

**AGENDA**  
**City of Carter Lake**  
**Special City Council Meeting and Public Hearing**  
City Hall – 950 Locust St.  
**Monday, April 6, 2026 - 6:00 PM**

**PUBLIC HEARING HAS BEEN CANCELLED**

**SPECIAL CITY COUNCIL MEETING**

1. Readopt Ordinance #689 Amending setbacks in RM – Mobile Home Residential District (2<sup>nd</sup> and 3<sup>rd</sup> Readings)
2. Stormwater drain repair bid approval
3. Amendment to The Residence development agreement

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**NOTICE OF PUBLIC HEARING**

City Hall – 950 Locust St.  
**Monday, April 6, 2026 – 7:00 PM**

PROPOSED PROPERTY TAX LEVY (see attached notice)

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

Meeting Date: 4/6/2026 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)

City Telephone Number  
(712) 347-6320

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	195,532,597	221,327,987	221,327,987
Consolidated General Fund	1,583,814	1,583,814	1,740,541
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)	167,845	167,845	352,166
Other Employee Benefits	144,295	144,295	268,002
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	202,129,445	229,662,676	229,662,676
Debt Service	0	0	0
<b>CITY REGULAR TOTAL PROPERTY TAX</b>	<b>1,895,954</b>	<b>1,895,954</b>	<b>2,360,709</b>
<b>CITY REGULAR TAX RATE</b>	<b>9.69636</b>	<b>8.56626</b>	<b>10.66611</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 2025/2026</b>	<b>Budget Year Proposed 2026/2027</b>	<b>Percent Change</b>
City Regular Residential	460	523	13.70
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	<b>Current Year Certified 2025/2026</b>	<b>Budget Year Proposed 2026/2027</b>	<b>Percent Change</b>
City Regular Commercial	1,999	2,440	22.06

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:**

The City has decided to increase the levy request to help balance the budget and provide for the services needed for the constituents who live in the city.