

**CITY NAME:**  
SAINT CHARLES

**NOTICE OF PUBLIC HEARING - CITY OF SAINT CHARLES - PROPOSED PROPERTY TAX LEVY**  
Fiscal Year July 1, 2025 - June 30, 2026

**CITY #:** 61-581

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

Meeting Date: Meeting Time: Meeting Location:

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)

City Telephone Number

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	25,077,259	25,895,017	25,895,017
Consolidated General Fund	203,785	203,785	208,347
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	43,787	43,787	47,748
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	12,038	12,038	11,868
Other Employee Benefits	8,221	8,221	4,945
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	25,077,259	25,895,017	25,895,017
Debt Service	0	0	0
<b>CITY REGULAR TOTAL PROPERTY TAX</b>	<b>267,831</b>	<b>267,831</b>	<b>272,908</b>
<b>CITY REGULAR TAX RATE</b>	<b>10.68019</b>	<b>10.34296</b>	<b>10.53899</b>
Taxable Value for City Ag Land	155,024	159,386	159,386
Ag Land	466	466	479
<b>CITY AG LAND TAX RATE</b>	<b>3.00375</b>	<b>2.92372</b>	<b>3.00375</b>
<b>Tax Rate Comparison-Current VS. Proposed</b>			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	<b>Current Year Certified 2024/2025</b>	<b>Budget Year Proposed 2025/2026</b>	<b>Percent Change</b>
City Regular Residential	495	550	11.11
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	<b>Current Year Certified 2024/2025</b>	<b>Budget Year Proposed 2025/2026</b>	<b>Percent Change</b>
City Regular Commercial	2,184	2,457	12.50

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 at \$100,000 Actual/Assessed Valuation.

**Reasons for tax increase if proposed exceeds the current:**

The City of St. Charles will receive an additional \$5,077 in tax revenue. The majority of these funds will be allocated to cover a 9% increase in insurance. The remaining revenue will be used for price increases for contracted services, general expenses, and employee-related costs.