



City Council Meeting

Monday, March 23, 2026 at 5:00 pm

LOCATION OF MEETING:

City Hall Council Chambers, 627 N. Adams Street, Carroll, Iowa 51401

NOTICE

In addition to attending the meeting in person, the public can watch the meeting live from the City's Cable Access Channel CAAT6 available on Western Iowa Network and Mediacom or on the City's YouTube channel by going to: <https://www.youtube.com/CityofCarrollIowa> If you choose to watch live on YouTube you are encouraged to subscribe to the City's YouTube channel so you can access the meeting live when it starts. CAAT6 and YouTube meeting feeds are a view only option and you will not be able to participate in the meeting via CAAT6 or YouTube.

AGENDA

1. Pledge of Allegiance

2. Roll Call

3. Reports

a. FY 2026/2027 Proposed Property Tax Levy Public Hearing


A copy of the 2026-2027 Preliminary Budget can be found using this [link](#).

Also see item 7.c - [February 23, 2026](#) - FY 2026/2027 Proposed Property Tax Levy - Set Public Hearing Date

4. Adjourn

www.cityofcarroll.com

The City of Carroll will make every attempt to accommodate the needs of persons with disabilities, please notify us at least three business days in advance when possible at 712-792-1000, should special accommodations be required.

MEMO TO: Aaron Kooiker, City Manager
FROM: Laura A. Schaefer, Finance Director/City Clerk 
DATE: March 17, 2026
SUBJECT: FY 2026/2027 Proposed Property Tax Levy Public Hearing

In 2023, the State legislators passed House File 718 (HF718). HF 718 requires the county auditor to mail a public hearing notice to all property owners with the proposed full property tax rate (city, county and school levy rates). Attached is an explanation of public hearing notice mailing that was prepared by the Iowa Department of Management.

The notice of public hearing was published in the Carroll Times Herald on March 13, 2026.

The notice shows, by each taxing entity, the property tax dollars and rate for the current fiscal year (FY 25/26), the property tax dollars and rate proposed for the upcoming fiscal year (FY 26/27) and the effective tax rate which is what would happen to the tax rate should the taxing entity budget the same property tax dollars next year as they did the current year.

The notice also shows the estimated amount of taxes levied and how they are distributed, including tax increment financing (TIF).

The bottom part of the notice contains a tax rate comparison based upon residential property and commercial property. The comparison is based upon the amount of taxes paid in the current year (FY 25/26) and an estimated amount of taxes to be paid with the proposed rate for FY 26/27. Please note that the change in the assessed property value is an arbitrary increase. It does not mean that all property values will increase 10%. As discussed during budget sessions, the average increase in assessed values in Carroll was 14.5% for residential and 13% for commercial properties.

The remainder steps in this year's budget process include:

- March 23 – Regular Council Meeting to set public hearing on the proposed FY 26/27 Budget (5:15 p.m.)
- April 13 – Hold public hearing on the FY 26/27 Budget
- April 30 – Deadline to submit FY 26/27 Budget to the State and county auditor

RECOMMENDATION: Council conduction of a public hearing on the Proposed Property Tax Levy for Fiscal Year July 1, 2026 – June 30, 2027.

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 3/23/2026 Meeting Time: 05:00 PM Meeting Location: City Hall, 627 N Adams Street, Carroll, IA

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.cityofcarroll.com

City Telephone Number
(712) 792-1000

Iowa Department of Management	Current Year Certified Property Tax 2025 - 2026	Budget Year Effective Property Tax 2026 - 2027	Budget Year Proposed Property Tax 2026 - 2027
Taxable Valuations for Non-Debt Service	519,080,228	578,170,575	578,170,575
Consolidated General Fund	4,204,550	4,204,550	4,546,780
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	281,165	281,165	281,292
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	270,493	270,493	246,012
FICA & IPERS (If at General Fund Limit)	491,803	491,803	246,012
Other Employee Benefits	337,428	337,428	375,510
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	566,499,904	626,143,164	626,143,164
Debt Service	794,029	794,029	876,600
CITY REGULAR TOTAL PROPERTY TAX	6,379,468	6,379,468	6,572,206
CITY REGULAR TAX RATE	12.16190	10.92866	11.25108
Taxable Value for City Ag Land	778,203	783,967	783,967
Ag Land	2,338	2,338	2,355
CITY AG LAND TAX RATE	3.00375	2.98227	3.00375
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
City Regular Residential	577	551	-4.51
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
City Regular Commercial	2,507	2,574	2.67

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current:

To provide services to City of Carroll residents and for the repayment of debt for various public improvement projects including 12th Street Reconstruction and a new fire truck.

School, County and City Budget Year Statement to Owners and Taxpayers - As Required by Iowa Code 24.2A

Taxing District: CAROL - CARROLL, INC.



CARROLL COUNTY AUDITOR
114 E 6TH ST
CARROLL, IA 51401-2400

Proposed property taxation for July 1, 2026 – June 30, 2027 will be presented at your respective School, County and City public hearings detailed below. Oral or written comments from residents or taxpayers will be received – but **hearing attendance is optional**. **THIS IS NOT A TAX BILL.**



The referenced 'Effective Tax Rate' would be a rate produced by holding current taxation constant using next fiscal year's taxable values.

See reverse side for distribution examples and notes.

Carroll School Public Hearing on Proposed Property Taxation

Date: 3/25/2026 **Time:** 5:00 PM **Location:** Adams Elementary Board Room, 1026 N Adams St, Carroll, IA
Telephone: (712) 792-8001 **Website:** <https://www.carrolltigers.org/documents/business-%26-finance>

	Current Property Tax	Current Tax Rate	Effective Tax Rate	Proposed Prop Tax	Proposed Tax Rate
All School Funds	11,474,900	9.94024	9.26694	12,290,691	9.92905

Reasons Proposed Property Tax exceeds the Current Property Tax:
The proposed levy rate is decreasing, but the proposed levy dollars are increasing due to: increased dollars levied in the management fund for property and liability insurance, general fund school formula budget guarantee dollars due to SSA projections, as well as valuation increases.

Carroll County Public Hearing on Proposed Property Taxation

Date: 3/23/2026 **Time:** 9:00 AM **Location:** Supervisors Meeting Room
Telephone: (712) 792-9802 **Website:** <https://www.carrollcountyiowa.gov/>

	Current Property Tax	Current Tax Rate	Effective Tax Rate	Proposed Prop Tax	Proposed Tax Rate
Urban Resident	7,534,941	4.35745	4.07207	7,218,731	3.89887
Rural Resident	10,615,976	7.58002	7.24788	10,853,924	7.64589

Reasons Proposed Property Tax exceeds the Current Property Tax:
01/01/2025 Agricultural Re-Valuation

City Of Carroll Public Hearing on Proposed Property Taxation

Date: 3/23/2026 **Time:** 5:00 PM **Location:** City Hall, 627 N Adams Street, Carroll, IA
Telephone: (712) 792-1000 **Website:** www.cityofcarroll.com

	Current Property Tax	Current Tax Rate	Effective Tax Rate	Proposed Prop Tax	Proposed Tax Rate
General Non-Ag	6,379,468	12.16190	10.92866	6,572,206	11.25108
Ag Only	2,338	3.00375	2.98227	2,355	3.00375

Reasons Proposed Property Tax exceeds the Current Property Tax:
To provide services to City of Carroll residents and for the repayment of debt for various public improvement projects including 12th Street Reconstruction and a new fire truck.



The table below shows how current taxes levied within this taxing district are distributed. TIF tax included where applicable. If all fields below are blank, this is a new taxing district, with nothing currently to report. Rural taxing districts do not show any city taxes, except for any TIF tax levied by the city on rural property.

Taxing Authority	Non-TIF Property Tax	TIF Property Tax	Total Property Tax	Authority % of Tax
Carroll School	4,636,733	0	4,636,733	35.95%
Carroll County	2,032,580	0	2,032,580	15.76%
City Of Carroll	5,673,051	0	5,673,051	43.99%
All Others	553,806	0	553,806	4.29%

The hypothetical example below compares the amount of property taxes on a Residential property with a value of 100,000 in the current year and 110,000 in the proposed year:

Taxing Authority	Tax Using Current Tax Rate	Tax Using Proposed Tax Rate	% Change
Carroll School	\$471.00	\$486.00	3.18%
Carroll County	\$207.00	\$191.00	-7.73%
City Of Carroll	\$577.00	\$551.00	-4.51%

The hypothetical example below compares the amount of property taxes on a Commercial property with a value of 300,000 in the current year and 330,000 in the proposed year:

Taxing Authority	Tax Using Current Tax Rate	Tax Using Proposed Tax Rate	% Change
Carroll School	\$2,049.00	\$2,272.00	10.88%
Carroll County	\$898.00	\$892.00	-0.67%
City Of Carroll	\$2,507.00	\$2,574.00	2.67%

1. Final tax rates will change due to final adopted amounts, legislative changes, and other levy authorities not included on this mailing.
2. The proposed property tax levies on the front of this notice do not include any Self-Supported Municipal Improvement District (SSMID) tax within cities.
3. The examples of change in estimated taxes to be paid shown above are calculated using the full city rate, even for city ag land tax districts.
4. Rural taxing districts do not show any city rate information.
5. FOR POLK COUNTY ONLY – the proposed tax levy on the front of this notice does not include fire/EMS levies included in the County budget for certain townships.

For assistance interpreting this document visit: <https://dom.iowa.gov/local-government/citizen-property-tax-guide>



Over the past two legislative sessions, the Iowa General Assembly passed laws which changed many parts of the property taxation process. One of the more prominent changes was the introduction of an annual mailed hearing notice to each owner of taxable property in March. These notices provide information about upcoming budget hearings and property tax proposals. Below is a description of the various parts of the notice.

MEETING AND PROPERTY TAX REQUEST INFORMATION

The front page of the mailed notice is divided into 3 sections. Each section shows the proposed property tax information and meeting information for the K-12 school district, county, and city (for urban residents) which tax within the tax district where the property is located. These hearings will be solely concerned with the proposed property tax, and no unrelated business can be discussed during this meeting. There will be another hearing on the full budget at a later meeting of the local government. The time, date, and location for each of these hearings is shown at the top of each section.

ANYTOWN School Public Hearing on Proposed Property Taxation for Fiscal Year July 1, 2024 – June 30, 2025					
Date: 03/27/2024		Time: 5:30 PM		Location: AnyTown High School Media Center, 410 NW 2 nd St. AnyTown, IA	
Telephone: (515) 281-3322		Website: https://dom.iowa.gov/schools			
	Current Property Tax	Current Tax Rate	Effective Tax Rate	Proposed Prop Tax	Proposed Tax Rate
All School Funds	84,639,085	16.99602	15.11846	90,192,351	16.10296
Reasons Proposed Property Tax exceeds the Current Property Tax:					
Increase in the cost of insurances, pay increases and employee benefits					

Information for three different hearings will be shown – one each for the K-12 school district, county, and city. If this property is outside of a city, the city meeting section will be blank. Below the hearing information is information on the property tax that is being proposed for the next fiscal year. Presented in this property tax information box is the current fiscal year’s budgeted tax dollars and total tax rate and the proposed property tax revenue and total rate for the coming fiscal year.

Property tax dollars and rate applying to the current budget year that began last July 1.

Property tax dollars and rate proposed for the coming budget year beginning July 1.

Ankeny Schools Public Hearing on Proposed Property Taxation

Date: 3/31/2025 Time: 6:00 p.m. Location: Board Room, 406 School Street, Ankeny IA
 Telephone: 515-555-1212 Website: www.ankenyschools.org

	Current Property Tax	Current Tax Rate	Effective Tax Rate	Proposed Prop Tax	Proposed Tax Rate
All School Funds	89,879,089	16.04608	15.30346	94,240,797	16.06210

Reasons Proposed Property Tax exceeds the Current Property Tax:

Reason for increase in property tax dollars, should there be an increase

“Effective Tax Rate” shows what would happen to the tax rate should the local government budget the same amount of property tax dollars next year as they did for the current year. It is not a limit on taxes.

PROPERTY TAX DISTRIBUTION – CURRENT BUDGET YEAR

At the top of the back page of the mailed notice is a table showing an estimate of property tax that will be distributed to each local government on this notice in the current year. The information in this table is based on tax district totals, so it will not show the full amount going to each local government in total. The table shows the amount of property tax revenue, including Tax Increment

Financing revenue, going to each local government from the tax district. The rightmost column shows the percentage of the total property tax revenue from the tax district that goes to each of the three local governments listed on the front of the notice. The percentage is based on the “Total Property Tax” column so that TIF revenue is included in the calculation

The table below shows how **current taxes levied within this taxing district are distributed**. TIF tax included where applicable. If all fields below are blank, this is a new taxing district, with nothing currently to report. Rural taxing districts do not show any city taxes, except for any TIF tax levied by the city on rural property.

Taxing Authority	Non-TIF Property Tax	TIF Property Tax	Total Property Tax	Authority % of Tax
School				
County				
City				
All Others				

If this table shows all zeros on the mailing, the property is in a tax district in the budget year that did not exist in the current year and therefore there is no tax data to display.

EXAMPLES OF CHANGE IN PROPERTY TAX – BUDGET YEAR

The last section of the mailing, at the bottom of the back page, is a pair of examples which show a comparison of how the proposed taxes owed will change for property in the example. The first example is a residential property with a 100,000 assessed value in the current year and a 110,000 in the budget year. The bottom example is for a commercial property with a 300,000 assessed value in the current year and a 330,000 assessed value in the budget year. Note the first 150,000 of commercial property is taxed the same as residential property.

The hypothetical example below compares the amount of property taxes on a Residential property with a value of 100,000 in the current year and 110,000 in the proposed year:

Taxing Authority	Tax Using Current Tax Rate	Tax Using Proposed Tax Rate	% Change
School			
County			
City			

The hypothetical example below compares the amount of property taxes on a Commercial property with a value of 300,000 in the current year and 330,000 in the proposed year:

Taxing Authority	Tax Using Current Tax Rate	Tax Using Proposed Tax Rate	% Change
School			
County			
City			

Property tax that would be owed on a property worth \$100,000 in the current year for residential and \$300,000 for commercial; uses the “Current Tax Rate” from the front of the mailing.

Property tax that would be owed on a property worth \$110,000 in the upcoming budget year for residential and \$330,000 for commercial; uses the “Proposed Tax Rate” from the front of the mailing.

The “% Change” column shows the percent of change (increase or decrease) in the amount of tax owed to each local government under this specific example.

Examples are for a residential property with a value of 100,000 (residential) or 300,000 (commercial) in the current year and 110,000 (residential) or 330,000 (commercial) in the budget year. In each case the property’s value increased 10%. It is possible a property would not see a valuation increase from one year to the next. Do not see an example with an increase in taxes owed and assume that your tax bill will do the same. Tax increases are due to increases in taxable value **and/or** increases in local tax rates.

Visit <https://dom.iowa.gov/local-government/citizen-property-tax-guide> for a tool to help you apply the property tax rates in this mailing to a specific property.