



AGENDA
SPECIAL MEETING OF THE
WINDSOR HEIGHTS CITY COUNCIL
Monday, April 6, 2026 - 6:00 PM
WINDSOR HEIGHTS COUNCIL CHAMBERS - 1133 66th ST
ZOOM: <https://us02web.zoom.us/j/7832856334>
Meeting ID: 783 285 6334

Notice to the Public: If you would like the supporting documents and information, please call City Hall by noon the day of the meeting. Copies of City Council Agendas are free to the public. In consideration of all, if you have a cell phone, please turn it off or put it on silent ring. The use of obscene and vulgar language, hate speech, racial slurs, slanderous comments, and any other disruptive behavior during the Council meeting will not be tolerated and the offender may be barred by the presiding officer from further comment before the Council during the meeting and/or removed from the meeting.

1. **Call to Order/Roll Call/Pledge of Allegiance**
2. **Approval of the Agenda**
3. **Public Hearing:**
 - A. Public Hearing on Proposed Tax Rate Levy
4. **Adjourn to Regular Council Meeting Immediately Following the Special Council Meeting**

The agenda was posted on the official bulletin boards, posted to www.windsorheights.org, and city social media platforms in compliance with the requirements of city ordinances and the open meetings law. Scan the QR Code to visit our online Agenda Center. Select the meeting date and view the agenda packet including supporting documents and staff reports.





**STAFF REPORT
CITY COUNCIL**
April 6, 2026

TO: CITY COUNCIL

FROM: Adam Plagge, City Administrator
Rachelle Swisher, Finance Director

SUBJECT: Public Hearing on Proposed Tax Rate Levy

GENERAL INFORMATION

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This public hearing is to allow comments to be heard on the proposed Fiscal Year 2027 City property tax levy rate.

The proposed City of Windsor Height’s levy rate for Fiscal Year 2027 is \$14.30351 *per \$1,000 of taxable valuation*. This rate is reflects an increase of approximately 9 cents from the 2026 rate of \$14.21.

Levy Changes:

- A \$0.09 increase in the City levy rate to fund ongoing operations with a continued focus on infrastructure improvements
- A \$0.05 reduction to Windsor Heights residents' DART levy rate. This levy is separate from the above City’s levy. DART services within Windsor Heights are planned to continue to operate at or above 2025 service levels.

The chart below provides current and historical information on the nominal dollar amount of city property taxes a median Windsor Heights homeowner pays annually.

City Services Investment Based on Median Residential Valuation									
Year	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	% Change
Median Assessed Value	\$172,200	\$188,300	\$188,400	\$208,300	\$208,050	\$254,000	\$254,500	\$275,200	59.81%
Rollback Percentage	56.918	55.0743	56.4094	54.1302	54.65010	46.34280	47.43160	44.53450	-21.76%
Taxable Value	\$98,013	\$103,705	\$106,275	\$112,753	\$113,700	\$117,711	\$120,713	\$122,559	25.04%
Tax Rate per \$1000	\$16.52000	\$14.48000	\$14.48000	\$13.77000	\$13.77000	\$14.24000	\$14.21000	\$14.30351	-13.42%
Nominal City Service Investment	\$1,619.17	\$1,501.65	\$1,538.87	\$1,552.61	\$1,565.64	\$1,676.20	\$1,715.34	\$1,753.02	8.27%

Citations: [Median assessed value](#), [Rollback Order](#) [Exemptions](#)

Proposed FY27 Budget Reductions:

- Part-time/seasonal staffing
- Contracted planning, county, and landscaping/cleaning services
- Software services & subscriptions
- Adjustments to employee benefits

Proposed Additional Investments:

- Expanded fire and EMS staffing during overnight hours
- Funding for a Comprehensive Plan update

Resources:

[Property Tax Information](#)

[FY27 Budget Information](#)

[Visualization of Capital Improvement Plan](#)

Next Steps:

After the hearing of the proposed tax levy, the City Council will publish a notice and hold a hearing on 4/20/26 on the proposed budget.

ATTACHMENTS

1. FY27 PROPOSED TAX RATE LEVY

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: 06:00 PM Meeting Location: 1133 66th Street, Windsor Heights IA 50324

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)
windsorheights.org

City Telephone Number
(515) 279-3662

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	264,422,826	271,437,526	271,437,526
Consolidated General Fund	2,197,581	2,197,581	2,255,879
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	193,523	193,523	208,317
Support of Local Emergency Mgmt. Comm.	9,429	9,429	7,440
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	277,879	277,879	548,803
Other Employee Benefits	198,484	198,484	375,311
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	332,290,473	348,970,124	348,970,124
Debt Service	1,106,418	1,106,418	625,794
CITY REGULAR TOTAL PROPERTY TAX	3,983,314	3,983,314	4,021,544
CITY REGULAR TAX RATE	14.20958	13.76926	14.30351
Taxable Value for City Ag Land	0	0	0
Ag Land	0	0	0
CITY AG LAND TAX RATE	0.00000	0.00000	0.00000
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	674	701	4.01
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	2,929	3,273	11.74

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:

FICA/IPERS and Other Employee Benefit levies were increased to align with annual costs, after nearing a spend-down of these account balances to 25% of annual expenses.