



## **City Administrator's Report**

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July 29, 2021

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### **Setting the Property Tax Rate**

Each year in August, the city receives revised property tax assessment information from the county to be used in calculation of the property tax rate for the coming year. State statute sets the date by which the City has to hold a public hearing and set the tax rate. Traditionally this date has been no later than September 1. Receipt of tax information from Clay County has also been very near that date, so we've typically anticipated a special Board meeting to hold a public hearing and set the rate. Given recent changes in the Clay County Constitution, we have been advised that the date for Clay County to provide information to Cities has been moved back. Staff and John Reddoch have confirmed with the State Auditor's Office that per Statute, because Clay County is now a Charter county, that date is no later than October 1. Once staff receives updated tax information from Clay County, a date in September will be identified for the public hearing and setting the rate – this may or may not need to be a special meeting, given timeliness of information received from the county. Staff will continue to keep the Board apprised of the situation.

### **Main Street Training**

The Smithville Main Street Board and Anna Mitchell are attending the Annual Missouri Main Street conference this week. This year's conference is titled "Celebrate New Beginnings", focusing on how Main Street businesses have operated through the pandemic and how to move forward. Some seminars cover topics such as funding, attracting businesses, and foundations of a successful Main Street Organization. Attendance is one of the requirements of the Board through the working grant given to the Smithville Main Street Group by Missouri Main Street. This year's conference was provided in virtual format via Zoom.

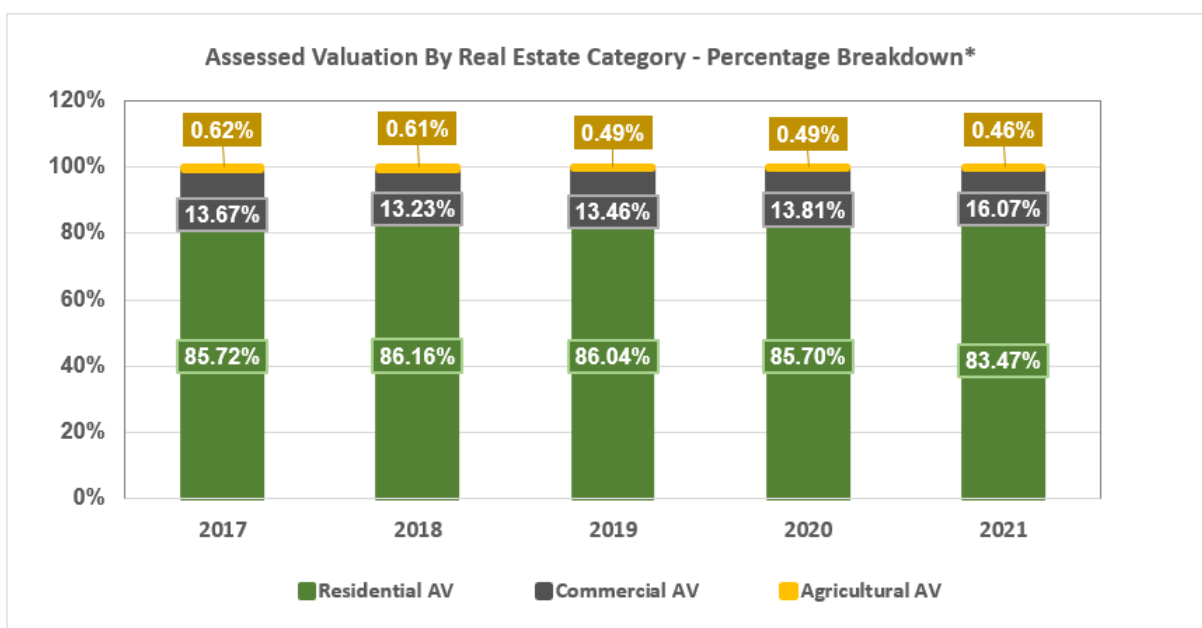
### **Streetscape Phase II Update**

Progress continues on the Streetscape project. Several driveways have been replaced, the reinforced concrete box at Smith Street has been extended, and the electrical lines for the streetlights are installed. Over the next couple of weeks, progress should be made on some of the brickwork and extending the sidewalk construction along Heritage Park. Staff and engineers have asked the contractor for a proposal to relocate the ditch adjacent to Smith Street and reconstruct the sidewalk on the south side of Main Street.

The bank from the ditch has eroded and the sidewalk in this area is about to collapse. Re-aligning the ditch will resolve this issue and make the ditch maintainable.

### Revenue Information

Finance Analyst Mayra Ore has compiled some information relating to sales and property taxes. The attached Property Tax Comparison provides historical information on the percentage of property taxes collected from commercial versus residential and change over the last five years. As indicated in the information, residential represents the majority of property tax collections in Smithville (more than 85% of the total). That percentage breakdown, however, has changed some from 2019 to 2020 and 2021. Information is further broken down to include agricultural assessed valuation in the chart below. With continued commercial growth, we can expect to see additional changes in the information.



\*2021 AV is PRE-BOE Figures

Following is a sales tax comparison of with area communities on the breakdown of total sales taxes levied. The **orange portion** represents sales taxes levied by the jurisdiction and the **blue portion** represents all other applicable sales taxes in place for the jurisdiction such as state, county, and special district (i.e. KC Zoo) (outside of sales taxes levied by that jurisdiction). The city portions do not include special CID sales taxes or economic development district sales taxes.

### Sales Tax Breakdown - Comparable Cities

