



## Council Agenda Item Cover

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**MEETING DATE:** September 28, 2012

**AGENDA ITEM TITLE:** Approving Annual Property Tax Rates

**AGENDA SECTION:** Unfinished Business

**CAN THIS ITEM BE RESCHEDULED? :** No

**BACKGROUND REVIEW:** Each year the City must approve property tax levies which are then submitted to St. Louis County for billing. Calendar year 2012 is not a reassessment year, therefore, there is only a slight change in property values. However, the City voluntarily maintains the same rates as previous year for residential. The tax rates for commercial decrease by \$0.09 and \$0.026 for General Revenue and Police & Fire Pension, respectively.

Public Hearing was held on Monday, September 24, 2012 at 6:30pm in Council Chamber on the 5<sup>th</sup> floor.

The City has received the final assessed valuations from St. Louis County. The rates have been calculated and approved by the Missouri State Auditor's Office which are reflected in the information below, on the attached schedules and the ordinances.

The rates are due to St. Louis County by October 1, 2012.

<i><b>Finalized Rates</b></i>	<i><b>Without Library</b></i>	<i><b>With Library</b></i>
2012 Total Residential Property Tax Levy	\$0.753	\$1.001
2011 Total Residential Property Tax Levy	\$0.753	\$0.994

**RECOMMENDATION:** Staff recommends approval of the final rates as presented.

**University City  
Residential Property Tax Rate History**

	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>
<b>City - General Revenue</b>	0.667	0.573	0.572	0.511	0.513	0.541	0.557	0.561	0.561
<b>City - Pension</b>	0.000	0.000	0.000	0.144	0.144	0.152	0.156	0.158	0.158
<b>City - Debt</b>	0.000	0.023	0.085	0.049	0.042	0.056	0.048	0.034	0.034
<b>Total City Rate</b>	<b>0.667</b>	<b>0.596</b>	<b>0.657</b>	<b>0.704</b>	<b>0.699</b>	<b>0.749</b>	<b>0.761</b>	<b>0.753</b>	<b>0.753</b>
<b>Library</b>	0.291	0.249	0.249	0.223	0.223	0.238	0.238	0.241	0.248
<b>Total Rate</b>	<b>0.958</b>	<b>0.845</b>	<b>0.906</b>	<b>0.927</b>	<b>0.922</b>	<b>0.987</b>	<b>0.999</b>	<b>0.994</b>	<b>1.001</b>

**University City  
Property Tax Rate History**

	2009	2010	2011	-----2012-----		
				Residential	Commercial	Personal
<b>City - General Revenue</b>						
Residential	0.541	0.557	0.561	0.561		
Commercial	0.613	0.637	0.668		0.578	
Personal	0.680	0.680	0.680			0.680
<b>City - Pension (Police &amp; Fire)</b>						
Residential	0.152	0.156	0.158	0.158		
Commercial	0.175	0.181	0.190		0.164	
Personal	0.195	0.195	0.195			0.195
<b>City - Debt</b>						
Residential	0.056	0.048	0.034	0.034		
Commercial	0.056	0.048	0.034		0.034	
Personal	0.056	0.048	0.034			0.034
<b>TOTAL CITY RATE</b>				<b>0.753</b>	<b>0.776</b>	<b>0.909</b>
<b>Library</b>						
Residential	0.238	0.238	0.241	0.248		
Commercial	0.270	0.280	0.280		0.254	
Personal	0.280	0.280	0.280			0.280
<b>Loop Special Business Dist.</b>						
Residential	0.521	0.521	0.590	0.590		
Commercial	0.480	0.498	0.536		0.536	
<b>Parkview Gardens Special Dist.</b>						
Residential	0.583	0.639	0.626	0.627		
Commercial	0.691	0.703	0.722		0.722	

INTRODUCED BY:

DATE:

BILL NO.

ORDINANCE NO.

**AN ORDINANCE ORDERING THE LEVY AND FIXING THE RATE OF PROPERTY TAXES TO BE COLLECTED IN THE CITY OF UNIVERSITY CITY FOR THE YEAR 2012 TO PROVIDE FOR GENERAL REVENUE, POLICE AND FIREFIGHTER RETIREMENT, GENERAL OBLIGATION BOND DEBT SERVICE, AND FOR THE UNIVERSITY CITY LOOP SPECIAL BUSINESS DISTRICT AND THE PARKVIEW GARDEN SPECIAL TAXING DISTRICT; CONTAINING AN EMERGENCY CLAUSE.**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

Section 1. There is hereby levied for the year 2012 upon all real and personal property, subject to taxation, in the City of University City, Missouri, the following taxes for the following purposes, to wit:

- A. For general revenue purposes a tax of \$0.561 on residential property, a tax of \$0.578 on commercial property and a tax of \$0.680 on personal property, on each one hundred dollars (\$100.00) of assessed valuation.
- B. For Police and Firefighter Retirement purposes a tax of \$0.158 on residential property, a tax of \$0.164 on commercial property and a tax of \$0.195 on personal property, on each one hundred dollars (\$100.00) of assessed valuation.
- C. For general obligation debt service purposes, a tax of \$0.034 on residential property, a tax of \$0.034 on commercial property and a tax of \$0.034 on personal property, on each one hundred dollars (\$100.00) of assessed valuation.

Section 2. There is hereby levied for the year 2012 upon all real property, subject to taxation, in the University City Loop Special Business District, an additional tax of said district of \$0.590 for residential property and \$0.536 for commercial property, on each one hundred dollars (\$100.00) of assessed valuation.

Section 3. There is hereby levied for the year 2012 upon all real property, subject to taxation, in the Parkview Gardens Special Taxing District, an additional tax of \$0.627 for residential property and \$0.722 for commercial property, on each one hundred dollars (\$100.00) of assessed valuation.

Section 4. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED this \_\_\_\_\_ day of September, 2012.

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Mayor

ATTEST:

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City Clerk

CERTIFIED TO BE CORRECT AS TO FORM:

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City Attorney

INTRODUCED BY:

DATE:

BILL NO.

ORDINANCE NO.

**AN ORDINANCE ORDERING THE LEVY AND FIXING THE RATE OF PROPERTY TAXES TO BE COLLECTED IN THE CITY OF UNIVERSITY CITY FOR THE YEAR 2012 TO PROVIDE FOR THE ESTABLISHMENT AND MAINTENANCE OF A FREE PUBLIC LIBRARY AND READING ROOM; CONTAINING AN EMERGENCY CLAUSE.**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY CITY, MISSOURI, AS FOLLOWS:

Section 1. There is hereby levied for the year 2012 upon all real and personal property, subject to taxation, in the City of University City, Missouri, an additional tax of \$0.248 on residential property, a tax of \$0.254 on commercial property and a tax of \$0.280 on personal property, on each one hundred dollars (\$100.00) of assessed valuation, for the establishment and maintenance of a free public library and reading room.

Section. This ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED this \_\_\_\_\_ day of September, 2012.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

CERTIFIED TO BE CORRECT AS TO FORM:

\_\_\_\_\_  
City Attorney