



**MINUTES OF REGULAR MEETING
BOARD OF PARK COMMISSIONERS
October 28, 2024**

PRESENT: Andrea Smith, President
Rosie Ayala, Acting Clerk
Matthew Mauer

REMOTE: Aaron Pointer
Tim Reid

IN THE CHAIR: Andrea Smith

PLACE: STAR Center 3873 S. 66th St. Tacoma, WA 98409

PUBLIC HEARING

- GENERAL TAX LEVY OF REGULAR PROPERTY TAX FOR COLLECTION IN 2025
- EXCESS TAX LEVY FOR UNLIMITED TAX GENERAL OBLIGATION (UTGO) BOND REDEMPTION

The Public Hearing was called to order at 5:32 pm.

Tania Wink provided a thorough explanation of the annual budget and levy process required for municipal governments in the state. She explained that all municipal governments, including cities and Districts, must create a budget each year. This budget must then be submitted to the county for approval to ensure it aligns with the limits set by the state. As part of this process, Tania Wink noted, each taxing jurisdiction must determine the amount of property tax revenue required to fund its budget. She further noted that this required amount, known as the levy amount, is the total that will be collected from taxpayers within the District.

Continuing, Tania Wink highlighted the critical deadline for taxing Districts stating that these budgets, along with a Levy Certification, must be filed with the County by November 30th.

Tania Wink went on to clarify the role of the county assessor in calculating the levy rate needed to meet the revenue target. She explained that the assessor calculates this rate by dividing the total levy amount by the assessed value of taxable property within the District. She then addressed the responsibilities of the Assessor-Treasurer's Office, which must determine the Ms. Wink discussed the topic of excess levies, or local levies, which are approved by voters at the polls.

Tania Wink provided a detailed overview of the levy system, highlighting how levy amounts and rates are determined for taxing Districts. She explained that a levy represents the total dollar amount a taxing District request to collect through property taxes, used to fund governmental activities. Under the budget-based system, Tania Wink noted, "a taxing District first establishes

its levy amount, and the assessed valuation then determines the levy rate that property owners must pay. She went on to illustrate Metro Parks Tacoma's taxing authority, explaining that the District has a maximum regular tax levy rate of \$0.75 per \$1,000 of assessed value, raised from \$0.50 in 2010 through a levy lid lift. Tania Wink also noted that state law limits annual property tax growth to 1%, regardless of increases in assessed value, meaning Districts cannot levy more than 101% of the highest amount levied to date. In 2023, Metro Parks exceeded its previous highest levy, which will set the baseline for the next year.

Ms. Wink further explained an additional protection for property owners does exist including that fact that taxing Districts collectively cannot impose a rate exceeding \$5.90 per \$1,000 of assessed property value, excluding certain Districts like schools and ports. Metro Parks' levy rate of \$0.75 falls within this limit.

Finally, Tania Wink discussed provisions for taxing Districts with populations over 10,000, which can impose an inflation factor if deemed necessary. She shared that for 2025, the Department of Revenue set an Implicit Price Deflator (IPD) rate of 2.57%, but Metro Parks' levy limit remains capped at 1.06% due to the levy lid lift.

A 2024 Property Tax Distribution graph from the Pierce County Assessor-Treasurer's Office property taxes are allocated among various entities was shared. Ms. Wink indicated that the largest share goes to Tacoma Schools, which receives 37.5% of the total property tax revenue. She further explained that the State of Washington receives 20.8%, followed closely by the City, which receives 20.2%. Ms. Wink commented Metro Parks Tacoma, receives 11.0% of the property tax distribution. Other allocations include Pierce County at 6.7%, Transit at 1.4%, the Port of Tacoma at 1.3%, Flood Control at 0.9%, and the Conservation Fund at 0.3%.

Ms. Wink then reviewed a historical levy table. She noted there was a consistent increase in total assessed value from 2014 to 2020. However, the rate dropped over 3% from 2020 to 2021. Ms. Wink commented that there were increases in 2022 and 2023, but 2024 saw a decrease of 1.4% with assessed expected to increase about 6% in 2024.

Staff recommend levy rate for collection in 2025 will be a total of \$1.216.

Tania Wink provided an overview of recent economic trends affecting Washington State. She noted that inflation in the state has outpaced income growth, with a significant spike of 5.8% in fiscal year 2023 and an anticipated increase of 3.8% for 2024. Ms. Wink stated that this inflation has impacted consumer behavior, as Consumer Confidence Index dropped to 98.7% in September. Discussing the housing market, Tania Wink mentioned that homebuying is expected to slow down. However, she emphasized that, despite reduced affordability, home prices have remained resilient due to the limited supply of homes available for sale. Ms. Wink then reviewed a sales tax distribution graph, noting that MPT receives 0.1%. Historical sales tax graphs were then reviewed. She noted that the 2025 project sales tax revenue for the District is project to be \$15.91M. Ms. Wink concluded the presentation commented in on several items on the local and state ballot that may impact tax collection rates.

Being no additional comments or testimony, the hearing was closed.

REGULAR MEETING

The regular meeting of the Metropolitan Park District Board of Park Commissioners was called to order at 6:00 p.m. President Smith read a land acknowledgement.

President Smith noted that Commissioners Reid and Pointer were attending remotely.

Commissioner Ayala was appointed as acting clerk.

SPECIAL PRESENTATIONS**TACOMA PUBLIC UTILITIES RATES UPDATE**

Rosa McLeod representing TPU was introduced. Ms. McLeod began her presentation with several introductory slides that spoke to the service area and portfolio of TPU. She indicated that those factors attributed to the rate increase include: Increased costs from inflation, Supply chain shortages, and Critical infrastructure.

Ms. McLeod then shared the following proposed power rate adjustments:

Small General Business: 6.1 % increase per year

- \$9.79 average monthly increase in 2025
- \$10.02 average monthly increase in 2026

Residential: 6.5% increase per year

- \$6.72 average monthly increase in 2025
- \$7.09 average monthly increase in 2026

Proposed Tacoma Water Rate Adjustments:

Parks and Irrigation: 6% increase per year

- \$5.637 per CCF in 2025
- \$5.971 per CCF in 2026

Residential: 6.3% increase per year

- \$2.86 average monthly increase in 2025
- \$3.10 average monthly increase in 2026

Brief conversation ensued regarding water rates at Point Defiance Park.

Staff representing the City's Environmental Service Department then presented the following proposed rate adjustments for both 2025 and 2026:

Stormwater:

- System average increases: 8% in 2025, 8% in 2026
- Commercial: 8% in 2025, 8% in 2026
- Average residential increases 7.7% in 2025; 8.0% in 2026
- \$2.49 preliminary average monthly increase in 2025
- \$2.70 preliminary average monthly increase in 2026

Wastewater:

- System average increases: 7% in 2025, 7% in 2026
- Commercial (Category 2): 7.3% in 2025, 7.6% in 2026
- Average residential increases 6.7% in 2025; 6.4% in 2026
- \$4.57 preliminary average monthly increase in 2025
- \$4.71 preliminary average monthly increase in 2026

Solid waste:

- System average increases: 5.5% in 2025, 5.5% in 2026
- Commercial: 0-8% in 2025, 0-8% in 2026
- Average residential increases 5.7% in 2025; 5.7% in 2026
- \$3.16 preliminary average monthly increase in 2025
- \$3.35 preliminary average monthly increase in 2026

Commissioner Mauer inquired about irrigation rates and how those are metered. TPU staff noted that they are metered separately. Commissioner Mauer also asked about reaching goals of fossil fuel reduction by buying clean energy.

Ms. McLeod concluded the pre-station noting the various ways to reduce utility costs and programs for credit assistance. She indicated that all the proposed rate adjustment information and the City Councils dates of consideration of the proposals can be found on the TPU website.

PRESIDENTS REPORT

President Smith commented that she attended a recent meeting to discuss future use of Cushman sub-station.

STANDING COMMITTEE AND COUNCIL REPORTS

Arts & Heritage Advisory Council

Commissioner Ayala stated that at their last meeting the council discussed the District's Climate Action Plan and the City of Tacoma's Public Art Plan.

Nature & Environment Advisory Council

Commissioner Mauer commented that the council discussed drafting a letter related to the District's Climate Action Plan.

Tacoma Parks Foundation

President Smith commented that foundation has three potential candidates to join their Board.

EXECUTIVE DIRECTOR'S REPORT

Shon Sylvia, Executive Director commented on the following:

- Meagan Kula was introduced, and she recognized and thanked members of the STAR Center Community Leadership Committee.
- November 9 – 11th Both Point Defiance Zoo & Aquarium and Northwest Trek Wildlife Park are celebrating Veterans with Veterans Appreciation Days. US Military veterans and active-duty members can visit the parks for free and immediate family members receive half-off admissions.
- Meadow Park's PGA Professionals: Erik Haag was awarded Golf Professional of the Year and Mitch Girard was received both Player Development and Youth Player Development of the year by the Western Washington Section PGA.

- Construction of a food forest at Charlotte’s Blueberry Park is underway. The project, which was initiated by South End Neighborhood Council in 2024, received a \$175,000 grant from the Department of Natural Resources.
- Climate Action Plan Community Open House is scheduled for tomorrow evening at 6pm , here at the STAR Center.
- CIC meeting schedule for October 30th is canceled.
- There is a COW scheduled for next Monday, November 4, 2024 at 5:30pm.
- The Joint Park Board /ZTA meeting is Wednesday, November 6, 2024 at 5pm (remote meeting).

COMMUNITY COMMENTS

Janis Clark informed the Board of the Safe Homes International Veterans Day Celebration at People’s Center on November 11th at 6pm. She requested a formal proclamation form the Board in honor of the event.

MINUTES OF THE OCTOBER 14, 2024 REGULAR BOARD MEETING

Commissioner Mauer moved to adopt the minutes as presented; seconded by Commissioner Pointer and passed on a vote of 5-0.

CONSENT AGENDA

RESOLUTION NO. C64-24: REVISING NOVEMBER 2024 MEETING SCHEDULE FOR THE BOARD OF PARK COMMISSIONERS

RESOLUTION NO. C65-24: POINT DEFIANCE ZOO & AQUARIUM PACIFIC SEAS AQUARIUM CONTRACT #2015157Z (AIA# A133-2009) FINAL ACCEPTANCE TO TURNER CONSTRUCTION COMPANY

RESOLUTION NO. C66-24: APPOINTING ALISA LEE AND TABITHA ECHAVARRIA TO THE ACTIVE LIFESTYLES & COMMUNITY WELLNESS ADVISORY COUNCIL

Commissioner Pointer moved to adopt the consent agenda as presented; seconded by Commissioner Mauer.

Board members thanked new advisory council members.

PURCHASING RESOLUTIONS None

PUBLIC WORKS PURCHASING RESOLUTIONS

RESOLUTION NO. PW67-24: TITLOW PARK NORTH HIDDEN BEACH BRIDGE REPLACEMENT KPFF CONTRACT AMENDMENT FOR FINAL DESIGN

Commissioner Ayala moved adoption of the resolution; seconded by Commissioner Mauer.

Debbie Russell commented that this item was discussed at the last CIC meeting. She commented that this resolution authorizes the amendment of the KPFF contract to provide Architectural and Engineering design services for Titlow Park’s North Hidden Beach Bridge replacement. The original contract amount of \$258,119.12, will be expanded to include services through final design and permitting, and increase the contract amount to be \$832,837.72.

Being no additional comments, the question was called, and the resolution passed on a vote of 5-0.

SINGLE READING RESOLUTIONS None

FIRST READING RESOLUTIONS

RESOLUTION NO. RR68-24: AUTHORIZING 2024 GENERAL TAX LEVY OF REGULAR PROPERTY TAX FOR COLLECTION IN 2025

Commissioner Mauer moved to adopt the resolution; seconded by Commissioner Pointer.

Taniw Wink commented Metro Parks Tacoma levies its property tax on an annual basis even though it has adopted a biennial budget. Ms. Wink noted that Pierce County has estimated the assessed value of the District, excluding annexation, at \$45,786,259,492. The county’s preliminary figures estimate the 2025 amount of the District’s levy under the statutory rate limitation to be \$34,339,695 which is an increase of 5.8% when compared to 2024.

Being no additional comment, the resolution was moved to second reading at the November 25, 2024 Regular Board Meeting.

RESOLUTION NO. RR69-24: AUTHORIZING EXCESS TAX LEVY FOR UNLIMITED TAX GENERAL OBLIGATION (UTGO) BOND REDEMPTION

Ms. Wink noted that the excess levy will address debt service noting that that the amount to be levied for debt service payments on voter-approved UTGO bonds 2012A, 2014A, 2014B, 2015, 2016, 2018, 2019, and 2024 to be \$20,164,275.

Being no additional comment, the resolution was moved to second reading at the November 25, 2024 Regular Board Meeting.

SECOND READINGS RESOLUTIONS None

NEW BUSINESS POLICY UPDATE

Debbie Russell commented on the policy review schedule between October 28th and the end of the year.

Ms. Russell comment that IT staff has been drafting 12 new policies including:

IT--Artificial Intelligence Policy

IT--Data Storage and Retention Policy

IT--Information Systems Governance Policy

IT--Information Systems Purchasing Policy

IT--Mobile Device Policy

- IT--Network Policy
- IT--Remote Access Policy
- IT--Server Policy
- IT--Software Policy
- IT--Surveillance systems Policy
- IT--User Accounts Policy
- IT--Workstations Policy

Ms. Russell also stated that there are few changes related to the recently updated 100.003 Purchasing Policy that are related to change orders that staff will be bringing forward for Board consideration.

Ms. Russell closed the discussion by commenting on the 2025 Policy review schedule as follows:

- January 27, 2025 New Business
- February 3, 2025 Committee of the Whole
- February 24, 2025 1st Reading
- March 10, 2025 2nd Reading

2025 Batch 1 POLICIES UNDER CONSIDERATION (DRAFT)

- 200.015 Citizen Advisory Councils
- 501.002 Workplace Requirements/Code of Conduct
- 514.001 Sick Leave Use and Accrual
- 514.002 Vacation Use and Accrual
- 514.004 Holiday Use and Accrual

UNFINISHED BUSINESS None

BOARD COMMENTS

ADJOURN

Being no further business, the meeting was adjourned at 7:07p.m.

President

Clerk

Submitted by: Jennifer Bowman, Board Secretary