

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adoption of Ordinance No. 485, the 2008 Property Tax Levy and Adoption of Ordinance No. 488, finding Substantial Future Need, allowing the City to reserve and unused levy capacity for use in the future.
DEPARTMENT:	Finance
PRESENTED BY:	Debbie Tarry, Finance Director

PROBLEM/ISSUE STATEMENT:

The City of Shoreline is required to adopt its 2008 levy ordinance and certify the amount to the County Assessor by November 30, 2007. The 2008 proposed budget includes a recommended 1% regular property tax levy increase along with new property tax revenues from an estimated \$43.5 million in new construction. The 2008 general property tax levy, as proposed, is estimated at \$7,309,321 and results in a projected levy tax rate of \$1.06826.

The City also has an excess levy to collect monies to repay the general obligation bonds that will be issued in December 2006 as approved by the voters in May 2006. The general obligation bond levy for 2008 is estimated at \$1,780,000.

ALTERNATIVES ANALYZED:

Regular Property Tax Levy

The proposed budget as submitted contained a proposed property tax levy that met the limitations of I-747 which limited property tax levy increases to 1%, unless voter approval is received for a greater increase. On November 8, 2007, the Supreme Court of the State of Washington ruled that I-747 was unconstitutional. There is a 20 day waiting period after rulings, in which the State could file for reconsideration, before the ruling is determined to be in effect. This means that the earliest the ruling could be in effect is November 28, 2007. If the legislature does not take action to reinstate the provisions of I-747 then the provisions of Referendum 47 will apply. The provisions of Referendum 47 provide the Council several options for the 2008 property tax levy:

- Adopt the 1% levy increase as was proposed in the 2008 budget.
- Increase the City's levy by the lesser of 6% or the implicit price deflator (IPD) for July 2007 which was 2.084%.
- Council could also choose to find "substantial need" and increase the levy by any amount up to the 6% maximum. This action would require the approval of the majority plus one of the Council.

Under the provisions of Referendum 47, Council could also find "future substantial need" and bank or reserve the future right to use any unused levy capacity. This action would also require approval by the majority plus one of the Council.

It is still unclear if the State Legislature will take action in 2007 or early 2008 to modify the property tax limitations for 2008. Cities have been cautioned that levies adopted that differ from the limitation of I-747 could be modified by future legislative actions. Since, at the time that this report is being completed, there is still uncertainty, the ordinance included with this report, adopts the 1% levy increase as included in the proposed 2008 budget. Staff will provide any updates regarding property tax levy limitations on November 26.

In light of the City's long-term financial projections, staff would recommend that Council adopt a separate ordinance on November 26, 2007, finding a "future substantial need" in order to bank any levy capacity between the levy adopted by the City and the maximum that could be allowed. This could provide the City capacity in the future to increase its property tax levy beyond the 1% limit. Use of the banked capacity would need to be approved by Council as part of a future annual budget process which provides for a number of opportunities to receive feedback and testimony from the public. It could also be a subject for review by the citizen advisory committee that will be created shortly to advise Council on long range financial strategies and options.

In addition to the regular property tax levy, the City Council will be adopting an excess levy to continue the repayment of the \$18.795 million of Parks Bonds that voters authorized in May 2006. Staff will be recommending that the Council set a levy of \$1,780,000 for 2008 for bond debt service. The estimated levy rate is 26 cents per \$1,000 assessed valuation, which is a decrease from 28 cents in 2007. Again, if the City's assessed valuation is greater than current projections, then the levy rate will be slightly lower.

FINANCIAL IMPACT:

The total resources used in the proposed 2008 budget are \$93,928,230. Regular property tax represents 7.7% of the overall City resources in the amount of \$7,236,228. If the Council does not approve the proposed property tax levy, the 2008 proposed revenues and expenditures would need to be decreased.

RECOMMENDATION

Staff recommends that Council approve Ordinance No. 485, establishing the City's 2008 regular property tax levy and the 2008 excess voter approved levy and approve Ordinance No. 488 finding "future substantial need" which will allow the City to bank any unused levy capacity. The passage of Ordinance No. 488 will require approval by a majority of the City Council plus one.

Approved By:

City Manager 

City Attorney 

ATTACHMENTS

Attachment A – Ordinance No. 485
Attachment B – Ordinance No. 488

ORDINANCE NO. 485

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON
LEVYING THE GENERAL TAXES FOR THE CITY OF SHORELINE IN
KING COUNTY FOR THE FISCAL YEAR COMMENCING JANUARY 1,
2008, ON ALL PROPERTY BOTH REAL AND PERSONAL, IN SAID
CITY WHICH IS SUBJECT TO TAXATION FOR THE PURPOSE OF
PAYING SUFFICIENT REVENUE TO CONDUCT CITY BUSINESS FOR
THE ENSUING YEAR AS REQUIRED BY LAW AND LEVYING AN
EXCESS LEVY FOR THE REPAYMENT OF UNLIMITED GENERAL
OBLIGATION BONDS**

WHEREAS, the City Council of the City of Shoreline has considered the City's anticipated financial requirements for 2008 and the amounts necessary and available to be raised by ad valorem taxes on real, personal, and utility property; and,

WHEREAS, the City Council after hearing and after duly considering all relevant evidence and testimony presented, determined that the City of Shoreline requires an estimated regular levy in the amount of \$7,309,321, which includes an increase in property tax revenue from the previous year, and amounts resulting from the addition of new construction and improvements to property and any increase in the value of state-assessed property, and amounts authorized by law as a result of any annexations that have occurred and refunds made, in order to discharge the expected expenses and obligations of the district and in its best interest;

WHEREAS, the voters of the City of Shoreline approved the issuance of \$18,795,000 in unlimited general obligation bonds on May 16, 2006; and,

WHEREAS, the City issued the bonds on December 13, 2006, and began making debt service payments on the bonds in June of 2007;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE,
WASHINGTON, DO ORDAIN AS FOLLOWS:**

Section 1. Regular Property Tax Levy Changes. An increase in the regular property tax levy is hereby authorized for the 2008 levy in the amount of \$71,717, which is a percentage increase of 1% from the previous year. This increase is exclusive of additional revenue resulting from the addition of new construction and improvements to property and any increase in the value of state assessed property, and any additional amounts resulting from any annexations that have occurred and refunds made.

Section 2. Regular Property Tax Levy Limit. The City will use a levy limit of 101.0% of the statutory amount which may be levied, plus new construction, annexation, and any increase in the assessed value of state-assessed property for establishing the 2008 levy for collection in 2008 for a total estimated 2008 levy of \$ 7,309,321.

Section 3. 2008 Regular Property Tax Levy Rate. There shall be and hereby is levied on all real, personal, and utility property in the City of Shoreline, in King County; current taxes for

the year commencing January 1, 2008, a levy at the estimated rate of \$1.07 per thousand dollars of assessed valuation.

The said taxes herein provided for are levied for the purpose of payment upon the general indebtedness of the City of Shoreline, the General Fund, and for the maintenance of the departments of the municipal government of the City of Shoreline for the fiscal year beginning January 1, 2008.

Section 4. Voter-Approved Excess Tax Levy for Unlimited General Obligation Bonds. In addition, a further tax is hereby levied to raise revenue to provide for the interest and redemption of voter-approved general obligation bonds for the fiscal year of 2008 in the amount of \$1,780,000. This tax is applicable to all taxable property within the City of Shoreline.

Section 5. Notice to King County. This ordinance shall be certified to the proper County officials, as provided by law, and taxes herein levied shall be collected to pay to the Finance Department of the City of Shoreline at the time and in the manner provided by the laws of the State of Washington for the collection of taxes for non-charter code cities.

Section 6. Effective Date. This ordinance shall be in full force five days after publication of this ordinance, or a summary consisting of its title, in the official newspaper of the City, as provided by law.

Section 7. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be preempted by State or Federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

PASSED BY THE CITY COUNCIL ON NOVEMBER 26, 2007.

Mayor Robert Ransom

ATTEST:

APPROVED AS TO FORM:

Scott Passey
City Clerk

Ian Sievers
City Attorney

Date of Publication:
Effective Date:

ORDINANCE NO. 488

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON
FINDING FUTURE SUBSTANTIAL NEED AND RESERVING ANY
UNUSED PROPERTY TAX LEVY CAPACITY FOR FUTURE USE**

WHEREAS, the City Council has levied a property tax increase for 2008 of _%; and,

WHEREAS, on November 8, 2007 the Supreme Court of the State of Washington ruled that Initiative 747 is unconstitutional; and,

WHEREAS, there is a 20 day waiting period after rulings, in which the State could file for reconsideration, before the ruling is determined to be in effect; and,

WHEREAS, the City of Shoreline is required to adopt and submit its 2008 property tax levy to King County by November 30; and,

WHEREAS, if the Supreme Court of the State of Washington ruling is upheld, property tax levy assessments will be limited to those under Referendum 47; and,

WHEREAS, Section 204 of Referendum 47 allows the Council to declare a finding of future substantial need; and,

WHEREAS, the City Council of the City of Shoreline has considered the City's anticipated financial requirements for future years and the amounts necessary and available to be raised by ad valorem taxes on real, personal, and utility property; and,

WHEREAS, the City Council finds that future projected revenues may not be sufficient to meet future financial requirements; and,

WHEREAS, the City Council finds future substantial need to reserve the use of unused property tax levy capacity;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE,
WASHINGTON, DO ORDAIN AS FOLLOWS:**

Section 1. Reserve Unused Property Tax Capacity. The City reserves any unused portion of the legal levy limit above the adopted _% increase for future use to be used to meet future financial requirements.

Section 2. Notice to King County. This ordinance shall be certified to the proper County officials, as provided by law.

Section 3. Effective Date. This ordinance shall be in full force five days after publication of this ordinance, or a summary consisting of its title, in the official newspaper of the City, as provided by law.

Section 4. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be preempted by State or Federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

PASSED BY THE CITY COUNCIL ON NOVEMBER 26, 2007.

Mayor Robert Ransom

ATTEST:

APPROVED AS TO FORM:

Scott Passey
City Clerk

Ian Sievers
City Attorney

Date of Publication:
Effective Date:

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Memorandum

DATE: November 21, 2007

TO: City Councilmembers

FROM: Debbie Tarry, Finance Director

RE: Adoption of 2008 Property Tax Levy

As discussed during the Council meeting on November 19, 2007, the City Council will be requested to adopt three ordinances related to the 2008 property tax levy. These ordinances are attached for your reference.

Based on Council's direction, staff has prepared the ordinances as described below:

1. Ordinance No. 489 – This ordinance will establish both the regular property tax and the special levy to repay the 2006 Park Bonds for 2008. The regular levy for 2008 includes a 1% increase over the 2007 levy plus allowable levy increases for new construction, state assessed property, and refunds. The amount of the 1% increase from 2007 is \$71,379. Although the City has received preliminary information from the County on new construction we have not received any information on increases to state valued properties. For this reason we have to estimate the levy increases related to new construction and other allowable increases. Since the actual amount is not known staff has estimated the levy impact to be \$124,500. This estimate is most likely higher than what the actual increase will be because the County can reduce to the actual, but if our estimate is lower than the actual they can not increase the levy. The 2008 regular property tax levy rate is estimated at \$1.01 per \$1,000 assessed value, a 7.3% reduction from 2007. This ordinance requires approval by a majority of the City Council.
2. Ordinance No. 485 – This ordinance specifies the levy percent increase that is being used to establish the 2008 regular property tax levy. Council has given direction to use a 1% increase over the 2007 levy. Referendum 47 requires that entities adopt two separate ordinances: one establishing the levy and one stating the percentage increase. This ordinance requires approval by a majority of the City Council.
3. Resolution No. 265 – This ordinance will reserve unused capacity of the City's property tax levy for future use based on a finding of "future substantial need." Although the capacity is reserved, it does not require future Councils to use the capacity, rather it provides an option for future Council to consider. The ability to

reserve unused capacity allows the City to only levy the property tax level needed in 2008 to provide the services that have been identified within the 2008 budget. The estimated 2008 levy is \$7,333,768. Based on the information received from King County the City could have levied up to \$8,455,957 in 2008. This assumes that for years 2001 through 2007 the City could have levied the difference between 1%, which was actually levied, and the Implicit Price Deflator (IPD) and that in 2008 that the City Council could have found “substantial need” and levied a 6% increase in levy. In essence the City has levied \$1.122 million less than could have been levied. This resolution requires approval by a majority plus one of the City Council.

Attachments:

Ordinance No. 489 – Adopting the 2008 property tax levy

Ordinance No. 485 – Adopting the percentage increase for the 2008 property tax levy

Resolution No. 265 – Reserving unused capacity of the City’s property tax levy

ORDINANCE NO. 489

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON LEVYING THE GENERAL TAXES FOR THE CITY OF SHORELINE IN KING COUNTY FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2008, ON ALL PROPERTY BOTH REAL AND PERSONAL, IN SAID CITY WHICH IS SUBJECT TO TAXATION FOR THE PURPOSE OF PAYING SUFFICIENT REVENUE TO CONDUCT CITY BUSINESS FOR THE ENSUING YEAR AS REQUIRED BY LAW AND LEVYING AN EXCESS LEVY FOR THE REPAYMENT OF UNLIMITED GENERAL OBLIGATION BONDS

WHEREAS, the City Council of the City of Shoreline has considered the City's anticipated financial requirements for 2008 and the amounts necessary and available to be raised by ad valorem taxes on real, personal, and utility property; and,

WHEREAS, the City Council has properly given notice of the public hearing held November 19, 2007 to consider the City's current expense budget for the 2008 calendar year, pursuant to RCW 84.55.120; and

WHEREAS, the City Council after hearing and after duly considering all relevant evidence and testimony presented, determined that the City of Shoreline requires an increase in 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, and amounts authorized by law as a result of any annexations that have occurred and refunds made, in order to discharge the expected expenses and obligations of the City and in its best interest; and

WHEREAS, the voters of the City of Shoreline approved the issuance of \$18,795,000 in unlimited general obligation bonds on May 16, 2006; and,

WHEREAS, the City issued the bonds on December 13, 2006, and began making debt service payments on the bonds in June of 2007;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Regular Property Tax Levy Changes. An increase in the regular property tax levy, 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, is hereby authorized for the 2008 levy in the amount of \$71,379 which is a percentage increase of one percent (1%) from the previous year as calculated below.

	2007	2008	Increase/ (Decrease)
Assessed Valuation	6,591,074,508	7,219,691,245	628,616,737
Base Levy	7,003,904	7,137,889	133,985
Optional Increase on Base Levy			
Dollars	70,039	71,379	
Percent	1.00%	1.00%	0.00%
Prior Year Levy Adjustments and New Construction	64,657	124,500	59,843
Total Regular Levy in Dollars	7,138,600	7,333,768	195,168
Total Change in Percentage			2.73%
Rate per \$1,000 Assessed Valuation	1.09454	1.0158	(0.07874)

Section 2. Voter-Approved Excess Tax Levy for Unlimited General Obligation Bonds. In addition, a further tax is hereby levied to raise revenue to provide for the interest and redemption of voter-approved general obligation bonds for the fiscal year of 2008 in the amount of \$1,780,000. This tax is applicable to all taxable property within the City of Shoreline.

Section 3. Notice to King County. This ordinance shall be certified to the proper County officials, as provided by law, and taxes herein levied shall be collected to pay to the Finance Department of the City of Shoreline at the time and in the manner provided by the laws of the State of Washington for the collection of taxes for non-charter code cities.

Section 4. Effective Date. This ordinance shall be in full force five days after publication of this ordinance, or a summary consisting of its title, in the official newspaper of the City, as provided by law.

Section 5. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be preempted by State or Federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

PASSED BY THE CITY COUNCIL ON NOVEMBER 26, 2007.

Mayor Robert Ransom

ATTEST:

Scott Passey
City Clerk

Date of Publication:
Effective Date:

APPROVED AS TO FORM:

Ian Sievers
City Attorney

ORDINANCE NO. 485

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON ESTABLISHING THE LIMIT FACTOR FOR THE REGULAR LEVY FOR THE CITY OF SHORELINE IN KING COUNTY FOR THE FISCAL YEAR COMMENCING JANUARY 1, 2008, ON ALL PROPERTY BOTH REAL AND PERSONAL, IN SAID CITY WHICH IS SUBJECT TO TAXATION FOR THE PURPOSE OF PAYING SUFFICIENT REVENUE TO CONDUCT CITY BUSINESS FOR THE ENSUING YEAR AS REQUIRED BY LAW

WHEREAS, the City Council of the City of Shoreline has met and considered the City's anticipated financial requirements for calendar year 2008; and,

WHEREAS, the City Council, in the course of considering the budget for 2008 has reviewed all sources of revenue and examined all anticipated expenses and obligations; and

WHEREAS, the City Council has determined that to meet the financial obligations of the City for calendar year 2008 that it will increase the regular property tax levy by one percent (1%); and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Limit Factor for Regular Levy. The limit factor for the regular levy for the calendar year 2008 shall be one percent of the 2007 regular levy increasing the 2008 levy by \$71,379 which is a percentage increase of one percent (1%) from the previous year.

Section 2. Notice to King County. This ordinance shall be certified to the proper County officials, as provided by law, and taxes herein levied shall be collected to pay to the Finance Department of the City of Shoreline at the time and in the manner provided by the laws of the State of Washington for the collection of taxes for non-charter code cities.

Section 3. Effective Date. This ordinance shall be in full force five days after publication of this ordinance, or a summary consisting of its title, in the official newspaper of the City, as provided by law.

Section 4. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be preempted by State or Federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

PASSED BY THE CITY COUNCIL ON NOVEMBER 26, 2007.

Mayor Robert Ransom

ATTEST:

APPROVED AS TO FORM:

Scott Passey
City Clerk

Ian Sievers
City Attorney

Date of Publication:
Effective Date:

RESOLUTION NO. 265

**A RESOLUTION OF THE CITY OF SHORELINE, WASHINGTON
FINDING FUTURE SUBSTANTIAL NEED AND RESERVING ANY
UNUSED PROPERTY TAX LEVY CAPACITY FOR POTENTIAL
FUTURE USE**

WHEREAS, on November 19, 2007 the City Council conducted a public hearing on revenue sources available to the City including consideration of possible increases in property tax revenues; and

WHEREAS, the City has adopted Ordinance No. 485, increasing the 2008 property tax by 1% and approximately \$71,379 from the regular property tax levied in 2007 and Ordinance No. 489 adopting the 2008 property tax levy; and

WHEREAS, upon the effective date of the Washington Supreme Court ruling invalidating Initiative I-747 ("Decision"), regular property tax levy assessments will be controlled by restored state statutes in effect prior to I-747 including a levy capacity limited by the implicit price deflator; and

WHEREAS, the City Council declares its intent to retain, for future needs, unused levy capacity from 2002 through 2008 when the levy was set at a 1% increase over the previous year's levy rather than the implicit price deflator; and

WHEREAS, upon the effective date of the Decision, statutes allow the Council, by a majority plus one vote, to declare a finding of future substantial need, and to protect and reserve unused levy capacity up to an increase of 6% over the previous year's levy for the future needs of the City; and,

WHEREAS, the City Council of the City of Shoreline has considered the City's anticipated financial requirements for future years and the amounts necessary and available to be raised by all sources of revenue including ad valorem taxes on real, personal, and utility property; and,

WHEREAS, the City Council finds that future projected revenues may not be sufficient to meet future financial requirements and that additional reserved capacity for 2008 should be protected for future consideration in meeting these revenue shortfalls after an informed public process; and,

WHEREAS, the City Council finds future substantial need for reserving the use of regular property tax levy capacity in an amount in excess of the 2008 levy increase of 1% to the maximum increase of 6%; now therefore

**THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, DO
RESOLVE AS FOLLOWS:**

Section 1. Reserve Unused Property Tax Capacity. The City reserves any unused portion of the legal levy limit to be used to meet potential future financial requirements, specifically the capacity between the adopted 1% increase that was levied and the implicit price deflator for each of the years from 2002 to 2008.

Section 2. Finding of Substantial Future Need and Additional Levy Capacity Reserved.

- A) The City Council finds that based on a consideration of available revenue sources and the future financial needs of the City, there is a future substantial need for increased revenues. The Council further finds it is in the best interests of the City to reserve the maximum levy capacity available in 2008 under RCW 84.55.0101 and .092.
- B) The City reserves regular property tax levy capacity consisting of the capacity between the 1% increase adopted in Ordinance No. 485 and the increase that could be levied of 6% over the 2007 regular property tax levy, such capacity to be used for potential future financial needs.
- C) If this Resolution is passed by less than five affirmative votes this Section 2 shall be null and void.

Section 3. Notice to King County. This ordinance shall be certified to the proper County officials, as provided by law.

Section 4. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be preempted by State or Federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

**PASSED BY A VOTE MAJORITY OF THE CITY COUNCIL ON
NOVEMBER 26, 2007.**

Mayor Robert Ransom

ATTEST:

APPROVED AS TO FORM:

Scott Passey
City Clerk

Ian Sievers
City Attorney

Date of Publication:
Effective Date:

Scott Passey

From: Ian Sievers
Sent: Wednesday, November 21, 2007 3:26 PM
To: Debbie Tarry; Robert Olander
Cc: Carolyn Wurdeman; Scott Passey
Subject: RE: Property Tax Future Substantial Need RES 265.doc

Here is the final set . I did reverse the ordinance numbers as I mentioned to Bob including the references in the memo (Scott you should change the log). This way 485 is the separate ordinance on increase, it is followed by the 489 which includes the same information plus the voter-approved bond levy, and finally the Resolution refers to both ordinances and makes the substantial need finding for a higher limit factor and banks that capacity. Since there is a new ordinance since the last staff report, at the council discussion you can mention it was assigned as 485 and the old 485 reassigned to a new number 489.

In reference to 489 below if this is a limit factor ordinance it might be the same as the resolution, I would have to see the County's email direction. However, if it is the separate ordinance/resolution called for in 84.55.120 it is inadequate since it just calls out use of a 1% limit factor and this statute is the one that requires a separate ordinance or resolution "specifically authorizing the increase in terms of both dollars and percentage." I have revised this ordinance (now renumbered 485) to include this detail.



Property Tax



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-----Original Message-----

From: Debbie Tarry
Sent: Wednesday, November 21, 2007 1:59 PM
To: Ian Sievers; Robert Olander
Cc: Carolyn Wurdeman; Scott Passey
Subject: RE: Property Tax Future Substantial Need RES 265.doc

Ian -

Does this allow us to eliminate ordinance no. 489? - the limit ordinance?

-----Original Message-----

From: Ian Sievers
Sent: Wednesday, November 21, 2007 12:25 PM
To: Robert Olander; Debbie Tarry
Cc: Carolyn Wurdeman; Scott Passey
Subject: Property Tax Future Substantial Need RES 265.doc

<< File: Property Tax Future Substantial Need RES 265.doc >> New Resolution on Banking with changes