



City Council

Monday, September 15, 2025

4:00 PM

Elk River City Hall

Special Budget Meeting Agenda

-
- I. CALL MEETING TO ORDER
 - I.1 City Council Special Budget Meeting Notice
 2. 2026 BUDGET
 - 2.1 2026 Budget Discussion
 3. MOTION TO ADJOURN REGULAR MEETING



Notice City Council Special Budget Meeting Notice

Calling Special Meeting for Monday, September 15, 2025, 4:00 p.m.

**Elk River City Hall
13065 Orono Parkway
Elk River, MN 55330**

The purpose of the meeting is as follows:

I, **John J. Dietz, Mayor**, hereby request a special meeting of the City Council on **Monday, September 15, 2025, at 4:00 p.m.**


- The purpose of the meeting is to discuss the 2026 budget.

In accordance with State Statute, I hereby request the city clerk to post this notice at least three days prior to the scheduled meeting date. I further request the city clerk to notify each member of the City Council of the special meeting, in writing, at least one day before the meeting.


John J. Dietz, Mayor

9/5/25
Date

I HEREBY CERTIFY, that this notice has been posted and that I have served this notice upon the members of the City Council at least one day prior to the above-called special meeting. In accordance with State Statute, this notice will be posted at least three days prior to the meeting date.


Tina Allard, City Clerk

9/5/25
Date





Request for Action

To
City Council

Item Number
2.1

Meeting Date
September 15, 2025

Prepared By
Joe Stremcha, Business Services Director/Assistant
City Administrator

Item Description
2026 Budget Discussion

Reviewed by
Joe Stremcha
Cal Portner
Tina Allard

Action Requested
Discuss the 2026 Budget.

Background/Discussion
Staff presented department budgets during the Work Sessions on July 25 and September 2.

Financial Impact
The 2026 tax levy.

Mission/Policy/Goal
Responsible for every dollar - good stewards.

- Attachments**
1. 2025-2026 rev-exp comparison
 2. 2025 Budget Finance Admin Staffing Breakout
 3. 2025 Fire Personnel Request
 4. 2026 Tax Levy
 5. 2026 Preliminary Levy Resolution
 6. General Fund Budget Preliminary
 7. 2026 Estimated Tax Impact
 8. 2026 preliminary tax levy

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity



	2024	6/30/2025	2025	2026	INCREASE/	%	
	ACTUAL	YTD	BUDGET	BUDGET	(DECREASE)	CHANGE	
	12/31/2024	6/30/2025	12/31/2025	12/31/2026			
TAXES							
101-3-0000-3111	Current Ad Valorem Taxes	14,819,897	5,616,859	15,626,050	16,864,450	1,238,400	7.9%
101-3-0000-3121	Gravel Tax	168,050	15,290	225,000	220,000	(5,000)	-2.2%
	Total Taxes	15,055,586	5,635,539	15,851,050	17,084,450	1,233,400	7.8%
LICENSES & PERMITS							
101-3-0000-3211	Liquor License	82,520	82,121	82,000	85,000	3,000	3.7%
101-3-0000-3212	THC License	4,000	650	5,000	5,000	0	0.0%
101-3-0000-3213	Cigarette License	3,800	150	4,000	4,000	0	0.0%
101-3-0000-3214	Rental License	47,880	17,400	65,000	65,000	0	0.0%
101-3-0000-3216	Mining License	26,888	27,006	26,000	27,000	1,000	3.8%
101-3-0000-3217	Garbage Hauler License	3,335	580	2,500	2,500	0	0.0%
101-3-0000-3218	Other Business License/Permit	21,628	9,050	16,000	18,000	2,000	12.5%
101-3-0000-3229	NPDES Permit	16,800	9,625	23,000	17,000	(6,000)	-26.1%
101-3-0000-3231	Building Permit	432,043	334,652	550,000	550,000	0	0.0%
101-3-0000-3232	Plumbing/Heating Permit	113,621	132,890	175,000	180,000	5,000	2.9%
101-3-0000-3233	Permit Surcharge	3,088	3,510	700	700	0	0.0%
101-3-0000-3235	Animal License	450	325	0	500	500	0.0%
101-3-0000-3237	Other Non-Business Lic/Permit	12,942	32,664	25,000	30,000	5,000	20.0%
	Total Licenses & Permits	768,995	650,623	974,200	984,700	10,500	1.1%
INTERGOVERNMENTAL REVENUES							
101-3-0000-3322	MV Credit	5,360	0	6,000	6,000	0	0.0%
101-3-0000-3323	Fire State Aid	329,633	0	275,000	300,000	25,000	9.1%
101-3-0000-3325	Police 2% Aid	414,088	0	414,000	425,000	11,000	2.7%
101-3-0000-3326	Police Training Reimb	31,423	0	35,000	35,000	0	0.0%
101-3-0000-3329	State Crime Prevention Grant	128,329	28,114	48,000	50,000	2,000	4.2%
	Total Intergovernmental Revenues	921,230	41,903	778,000	816,000	38,000	4.9%
CHARGES FOR SERVICES							
101-3-0000-3412	Planning & Zoning Fees	29,435	22,277	25,000	25,000	0	0.0%
101-3-0000-3413	Plan Check Fee	184,004	158,814	230,000	230,000	0	0.0%
101-3-0000-3415	Special Assessment Search	210	150	500	500	0	0.0%
101-3-0000-3417	Copies	1,284	677	1,500	1,500	0	0.0%
101-3-0000-3430	Lockout Fees	2,228	880	3,500	3,000	(500)	-14.3%
101-3-0000-3431	Police Services	50,692	5,275	46,000	50,000	4,000	8.7%
101-3-0000-3432	School Liaison	195,965	194,021	185,000	200,000	15,000	8.1%
101-3-0000-3434	Animal Impound Fee	500	550	500	500	0	0.0%
101-3-0000-3436	Fire Contracts	470,798	253,422	465,750	480,050	14,300	3.1%
101-3-0000-3437	Fire Services	7,009	0	3,000	5,000	2,000	66.7%
101-3-0000-3451	Street Services	37,738	16,944	35,000	35,000	0	0.0%
101-3-0000-3452	Engineering Services Reimb	11,999	0	20,000	20,000	0	0.0%
101-3-0000-3461	Recreation Fees	49,424	35,332	52,500	52,500	0	0.0%
101-3-0000-3462	Sr Center Activities	46,450	27,924	47,500	55,500	8,000	16.8%
101-3-0000-3463	Farmer's Market	57,987	28,378	15,000	15,000	0	0.0%
101-3-0000-3469	Elk RiverFest	23,028	6,590	20,000	15,000	(5,000)	-25.0%
101-3-0000-3472	Park Use Fee	83,509	44,140	76,900	77,000	100	0.1%
101-3-0000-3483	Sewer Inspection Fee	17,515	7,630	15,000	15,000	0	0.0%
101-3-0000-3484	Contractor License Check	1,060	580	1,200	1,200	0	0.0%
	Total Charges for Services	1,271,008	803,724	1,243,850	1,281,750	37,900	3.0%
FINES & FORFEITS							
101-3-0000-3510	Court Fines	173,459	66,586	155,000	170,000	15,000	9.7%
	Total Fines & Forfeits	173,459	66,586	155,000	170,000	15,000	9.7%
OTHER REVENUE							
101-3-0000-3621	Interest Income	235,657	69,523	175,000	200,000	25,000	14.3%
101-3-0000-3625	Refunds & Reimbursements	199,996	248,667	150,000	175,000	25,000	16.7%
101-3-0000-3626	Contributions	26,250	26,000	26,000	27,000	1,000	3.8%
101-3-0000-3629	Miscellaneous Revenue	15,298	5,712	10,000	12,000	2,000	20.0%
	Total Other Revenue	477,201	349,901	361,000	414,000	53,000	14.7%
TRANSFERS IN							
101-3-0000-3926	Transfer-Capital Outlay Reserv	97,500	0	95,000	89,000	(6,000)	-6.3%
101-3-0000-3942	Transfer-WWTS	175,000	0	180,000	187,200	7,200	4.0%
101-3-0000-3943	Transfer-Liquor	1,000,000	0	850,000	850,000	0	0.0%
101-3-0000-3944	Transfer-Garbage	58,000	0	60,000	62,400	2,400	4.0%
101-3-0000-3945	Transfer-Utilities	1,400,000	583,620	1,450,000	1,500,000	50,000	3.4%
101-3-0000-3946	Transfer-Stormwater	135,000	0	125,000	130,000	5,000	4.0%
101-3-0000-3948	Transfer-EDA	46,000	0	48,000	49,900	1,900	4.0%
101-3-0000-3949	Transfer-HRA	37,500	0	39,000	40,550	1,550	4.0%
	Total Transfers In	2,953,568	583,620	2,847,000	2,909,050	62,050	2.2%
	Total Revenues	21,724,060	8,131,896	22,210,100	23,659,950	1,449,850	6.5%

	2025 <u>BUDGET</u> 12/31/2025	2026 <u>PRELIMINARY</u> 12/31/2026	<u>Increase/ (Decrease)</u>	<u>% Change</u>
PERSONNEL SERVICES				
Total 4101 - Regular Pay	11,540,150.00	12,125,050.00	584,900	5.1%
Total 4102 - Overtime Pay	263,500.00	263,500.00	0	0.0%
Total 4103 - Part-time Pay	712,500.00	848,000.00	135,500	19.0%
Total 4104 - PERA	1,394,700.00	1,488,050.00	93,350	6.7%
Total 4105 - FICA	472,650.00	489,850.00	17,200	3.6%
Total 4106 - Other Retirement Contr	305,000.00	330,000.00	25,000	8.2%
Total 4107 - Medicare	181,500.00	191,350.00	9,850	5.4%
Total 4108 - Insurance	1,658,750.00	1,734,750.00	76,000	4.6%
Total 4109 - Workers Comp	470,250.00	499,650.00	29,400	6.3%
Total 4110 - Unemployment Benefits	0.00	0.00	0	0.0%
Total 4112 - PFML	0.00	65,100.00	65,100	0.0%
Total 4334 - Car Allowance	9,600.00	9,600.00	0	0.0%
Total Personnel Services	16,999,000.00	18,044,900.00	1,045,900	6.2%
SUPPLIES				
Total 4201 - Office Supplies	35,250.00	21,700.00	(13,550)	-38.4%
Total 4212 - Fuels & Lubes	273,500.00	268,650.00	(4,850)	-1.8%
Total 4217 - Uniform Allowance	109,400.00	113,550.00	4,150	3.8%
Total 4219 - Operating Supplies	768,200.00	812,700.00	44,500	5.8%
Total 4221 - Equipment Parts	176,800.00	181,800.00	5,000	2.8%
Total 4226 - Sign Materials	31,000.00	32,000.00	1,000	3.2%
Total Supplies	1,394,150.00	1,430,400.00	36,250	2.6%
SERVICES & CHARGES				
Total 4301 - Audit Fees	23,000.00	23,000.00	0	0.0%
Total 4303 - Engineering Fees	0.00	1,500.00	1,500	0.0%
Total 4304 - Legal Fees	300,000.00	340,000.00	40,000	13.3%
Total 4319 - Other Professional Services	178,750.00	211,800.00	33,050	18.5%
Total 4321 - Telephone	82,500.00	92,350.00	9,850	11.9%
Total 4322 - Postage	13,100.00	12,350.00	(750)	-5.7%
Total 4331 - Travel, Conferences & Schools	217,550.00	211,400.00	(6,150)	-2.8%
Total 4349 - Advertising/Marketing	8,000.00	8,000.00	0	0.0%
Total 4359 - Publishing	19,200.00	18,750.00	(450)	-2.3%
Total 4361 - Insurance	269,450.00	296,300.00	26,850	10.0%
Total 4389 - Utilities	562,800.00	540,600.00	(22,200)	-3.9%
Total 4401 - Bldg Repair/Maint Services	193,350.00	199,550.00	6,200	3.2%
Total 4404 - Equip Repair/Maint Services	688,600.00	921,150.00	232,550	33.8%
Total 4409 - Contractual Services	373,800.00	431,400.00	57,600	15.4%
Total 4412 - Building Rent	5,000.00	5,500.00	500	10.0%
Total 4415 - Equipment Rental	25,500.00	34,100.00	8,600	33.7%
Total 4433 - Dues & Subscriptions	81,050.00	105,900.00	24,850	30.7%
Total 4437 - Taxes & Licenses	850.00	1,850.00	1,000	117.6%
Total 4438 - Credit Card Fees	41,250.00	61,000.00	19,750	47.9%
Total 4440 - Miscellaneous	16,250.00	14,500.00	(1,750)	-10.8%
Total 4460 - Equip Replacement Charge	509,000.00	539,550.00	30,550	6.0%
Total 4462 - IT Equip Charge	88,450.00	114,100.00	25,650	29.0%
Total Services & Charges	3,707,050.00	4,184,650.00	477,600	12.9%
CAPITAL OUTLAY				
Total 4560 - Equipment	0.00	0.00	0	0.0%
Total 4570 - Lease Expenditure	26,400.00	0.00	(26,400)	-100.0%
Total 4602 - Principal Payment-Lease	83,500.00	0.00	(83,500)	-100.0%
Total 4612 - Interest Expense - Lease	0.00	0.00	0	0.0%
Total Capital Outlay	109,900.00	0.00	(109,900)	-100.0%
GENERAL FUND TOTAL	22,210,100.00	23,659,950.00	1,449,850	6.5%

*requested positions are still in here

*JE to move here from 4404 after auditors review

*budgeted in 4404 - JE after audit

**2026 BUDGET
PERSONNEL REQUESTS
BUSINESS SERVICES / ADMINISTRATION**

Department:		Finance	Finance	Administration
Position:		Accountant	Payroll Specialist (to FT Finance)	Front Desk (to FT)
4101	Regular Pay	91,185	35,191	50,684
4102	Overtime Pay			
4103	Part-Time Pay			
4104	PERA	6,839	2,639	3,801
4105	FICA	5,653	2,182	3,142
4107	Medicare	1,322	510	735
4108	Insurance	17,861	7,144	18,754
4109	Workers Comp	436	169	278
Total Personal Services		123,296	47,835	77,394
<u>Additional Costs:</u>				
4217	Uniform Allowance			
4219	Supplies			
4331	Training/License			
4361	Auto insurance			
4560	Equipment - vehicle			
Total Additional Costs		-	-	-
Total Position Requests		123,296	47,835	77,394

*increase 32 hr/pp

*These positions are included in General Fund budget

	Administration	Building Safety	GENERAL FUND
Recreation/Finance Assistant	Front Desk (Current staffing)	Permit Tech (to PT)	TOTAL NET
(45,869)	(82,617)	(31,185)	17,389
			-
			-
(3,440)	(6,196)	(2,339)	1,304
(2,844)	(5,122)	(1,933)	1,078
(665)	(1,198)	(452)	252
(2,380)	(18,754)	(18,893)	3,732
(193)	(405)	(125)	160
(55,391)	(114,292)	(54,927)	23,915
-	-		
(55,391)	(114,292)	(54,927)	23,915

*to Liquor in Sept

*Payroll Spec/HR Asst

**These are reductions to General Fund budget (included in current budget)

**2026 BUDGET
PERSONNEL REQUESTS
FIRE**

	Department:	Fire		Fire	GENERAL FUND
	Position:	Community Risk Reduction Specialist		Admin. Asst. (to PT)	TOTAL
4101	Regular Pay	81,974		(26,035)	55,939
4102	Overtime Pay				-
4103	Part-Time Pay				-
4104	PERA	14,509		(1,953)	12,556
4105	FICA			(1,614)	(1,614)
4107	Medicare	1,189		(378)	811
4108	Insurance	18,754		(18,754)	-
4109	Workers Comp	5,207		(104)	5,103
	Total Personal Services	121,633	-	(48,838)	-
	<u>Additional Costs:</u>				
4217	Uniform Allowance	800			800
4219	Supplies				-
4331	Training/License				-
4361	Auto insurance				-
4560	Equipment - vehicle				-
	Total Additional Costs	800	-	-	-
	Total Position Requests	122,433	-	(48,838)	-

*Both are included in current budget

2026 PRELIMINARY TAX LEVY

Tax Levy	Levied Pay 2023	Levied Pay 2024	Levied Pay 2025	Preliminary Pay 2026
General Fund	\$13,893,000	\$14,917,700	\$15,626,050	\$16,864,450
Library	75,000	79,000	79,000	84,550
General Property Tax Levy	\$13,968,000	\$14,996,700	\$15,705,050	\$16,949,000
<u>Special Levies:</u>				
Debt Service -				
2010A PS Building	-	-	-	-
2020A - PS Building Expansion	606,346	608,709	604,771	600,046
2020B Refunding - PW Building	-	-	-	-
2021A - Fire Station 3/Equip.	389,135	392,023	394,123	387,823
Economic Development Tax Abatement	131,475	139,900	140,239	160,205
Government Building Reserve	-	-	-	-
Total Levy	\$15,094,956	\$16,137,332	\$16,844,183	\$18,097,074
General Fund Change from Previous Year	\$783,700	\$1,024,700	\$708,350	\$1,238,400
Percentage Change from Previous Year	6.0%	7.4%	4.7%	7.9%
Total Dollar Change from Previous Year	\$1,209,256	\$1,042,376	\$706,851	\$1,252,891
% Change	8.7%	6.9%	4.4%	7.4%

*2026 amount \$421,780

*2025 added Beaudry

NTC Value	\$38,101,440	\$42,584,195	\$43,298,194	\$43,298,194
Tax Rate	39.618%	37.895%	38.903%	41.796%
% Increase in NTC	20.6%	11.8%	1.7%	0.0%



City of Elk River
City Council

Resolution 25-_____

A Resolution of the City Council of the City of Elk River Adopting the Preliminary Property Tax Levy for Taxes Payable in 2026

WHEREAS, the Elk River City Council is required to establish a preliminary tax levy for taxes payable in 2026 by September 30, 2025, and certify the preliminary tax levy to the Sherburne County Auditor;

WHEREAS, the Elk River City Council has reviewed the City’s anticipated expenditures for all funds in 2026;

WHEREAS, the Elk River City Council has considered projected revenues for all funds in 2026;

WHEREAS, revenues from sources other than property taxes are not sufficient to meet anticipated expenditures of all funds;

WHEREAS, debt levies have been adjusted or cancelled based on revenue collections and projections.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Elk River, Minnesota, as follows: The following amounts are the maximum to be levied as property taxes payable in 2026:

	Levy
General Fund	\$16,864,450
Library	84,550
2020A GO CIP Bond	600,046
2021A GO CIP/Equipment Bond	387,823
Economic Development Tax Abatement	160,205
Total Tax Levy	\$18,097,074

Passed and adopted this 15th day of September, 2025.

John J. Dietz, Mayor

ATTEST:

Tina Allard, City Clerk



**CITY OF ELK RIVER
2026 PRELIMINARY BUDGET
GENERAL FUND**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	6/30/2025 ACTUAL	2026 PRELIMINARY	% of Budget	Increase/ (Decrease)	% Change
General Fund Revenues:								
Property taxes	13,785,282	14,887,537	15,626,050	5,620,248	\$16,864,450	71.3%	\$1,238,400	7.9%
Other taxes	156,365	168,050	225,000	15,290	220,000	0.9%	(\$5,000)	-2.2%
Licenses & Permits	976,260	768,995	974,200	650,623	984,700	4.2%	\$10,500	1.1%
Intergovernmental Revenues	706,917	921,230	778,000	41,903	816,000	3.4%	\$38,000	4.9%
Charges for Services	1,210,808	1,271,008	1,243,850	803,724	1,281,750	5.4%	\$37,900	3.0%
Fines	169,910	176,559	155,000	66,586	170,000	0.7%	\$15,000	9.7%
Other Revenues	445,610	477,201	361,000	349,901	414,000	1.7%	\$53,000	14.7%
Other Financing Source - Lease	-	99,914.00	-	-	-	0.0%	\$0	0.0%
Transfers In	3,202,249	2,953,568	2,847,000	583,620	2,909,050	12.3%	\$62,050	2.2%
Total General Fund Revenues	20,653,401	21,724,062	22,210,100	8,131,895	23,659,950	100.0%	\$1,449,850	6.5%
General Fund Expenditures								
General Government:								
Mayor & Council	196,879	196,900	233,000	90,787	243,150	1.0%	10,150	4.4%
Communications	436,535	461,967	522,150	243,823	554,850	2.3%	32,700	6.3%
Administrative Services	691,952	732,615	727,050	317,814	722,950	3.1%	(4,100)	-0.6%
Human Resources	398,243	433,692	456,150	204,885	471,650	2.0%	15,500	3.4%
Elections	6,280	76,300	6,800	6,306	53,550	0.2%	46,750	687.5%
Finance	733,973	822,161	850,250	439,512	1,040,450	4.4%	190,200	22.4%
Information Technology	617,017	814,783	748,200	282,049	846,850	3.6%	98,650	13.2%
Legal	288,808	334,342	300,000	116,579	340,000	1.4%	40,000	13.3%
Community Dev/Planning	460,952	489,137	504,750	250,250	516,950	2.2%	12,200	2.4%
Facilities Maintenance	1,054,680	1,087,119	1,151,350	499,172	1,165,950	4.9%	14,600	1.3%
Energy City	56,284	21,268	40,200	0	0	0.0%	(40,200)	-100.0%
Total General Government	4,941,603	5,470,284	5,539,900	2,451,177	5,956,350	25.2%	416,450	7.5%
Public Safety:								
Police	7,190,412	7,847,040	8,028,300	3,642,382	8,635,300	36.5%	607,000	7.6%
Fire	1,979,598	2,103,602	2,096,450	819,856	2,213,550	9.4%	117,100	5.6%
Building Safety	572,772	621,274	648,400	285,530	614,200	2.6%	(34,200)	-5.3%
Code Enforcement	116,261	123,987	132,900	58,916	142,150	0.6%	9,250	7.0%
Environmental	128,842	125,041	57,800	28,699	77,050	0.3%	19,250	33.3%
Total Public Safety	9,987,885	10,820,944	10,963,850	4,835,383	11,682,250	49.4%	718,400	6.6%
Public Works:								
Street Maintenance	1,532,241	1,500,154	1,778,350	686,274	1,885,900	8.0%	107,550	6.0%
Snow Removal	338,473	263,917	380,650	224,361	398,200	1.7%	17,550	4.6%
Equipment Services	363,728	402,213	428,700	193,827	465,400	2.0%	36,700	8.6%
Engineering	464,372	408,497	382,100	166,330	411,300	1.7%	29,200	7.6%
Total Public Works	2,698,814	2,574,781	2,969,800	1,270,792	3,160,800	13.4%	191,000	6.4%
Culture & Recreation:								
Park Maintenance	1,558,303	1,649,764	1,736,000	701,565	1,779,650	7.5%	43,650	2.5%
Recreation	773,426	785,316	784,500	330,684	808,450	3.4%	23,950	3.1%
Sr. Citizen Programs	178,074	203,726	216,050	98,928	272,450	1.2%	56,400	26.1%
Total Culture & Recreation	2,509,803	2,638,806	2,736,550	1,131,177	2,860,550	12.1%	124,000	4.5%
Transfers Out	-	-	-	-	-	0.0%	-	0.0%
Total General Fund Expenditures	\$20,138,105	\$21,504,815	\$22,210,100	\$9,688,529	\$23,659,950	100.0%	\$1,449,850	6.5%

**CITY OF ELK RIVER
ESTIMATED TAX IMPACT**

Residential (Homestead): With Valuation Change Impact

Estimated Property Value		Value Change	Market Value Exclusion		Tax Capacity Value		Estimated City Tax Tax Capacity Rate		Dollar change	Percent change
2025	2026		2025	2026	2025	2026	39.524%	40.359%		
\$296,500	\$296,600	0.0%	\$10,555	\$10,546	\$2,859	\$2,861	\$1,130	\$1,154	\$24	2.1%
\$344,200	\$344,500	0.1%	\$6,262	\$15,545	\$3,379	\$3,290	\$1,336	\$1,328	(\$8)	-0.6%
\$346,800	\$349,900	0.9%	\$6,028	\$15,059	\$3,408	\$3,348	\$1,347	\$1,351	\$4	0.3%
\$388,900	\$394,500	1.4%	\$2,239	\$11,045	\$3,867	\$3,835	\$1,528	\$1,548	\$20	1.3%
\$469,500	\$473,200	0.8%	\$0	\$3,962	\$4,695	\$4,692	\$1,856	\$1,894	\$38	2.0%
\$571,100	\$571,300	0.0%	\$0	\$0	\$5,711	\$5,713	\$2,257	\$2,306	\$49	2.2%
\$606,300	\$615,800	1.6%	\$0	\$0	\$6,063	\$6,158	\$2,396	\$2,485	\$89	3.7%
\$358,100	\$358,100	0.0%	\$5,011	\$14,321	\$3,531	\$3,438	\$1,396	\$1,387	(\$9)	-0.6%

** Median Value Home

* As property value increases, the market value exclusion is phased out at \$517,200 & over. (This is an increase from \$413,800 & over in 2024.)

Commercial/Industrial:

Estimated Property Value		Value Change	Tax Capacity Value		Estimated City Tax Tax Capacity Rate		Dollar change	Percent change
2025	2026		2025	2026	39.524%	40.359%		
\$2,130,000	\$2,355,200	10.6%	\$41,850	\$46,354	\$16,541	\$18,708	\$2,167	13.1%
\$3,531,900	\$3,896,300	10.3%	\$69,888	\$77,176	\$27,623	\$31,147	\$3,524	12.8%
\$5,054,400	\$5,426,200	7.4%	\$100,338	\$107,774	\$39,658	\$43,497	\$3,839	9.7%
\$1,555,900	\$1,688,200	8.5%	\$30,368	\$33,014	\$12,003	\$13,324	\$1,321	11.0%
\$2,500,000	\$2,500,000	0.0%	\$49,250	\$49,250	\$19,466	\$19,877	\$411	2.1%

2026 PRELIMINARY TAX LEVY

Tax Levy	Levied Pay 2023	Levied Pay 2024	Levied Pay 2025	Preliminary Pay 2026
General Fund	\$13,893,000	\$14,917,700	\$15,626,050	\$16,864,450
Library	75,000	79,000	79,000	84,550
General Property Tax Levy	\$13,968,000	\$14,996,700	\$15,705,050	\$16,949,000
<u>Special Levies:</u>				
Debt Service -				
2010A PS Building	-	-	-	-
2020A - PS Building Expansion	606,346	608,709	604,771	600,046
2020B Refunding - PW Building	-	-	-	-
2021A - Fire Station 3/Equip.	389,135	392,023	394,123	387,823
Economic Development Tax Abatement	131,475	139,900	140,239	160,205
Government Building Reserve	-	-	-	-
Total Levy	\$15,094,956	\$16,137,332	\$16,844,183	\$18,097,074
General Fund Change from Previous Year	\$783,700	\$1,024,700	\$708,350	\$1,238,400
Percentage Change from Previous Year	6.0%	7.4%	4.7%	7.9%
Total Dollar Change from Previous Year	\$1,209,256	\$1,042,376	\$706,851	\$1,252,891
% Change	8.7%	6.9%	4.4%	7.4%

NTC Value	\$38,022,099	\$42,671,578	\$42,617,070	\$44,840,029
Tax Rate	39.700%	37.818%	39.524%	40.359%
% Increase in NTC	20.4%	12.2%	-0.1%	5.2%