014 and the amounts necessary and available to be raised by ad valorem taxes on real and personal property; and

WHEREAS, the Board has reviewed the preliminary assessed valuation calculation provided by the County;

NOW, THEREFORE, THE BOARD OF COMMISSIONERS OF THE TUKWILA 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 \$4,707,092,379, current taxes for the ensuing year commencing January 2014, in the amount of \$725,000.

PASSED BY THE BOARD OF COMMISSIONERS OF THE TUKWILA METROPOLITAN PARK DISTRICT at a Regular Meeting thereof this _____ day of _____, 2013.

ATTEST/AUTHENTICATED:

De'Sean Quinn, Clerk of the Board

Verna Seal, President, Board of Commissioners

APPROVED AS TO FORM BY:

Filed with the Clerk: _____
Passed by the Commission: _____
Resolution Number: _____

Snure Law Office, PSC, Commission Attorney

Tukwila Metropolitan Park District

Resolution No. _____

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TUKWILA METROPOLITAN PARK DISTRICT INCREASING THE REGULAR LEVY FROM THE PREVIOUS YEAR, COMMENCING JANUARY 1, 2014, ON ALL PROPERTY, BOTH REAL AND PERSONAL, IN COMPLIANCE WITH RCW 84.55.120.

WHEREAS, following proper notice, a public hearing was held on October 21, 2013, pursuant to RCW 84.55.120; and

WHEREAS, the Tukwila Metropolitan Park District's actual levy amount from the previous year was \$695,460.00; and

WHEREAS, the population of the District is greater than 10,000; 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 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 RESOLVES AS FOLLOWS:

An increase in the regular property tax levy is hereby authorized for the levy to be collected in 2014 in the amount of \$6,955, 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 _____, 2013.

ATTEST/AUTHENTICATED:

De'Sean Quinn, Clerk of the Board

Verna Seal, President, Board of Commissioners

APPROVED AS TO FORM BY:

Filed with the Clerk: _____

Passed by the Commission: _____

Resolution Number: _____

Snure Law Office, PSC, Commission Attorney

PRELIMINARY

LEVY LIMIT WORKSHEET – 2014 Tax Roll

TAXING DISTRICT: Tukwila Pool Metropolitan Park

The following determination of your regular levy limit for 2014 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
695,460	Levy basis for calculation: (2013 Initial Levy) (Note 2)	695,460
1.0100	x Limit Factor	1.0314
702,415	= Levy	717,297
13,190,837	Local new construction	13,190,837
0	+ Increase in utility value (Note 3)	0
13,190,837	= Total new construction	13,190,837
0.15000	x Last year's regular levy rate	0.15000
1,979	= New construction levy	1,979
704,394	Total Limit Factor Levy	719,276
Annexation Levy		
0	Omitted assessment levy (Note 4)	0
704,394	Total Limit Factor Levy + new lid lifts	719,276
4,707,092,379	+ Regular levy assessed value less annexations	4,707,092,379
0.14965	= Annexation rate (cannot exceed statutory maximum rate)	0.15281
0	x Annexation assessed value	0
0	= Annexation Levy	0
Lid lifts, Refunds and Total		
0	+ First year lid lifts	0
704,394	+ Limit Factor Levy	719,276
704,394	= Total RCW 84.55 levy	719,276
367	+ Relevy for prior year refunds (Note 5)	367
704,761	= Total RCW 84.55 levy + refunds	719,643
	Levy Correction: Year of Error _____ (+or-)	
704,761	ALLOWABLE LEVY (Note 6)	719,643
Increase Information (Note 7)		
0.14972	Levy rate based on allowable levy	0.15288
695,460	Last year's ACTUAL regular levy	695,460
6,955	Dollar increase over last year other than N/C – Annex	21,837
1.00%	Percent increase over last year other than N/C – Annex	3.14%
Calculation of statutory levy		
	Regular levy assessed value (Note 8)	4,707,092,379
	x Maximum statutory rate	0.75000
	= Maximum statutory levy	3,530,319
	+Omitted assessments levy	0
	=Maximum statutory levy	3,530,319
	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.***