

Scenario 1 – 8% Property Tax Revenue Increase

The following table shows the proposed municipal tax revenue per property class:

Property Class	2026 Proposed Tax Revenue	2025 Tax Revenue	Proposed Tax Increase per Property Class	% of Increase
1 – Residential	2,401,256	2,208,052	193,204	8.75%
2 – Utilities	1,048,979	999,027	49,952	5.00%
4 – Major Industry	359,024	329,380	29,644	9.00%
5 – Light Industry	291,028	267,612	23,416	8.75%
6 – Business & Other	1,090,211	1,002,493	87,718	8.75%
8 – Recreation, Non-Profit	269	247	22	8.75%
	5,190,767	4,806,811	383,956	8.00%

The following table shows the proposed municipal tax rate increase per property class:

Property Class	2026 Proposed Tax Rate	2025 Tax Rate	% of Increase
1 – Residential	8.2132	7.9978	2.69%
2 – Utilities	39.7801	39.4047	0.95%
4 – Major Industry	58.3741	56.1076	4.04%
5 – Light Industry	30.5266	28.6063	6.71%
6 – Business & Other	10.4562	10.0035	4.53%
8 – Recreation, Non-Profit	7.2037	6.8250	5.55%

The following table shows the allocation for the overall funding shortfall of \$638,813

Prior Year Surplus (~1.5M available)	Financial Stability Reserve (~1.2M available)	MLMCF Dividends (~1.5M available)	Property Tax Revenue Increase
100,000	54,857	100,000	383,956

2026 Property tax and utility rate increase on the average assessed single-family residence:

	2026	2025	Increase
	(174,544)	(164,900)	
Property Tax	1,434.44	1,318.84	115.60
Water*(12%)	573.40	511.96	61.44
Sewer*(10%)	351.55	319.59	31.96
Garbage*(6.5%)	226.56	212.73	13.83
Total	2,585.95	2,363.12	222.83

*water, sewer and garbage rates are based on same rate increase as 2025 for display purposes only

Scenario 2 – 7% Property Tax Revenue Increase

The following table shows the proposed municipal tax revenue per property class:

Property Class	2026 Proposed Tax Revenue	2025 Tax Revenue	Proposed Tax Increase per Property Class	% of Increase
1 – Residential	2,379,176	2,208,052	171,124	7.75%
2 – Utilities	1,038,988	999,027	39,961	4.00%
4 – Major Industry	355,730	329,380	26,350	8.00%
5 – Light Industry	288,352	267,612	20,740	7.75%
6 – Business & Other	1,080,186	1,002,493	77,693	7.75%
8 – Recreation, Non-Profit	266	247	19	7.75%
	5,142,698	4,806,811	335,887	7.00%

The following table shows the proposed municipal tax rate increase per property class:

Property Class	2026 Proposed Tax Rate	2025 Tax Rate	% of Increase/Decrease
1 – Residential	8.1373	7.9978	1.74%
2 – Utilities	39.4012	39.4047	(0.01)%
4 – Major Industry	57.8385	56.1076	3.09%
5 – Light Industry	30.2443	28.6063	5.73%
6 – Business & Other	10.3594	10.0035	3.56%
8 – Recreation, Non-Profit	7.1371	6.8250	4.57%

The following table shows the allocation for the overall funding shortfall of \$638,813

Prior Year Surplus (~1.5M available)	Financial Stability Reserve (~1.2M available)	MLMCF Dividends (~1.5M available)	Property Tax Revenue Increase
120,000	62,926	120,000	335,887

2026 Property tax and utility rate increase on the average assessed single-family residence:

	2026 (174,544)	2025 (164,900)	Increase
Property Tax	1,420.33	1,318.84	101.49
Water*(12%)	573.40	511.96	61.44
Sewer*(10%)	351.55	319.59	31.96
Garbage*(6.5%)	226.56	212.73	13.83
Total	2,571.84	2,363.12	208.72

*water, sewer and garbage rates are based on same rate increase as 2025 for display purposes only

Scenario 3 – 6% Property Tax Revenue Increase

The following table shows the proposed municipal tax revenue per property class:

Property Class	2026 Proposed Tax Revenue	2025 Tax Revenue	Proposed Tax Increase per Property Class	% of Increase
1 – Residential	2,357,095	2,208,052	149,043	6.75%
2 – Utilities	1,028,998	999,027	29,971	3.00%
4 – Major Industry	352,436	329,380	23,056	7.00%
5 – Light Industry	285,676	267,612	18,064	6.75%
6 – Business & Other	1,070,161	1,002,493	67,668	6.75%
8 – Recreation, Non-Profit	264	247	17	6.75%
	5,094,630	4,806,811	287,819	6.00%

The following table shows the proposed municipal tax rate increase per property class:

Property Class	2026 Proposed Tax Rate	2025 Tax Rate	% of Increase/Decrease
1 – Residential	8.0618	7.9978	0.80%
2 – Utilities	39.0223	39.4047	(0.97)%
4 – Major Industry	57.3030	56.1076	2.13%
5 – Light Industry	29.9636	28.6063	4.74%
6 – Business & Other	10.2633	10.0035	2.60%
8 – Recreation, Non-Profit	7.0708	6.8250	3.60%

The following table shows the allocation for the overall funding shortfall of \$638,813

Prior Year Surplus (~1.5M available)	Financial Stability Reserve (~1.2M available)	MLMCF Dividends (~1.5M available)	Property Tax Revenue Increase
140,000	70,994	140,000	287,819

2026 Property tax and utility rate increase on the average assessed single-family residence:

	2026	2025	Increase
	(174,544)	(164,900)	
Property Tax	1,408.06	1,318.84	89.22
Water*(12%)	573.40	511.96	61.44
Sewer*(10%)	351.55	319.59	31.96
Garbage*(6.5%)	226.56	212.73	13.83
Total	2,559.57	2,363.12	196.45

*water, sewer and garbage rates are based on same rate increase as 2025 for display purposes only