



**NORTH HIGHLINE FIRE DISTRICT
RESOLUTION NO. 508**

INTENT TO CONTINUE VOTER AUTHORIZED BENEFIT CHARGE

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF NORTH HIGHLINE FIRE DISTRICT PROVIDING FOR THE RE-AUTHORIZATION AND CONTINUATION OF A BENEFIT CHARGE; PROVIDING FOR THE SUBMISSION TO THE QUALIFIED ELECTORS OF THE DISTRICT AT AN ELECTION TO BE HELD WITHIN THE DISTRICT ON NOVEMBER 3, 2020 IN CONJUNCTION WITH THE STATE GENERAL ELECTION TO BE HELD ON THE SAME DATE, OF A PROPOSITION AUTHORIZING A BENEFIT CHARGE ON PERSONAL PROPERTY AND IMPROVEMENTS TO REAL PROPERTY WITHIN THE DISTRICT FOR UP TO TEN YEARS; AND, CALLING A PUBLIC HEARING.

Background: WHEREAS, in 2014 the District's voters authorized the District, pursuant to chapter 52.18 RCW, to establish, impose and collect a benefit charge on personal property and improvements to real property located within the District; and

WHEREAS, the Board of Commissioners has determined that the benefit charge, established in conjunction with a lower level of property taxes provides the most stable, reliable and cost effective method for financing the operations of the District needed to maintain a satisfactory level of District services; and

WHEREAS, the benefit charge will be reasonably proportioned to the measurable benefits to property resulting from the services provided by the District and shall not exceed 60% of the operating budget of the District; and

WHEREAS, it is reasonable and necessary that the District continue to continue the benefit charge to maintain and improve the services provided by the District;

Resolution: NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of North Highline Fire District as follows:

Section 1. Benefit Charge. It is the declared intent of the Board of Commissioners to continue to fix and impose a benefit charge on personal property and improvements to real property located within the District, which have or will receive benefits provided by the District to be paid by owners of such properties.

1.1. Method of Apportionment. The benefit charge shall be reasonably proportioned to the measurable benefits to property resulting from the services provided by the District using a method of apportionment established on an annual basis in accordance with RCW 52.18.010, 52.18.030 and 52.18.060(2).

1.2. Amount of Benefit Charge. The benefit charge for each year shall be set in the year preceding imposition of the charge after a public hearing to review and establish the amount of the benefit charge pursuant RCW 52.18.060 and shall not exceed 60% of the operating budget of the District.

1.3. Notice of the Benefit Charge. Subsequent to the annual public hearing required by RCW 52.18.060(2), property owners will be notified in writing each year of the benefit charge and the amounts thereof to be charged in the subsequent year.

1.4. Review Board. Subsequent to the establishing the annual benefit charge and notifying the property owners, the District shall form a review board pursuant to RCW 52.18.070. The review board shall be convened and available for at least a two-week period to hear and decide written appeals from property owners regarding their particular benefit charge assessment.

Section 2. Effective Date. If approved by the voters, the benefit charge shall be imposed on the affected properties beginning January 1, 2021.

Section 3. Public Hearing. The Board of Commissioners will schedule a public hearing before the Board at a subsequent date at least ten days prior to the election to consider the proposal to impose benefit charges for the support of the legally authorized activities of the District to maintain and improve the services afforded in the District. The secretary shall cause public notice of the hearing to be published in a legal newspaper circulated within the District not less than ten days prior to the date of the hearing. The secretary shall also post a public notice of the hearing at all fire district stations within the District.

Section 4. Election. There shall be submitted to the qualified electors of the district for their ratification or rejection, at an election on November 3, 2020, in conjunction with the state general election to be held on the same date, the question of whether or not such benefit charge for fire protection purposes shall be authorized. The Board of Commissioners hereby requests that the Auditor of King County, as ex-officio Supervisor of Elections, call such special election, and to submit the following proposition at such election, in the form of a ballot titled substantially as follows:

PROPOSITION
North Highline Fire District

Shall North Highline Fire District be authorized to continue voter-authorized benefit charges each year for up to a ten-year period, not to exceed an amount equal to sixty percent of its operating budget, and be prohibited from imposing an additional property tax under RCW 52.16.160?

Yes
No

Section 5. Pursuant to RCW 52.18.050(3)(a) the measure requires a simple majority vote to be approved.

Section 6. The Board hereby assigns to the Chief or designee the task of appointing members to a committee to advocate voters' approval of the proposition and to a committee to prepare arguments advocating voters' rejection of the proposition.

Section 7. For purposes of receiving notice of any matters related to the ballot title, as provided in RCW 29A.36.080, the Board hereby designates the Chief or designee as the individual to whom the County Auditor shall provide such notice.

Section 8. The Chief or designee is authorized to implement such administrative procedures as may be necessary to carry out the directives of this resolution, including modifying the text of the ballot title and any other text, language and/or descriptions relative thereto necessary to conform such ballot title, text, language and/or descriptions to the intent of the parties, consistent with the objectives of this resolution.

Section 9. The Chief, or designee, is hereby authorized and directed, no later than August 4, 2020, to provide to the County Auditors a certified copy of this resolution and the proper District officials are authorized to perform such other duties or take such other actions as are necessary or required by law to the end that the proposition described in this resolution appear on the ballot before the voters at the November 3, 2020 election.

Section 10. If any section, subsection, paragraph, sentence, clause or phrase of this resolution is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this resolution.

Section 11. Any act consistent with the authority and prior to the effective date of this resolution is hereby ratified and affirmed.

Section 12. This resolution shall take effect and be in force immediately upon its passage.

Adoption: ADOPTED by the Board of Commissioners of North Highline Fire District, Washington, at an open public meeting of such Board on the 27th day of July, 2020, the following Commissioners being present and voting:

Luz Jahn

Commissioner

James K. Spencer

Commissioner

[Signature]

Secretary

EXHIBIT A

North Highline Fire District Benefit Charge Formula

The basis for Fire Benefit Charge assessments used or favored by most fire jurisdictions that have considered them is “fire flow”. The principle is that the basic unit of public fire service is delivery of water to the fire. Fire flow increases with fire load, a determination that accounts primarily for building construction type, use type and size (total area). Therefore, the Board of Commissioners has adopted the following fire flow based formula for the calculation of the Fire Benefit Charge.

$$\text{SQRT}(\text{SqFt}) \times 18 \times \text{Category Factor} \times \text{Cost per Gallon Factor} \times \text{Balancing Factor} \times \text{Discount} = \text{BC}$$

SQRT(Square Feet) * 18 * Construction Type

This is an ISO formula for determining fire flow (Ref: *NFPA Handbook, 18th Ed., Ch 6, Water Flow Requirements for Fire Protection*). We have used a Construction Type factor of “1” due to the variety of construction types in the District and the inability to determine the construction type for every structure from existing database information. Therefore, since Construction Type is equal to “1”, we have not displayed this factor within the FBC formula.

Category Factors (CF): These factors are adjustable. The factors listed were those necessary to meet the suggested apportionment of the Fire Benefit Charge in this scenario.

Residential

Res 1	= 1.0330	<=1,250 sq. ft.
Res 2	= 1.2220	<=3,000 sq. ft.
Res 3	= 1.4400	>3,000 sq. ft.

The subcategories are user definable. The size ranges can be adjusted to meet desired outcomes.

Mobile Home = 1.3000

Multi-Family = .8000

Commercial

Comm 1	= 0.9300	<=1,500 sq. ft.
Comm 2	= 1.3500	<=3,000 sq. ft.
Comm 3	= 1.7500	<=5,000 sq. ft.
Comm 4	= 2.4000	<=10,000 sq. ft.
Comm 5	= 3.5000	<=25,000 sq. ft.
Comm 6	= 5.5000	<=50,000 sq. ft.
Comm 7	= 7.0000	<=70,000 sq. ft.

Comm 8	=	9.0000	<=100,000 sq. ft.
Comm 9	=	9.0000	<=100,000 sq. ft.
Comm 10	=	13.0000	>100,000 sq. ft.

Categories are “*Use Type*” groups. *Use Type* information is obtained from the County database. Each **Category Factor** is a weighted value and is determined by evaluating the relative “benefit” provided to the category of structures. The benefit to each category of structures is proportional to the total square feet of improvements in the District.

The subcategories are user definable. The size ranges can be adjusted to meet desired outcomes.

Cost Per Gallon Factor (CPG):

The Cost per Gallon Factor (CPG) is determined by dividing the total Supplemental Operating funds needed (**Total FBC**) by the **Total Fire Flow** ($\text{SQRT}(\text{totsqft}) \times 18$) of the District. **TotFBC/TotFF = CPG**

In subsequent years, this factor will need to be recalculated based upon updated square footage data and the new FBC target amount.

Balancing Factor (BF):

The statute requires the district specify the specific revenue amount to be collected via the FBC program each year. The Balancing Factor is used to “fine-tune” the final calculations to all parcels equitably and to help make the total Fire Benefit Charge amount assessed be as specified by the Board of Fire Commissioners. The Balancing Factor started out as .01 and has been adjusted to achieve the revenue target each year.

Discounts:

Senior Citizen Discount:

Seniors are eligible for the same discount rate they receive for regular property taxes. This information is obtained from, and maintained by, King County.

Sprinkler System Discount:

All parcels with a full coverage fire sprinkler system will receive a ten percent (10%) FBC discount. Partial coverage systems are considered on a case-by-case basis but will normally be proportional to the total area of the building.

Additional Factors:

Multi-Family/Apartments:

The same formula is applied to this category but first the total square feet of the complex is divided by the number of units to produce an average unit square footage. That figure is then inserted into the formula resulting in an average FBC for each unit. This average is then multiplied by the number of units to get the total FBC to be charged to the parcel owner. This method causes apartments and condos to be treated similarly.

Minimum Square Footage:

A Fire Benefit Charge will not be applied to parcels with a total improvement square footage of less than 400sq. ft.

Decks, Porches, Carports and Garages:

The square footage for decks and porches are not included in the improvement square footage while carports and garages are included in the calculations.