

City of Monticello, Iowa

www.ci.monticello.ia.us

Monticello City Council Special Meeting April 6, 2026 at 5:30 p.m.
Monticello Renaissance Center, 220 E. 1st Street, Monticello, Iowa

Mayor:	Jake Ellwood	Staff:	
City Council:		City Administrator:	Russell Farnum
At Large:	Josh Brenneman	City Clerk/Treas.:	Sally Hinrichsen
At Large:	Scott Brighton	Police Chief:	Britt Smith
At Large:	Ben Duehr	Library Director:	Faith Brehm
At Large:	Dave Goedken	Public Works Dir.:	Nick Kahler
At Large:	Candy Langerman	Water/Wastewater Sup.:	Jim Tjaden
At Large:	Mary Phelan	Park & Rec Director:	Jacob Oswald
		Ambulance Director:	Lori Lynch
		City Engineer:	Patrick Schwickerath

- **Call to Order – 5:30 P.M.**
- Pledge of Allegiance
- Roll Call
- Agenda Addition/Agenda Approval

Public Hearings:

1. Public Hearing Regarding Proposed Property Tax Levy

Adjournment: Pursuant to §21.4(2) of the Code of Iowa, the City has the right to amend this agenda up until 24 hours before the posted meeting time.

Monticello City Council meetings are recorded, by attending and choosing to participate you give your consent to be recorded. If you prefer not to be recorded, you may submit comments in writing.

The meeting will continue to be broadcast on Mediacom (Local Access Channel) and will be accessible via Zoom via the following link.

City of Monticello is inviting you to a scheduled Zoom meeting.

Topic: April 6, 2026 Council Tax Levy Hearing

Time: Apr 6, 2026 05:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82745741823>

Meeting ID: 827 4574 1823

---One tap mobile

+13126266799,,82745741823# US (Chicago)

+16465588656,,82745741823# US (New York)

Join instructions

https://us02web.zoom.us/join/82745741823/invitations?signature=_ujZ7vCgrZjq8jJ9TJ6fgx9qMYpIgCnR3RYmqUCIL8w

“This employer is an equal opportunity provider & employer”

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: 05:30 PM Meeting Location: 220 East First Street, Monticello,, Iowa 52310

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.ci.monticello.ia.us

City Telephone Number
(319) 465-3577

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	142,017,965	159,195,754	159,195,754
Consolidated General Fund	1,150,346	1,150,346	1,251,928
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	43,047	43,047	133,861
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)	359,411	359,411	297,271
Other Employee Benefits	280,386	280,386	297,604
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	166,277,231	185,692,369	185,692,369
Debt Service	384,689	384,689	379,490
CITY REGULAR TOTAL PROPERTY TAX	2,217,879	2,217,879	2,360,154
CITY REGULAR TAX RATE	15.22169	13.58696	14.48534
Taxable Value for City Ag Land	1,981,478	2,108,503	2,108,503
Ag Land	5,952	5,952	6,334
CITY AG LAND TAX RATE	3.00375	2.82286	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	722	710	-1.66
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	3,138	3,314	5.61

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:
Increase due to property/liability insurance and employee benefit costs



Over the past two legislative sessions, the Iowa General Assembly passed laws which changed many parts of the property taxation process. One of the more prominent changes was the introduction of an annual mailed hearing notice to each owner of taxable property in March. These notices provide information about upcoming budget hearings and property tax proposals. Below is a description of the various parts of the notice.

MEETING AND PROPERTY TAX REQUEST INFORMATION

The front page of the mailed notice is divided into 3 sections. Each section shows the proposed property tax information and meeting information for the K-12 school district, county, and city (for urban residents) which tax within the tax district where the property is located. These hearings will be solely concerned with the proposed property tax, and no unrelated business can be discussed during this meeting. There will be another hearing on the full budget at a later meeting of the local government. The time, date, and location for each of these hearings is shown at the top of each section.

ANYTOWN School Public Hearing on Proposed Property Taxation for Fiscal Year July 1, 2024 – June 30, 2025					
Date: 03/27/2024		Time: 5:30 PM		Location: AnyTown High School Media Center, 410 NW 2 nd St. AnyTown, IA	
Telephone: (515) 281-3322		Website: https://dom.iowa.gov/schools			
	Current Property Tax	Current Tax Rate	Effective Tax Rate	Proposed Prop Tax	Proposed Tax Rate
All School Funds	84,639,085	16.99602	15.11846	90,192,351	16.10296
Reasons Proposed Property Tax exceeds the Current Property Tax:					
Increase in the cost of insurances, pay increases and employee benefits					

Information for three different hearings will be shown – one each for the K-12 school district, county, and city. If this property is outside of a city, the city meeting section will be blank. Below the hearing information is information on the property tax that is being proposed for the next fiscal year. Presented in this property tax information box is the current fiscal year’s budgeted tax dollars and total tax rate and the proposed property tax revenue and total rate for the coming fiscal year.

Property tax dollars and rate applying to the current budget year that began last July 1.

Property tax dollars and rate proposed for the coming budget year beginning July 1.

Ankeny Schools Public Hearing on Proposed Property Taxation

Date: 3/31/2025 Time: 6:00 p.m. Location: Board Room, 406 School Street, Ankeny IA
 Telephone: 515-555-1212 Website: www.ankenyschools.org

	Current Property Tax	Current Tax Rate	Effective Tax Rate	Proposed Prop Tax	Proposed Tax Rate
All School Funds	89,879,089	16.04608	15.30346	94,240,797	16.06210

Reasons Proposed Property Tax exceeds the Current Property Tax:

Reason for increase in property tax dollars, should there be an increase

“Effective Tax Rate” shows what would happen to the tax rate should the local government budget the same amount of property tax dollars next year as they did for the current year. It is not a limit on taxes.

PROPERTY TAX DISTRIBUTION – CURRENT BUDGET YEAR

At the top of the back page of the mailed notice is a table showing an estimate of property tax that will be distributed to each local government on this notice in the current year. The information in this table is based on tax district totals, so it will not show the full amount going to each local government in total. The table shows the amount of property tax revenue, including Tax Increment

Financing revenue, going to each local government from the tax district. The rightmost column shows the percentage of the total property tax revenue from the tax district that goes to each of the three local governments listed on the front of the notice. The percentage is based on the “Total Property Tax” column so that TIF revenue is included in the calculation

The table below shows how **current taxes levied within this taxing district are distributed**. TIF tax 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 Property Tax	Total Property Tax	Authority % of Tax
School				
County				
City				
All Others				

If this table shows all zeros on the mailing, the property is in a tax district in the budget year that did not exist in the current year and therefore there is no tax data to display.

EXAMPLES OF CHANGE IN PROPERTY TAX – BUDGET YEAR

The last section of the mailing, at the bottom of the back page, is a pair of examples which show a comparison of how the proposed taxes owed will change for property in the example. The first example is a residential property with a 100,000 assessed value in the current year and a 110,000 in the budget year. The bottom example is for a commercial property with a 300,000 assessed value in the current year and a 330,000 assessed value in the budget year. Note the first 150,000 of commercial property is taxed the same as residential property.

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
School			
County			
City			

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
School			
County			
City			

Property tax that would be owed on a property worth \$100,000 in the current year for residential and \$300,000 for commercial; uses the “Current Tax Rate” from the front of the mailing.

Property tax that would be owed on a property worth \$110,000 in the upcoming budget year for residential and \$330,000 for commercial; uses the “Proposed Tax Rate” from the front of the mailing.

The “% Change” column shows the percent of change (increase or decrease) in the amount of tax owed to each local government under this specific example.

Examples are for a residential property with a value of 100,000 (residential) or 300,000 (commercial) in the current year and 110,000 (residential) or 330,000 (commercial) in the budget year. In each case the property’s value increased 10%. It is possible a property would not see a valuation increase from one year to the next. Do not see an example with an increase in taxes owed and assume that your tax bill will do the same. Tax increases are due to increases in taxable value **and/or** increases in local tax rates.

Visit <https://dom.iowa.gov/local-government/citizen-property-tax-guide> for a tool to help you apply the property tax rates in this mailing to a specific property.