



Staff Report – Ordinance

November 16, 2020 Council Regular Meeting

Ordinance No. 20-007 Levying 2021 Property Taxes for the General Fund

Presenter: Cathy Huber Nickerson, Finance Director

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SUMMARY: Property taxes are the primary revenue source for funding of general fund services for the City of Camas. Property taxes are complicated with different limitations but the one limit which requires City Council's annual consideration is the Levy Increase Limit. In Washington State, property taxes increases are not based on the increasing value of properties but rather on the amount of property taxes that are assessed from the prior year. Each year's levy may be increased by no more than 1% or the Implicit Price Deflator (IPD) whichever is less. The IPD is the percentage change in the implicit price deflator for personal consumption as published by the Bureau of Economic Analysis by September 25th. The IPD for the 2021 property tax levy is 0.602%.

The City does have the option to increase the levy above the IPD by passing the Substantial Need Resolution per RCW 84.55.0101. The City has passed this resolution each year as part of the 1%.

On November 2, 2020 Council Meeting, Council considered the funding of four additional firefighter/paramedics to eliminate cross-staffing at CWFD Station 42. One of the options was to dedicate the 1% of property taxes to fund the positions. Council directed staff to develop a 2021-2022 Budget package with 2 FTE in 2021 and 2 in 2022. One component of the funding would be dedicating the property tax 1%.

This is the final step to approve the 1% property tax increase after considering public comment during a public hearing and after considering the Resolution declaring Substantial Need.

EQUITY CONSIDERATIONS:

What are the desired results and outcomes for this agenda item? To approve an ordinance setting a property tax levy at the 1% lawful limit.

What's the data? What does the data tell us? The 2021-2022 Mayor's Recommended Budget supports the need of the 1% limit factor to fund public safety such as two firefighter/paramedics for 2021.

How have communities been engaged? Are there opportunities to expand engagement? Public hearing was held prior to consideration of this ordinance.

Who will benefit from, or be burdened by this agenda item? All property owners in the City of Camas will be impacted by this agenda item.

What are the strategies to mitigate any unintended consequences? The impact will be nominal to most homeowners, approximately \$13 for the year on average.

Does this agenda item have a differential impact on underserved populations, people living with disabilities, and/or communities of color? Please provide available data to illustrate this impact. The Clark County Assessor's Office can provide exemptions for homeowners who are within certain age and income groups as well as homeowners who may be disabled. Will this agenda item improve ADA accessibilities for people with disabilities?

What potential hurdles exist in implementing this proposal (include both operational and political)? N/A

How will you ensure accountabilities, communicate, and evaluate results? N/A

How does this item support a comprehensive plan goal, policy or other adopted resolution? This item supports the City's revenue strategy of maintaining taxing capacity for fiscal sustainability.

RECOMMENDATION: Staff recommends Council approve Ordinance 20-007 levying the ad valorem taxes for obligations of the General Fund for fiscal year ending December 31, 2021.