


INFORMATIONAL MEMORANDUM
Tukwila Metropolitan Park District

ITEM NO
6 & 7.A.

TO: Tukwila Pool MPD Board

FROM: Rick Still, Parks and Recreation Director 

BY: Vicky Carlsen, Deputy Finance Director

DATE: November 5, 2014

SUBJECT: 2015 Tax Levy

ISSUE

Approval of resolutions adopting general property tax levy for 2015 by November 28, 2014.

FINANCIAL IMPACT

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

DISCUSSION

A Public Hearing for adoption of the 2015 property tax levy is required by RCW 84.55.120. The Hearing is scheduled for October 22, 2014. 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 Metropolitan Park District (TMPD) was notified on October 7, 2014 that the assessed value for 2015 is projected to be \$5,017,106,101.

Two resolutions have been prepared. The first resolution, identified as 'A', would adopt a tax levy at a rate of 15 cents per thousand of assessed value. The second resolution, identified as 'B', would adopt a levy rate that is 1% higher than 2014 exclusive of additional revenue resulting from new construction, improvements to property or any increase in value of State-assessed property. The MPD Board will need to approve either A or B, but not both. The difference in language in the two resolutions is highlighted in yellow.

Both resolutions have a levy amount of \$775,000. This amount in the resolution will be high enough to capture any additional tax revenue due to State-assessed property. State-assessed property value will not be available until after the resolutions are adopted.

Resolution – Tax Levy Increase

There are two resolutions for the tax levy increase as well. Resolution noted with 'A' reflects the dollar and percent increase if a 15 cent tax levy is approved. The second resolution, 'B' reflects a smaller increase and aligns with a 1% increase in tax revenue.

RECOMMENDATION

The Board will need to adopt one version of the resolutions adopting the general tax levy at the November 13, 2014 Special meeting. A public hearing was conducted at the October 22, 2014 Board of Commissioners meeting and continued to the November 13, 2014 Board meeting.

ATTACHMENTS

- A. Draft Resolution 'A' – General Tax Levy at 15 cents per thousand of assessed value
- B. Draft Resolution 'A' – Tax Levy Increase calculated using 15 cent levy rate
- C. Draft Resolution 'B' – General Tax Levy at 1% increase over 2014
- D. Draft Resolution 'B' – Tax Levy increase calculated using 1% increase over 2014
- E. Preliminary Levy Limit Worksheet-2015 Tax Roll

Tukwila Pool Metropolitan Park District
DRAFT

Resolution No. _____A

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 Pool Metropolitan Park District, in King County, whose estimated assessed valuation is \$5,017,106,101, current taxes for the ensuing year commencing January 2015, in the amount of \$775,000, including \$917 in refunds, but not to exceed 15 cents.

PASSED BY THE BOARD OF COMMISSIONERS OF THE TUKWILA POOL METROPOLITAN PARK DISTRICT at a Special 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: _____

DRAFT

Tukwila Pool Metropolitan Park District

Resolution No. _____A

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TUKWILA 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 \$41,866, which is a percentage increase of 5.92% 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 Special 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:

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

Snure Law Office, PSC, Commission Attorney

DRAFT

Tukwila Pool Metropolitan Park District

Resolution No. _____ B

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 Pool Metropolitan Park District, in King County, whose estimated assessed valuation is \$5,017,106,101, current taxes for the ensuing year commencing January 2015, in the amount of \$775,000, including \$917 in refunds, but not to exceed 1% increase from 2014 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 POOL METROPOLITAN PARK DISTRICT at a Special 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:

Filed with the City Clerk: _____

Passed by the Commission: _____

Resolution Number: _____

Snure Law Office, PSC, Commission Attorney

DRAFT

Tukwila Pool Metropolitan Park District

Resolution No. _____B

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 Pool 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 POOL 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 \$3,943, 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 POOL METROPOLITAN PARK DISTRICT at a Special 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:

Filed with the City Clerk: _____

Passed by the Commission: _____

Resolution Number: _____

Snure Law Office, PSC, Commission Attorney

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
1.0100	x Limit Factor	1.0159
3,552,026	= Levy	3,572,810
14,830,323	Local new construction	14,830,323
0	+ Increase in utility value (Note 3)	0
14,830,323	= Total new construction	14,830,323
0.14944	x Last year's regular levy rate	0.14944
2,216	= New construction levy	2,216
3,554,242	Total Limit Factor Levy	3,575,026
Annexation Levy		
0	Omitted assessment levy (Note 4)	0
3,554,242	Total Limit Factor Levy + new lid lifts	3,575,026
5,017,106,101	÷ Regular levy assessed value less annexations	5,017,106,101
0.70842	= Annexation rate (cannot exceed statutory maximum rate)	0.71257
0	x Annexation assessed value	0
0	= Annexation Levy	0
Lid lifts, Refunds and Total		
0	+ First year lid lifts	0
3,554,242	+ Limit Factor Levy	3,575,026
3,554,242	= Total RCW 84.55 levy	3,575,026
917	+ Relevy for prior year refunds (Note 5)	917
3,555,159	= Total RCW 84.55 levy + refunds	3,575,943
3,555,159	Levy Correction: Year of Error _____ (+or-)	3,575,943
ALLOWABLE LEVY (Note 6)		
Increase Information (Note 7)		
0.70861	Levy rate based on allowable levy	0.71275
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%
Calculation of statutory levy		
	Regular levy assessed value (Note 8)	5,017,106,101
	x Maximum statutory rate	0.75000
	= Maximum statutory levy	3,762,830
	+Omitted assessments levy	0
	=Maximum statutory levy	3,762,830
	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.***