



On June 30th, Governor Inslee issued the “Washington Ready” guidelines, effectively re-opening the State of Washington and removing the Covid-19 restrictions. The City of Sumner looks forward to welcoming members of the public to its meetings in-person, but until further notice will continue to conduct its meetings 100% virtually, using the ZOOM platform. The public is invited to attend using the ZOOM meeting access information below:

<https://sumnerwa-gov.zoom.us/j/89975484817>

Or One tap mobile : +12532158782,,89975484817# or +16699006833,,89975484817#

Or Telephone: +1 253 215 8782

Webinar ID: 899 7548 4817

CALL TO ORDER

Roll Call: Bitetto, Brown, Hamilton, Hayden, Hochstatter, Neuman and Reed

REGULAR BUSINESS

1. Setting the 2022 Ad Valorem Property Tax Levy
2. Pandemic Response Update

CITY ADMINISTRATOR REPORT

AGENDA SETTING

1. Council Committee Meeting Calendar
2. Council Agenda Calendar

EXECUTIVE SESSION

ADJOURNMENT

This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact the City Clerk at (253) 299-5590, 24 hours in advance.

SUBJECT: Setting the 2022 Ad Valorem Property Tax Levy

CATEGORY: Resolution

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

1. Property Tax Presentation
-

STAFF CONTACT: Kassandra Raymond, Chief Financial Officer

SUMMARY BACKGROUND:

Annually, City Council must evaluate and set the ad valorem property tax levy for the upcoming tax year. Staff reviewed the Tax Year 2021 levy, Tax Year 2022 preliminary certification of assessed valuation, and Tax Year 2022 levy scenarios with the Finance & Personnel Committee. A public hearing for the Tax Year 2022 property tax levy rate is scheduled for November 1, 2021, with action to be considered at the regular City Council meeting of November 15, 2021. The City is required to certify its Tax Year 2022 property tax levy to Pierce County no later than November 30, 2021.

COUNCIL COMMITTEE/STUDY SESSION: Finance & Personnel Committee

MEETING/STUDY SESSION DATE: 10/6/2021

COMMITTEE RECOMMENDATION: Forward discussion of levy rate options to Study Session.

STAFF RECOMMENDATIONS/MOTION:

Review Tax Year 2022 property tax levy options and provide staff direction for public hearing and action.



CITY OF
SUMNER
WASHINGTON

2022 Property Tax Levy

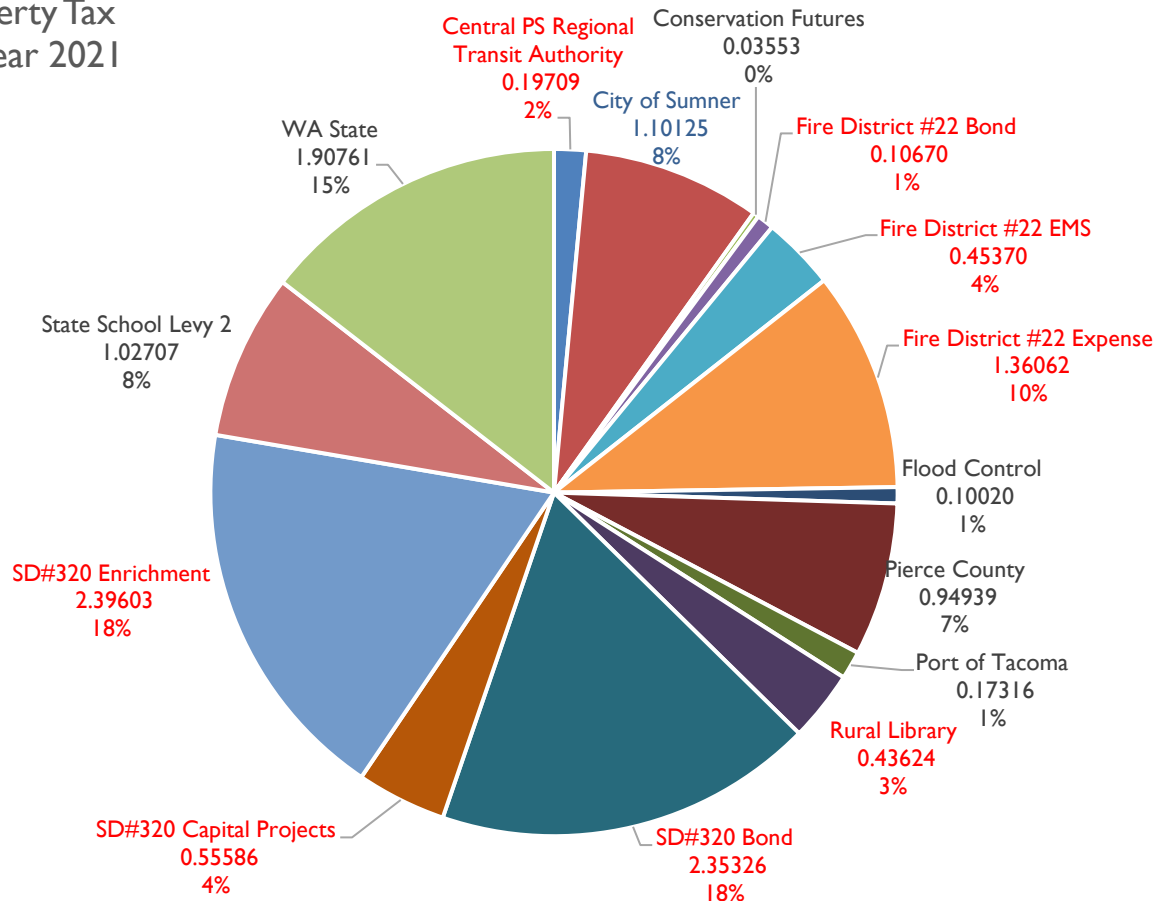
City Council
October 25, 2021

About Property Taxes

- 24% of the General Fund revenue (2021)
 - Most stable source
 - 2015 Council authorized increase for General Fund, Building Reserves, Sidewalks, and Streets/Arterial Streets
 - 2017 Council authorized increase for General Fund operations (consistent with cost of living) and City Council Strategic Reserve.
- Public hearing scheduled for November 1, 2021
- Resolution November 15, 2021
- Resolution must be passed and certified to Pierce County by November 30, 2021

About Property Taxes

Property Tax
Tax Year 2021



Property tax is the 2nd largest revenue source in the General Fund;

The City receives 8% of Sumner's overall property tax assessment.

- SBLSD = 48%
- EPFR = 15%

Distributions in red font are voter approved

TY 2021 Property Tax Levy



Levy Amount	Purpose
General Fund	\$3,428,955
City Council Strategic Reserve	\$350,000
Street Operations & Capital	\$330,000
Total	\$4,108,955

Preliminary Certification



	TY 2021	TY 2022	Change
Assessed Valuation	\$3,731,166,761	\$4,280,857,384	15%
A/V Single Family Residence	\$376,024	\$439,404	17%
A/V NC&I	\$140,736,860	\$97,722,098	-31%
Value of NC&I	\$157,211	\$107,617	-32%

Levy Options

	Levy Rate Per \$1,000 AV	Avg SFR*	Monthly Change From 2021
TY 2021	\$1.1012	\$414.10	-
TY 2022 @ 1% increase	\$0.9947	\$437.08	\$1.91
TY 2022 @ 2.5% increase	\$1.0091	\$443.40	\$2.44
TY 2022 @ 4% increase	\$1.0235	\$449.73	\$2.97
TY2022 @ 5.5% (CPI)	\$1.0379	\$456.05	\$3.50

*City portion of property tax on average single family residential home

Finance Committee



	1.0% increase	2.5% increase
TY2020 Levy	\$4,108,955	\$4,108,955
Increase over TY2020	\$41,090	\$102,724
+ Additional revenue from NC&I	\$107,616	\$107,616
+ Additional revenue from administrative refunds	\$513	\$513
Total TY2022 Levy	\$4,258,173	\$4,319,808
Levy per \$1,000	\$0.9947	\$1.0091
	<i>Councilmember Reed</i>	<i>Councilmembers Bitetto, Neuman</i>

*Based on Pierce County's preliminary values. Final values will be released in late November and may update this number. 7

Average Homeowner Impact



Tax Year	Assessed Valuation	Levy Rate*	Levy Amount
2021	\$376,024	\$1.1012	\$414.10
2022 @ 1.0%	\$439,404	\$.9947	\$437.08
Change	+\$63,380	-(0.1006)/\$1,000	\$22.98/year \$1.91/month

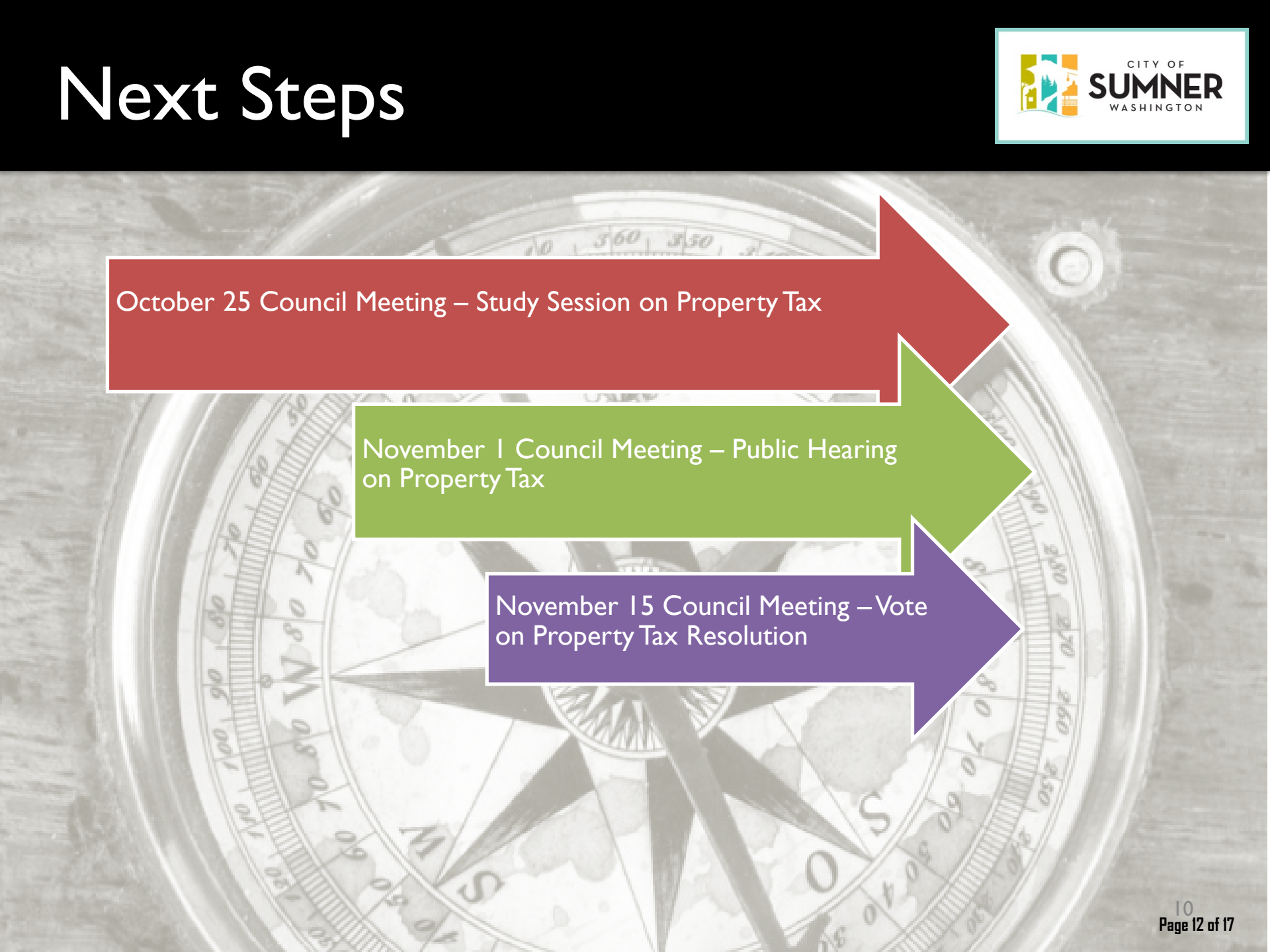
Tax Year	Assessed Valuation	Levy Rate*	Levy Amount
2021	\$376,024	\$1.1012	\$414.10
2022 @ 2.5%	\$439,404	\$1.0091	\$443.40
Change	+\$63,380	-(0.0922)/\$1,000	\$29.30/year \$2.44/month

* Rounded. City portion of property taxes, based on average single family residential assessed values provided by Pierce County, including inflation.

Property Tax Levy

Levy Amount	1.0%	2.5%
General Fund	\$3,578,173	\$3,639,808
City Council Strategic Reserve	\$350,000	\$350,000
Street Operations & Capital	\$330,000	\$330,000
Total	\$4,258,173	\$4,319,808

Next Steps



October 25 Council Meeting – Study Session on Property Tax

November 1 Council Meeting – Public Hearing
on Property Tax

November 15 Council Meeting – Vote
on Property Tax Resolution

SUBJECT: Pandemic Response Update

CATEGORY: Information Only

BUDGET IMPACT:

Expenditure Required: None

Within Budget Allocation: N/A

ATTACHMENTS:

STAFF CONTACT: Jason Wilson, City Administrator, Jeff Steffens, Administrative Services Director, Andrea Marquez, City Attorney

SUMMARY BACKGROUND:

Staff will be discussing the ongoing pandemic response.

COUNCIL COMMITTEE/STUDY SESSION:
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MEETING/STUDY SESSION DATE:

COMMITTEE RECOMMENDATION:

STAFF RECOMMENDATIONS/MOTION:

Information only at this time.

OCTOBER 2021

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2
4	5	6	7	8	9
6:00PM Regular Council Meeting (Virtual)	4:00PM Public Works Committee (Virtual) 6:00PM American Rescue Plan Act Committee (Virtual)	5:30PM Finance Committee (Virtual)	4:30PM Forestry/Parks Commission (Virtual) 6:00PM Planning Commission (Virtual)		
11	12	13	14	15	16
6:00PM Study Session (Virtual)		CANCELLED 6:30PM Design Commission (Virtual)			
18	19	20	21	22	23
6:00PM Regular Council Meeting (Virtual)		5:00PM Public Safety (Virtual)			
25	26	27	28	29	30
6:00PM Study Session (Virtual)		5:00PM CD Committee (Virtual)	5:30PM Arts Commission (Virtual)		

*Meeting dates and times may change. Please contact City Hall to confirm this information prior to any meeting you plan to attend. **These meetings are accessible to persons with disabilities.** For individuals who require special accommodations, please contact City Hall at (253) 299-5500, 24 hours in advance.*

Name: Michelle Converse, CMC

Title: City Clerk

City of Sumner
1104 Maple Street
Sumner, Washington 98390
Ph: (253) 299-5500 Fax: (253) 299-5509
Website: **www.sumnerwa.gov**

NOVEMBER 2021

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6
6:00PM Regular Council Meeting (Virtual)	4:00PM Public Works Committee (Virtual) 6:00PM American Rescue Plan Act Committee	5:30PM Finance Committee (Virtual)	6:00PM Planning Commission (Virtual)		
8	9	10	11	12	13
6:00PM Study Session (Virtual)		6:30PM Design Commission (Virtual)	HOLIDAY – CITY HALL CLOSED 4:30PM Forestry/Parks Commission (Virtual)		
15	16	17	18	19	20
6:00PM Regular Council Meeting (Virtual)		5:00PM Public Safety (Virtual)			
22	23	24	25	26	27
6:00PM Study Session (Virtual)		5:00PM CD Committee (Virtual)	5:30PM Arts Commis (Virtual)	HOLIDAY – CITY HALL CLOSED	
29	30				

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CITY COUNCIL AGENDA CALENDAR**Updated October 19, 2021**

CA – CONSENT AGENDA	ES – EXECUTIVE SESSION	NB – NEW BUSINESS
UB – UNFINISHED BUSINESS	P – PRESENTATION	PH – PUBLIC HEARING PR - PROCLAMATION

NOVEMBER 1 RCM

CA Resolution Justice Assistance Grant Acceptance
UB Ordinance No. XXXX – Vacating ROW for Sumner Bonney Lake School District
PH Setting the 2021 Ad Valorem Property Tax Levy
NB Ordinance No. XXXX – Confirmation of Lodging Tax Spending
NB Resolution No. XXXX - Adoption of Main Street Visioning Plan

NOVEMBER 8 SS

- Legislative Agenda
- Ordinance XXXX - Mid-Bi Budget Amendment
- Ordinance No. XXXX – Authorizing Condemnation 14403 29th Street East
- *Possible ES – potential litigation*

NOVEMBER 15 RCM

CA PSAR Grant Acceptance
CA Resolution No. XXXX – Interlocal Agreement with Pierce County for Solid and Hazardous Waste Management Planning
CA Resolution No. XXXX - ILA with Pacific for Utility Expansion
CA Resolution Accepting Grant Funding – Housing Action Plan Implementation
CA Sumner Tapps Guardrail Upgrade – Construction Management Supplement
PH Ordinance XXXX - Mid-Bi Budget Amendment
UB Resolution No. XXXX - Setting the 2022 Ad Valorem Property Tax Levy
NB Ordinance No. XXXX – Authorizing Condemnation 14403 29th Street East

NOVEMBER 22 SS**DECEMBER 6 RCM**

UB Ordinance No. XXXX - Mid-Bi Budget Amendment
NB Legislative Agenda

DECEMBER 13 SS**JANUARY 3 RCM**

Open meeting – call roll and then administer the Oath of Office - Mayor / Councilmembers / Judge
NB Deputy Mayor Selection
NB Committee Selection (good for 2 years)

JANUARY 10 SS

- Multi Family Tax Exemption

JANUARY 18 RCM (Tuesday)

JANUARY 24 SS

Pending

MISC.	MISC.	WHITE RIVER RESTORATION PROJECT
ROW Vacation Code Amendment	Bond Issuance for Operations Facility	PH - Surplus Utility Property South of 24 th Street East
LEOFF 1 Policies	Contract Approval Code Amendment	UB - Resolution No. XXXX - Surplus Utility Property South of 24 th St E
Body Worn Camera Update	Temporary Use Permit – Food Trucks	
Sign Code Update		BNSF Agreement
Raffle Repeal SMC 904	Update electronic signatures code	CWA Agreement
CTR Ordinance Update	Sumner Fiber Optic Study	CA - Water Rights Cost Reimbursement Agreement
Development Agreement Code updates	Houston Road Annexation	
	Ryan House Update	