

The Times - News

Serving East Juab County - A Nice Place To Live!

Volume 106, No. 36 • www.nephitimesnews.com

September 3, 2008

Single Copy Price

75¢

Juab School District Board votes to raise your property taxes

By Myrna Trautwein
Times-News Correspondent

The tax rate of .007609 was the rate proposed by Juab School District when the 2006 bond election was passed by the public.

One thing was not foreseen, however, and that was the way the revaluation ordered by the state tax commission, would affect the home owner, said Darin Clark, district business administrator.

"The dynamics of property values have shifted much of the anticipated tax burden away from centrally assessed property to local property," said Clark at the district's Truth in Taxation Hearing.

The district plan, approved in 2006, was that a \$17.5 million bond would construct the new Red Cliffs Elementary School, expand the Mona Elementary School and renovate the current Red Cliffs Elementary School to be used as the site for the Nebo View Elementary.

The expected increase in tax on a \$150,000 home was projected at \$5.11 and on a \$150,000 business was projected to be \$8.61, said Clark. That projection held true for the 2007 year.

"At the time of the bond election hearings, we were very careful to point out that some homes would be revalued," said Clark. "We had no way of knowing the extent of the revaluation that has taken place."

Truth-in-Taxation prohibits units of local government from obtaining windfall revenues as a result of revaluation or equalization projects, as required by State law.

Utah State property tax law requires that when property val-



NEPHI'S NEW RED CLIFFS ELEMENTARY • Juab School District blames the increase in your property taxes on the State and unforeseen increases in fuel and construction costs. At a scarcely attended hearing, District business agent Darin Clark laid out the reasons for the increases made by the school district.

ues rise property tax rates must fall.

The adjusted rate each year is called the "certified tax rate."

Certified Tax Rate is that rate which will yield the taxing entity the same property tax revenue that it budgeted in the previous year, excluding new growth.

Property Values change over time, but unfortunately not equally. Revaluation is an equalizing process, sharing the cost of government services based on property value.

Clark said that residential, agricultural and commercial property are locally assessed by county assessors. Centrally assessed properties such as traditional telecommunications firms, utility companies, water companies, transmission pipelines, railroads and airlines are centrally assessed. Federal legislation prohibits them from being assessed at a higher rate than other commercial property.

Value is the only common denominator shared by all types of

property.

Clark said that the total tax rate of .007609 was the same in 2007 as it is today. However, the assessed value of property had gone from \$610 million to \$685 million.

"Total assessed valuation is based on three classes of property: centrally assessed; locally assessed; and personal property," said Clark.

The Utah State Tax Commission has broad powers and responsibilities for administering the property tax system. It serves as the state board of equalization, provides advice and direction to county officials, approves tax rates, equalizes assessments between and within counties, provides technical assistance and training to counties, and assesses mines, utilities and other properties, referred to as centrally assessed properties, as required by law.

Truth-in-taxation focuses on budgets, rather than in collections.

In the last four years, said Clark, property values had shifted. In 2005, centrally assessed property was \$225,674,227 and in 2008 it was \$311,742,449. Locally assessed property was at \$274,642,141 in 2005 and was, in 2008, at \$377,619,666. Personal property was \$23,326,735 in 2005 and was \$26,017,878 in 2008.

With the adjusted value in 2005, the amount was

\$487,278,694. In 2008, the amounts was \$685,378,442.

"What happened?" asked Clark.

"Growth in centrally assessed property is significantly lower than projected," he said.

He had tried, early on in the construction phase, to find out what the Current Creek Power Plant would pay in taxes. Even getting a response from the state tax commission had not helped because their figure was significantly lower than what was actually collected once the plant came on line.

"Locally assessed property is significantly above projections," said Clark. "The result is a tax shift from centrally assessed to locally assessed property."

The tax impact shows a shift of tax burden from centrally assessed property taxpayers onto residential property taxpayers.

Clark gave a specific example of the problem. In 2007, he said, a \$193,224 home value times .55 equaled \$106,273.20 tax value. The tax value times the rate of .007609, the formula used, resulted in a tax of \$808.64. That would have held true in 2008, as predicted, if the was no change in value.

However, he said, what had happened was that same home was not revalued at \$204,224. Times .55, the tax value was now \$112,323.20 and the tax was now \$854.69.

"That represents an increase

of \$46.05 per year or \$3.84 per month," said Clark.

There are several reasons why a property owner's taxes might go up: centrally assessed shift; variation in market values within a taxing entity; taxpayer voted leeway; and taxpayer voted bond.

There were other economic factors facing the district which lead the board to not want to factor down, or set a lower rate, than had been done in the past, he said.

Gas prices, for example, had increased from \$2.31 to \$4.10 per gallon according to the DOE (Department of Energy) from 11/06 to 7/08.

Energy costs had increased 29.3 percent per BLS and the costs of building had significantly increased.

"We had unanticipated building costs," said Clark. "Those included soil issues, water issues, the costs of sidewalk, curb and gutter and the increased cost of asphalt, due to the increased cost of oil."

The pros and cons of the proposed rate of .007609 were that it sets the rate as proposed in the 2008 election and allows for completion of the construction projects which provides space for future growth, funds inflationary costs, maintains services to

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Nephi City and Juab County are gearing up for its Christmas lighting ceremony on November 29th

By Myrna Trautwein
Times-News Correspondent

Guess what? Juab County building will be decorated with Christmas lights this year and there will be more than one or two strands twined around historic equipment at the front of the building.

This year, the Nephi City is planning a Christmas parade in conjunction with the annual celebration of turning on decorative lights and the visit of Santa.

That parade is being planned for Nov. 29 following a lighting ceremony to be held at Old Mill Park.

All it took for the county commission to decide to light up the building for the holiday was a visit from Debbie Zirbes, representing the Nephi City Light Parade Committee.

"Anything would be better than the one strand of lights around the farm equipment that flickers off and on in the wind," said Zirbes.

She challenged the commission to join with local businesses and the city in lighting up the

route the Christmas Light Parade will take.

The parade will begin after the Old Mill Park Lighting Ceremony at 6:30 p.m. and should last no longer than 15 minutes running for four blocks from 200 South to 200 North.

Zirbes, representing the committee, had a list of suggested activities prepared prior to the meeting which the council reviewed and discussed.

"Debbie (Zirbes) talked to me this morning and said we needed to order the lights now if we are going to participate," said Chad Winn, commissioner.

Zirbes said that local businesses are also being asked to participate by lighting up the fronts and/or windows of their businesses.

"We are requesting that lights be up by the 29th of November, prior to the official lighting of the Old Mill Park," she said.

In addition to the lighting of buildings, Zirbes said, local businesses, schools, individuals

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Juab County Veterans Memorial to be dedicated September 11th

By Myrna Trautwein
Times-News Correspondent

The Nephi chapter of Lions Clubs International announces the dedication of the Juab County Veterans Memorial, located at 140 East 100 North in Nephi.

The dedication will take place on Thursday, September 11, at 5 p.m. at the site which is adjacent to the Nephi City Memorial Rose Garden.

The dedication will feature remarks by Adjutant General Brain Tarbot, of the Utah National Guard, and local dignitaries as well as a performance by the brass quintet of the 23rd Army Band.

The Juab High School Choir will also perform.

"We are honored to present this memorial to the commu-

nity and are grateful for the thousands of men and women who sacrificed their time and, in some cases, their lives to protect our freedoms," said Robert Painter, President of the Nephi chapter of the Lions Club.

The memorial will consist of five granite pillars that contain the names of more than 2,400 members of the county who have served in the armed forces, dating back to World War I.

The dedication is the culmination of three years of work by the Lions Club and members of the community.

"Over the course of the project, countless hours of labor were donated in addition to the more than \$140,000 raised to fund the memorial," said Painter.

"All members of the county are invited to attend this very special event in our county's

history," said Donald J. Eyre, who has also been working on the project.

For more information about the dedication of the Veterans memorial, please contact Donald J. Eyre by calling 435-623-0166 or Jon Eyre at 801-455-9380 or by e-mailing jonathon_eyre@yahoo.com.

About Lions Clubs International! Lions Clubs International is the world's largest service club organization. In addition to its efforts toward conquering blindness, the organizations has made a strong commitment to community service and helping youth throughout the world.

The Nephi club consists of 20 members and has been in operation since 1950. To learn more about Lions Clubs International, visit www.lionsclubs.org.



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