



CITY OF BINGEN NEWSLETTER - OCTOBER 2005

Proposed Water and Sewer Rates

The City will hold a public hearing November 1st on proposed water and sewer rates for 2006. The city council will also consider an option to provide a discount for low-income seniors and disabled persons.

Revenue from water and sewer rates provides for the operating and maintenance costs of operating both systems. In addition, sewer

revenue pays for a portion of the operation and maintenance of the wastewater treatment plant.

Funds are also set aside for capital improvements and equipment purchases and to make debt payments.

A public hearing on the proposed water and sewer rates is scheduled for Tuesday, November 1 at 7:00 p.m.

Monthly Base Water Rates

Type of User	Actual 2001	Actual 2002	Actual 2003	Actual 2004	Actual 2005	2006 Proposed	% Change
Residential	\$16.00	\$16.50	\$17.00	\$17.50	\$21.00	\$22.00	4.55%
Commercial	\$26.50	\$28.00	\$29.50	\$31.00	\$37.00	\$39.00	5.13%
Light Industrial/Agricultural	\$79.50	\$84.00	\$88.50	\$93.00	\$112.00	\$117.00	4.27%
Heavy Industrial	\$265.00	\$280.00	\$295.00	\$310.00	\$372.00	\$390.00	4.62%

Overage charges for water will remain at \$1.05 per 1,000 gallons over allocated amount (6,000 gallons for residential users and 10,000 gallons for all other users).

Monthly Base Sewer Rates

Type of User	Actual 2001	Actual 2002	Actual 2003	Actual 2004	Actual 2005	2006 Proposed	% Change
Residential	\$21.00	\$22.00	\$26.00	\$27.00	\$33.00	\$34.00	2.94%
Commercial	\$21.00	\$22.00	\$26.00	\$27.00	\$33.00	\$34.00	2.94%
Light Industrial/Agricultural	\$21.00	\$22.00	\$26.00	\$27.00	\$33.00	\$34.00	2.94%
Heavy Industrial	\$21.00	\$22.00	\$26.00	\$27.00	\$33.00	\$34.00	2.94%

Overage charges for sewer will go from \$12.00 per ½ ERU to \$12.35 per ½ ERU. Residential customers are not charged overage charges for sewer.

Proposed 2006 Revenue Budget

The City of Bingen will hold a public hearing on November 1 at 7:00 p.m. on the proposed 2006 revenue budget. The proposed revenue budget includes a 1% increase to the city's property tax levy. This will provide an additional \$1,579 in property taxes to the city.

State law limits the increase in annual property tax levies to 1% or Implicit Price Deflator (whichever is less). The limit on increases to property taxes does not affect property values and has no impact on the annual valuation of property that is done by the County Assessor. The state statute does not cap the value of your property nor does it cap individual property tax bills.

The total taxes shown on an individual property tax bill do not come to the City of Bingen. Taxes are assessed by a variety of districts, the schools, the county and the state as shown in the following table.

Property Tax Rates per \$1,000 of Assessed Values on Property within Bingen				
	2002	2003	2004	2005
City	\$3.1000	\$3.1000	\$3.1000	\$2.7211
County	\$1.4600	\$1.4817	\$1.4925	\$1.3686
Cemetery	\$0.0084	\$0.0083	\$0.0099	\$0.0064
Hospital	\$0.4925	\$0.5000	\$0.4797	\$0.3946
Hospital EMS	\$0.4900	\$0.4900	\$0.4900	\$0.4118
Library	\$0.4996	\$0.4815	\$0.4745	\$0.4600
Port	\$0.2295	\$0.2331	\$0.2296	\$0.2059
State	\$3.3698	\$3.0502	\$3.0502	\$2.9964
School	\$6.5106	\$6.2576	\$6.1328	\$5.4052
Total	\$16.1604	\$15.6024	\$15.4592	\$13.9700

State statutes do not allow a city to levy more than \$3.10 per \$1,000 of assessed valuation without voter approval.

The City of Bingen has historically split the property tax revenue between Current Expense and the Street funds.

Year	% Split Current	Property Taxes	% Split Street	Property Taxes
2000	94%	\$147,911	6%	\$8,893
2001	94%	\$143,692	6%	\$8,978
2002	94%	\$146,797	6%	\$9,370
2003	94%	\$145,294	6%	\$9,274
2004	82%	\$125,331	18%	\$28,095
2005	69%	\$107,007	31%	\$48,076

Retail Sales and Use Tax

The City of Bingen recently authorized an additional one-half of one percent sales tax to become effective January 1, 2006. The current sales tax rate in Bingen is 7% and will become 7.5% January 1. Of this amount the state receives 6.5% while the city receives 1% less the county's share.

The additional revenue from the sales tax increase will be deposited into the city's "Community Development Fund". These funds are used for capital improvement projects such as the Highway 14 project and the new fire/city hall. The table below shows sales tax received by the city.

Sales Tax Received by Bingen	
1999	\$49,331
2000	\$48,925
2001	\$56,027
2002	\$52,796
2003	\$60,286
2004	\$78,242

The increases in sales tax in 2003 and 2004 are due partly to large construction projects taking place within the city limits, i.e. three new commercial buildings and the Highway 14 project.

New Land Use/Planning Fees

The City of Bingen has not historically charged for a variety of land use and planning applications made to the city. These include such things as short plats, subdivisions, rezone applications, variance applications, conditional use permits, sign permits, etc.

The city is proposing to adopt a fee schedule by resolution at its November 1 city council meeting. The proposed 2006 revenue budget includes revenue that would come from these new charges.

Proposed Charges for Services	
Petition to Annex	\$250.00
Appeal	\$50.00
Comprehensive Plan Amendment	\$250.00
Subdivision	\$250.00
Rezone Application	\$250.00
Boundary Line Adjustment	\$100.00
Short Plat	\$100.00
Conditional Use Permit	\$100.00
SEPA Checklist Review	\$50.00
Variance Request	\$75.00
Aggregate Use Permit	\$100.00
Sign Permit	\$25.00

Community Action Plan Update

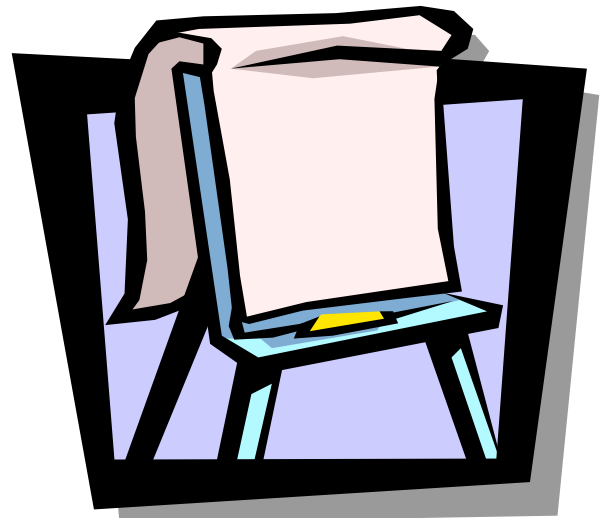
The City of Bingen has hired Cogan Owens Cogan to assist in updating the Community Action Plan. The Community Action Plan was prepared in 1998 and identifies a series of vision, objectives, goals, and action steps to meet priority community needs. It was developed through a community-wide planning process that involved staff and elected officials from the city and county, a citizen Advisory Committee, and other community members.

Much has been accomplished and many conditions have changed in Bingen during the

last seven years. As a result, the city is now updating the plan to reflect those accomplishments and identify new or different objectives and goals that respond to current conditions and needs in the community.

Cogan Owens Cogan will be conducting interviews with community stakeholders identified by the city council. In addition, Cogan Owens Cogan will meet with the city council to get its input. The city and consultant will also be conducting two community-wide meetings to identify the community’s goals and priorities for the city. These two meetings will be held in November and December. Additional information will be mailed to all residents and businesses in the city.

The city looks forward to hearing from its residents and business owners as to what they feel are the important issues and needs the city should be addressing over the next five years.



Upcoming Public Hearings

- **Water/Sewer Rate Increase**
- **2006 Revenue Budget**

The City will hold public hearings on both items at its November 1 city council meeting scheduled at 7:00 p.m. at Bingen City Hall.

Information on these items or copies of documents can be obtained from city hall or by calling 509-493-2122.

Public comment will be taken at the hearings. Written comment can also be submitted to City Hall.

Bingen Council Members and Staff

Brian Prigel, Mayor
Randy Anderson, Council Member
Laura Mann, Council Member
Betty Barnes, Council Member
Terry Trantow, Council Member
Barbara Hylton, Council Member

Jan Brending, Clerk Treasurer
Dena Riggelman, Deputy Clerk
Brandon Walter, Public Works Superintendent
Esteban Sanchez, Public Works Maintenance
Tom Hons, Bingen Treatment Plant Operator
Mark Scowden, Treatment Plant Operator
Micheal Robarge, Dallesport Plant Operator

City of Bingen
P.O. Box 607, 112 N. Ash
Bingen, Washington 98605
Telephone: 509-493-2122
Fax: 509-493-1391
E-mail: bingen@gorge.net

**City of Bingen
PO Box 607
Bingen WA 98605**

**First Class Mail
U.S. Postage
PAID
Bingen, WA
Permit No. 100**

**Boxholder
Bingen, WA 98605**