School Board Meeting:	**August 24, 2026**
Subject:	**Levy Process and Timelines**
Presenter:	**Ryan L. Tangen, Director Finance and Operations**

SUGGESTED SCHOOL BOARD ACTION:
None at this time - informational only.

DESCRIPTION: The annual property tax levy process for 2026 Payable 2027 property taxes will follow the same cycle as in prior years. The process consists of three required board actions: adoption of a proposed property tax levy by September 30, 2026, holding a Truth in Taxation meeting after November 25, 2026 but before final adoption, and adoption of the final levy by December 30, 2026.

The proposed levy will be presented for adoption at the September 28, 2026, School Board meeting. At that meeting, the date, time, and location of the Truth and Taxation meeting will also be established. Following board approval of the proposed property tax levy and details for the Truth in Taxation meeting, both county auditors will be provided the information for the Truth in Taxation notices mailed in November. The Truth in Taxation notices are mailed to all property owners and provide the estimated property taxes payable in 2027 based on the preliminary property tax levy adopted by the board. The notice also includes the date, time, and location of the Truth in Taxation meeting.

The final property tax levy needs to be approved before December 30, 2026, but not before conducting the Truth in Taxation meeting. Conducting the Truth in Taxation meeting and adoption of the final property tax levy can be part of the same School Board meeting. Both have been scheduled for the regular School Board meeting on December 14, 2026.

The property tax levy can be affected by many factors. Some of the items we are seeing right now as having the biggest impact on the levy this year are as follows:

1. Changes in student enrollment. Our 2027-28 enrollment is projected to have a 37 Adjusted Pupil Unit (APU) decrease.
2. Property tax values have continued to increase within the district. Increasing property values and an anticipated reduction in enrollment will result in less equalization aid to offset levies.
3. The Long-Term Facilities Maintenance levy authority for roofing will be utilized.

Home construction has continued at a steady pace combined with commercial construction in the district will likely lead to an increase in district property values for taxes payable in 2027. The impact of the market value changes will be quantified when Minnesota Department of Education (MDE) releases the first run of the levy certification document on September 8, 2026.

As always, we will strive to balance tax impact for taxpayers while still trying to maximize our revenue to provide the best educational programs and facilities for our students, staff, and the public.

Adoption of the proposed property tax levy on September 28, 2026, will not be a fixed number but rather adopted as "maximum". This allows the MDE time to make any final property tax levy calculation corrections needed after the board approves the proposed property tax levy. The final levy adopted on December 14, 2026, will be a fixed number.

ATTACHMENT(S):

None