

November 14, 2011

To The Burien City Council

To The City Council Members;

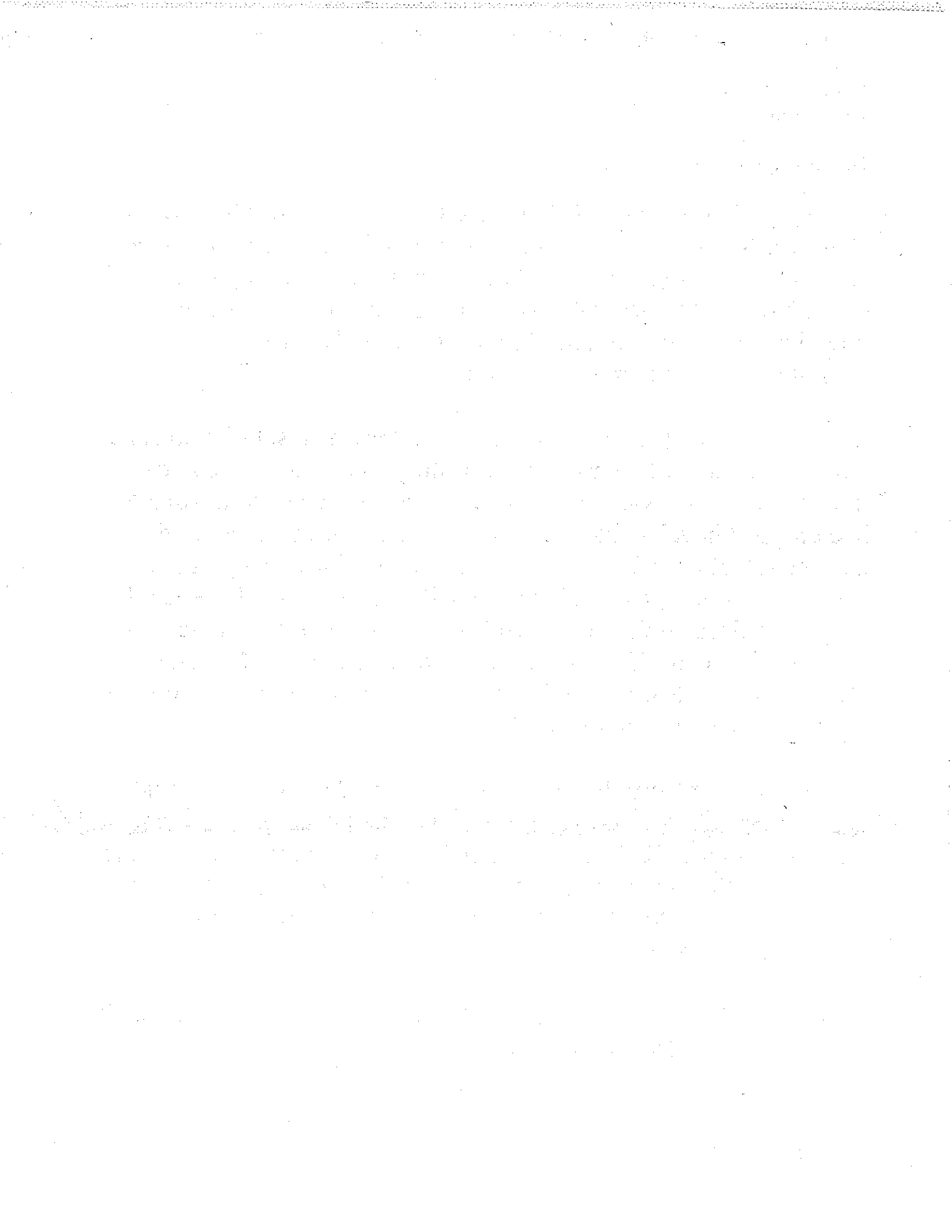
1. On page 9 of tonight's City Council packet is a letter from King County offering the City of Burien to join with 27 other cities in a comprehensive, regional model of an animal control program. Considering the issues that many Burien residents are experiencing with the current services, the City Council needs to return to a sensible and humane model of animal control.

2. The Burien City Council needs to withdraw its resolution to annex Area Y. During the hearing phase of the proposal to annex Area Y, the King County Assessor announced that the properties in Area Y had dropped in value from 12% to 17%. When citizens raised this as a concern that Area Y would be even less capable to support itself and the services it required, one councilmember stated that even if property values drop, the City will still continue to take in the same amount of revenue. This in fact is not true. As the City Manager stated in an article earlier today "As the values of homes go down, people pay less property taxes."

This means that North Highline Area, an area that the BERK study indicated is not able to support itself over the long term, will generate less revenue in 2012 than it did in 2011. The property values in this area are declining at a faster rate than Seattle or Burien so, it is not financially sound for Burien to continue with the Annexation of North Highline at this time.

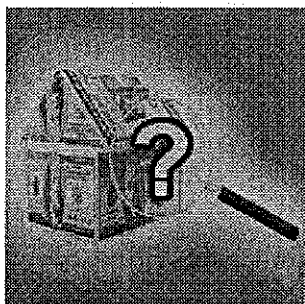
Please include this letter with the attached article in the next Council packet as part of the public record.

Sincerely,
Bob Edgar



Burien Council To Review City Budget Tonight – With No Property Tax Increase

Posted By [Scott Schaefer](#) On November 14, 2011 @ 12:34 pm In [Business](#), [Featured Stories](#), [Headlines](#), [Life](#), [Politics](#) | [No Comments](#)



by [Ralph Nichols](#) ^[1]

There will be no property tax increase in Burien in 2012.

The city earlier posted notice of a public hearing at tonight's (Monday, Nov. 14) council meeting, soliciting comment on a possible property tax increase of up to 1 percent (read our previous coverage [here](#) ^[2], including a Poll and numerous Comments).

By law, the council must also review the city's budget midway through the biennium to address any budgetary items that require adjustment.

A public hearing must be held before adoption of a new budget or budget adjustments, including the next year's property tax.

The council establishes the city's property tax levy annually, as required by state law, according to Burien Finance Director **Kim Krause**.

Local governments are limited by Initiative 747 to annual property tax increases of 1 percent or the rate of inflation, whichever is less.

I-747 was approved by voters statewide in 2001, then reinstated by the Legislature after the law was invalidated on a 5-4 decision by the State Supreme Court.

"This year's inflation rate was 2.755 percent," Krause noted. "Therefore, the city is limited to a 1 percent property tax increase, which is approximately \$71,135."

But, she continued, "the city has received notification from the King County Assessor's Office that the preliminary assessed valuation [of property in Burien] is 9.23 percent lower than 2011.

"Due to this reduction, the city can only collect the statutory limit of \$1.60 [per \$1,000 of assessed value], which is approximately \$467,000 less than 2011. Ordinance 557 adopts the Property Tax Levy."

"As the values of homes go down, people pay less property taxes," City Manager **Mike Martin** said. "As a result, the city will get about half a million dollars in revenue next year."

Property values and mill rates – a unit of measure used in calculating property taxes – are like a teeter totter, he continued.

When values go up the mill rate goes down, and when values go down, the mill rate goes up. This year, that formula puts the city at the \$1.60 per \$1,000 cap.

"We can't tax above that," Martin said.

In 2010, the city "did have the ability to increase our property tax by 1 percent, but the council chose not to do it. The council felt that because the recession was hard on everybody, they should do something symbolic that recognized times were tough for everyone."

Martin said for a house valued at \$335,000 – the average value of a home in Burien – a 1 percent property tax increase would be 38 cents a month, or \$4.56 annually.

Compared to what a 1 percent property tax increase would cost Burien homeowners, Highline School District voters renewed and increased in February a six-year operation and maintenance levy, which costs about \$150 a month for an average home.

Like

3 likes. Sign Up to see what your friends like.

Article printed from The B-Town (Burien) Blog | Named "Best Hyperlocal Website" in the Northwest by Society of Professional Journalists: <http://www.b-townblog.com>

URL to article: <http://www.b-townblog.com/2011/11/14/burien-council-to-review-city-budget-tonight-%e2%80%93-with-no-property-tax-increase/>

URLs in this post:

[1] Ralph Nichols: <mailto:ranichols2@yahoo.com>

[2] here: <http://www.b-townblog.comwww.b-townblog.com/2011/11/10/poll-would-you-be-willing-to-pay-up-to-a-1-increase-in-property-taxes>

Copyright © 2010 LOL Dudez, LLC (The B-Town (Burien) Blog) | All rights reserved.