

CITY COUNCIL REPORT



Meeting Date: 06/08/2021
Charter Provision: *Provide for the orderly government and administration of the affairs of the City*
Objective: *Adopt Budgets*

ACTION*

Public Hearing on the Proposed FY 2021/22 Property Tax Levy

- 1) SOLICIT public testimony on the proposed fiscal year 2021/22 property tax levy, and
- 2) APPROVE a motion to levy the proposed property taxes, taxes to be assessed by ordinance on June 22, 2021.

BACKGROUND

The Arizona State Constitution and State law specify a two-tiered property tax system. The system consists of two levies, a primary property tax levy and a secondary property tax levy. The primary property tax levy is imposed by cities and towns for all general municipal purposes, while the secondary tax levy is only used to retire the principal and interest or redemption charges on bond indebtedness.

Per Arizona Revised Statutes (A.R.S.) § 42-17104, a public hearing on any tax levy must be held at least 14 days prior to the actual levy of the tax. In addition, pursuant to A.R.S. § 42-17107 and the City Charter, if the proposed primary property tax levy (excluding growth) exceeds the prior year's primary property tax levy, a Truth In Taxation (TNT) hearing with more stringent guidelines would substitute for the regular property tax hearing. Since the FY 2021/22 proposed primary property tax levy (excluding growth) does not exceed the FY 2020/21 primary property tax levy, the TNT hearing is not required, but a regular property tax hearing is required.

Primary Property Tax Levy (General Fund and Risk Management Fund revenue) – Rate expected to decrease:

The FY 2021/22 proposed primary property tax levy will be used to support General Fund activities such as police and fire protection, operation and maintenance of parks and libraries, and other general governmental functions. The primary property tax levy also includes a repayment to the Risk Management Fund reserve of \$290,000 for tort liability claim payments made during calendar year 2020.

For FY 2021/22, the City's total proposed primary property tax levy of \$35.1 million is an increase of \$0.2 million over the current year levy of \$34.9 million. The increase is due to: 1) the 2 percent statutory adjustment which added \$0.7 million to the tax roll; 2) the 2 percent statutory reach-back for FY 2020/21 which added \$0.7 million to the tax roll; and 3) new construction, partially offset by

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the decreased tort recovery of \$1.5 million. Due to increased property values, the current primary property tax rate of \$0.5273 per \$100 of assessed valuation is projected to decrease by \$0.0234 to \$0.5039 in FY 2021/22.

As required by A.R.S. § 42-17103 related to Final Budget Adoption (including Proposed Tax Levies), the City plans to publish estimates of FY 2021/22 revenues and expenses and a Public Hearing Notice regarding the tax levies in the local newspaper once a week for two consecutive weeks on Friday, May 28, 2021 and Friday June 4, 2021.

Secondary Property Tax Levy (GO Bond Debt Repayment) – Rate expected to decrease:

Under state law, cities and towns are allowed to levy a secondary property tax for the sole purpose of retiring the principal and interest on general obligation bonded indebtedness. A city or town may levy whatever amount of secondary property taxes is necessary to pay general obligation debt service (and fees related to the debt issuances). Secondary property tax is subject to limitation by the Arizona Constitution.

For FY 2021/22, the City's proposed secondary property tax levy is forecasted to increase \$1.7 million from the FY 2020/21 adopted budget of \$33.4 million to \$35.1 million due to an increase in debt service payments. However, due to increased property values, the current secondary tax rate of \$0.5043 is expected to decrease by \$0.0001 to \$0.5042 per \$100 of assessed valuation in FY 2021/22.

The FY 2021/22 Secondary Property Tax levy was calculated to ensure the reserve meets the required limitation prescribed in A.R.S. § 35-458(A) – that the levy be net of all cash in excess of 10 percent of the annual payments of principal and interest in the current fiscal year from the previous year remaining in the fund or funds prescribed by A.R.S. § 35-458(B).

Combined Property Tax Levy and Taxpayer Impact:

The combined tax levy is the aggregate of the primary and secondary levies. For FY 2021/22, the City's total proposed combined property tax levy is forecasted to increase over the current year by approximately \$1.9 million from \$68.3 million in FY 2020/21 to \$70.1 million in FY 2021/22.

In FY 2021/22, citizen tax bills will reflect an estimated combined property tax rate of \$1.0081, which is \$0.0235 less than the FY 2020/21 combined rate of \$1.0316. The management of the combined property tax rate is included in the City's adopted financial policies for debt management, which states that the combined tax rate will not exceed \$1.50 per \$100 of assessed value. Based on this combined rate, an owner of a home with a County Assessor's real property value of \$100,000 will pay approximately \$100.81 in City property taxes, applying the proposed combined property tax rate. The Maricopa County Assessor's Office, not the City of Scottsdale, determines real property values used to calculate property tax bills.

About 10 cents of every dollar in property taxes paid by Scottsdale property owners goes to City government and City general obligation debt repayment, and the remainder goes to public schools, the county, community colleges and various special districts.

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RESOURCE IMPACTS

For FY 2021/22, the proposed combined property tax rate is estimated at up to \$1.0081 and the combined levy of up to approximately \$70.1 million is detailed by tax tier and fund below:

Tax Tier	Estimated Tax Rate	General Fund*	Risk Management Fund*	Debt Service Fund*	Total Property Tax Levy*
Primary	\$0.5039	\$34.8	\$0.3	-	\$35.1
Secondary	\$0.5042	-	-	\$35.1	\$35.1
Combined	\$1.0081	\$34.8	\$0.3	\$35.1	\$70.1

For comparison, the current FY 2020/21 property tax rate and levy and the FY 2021/22 proposed property tax rate and levy are below:

Tax Tier	FY 20/21 Tax Rate	FY 20/21 Tax Levy*	FY 21/22 Est. Tax Rate	FY 21/22 Est. Tax Levy*
Primary	\$0.5273	\$34.9	<i>Up to \$0.5039</i>	<i>Up to \$35.1</i>
Secondary	\$0.5043	\$33.4	<i>Up to \$0.5042</i>	<i>Up to \$35.1</i>
Combined	\$1.0316	\$68.3	<i>Up to \$1.0081</i>	<i>Up to \$70.1</i>

*Note: \$ in millions; rounding differences may occur.

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ANALYSIS & ASSESSMENT

Primary Property Tax Levy (General Fund and Risk Management Fund revenue):

The FY 2021/22 proposed primary property tax levy will be used to support General Fund activities such as police and fire protection, operation and maintenance of parks and libraries, and other general governmental functions. The primary property tax levy also includes a repayment to the Risk Management Fund reserve of \$290,000 for tort liability claim payments made during calendar year 2020.

For FY 2021/22, the City's total proposed primary property tax levy of \$35.1 million is an increase of \$0.2 million over the current year levy of \$34.9 million. The increase is due to: 1) the 2 percent statutory adjustment which added \$0.7 million to the tax roll; 2) the 2 percent statutory reach-back

for FY 2020/21 which added \$0.7 million to the tax roll; and 3) new construction, partially offset by the decreased tort recovery of \$1.5 million. Due to increased property values, the current primary property tax rate of \$0.5273 per \$100 of assessed valuation is projected to decrease by \$0.0234 to \$0.5039 in FY 2021/22.

As required by A.R.S. § 42-17103 related to Final Budget Adoption (including Proposed Tax Levies), the City published estimates of FY 2021/22 revenues and expenses and a Public Hearing Notice regarding the tax levies in the local newspaper once a week for two consecutive weeks on Friday, May 28, 2021 and Friday, June 4, 2021.

The City also posted notice of the proposed decreased tax rate with the schedule of the proposed decrease and a written report that supports the proposed decrease on April 20, 2021, which is more than 60 days before City Council will consider whether to adopt the ordinance fixing the levy (June 22, 2021).

Secondary Property Tax Levy (GO Debt Repayment):

Under state law, cities and towns are allowed to levy a secondary property tax for the sole purpose of retiring the principal and interest on general obligation bonded indebtedness. A city or town may levy whatever amount of secondary property taxes is necessary to pay general obligation debt service (and fees related to the debt issuances). Secondary property tax is subject to limitation by the Arizona Constitution.

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The FY 2021/22 Secondary Property Tax levy was calculated to ensure the reserve meets the required limitation prescribed in A.R.S. § 35-458(A) – that the levy be net of all cash in excess of 10 percent of the annual payments of principal and interest in the current fiscal year from the previous year remaining in the fund or funds prescribed by A.R.S. § 35-458(B).

Combined Property Tax Levy and Taxpayer Impact:

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In FY 2021/22, citizen tax bills will reflect an estimated combined property tax rate of \$1.0081, which is \$0.0235 less than the FY 2020/21 combined rate of \$1.0316. The management of the combined property tax rate is included in the City's adopted financial policies for debt management, which states that the combined tax rate will not exceed \$1.50 per \$100 of assessed value. Based on this combined rate, an owner of a home with a County Assessor's real property value of \$100,000 will pay approximately \$100.81 in City property taxes, applying the proposed combined property tax rate. The Maricopa County Assessor's Office, not the City of Scottsdale, determines real property

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RESOURCE IMPACTS

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OPTIONS & STAFF RECOMMENDATION

Recommended Approach

Staff recommends that City Council discuss all components (including consideration of any taxpayer input) of the total, combined FY 2021/22 proposed property tax levy and corresponding tax rate and then approve a motion to levy the proposed taxes at the June 8, 2021 meeting and to fix the levy by ordinance at the June 22, 2021 Council meeting (Arizona State law requires a period of at least fourteen days between the public hearing on the tax levy and adoption of the tax levy).

As an alternative, at the June 22, 2021, City Council meeting, City Council may choose to approve a motion adopting a lesser tax levy.

RESPONSIBLE DEPARTMENT(S)

City Treasurer's Division

STAFF CONTACT(S)

Gina Kirklin, Finance Director, 480-312-5006, RKirklin@ScottsdaleAZ.gov

APPROVED BY

Sonia Andrews, City Treasurer
(480) 312-2364, SAndrews@ScottsdaleAZ.gov

Date

ATTACHMENTS

1. Schedule B from FY 2021/22 Tentative Budget

MUNICIPAL STREETLIGHT IMPROVEMENT DISTRICTS PROPERTY TAXES

SCHEDULE AND WRITTEN REPORT

The City's streetlight improvement districts were established beginning in 1971 to allow taxpayers residing in the benefiting area to pay for the operation of the streetlights. The City currently has 355 streetlight improvement districts formed by petition of the property owners for the sole purpose of purchasing electricity for the lighting of public streets. Arizona Revised Statutes (A.R.S.) § 48-616 requires that the City Council annually adopt an ordinance levying a Special Taxing District property tax in an amount sufficient to pay the expense of operating each of the streetlight improvement districts located throughout the City. The ordinance is then transmitted to the Maricopa County Board of Supervisors and the Maricopa County Assessor who will add the required amounts to the property taxes to each district. The levy amounts, when collected by Maricopa County, are remitted separately to the City and are used to pay utility bills for the streetlight improvement districts.

For fiscal year 2021/22, the streetlight levy is calculated based solely on estimated energy costs. The proposed streetlight property tax levy for fiscal year 2021/22 is \$504,036, which is a decrease of \$22,755 from fiscal year 2020/21.

The cost of operating each district varies based on the cost of electricity, usage and number of streetlights. Electrical services are provided by either Salt River Project or Arizona Public Service, each assessing varying rates. As a result, the property taxes levied may differ for each district. Therefore, 355 separate property tax calculations are required representing approximately 33,750 properties.

FOR EACH STREETLIGHT IMPROVEMENT DISTRICT LISTED HEREUNDER, the proposed levy on each \$100 of the assessed value of all property, both real and personal, within the boundaries of said district, except such property as may by law be exempt from taxation, shall be a tax rate sufficient to raise the amount listed opposite the Streetlight District number. The purpose of the tax rate shall be to provide a fund for the annual expenses of each Streetlight Improvement District listed hereunder, for the fiscal year ending the 30th day of June 2022 with an aggregate total of \$504,036:

<u>STREETLIGHT DISTRICT NUMBER</u>	<u>AMOUNT REQUIRED TO BE RAISED (in \$)</u>	<u>STREETLIGHT DISTRICT NUMBER</u>	<u>AMOUNT REQUIRED TO BE RAISED (in \$)</u>
SL-7104-1	1,307	SL-7104-13	888
SL-7104-2	3,357	SL-7104-14	122
SL-7104-3	2,882	SL-7104-16	3,486
SL-7104-4	429	SL-7104-17	434
SL-7104-5	606	SL-7104-19	173
SL-7104-6	802	SL-7104-20	1,132
SL-7104-7	962	SL-7104-22	4,953
SL-7104-9	224	SL-7104-23	780
SL-7104-11	1,295	SL-7104-24	342

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SL-7104-25	514	SL-7104-116	848
SL-7104-26	174	SL-7104-117	1,733
SL-7104-27	514	SL-7104-118	1,633
SL-7104-28	1,639	SL-7104-119	1,769
SL-7104-30	178	SL-7104-120	274
SL-7104-31	526	SL-7104-121	1,535
SL-7104-33	1,159	SL-7104-122	1,180
SL-7104-34	173	SL-7104-123	234
SL-7104-35	473	SL-7104-124	2,541
SL-7104-36	18,936	SL-7104-125	2,014
SL-7104-38	86	SL-7104-127	5,140
SL-7104-40	806	SL-7104-128	471
SL-7104-41	517	SL-7104-129	1,396
SL-7104-42	435	SL-7104-130	1,898
SL-7104-44	521	SL-7104-131	1,997
SL-7104-45	428	SL-7104-133	715
SL-7104-46	341	SL-7104-134	3,572
SL-7104-47	369	SL-7104-135	1,661
SL-7104-59	1,099	SL-7104-136	433
SL-7104-60	1,612	SL-7104-137	533
SL-7104-61	1,055	SL-7104-138	950
SL-7104-63	259	SL-7104-139	2,311
SL-7104-69	1,323	SL-7104-140	1,100
SL-7104-70	540	SL-7104-141	940
SL-7104-71	693	SL-7104-143	433
SL-7104-72	609	SL-7104-145	2,838
SL-7104-79	412	SL-7104-147	2,270
SL-7104-84	577	SL-7104-149	1,222
SL-7104-86	346	SL-7104-150	760
SL-7104-92	1,385	SL-7104-151	1,056
SL-7104-96	117	SL-7104-152	388
SL-7104-105	0	SL-7104-153	1,160
SL-7104-108	1,844	SL-7104-154	1,376
SL-7104-109	2,269	SL-7104-155	2,611
SL-7104-110	3,365	SL-7104-156	596
SL-7104-111	2,130	SL-7104-157	603
SL-7104-112	924	SL-7104-158	106
SL-7104-113	2,261	SL-7104-159	2,326
SL-7104-114	2,468	SL-7104-160	117
SL-7104-115	886	SL-7104-162	1,084

<u>STREETLIGHT DISTRICT NUMBER</u>	<u>AMOUNT REQUIRED TO BE RAISED (in \$)</u>	<u>STREETLIGHT DISTRICT NUMBER</u>	<u>AMOUNT REQUIRED TO BE RAISED (in \$)</u>
SL-7104-163	417	SL-7104-302	665
SL-7104-164	307	SL-7104-303	453
SL-7104-165	1,474	SL-7104-304	2,051
SL-7104-166	969	SL-7104-307	1,668
SL-7104-167	586	SL-7104-308	426
SL-7104-169	2,458	SL-7104-309	1,332
SL-7104-170	1,280	SL-7104-310	147
SL-7104-171	86	SL-7104-312	2,015
SL-7104-173	1,368	SL-7104-313	1,156
SL-7104-174	236	SL-7104-314	1,311
SL-7104-175	2,246	SL-7104-316	336
SL-7104-176	2,727	SL-7104-317	1,318
SL-7104-177	2,616	SL-7104-318	736
SL-7104-178	127	SL-7104-319	1,557
SL-7104-179	397	SL-7104-320	1,132
SL-7104-180	1,125	SL-7907-323	1,177
SL-7104-181	958	SL-8001-328	1,929
SL-7104-182	2,675	SL-8005-330	1,324
SL-7104-183	2,344	SL-8005-331	665
SL-7104-184	320	SL-8006-333	6,674
SL-7104-185	606	SL-8008-334	843
SL-7104-186	269	SL-8008-335	505
SL-7104-187	1,963	SL-8009-336	1,121
SL-7104-188	288	SL-8207-337	1,290
SL-7104-190	4,090	SL-8207-338	1,013
SL-7104-191	469	SL-8207-339	536
SL-7104-193	2,742	SL-8010-343	2,363
SL-7104-194	121	SL-8012-345	425
SL-7104-196	2,029	SL-8110-350	1,963
SL-7104-197	2,107	SL-8110-351	2,046
SL-7104-198	722	SL-8110-352	942
SL-7104-199	1,524	SL-8206-353	587
SL-7104-201	267	SL-8206-354	1,248
SL-7104-202	1,406	SL-8209-355	1,319
SL-7104-209	15,160	SL-8206-356	2,797
SL-7104-212	4,095	SL-8210-359	1,127
SL-7104-215	454	SL-8210-360	923
SL-7104-216	2,414	SL-8301-362	436
SL-7104-218	135	SL-8301-364	2,567
SL-7104-301	2,089	SL-8301-366	586

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SL-8301-367	1,391	SL-8605-410	312
SL-8301-368	1,333	SL-8605-411	3,734
SL-8301-369	557	SL-8606-412	1,327
SL-8303-370	73	SL-8607-413	1,733
SL-8307-372	1,101	SL-8609-419	683
SL-8308-374	1,448	SL-8609-420	1,716
SL-8308-375	892	SL-8609-421	1,850
SL-8309-376	5,388	SL-8609-423	0
SL-8312-377	3,888	SL-8611-424	3,117
SL-8401-378	395	SL-8611-426	4,531
SL-8312-379	5,303	SL-8703-429	512
SL-8402-380	1,054	SL-8704-430	596
SL-8402-381	704	SL-8705-431	570
SL-8404-382	2,134	SL-8707-433	854
SL-8405-383	1,531	SL-8707-434	3,337
SL-8406-384	908	SL-8707-435	1,691
SL-8407-385	1,903	SL-8707-436	711
SL-8408-386	4,722	SL-8804-437	4,018
SL-8501-387	2,148	SL-8804-438	1,962
SL-8501-388	1,606	SL-8810-439	345
SL-8502-389	1,409	SL-8810-440	2,368
SL-8502-390	1,911	SL-8907-443	2,413
SL-8504-391	0	SL-8907-444	660
SL-8504-392	943	SL-8911-445	125
SL-8504-393	1,450	SL-8912-446	539
SL-8506-394	2,354	SL-9001-447	696
SL-8508-395	1,877	SL-9003-448	81
SL-8509-396	2,251	SL-9003-449	1,476
SL-8509-397	2,470	SL-9007-452	996
SL-8510-399	2,052	SL-9012-453	2,623
SL-8510-400	1,691	SL-9012-454	311
SL-8510-401	2,732	SL-9012-456	1,104
SL-8511-402	3,125	SL-9012-457	1,539
SL-8512-403	3,157	SL-9012-458	1,284
SL-8512-404	2,587	SL-9012-459	421
SL-8512-405	821	SL-8810-462	1,066
SL-8602-406	5,854	SL-9101-463	391
SL-8602-407	1,058	SL-9112-464	1,376
SL-8604-408	333	SL-9201-465	1,222
SL-8604-409	2,161	SL-9201-466	377

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SL-9203-467	628	SL-9410-515	0
SL-9204-468	2,036	SL-9409-516	1,849
SL-9205-469	0	SL-9411-517	117
SL-9205-470	268	SL-9412-521	1,873
SL-9206-471	258	SL-9412-522	120
SL-9207-472	300	SL-9501-523	519
SL-9207-474	169	SL-9502-524	3,237
SL-9207-475	587	SL-9504-526	1,199
SL-9207-476	110	SL-9504-527	117
SL-9209-477	1,989	SL-9504-528	1,380
SL-9204-478	1,206	SL-9505-529	33
SL-9209-480	118	SL-9506-530	888
SL-9210-481	0	SL-9507-531	941
SL-9301-482	925	SL-9507-532	461
SL-9212-484	260	SL-9508-533	747
SL-9301-485	1,091	SL-9510-535	298
SL-9308-488	1,507	SL-9510-536	1,545
SL-9308-489	72	SL-9510-537	236
SL-9308-490	5,661	SL-9601-538	130
SL-9308-491	2,488	SL-9604-539	1,381
SL-9308-492	532	SL-9607-542	1,268
SL-9309-493	445	SL-9609-545	1,079
SL-9309-494	1,863	SL-9609-546	1,078
SL-9309-495	826	SL-9611-549	1,077
SL-9310-496	1,079	SL-9610-550	439
SL-9311-497	361	SL-9611-551	814
SL-9311-498	117	SL-9611-552	87
SL-9311-499	117	SL-9612-553	468
SL-9311-500	1,329	SL-9705-557	692
SL-9311-501	551	SL-9706-560	766
SL-9402-502	569	SL-9710-565	677
SL-9403-505	1,835	SL-9808-568	810
SL-9403-506	1,912	SL-9810-569	589
SL-9403-507	1,502	SL-0011-573	7
SL-9404-508	2,555	SL-0101-574	261
SL-9406-509	352	SL-6828	3,192
SL-9408-511	1,321	SL-6828-A	2,188
SL-9409-512	787	SL-6828-B	1,300
SL-9408-513	5,793	SL-6828-C	2,101
SL-9409-514	171	SL-6828-D	4,981

<u>STREETLIGHT DISTRICT NUMBER</u>	<u>AMOUNT REQUIRED TO BE RAISED (in \$)</u>
SL-6828-E	1,728
SL-6828-G	695
SL-6828-H	2,670
SL-6828-I	8,864
SL-6828-J	3,750
SL-6828-K	2,360
SL-6828-L	503
SL-6828-O	87
SL-6828-Q	1,559
SL-6828-R	1,772
SL-7104-12	353
SL-8010-441	2,192
SL-8010-442	838
SL-7104-54A	412
SL-7104-54B	2,331
SL-7104-54C	1,251
SL-7104-87	318