CITY OF CHARLES TOWN

CITY COUNCIL

AGENDA • MARCH 20, 2023

Special Meeting **COUNCIL CHAMBERS** **5:00 PM**

101 E Washington Street, Charles Town, WV 25414

CALL TO ORDER

NEW BUISNESS

: **2023-288:** Appointment of an Interim City Clerk

: **2023-270:** Public Hearing in Consideration of Proposed Tax Increase - FY 2024 Class I Rate/Levy Rate

Notice of Proposed Tax Hearing amended.pdf
FY2024_levy_rate_10.90.pdf
FY2024_levy_rate_11.83.pdf
Levy Comparison.pdf

ADJOURNMENT

City Council
101 East Washington Street
Charles Town, WV 25414

Meeting: 03/20/23
Department: City Council
Category: Appointment
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

2023-288: Appointment of an Interim City Clerk

City Council is asked to appoint an interim city clerk.

ATTACHMENTS:

City Council
101 East Washington Street
Charles Town, WV 25414

Meeting: 03/20/23
Department: City Council
Initiator:

SCHEDULED

AGENDA ITEM (ID #)

2023-270: Public Hearing in Consideration of Proposed Tax Increase - FY 2024 Class I Rate/Levy Rate

Pursuant to WV Code §11-8-6e, a public hearing must be held when the governing body of a county or municipality proposes to increase the rate above the reduced rate allowed under the West Virginia State Auditor's Office budget formula. More details about the calculations and levy rate impact on municipal revenue collections, as well as Charles Town citizens, are included in the packet for public review and comment.

Maximum Class 1 Levy Rate WITHOUT a public hearing. 10.90
Maximum Class 1 Levy Rate WITH a public hearing. 11.85

Charles Town is proposing to maintain the class 1 levy rate at the current 2022-2023 approved rate of 11.83.

ATTACHMENTS:

- Notice of Proposed Tax Hearing amended.pdf
- FY2024_levy_rate_10.90.pdf
- FY2024_levy_rate_11.83.pdf
- Levy Comparison.pdf

NOTICE OF PROPOSED TAX INCREASE

The Municipality of CHARLES TOWN proposes to increase property tax levies.
(Name of Municipality)

1. **Appraisal/Assessment Increase:** Total assessed value of property, excluding additional assessments due to new or improved property, exceeds last year's total assessed value of property by 12.13% percent

2. **Lowered Rate necessary to Offset Increased Assessmement:** The tax rate which would levy the same amount of property tax as last year, when multiplied by the new total assessed value of property with the exclusions mentioned above, per $100 of assessed value on each class of property, would be:

	Lowered Tax Rates
Class I	10.90 ¢
Class II	21.80 ¢
Class III	43.60 ¢
Class IV	43.60 ¢

3. **Effective Rate Increase:** **The** CHARLES TOWN proposes to adopt
(Name of County or Municipality)
a tax rate per $100 of assessed value on each class of property as follows:

	Proposed Rate	Effective Tax Rate Increase	Percentage of Increase
Class I	11.83 ¢	0.93 ¢	9%
Class II	23.66 ¢	1.86 ¢	9%
Class III	47.32 ¢	3.72 ¢	9%
Class IV	47.32 ¢	3.72 ¢	9%

Individual property taxes may, however, increase at a percentage greater than or less than the above percentage.

4. Revenue produced last year: $1,406,275

5. Revenue Projected under the effective rate increases: $127,873

6. Revenue projected from new property or improvements: $56,550

7. General areas in Which revenue is to be allocated: Code Enforcement, Staffing Support

A public hearing on the increases will be held on March 20th, 2023 @ 5 p.m.
(Date and Time)

at Charles Town City Hall Council Chambers The decision regarding the increase will be made
(Place)

on March 20th, 2023 @ 7 p.m. at Charles Town City Hall Council Chambers
(Date and Time) (Place)

CERTIFICATION OF

PUBLIC NOTICE AND HEARING

DATE: March 6th, 2023

STATE OF WEST VIRGINIA

MUNICIPALITY OF CHARLES TOWN

I, John Barkley, Recording Officer of said municipality, of said County, do hereby certify that notice was made regarding the public hearing on a proposed tax increase and that the information provided on the levy page is in compliance with W. Va. Code §§ 11-8-6e.

John C Barkley

(Recorder or City Clerk)

CHARLES TOWN

(Municipality)

MUNICIPALITY OF CHARLES TOWN, WEST VIRGINIA
CALCULATING REDUCED LEVY RATE
2023 - 2024

CLASS	ROLL BACK VALUE (Column D)		WEIGHTING		WEIGHTED ASSESSED VALUE
Class I	$ 0	X	0.01	=	$ 0
Class 2	334,653,250	X	0.02	=	6,693,065
Class 4	164,468,489	X	0.04	=	6,578,740
Total All Classes	$ 499,121,739		(Total WAV)		$ 13,271,805

Previous year's projected tax revenue X 101% + % for Assessor: 1.85%

$ 1,406,275 102.85% % $ 1,446,354

Divide by the **TOTAL WEIGHTED ASSESSED VALUE (Total WAV)**
(use 4 decimal places here) $ 0.1090

The result of this division is then multiplied x 100 **(use 2 decimal places here)**
and this will = the Class 1 Levy Rate in cents per $100 of assessed value **10.90**

The Class 2, 3, and 4 Levy Rates are determined by multiplying the Class I Rate as follows:

Class 1 Rate	10.90	¢	X 2	=	Class 2 Rate: 21.80
Class 1 Rate	10.90	¢	X 4	=	Class 3 & 4 Rate: 43.60

DO NOT USE RATES IN EXCESS OF 2 DECIMAL PLACES

ASSESSED VALUE (TOTAL WAV) USE 4 DECIMAL POINTS HERE 0.1090

Maximum Class 1 Levy Rate WITHOUT a public hearing. 10.90

Maximum Class 1 Levy Rate WITH a public hearing. 11.85

MUNICIPALITY OF CHARLES TOWN, WEST VIRGINIA
LEVY PAGE
REGULAR CURRENT EXPENSE LEVY
2023 - 2024

Current Year	Column E Certificate of Valuation Assessed Value for Tax Purposes	Levy Rate/$100	Taxes Levied
Class I			
Personal Property	$ 0	10.90	$ 0
Public Utility	0		0
Total Class I	$ 0		$ 0
Class II			
Real Estate	$ 344,805,850	21.80	$ 751,677
Personal Property	0		0
Total Class II	$ 344,805,850		$ 751,677
Class IV			
Real Estate	$ 126,789,370	43.60	$ 552,802
Personal Property	36,962,450		161,156
Public Utility	7,590,839		33,096
Total Class IV	$ 171,342,659		$ 747,054
Total Value & Projected Revenue	$ **516,148,509**		$ **1,498,731**
Less Delinquencies, Exonerations & Uncollectable Taxes		3.00%	44,962
Less Tax Discounts (use Total Proj. Rev. Less Delinquencies to calculate)		2.50%	36,344
Less Allowance for Tax Increment Financing if Applicable - see worksheet (Subtracted from regular current expense taxes levied only)		. . . . .	0
Total Projected Property Tax Collection		. . . . .	**1,417,425**
Less Assessor Valuation Fund (Subtracted from regular current expense taxes levied only)		**1.85%**	26,222
Net Amount to be Raised by Levy of Property Taxes For Budget Purposes (Amount carries to #301-01 on GF REV tab)		. . . . . $	**1,391,203**

MUNICIPALITY OF CHARLES TOWN, WEST VIRGINIA
LEVY PAGE
REGULAR CURRENT EXPENSE LEVY
2023 - 2024

Current Year	Column E Certificate of Valuation Assessed Value for Tax Purposes	Levy Rate/$100	Taxes Levied
Class I			
Personal Property	$ 0	11.83	$ 0
Public Utility	0		0
Total Class I	$ 0		$ 0
Class II			
Real Estate	$ 344,805,850	23.66	$ 815,811
Personal Property	0		0
Total Class II	$ 344,805,850		$ 815,811
Class IV			
Real Estate	$ 126,789,370	47.32	$ 599,967
Personal Property	36,962,450		174,906
Public Utility	7,590,839		35,920
Total Class IV	$ 171,342,659		$ 810,793
Total Value & Projected Revenue	$ **516,148,509**		$ **1,626,604**
Less Delinquencies, Exonerations & Uncollectable Taxes		3.00%	48,798
Less Tax Discounts (use Total Proj. Rev. Less Delinquencies to calculate)		2.50%	39,445
Less Allowance for Tax Increment Financing if Applicable - see worksheet (Subtracted from regular current expense taxes levied only)		. . . . .	0
Total Projected Property Tax Collection		. . . . .	**1,538,361**
Less Assessor Valuation Fund (Subtracted from regular current expense taxes levied only)		**1.85%**	28,460
Net Amount to be Raised by Levy of Property Taxes For Budget Purposes (Amount carries to #301-01 on GF REV tab)		. . . . . $	**1,509,901**

FY 2024		Maximum Levy Rate w/o Hearing	
Class I		$ 10.90	**Municipal Revenue**
Class II			
Real Estate	$ 334,653,250	$ 21.80	$ 729,544
Personal Property	$ -		
	$ 334,653,250		
Class IV			
Real Estate	$ 125,875,470	$ 43.60	$ 548,817
Personal Property	$ 31,002,180		$ 135,170
Public Utility	$ 7,590,839		$ 33,096
	$ 164,468,489		$ 717,083
Totals	$ 499,121,739		$ 1,446,627
FY2023 Total	$ 1,406,275	FY2024 Total (Est)	$ 1,446,354

Estimated Tax Bill

Real Property Assessed Value	Estimated Tax
$ 100,000	$ 218.00
$ 200,000	$ 436.00
$ 300,000	$ 654.00
$ 400,000	$ 872.00
$ 500,000	$ 1,090.00

Personal Property Assessed Value	Tax
$ 30,000	$ 130.80
$ 45,000	$ 196.20
$ 90,000	$ 392.40
$ 120,000	$ 523.20

FY 2024	Maximum Levy Rate (Requires Hearing)		
Class I		$ 11.83	**Municipal Revenue**
Class II			
Real Estate	$ 334,653,250	$ 23.66	$ 791,790
Personal Property	$ -		
	$ 334,653,250		
Class IV			
Real Estate	$ 125,875,470	$ 47.32	$ 596,650
Personal Property	$ 31,002,180		$ 146,950
Public Utility	$ 7,590,839		$ 35,981
	$ 164,468,489		$ 779,581
	$ 499,121,739		$ 1,571,370
		FY2024 Total (Est)	$ 1,572,919
		Increase over 10.90	**$ 126,565**

Estimated Tax Bill

Real Property Assessed Value	Estimated Tax	Difference 10.90 - 11.83
$ 100,000	$ 236.60	$ 18.60
$ 200,000	$ 473.20	$ 37.20
$ 300,000	$ 709.80	$ 55.80
$ 400,000	$ 946.40	$ 74.40
$ 500,000	$ 1,183.00	$ 93.00

Personal Property Assessed Value	Tax	Difference 10.90 - 11.83
$ 30,000	$ 141.96	$ 11.16
$ 45,000	$ 212.94	$ 16.74
$ 90,000	$ 425.88	$ 33.48
$ 120,000	$ 567.84	$ 44.64