

**NOTICE OF REGULAR COUNCIL MEETING
CUMMING CITY COUNCIL
March 24, 2025 – 6:00 p.m.
Cumming City Hall, 649 N. 44th St., Cumming, IA***

ROLL CALL

APPROVAL OF AGENDA as presented and/or amended

PUBLIC HEARING

A. Public Hearing on Proposed Property Tax Levy for FY26

ADJOURNMENT

UPCOMING ITEMS

*The City of Cumming welcomes public participation. If unable to attend this meeting in person, online and phone participation are available below. For questions, please contact City Hall at 649 N 44th Street, 515-981-9214 or email at nonstot@cumming.iowa.gov

Join Zoom Meeting
<https://us02web.zoom.us/j/2382663968>
Meeting ID: 238 266 3968

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

Meeting Date: 3/24/2025 Meeting Time: 06:00 PM Meeting Location: Cumming City Hall 649 N 44th Street Cumming, IA 50061

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
(515) 981-9214

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	47,219,560	74,234,227	74,234,227
Consolidated General Fund	371,339	371,339	566,782
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	18,706	18,706	11,982
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)	23,943	23,943	25,085
Other Employee Benefits	7,382	7,382	7,888
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	60,509,127	104,072,881	104,072,881
Debt Service	135,808	135,808	206,030
CITY REGULAR TOTAL PROPERTY TAX	557,178	557,178	817,767
CITY REGULAR TAX RATE	11.16805	6.98114	10.22031
Taxable Value for City Ag Land	1,257,474	1,540,698	1,540,698
Ag Land	0	0	4,628
CITY AG LAND TAX RATE	0.00000	0.00000	3.00375
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified 2024/2025	Budget Year Proposed 2025/2026	Percent Change
City Regular Residential	518	533	2.90
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified 2024/2025	Budget Year Proposed 2025/2026	Percent Change
City Regular Commercial	2,284	2,383	4.33

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:

Fire/EMS service increase of 1.25% from FY25, which is an increase of \$42,051. Increase in maintenance cost for park, trails, and streets.