

## NOTICE OF SPECIAL MEETING OF THE CARTER LAKE CITY COUNCIL

City Council agendas are available at [www.cityofcarterlake.com](http://www.cityofcarterlake.com)

You are hereby notified that there is a meeting of the City Council, Carter Lake, Iowa,  
will be held on **Monday, April 7, 2025, at 7:00 p.m.,**

**in the City Hall Council Chambers, 950 East Locust Street, Carter Lake, Iowa,**

for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Council. This is a formal meeting during which the Council may take official action on various items of business. If you wish to speak on an item, please follow the seven participation guidelines adopted by the Council for speakers:

1. Anyone may address the Council on any agenda item.
  2. Speakers should approach the microphone one at a time and be recognized by the Mayor.
  3. Speakers should give their name, spell their name, give their address, and then their statement.
  4. Everyone should have an opportunity to speak. Therefore, please limit your remarks to three minutes on any one item.
  5. At the beginning of the discussion on any item, the mayor may request statements in favor of an action to be heard first, followed by statements in opposition to the action.
  6. Any concerns or questions you may have which do not relate directly to a scheduled item on the agenda will also be heard under "Citizen Concerns".
  7. For the benefit of all in attendance, please turn off all cell phones and other communication devices while in the City Council Chambers.
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1. Pledge of allegiance
2. Roll call
3. Public Hearing
  - a. Resolution approving the City of Carter Lake Proposed Property Tax Levy for fiscal year ending June 30, 2026.
4. CITIZEN CONCERNS (3 minutes per resident)
5. COUNCIL CONCERNS (3 minutes per member)
6. ADJOURNMENT

### ADA AND INCLUSIVE LANGUAGE NOTICE

The City of Carter Lake does not discriminate based on disability in admission to, access to, or operations of its programs, services, or activities. Individuals who need auxiliary aid for effective communication in programs and services of the City of Carter Lake are invited to make their needs and preferences known to the ADA Compliance Officer, City Hall, 950 East Locust Street, (712) 347-6320.

This notice is provided as required by Title II of the Americans with Disabilities Act of 1990. The City of Carter Lake promotes equity and inclusion of protected classes including sex, ethnicity, color, familial status, gender identity, age, marital status, national origin, geographic background, race, creed, religious and spiritual beliefs, sexual orientation, socioeconomic status, mental and physical disability, or veteran status in admission to, access to, or operations of its programs, services, or activities. This notice applies to all departments, employees, commissions, boards, and volunteers that work with the City of Carter Lake.

**School, County and City Budget Year Statement to Owners and Taxpayers - As Required by Iowa Code 24.2A**  
**Taxing District: 005 - CARTER LAKE CITY/CB SCH**



Pottawattamie County Auditor  
 227 S 6th St  
 Council Bluffs, IA 51501

Proposed property taxation for July 1, 2025 – June 30, 2026 will be presented at your respective School, County and City public hearings detailed below. Oral or written comments from residents or taxpayers will be received – but **hearing attendance is optional**. **THIS IS NOT A TAX BILL.**

**FORWARDING SERVICE REQUESTED**  


The referenced 'Effective Tax Rate' would be a rate produced by holding current taxation constant using next fiscal year's taxable values.

See reverse side for distribution examples and notes.

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 30511  
 CARTER LAKE, CITY OF  
 C/O CITY HALL  
 950 LOCUST ST  
 CARTER LAKE, IA 51510-1529



**COUNCIL BLUFFS SCHOOL: School Public Hearing on Proposed Property Taxation**

Date: 04/08/2025 Time: 6:15 PM Location: Council Bluffs Community School District Educational Service Center, 300 W Broadway Suite 1600, Council Bluffs IA 51503  
 Telephone: (712) 328-6438 Website: <https://www.cb-schools.org/departments/finance/homepage>

	Current Property Tax	Current Tax Rate	Effective Tax Rate	Proposed Prop Tax	Proposed Tax Rate
All School Funds	42,273,963	15.9730100000	15.5962600000	43,782,056	16.1542400000

Reasons Proposed Property Tax exceeds the Current Property Tax:  
 The district is on the Budget Guarantee due to the combination of declining enrollment and low State Supplementary Assistance. The Budget Guarantee is all property tax. The district is also experiencing increases in insurance rates for FY26.

**POTTAWATTAMIE COUNTY: County Public Hearing on Proposed Property Taxation**

Date: 04/01/2025 Time: 10:00 AM Location: Pottawattamie County Courthouse, 2nd Floor - Board Hearing Room, 227 S 6th St, Council Bluffs IA 51501  
 Telephone: (712) 328-5644 Website: <https://www.pottcounty-ia.gov/>

	Current Property Tax	Current Tax Rate	Effective Tax Rate	Proposed Prop Tax	Proposed Tax Rate
Urban Resident	43,917,313.00	7.3257800000	7.0347700000	42,895,885.00	6.8751000000
Rural Resident	50,607,838.00	10.5971200000	10.2421900000	49,719,740.00	10.1464400000

Reasons Proposed Property Tax exceeds the Current Property Tax:  
 Proposed property tax rate does not exceed current property tax rate.

**CITY OF CARTER LAKE: City Public Hearing on Proposed Property Taxation**

Date: 04/07/2025 Time: 7:00 PM Location: CARTER LAKE CITY HALL 950 EAST LOCUST STREET  
 Telephone: (712) 347-6320 Website: <https://cityofcarterlake.com/>

	Current Property Tax	Current Tax Rate	Effective Tax Rate	Proposed Prop Tax	Proposed Tax Rate
General Non-Ag	1,889,088.00	9.6963600000	9.6612400000	1,895,954.00	9.6963600000
Ag Only	0.00	0.0000000000	0.0000000000	0.00	0.0000000000

Reasons Proposed Property Tax exceeds the Current Property Tax:  
 No increase to the tax rate

**Taxing District: 005 - CARTER LAKE CITY/CB SCH**

**The table below shows how current taxes levied within this taxing district are distributed.** TIF included where applicable. If all fields below are blank, this is a new taxing district, with nothing currently to report. Rural taxing districts do not show any city taxes, except for any TIF tax levied by the city on rural property.

Taxing Authority	Non-TIF Property Tax	TIF Tax	Total Property Tax	Authority % of Tax
COUNCIL BLUFFS SCHOOL CITY	1,585,778.00	0.00	1,585,778.00	45.82
POTTAWATTAMIE COUNTY	727,293.00	0.00	727,293.00	21.01
CITY OF CARTER LAKE CITY	962,641.00	0.00	962,641.00	27.81

**The hypothetical example below compares the amount of property taxes on a Residential property with a value of 100,000 in the current year and 110,000 in the proposed year:**

Taxing Authority	Tax Using Current Tax Rate	Tax Using Proposed Tax Rate	% Change
COUNCIL BLUFFS SCHOOL SCHOOLS	740.00	843.00	13.92
POTTAWATTAMIE COUNTY	339.00	359.00	5.90
CITY OF CARTER LAKE CITY	449.00	506.00	12.69

**The hypothetical example below compares the amount of property taxes on a Commercial property with a value of 300,000 in the current year and 330,000 in the proposed year:**

Taxing Authority	Tax Using Current Tax Rate	Tax Using Proposed Tax Rate	% Change
COUNCIL BLUFFS SCHOOL SCHOOLS	3,266.00	3,766.00	15.31
POTTAWATTAMIE COUNTY	1,498.00	1,603.00	7.01
CITY OF CARTER LAKE CITY	1,983.00	2,261.00	14.02

- 1) Final tax rates will change due to final adopted amounts, legislative changes, and other levy authorities not included on this mailing.
- 2) The proposed property tax levies on the front of this notice do not include any Self-Supported Municipal Improvement District (SSMID) tax within cities.
- 3) The examples of change in estimated taxes to be paid shown above are calculated using the full city rate, even for city agricultural land tax districts.
- 4) Rural taxing districts do not show any city rate information.
- 5) FOR POLK COUNTY ONLY – the proposed tax levy on the front of this notice does not include fire/EMS levies included in the County budget for certain townships.

For assistance interpreting this document visit: <https://dom.iowa.gov/local-government/citizen-property-tax-guide>

**CITY NAME:** NOTICE OF PUBLIC HEARING - CITY OF CARTER LAKE - PROPOSED PROPERTY TAX LEVY **CITY #:** 78-731  
**CARTER LAKE** Fiscal Year July 1, 2025 - June 30, 2026

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

**Meeting Date:** 4/7/2025 **Meeting Time:** 07:00 PM **Meeting Location:** CARTER LAKE CITY HALL 950 EAST LOCUST STREET

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://cityofcarterlake.com/>

City Telephone Number  
 (712) 347-6320

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	194,824,495	195,532,597	195,532,597
Consolidated General Fund	1,578,078	1,578,078	1,583,814
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	0	0	0
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)	167,387	167,387	167,845
Other Employee Benefits	143,623	143,623	144,295
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	201,367,217	202,129,445	202,129,445
Debt Service	0	0	0
<b>CITY REGULAR TOTAL PROPERTY TAX</b>	<b>1,889,088</b>	<b>1,889,088</b>	<b>1,895,954</b>
<b>CITY REGULAR TAX RATE</b>	<b>9.69636</b>	<b>9.66124</b>	<b>9.69636</b>
Taxable Value for City Ag Land	0	0	0
Ag Land	0	0	0
<b>CITY AG LAND TAX RATE</b>	<b>0.00000</b>	<b>0.00000</b>	<b>0.00000</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	449	506	12.69
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	1,983	2,261	14.02

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:**

No increase to the tax rate

