

Tentative Agenda
Glenwood City Council Meeting
April 2, 2024
City Hall ~ 6:00 p.m.

1. **Call to order/roll call**
2. **Public Hearing Regarding Proposed Property Tax Levy**
3. **Motion to Adjourn**

Order of agenda at discretion of Mayor

For hearing assistance contact City Hall seven business days prior to the meeting date.

Virtually: <https://meet.goto.com/CityofGlenwood>/Phone: (786) 535-3211 Access Code: 738-827-117

CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF GLENWOOD - PROPOSED PROPERTY TAX LEVY
GLENWOOD
 Fiscal Year July 1, 2024 - June 30, 2025

CITY #: 65-617

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:
 Meeting Date: 4/2/2024 Meeting Time: 06:00 PM Meeting Location: City Hall 5 N. Vine Street, Glenwood, IA 51534

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.cityofglenwood.org

City Telephone Number
 (712) 527-4717

Iowa Department of Management	Current Year Certified Property Tax 2023 - 2024	Budget Year Effective Property Tax 2024 - 2025	Budget Year Proposed Property Tax 2024 - 2025
Taxable Valuations for Non-Debt Service	190,437,296	203,458,388	203,458,388
Consolidated General Fund	1,593,960	1,593,960	1,653,346
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	217,969	217,969	277,658
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)	297,231	297,231	307,407
Other Employee Benefits	644,000	644,000	684,229
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	191,471,644	208,270,120	208,270,120
Debt Service	219,218	219,218	249,051
CITY REGULAR TOTAL PROPERTY TAX	2,972,378	2,972,378	3,171,691
CITY REGULAR TAX RATE	15.60195	14.58438	15.56061
Taxable Value for City Ag Land	117,349	107,532	107,532
Ag Land	353	353	323
CITY AG LAND TAX RATE	3.00375	3.28274	3.00375
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Value of \$100,000	Current Year Certified 2023/2024	Budget Year Proposed 2024/2025	Percent Change
City Regular Resident	853	721	-15.47
Commercial property with an Actual/Assessed Value of \$100,000	Current Year Certified 2023/2024	Budget Year Proposed 2024/2025	Percent Change
City Regular Commercial	853	721	-15.47

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:

While the proposed full levy experiences a minor decrease from the FY24 budget, variations in individual property valuations may lead to an increase in taxes for some property owners.

* Proposed Property Tax notice that was published
 - See back for more info

This is the proposed property tax levy that was sent into the paper for publication. We had to have these numbers set and the public hearing date set by March 1, 2024. The proposed property tax levy cannot be raised after it is sent to the county auditor on March 1, 2024, but it can be lowered. We conducted several meetings including the Mayor, Council, Department Heads and City Administration where we determined where we could make cuts. There are some areas that we cannot make cuts including:

- Debt Service Levy - the amount reflected is for the principal and interest for GO Bonds*
- Liability, Property & Self Insurance - our insurance provider (along with others across the state) told us to budget for at least a 30% increase in premiums, we budgeted for 27.27%. Our new rates have not been released yet, we usually get them in May or June long after the budget is due to the state on April 30.

*The City currently has 4 Go Bonds

- 2015 Series B - Issue amount was \$500,000 - last payment will be made in June of 2025 - total payment for FY25 \$51,125 - \$50,000 principal & \$1,125 interest.
- 2021 Go Bond (Marian Heights Sewer Project) - Issue amount was \$225,000 - last payment will be made in June of 2026 - this is mostly funded by special assessments on those property owners - total payment for FY25 \$46,365 - \$45,000 principal & \$1,365 interest
- 2019 Go Bond (includes: fire truck, public works equipment, vehicle purchases for cemetery & PD, etc) - Issue amount was \$2,610,000 - total payment for FY25 \$169,615.00 - \$120,000 principal & \$49,615 interest
- 2015 Series A (Aquatic Center)- Issue amount was \$5,541,000 - these payments are made from the 1% sales tax known as Local Option Sales Tax (LOST) funds and are not part of the property tax levy for debt service. Total payment for FY25 381,175.02 - \$265,000 principal & \$116,175.02 interest

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Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	217,969	217,969	277,658
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)	297,231	297,231	208,244
Other Employee Benefits	644,000	644,000	585,065
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	191,471,644	208,270,120	208,270,120
Debt Service	219,218	219,218	249,051
CITY REGULAR TOTAL PROPERTY TAX	2,972,378	2,972,378	2,973,364
CITY REGULAR TAX RATE	15.60195	14.58438	14.58583
Taxable Value for City Ag Land	117,349	107,532	107,532
Ag Land	353	353	323
CITY AG LAND TAX RATE	3.00375	3.28274	3.00375
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Value of \$100,000	Current Year Certified 2023/2024	Budget Year Proposed 2024/2025	Percent Change
City Regular Residential	853	676	-20.75
Commercial property with an Actual/Assessed Value of \$100,000	Current Year Certified 2023/2024	Budget Year Proposed 2024/2025	Percent Change
City Regular Commercial	853	676	-20.75

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.

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** Proposed property tax rate for budget adoption
 - See back for more info*

This is the property tax levy we are proposing to adopt for our FY25 budget. We were able to lower it by using some of our reserves from our employee benefits fund, this fund can only be used for employee benefits such as: FICA, IPERS, and health, dental & life insurances. We are proposing asking for \$800,000 vs. \$1,000,000 in employee benefits for FY25, we are budgeting for expenses over \$1 million in this category.

Essentially we are asking for an increase of \$986.00 over FY24. To get to this number and to keep our general fund in the positive, the Mayor, council, Department Heads and City Administration had to make some hard decisions and requested that each department head trim their budgets significantly.

Due to changes in the property tax law, we cannot by law ask for more than \$8.12621 for a total amount of \$1,653,346 for our general fund, this rate is calculated based on a growth factor limiter and is different for each community. Last year we asked for \$8.10 + the \$0.27 emergency levy (these were consolidated this year and limited based on growth) for a total amount of \$1,593,960 for the general fund. The general fund is used for expenses for police, fire/rescue, communications center agreement, library, parks, recreation, cemetery, planning & zoning, code enforcement, legal services, building & vehicle maintenance/repairs, and administration. (Does not include employee benefits, but DOES include employee wages).

Public Works, including road repairs are paid for using Road Use Tax dollars received from the state, approximately \$750,000/year. This fund is used for road repair, snow/ice removal, wages, building & vehicle maintenance/repairs, etc.