



CITY OF PARKVILLE * 8880 Clark Avenue * Parkville, MO 64152 * (816) 741-7676 * (816) 741-0013

DEAN KATERNDAHL

Mayor

TINA WELCH
PHILIP WASSMER
Ward 1 Aldermen

DOUGLAS WYLIE
STEPHEN MELTON
Ward 3 Aldermen

BRIAN T. WHITLEY
BOB BENNETT
Ward 2 Aldermen

MICHAEL LEE
ABBY LACKAMP
Ward 4 Aldermen

SESSION SCHEDULE:

6:00 p.m.: Special Meeting

The Parkville Board of Aldermen encourages citizen participation in city government. In compliance with the Missouri Sunshine Law, you are invited to participate in the meeting. The following rules have been established to facilitate the transaction of business during a meeting and ensure that everyone gets to speak. Please take a moment to review these rules before the meeting begins.

- Silence your mobile devices and set other noise-making devices to off or to “SILENT MODE” before the meeting begins.
- Always speak from the podium and use the microphone. This ensures that all comments are accurately and properly recorded on video and heard by those in the audience. Speakers are requested to state their full name, address and group affiliation, if any, before delivering any remarks.
- **Speakers shall limit their comments to not exceed three minutes.**
 - In the event of extensive public participation, the Mayor may further limit speaking times to assure as many people as possible have an opportunity to address the Board of Aldermen.
- If you have documentation or other materials to present to the Board of Aldermen for the official record, please provide them to the City Clerk.
- CITIZEN INPUT reserves time for citizen input on any City matter, other than those listed on the Action Agenda. A member of the public must submit to the City Clerk his/her name, address and the subject to be presented, along with any supporting materials, by noon the day of the Board meeting. Unless unusual circumstances dictate otherwise, the Board of Aldermen will not make a decision on any issue(s) presented by an individual or group during a meeting, but may refer an item to staff for action or additional analysis (Boy Scouts, Girl Scouts and other similar youth civic/service members will be recognized during Citizen Input and are therefore exempt from the notification requirement). Speakers will be limited to three (3) minutes, unless waived at the discretion of the Mayor.
- CONSENT AGENDA lists all matters that are considered to be routine by the Board of Aldermen and will be enacted under one motion without discussion. Any member of the Board of Aldermen may be allowed to request an item be pulled from the Consent Agenda for consideration under

the regular agenda if debate and a separate motion are desired. Any member of the Board of Aldermen may be allowed to question or comment on an item on the Consent Agenda without a separate motion under the regular agenda. Items not removed from the Consent Agenda will stand approved upon motion made by any alderman, followed by a second and a voice vote to “Approve the consent agenda and recommended motions for each item, as presented.”

- Voices carry, so please speak softly and keep discussion in the audience to a minimum so the Board of Aldermen can hear the discussions and make informed decisions.

Agendas can be accessed on the City website at <https://parkvillemo.gov/government/board-of-aldermen/> or by contacting the City Clerk at (816) 741-7676.

The City of Parkville does not discriminate on the basis of race, color, national origin, gender, religion, age, disability, genetic information, or other circumstance prohibited by federal, state, or local law, rule, or regulation, including Title II of the Americans with Disabilities Act.

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BOARD OF ALDERMEN
Special Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, August 26, 2025 6:00 PM
City Hall Board Room

Next numbers: Bill No. 3343 / Ord. No. 3271

1. CALL TO ORDER

2. PUBLIC HEARINGS

- A. Hold a public hearing and approve the first and second readings of Bill No. 3343, an ordinance to levy a tax of \$0.4403 on all taxable property in the City of Parkville for fiscal year 2026 (Administration)

3. ADJOURN

General Agenda Notes:

The agenda closed at noon on August 21, 2025. With the exception of emergencies or other urgent matters, any item requested after the agenda was closed will be placed on the next Board meeting agenda.

ITEM 2.A.*For 8/26/2025**Board of Aldermen - Finance Committee Meeting***CITY OF PARKVILLE****Policy Report**

Date: August 4, 2025

Prepared By:

Bryan Kidney, Deputy City Administrator

Reviewed By:

Alexa Barton, City Administrator

ISSUE:

Hold a public hearing and approve the first and second readings of Bill No. 3343, an ordinance to levy a tax of \$0.4403 on all taxable property in the City of Parkville for fiscal year 2026 (Administration)

BACKGROUND:

Every year, the City receives pro forma calculations for the General Tax Levy for the next tax year from the State Auditor and Platte County officials. A temporary levy expired in 2024 and an extension of the levy was on the August 5, 2025, ballot, and it failed. In addition, receipt of the pro forma calculations was a bit delayed due to the State Tax Commission and Platte County negotiating a Residential rate increase that finalized at 6.835%.

The pro forma calculations give the maximum levy (rate ceiling) that can be set based on the City's voter-approved levies under Missouri law. The tax rate ceilings were determined based on the requirements of State Statutes and the Missouri Constitution, commonly referred to as the Hancock Amendment, which limits taxation by state and local governments.

Since the extension of the levy was defeated on August 5, 2025, the City will be allowed to levy only the General Tax Levy. The calculated maximum amount for the General Tax levy for the coming year is \$0.4403 per \$100 of the assessed valuation. In previous years, the Board has elected to maintain the General levy at the maximum allowed tax rate.

In any year the Board may reduce, but not increase, the proposed levy, while in even-numbered years the Board has the option of returning the tax levy to the maximum rate set by established levies. Such an adjustment would become effective for the following odd-numbered fiscal year.

The table below summarizes the cost of the proposed levy for homeowners at various levels.

Value of Home	\$100,000	\$200,000	\$300,000	\$400,000
Assessed Valuation (19% of actual)	19,000	38,000	57,000	76,000
General Tax Levy	.4403	.4403	.4403	.4403
General Extension Tax Levy	N/A	N/A	N/A	N/A
Total City of Parkville Tax	\$ 83.66	\$167.31	\$250.97	\$334.63

The property tax levy must be approved following a public hearing via ordinance by September 1 annually.

STRATEGIC GOAL(S):

Operational Excellence

BUDGET IMPACT:

The estimated increase in tax revenues in 2025 due to maintaining the tax levies at the adjusted current maximum level is \$121,064 (General). Note: Rate ceilings set the limit for the amount of taxes that can be levied.

ALTERNATIVES:

1. Approve the first and second readings of the ordinance to approve the property tax levy for FY 2026.
2. Approve the item, subject to changes.
3. Do not approve the item.
4. Postpone the item.

STAFF RECOMMENDATION:

Staff recommends maintaining the 2025 tax levy at the existing rate for the current tax year.

POLICY:

The Board of Aldermen may establish a property tax levy to support municipal services within the limitations imposed by state law. The property tax levy will determine a substantial portion of the revenue which will be available for the fiscal and budget year 2026. The amount of the revenue expected to be generated will be used during the budget process to determine available funds for fiscal year 2026. A public hearing is required per RSMo 67.110. Notice of the public hearing must be posted seven days prior to the hearing.

SUGGESTED MOTION:

I move to approve Bill No. 3343, an ordinance levying a tax of \$0.4403 on all taxable property in the City of Parkville for fiscal year 2026, on first reading.

I move to approve Bill No. 3343, an ordinance levying a tax of \$0.4403 on all taxable property in the City of Parkville for fiscal year 2026, on second reading to become Ordinance No. ____.

ATTACHMENTS:

1. Ordinance
2. Public Hearing Notice
3. 2025 Property Tax Executive Summary

BILL NO. 3343

ORDINANCE NO. _____

AN ORDINANCE LEVYING A TAX OF \$0.4403 ON ALL TAXABLE PROPERTY IN THE CITY OF PARKVILLE FOR FISCAL YEAR 2026

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF PARKVILLE, MISSOURI AS FOLLOWS:

The levy on all real and personal taxable property in the City of Parkville for the year 2026 shall be \$0.4403 per one hundred dollars of assessed valuation for the general operating budget.

PASSED and APPROVED this 26th day of August 2025.

Mayor Dean Katerndahl

ATTESTED:

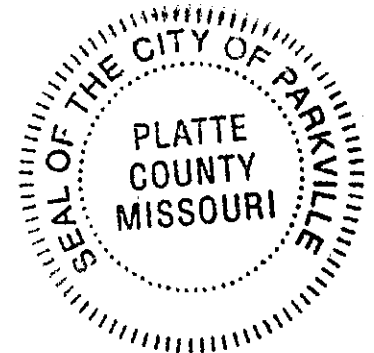
City Clerk Melissa McChesney

Notice of Public Hearing **2025 Tax Levy Adjusted to Comply with** **Missouri State Statutes Chapter 137.073** **City of Parkville, Missouri**

A public hearing will be held before the Board of Aldermen for the City of Parkville, Missouri, at a special meeting on August 26, 2025, at 6:00 p.m. in person. Citizens may provide public comments on the proposed property tax rate to be set by the City. The following information is provided pursuant to RSMo §67.110:

ASSESSED VALUATION

<u>Category</u>	Prior Tax Year	Current Tax
Real Estate	\$291,570,963	\$307,670,419
Personal Property	\$51,594,300	\$62,708,650
Railroad & Utility Local Assessed	\$89,640	\$89,359
Railroad & Utility State Assessed	\$12,723,868	\$13,006,093
Total Current Valuation	\$355,978,771	\$383,474,521
Amount of property tax revenues budgeted for 2026 (less Platte County collection fees)		\$ 1,661,000
	General	General Temp
Current tax rate:	\$0.4403 per \$100	\$0.1665 per \$100
Proposed tax rate:	\$0.4403 per \$100	N/A
	General	
Increase in tax revenue due to increase in assessed value due to new construction and improvements, if proposed tax rate is adopted:	\$77,035	
Increase (Decrease) in tax revenue as a result of reassessment, if proposed tax rate is adopted:	\$ 42,776	
Total Current Valuation Includes:		
New Construction	\$6,764,462	
Tax Increment Financing (TIF)	\$12,361,992	



DATE: *August 19, 2025*

Melissa McChesney
 Melissa McChesney, City Clerk

*Subject to revision based on the receipt of the assessed valuations established by the Board of Equalization
 and contingent upon receipt of forms and subsequent review and certificate of rate computations by the
 State Auditor's Office.*

City of Parkville Assessed Valuation -- Executive Summary

Preface

Recent news reports have highlighted that the county and state tax commission reached an agreement to increase assessed property values by up to 6.835%. It is important to note that property assessments are divided into five classifications: Residential, Agricultural, Commercial, Personal Property, and Railroad & Utility. Of these, only Residential property values were under dispute and addressed in the agreement.

Levy Status

The City of Parkville's property tax levy, published on August 19, 2025, remains unchanged from the prior year at 0.4403.

Reminder: the General Temporary Levy expired and is no longer calculated or collected.

Real Estate Valuation

- The overall real estate valuation increased from \$247,935,012 to \$264,881,370, an increase of 6.835%.
- This includes \$6,765,569 in residential new construction.
- When subtracting the residential new construction portion, the existing real estate value increase is 4.11% from the prior year.

Reassessment Impact

- The existing residential valuation (without new construction) increased by 2.73% compared to the prior year.
- This increase is below the Hancock Amendment cap of 2.9%.
- Keeping the mill rate flat, the reassessment will yield an additional \$42,775 in property taxes.

New Construction Impact

- The county recorded \$17,780,595 in new construction for the City of Parkville in this period.
- Applying the same levy rate, this new construction will generate \$78,288 in additional property tax revenue.

Combined Effect

- Together, reassessment growth and new construction will increase collections by \$121,064.
- This represents a 7.7% increase in levy revenue from 2024 to the 2025 budget.