

Overview:
Basics of School Taxes
Top Taxpayers
Grants
KNHS Innovation Campus Funding
Options for Vote Ballot Initiative

**Overview Provided to the
Knob Noster Board of Education
August 2023**



Schools are Funded from Three Primary Sources

- ▶ **Local Funding (Taxes on Real Estate and Personal Property)**
- ▶ **State Funding**
- ▶ **Federal Funding**



Local Property Assessment Rates

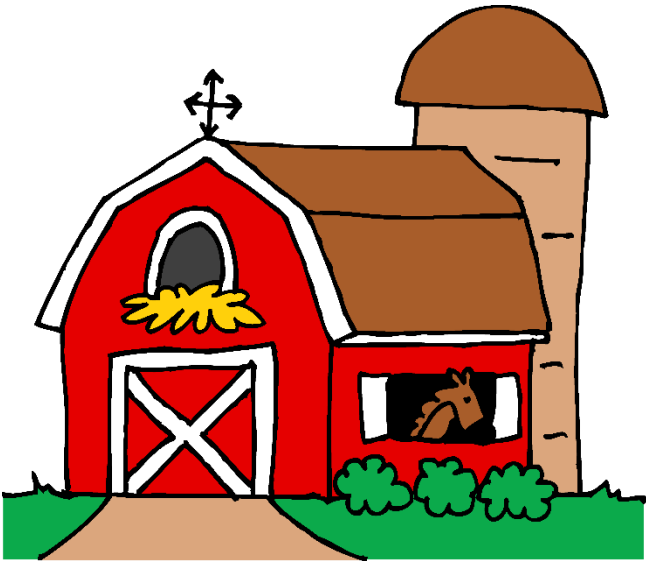


The County Assessor makes a determination of property value each year based on real value / market value. That value is then “assessed” at the following rates, creating the “Assessed Valuation.”

- ▶ **Agricultural Property = 12% of Valuation**
- ▶ **Residential Property = 19% of Valuation**
- ▶ **Commercial Property = 32% of Valuation**
- ▶ **Personal Property = 33.3% of Valuation**

Agricultural

Agricultural Property = 12% of Valuation



Example

Market Value = \$450,000

Assessed Value = \$54,000

School Tax Rate = \$3.50 per \$100 AV

Actual Taxes = \$1,890

Example scenario for school taxes: A farmer in Knob Noster Public Schools owns a farm with a market value or real value of \$450,000.

The County Assessor establishes this real value based on the market or money value.

The assessed value of the property is (Real value times assessment) = \$450,000 times 12% = \$54,000

KNPS taxes at \$3.50 per \$100 of assessed valuation = (Assessed Value times Tax Rate divided by \$100. = \$54,000 time \$3.50 divided by \$100 = \$1,890



Residential



Residential Property = 19% of Valuation



Example

Market Value = \$250,000

Assessed Value = \$47,500

School Tax Rate = \$3.50 per \$100 AV

Actual Taxes = \$1662

Example scenario for school taxes: A resident of Knob Noster Public Schools owns a residential home with a market value or real value of \$250,000.

The County Assessor establishes this real value based on the market or money value.

The assessed value of the property is (Real value times assessment) = \$250,000 times 19% = \$47,500

KNPS taxes at \$3.50 per \$100 of assessed valuation = (Assessed Value times Tax Rate divided by \$100. = \$47,000 time \$3.50 divided by

Commercial



Commercial Property = 32% of Valuation



Example

Market Value = \$1,000,000

Assessed Value = \$320,000

School Tax Rate = \$3.50 per \$100 AV

Actual Taxes = \$11,200

Example scenario for school taxes: A resident of Knob Noster Public Schools owns a commercial business with a market value or real value of \$1,000,000.

The County Assessor establishes this real value based on the market or money value.

The assessed value of the property is (Real value times assessment) = \$1,00,000 times 32% = \$320,000

KNPS taxes at \$3.50 per \$100 of assessed valuation = (Assessed Value times Tax Rate divided by \$100. = \$320,000 time \$3.50 divided by

Personal

Personal Property = 33.5% of Valuation



Example

Market Value = \$35,000

Assessed Value = \$11,725

School Tax Rate = \$3.50 per \$100 AV

Actual Taxes = \$410

Example scenario for school taxes: A resident of Knob Noster Public Schools owns a vehicle with a market value or real value of \$35,000.

The County Assessor establishes this real value based on the market or money value.

The assessed value of the property is (Real value times assessment) = \$35,000 times 33.5% = \$11,725

KNPS taxes at \$3.50 per \$100 of assessed valuation = (Assessed Value times Tax Rate divided by \$100. = \$11,725 times \$3.50 divided by \$100 = \$410





Comparison of Local Tax Rate (Tax Year 2022)

In 2014, Knob Noster Public Schools voters approved a 75 cent levy increase to move our levy from \$2.75 to \$3.50.

Following that vote, a new pipeline was constructed which generated around \$500,000 annually in utilities revenues, causing our levy to drop significantly.

If the \$3.50 levy were still in place, our rank would not move, meaning, we will remain near the lowest tax rate unless voters approve an increase.

This is not the cohort used for Impact Aid at this time, but it does provide a realistic snapshot of how much Knob Noster taxpayers pay as compared to the local districts in this region in the four counties surrounding Whiteman AFB and across the MRVC Conference.

The average (median) tax rate of the region is around \$4.60.

Moving to a \$4.80 (slightly above average) tax rate would produce an additional \$1,000,000 annually, or approximately 1/3 of the cost for the KNHS Project. The other 2/3 of the cost would originate from federal sources.

Wellington Napoleon	\$5.7232	1
Harrisonville	\$5.4772	2
Chilhowee	\$5.4329	3
Warrensburg	\$5.2504	4
Excelsior Springs	\$5.2262	5
Lexington	\$5.2080	6
Oak Grove	\$5.1582	7
Santa Fe	\$4.9896	8
Carrollton	\$4.9607	9
Grain Valley	\$4.9271	10
Clinton	\$4.9134	11
Leeton	\$4.8359	12
Kingsville	\$4.8162	13
Johnson Co R-VII	\$4.8018	14
Odessa	\$4.7185	15
Montrose	\$4.6321	16
Pleasant Hill	\$4.5971	17
Holden	\$4.5900	18
Lafayette Co	\$4.5639	19
Concordia	\$4.5320	20
Richmond	\$4.4135	21
Pettis Co R-V	\$4.1563	22
Davis	\$4.1262	23
Sedalia	\$4.0628	24
Shawnee	\$4.0164	25
Green Ridge	\$3.9488	26
La Monte	\$3.8868	27
Smithton	\$3.6258	28
Warsaw	\$3.5500	29
Calhoun	\$3.4660	30
Knob Noster	\$3.4499	31
Henry Co R-I	\$3.2500	32
Leesville	\$2.9736	33
Pettis Co R-XII	\$2.7900	34

Programmatic Support from Secured Grant Funding



The following federal grants have been secured for academic programs. Each grant has offset ongoing operational costs, with the savings accumulating in Fund Four to support the proposed project.

2015	\$400,000	DoDEA MCASP	(NMSI / AP)
2017	\$1,250,000	DoDEA MCASP	(GEAR UP 4 College and Career)
2018	\$1,000,000	DoDEA MCACP	(GEAR UP 2 Lead STEM)
2020	\$1,000,000	DoDEA MCASP	(GEAR UP 4 Little Wingmen)
2020	\$1,000,000	JCEDC	(Technology)
2022	\$1,750,000	DoDEA MCASP	(GEAR UP 4 Cyber Science)
2023	\$1,250,000	DoDEA	(GEAR UP 4 World Language)
Total	\$7,650,000	Eight Year Total	(Does not include smaller grants)

Construction Support from Secured Grant Funding (Pending)

The following federal / state grant has been secured to support the proposed project. Anticipated award third quarter 2023

2022	\$5,250,000	SEMA/ FEMA	Tornado Safe Room
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Current Grants Submitted



The following grants have been submitted (or are underway) and the district is awaiting response.

2023	\$3,000,000	ED	GEAR UP 2 Advance
Recruitment/Retention			
2023	\$470,000	CHP	Safety and Security
2023	\$125,000	SVVP	School Violence Prevention
2024	\$3,000,000	DoDEA	Expansion/Capacity (B21)
2024	\$1,750,000	DoDEA	Staff Recruitment / Retention
Total	\$8,345,000		

Reserve Balances By Fund

Year	Fund 1	Fund 2	Fund 3	Fund 4	Total
2023-2024	\$7,200,000	\$0.0	\$0.0	\$13,248,139	\$20,448,139*
2022-2023	\$7,500,000	\$0.0	\$0.0	\$18,259,094	\$25,759,094*
2021-2022	\$7,000,000	\$0.0	\$0.0	\$17,625,300	\$24,625,300*
2020-2021	\$7,000,000	\$0.0	\$0.0	\$15,612,985	\$22,612,985
2019-2020	\$6,954,856	\$0.0	\$0.0	\$11,091,143	\$18,045,999
2018-2019	\$6,042,949	\$0.0	\$0.0	\$9,368,525	\$15,411,479
2017-2018	\$5,755,795	\$0.0	\$0.0	\$5,588,037	\$11,343,832
2016-2017	\$6,011,799	\$0.0	\$0.0	\$4,010,627	\$10,006,616
2015-2016	\$9,562,247	\$0.0	\$0.0	\$1,637,446	\$11,199,703
2014-2015	\$8,175,405	\$0.0	\$0.0	\$1,545,321	\$9,720,727
2013-2014	\$6,336,602	\$0.0	\$0.0	\$1,197,187	\$7,533,789
2012-2013	\$6,405,491	\$0.0	\$0.0	\$487,698	\$6,893,189
2011-2012	\$7,529,576	\$0.0	\$0.0	\$1,311,705	\$8,841,282
2010-2011	\$8,419,387	\$0.0	\$0.0	\$258,388	\$8,677,775
2009-2010	\$6,494,742	\$0.0	\$0.0	\$11,634	\$6,506,376
2008-2009	\$7,539,459	\$0.0	\$0.0	\$1,554,695	\$9,095,546
2007-2008	\$8,474,235	\$0.0	\$0.0	\$3,643,299	\$12,117,534
2006-2007	\$9,189,945	\$0.0	\$0.0	\$1,903,316	\$11,093,262
2005-2006	\$8,175,495	\$0.0	\$0.0	\$968,894	\$9,144,388
2004-2005	\$6,260,322	\$0.0	\$0.0	\$864,629	\$7,124,951
2003-2004	\$5,294,942	\$0.0	\$0.0	\$482,699	\$5,777,641
2002-2003	\$3,120,572	\$0.0	\$0.0	\$324,634	\$3,445,206
2001-2002	\$2,950,389	\$0.0	\$0.0	\$581,661	\$3,532,050



In the last Eight Years:

Total Fund Balance Increase = \$15.7 million

Average Annual Increase in Fund Four Reserves Capital Projects)

KNHS Innovation Campus Phase I



**KNOB NOSTER R-8
SCHOOL DISTRICT**

401 East Wimer Street,
Knob Noster, MO 65336
660.563.3186



110 West 18th Street
Kansas City, MO 64108
816.979.3500

NABHOLZ

17300 West 116th Street,
Lenexa, KS 66219
913.312.9535

KNHS Innovation Campus Phase I



KNHS Innovation Campus Phase I



KNHS Innovation Campus Phase II



KNOB NOSTER HIGH SCHOOL

SCHEMATIC DESIGN | MARCH 2023



**KNOB NOSTER R-8
SCHOOL DISTRICT**
401 East Wimer Street,
Knob Noster, MO 65336
660.563.3186

ids incite Design Studio
architects building relationships
110 West 18th Street
Kansas City, MO 64108
816.979.3500

NABHOLZ
17300 West 116th Street,
Lenexa, KS 66219
913.312.9535

KNHS Innovation Campus Phase II



KNHS Innovation Campus Phase II



KNHS Innovation Campus Phase II



KNHS Innovation Campus Phase II



Voter Ballot Issue





Top 35 Knob Noster School District Taxpayers

TAXPAYER TYPE	ASSESED VALUE	TOTAL TAXES @ \$3.45	TOTAL TAXES @ \$4.80	INCREASE
National Business	2,765,815	95,417.84	\$130,859	\$35,441
Regional Business	1,166,381	40,238.98	\$55,185	\$14,946
Utility Company	843,147	29,087.73	\$39,892	\$10,804
Utility Company	629,025	21,700.73	\$29,761	\$8,060
Local Business / Developer	431,565	14,888.58	\$20,419	\$5,530
Local Business / Individual / Residential	428,846	14,794.75	\$20,290	\$5,495
Utility Company	419,078	14,457.77	\$19,828	\$5,370
Individual	374,227	12,910.44	\$17,706	\$4,795
Local Business / Personal / Residential	346,791	11,963.98	\$16,408	\$4,444
Bank	331,646	11,441.46	\$15,691	\$4,250
Regional Business	304,054	10,489.56	\$14,386	\$3,896
Regional Business	281,479	9,710.74	\$13,318	\$3,607
Individual Trust		8,799.38	\$12,068	\$3,268
Local Business / Personal / Residential	253,474	8,744.60	\$11,993	\$3,248
Local Business / Developer	248,990	8,589.90	\$11,780	\$3,191
Local Business / Restaurant	248,102	8,559.28	\$11,738	\$3,179
Individual	247,799	8,548.81	\$11,724	\$3,175
Individual	247,533	8,539.64	\$11,712	\$3,172
Local Business / Personal / Residential	205,803	7,100.00	\$9,737	\$2,637
Individual	183,601	6,334.04	\$8,687	\$2,353
Local Business	183,410	6,327.44	\$8,678	\$2,350
Individual	174,825	6,031.29	\$8,271	\$2,240
Individual	174,640	6,024.91	\$8,263	\$2,238
Individual	172,169	5,939.66	\$8,146	\$2,206
Utility Company	164,821	5,686.16	\$7,798	\$2,112
Individual	159,715	5,510.01	\$7,557	\$2,047
Bank	153,030	5,279.38	\$7,240	\$1,961
Local Business	151,841	5,238.36	\$7,184	\$1,946
Local Business / Individual / Residential	148,978	5,139.59	\$7,049	\$1,909
Individual	148,529	5,124.10	\$7,027	\$1,903
Business / DOD Contractor	148,504	5,123.24	\$7,026	\$1,903
Local Business / Individual / Residential	145,527	5,020.54	\$6,885	\$1,865
Local Business / Developer	141,429	4,879.16	\$6,691	\$1,812
Utility Company	141,053	4,866.19	\$6,674	\$1,807



Knob Noster Public Schools
Our Mission Is Student Success

Knob Noster Public Schools is committed to academic excellence for every student, every day. In our classrooms and on our courts, fields, and stages, we promote quality character, citizenship, and patriotism as we prepare our students for a successful future of positive impact in the United States of America and beyond!

PreK-12 Education Directly Impacts Military Value and Mission Readiness

“Those of you who know me personally, know family is very important. Our job up here is to make sure you have the quality of service and the quality of life so that every one of you, whether you’re in uniform, civilian or a family member, can reach your full potential. Just as military members are essential to the strength and success of the military, families are essential to the success of the military member.” General CQ Brown CSAF 22 ~ 2022 ADC National Summit



Sharene Brown
Chief of Staff of the Air Force Spouse

“You are the unsung heroes who make sacrifices everyday to support the families and men and women who defend this country. Thank you for being a model and congratulations on being named a Missouri Purple Star School District.” Mrs. Sharene Brown, CSAF 22 Spouse, Five and Thrive ~ 2023 Month of the Military Child Celebration [\(Click Here for Video\)](#)



“Knob Noster is a leader on this front. That’s why we’re here. You continue to be a model for the rest of the country. I want to thank you for setting an example for other states and districts to aspire to nationwide. United States Secretary of Education, Dr. Miquel Cardona ~ 2022 Month of the Military Child Celebration [\(Click Here for Video\)](#)



“Your school may look different than the ones we see in the movies. But that’s what makes you so unique. You have so much to teach all of us. And that’s why we have to keep telling your story.” First Lady of the United States, Dr. Jill Biden ~ 2022 Month of the Military Child Celebration [\(Click Here for Video\)](#)

Knob Noster Public Schools’ Profile

Knob Noster Public Schools (KNPS) is the resident school district of Whiteman Air Force Base, serving nearly 2000 students, 70% of which are military-connected. KNPS is one of very few heavily military impacted school districts in the nation. KNPS has emerged over the last decade as a national model for military child education and a leading advocate for a variety of DoD priorities.

Supporting mission readiness and enhancing quality of life for the families of Whiteman Air Force Base is at the heart of the mission of Knob Noster Public Schools. Over the last decade, KNPS has taken strategic, aggressive steps to ensure our comprehensive instructional program is aligned to the needs of our students, military families, and the Whiteman AFB mission. Responding to the unique needs of our highly mobile student population and the mission-related workforce needs of our installation are areas in which our team specializes. Knob Noster Public Schools’ ongoing partnership with a host of key leaders and key military-affiliated organizations has created a model for partnerships. It is through these partnerships that the district has become a keystone asset for Whiteman Air Force Base. The following are key milestones that represent the district’s unique value proposition.

	2019: Whiteman AFB is solely located within the boundaries of Knob Noster Public Schools. As such, KNPS was integral in helping Whiteman AFB rank number one out of all Air Force installations on the inaugural Air Force scorecard on education quality.
	2023: Knob Noster Public Schools was recognized by the Missouri Department of Elementary and Secondary Education as a Purple Star School District. Superintendent Jerrod Wheeler sits on the Missouri MIC3 Advisory Board
	2023, 2022, 2021, 2020: Knob Noster Public Schools continues to be featured regularly as a model for installation / school district / affiliate organization partnerships. Superintendent Jerrod Wheeler is a member of the ADC Board and serves as Co-Chair of ADC’s Education Task Force.
	2022, 2021, 2020, 2019: Noster High School was recognized as Missouri’s number one rural high school for career and college readiness. This recognition takes into account many metrics, including program offerings, enrollments, and academic outcomes.
	2021, 2019 & 2017: Knob Noster Public Schools received the prestigious General Pete Taylor National Partnership of Excellence Award for its strong partnership with Whiteman Air Force Base and affiliate organizations. Superintendent Jerrod Wheeler serves as Co-Chair for the MCEC Board of Directors.
	2019: Knob Noster Public Schools was profiled at the Air University Education Symposium for its exemplary military child education programs and strong partnership and collaboration with Whiteman Air Force Base.
	2022, 2018: Forbes Magazine profiled Knob Noster Public Schools as a model for military-student education and academic improvement.
 	In 2019, Knob Noster engineering students partnered with leadership at Whiteman AFB to address a serious issue in the cockpit of the B-2. In 72 hours and at \$1.25 per copy, they designed and 3-D printed a safety cover for a set of switches. The part is now operational across the fleet. (Click Here for Video)



Phase I

3.0 PROGRAM BUDGET

ITEM DESCRIPTION	04/10/23 50% CONSTRUCT DOCUMENTS	1/24/2023 SCHEMATIC DESIGN	10/05/2022 CONCEPTUAL DESIGN	OWNER BUDGET
CONSTRUCTION COSTS			20,739,579	22,292,000
CONSTRUCTION COSTS			20,739,579	
KNHS TRACK + TURF				
DESIGN COSTS			2,307,328	
BASIC FEES (MEP/F/ST)			1,348,073	
BASIC FEE (FEMA GRANT)			696,900	
SUPPLEMENTAL FEE			238,505	
SPECIAL INSPECTION / INSURANCE			5,185	
REIMBURSABLES			18,666	
OTHER COSTS			570,338	
FURNITURE, FIXTURES, AND EQUIPMENT			207,396	
TECHNOLOGY			155,547	
OWNER'S CONTINGENCY			207,396	
TOTAL			\$23,617,246	\$22,292,000
DIFFERENCE FROM OWNER BUDGET			1,325,246	5.94%

Phase II

3.0 PROGRAM BUDGET

ITEM DESCRIPTION	06/27/2023 DESIGN DEVELOPMENT	04/10/203 SCHEMATIC DESIGN	OWNER BUDGET
CONSTRUCTION	40,111,940	38,439,222	40,000,000
SUBSTRUCTURE	2,961,616	2,995,288	
BUILDING SHELL	12,139,845	12,370,383	
FINISHES	7,813,957	7,742,813	
FP / MEP	14,772,664	12,877,994	
SITE	2,423,858	2,452,744	
DESIGN AND PRECONSTRUCTION	815,802	815,802	2,400,000
ARCHITECTURAL & ENGINEERING	600,000	600,000	
GEOTECHNICAL INVESTIGATION	0	0	
BASIC FEE (FEMA GRANT)			
SUPPLEMENTAL FEE	50,000	50,000	
SPECIAL INSPECTION / INSURANCE	75,000	75,000	
REIMBURSABLES	34,596	34,596	
PRECONSTRUCTION SERVICES	56,206	56,206	
OTHER COSTS	2,797,747	2,797,747	3,600,000
FURNITURE	918,383	918,383	
TECHNOLOGY	918,383	918,383	
PROJECT CONTINGENCY	960,981	960,981	
TOTAL	\$43,725,489	\$42,052,771	\$46,000,000
Total With Paid Out	\$45,848,644	\$44,175,926	
DIFFERENCE FROM OWNER BUDGET	\$ (151,356)	\$ (1,824,074)	



Total Budget
\$69.6 Million

Construction Support from Secured Grant Funding (Pending)



The following abbreviated funding strategy is aligned to support the project.

1. Planning Costs Paid to Date From Federal Sources = \$ 3.0 million
 2. Federal Emergency Management Agency Grant = \$ 5.25 million
 3. Cash on Hand from Federal Sources = \$ 11.35 million
 4. Federal Impact Aid = \$ 30 million
 5. KN Taxpayer Ballot (Local Taxes) = \$ 20 million –
28.7% of Total
- Total Project (\$49.6 million Fed \$20 million Local = \$69.6 million

<https://www.l...>
Noster-MO/387

4.13 ACRES & 28,000 SF PAD SITE **FOR SALE**

NWQ of 50 HWY & ROUTE 23, KNOB NOSTER, MO



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