

RESOLUTION NO. 2021 - 14

A RESOLUTION ORDERING THE LEVY AND FIXING THE RATE OF PROPERTY TAXES TO BE COLLECTED IN THE CITY OF UNIVERSITY CITY FOR THE YEAR 2021 TO PROVIDE FOR GENERAL REVENUE, POLICE AND FIREFIGHTER RETIREMENT PLAN, AND THE UNIVERSITY CITY LOOP SPECIAL BUSINESS DISTRICT AND THE PARKVIEW GARDEN SPECIAL TAXING DISTRICT

WHEREAS, RSMo. 67.110. requires political subdivisions such as the City of University City to fix its ad valorem property tax rates not later than October second for entry in the tax books; and

WHEREAS, the City of University City received the finalized assessed property valuations from St. Louis County on September 15, 2021 and subsequently calculated the proposed tax rates; and

WHEREAS, the City of University City conducted a Public Hearing on the proposed tax rates on September 27, 2021 after due and proper notification in the St. Louis Countian (Missouri Lawyers Media), a newspaper of general circulation.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF UNIVERSITY CITY AS FOLLOWS:

Section 1. There is hereby levied for the year 2021 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 \$0.451 on residential property, a tax of \$0.487 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 \$0.133 on residential property, a tax of \$0.133 on commercial property and a tax of \$0.195 on personal property, on each one hundred dollars (\$100.00) of assessed valuation.

Section 2. There is hereby levied for the year 2021 upon all real property, subject to taxation, in the University City Loop Special Business District, an additional tax of said district of \$0.372 for residential property and \$0.395 for commercial property, on each one hundred dollars (\$100.00) of assessed valuation.

Section 3. There is hereby levied for the year 2021 upon all real property, subject to taxation, in the Parkview Gardens Special Taxing District, an additional tax of \$0.399 for residential property and \$0.850 for commercial property, on each one hundred dollars (\$100.00) of assessed valuation.

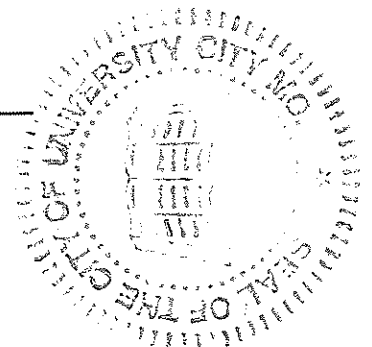
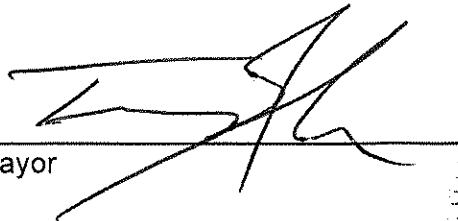
Section 4. This Resolution shall take effect and be in force from and after its passage as provided by law.

PASSED this 27th day of September 2021.

ATTEST:


City Clerk

Mayor





CITY OF UNIVERSITY CITY COUNCIL MEETING
AGENDA ITEM

NUMBER: For City Clerk Use	NB-20210927-01
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SUBJECT/TITLE: Approving 2021 Annual Property Tax Rates (Resolution 2021-14)			
REQUESTED BY: Keith Cole - Director of Finance		DEPARTMENT / WARD Finance / All	
AGENDA SECTION:	New Business - Resolution 2021-14	CAN ITEM BE RESCHEDULED?	No
CITY MANAGER'S RECOMMENDATION OR RECOMMENDED MOTION: City Manager recommends approval of the 2021 final tax rates as presented.			
FISCAL IMPACT: University City - General Revenue - \$3,734,521; University City - Pension - \$1,089,315 Library - \$2,780,188; University City SBD Loop - \$47,200; Parkview Gardens SBD - \$105,029			
AMOUNT:		ACCOUNT No.:	
FROM FUND:		TO FUND:	
EXPLANATION: The city has received the final assessed valuations from St. Louis County on September 15, 2021 after the Board of Equalization completed the assessment appeal process. The rates have been calculated and reviewed by the Missouri State Auditor's Office. The finalized rates are due to St. Louis County by October 1st.			
STAFF COMMENTS AND BACKGROUND INFORMATION: Each year the city must approve property tax levies which are then submitted to St. Louis County for billing. Calendar year 2021 is a re-assessment year. The city's properties assessed value has increased approximately \$56.0 million or 7.51% from the last assessment in 2019. This increase resulted in decreasing residential rate from \$0.610 to \$0.584 and commercial rate stayed flat at \$0.620. The city is only allowed to receive additional revenue up to the Consumer Price Index (CPI) of 1.4% and for the value of new construction which was approximately \$1.9 million for residential.			
CIP No.			
RELATED ITEMS / ATTACHMENTS: -Property Tax Rate History -Resolution 2021-14			
LIST CITY COUNCIL GOALS (S):			
RESPECTFULLY SUBMITTED:		City Manager, Gregorory Rose	MEETING DATE: September 27, 2021

**City of University City
Property Tax Rate History**

	2016	2017	2018	2019	2020	-----2021-----		
						Residential	Commercial	Personal
City - General Revenue								
Residential	0.569	0.533	0.532	0.471	0.471	0.451		
Commercial	0.546	0.508	0.520	0.487	0.487		0.487	
Personal	0.680	0.680	0.680	0.680	0.680			0.680
City - Pension (Police & Fire)								
Residential	0.165	0.157	0.157	0.139	0.139	0.133		
Commercial	0.148	0.139	0.142	0.133	0.133		0.133	
Personal	0.195	0.195	0.195	0.195	0.195			0.195
TOTAL CITY RATE	0.734	0.690	0.689	0.610	0.610	0.584	0.620	0.875
Library								
Residential	0.259	0.246	0.245	0.365	0.365	0.350		
Commercial	0.235	0.220	0.225	0.345	0.345		0.345	
Personal	0.280	0.280	0.280	0.408	0.408			0.400
Loop Special Business Dist.								
Residential	0.586	0.407	0.404	0.445	0.445	0.372		
Commercial	0.498	0.454	0.455	0.403	0.403		0.395	
Parkview Gardens Special Dist.								
Residential	0.598	0.524	0.525	0.431	0.431	0.399		
Commercial	0.850	0.850	0.850	0.850	0.850		0.850	