



POPULAR  
ANNUAL  
FINANCIAL REPORT  
(PAFR)

For the fiscal year ended  
September 30, 2017

# [ TABLE OF CONTENTS ]

Introduction .....	2
Community Profile .....	3
Where Did the Money Come From? .....	4
How Much Property Tax Did We Receive? .....	5
How Much Public Utility Tax Did We Receive?	
How Much Sales Tax Did We Receive?	
Where Did the Money Go? .....	6
Capital Plan and Debt Service .....	7
Identifying Community Needs	
Capital Improvement Program (CIP)	
How is the CIP Funded?	
How Do We Borrow Money?	

## Introduction

Each year, the City of Clayton prepares an audited Comprehensive Annual Financial Report (CAFR) that provides detailed information about the City's financial position. The CAFR is prepared in conformance with generally accepted accounting principles (GAAP). To view the CAFR in its entirety, please visit [claytonmo.gov/financialreports](http://claytonmo.gov/financialreports).

In an effort to provide reliable, readily accessible, and easily understandable financial data, the financial information presented here summarizes and simplifies the presentation of information in the CAFR. The data included in this report does not conform with GAAP, but all data is compiled from the CAFR which does comply with GAAP.

The City as a whole is better off than in the prior year mostly due to an increase in the net investment in capital assets.

Because the General Fund is the fund where most operational activity occurs, the focus of this report is on General Fund revenue and expenditures and excludes financial information from other funds, except when discussing the City's sales tax revenue and debt obligations. Financial data provided is for fiscal year 2017 (October 1, 2016 to September 30, 2017), unless otherwise stated.



2.5 miles<sup>2</sup>

**46K**  
DAYTIME  
POPULATION

**163.5**  
FULL-TIME  
**150.0**  
PART-TIME  
EMPLOYEES

**[\$1,014,918,716]**  
ASSESSED PROPERTY VALUE

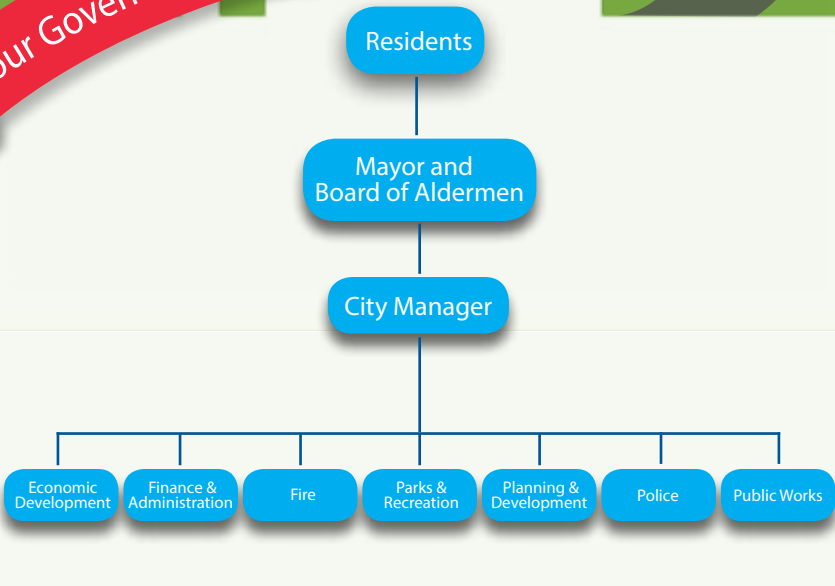
OFFICE SPACE  
**7MIL** SQUARE FEET  
& RETAIL  
**1MIL** SQUARE FEET



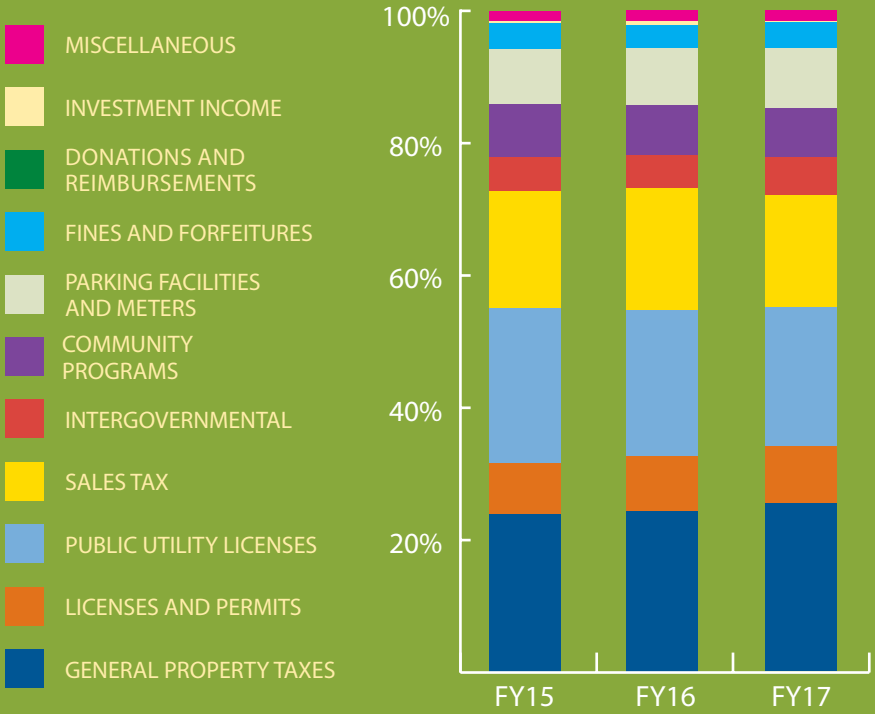
**15,939**  
RESIDENTS

AVERAGE HOUSEHOLD INCOME  
**\$152,723**  
HOME SALE PRICE  
**\$577,300**

**HUB** OF  
ST. LOUIS  
METROPOLITAN  
REGION



# Where Did the Money Come From?



# \$25,136,142

TOTAL REVENUES FOR FY 2017

## MAJOR REVENUE SOURCES

25.5%

PROPERTY TAX

21.1%

PUBLIC UTILITY TAX

16.9%

SALES TAX

### General property taxes

Real and personal property taxes and financial institutions tax.

### Sales tax

County-wide, local option, and Fire & EMS sales taxes.

### Public utility licenses

Gross receipts taxes paid by utility companies (electric, gas, water and telephone).

### Intergovernmental

Gas and cigarette taxes; federal, state and local grants; and Police reimbursements.

### Licenses and permits

Permits related to business and liquor licensing, building, zoning, valet parking, and other miscellaneous permits and fees.

### Community programs

Parks and Recreation revenue (aquatic center, ice rink, tennis center, sports programs and miscellaneous), ambulance charges, fire protection fees, and private subdivision fees.

### Parking facilities and meters

Parking meter, parking structure, and parking lot revenue.

### Fines and forfeitures

Parking and court fines.

### Investment income

Interest on investments.

### Miscellaneous

Insurance reimbursements, event sponsorship and ticket sales, and other miscellaneous revenue.

# How Much Property Tax Did We Receive?

Property taxes are the amount a property owner pays based on the property assessment and the tax rate. St. Louis County assesses each property to determine the market value. The City received approximately 11% of the property tax bill.

# \$6,404,536

TOTAL PROPERTY TAX THE CITY RECEIVED FOR FY 2017

## CITY'S RESIDENTIAL PROPERTY TAX RATE

# \$0.873

PER \$100 OF ASSESSED PROPERTY VALUE

## CITY'S COMMERCIAL PROPERTY TAX RATE

# \$1.037

PER \$100 OF ASSESSED PROPERTY VALUE

# How Much Public Utility Tax Did We Receive?

Utility companies, such as electric, telephone, gas, and water, are charged a tax for doing business within the City. The utility companies pass this along to their customers and collect the taxes to pass them on to the City.

# \$5,301,493

TOTAL PUBLIC UTILITY TAX THE CITY RECEIVED FOR FY 2017

50.2%

ELECTRIC

30.7%

TELEPHONE

6.7%

WATER

12.4%

GAS

PERCENT THE CITY RECEIVED FOR FY 2017

# How Much Sales Tax Did We Receive?

Sales taxes are the amount a consumer pays on the sale of goods and services based on the local tax rate. The local taxes are comprised of tax rates for the state, county, and City. The taxes are collected by the retailer and passed on to the government.

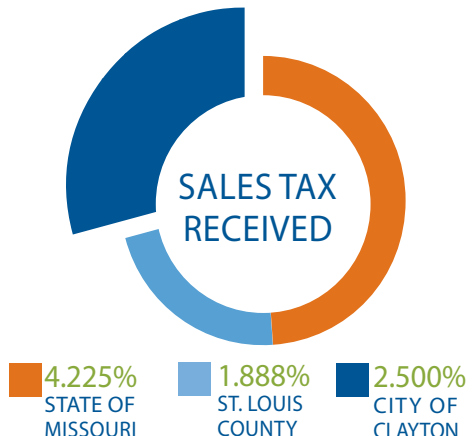
# \$4,252,770

TOTAL SALES TAX THE CITY RECEIVED FOR FY 2017

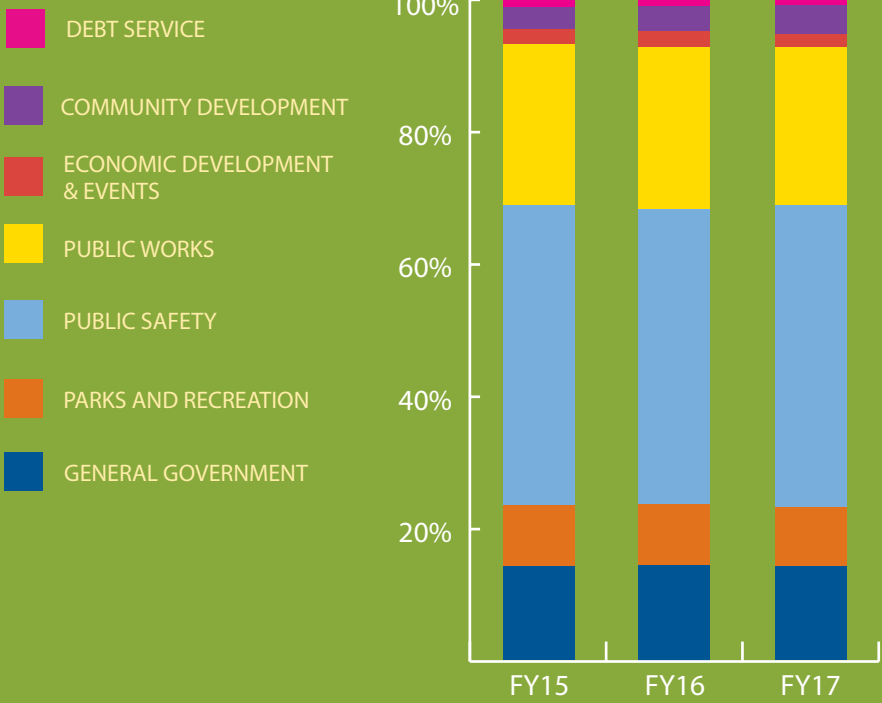
## COMPARISON SALES TAX RATES

The City's sales tax rate of 8.613% is comparable to surrounding cities.

MUNICIPALITY	TAX RATE
St. Louis City	8.679%
Brentwood	8.613%
Clayton	8.613%
Kirkwood	8.613%
Richmond Heights	8.613%
University City	8.613%
Ladue	8.363%



# Where Did the Money Go?



# \$24,818,519

TOTAL EXPENDITURES FOR FY 2017

## MAJOR EXPENDITURES

**45.9%**

PUBLIC SAFETY SERVICES

**24.1%**

PUBLIC WORKS

**13.6%**

GENERAL GOVERNMENT

### General Government

Legislative, human resources, municipal court, information technology, finance, accounting, leadership and communications.

### Parks and Recreation

Park administration, park operations, sports programs, and Shaw Park Aquatic Center, Tennis Center, and Ice Rink.

### Public Safety

Police and fire protection and parking ambassadors.

### Public Works

Street maintenance, street lighting, engineering, building maintenance, fleet maintenance, and parking operations.

### Economic Development & Events

Economic development activities and special events.

### Community Development

Planning and development services, building inspections, and code enforcement.

### Debt Service

Note payable for the Shaw Park Drive garage.

**98.7**

MILES OF PAVED STREETS

**54**

MILES OF SIDEWALKS

**10,714**

NUMBER OF TREES

**78.4**

ACRES OF PARKS

# Capital Plan and Debt Service

To maintain or create exceptional community assets with a long life, the City financially plans and budgets for these expenses.

## Identifying Community Needs

**Performance Goals** The City sets goals, which include maintaining and improving infrastructure to provide residents and visitors with quality streets, sidewalks, parks and public facilities.

**Community Engagement** The City administers biennial residential surveys, hosts public meetings, engage with elected officials, and attend neighborhood association meetings to identify the issues that matter most to our residents and to ensure we are meeting their expectations.

**Strategic Plan** The City's Strategic Plan represents the community's vision for Clayton, and outlines what the community hopes to accomplish during the next three to five years.

By coupling these key areas, the City focuses on the improvements that will provide Clayton residents and visitors with their desired level of services and amenities.

## Capital Improvement Program

Reviewed annually, the Capital Improvement Program (CIP) is the City's five-year plan outlining the community's needs regarding public facilities, parks, and infrastructure.

GREATER THAN  
**\$25,000**  
 PROJECT COST

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PROVIDE  
**5+**  
 YEARS OF BENEFIT

SIGNIFICANTLY IMPROVE OR ADD TO CAPITAL ASSETS



## How is the CIP Funded?

- 1/2 Cent Sales Tax for Capital Improvements
- 1/2 Cent Sales Tax for Parks and Storm Water
- St. Louis County Road & Bridge Tax
- Interest Income on Fund Balance
- Federal, State, and Local Grants
- Donations
- Debt Issuance

## How Do We Borrow Money?

The City can issue debt (borrow money) at favorable rates due to our status as a government entity and our excellent bond rating (credit score). The City repays this debt with property tax revenues (General Obligation Bonds) or revenues from other sources (Special Obligation Bonds).

There are 3 major bond rating agencies, including Standard & Poor's (S&P). In September of 2014, S&P affirmed Clayton's AAA bond rating on the City's general obligation bonds. This is the highest rating available for any community and Clayton is one of only five cities in Missouri to hold this rating. S&P considers the city's management conditions and financial practices extremely strong.

**AAA**

CITY OF CLAYTON GENERAL OBLIGATION BOND RATING

\$13,890,000  
 OUTSTANDING GENERAL OBLIGATION BONDS

\$20,575,000  
 OUTSTANDING SPECIAL OBLIGATION BONDS

**\$34,465,000**  
 TOTAL OUTSTANDING BONDS  
 AS OF 9/30/17

Due to the City's excellent bond rating, the average weighted interest rate on all current bond issuances is 2.7%.

## Mission

To foster a vital, balanced community composed of outstanding neighborhoods, quality businesses, commercial and government centers, premier educational institutions and a healthy natural environment through an open, accessible and fiscally responsible government.

## Vision

Clayton is recognized regionally and nationally as a premier city of its size and character. The community is a safe, vibrant destination defined by its unique combination of leading businesses and educational institutions, the seat of county government and picturesque neighborhoods, all of which combine to provide an exceptional quality of life.

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### MAYOR & BOARD OF ALDERMAN



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