

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Auditor-Controller *JPL*

BOARD AGENDA # *B-1

Urgent Routine

AGENDA DATE October 11, 2011

CEO Concur with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Adopt the 2011/2012 Property Tax Rates

STAFF RECOMMENDATIONS:

1. Adopt the 1% tax rate authorize by Sections 93(b) and 135 of the Revenue and Taxation Code.
2. Adopt tax rates that are "...needed to make annual payments for the interest and principal on general obligation bonds or other indebtedness approved by the voters" to be levied pursuant to Revenue and Taxation Code 93(a) and 93(c).
3. Adopt the Countywide Unitary Tax rate authorized by Section 100 of the Revenue and Taxation Code.
4. Adopt the .8714% tax rate for the territory formerly served by the lower San Joaquin Levee District.

FISCAL IMPACT:

Local agencies depend on property tax revenue to fund certain operating costs associated with their annual budgets. Countywide, the total secured tax charge, exclusive of tax levies for bonded indebtedness approved by voters, for 2011/2012 is \$321,703,476. Stanislaus County will receive an estimated 10.49% of the total tax charge, which is approximately \$34.0 million.

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BOARD ACTION AS FOLLOWS:

No. 2011-614

On motion of Supervisor DeMartini, Seconded by Supervisor Withrow

and approved by the following vote,

Ayes: Supervisors: O'Brien, Chiesa, Withrow, DeMartini, and Chairman Monteith

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION:

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

FISCAL IMPACT (continued):

In addition, due to the State's swap of Vehicle License Fees for Property Taxes and resulting growth, the County's share of property taxes will be adjusted to approximately 24 cents for each property tax dollar. This increase does not represent new funding, but is intended to be revenue neutral for the County and will replace Vehicle License Fees, which have been permanently reduced.

The tax rates for bond and interest redemption will provide for the redemption of voter-approved indebtedness that becomes due and payable during fiscal year 2011/2012.

DISCUSSION:

Each year the Board of Supervisors adopts a budget that will fund the community services and programs for citizens of Stanislaus County. Part of the funding identified in that document is property taxes.

In addition, other agencies such as cities, school districts, special districts, and redevelopment agencies also, in part or in full, rely on property taxes to fund their services and programs.

Further, many school districts in the County have relied on debt issuance to acquire land and finance construction of school facilities to meet the educational needs of the people of Stanislaus County. General obligation bonds and loans from the State of California have financed this debt. These bonds and loans are retired by property taxes from the taxpayers in each respective school district.

Each fiscal year, the Board of Supervisors adopts tax rates that are applied to secured assessed valuations for the purpose of calculating and issuing secured tax bills. The prior fiscal year's secured rates become the current fiscal year's unsecured rates.

Prior to the passage of the Jarvis-Gann Proposition 13 initiative in 1978, tax rates would be calculated for every taxing agency and revenue district on the County tax roll. After Prop 13, the rate was limited to a maximum of 1% of assessable value, plus rates needed to redeem indebtedness approved by the voters prior to passage of the proposition. Distribution of the tax proceeds generated by the 1% rate is detailed in Sections 95 through 100 of the Revenue and Taxation Code. Individual tax rates by debt issue are presented on Attachment A, included with this report.

In 1988, AB454 and AB2890 created a countywide tax rate area and provided a means of calculating tax rates for all unitary and operating non-unitary utility values in the County. Unitary property is defined as a group of properties that operate as a unit as part of the primary function of the assessee. Examples of unitary property were pipelines, telephone lines, etc. Operating non-unitary property is considered to be a group of properties that operate as a unit, but are not part of the primary function of the assessee. In 2003 a new countywide tax rate area was created to segregate the right of ways for pipelines from the original countywide tax rate area created in 1988 and charge the local Assessor's Office with their valuation under the provisions of Proposition 13. In 2007 another countywide tax rate area was established for the

assessment of regulated railways. Previously these properties had been assessed as a single unit then allocated to tax rate areas based upon track mileage within individual tax rate areas.

The State Board of Equalization now will report a single value for these properties that will be placed in the new countywide tax rate area. The rate for indebtedness in these countywide tax rate areas is modified each year by the percentage change in bond requirements in the preceding two fiscal years. Unitary and Operating non-unitary properties are assessed (with the exception for pipeline right of ways) on the Utility Roll by the State Board of Equalization and taxed locally using rates calculated under the provisions of Revenue and Taxation Code Section 100 (b)(2)(A). The tax rate for these countywide unitary tax rate areas is shown on Attachment A, included with this report.

Certain areas of the County are taxed at a rate of less than the 1% Proposition 13 rate. Several years after the passage of Proposition 13, legislation was passed that changed the method of financing for the Lower San Joaquin Levee District. At the same time, the district boundary lines were redrawn to exclude territory within Stanislaus County. The tax rate has been reduced from 1% to .8714% under the authority of then Section 100 of the Revenue and Taxation Code and the Attorney General's opinion. The reduced rate reflects the fact that taxpayers in the former Lower San Joaquin Levy District territory are receiving reduced services.

Adoption of bond rates is necessary so that taxing agencies and districts can derive needed funds for the redemption of indebtedness approved by voters. They are authorized under Section 93 of the Revenue and Taxation Code. The 2011/2012 tax rates for bond and interest redemption are shown on Attachment A, included with this report.

If expected results are achieved, the fiscal year 2011/2012 property tax bills will be produced and mailed to property tax owners in September. Revenue derived from the payment of those tax bills will assure that services and programs, dependent upon this revenue, will continue uninterrupted for fiscal year 2011/2012. Additionally, debt obligations of the school districts will be met.

POLICY ISSUES:

Section 93 of the Revenue and Taxation Code requires the County to adopt property tax rates. In addition, adopting the 2011/2012 Property Tax Rates will provide needed revenues to help fund the Board of Supervisors' priorities of a Safe Community, and the Efficient Delivery of Public Services.

STAFFING IMPACTS:

The staffing level in the Property Tax Division of the Auditor-Controller's Office is sufficient to perform the duties associated with adoption of the 2011/2012 Property Tax Rates.

Approval to Adopt the 2011/2012 Property Tax Rates
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CONTACT PERSON:

Todd Filgas, Property Tax Division Manager
Telephone: 525-6597

2011/2012 PROPERTY TAX RATES

ATTACHMENT A

STANISLAUS COUNTY
BOND AND INTEREST REDEMPTION
2011/12 TAX RATES

TAX CODE	NAME OF FUND	TAX RATE PERCENTAGES	AB454 PERCENTAGES
40900	OAK VALLEY HOSP--BOND 2005 ISSUE	0.059886	0.000000000
41250	CHATOM ELEM--BOND 2006 A	0.027078936	0.000289671
41260	CHATOM ELEM BOND 2006, SERIES 2007 B	0.002612365	0.000320905
41610	HART RANSOM BOND 2007, SERIES 2008 A	0.02830202	0.002288391
41620	HART RANSOM BOND 2007, SERIES 2008 B	0.003468748	0.001217956
41700	HICKMAN ELEM--BOND	0.054100196	0
42000	KEYES ELEM--BOND 1996 ISSUE	0.044997569	0.000000063
42050	KEYES ELEM--BOND 2005 ISSUE SERIES A	0.02312933	0.000003791
42075	KEYES ELEM--BOND 2005 ISSUE SERIES B	0.040307846	0.00002615
42080	KEYES UNION BOND 2005, SERIES 2008 C	0.042423803	0.000184386
42340	MODESTO ELEM - BOND 2001	0.028531578	0.014682912
43100	PARADISE ELEM--BOND 2003	0.039744949	0
43300	RIVERBANK ELEM--BOND 1993A ISSUE	0.066389091	0.000000002
43400	RIVERBANK ELEM--BOND 1993B ISSUE	0.034718146	0
43450	RIVERBANK ELEM--BOND 2005A ISSUE	0.063116631	0.000116107
43600	SALIDA ELEM--BOND 1988 ISSUE	0.00755236	0
44300	STANISLAUS ELEM--BOND 2001 ISSUE	0.023371471	0
44350	STANISLAUS ELEM--BOND ELECTION 2008 SERIES A	0.023447073	0.023950558
44360	STANISLAUS ELECTION OF 2008 SERIES B	0.004095774	0
44810	SYLVAN 2011 REFUNDING	0.033941398	0
44950	SYLVAN ELEM--BOND ELECTION OF 2006 SERIES 2007	0.034692304	0.002061965
45050	TURLOCK JT ELEM--2004 ISSUE	0.016988799	0.000106349
45055	TURLOCK SFID--GO BOND ISSUE 2007	0.014629115	0.002618681
45075	VALLEY HOME JT--2004 ISSUE SERIES A	0.02843722	0.000011116
45080	VALLEY HOME JT--2004 ISSUE SERIES B	0.004855695	0.000002417
45475	HUGHSON UNIFIED--BOND 2004 ISSUE SERIES A	0.03784688	0.000009909
45485	HUGHSON UNIFIED--BOND 2004 ISSUE SERIES B	0.026134734	0.000194138
45490	HUGHSON UNIFIED BOND 2007 C	0.002652826	0.000526155
46025	TURLOCK HIGH--BOND 2007 ISSUE	0.007615059	0.001601284
46050	TURLOCK UNIF--BOND 2007 REFUNDING	0.044362057	0.0094747
46260	CERES UNIF BOND 2008, SERIES 2009 A	0.031893098	0.021777952
46270	CERES UNIF BOND 2008, SERIES 2009 B	0.023958362	0.016785238
46280	CERES UNIF BOND 2008, SERIES 2010	0.0372914	0.060315174
46400	DENAIR UNIF--BOND 2001 ISSUE A	0.041661891	0.000000142
46450	DENAIR UNIF--BOND 2001 ISSUE B	0.018212213	0.000000515
46470	DENAIR UNIFIED BOND 2007, SERIES 2008	0.051365155	0.000452021
46480	DENAIR UNIFIED BOND 2007, SERIES 2011	0.00772355	0
46900	NEWMAN\CROWSLNDG BOND 2002	0.026200124	0
46950	NEW-CROWS UNIF--BOND 2007 REFUNDING	0.061333801	0.000330241
46955	NEWMAN\CROWSLNDG 2008 REFUNDING	0.018054456	0.000758422
46960	NEWMAN\CROWSLNDG BOND ELECTION 2008, SERIES 2009	0.05474871	0.009993954
47050	OAKDALE UNIFIED--2002 ISSUE SERIES A	0.024205855	0.000001948
47060	OAKDALE UNIFIED--2002 ISSUE SERIES B	0.012056312	0.000058902
47070	OAKDALE UNIFIED--2002 ISSUE SERIES C	0.011817128	0.000364144
47100	PATTERSON UNIF--BOND 1996 ISSUE	0.018021855	0.000000035
47200	PATTERSON UNIF--BOND 2001 A ISSUE	0.071758887	0.000000173
47250	PATTERSON UNIF--BOND 2001 B ISSUE	0.012451098	0.00003353
47270	RIVERBANK ELECTION 2005 SERIES 2008 A	0.010987045	0.000123297
47400	WATERFORD UNIF--BOND 1998 ISSUE	0.114522771	0
47725	MODESTO HIGH--2001 ISSUE	0.034284297	0.000817703
47800	YOSEMITE 2004, SERIES 2005 A	0.006106244	0.000429806
47860	YOSEMITE 2004, SERIES 2008 C	0.018393613	0.059696753
47870	YOSEMITE 2004, SERIES 2010 D	0.000603958	0.02133892
		1.5172446010	
	GENERAL RATE FOR COUNTY WIDE UNITARY TAX RATE AREA	0.999982626	
	BOND RATE FOR COUNTY WIDE UNITARY TAX RATE AREA	0.252966476	
	CALCULATED TAX RATE FOR COUNTY WIDE UNITARY TAX RATE AREA	1.252949102	
	LEVIED TAX RATE FOR COUNTY WIDE UNITARY TAX RATE AREA	1.252949	