

The Board of Supervisors met on 4/7/25 at 10:00 a.m. in the Story County Administration Building. Lisa Heddens, Linda Murken and Latifah Faisal, with Heddens presiding. (all audio of meetings available at [storycountyiowa.gov](http://storycountyiowa.gov); any resolution is effective upon signature and can be inspected M-F, 8-4:30, at 900 6th Street, Nevada, Iowa)

**ADOPTION OF AGENDA:** Murken moved, Faisal seconded adopting the agenda as listed. Motion carried unanimously (MCU) on a roll call vote.

**COMMENTS ON PROPOSED FY26 PROPERTY TAX LEVY:** Assistant Auditor Lisa Markley reported the hearing is the first step in adopting the FY26 budget. Presented today is the maximum allowable growth and the proposed levies in the following funds: General; General Supplemental; Rural. As mandated by law, a countywide mailing was sent to every taxpayer; each mailing included certain proposed levies from the County as well School Districts, and (where applicable) Cities. Markley stated this hearing cannot be held in conjunction with any other Board meeting and it must be held prior to setting the FY26 budget hearing. Markley reported on the growth limitations imposed by the *Code of Iowa*. She stated this meeting is to receive comments from the public. She stated many proposed levies are not included in the mailing so is not like the actual tax bill property owners receive in late summer. Heddens reiterated several levying authorities are not included in the mailing and the County bears the cost of the mailing. Brief discussion took place clarifying the missing levying authorities. Auditor Lucy Martin reported on the questions her office has been answering about the mailing. This hearing is held for the public to ask questions. She stated the assessment notices sent recently are not for FY26; those values are for the FY27 budget year. Faisal clarified the proposed budget will be considered at a public hearing of 4/29/25. Markley stated yes. Discussion took place regarding the minor legislative tweaks made between last year and this year's mailing.

Heddens opened the public hearing at 10:10 a.m., and, seeing none, she closed the public hearing at 10:10

**PUBLIC COMMENTS 2:** Sandra Severson, Washington Township, and Lynn Marr-Moore, Washington Township, both voiced concerns about road maintenance on 276<sup>th</sup> Street. Heddens suggested speaking with the County Engineer.

Faisal moved, Heddens seconded to adjourn at 10:15 a.m. Roll call vote. (MCU)

Story County Board of Supervisors  
Tentative Agenda  
Administration Building,  
900 6th., Nevada, Ia.  
Public Hearing  
4/7/25

1. SPECIAL NOTE TO THE PUBLIC: (PTL) - This Meeting Is Also Being Offered Via Zoom. While Joining Via Zoom, If You Have A Question And/Or Comment, You May Raise Your Hand To Speak During Public Forum Or Use The Chat Feature And The Chair Will Ask The Zoom Moderator To Review All Comments During Public Forum.

Members of the public can participate by using the information below:

To join the zoom meeting by computer, tablet, smartphone :

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

[HTTPS://US02WEB.ZOOM.US/J/85670383624?](https://us02web.zoom.us/j/85670383624?pwd=Q7VUXZCEVSBUPAWUMXAPPBFGF51ZVN.1)

[PWD=Q7VUXZCEVSBUPAWUMXAPPBFGF51ZVN.1](https://us02web.zoom.us/j/85670383624?pwd=Q7VUXZCEVSBUPAWUMXAPPBFGF51ZVN.1)

2. CALL TO ORDER: 10:00 A.M.

3. ADOPTION OF AGENDA:

4. PUBLIC COMMENT #1:

This comment period is for the public to address topics on today's agenda

5. PUBLIC HEARING ITEMS:

- I. Discussion And Comments For Proposed Property Tax Levy - Lisa Markley

Department Submitting Auditor

Documents:

PROP TAX LEVY.PDF

MAX COUNTY LEVY CALCULATION.PDF

6. PUBLIC COMMENT #2:

Comments from the Public on Items not on this Agenda. The Board may not take any Action on the Comments due to the Requirements of the Open Meetings Law, but May Do So In the Future.

7. ADJOURNMENT:

Story County strives to ensure that its programs and activities do not discriminate on the basis of race, color, national origin, sex, age or disability. Persons requiring assistance, auxiliary aids or services, or accommodation because of a disability may contact the county's ADA coordinator at (515) 382-7204.

Story County Board of Supervisors  
Agenda  
Proposed Property Tax Levy FY26  
4/7/25

NAME

AGENCY

Lynn Mars-More  
Roger Lamb  
Sandy Severson  
Jenny Severson  
Sandra  
Jwa Markley  
Lucy MARTIN  
Theresa Syles  
Crystal D. Davis  
Reed Moore

276<sup>th</sup> Kelly - Property owner  
326 Cedar Dr. Gilbert (Property owner)  
54234 276<sup>th</sup> St, Kelley, IA  
54234 276<sup>th</sup> St, Kelley, IA  
BOS  
Aud  
AUD  
AUD.  
BOS  
276<sup>th</sup> Kelley Property owner

**GENERAL BASIC FUND LEVY CALCULATION**

	<b>GBFL Max Rate</b>	<b>GBFL Max Dollars</b>	<b>Non-TIF Taxable w/ G&amp;E</b>	<b>Taxable Growth %</b>
<b>FY2025 Budget Data</b>	\$3.39806	\$20,220,548	5,950,618,629	2.29%
	<b>Limitation Percentage</b>			
	0%			
				<b>FY26 Valuations</b>
				<b>General Basic</b>
				<b>6,086,765,431</b>
<b>Max Allowed GBFL for FY2026</b>	<b>GBFL Max Rate</b>	<b>GBFL Max Dollars</b>	<b>Revenue Growth %</b>	
	\$3.50000	\$21,303,679	5.36%	

**RURAL BASIC FUND LEVY CALCULATION**

	<b>RBFL Max Rate</b>	<b>RBFL Max Dollars</b>	<b>Non-TIF Taxable w/ G&amp;E</b>	<b>Taxable Growth %</b>
<b>FY2025 Budget Data</b>	\$2.87925	\$3,919,929	1,361,441,004	0.65%
	<b>Limitation Percentage</b>			
	0%			
				<b>FY26 Valuations</b>
				<b>Rural Basic</b>
				<b>1,370,279,389</b>
<b>Max Allowed RBFL for FY2026</b>	<b>RBFL Max Rate</b>	<b>RBFL Max Dollars</b>	<b>Revenue Growth %</b>	
	\$3.95000	\$5,412,604	38.08%	

GBFL= Current Year General Basic Rate  
 GBFL Max Dollars= Current Year General Basic Tax Asking (with Gas and Electric)  
 Non-TIF Taxable w/G&E= Current Year Non-TIF Taxable Valuation with Gas and Electric  
 FY26 Valuations= Budget Year (FY25) Non-TIF Taxable Valuation with Gas and Electric

RBFL= Current Year Rural Basic Rate  
 RBFL Max Dollars= Current Year Rural Basic Tax Asking (with Gas and Electric)  
 Non-TIF Taxable w/G&E= Current Year Non-TIF Rural Taxable Valuation with Gas and Electric  
 FY26 Valuations= Budget Year (FY25) Non-TIF Rural Taxable Valuation with Gas and Electric

If you are under the 3.50 or 3.95 in the current year AND your limitation percentage is ZERO, you can levy up to the 3.50 or 3.95

**Limitation Percentage Calculation**

- Non-TIF taxable growth under 2.75 % = no reduction
- Non-TIF taxable growth over 2.75% but less than 4%, 1% reduction factor applied
- Non-TIF growth over 4% but less than 6%, 2% reduction factor applied
- Non-TIF growth over 6%, 3% reduction factor applied

<b>COUNTY NAME:</b> STORY COUNTY	<b>NOTICE OF PUBLIC HEARING -PROPOSED PROPERTY TAX LEVY</b> Fiscal Year July 1, 2025 - June 30, 2026	<b>COUNTY NUMBER:</b> 85
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The County Board of Supervisors will conduct a public hearing on the proposed Fiscal Year County tax asking as follows:  
**Meeting Date: 4/7/2025 Meeting Time: 10:00 AM Meeting Location: Story County Administration Building, Public Meeting Room, 900 6th St., Nevada, IA**  
**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 Board will publish notice and hold a hearing on the proposed county budget.**

County Website (if available)  
 storycountyia.gov

County Telephone Number  
 (515) 382-7212

Iowa Department of Management	Current Year Certified Property Tax FY 2024/2025	Budget Year Effective Tax FY 2025/2026	Budget Year Proposed Tax FY 2025/2026
Taxable Valuations-General Services	5,910,687,124	6,047,061,692	6,047,061,692
Requested Tax Dollars-Countywide Rates Except Debt Service	25,522,701	25,522,701	23,281,188
Taxable Valuations-Debt Service	6,149,703,216	6,333,964,220	6,333,964,220
Requested Tax Dollars-Debt Service	598,120	598,120	1,151,768
Requested Tax Dollars-Countywide Rates	26,120,821	26,120,821	24,432,956
Tax Rate-Countywide	4.41532	4.31511	4.03184
<b>Taxable Valuations-Rural Services</b>			
	1,338,237,709	1,347,191,022	1,347,191,022
Requested Tax Dollars-Additional Rural Levies	3,853,121	3,853,121	4,284,067
Tax Rate-Rural Additional	2.87925	2.86011	3.18000
Rural Total	7.29457	7.17522	7.21184
<b>Tax Rate Comparison-Current VS. Proposed</b>			
	Current Year Certified Property Tax FY 2024/2025	Budget Year Proposed Tax FY 2025/2026	Percent Change
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000			
Urban Taxpayer	205	210	2.44
Rural Taxpayer	338	376	11.24
<b>Tax Rate Comparison-Current VS. Proposed</b>			
	Current Year Certified Property Tax FY 2024/2025	Budget Year Proposed Tax FY 2025/2026	Percent Change
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000			
Urban Taxpayer	903	940	4.10
Rural Taxpayer	1,492	1,681	12.67

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 at 150,000 Actual/Assessed Valuation. The Proposed Property taxes assume a 10% increase in property values for the year as a comparison to the current year.

Reasons for tax increase if proposed exceeds the current:  
 Levy rates are lower.

Budget Basis  
CASH

**GENERAL BASIC FUND LEVY CALCULATION**

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<b>FY 2025 Budget Data</b>	3.39806	20,220,548	5,950,618,629	2.29
	<b>Limitation Percentage</b>			
	0			
	<b>GBFL Max Rate</b>	<b>GBFL Max Dollars</b>	<b>Revenue Growth %</b>	
<b>Max Allowed GBFL for FY 2026</b>	3.50000	21,303,679	5.36	

**RURAL BASIC FUND LEVY CALCULATION**

	<b>RBFL Max Rate</b>	<b>RBFL Max Dollars</b>	<b>Non-TIF Taxable w/ G&amp;E</b>	<b>Taxable Growth %</b>
<b>FY 2025 Budget Data</b>	2.87925	3,919,929	1,361,441,004	0.65
	<b>Limitation Percentage</b>			
	0			
	<b>RBFL Max Rate</b>	<b>RBFL Max Dollars</b>	<b>Revenue Growth %</b>	
<b>Max Allowed RBFL for FY 2026</b>	3.95000	5,412,604	38.08	