CITY NAME: COUNCIL BLUFFS

NOTICE OF PUBLIC HEARING - CITY OF COUNCIL BLUFFS - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2025 - June 30, 2026

CITY #: 78-732

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

Meeting Date: 3/24/2025 Meeting Time: 06:00 PM Meeting Location: Council Chambers at City Hall, 209 Pearl St., Council Bluffs, IA 51503

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)
https://www.councilbluffs-ia.gov/

City Telephone Number
(712) 890-5100

Iowa Department of Management	Current Year Certified Property Tax 2024 - 2025	Budget Year Effective Property Tax 2025 - 2026	Budget Year Proposed Property Tax 2025 - 2026
Taxable Valuations for Non-Debt Service	3,343,055,436	3,525,506,271	3,525,506,271
Consolidated General Fund	27,604,545	27,604,545	28,540,278
Operation & Maintenance of Public Transit	1,549,172	1,549,172	1,262,131
Aviation Authority	802,333	802,333	846,122
Liability, Property & Self Insurance	2,340,139	2,340,139	2,993,155
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	4,402,804	4,402,804	4,643,092
FICA & IPERS (If at General Fund Limit)	3,065,582	3,065,582	2,527,788
Other Employee Benefits	10,497,161	10,497,161	11,621,444
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	3,434,085,684	3,594,432,394	3,594,432,394
Debt Service	9,684,122	9,684,122	10,136,299
CITY REGULAR TOTAL PROPERTY TAX	59,945,858	59,945,858	62,570,309
CITY REGULAR TAX RATE	17.85467	16.95080	17.69276
Taxable Value for City Ag Land	9,452,504	9,822,004	9,822,004
Ag Land	28,393	28,393	29,503
CITY AG LAND TAX RATE	3.00375	2.89075	3.00375
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of $100,000/$110,000	**Current Year Certified 2024/2025**	**Budget Year Proposed 2025/2026**	**Percent Change**
City Regular Residential	827	923	11.61
Commercial property with an Actual/Assessed Valuation of $300,000/$330,000	**Current Year Certified 2024/2025**	**Budget Year Proposed 2025/2026**	**Percent Change**
City Regular Commercial	3,652	4,125	12.95

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:

Increase in property tax valuation is primarily driven by new construction and market changes. Increased property tax revenue will be utilized to offset continued inflation, caused by changes in supply and demand, as well as increased costs for employee and property/liability insurance.