



**MINUTES  
REGULAR CITY COUNCIL MEETING  
GLADSTONE, MISSOURI  
SEPTEMBER 25, 2023**

**PRESENT:** Mayor Jean Moore  
Mayor Pro Tem Tina Spallo  
Councilman Bill Garnos  
Councilman R.D. Mallams  
Councilman Les Smith

City Manager Bob Baer  
Assistant City Manager Austin Greer  
City Attorney Chris Williams  
City Clerk Kris Keller

**Item No. 1. On the Agenda.** Meeting Called to Order.

Mayor Moore opened the Regular City Council Meeting Monday, September 25, 2023, at 7:30 pm.

**Item No. 2. On the Agenda.** Roll Call.

Mayor Moore stated that all Councilmembers were present and there was a quorum.

**Item No. 3. On the Agenda.** Pledge of Allegiance to the Flag of the United States of America.

Mayor Moore asked all to join in the Pledge of Allegiance to the Flag of the United States of America and thanked the VFW Post 10906: Carla Gleaton, Gordon Harris, and Jim Zimmerman.

**Item No. 4. On the Agenda.** Approval of the Agenda.

The agenda was approved as published.

**Item No. 5. On the Agenda.** Approval of the September 11, 2023, Closed City Council Meeting Minutes.

**Councilman Mallams** moved to approve the minutes of the September 11, 2023 Closed City Council meeting as presented. **Councilman Smith** seconded. The Vote: "aye", Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0)

**Item No. 6. On the Agenda.** Approval of the September 11, 2023, Regular City Council Meeting Minutes.

**Councilman Mallams** moved to approve the minutes of the August 28, 2023, Regular City Council meeting as presented. **Councilman Smith** seconded. The Vote: "aye", Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0)

**Item No. 7. On the Agenda.** Communications from the Audience.

Larry Newport, 1008 NE 75<sup>th</sup> Street, commended Marye Newman, AJ Farm and Museum manager, and the many volunteers at the farm that helped vendors take their tents down during the event this past weekend during the storms.

**Item No. 8. On the Agenda.** Communications from City Council.

**Councilman Garnos** reported that he and the Mayor attended a tour of the Gladstone Parks, with the Parks and Recreation Advisory Committee which gave them the opportunity to see each of the parks as well as see the current and completed projects. The group was able to discuss future plans for each of the parks. He thanked Director Merkey and his staff for the tour and for cutting the brush down on the Shoal Creek Trail.

**Mayor Pro Tem Spallo** announced that citizens interested in volunteering to help advise the City Council and City Leadership Team, can apply to serve on a Board or Commissions. She reported that she attended the Northland Neighborhoods, Inc. (NNI) HOA's Presidents meeting and had the opportunity to speak to several HOA presidents and individuals that represented their neighborhoods. She mentioned that Alan Napoli, Community Development Administrator, along with Code Enforcement Officers, and Police Captain Karl Burris also attended the meeting to answer questions.

**Mayor Moore** concurred with Councilman Garnos regarding the parks tour being a great experience. She voiced her appreciation for Director Merkey and the entire staff of the Parks, Recreation and Cultural Arts Department for all that they do in regards to programming and maintaining all the facilities for the Gladstone residents. She reported that she attended and spoke at the recent Gladstone Area Chamber of Commerce luncheon and was able to give an update on the great things happening in the City. She reminded everyone to come out and take advantage of the activities that are happening at Gladfest this weekend.

**Item No. 9. On the Agenda.** Communications from the City Manager.

City Manager Bob Baer announced the upcoming Whiskey Fest at Linden Square, Saturday, October 7, 2023. He shared that more than 20 local craft distillers will be in attendance and there will be food trucks, and live music performed by Outlaw Jim and the Whiskey Benders and Silver Bullet KC.

**Item No. 10 On the Agenda.** Consent Agenda.

Following the Clerks' reading:

**Councilman Smith** moved to approve the Consent Agenda as published. **Councilman Mallams** seconded. The Vote: "aye", Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0)

**Councilman Smith** moved to approve **RESOLUTION R-23-61** A Resolution authorizing Change Order No. 3 in the amount of \$40,000.00 to the professional services contract with Hoefer Welker Architects, for architectural design services for the interior renovation of City Hall. **Councilman Mallams** seconded. The Vote: "aye", Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0)

**Councilman Smith** moved to approve **RESOLUTION R-23-61** A Resolution authorizing the City Manager to enter into an agreement with Enterprise Fleet Management for acquisition and disposal

of vehicles. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0)

**Councilman Smith** moved to approve **FINANCIAL REPORT TWO MONTHS ENDING AUGUST 31, 2023**. **Councilman Mallams** seconded. The Vote: “aye”, Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0)

## **REGULAR AGENDA**

**Item No. 11. On the Agenda.** **PUBLIC HEARING:** Site Plan Revision for property at 7200 North Broadway, Gladstone, Missouri.

**Mayor Moore** opened the Public Hearing at 7:40 pm.

Assistant City Manager Austin Greer addressed the Council and provided the Staff Report for the Site Plan Revision for the property located at 7200 North Broadway. He reported the following: the applicant was requesting the site plan approval for construction of a new 5,000 square foot gas station and convenience store, the property is vacant and zoned for the proposed use. He stated that the project will incorporate a drive-thru lane and window as well as two (2) electric vehicle (EV) charging stations and a commercial bike rack. There will be ten (10) fuel pumps covered by a canopy, and the primary exterior building materials would be brick and stucco. He continued to describe the landscaping throughout the property; that all disturbed areas will be sodded and irrigated, additional trees will be planted along the north property line to replace the removal of trees to accommodate stormwater infrastructure. He reported the branding for the proposed gas station and convenience store will be called the Shortstop.

He continued with the City Staff recommendations that the following conditions be considered, if the City Council chooses to approve this project request:

1. Any and all disturbed areas shall be sodded.
2. All manicured grass and landscaped areas shall be irrigated and maintained in perpetuity.
3. Install a minimum of 20 new shrub plantings adjacent to N. Broadway Avenue.
4. Install a minimum of 10 new shrub plantings adjacent to NE 72<sup>nd</sup> Street.
5. All mechanical equipment on the roof shall be screened from public view by a parapet or approved screening similar in design to the rest of the structure. This must be a minimum of twelve (12) inches above the tallest piece of mechanical equipment.
6. A compliant monument sign shall be used to serve the development. The monument sign will need a minimum of 240 sq. ft. of area landscaping around the sign.
7. All exterior lighting on the site shall be LED and designed to reduce adverse impact on adjoining properties.
8. The dumpster shall be enclosed with materials consistent with the primary building. Specific colors and materials shall be submitted and approved as part of the building permit.
9. Trash service, store deliveries, and gasoline refilling (underground commercial gasoline tanks) shall occur between the hours of 7:00 a.m. to 10:00 p.m.
10. Tractor trailers, storage containers, and other commercial vehicles (including delivery trucks) shall not be parked or stored overnight on the premises.
11. No more than 50% of each glazed window area of the building shall have signage.
12. Hours of operation permitted are 24 hours seven days per week.
13. Install a commercial grade bike rack on-site.
14. Install new curb, gutter, and sidewalk along the property line adjacent to N. Broadway Avenue.

15. Keep and maintain a 55-foot buffer of wooded tree line from the North property line.
16. Complete a Post-Construction Maintenance Agreement for stormwater facilities.
17. Install a fire hydrant within four-hundred (400) feet of any portion of the building.

Mr. Greer reported that the Developer has agreed to all conditions. He stated that the owner and applicant were present at the meeting, and he invited the Developer to speak at the podium.

**Mayor Moore** informed the audience that there will be a time for them to speak later in the Public Hearing.

The owners, Jawad (no last name given) and Mohammad Hafiz, owners of the property, introduced and gave a brief background about themselves. They reported owning several other gas stations in Missouri and a couple in Kansas, but this would be their first opportunity in Gladstone. Mr. Hafiz stated that the architect will provide the details of the project.

**Councilman Mallams** requested Assistant City Manager Greer to explain the post construction maintenance agreement for stormwater facilities in the application, because he's never seen it prior to now. Mr. Greer replied that it is a condition they will start seeing more frequently, because the State of Missouri is asking local municipalities to incorporate these agreements in construction projects and it is used to manage stormwater throughout the project and to continue being managed after completion of the project.

**Mayor Moore** asked the owners if the proposed gas station and convenient store will be the same brand as their already established businesses and they replied that two of the other gas station and convenience stores will have the same brand.

Gerald Menefee, 6811 North Michigan, Gladstone, Missouri, introduced himself as the Project Engineer. He gave a summary of the layout of the gas station and convenience store which includes the following: ten (10) fueling positions with a steel canopy, 5,000 square foot convenience store, a drive thru for carryout, that is the road that goes through Kansas City on the backside, two new drive approaches, one on Broadway and one on 72<sup>nd</sup> Street, 14 parking spaces, two (2) electric charging stations that are on the farthest north side, and three (3) bicycle parking places. He described the bio filtration and detention basin as well as the locations of both basins. He stated they are committed to LED fixture lighting, a new fire hydrant, new sidewalks along Broadway and 72<sup>nd</sup> Street. He reported that the store will be open 24 hours a day. He shared a detailed presentation of the project and the conception of what it ought to look like when it's completed. He reported that they will need to cut down some trees for a detention basin on the north side of the property and would add more on the north side where there are none currently.

**Councilman Mallams** asked Mr. Menefee if they will be working with Kansas City, Missouri. Mr. Menefee reported that the only thing they would be doing with Kansas City, Missouri is adding a roadway, putting an out back road, and adding some grading to establish the road.

**Mayor Pro Tem Spallo** inquired about the tree buffer and what size of trees they were planning on planting to give the neighbors a buffer. She asked if a fence as a buffer had been discussed.

**Mayor Moore** inquired about the type of trees and if it would be trees that did not lose their leaves. She also asked for Mr. Menefee to point out the retaining wall and he confirmed that it was all the way east to west. She asked how large the retaining wall basin would be and then asked about the location of the ingress and egress and expressed concerns about traffic flow, because she wants to

make sure that everything is done to try and alleviate any congestion that could occur. She inquired about the current traffic on Broadway and 72<sup>nd</sup> Street.

Mr. Menefee stated that they were mainly presenting to obtain approval for the design site and would have no problems dealing with some of the changes regarding the types of trees. He reported there was no plan for a fence and that one would be installed if they have to; but, the retaining wall would be very high due to the fairly severe ground elevation they had to overcome to put the pond in place. He reported the retaining wall could be fixed up with different colored stone to make it look more rustic, but the wall will still be seen due to the upgrade of the elevations. He reported that the retaining wall was necessary due to the short elevation and that the wall would be 44' by 84' not counting the slopes around it. He stated it would make it about 6,000 square feet or so of 60,000, but couldn't give the overall dimensions. Mr. Menefee reported that a traffic study hasn't been done, but he has preliminary figures of traffic, but not how it's assigned to the streets outside. He discussed the traffic patterns and numbers derived from the Institute of Traffic Engineers Trip Generation Manual on the average trips to be expected for this type of project for the number of fuel pumps that are available.

**Mayor Moore** asked if there was anyone who desired to address the Council in favor of the application.

There was no one.

**Mayor Moore** asked if there was anyone who desired to address the Council in opposition of the application.

Raymond T. Marshall, 401 NW 72<sup>nd</sup> Terrace, Gladstone, reported he is opposed due to the location of his home and property, the amount of increased traffic on an already very busy street, and how a tanker truck would not be able to maneuver in and out of the tight space in the heavy traffic area.

Josie Nabavian, 400 NW 72<sup>nd</sup> Terrace, Gladstone reported that she is opposed due to the removing of mature trees and how long it will take new planted trees to grow in order to block out sounds and light from the structure. She voiced concerns about the current amount of heavy traffic, the entrance from Broadway to the facility, and who would be responsible for the costs.

Roger Tortorilla, 210 NW 73<sup>rd</sup> Street, Gladstone, reported his opposition to the project due to it being located in a residential area, the twenty-four hours a day lighting, and in his opinion another gas station is not needed or necessary.

John Trinder, 406 NW 72<sup>nd</sup> Terrace, Kansas City, reported he is opposed on behalf of the Willow Creek residents and he shared his concerns regarding: too many gas stations, the lighting, as well as traffic and environmental issues.

**Mayor Moore** requested Assistant City Manager Austin Greer answer some of the concerns residents mentioned when voicing their opposition.

Assistant City Manager Austin Greer gave an example of the distance from the building to the concerned resident's property line. He explained the reason for removing trees in a specific area due to stormwater infrastructure and that new trees would be planted. He discussed the entrance and that it was in line with the access point to the lower level of the Gladstone Bowl parking lot, farthest away from the stoplight than initially proposed. He shared that modern lighting allows for a certain degree of measurement and the lighting study indicated that it will be angled downward and wouldn't likely be a concern at a distance of approximately 120 feet away from the southernmost part of the property line for the homeowner.

**Councilman Mallams** inquired about the distance from the north end of the bio filtration basin to the property line. Mr. Greer reported that the plans indicate 55 feet, which is included in the conditions to maintain as much of that buffer area as possible.

**Mayor Pro Tem Spallo** wanted to confirm that the basin was underground and if the standing water could be seen. Mr. Greer reported that he didn't have the specifics on it, but it would be a pond and it would depend on where an individual is located on Broadway to what they would see, due to the significant grading.

**Councilman Smith** shared information on the ingress, egress point on Broadway and that it was suggested that it be moved directly across the street from the lower level access point from the bowling alley, due to the traffic going north and west. He requested that a clearer explanation be given regarding the excavation of trees on the north end. Mr. Greer referred that question to the engineer.

Mr. Menefee allowed Khalid Bondi, the engineer to explain. Mr. Bondi pointed out on the drawing that the existing trees near the homeowners will stay and they will be adding trees between the existing tree line and the homeowner's property. **Councilman Smith** inquired about the type of excavations that would have to occur to bury the gas tanks and what could potentially be underground. Mr. Menefee discussed the size and design of the tanks and approximate depth they may be buried. He reported there would be a geotechnical study done to confirm soil make-up before moving ahead.

**Mayor Moore** and **Mayor Pro Tem Spallo** requested clarification from Mr. Menefee that the Geotechnical study had not been completed and the feasibility of the property is unknown. Mr. Menefee explained the geotechnical study and the information that it provides. He reported that they don't know about the property right now. **Councilman Smith** reported that a prior gas station company made an application and had done some borings and it was suitable with some gravel under the tank areas and was feasible to build, but that had been 30 years ago.

Assistant City Manager Greer requested to make one more comment regarding the basin and stated that it probably meets the standard, but they could work with Director Nebergall to potentially make that a bit smaller, to preserve a little bit more wooded area, if possible. **Mayor Moore** confirmed with Mr. Greer the information regarding the trees to the right of the basin and that they would stay, but the trees that are currently where the basin will be placed would have to be removed, but additional trees will be planted on the north side.

**Mayor Moore** closed the Public Hearing at 8:24 pm.

**Item No. 12. On the Agenda. FIRST READING BILL NO. 23-32** An Ordinance approving a Site Plan Revision for property at 7200 North Broadway, Gladstone, Missouri.

**Councilman Mallams** moved **BILL NO. 23-32** be placed on its First Reading. **Councilman Garnos** seconded. The Vote: All "Aye:" Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0) The Clerk read the Bill.

**Councilman Mallams** moved to accept the First Reading of **BILL NO. 23-32**, waive the rule and place the Bill on its Second and Final Reading. **Councilman Garnos** seconded. The Vote: All "Aye:" Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0) The Clerk read the Bill.

**Councilman Mallams** moved to accept the Second and Final Reading of **BILL NO. 23-32** and enact the Bill as **Ordinance 4.651**. **Councilman Garnos** seconded.

**Councilman Garnos** shared an experience in the past when the City dealt with gas tank leakage and the cost of clean-up, but shared that since then, the gas tanks have been redesigned and because technology is significantly better, it will detect a leak, unlike in the past. He also gave an example and information that City Council's role is not to consider the type of business that private owners want to establish, but to ensure that it complies with City Ordinances, regulations, and particularly zoning requirements. He continued explaining that if all those points were met, it wasn't their place to decide whether another business is needed at the location the application was submitted. He requested confirmation from the City Attorney. Councilman Garnos also reported that applications for businesses can be denied, but it would be due to specific circumstances, for example a zoning change would be required and that's not always possible based on the City Ordinances and zoning requirements. City Attorney Williams confirmed that under state law, City Council is not allowed to use zoning to regulate competition. He explained that the use is allowed in a C-2 Zone, so there's no basis to say that we have too many gas stations, in terms of using that as a basis this evening. He confirmed that a previous gas station the Council considered in the past at another location was a request for zoning change and site plan was denied and the main issue with it was the proximity of the gas tanks to the adjacent residences.

**Councilman Smith** reported that he concurred with Councilman Garnos on his statement regarding the prior zoning change and that this current application is a site plan revision and not a zoning change. He reported that he was prepared to support the project and was satisfied with the trees, lighting, all the things that are going to protect the residents and neighbors, including the ingress and egress on Broadway, but the more he witnessed the amount of traffic in the past week to ten days on NW 72<sup>nd</sup>, he stated that it's not going to work. He expressed that maybe the applicant would have interest in tabling it to do some more research, but he can't support it after paying attention to what goes on in that area on NW 72<sup>nd</sup> Street.

Roll Call vote: "Aye:"- Councilman Mallams and Councilman Garnos. "Nay": - Councilman Smith, Mayor Pro Tem Spallo, and Mayor Moore. (2-3) Mayor Moore stated the site plan revision has **Failed**.

**Item No. 13. On the Agenda. PUBLIC HEARING:** Fixing the annual rate of levy for the 2023 Real Estate and Personal Property taxes within the corporate limits of the City of Gladstone, Missouri.

**Mayor Moore** opened the Public Hearing at 8:31pm.

Finance Director Dominic Accurso addressed the City Council. Director Accurso reported that his presentation is for the public hearing for fixing the annual rate of levy for the 2023 real estate and personal property tax. He shared a reminder that property tax levy generates over 20% of the general fund revenue, and primarily goes to pay for several City services including; Police and Fire/EMS services.

Director Accurso explained the process and that the original numbers were based on information from June, which was a preliminary valuation. The final valuations were received in early September. (PowerPoint presentation attached). He discussed the recent finalized numbers for 2022 and explained the multi rate-system the City of Gladstone uses, which means that residential, agricultural, and commercial property has three different levy rates. He explained the Hancock Amendment and shared the 2022 and fiscal year 2023 total real and personal property tax amounts, as well as the Fiscal Year 2023 (actual and unaudited) and budgeted 2024 collection amounts. (See attached PowerPoint presentation).

Mr. Accurso completed his presentation and offered to answer questions.

There was no one in favor or opposed to fixing the annual rate of levy for the 2023 Real Estate and Personal Property Tax within the corporate limits of the City of Gladstone, Missouri.

**Mayor Moore** closed the Public Hearing at 8:36 pm.

**Item No. 14. On the Agenda.** **FIRST READING BILL NO. 23-33** An Ordinance enacted pursuant to Missouri Revised Statutes Section 67.110 fixing the annual rate of Levy for the 2023 Real Estate and Personal Property taxes within the corporate limits of the City of Gladstone, Missouri.

**Mayor Pro Tem Spallo** moved **BILL NO. 23-33** be placed on its First Reading. **Councilman Smith** seconded. The Vote: All "Aye:" Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0) The Clerk read the Bill.

**Mayor Pro Tem Spallo** moved to accept the First Reading of **BILL NO. 23-33**, waive the rule and place the Bill on its Second and Final Reading. **Councilman Smith** seconded. The Vote: All "Aye:" Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0) The Clerk read the Bill.

**Mayor Pro Tem Spallo** moved to accept the Second and Final Reading of **BILL NO. 23-33** and enact the Bill as **Ordinance 4.652**. **Councilman Smith** seconded.

Roll Call vote: "Aye:"- Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0) Mayor Moore stated **BILL NO. 23-33** stands enacted as **Ordinance Number 4.6526**.

**Item No. 15. On the Agenda.** **RESOLUTION R-23-63** A Resolution authorizing acceptance of a proposal from Brindlee Mountain Fire Apparatus, Union Grove, Alabama, for the purchase of a 2017 Spartan Gladiator 100' platform truck for a total amount not to exceed \$775,000.00.

**Councilman Mallams** moved to approve **RESOLUTION R-23-63** A Resolution authorizing acceptance of a proposal from Brindlee Mountain Fire Apparatus, Union Grove, Alabama, for the purchase of a 2017 Spartan Gladiator 100' platform truck for a total amount not to exceed \$775,000.00. **Mayor Pro Tem Spallo** seconded.

**Mayor Pro Tem Spallo** thanked Fire Chief Desautels and the leadership team for finding this rehabilitated fire apparatus because it is saving the City and residents hundreds of thousands of dollars and without it, the City would not have been able to buy this type of truck for years to come, because they are not readily available. She thanked Chief Desautels again for working through the process as this apparatus will keep the residents safer.

**Mayor Moore** requested that Chief Desautels share any additional information he had.

Chief Desautels shared that a truck of this caliber could be in excess of 1.5 million dollars. He described all the new parts and that it will come certified and they had to act quickly on the purchase, because there were other fire departments also waiting to purchase it. He assured the Council that it would be inspected carefully prior to acceptance.

**Mayor Moore** expressed her gratitude toward Chief Desautels.

The Vote: "aye", Councilman Smith, Councilman Mallams, Councilman Garnos, Mayor Pro Tem Spallo, and Mayor Moore. (5-0)

**Item No. 16. On the Agenda.** Other Business.

There was no other business.

**Item No. 17. On the Agenda.** Adjournment.

**Mayor Moore** adjourned the September 25, 2023, Regular City Council meeting at 8:42 pm.

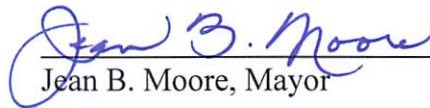
Respectfully submitted:



Kris Keller, City Clerk

Approved as presented: ☒

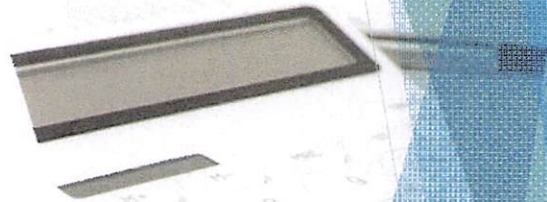
Approved as modified: ☐



Jean B. Moore, Mayor

# PROPERTY TAX LEVY

City of Gladstone, Missouri  
September 25, 2023



## 2023 Property Tax as Advertised

►Based on June  
preliminary valuation  
from Clay County

►Final Valuations  
received in September

	Tax Year 2022	Tax Year 2023
General Fund		
Real Estate		
Residential	\$ 363,206,970	\$ 312,114,680
Residential (New Construction)	366,400	587,080
Subtotal Residential	363,573,370	312,701,760
Agriculture	49,690	58,690
Commercial	91,525,517	82,967,137
Commercial (New Construction)	506,200	1,844,730
Subtotal Commercial	92,031,717	84,811,867
Total Real Estate	\$ 455,654,777	\$ 397,572,317
Personal Property	\$ 85,060,496	\$ 91,511,309
Total	\$ 541,715,273	\$ 489,083,626
The following tax rates are proposed:		
	Estimated Amount 2023 Property Tax	2023 Tax Rate (Per \$100)
General Fund		
Real Estate		
Residential	\$ 2,487,968	0.685
Tax increase due to new construction	\$ 2,510	
% increase due to new construction	0.1%	
Agriculture	\$ 283	0.569
Commercial	\$ 644,157	0.740
Tax increase due to new construction	\$ 3,746	
% increase due to new construction	0.1%	
Personal Property	\$ 799,502	0.929
Total	\$ 3,938,166	

## Tax Year 2022 and 2023 (Pro Forma)

2022			
Real Estate	Valuation	Rate	Revenue to City
Residential	312,701,760	0.751	2,348,390
Agricultural	58,930	0.476	281
Commercial	84,811,867	0.729	618,279
Total Real Property	397,572,557		2,966,949
Personal	91,511,309	0.929	850,140
Total	489,083,866		3,817,089

2023			
Real Estate	Valuation	Rate	Revenue to City
Residential	363,293,410	0.692	2,513,990
Agricultural	49,690	0.573	285
Commercial	95,527,174	0.696	664,869
Total Real Property	458,870,274		3,179,144
Personal	89,809,236	0.929	834,328
Total	548,679,510		4,013,472

► Historically,  
95% of property  
tax is collected  
in current year  
of levy

	2023 Actual (unaudited)	2024 Budgeted
Real Property	2,796,628	2,900,000
Personal Property	849,928	800,000
Total	3,646,555	3,700,000

## Fiscal Year 2023 and Budgeted 2024 Collections