

CITY NAME:
SAINT CHARLES

NOTICE OF PUBLIC HEARING - CITY OF SAINT CHARLES - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2026 - June 30, 2027

CITY #: 61-581

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

Meeting Date: 3/26/2026 Meeting Time: 06:30 PM Meeting Location: St. Charles City Hall

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)
stcharlesia.us

City Telephone Number
(641) 396-2545

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	25,895,017	27,306,316	27,306,316
Consolidated General Fund	208,347	208,347	215,394
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	\$ 0	0
Liability, Property & Self Insurance	47,748	47,748	46,466
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)	11,868	11,868	6,272
Other Employee Benefits	4,945	4,945	7,691
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	25,895,017	27,306,316	27,306,316
Debt Service	0	0	0
CITY REGULAR TOTAL PROPERTY TAX	272,908	272,908	275,823
CITY REGULAR TAX RATE	10.53899	9.99432	10.10109
Taxable Value for City Ag Land	159,386	161,739	161,739
Ag Land	479	479	486
CITY AG LAND TAX RATE	3.00375	2.96156	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	500	495	-1.00
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	2,173	2,311	6.35

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:

Although St. Charles lowered its tax rate, the city will receive an additional \$3000.00 in tax money over fiscal year 2026. The additional funds will be used to cover a 6 percent increase in liability and work comp insurance, along with employee wage increases and construction projects.