

AN ORDINANCE ENACTED PURSUANT TO MISSOURI REVISED STATUTES SECTION 67.110 FIXING THE ANNUAL RATE OF LEVY FOR THE 2017 REAL ESTATE AND PERSONAL PROPERTY TAXES WITHIN THE CORPORATE LIMITS OF THE CITY OF GLADSTONE, MISSOURI.

WHEREAS, a public hearing has been held after the publishing of the required notice in compliance with the provisions of RSMo 67.110.

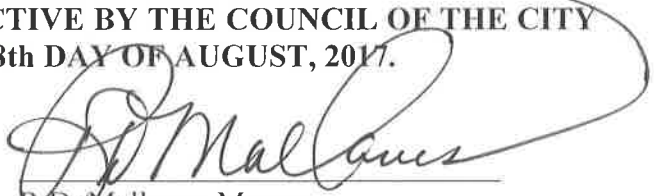
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI AS FOLLOWS:

SECTION 1. TAX LEVY

A Tax Levy for each property class not to exceed the below listed tax rates per One-Hundred Dollar (\$100.00) valuation shall be assessed as applicable on all Real Property and on all Personal Property within the corporate limits of Gladstone, Missouri, for the taxable year 2017.

| | 2017 Tax Rate (Per \$100) |
|-------------------|---------------------------------|
| General Fund | |
| Real Estate | |
| Residential | 0.9290 |
| Agriculture | 0.9290 |
| Commercial | 0.9280 |
| Personal Property | 0.9290 |

PASSED, SIGNED AND MADE EFFECTIVE BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 28th DAY OF AUGUST, 2017.


R.D. Mallams, Mayor

ATTEST:


Ruth Bocchino, City Clerk

1st Reading: August 28, 2017

2nd Reading: August 28, 2017



*Department of Finance
Memorandum*

DATE: August 23, 2017
TO: Scott Wingerson – City Manager
FROM: Dominic Accurso – Interim Director of Finance
RE: 2017 Property Tax Levy

Upon receipt of the City of Gladstone’s assessed property valuation from Clay County, the 2017 tax levy was calculated pursuant to Section 137.115(16) that incorporates the ability to have multiple and separate tax rates for each class of real and personal property.

Following state guidelines, the property tax levy rate for 2017 calculated to the mill rates listed below per \$100 assessed property valuation:

Table 1

| | 2017 Proposed Tax Rate (Per \$100) | 2016 Actual Tax Rate (Per \$100) |
|-------------------|---|---|
| General Fund | | |
| Real Estate | | |
| Residential | 0.9290 | 0.9290 |
| Agriculture | 0.9290 | 0.9290 |
| Commercial | 0.9280 | 0.9290 |
| Personal Property | 0.9290 | 0.9290 |

The attached Bill to set the property tax levy for 2017 is set for discussion at the Public Hearing, required by State Statute, scheduled for Monday, August 28, 2017.

The City's 2017 valuation for total assessed property this year is \$368,042,091. This includes \$2,836,900 in new residential construction and \$148,320 in new commercial construction. This is an overall increase in valuation of \$20,182,044 over 2016; \$10,502,786 increase (3.6%) in real property, and \$9,679,258 increase (16.9%) in personal property. Collectively the 2017 assessed valuation represents a 5.8% increase over the previous year. The 2017 valuation results in projected revenue of \$3,418,503 before delinquencies.

Due to State Article X, Section 22 and Section 137.073, the City is limited to the lesser of actual growth, the Consumer Price Index (CPI) of 2.1%, or 5%. As a result, the maximum property tax rates permitted are based on actual growth, except for real commercial property, for Tax Year 2017 (FY18) are set according to Table 1. Therefore, the City's property tax revenue for FY17 is projected at \$3,418,503 compared to budgeted revenue of \$3,112,104 that includes a reduction for projected delinquencies.

The attached Bill would set the property tax levy at \$0.9290 for property classes that include real residential, agriculture, and personal property, and \$.9280 for commercial real estate. The bill is recommended for Council's approval. If you have any questions or comments please contact me at your convenience.