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.

How to read this form and what it means:

Tax Rate Comparison-Current VS Propose - This section uses a specific formula to compare property tax costs for a residential property and a commercial property over two years.

Residential property - In this example, in 2024, the residential property would have a tax of $827.44; in 2026, the tax would be $923.12. However, this example assumes a 10% increase in assessed property values. This assumption caused the majority of the 11.61% increase shown and may not reflect actual changes to valuation.

The formula used is: (((Assessed Value x Residential Rollback Rate) / 1000) x Levy Rate)
*Your assessed value can be found at www.pottco.org.
*The Residential Rollback Rate is 46.3428% for FY25 and 47.4316% for FY26.
*The certified levy rate for FY25 is $17.85467; the proposed levy rate for FY26 is to be lowered to $17.69276

Commercial property - In this example, in 2024, the commercial property would have a tax of $3,651.53; in 2026, the tax would be $4,125.02. However, this example assumes a 10% increase in assessed property values. This assumption caused the majority of the 12.95% increase shown and may not reflect actual changes to valuation.

The formula used is: ((((First $150,000 of Assessed Value x Residential Rollback Rate) + (Remaining Assessed Value X 90% Rollback Rate)) / 1000) x Levy Rate)
*Your assessed value can be found at www.pottco.org.
*The Residential Rollback Rate is 46.3428% for FY25 and 47.4316% for FY26. Commercial rollback is 90% for FY25 and FY26.
*The certified levy rate for FY25 is $17.85467; the proposed levy rate for FY26 is to be lowered to $17.69276

Note: The Residential Rollback Rate (set forth by the State of Iowa) prescribe the portion of the assessed value that is taxable by local governments.

Note: The first $150,000 of taxable valuation on commercial, industrial, and railroad properties is subject to the current residential rollback; any value over is subject to the 90% rollback.

Current Year Certified - This column illustrates the FY25 certified valuations (set forth by County Assessor), levy rate, and revenue for the City of Council Bluffs. Overall City of Council Bluffs' levy rate for FY25 is 17.85467.

Budget Year Effective - This is a required column per House File 718, passed in 2023, and Senate File 2442, passed in 2024. This column illustrates increased valuations for FY26 budget (set forth by County Assessor), but automatically keeps revenue consistent with FY25 and calculates the overall levy rate. This illustration does not factor continued inflation, supply/demand issues, or increased costs associated with employees and insurance (employee and property/liability) in order for the City to continue offering full services (Public Safety, Public Works, Parks and Recreation, Community Development, initiatives with non-profit organizations, etc.).

Budget Year Proposed - This column illustrates the increased valuations for FY26 budget (set forth by County Assessor) and calculates the overall levy rate for the City of Council Bluffs, determined by the needs of the proposed FY26 operating budget. The proposed budget, and in turn, levy rate considers factors such as: inflation, supply/demand issues, costs for employees and insurance (employee and property/liability). These factors allow the City to continue offering full services (Public Safety, Public Works, Parks and Recreation, Community Development, initiatives with non-profit organizations, etc.). The proposed levy rate is 17.69276, a decrease of .16191, or (0.9%), from FY25.

* This is a requirement per House File 718, passed through legislation in 2023.