

# City of Platte Woods

## January 5, 2026

Planning for the next 100 years

1927 Chartered as Village  
1954 Incorporated as City

# History and Existing City Structure

# Operates under Federal, State Statute and County and Local Code

Mandated Services/Responsibilities paid/collected by City	Voluntary Services provided by City at no charge to residents	Resident Voted Services provided by County Tax levies
Enact a Property tax levy annually	Public Safety as Police or Security Entity	School District
Must maintain Fire Protection Entity	Municipal Court Entity	Health Services funds (5)
Must maintain Emergency Management Entity	Trash/recycle services	Platte Woods
Elected Governance body, w/ appointed Positions		Public Library
Non-criminal Codes enforcement		Special Road Districts funds (2)
Building Code enforcement/maintenance		Metropolitan Community College
Public Works enforcement/maintenance		South Platte Ambulance District
Parks system enforcement/maintenance		
Sewer system operation/contract/Dig-Rite		

- Established as Rural Estates for part time residences from City Life by 1900's Entrepreneurs and then by
- 1950's Aviation Industry Employees
- Supported by numerous resident volunteers since onset as Village
- Many homes actually constructed by the residents themselves
- As a City, volunteers continued to support quality of life
- Still requires many volunteers to support Charter and Daily Operation

# State Law Changes Affecting Revenue

- Mack's Creek (2012)
  - Capped proportion of revenue that can come from traffic enforcement
- Levy Ceiling Caps (Hancock Amendment, 2017)
  - Capped levy increase rates to prevent substantial revenue increases
- Show-me Court Software Mandate (476.055 RSMo, 2021)
  - Additional financial barriers to generating court revenue
- House Bill 594 (2025)
  - Sunset broadband utility taxes
  - Froze valuation for seniors' property taxes

# City Staff: Elected, Appointed, Employees & Volunteers

- 5 elected officials: 1- Mayor, 4 - Alderpersons\*
- 5 appointed positions: Police Chief\*, Emergency Director, Treasurer\*, Park Director\* Building Commissioner, Public Works Director
- 2 (hourly paid) Staff Positions: City Clerk and Court Clerk
- 7 Zoning Board appointed City resident volunteers
- 5 Zoning Adjustment City resident volunteers
- 15 Emergency management City resident volunteers

**Bold unpaid**

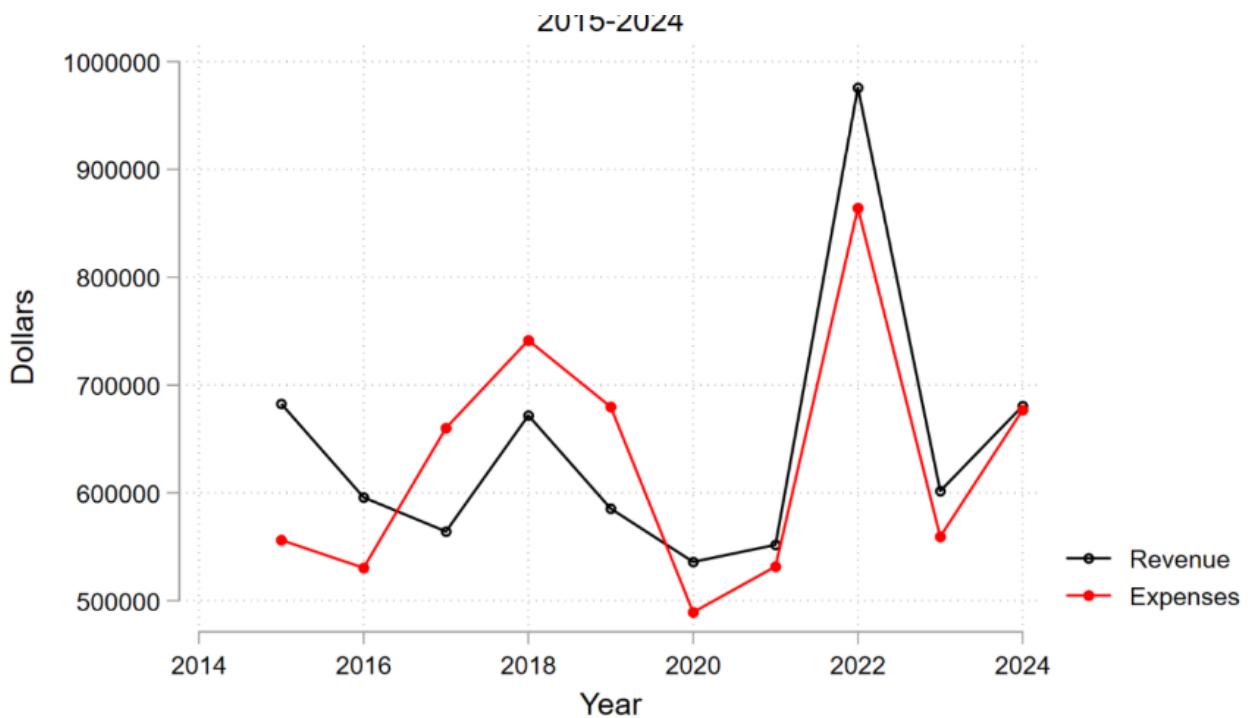
\* Flat rate minimum pay

# Finances and the Future

# Roadmap for Tonight

- Platte Woods is facing a budget crunch driven by
  - Decreasing revenues
  - Increased expenses
- As a result, we made the difficult decision to shutter the city's largest expense: police patrols
- Going forward, we have some choices to make
  - Decreasing city services (which would pass costs onto households)
  - Passing a levy increase (which would slightly increase property taxes)
  - Consider alternate funding options
- Regarding Public Safety:
  - Essential services will still be provided by AMR, the KC Fire Department, and the County Sheriff's Department
  - Some city services will be distributed among city employees and appointed officials, with opportunities for volunteers to help fill in gaps
- Decisions to make going forward/things to discuss tonight:
  - There will be a measure on April's ballot to allow residents to vote on some sort of tax increase.
  - **Tonight, we want to discuss what rates we might want to consider for that ballot measure.**
  - There are more affordable public safety options than a traditional police department.
  - **We want to better understand what residents want in terms of municipally provided public safety.**

# Revenue/Expense Summary 2015 – 2024



This figure includes one-time grants used for sewer, park, and road projects, which skews some years higher than average due to those pass-through funds.

# City's Share of Property Tax

Tax District	Levy per \$100	Total RE Tax (Rounded)	Total Personal Property Tax (Estimate)	Total Property Tax (RE & PP)
State Blind Pension Fund	0.03	17.10	5.71	22.81
County	0.01	5.70	1.90	7.60
Health Department	0.0722	41.15	13.75	54.90
PC Board of Svcs for Dev Disabled	0.11	62.70	20.94	83.64
Mental Health	0.0902	51.41	17.17	68.59
Mid-Continent Public Library	0.3119	177.78	59.39	237.17
Senior Citizen Levy	0.0432	24.62	8.23	32.85
Park Hill School	5.7955	3303.43	1103.46	4406.89
Parkville Special Road	0.2317	132.07	44.12	176.18
Southern Platte County Ambulance	0.1033	58.88	19.67	78.55
Platte Woods	0.7537	429.61	143.50	573.11
Metropolitan Community Colleges	0.1767	100.72	33.64	134.36
<b>Totals</b>	<b>7.7284</b>	<b>4405.18</b>	<b>1471.48</b>	<b>5876.66</b>

Each year, the county takes appraised values of each home (which are typically lower than what they would sell for on the open market). They then apply an assessment rate to determine what proportion of the value of the property will be taxed.

- This coming year, the total **Appraised** value of residential real estate in Platte Woods was \$48,913,433.
- Applying the assessment multiplier of .19 means that the city has a total **Assessed** value of \$9,293,540.
- That averages out to **Appraised** values of about \$280,000 per property, and **Assessed** values of \$53,105 per property.

In total, residents contributed about \$95000 to the City's budget through taxes in 2025.

# Services Provided To Residents

Service	Monthly Value Provided per Residence	Annual Savings Provided per Residence
Trash/Recycle	\$ 17.40	\$ 208.80
Fire Protection	\$ 26.06	\$ 312.72
Sewer fee	\$ 2.00	\$ 24.00
Snow Removal	\$ 3.00	\$ 36.00
City Street Right of Way	\$ 8.75	\$ 105.00
Street Maintenance	\$ 14.55	\$ 174.60
<b>Total</b>	<b>\$ 71.76</b>	<b>\$ 861.12</b>

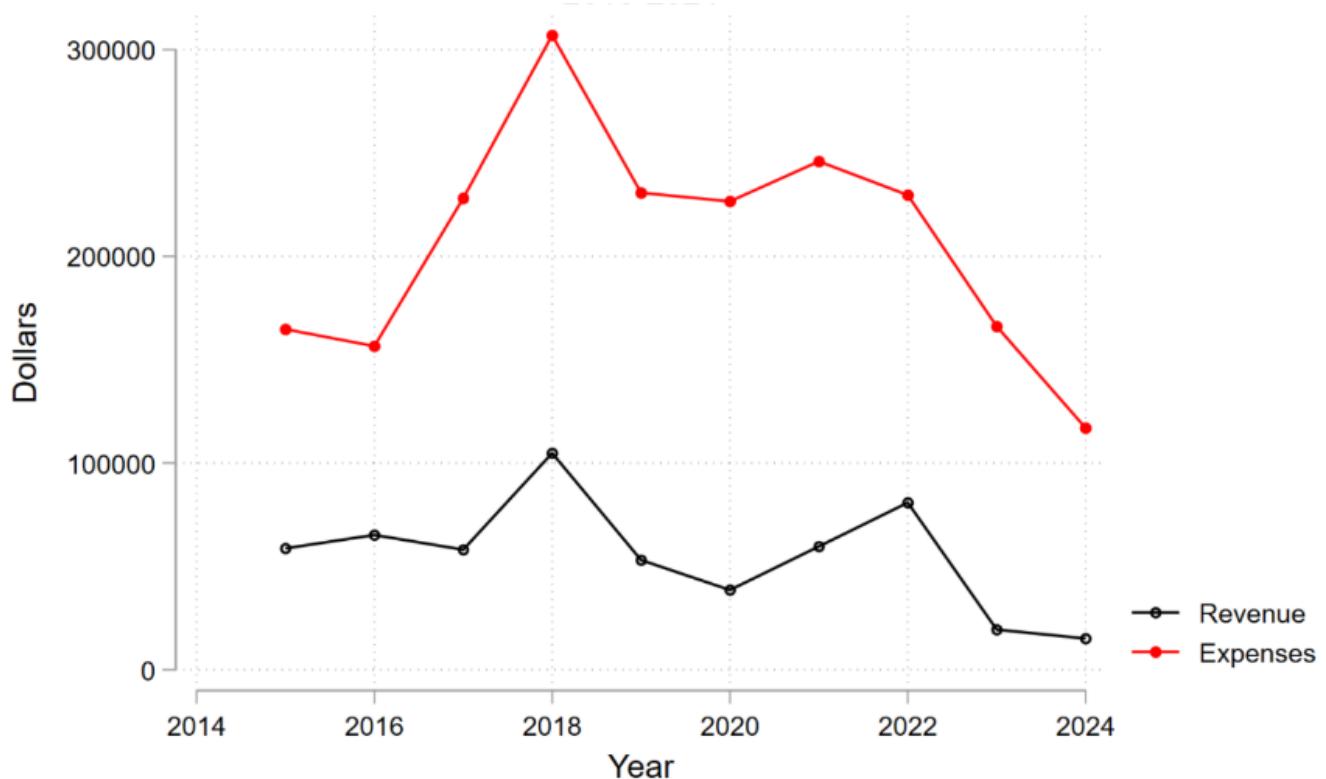
**Mean** tax paid per household of \$543.76

## Levy Rates Since 2016

Year	Rate
2016	0.7193
2017	0.7395
2018	0.7427
2019	0.724
2020	0.7724
2021	0.7346
2022	0.7358
2023	0.7362
2024	0.7596
2025	0.7537

- Platte Woods has historically approved a levy of up to .90
- 2017 caps prevent the city from raising rates to that level without a vote from residents

# Policing Revenue/Expense Summary 2014 – 2024



# Police Department Drawdown

- Resident/Police arrest personal information and asset securing
- Criminal evidence preservation/destruction
- Firearms securing, judge order/Ordinance to abandon, and license dealer to dispose
- Platte Woods PD asset consolidation, inventory, and find outlets to transfer
- MO Highway Patrol process and authorization requirements to shut department vs just patrols
- FBI requirements on CJIS management

# City Ordinance Enforcement

- Non-emergency city ordinances will still be enforced by city officials
  - Parking
  - Maintenance
  - Upkeep
  - Building permits
  - Etc.
- Process:
  - Notification by mail
  - Specified period of time to remedy violation
  - Followed by court referral for fine payment until compliant

# Options for the Future

# Allow Vote to Raise City Levy Ceiling

- Return City Voter approved Levy rate to \$0.90 as it was voted 1980's
- This levy ceiling rate increase, if maximize would amount to ~\$111 per year per residential residence paid the the City Of Platte Woods, for a total of \$19,410 increase in general revenue
- Ballot would read:

“Shall the City of Platte Woods, of Platte County, Missouri, be authorized to increase its adjusted operating tax levy to 90 cents per one hundred dollars of assessed valuation for the purpose of increase levy back to previously voted level for use in general revenue expenditures?”

# Allow Vote to Raise City Sales tax by 1%

- The City currently has a total sales tax 6.98% (all taxing entities)
- Have a City Voter approved general sales rate to 2%
- This sales tax rate increase would increase total City sales tax from all entities to 8.375% vs surrounding area of 11.875%. Increasing amount by ~\$45,000 per year the City Of Platte Woods general revenue from all purchasers who shop in City
- Ballot would read:

“Shall City of Platte Woods impose a sales tax at a new rate of 1 percent, in addition to the existing 1 percent, for a total of 2 percent solely for the purpose of providing revenues for the operation of general services to the city residents that are required by State statute or used to provide additionally services currently voluntarily provided by the City?”

# Allow Vote to Institute a 0.5% Public Safety Sales tax specifically for Public Safety use

- Requires MO Legislature approval to put on November 2026 General election ballot to pay for public safety expenditures
- This Public Safety sales tax rate increase would increase total City sales tax from all entities to 7.875% or also with Gen Sales tax increase 8.875% vs surrounding area of 11.75%. Increasing amount by ~\$22,500 per year the City Of Platte Woods general revenue from all purchasers who shop in City
- Recently voted by Riverside, Parkville, Weston
- Ballot would read:

“Shall City of Platte Woods impose a sales tax at a rate of 0.5 percent, solely for the purpose of providing revenues for the operation of public safety departments of the city, including hiring more police officers or public safety security, prosecuting more criminals, nuisance crimes, and problem properties?”

# Potential Total Revenues Summary

City Levy ceiling increase	\$19,410
Sub-total	\$19,410
General sales tax to 2% increase (Levy & additional sales tax of 1%)	\$45,000
Sub-total	\$64,410
Public Safety Sales tax .5% increase	\$22,500
<b>Total of all if voted in</b>	<b>\$86,910</b>

# Appendices

## Property Tax Calculations

- Platte Woods' residential real estate property appraisal this year was **\$48,913,433.84**.
- The assessor applies a multiplier (19%) to that number to generate our city's assessed value, which this year was **\$9,293,540**.
- Divided across our 175 homes, that's an average assessed value of **\$53,106**, which reflects an appraised value of **\$279,505**.
- We've rounded our calculations here up to an appraised value of **\$300,000** to make the number a little rounder.
- Personal Property (vehicles) works similarly. The assessor applies a multiplier (33%) to generate our city's assessed value, which this year was **\$3,331,989**.
- Divided across our 175 homes, that's an average assessed value of **\$19,039** per household. Because that's a mean, not a median, it's much higher than the rate paid by majority of the residents.
- **As a result, what you see in this figure is a slight over- estimation of the taxes paid by the median Platte Woods resident.**

# Property Tax Calculations

	Appraised Value	Assessment Multiplier	Assessed Value	Divided by Number of Households
Residential Real Estate	\$ 48,913,433.84	x 0.19	\$ 9,293,540.00	/175
Personal Property	\$ 10,096,936.36	x 0.19	\$ 3,331,989.00	/175
Total	\$ 59,010,370.20	x 0.19	\$ 12,625,529.00	/175

Assessed Per Household	Platte Woods Levy Rate	Mean Tax Paid Per Household
\$ 53,105.94	0.7537%	\$ 400.26
\$ 19,039.94	0.7537%	\$ 143.50
\$ 72,145.88	0.7537%	\$ 543.76