



**CLIVE CITY COUNCIL**  
AGENDA, WORK SESSION  
8800 Hickman Road  
November 7, 2024 6:00 PM

This meeting will be conducted in-person in the **Clive Public Safety Center Training Room.**

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**Call to Order/Roll Call**

**Action Items**

1. Resolution Setting Date of Public Hearing to Consider Plans, Specifications and Taking of Bids - City Hall-Library Remodel Project Phase1 - (12-12-24 at 6:00 PM)

**Discussion**

1. Clive Strategic Plan - Quarterly Update November 2024
2. 2025-2029 Capital Improvement Program

**Adjournment**



## Memo

**TO:** Mayor and Council members

**FROM:** Matt McQuillen, City Manager

**DATE:** November 7, 2024

**RE:** Resolution Setting Date of Public Hearing to Consider Plans, Specifications and Taking of Bids - City Hall-Library Remodel Project Phase1 - (12-12-24 at 6:00 PM)

### SYNOPSIS:

Design plans and construction drawing development have progressed to the point where staff, the OPN-led Design Team and Construction Manager DCI Group is ready to set the public hearing and begin the bidding process for phase 1 of the City Hall-Library Remodel project.

Following the presentation back in September on the conceptual design, the design team refined the plans and worked with the mechanical engineer to bring down the cost of the rooftop HVAC modifications. After deeper research into the age and useful life of the existing rooftop units (RTUs) it was determined it would be more cost effective to maintain a number of the RTUs and make modifications to their existing venting system and consolidate the systems above the renovated Council Chambers space. This has decreased the cost of the mechanical/HVAC systems for the project, making for an overall construction cost of \$2.8 million and an overall project budget of \$3.6 million when including design, construction management fees, furniture/fixtures/equipment and construction contingency.

The City intends to receive bids on 6 separate prime contracts specializing in general building construction/demolition, aluminum frames and glazing, mechanical, plumbing, fire sprinkler and electrical. Bid date would be Wednesday, December 4 at 2:00 PM in the Council Chambers and the goal would be to have the construction contracts for award on the December 12 meeting following the public hearing.

The Phase 1 work is focused on the upper level of the City Hall-Library facility and will necessitate the move of staff over to the Harbach Center and Clive Public Safety Center (CPSC) temporarily while construction is completed over six months. With the installation of temporary walls on the west end of the library space, the intent is to continue to operate the library during the construction process as much as possible, with a roughly 3-4 week time period later in the spring needed for full shutdown to allow construction crews to modify the library public entrance. City Council meetings will move to the training room at CPSC while the remodel work is being completed.

Staff is excited to get these necessary safety and building improvements moving forward, and we recommend setting the public hearing for the December 12 meeting for accepting bids associated with the phase 1 prime contracts as proposed.

### Attachments:

1. Res - Set PH City Hall-Library Phase 1 11-7-24
2. 00 10 05 - Notice of Hearing (1) (002)
3. 00 10 01 - Notice of Bid Letting

RESOLUTION SETTING DATE OF PUBLIC HEARING TO CONSIDER  
PLANS, SPECIFICATIONS AND TAKING OF BIDS FOR  
THE CLIVE CITY HALL-LIBRARY REMODEL PHASE 1 PROJECT

WHEREAS, the City Council of the City of Clive, Iowa (the "City") has determined that it is necessary and desirable to remodel and make improvements to the City Hall-Library Facility in the City of Clive, Iowa, as described in the proposed plans and specifications and form of contract for such project (the "Project"), which proposed plans, specifications and form of contract and estimate of cost are on file with the City Clerk; and

WHEREAS, it is necessary to fix a time and place of public hearing on the proposed plans, specifications, taking of bids and awarding of bid for the Project and to advertise for sealed bids for the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

1. The detailed plans and specifications, notice of hearing, notice to bidders, form of contract and estimate of cost referred to in the preamble hereof are hereby approved for the purpose of enabling the solicitation of bids.
2. That the amount of the bid security to accompany each bid shall be in an amount which shall conform to the provisions of the notice to bidders approved as part of said specifications.
3. The City Council hereby delegates to the City Clerk the duty of receiving, opening and announcing the results of all bids for the construction or performance of such Project, on the 4<sup>th</sup> day of December, 2024, at 2:00 p.m., at the Clive City Hall, Clive, Iowa. The 12<sup>th</sup> day of December, 2024, at 6:00 p.m., at the Council Chambers, City Hall, is hereby fixed as the time and place of hearing on the proposed plans, specifications, taking of bids and awarding bid for the Project received by the City Clerk in connection therewith.
4. The City Clerk shall publish notice to bidders and notice of hearing, the same being in the form hereinabove approved and substantially as attached to this resolution, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than 4 days not more than 20 days before the date set for hearing and receiving such bids.

5. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED THIS 7<sup>th</sup> day of November, 2024.

By: \_\_\_\_\_  
John Edwards, Mayor

ATTEST:

By: \_\_\_\_\_  
Matthew Graham, City Clerk



November 7, 2024

**DOCUMENT 00 10 05  
NOTICE OF HEARING**

NOTICE IS HEREBY GIVEN that the Clive City Council will meet at the Clive City Hall, 1900 NW 114<sup>th</sup> Street, Clive, IA 50325 on December 12<sup>th</sup>, 2024, at 6:00 p.m. for a public hearing on the proposed plans, specifications, form of contract, estimated total cost, bid results, and award recommendations of the following public improvement.

Clive City Hall and Library Renovation – Interior remodel of an existing split level 26.890 SF City Hall and Library facility. New reception areas, offices, work rooms and conference rooms will be modified. New finishes, room layout, security measures, and MEPT systems will be included in the scope of this work. All existing space uses, occupancy and egress will be maintained. Drawings and Specifications prepared by OPN Architects dated November 7, 2024.

Project consists of multiple Prime Contractor Packages:

Bid Package #1 – General Construction (Demo, framing, DIV 09, millwork)  
Bid Package #2 – Aluminum Frames and Glazing  
Bid Package #3 – Mechanical  
Bid Package #4 – Plumbing  
Bid Package #5 – Electrical and Low Voltage  
Bid Package #6 – Fire Sprinkler

**END OF SECTION 00 10 05**

November 7, 2024

**SECTION 00 10 01  
NOTICE OF BID LETTING**

NOTICE IS HEREBY GIVEN: **That sealed bids will be received at the Clive City Hall, 1900 NW 114th Street, Clive, Iowa, until 2:00 p.m. CST on December 4<sup>th</sup>, 2024.** Bids received after this time will not be accepted. Bids will be publicly opened and read aloud at the above noted time. All bidders are welcome to attend. Questions will be due ten (10) days prior to the bid due date. Please submit questions to [drewj@dcigroup-us.com](mailto:drewj@dcigroup-us.com) by 2:00 p.m. CST on November 25, 2024.

A Pre-Bid Conference will be held on November 19, 2024, at 10:00 AM CST at the Clive City Hall. All interested bidders are highly encouraged to attend.

Bids will be considered by the Clive City Council at its meeting at 6:00 PM on December 12, 2024, at the Clive City Hall. The City Council may award contracts at said meeting, or at such other time and place as shall be announced.

**Target Dates: Start of Work – December 2024, Completion of Work – August 2025**

Project Description: Clive City Hall and Library Renovation – Interior remodel of an existing split level 26,890 SF City Hall and Library facility. New reception areas, offices, work rooms and conference rooms will be modified. New finishes, room layout, security measures, and MEPT systems will be included in the scope of this work. All existing space uses, occupancy and egress will be maintained. Drawings and Specifications prepared by OPN Architects dated November 7, 2024.

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Bid Package #3 – Mechanical  
Bid Package #4 – Plumbing  
Bid Package #5 – Electrical and Low Voltage  
Bid Package #6 – Fire Sprinkler

Pursuant to Iowa Code Sections: 422.42 (15) & (16), and 422.47 (5), tax exempt certificates and authorization letters will be issued to the successful bidder and subcontractors thereby exempting the successful bidder and subcontractors from having to pay sales tax on this project. Sales tax shall not be added to any bid submitted.

Plans and Specifications governing the installation of the proposed work have been prepared by OPN Architects of Des Moines, IA. Bidding Documents will be available on November 7, 2024. Specifications and Bid Forms for the project are available from Beeline and Blue at 2507 Ingersoll Avenue, Des Moines, IA 50312. Alternatively, Bid Documents can be viewed at [beelineandblue.com](http://beelineandblue.com). Project documents will be loaned to qualified bidders upon receipt of either a Master Builders of Iowa non-cash deposit card, or a check for one-hundred dollars (\$100.00) per set. Deposit checks will be refunded if documents are returned complete and in a reusable condition to Beeline and Blue within fourteen (14) days after the award of the project. Checks are to be made to Beeline and Blue.

Bid security in the amount of 10% of the total bid must accompany each Bid in accordance with the Instruction to Bidders. The successful bidder shall be required to furnish a Performance Bond and a Payment Bond, each in an amount equal to the Bid, guaranteeing faithful performance of

November 7, 2024

the Contract. No bidder may withdraw its bid for a period of thirty [30] business days after the date and hour set for opening of bids.

A public hearing will be conducted at the regular Clive City Council meeting, to be held at Clive City Hall on December 12, 2024, at 6:00 PM for a hearing on the proposed plans, specifications, form of contract, and estimated total project cost. This will include bid results and award recommendations.

The award of the contract may be made by the City of Clive to any responsive, responsible bidder or bidders offering suitable supplies, equipment and/or service at the lowest price taking into consideration the schedule, quality of material, or service in the best interest of the City of Clive. The right is reserved to reject any and all bids, or any part thereof, and to waive informalities, and to enter into such contract as shall be deemed in the best interest of the City of Clive.

For further information, contact:

Drew Johnson  
DCI Group, Inc.  
220 SE 6th Street, Suite 200  
Des Moines IA 50309  
[drewj@dcigroup-us.com](mailto:drewj@dcigroup-us.com)  
Telephone: 641-425-6419

**END OF SECTION 00 10 01**



## Memo

**TO:** Mayor and Council members

**FROM:** Matt McQuillen, City Manager

**DATE:** November 7, 2024

**RE:** Clive Strategic Plan - Quarterly Update November 2024

### SYNOPSIS:

The first discussion item for the November 14 workshop will include a brief quarterly update on the progress staff has made on the various Top and High priority items identified for the Policy and Management agendas in the Clive Strategic Plan. The priorities were recently updated following your August 2024 workshops and there has been substantial progress on a number of items already. The City Manager will speak to the highlights of certain items on the attached tracking spreadsheet and save the items relating to capital investments for the CIP presentation later in the workshop agenda.

### Attachments:

1. Clive SP Update - Nov 2024

## 2024-25 Policy Agenda Actions: Top Priority

| Target                                                                                                                                                                     | Milestones                                            | Orig    | Rev     | Lead | Status      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|---------|---------|------|-------------|
| Comprehensive Financial Policy and Strategy: Report, Direction and Tax Rate (CEP Revamp/Financial Adjustment)                                                              | Briefing: Updated financial strategy with Council aff | Oct-24  | Nov-24  | CM   | In Progress |
|                                                                                                                                                                            | Kickoff FY 25-26 Budget Development Process           | Oct-24  | Oct-24  | CM   | Done        |
|                                                                                                                                                                            | CC Pres/Decision: CEP One-Time Financial Adjustment   | Oct-24  | Dec-24  | CM   | Not Started |
|                                                                                                                                                                            | Departmental Budget Submittals                        | Nov-24  | Nov-24  | CM   | Not Started |
|                                                                                                                                                                            | Development of City Manager's Proposed Budget         | Jan-25  | Jan-25  | CM   | Not Started |
|                                                                                                                                                                            | Budget Workshops: FY 25/26 budget                     | Feb-25  | Feb-25  | CM   | Not Started |
|                                                                                                                                                                            | State Required Mailing by County, City Tax Rate       | Mar-25  | Mar-25  | CM   | Not Started |
|                                                                                                                                                                            | State Mandated Budget Public Meeting                  | Mar-25  | Mar-25  | CM   | Not Started |
|                                                                                                                                                                            | Decision: Budget PH and Approve FY 25-26 Budget       | Apr-25  | Apr-25  | CM   | Not Started |
|                                                                                                                                                                            | FY 25-26 Budget Begins                                | Jul-25  | Jul-25  | CM   | Not Started |
| Financial "Dip" Plan: Report with Options and Recommendations, Direction, Funding and City Actions                                                                         | Internal staff meeting/refinement w/ PFM scope        | Sep-24  | Sep-24  | CMO  | Done        |
|                                                                                                                                                                            | CC Pres/Decision: PFM Scope of Services               | Oct-24  | Oct-24  | CMO  | Done        |
|                                                                                                                                                                            | PFM work initiates with CMO/Financial team/depts      | Feb-25  | Feb-25  | CMO  | Not Started |
|                                                                                                                                                                            | Draft financial model developed and benchmarks        | Jun-25  | Jun-25  | CMO  | Not Started |
|                                                                                                                                                                            | CC Presentation: Draft Financial Model/Benchmarks     | Jul-25  | Jul-25  | CMO  | Not Started |
|                                                                                                                                                                            | Determine next steps during 2025 strategic planning   | Aug-25  | Aug-25  | CMO  | Not Started |
| Clive's Regional Role: Discussion and Framework for the Future A. CIWW B. Bravo C. Catch Des Moines D. Partnership/GDCDA E. Iowa League                                    | Meeting w/ Partnership regarding Clive's ROI/Legis    | Sep-24  | Sep-24  | CM   | Done        |
|                                                                                                                                                                            | CC Briefing: Discussion/Assessment of Regional Role   | Dec-24  | Dec-24  | CM   | In Progress |
|                                                                                                                                                                            | Mayor/Council dialoge with colleagues                 | Feb-25  | Feb-25  | CM   | Not Started |
|                                                                                                                                                                            | Budget Workshop: FY 25/26 regional budget alloc       | Feb-25  | Feb-25  | CM   | Not Started |
|                                                                                                                                                                            | CC Decision: FY 25/26 Budget Adoption                 | Apr-25  | Apr-25  | CM   | Not Started |
|                                                                                                                                                                            | CIWW Rep advocating regarding role of water irrigate  | Ongoing | Ongoing | CM   | Not Started |
| Hickman Road/I-35 Interchange Project (IDOT Project): A) NW 108th Intersection/Frontage Road B) Project Design/Construction C) Access Mgmt Agreeemnt w/ Urbandale and IDOT | A. CC Presentation: 108th Signalization Project       | Sep-24  | Nov-24  | PW   | In Progress |
|                                                                                                                                                                            | A. CC Decision: Proposed New 108th Signal Approval    | Oct-24  | Nov-24  | PW   | In Progress |
|                                                                                                                                                                            | A. Installation of traffic signals at NW 108/Hickman  | 2025    | 2025    | PW   | Not Started |
|                                                                                                                                                                            | B. Prepare Draft Interchange Maintenance Agr w/ Ur    | Sep-24  | Dec-24  | PW   | In Progress |
|                                                                                                                                                                            | B. CC Decision: Interchange maint agreement           | May-25  | May-25  | PW   | Not Started |
|                                                                                                                                                                            | B. Phase 1 Public Engagement Detours - Trails/Street  | Ongoing | Ongoing | PW   | In Progress |
|                                                                                                                                                                            | B. Start of Phase 1 Construction                      | Sep-24  | Sep-24  | PW   | Done        |
|                                                                                                                                                                            | B. Completion of Phase 1 construction                 | Dec-25  | Dec-25  | PW   | In Progress |
|                                                                                                                                                                            | B. Public Engagement - Phase 2 Construction           | Mar-25  | Mar-25  | PW   | Not Started |
|                                                                                                                                                                            | B. Final Design - Phase 2                             | Jun-25  | Jun-25  | PW   | Not Started |
|                                                                                                                                                                            | B. Phase 2 Letting                                    | Jul-25  | Jul-25  | PW   | Not Started |
|                                                                                                                                                                            | B. Phase 2 Public Engagement Detours - Trails/Street  | Ongoing | Ongoing | PW   | Not Started |
|                                                                                                                                                                            | B. Start of Phase 2 Construction                      | Jun-25  | Jun-25  | PW   | Not Started |
|                                                                                                                                                                            | B. Completion of Phase 2 Construction                 | Dec-26  | Dec-26  | PW   | Not Started |
|                                                                                                                                                                            | B. Public Engagement - Phase 3 Construction           | Mar-26  | Mar-26  | PW   | Not Started |
|                                                                                                                                                                            | B. Phase 3 Letting                                    | Jul-26  | Jul-26  | PW   | Not Started |
|                                                                                                                                                                            | C. Prepare Draft and negotiate access mgmt agre       | Oct-25  | Oct-25  | PW   | Not Started |
|                                                                                                                                                                            | C. CC Decision: Access Management Agreement           | Nov-25  | Nov-25  | PW   | Not Started |
|                                                                                                                                                                            | A. Stormwater management - identify needs - Ph 1-5    | Dec-24  | Dec-24  | PW   | In Progress |
|                                                                                                                                                                            | A. Storm sewer conceptual design - Ph 1-4             | Dec-24  | Dec-24  | PW   | In Progress |
|                                                                                                                                                                            | A. Identify property acquisition/easement needs - 1-2 | Sep-24  | Sep-24  | PW   | Done        |
|                                                                                                                                                                            | A. CC Present: LWC Crossing Options and Recommend     | Oct-24  | Oct-24  | PW   | In Progress |

|                                                                                                                                              |                                                     |         |         |    |             |
|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------|---------|----|-------------|
| Alice's Road Corridor Plan: A)<br>Conceptual Design B) Phase<br>1A C) Phase 1B D) Berkshire<br>& Douglas Intersection E)<br>Phase 2 - Design | A. PEL Study Completed                              | Dec-25  | Dec-25  | PW | In Progress |
|                                                                                                                                              | B. Acquisition/Easement Needs                       | Aug-24  | Aug-24  | PW | In Progress |
|                                                                                                                                              | B. Phase 1A - Preliminary Plans                     | Sep-24  | Sep-24  | PW | Done        |
|                                                                                                                                              | B. CC Presentation: Phase 1A Design, STM Disc, Dir  | Sep-24  | Nov-24  | PW | Not Started |
|                                                                                                                                              | B. Phase 1A Public Engagement - Proposed Construct  | Oct-24  | Oct-24  | PW | Done        |
|                                                                                                                                              | B. Phase 1A 28E w/ Waukee                           | Nov-24  | Nov-24  | PW | Not Started |
|                                                                                                                                              | B. CC Decision: Phase 1A: Easement Acquisitions Com | Nov-24  | Nov-24  | PW | Not Started |
|                                                                                                                                              | B. CC Decision: Phase 1A Funding                    | Dec-24  | Dec-24  | PW | Not Started |
|                                                                                                                                              | B. CC Decision: Phase 1A Final Plans                | Dec-24  | Dec-24  | PW | Not Started |
|                                                                                                                                              | B. Phase 1A - Project Letting                       | Jan-25  | Jan-25  | PW | Not Started |
|                                                                                                                                              | C. CC Decision: Phase 1B Intersection Control       | Feb-25  | Feb-25  | PW | Not Started |
|                                                                                                                                              | C. Identify Easement Acquisitions                   | Apr-25  | Apr-25  | PW | Not Started |
|                                                                                                                                              | C. Preliminary Plans                                | Jul-25  | Jul-25  | PW | Not Started |
|                                                                                                                                              | C. CC Decision: Design, STM Discussions and Direct  | Aug-25  | Aug-25  | PW | Not Started |
|                                                                                                                                              | C. Public Engagement - Proposed Construction        | Oct-25  | Oct-25  | PW | Not Started |
|                                                                                                                                              | C. CC Decision: 28E w/ Waukee                       | Nov-25  | Nov-25  | PW | Not Started |
|                                                                                                                                              | C. CC Decision: Easement Acquisitions Completed     | Nov-25  | Nov-25  | PW | Not Started |
|                                                                                                                                              | C. CC Decision: Funding                             | Nov-25  | Nov-25  | PW | Not Started |
|                                                                                                                                              | C. CC Decision: Final Plans                         | Dec-25  | Dec-25  | PW | Not Started |
|                                                                                                                                              | C. Project Letting                                  | Jan-26  | Jan-26  | PW | Not Started |
|                                                                                                                                              | D. CC Decision: Berkshire & Douglas - PSA Design    | Oct-24  | Oct-24  | PW | In Progress |
|                                                                                                                                              | D. Berkshire & Douglas - Grant Funding              | Ongoing | Ongoing | PW | Not Started |
|                                                                                                                                              | D. CC Decision: Berkshire & Douglas - Int Control   | Dec-24  | Dec-24  | PW | Not Started |
|                                                                                                                                              | D. Identify Acquisition/Easement Needs              | Jan-25  | Jan-25  | PW | Not Started |
|                                                                                                                                              | D. Preliminary Plans                                | Mar-25  | Mar-25  | PW | Not Started |
|                                                                                                                                              | D. CC Decision: Design, STM Discussion/Direction    | Mar-25  | Mar-25  | PW | Not Started |
|                                                                                                                                              | D. Public Engagement - Proposed Construction        | Apr-25  | Apr-25  | PW | Not Started |
|                                                                                                                                              | D. CC Decision: Easement Acquisitions Completed     | May-25  | May-25  | PW | Not Started |
|                                                                                                                                              | D. CC Decision: Funding                             | Dec-24  | Dec-24  | PW | Not Started |
|                                                                                                                                              | D. CC Decision: Final Plans                         | Jun-25  | Jun-25  | PW | Not Started |
|                                                                                                                                              | D. Project Letting                                  | Jul-25  | Jul-25  | PW | Not Started |
|                                                                                                                                              | D. Public Engagement - Proposed Construction        | Aug-25  | Aug-25  | PW | Not Started |
|                                                                                                                                              | D. Start Construction                               | Aug-25  | Aug-25  | PW | Not Started |
|                                                                                                                                              | D. Completed Construction                           | Jul-26  | Jul-26  | PW | Not Started |
|                                                                                                                                              | E. Phase 2 - ICAAP Grant Preparation/Application    | Jun-25  | Jun-25  | PW | Not Started |
|                                                                                                                                              | E. CC Decision: Phase 2 PSA Design Approval         | Dec-25  | Dec-25  | PW | Not Started |
|                                                                                                                                              | E. Phase 2 - ICAAP Grant Application                | Sep-25  | Sep-25  | PW | Not Started |
|                                                                                                                                              | E. Phase 2 - Grant Funding                          | Ongoing | Ongoing | PW | Not Started |
| Greenbelt Landing Project:<br>Bid and Construction                                                                                           | CC Decision: All Construction Bids Approval         | Sep-24  | Sep-24  | LS | Done        |
|                                                                                                                                              | Army Corps Permit and EPA NEPA Approvals            | Sep-24  | Nov-24  | LS | In Progress |
|                                                                                                                                              | Groundbreaking Ceremony                             | Oct-24  | Oct-24  | LS | Done        |
|                                                                                                                                              | Kickoff small donation campaign                     | Oct-24  | Oct-24  | LS | Done        |
|                                                                                                                                              | Construction starts                                 | Oct-24  | Oct-24  | LS | Done        |
|                                                                                                                                              | Substantial construction complete                   | Jul-25  | Jul-25  | LS | In Progress |
|                                                                                                                                              | Clive Festival                                      | Jul-25  | Jul-25  | LS | Not Started |
|                                                                                                                                              | Construction complete                               | Oct-25  | Oct-25  | LS | Not Started |
|                                                                                                                                              | Development of Programming for New GB Landing       | Aug-25  | Aug-25  | LS | Not Started |

## 2024-25 Policy Agenda Actions: High Priority

| Target                                                                                           | Milestones                                             | Orig    | Rev     | Lead   | Status      |
|--------------------------------------------------------------------------------------------------|--------------------------------------------------------|---------|---------|--------|-------------|
| Rental Housing Registration and Inspection Program: Program Goal, Options, Direction and Funding | BCAB Discussion                                        | Sep-24  | Sep-24  | CD     | Done        |
|                                                                                                  | CC Decision: Program Renewal Approval (1 Year Ext)     | Oct-24  | Nov-24  | CD     | In Progress |
|                                                                                                  | Property owner communication                           | Nov-24  | Nov-24  | CD     | Not Started |
|                                                                                                  | Establish Rental Housing Program Workgroup             | Jan-25  | Jan-25  | CD     | Not Started |
|                                                                                                  | Staff research/workgroup discussion                    | Apr-25  | Apr-25  | CD     | Not Started |
|                                                                                                  | New program draft                                      | Jul-25  | Jul-25  | CD     | Not Started |
|                                                                                                  | BCAB Presentation/Discussion of new program draft      | Aug-25  | Aug-25  | CD     | Not Started |
|                                                                                                  | CC Review: Rental Housing Program                      | Sep-25  | Sep-25  | CD     | Not Started |
|                                                                                                  | CC Decision: Rental Housing Program Adoption           | Sep-25  | Sep-25  | CD     | Not Started |
|                                                                                                  | Property Owner Coordination                            | Dec-25  | Dec-25  | CD     | Not Started |
| Leisure Services Sign-Up System: Direction, Funding and Implementation                           | Recommence research on possible platforms              | Oct-24  | Nov-24  | ACM/LS | In Progress |
|                                                                                                  | Identify the preferred platform                        | Nov-24  | Dec-24  | ACM/LS | Not Started |
|                                                                                                  | Prepare request for FY 25-26 Budget                    | Dec-24  | Dec-24  | ACM/LS | Not Started |
|                                                                                                  | Budget workshop: FY 25/26                              | Feb-25  | Feb-25  | ACM/LS | Not Started |
|                                                                                                  | CC Decision: FY 25/26 Budget Adoption                  | Apr-25  | Apr-25  | ACM/LS | Not Started |
|                                                                                                  | Platform purchase                                      | Jul-25  | Jul-25  | ACM/LS | Not Started |
|                                                                                                  | Project kickoff                                        | Aug-25  | Aug-25  | ACM/LS | Not Started |
|                                                                                                  | Implementation completed                               | Mar-26  | Mar-26  | ACM/LS | Not Started |
| Grant Funding Strategy: Update, Direction and City Actions                                       | Research and submit grant applications w/ priorities   | Ongoing | Ongoing | ACM    | In Progress |
|                                                                                                  | During CIP process, identify out year grant projects   | Oct-24  | Oct-24  | ACM    | Done        |
|                                                                                                  | Research options for adding grant-writing capacity     | Nov-24  | Nov-24  | ACM    | In Progress |
|                                                                                                  | Prepare budget proposal if needed for grant writing    | Dec-24  | Dec-24  | ACM    | Not Started |
|                                                                                                  | Budget workshop: FY 25/26                              | Feb-25  | Feb-25  | ACM    | Not Started |
|                                                                                                  | CC Decision: FY 25/26 Budget Adoption                  | Apr-25  | Apr-25  | ACM    | Not Started |
|                                                                                                  | If needed, prepare RFP for grant writing services      | May-25  | May-25  | ACM    | Not Started |
|                                                                                                  | Grant writing services begin                           | Jul-25  | Jul-25  | ACM    | Not Started |
| Harbach Center: Vision Concept and Operations                                                    | Utilize Harbach as relocation space for City Hall proj | Apr-25  | Apr-25  | CM     | In Progress |
|                                                                                                  | Develop concepts with WDM Schools for shared loc       | Apr-25  | Apr-25  | CM     | Not Started |
|                                                                                                  | Parks/Facilities Team develops report on bldg status   | May-25  | May-25  | CM     | Not Started |
|                                                                                                  | Library/Rec Team develops report on bldg utilization   | Jul-25  | Jul-25  | CM     | Not Started |
|                                                                                                  | CC Presentation: Potential School Collaborations, Rep  | Aug-25  | Aug-25  | CM     | Not Started |
| Accessory Dwelling Units: Goals/Outcomes, Best Practices, Report with Options, Direction         | Internal staff research                                | Jan-25  | Jan-25  | CD     | Not Started |
|                                                                                                  | CC Presentation: Options                               | Feb-25  | Feb-25  | CD     | Not Started |
|                                                                                                  | ADU community engagement plan                          | Apr-25  | Apr-25  | CD     | Not Started |
|                                                                                                  | Draft ADU ordinance                                    | Jul-25  | Jul-25  | CD     | Not Started |
|                                                                                                  | P&Z Consideration                                      | Oct-25  | Oct-25  | CD     | Not Started |
|                                                                                                  | CC Decision: Accessory Dwelling Units                  | Nov-25  | Nov-25  | CD     | Not Started |
|                                                                                                  | Community education (permitting)                       | Jan-26  | Jan-26  | CD     | Not Started |
| Major Streets/Crosswalks/More Walkable: Goals, Best Practices, Report w/ Options                 | Establish and communicate trail detours for Hickman    | Sep-24  | Sep-24  | ACM    | Done        |
|                                                                                                  | Install and maintain appropriate detour signage        | Sep-24  | Sep-24  | ACM    | Done        |
|                                                                                                  | Research best practices in coordination w/ MPO         | Mar-25  | Mar-25  | ACM    | Not Started |
|                                                                                                  | Identify Key crossings throughout Clive                | Apr-25  | Apr-25  | ACM    | Not Started |
|                                                                                                  | CC Presentation: Best Practices and Opportunities      | May-25  | May-25  | ACM    | Not Started |
|                                                                                                  | Potential federal grant applications through MPO       | Ongoing | Ongoing | ACM    | Not Started |
|                                                                                                  | Prepare potential FY 26/27 Budget Requests             | Dec-25  | Dec-25  | ACM    | Not Started |



## 2024-25 Policy Agenda Actions: Moderate Priority

| Target                                                                                                   | Milestones                                                | Orig    | Rev     | Lead | Status      |
|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------|---------|------|-------------|
| State Agenda Advocacy and Lobbying: Goals, Key Issues, Direction and City Actions A. West Metro B. laCMA | A. Coordinate common legislative priorities               | Nov-24  | Nov-24  | CMO  | In Progress |
|                                                                                                          | A. CC Decision: Western Cities Adoption of Priorities     | Dec-24  | Dec-24  | CMO  | Not Started |
|                                                                                                          | A. Create common storytelling assets for Westside         | Ongoing | Ongoing | CMO  | Not Started |
|                                                                                                          | A. Execute westside legislative breakfast or alt event    | Jan-25  | Jan-25  | CMO  | Not Started |
|                                                                                                          | B. Initiate laCMA Legislative Affairs Meetings            | Aug-24  | Aug-24  | CMO  | Done        |
|                                                                                                          | B. Participate in interviews for ILOC Gov't Affairs Dir   | Sep-24  | Sep-24  | CMO  | Done        |
|                                                                                                          | B. Identify a top ten list of entities to build coalition | Nov-24  | Nov-24  | CMO  | In Progress |
|                                                                                                          | B. Survey laCMA Membership on role of CMS in legis        | Dec-24  | Dec-24  | CMO  | Not Started |
|                                                                                                          | B. Support ILOC with tech support and eval of bills       | Ongoing | Ongoing | CMO  | Not Started |
|                                                                                                          | B. laCMA member dialouge on the work at IMMI              | Mar-25  | Mar-25  | CMO  | Not Started |
| 82nd Trail Connection - Land Acquisition, Design and Funding                                             | Develop high level trail alignment concept                | Oct-24  | Oct-24  | LS   | Done        |
|                                                                                                          | CC Presentation: Trail Concept                            | Oct-24  | Nov-24  | LS   | In Progress |
|                                                                                                          | CC Decision/Funding: Request Funding for Trail Design     | Dec-24  | Dec-24  | LS   | Not Started |
|                                                                                                          | Begin Trail design, either in-house or consultant         | Jan-25  | Jan-25  | LS   | Not Started |
|                                                                                                          | Design - 50% Complete                                     | Aug-25  | Aug-25  | LS   | Not Started |
|                                                                                                          | Design - 100% complete                                    | Sep-25  | Sep-25  | LS   | Not Started |
|                                                                                                          | Trail Construction Funding: CIP Request                   | Nov-25  | Nov-25  | LS   | Not Started |



## 2024-25 Policy Agenda Actions: Low Priority

| Target                                                                                                                                                                                                                                                         | Milestones                                          | Orig   | Rev    | Lead | Status      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|--------|--------|------|-------------|
| Little Walnut Creek Stream Restoration: Trail and Sewer Partnerships with City of Waukeg, Design, Neighborhood Engagement, Construction, Funding A) East Stream B) East Trail C) West Stream D) West Trail E. Mitigation Banking Instrument F. Eco-Restoration | A. East Stream Construction                         | Dec-24 | Dec-24 | PW   | In Progress |
|                                                                                                                                                                                                                                                                | A. East Stream Final Completion (vegetation)        | Jul-25 | Jul-25 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | B. CC Presentation: East Trail Out to Bid           | Nov-24 | Nov-24 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | B. East Trail Final Plans                           | Dec-24 | Dec-24 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | B. East Trail Letting                               | Jan-25 | Jan-25 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | B. CC Decision: Award East Trail Construct Contract | Feb-25 | Feb-25 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | B. East Trail Construction                          | Jun-25 | Jun-25 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | C. West Stream Bank & Trail Permits, DNR, USACE     | Jul-25 | Jul-25 | PW   | In Progress |
|                                                                                                                                                                                                                                                                | C. West Stream 95% Plans (pre-permit)               | Oct-24 | Oct-24 | PW   | In Progress |
|                                                                                                                                                                                                                                                                | C. West Stream Bank Public Engagement               | Mar-25 | Mar-25 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | C. CC Presentation: West Stream Bank Improvements   | Apr-25 | Apr-25 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | C. West Stream Bank 100% Plans (post-permit)        | Jul-25 | Jul-25 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | C. West Stream Bank Letting                         | Aug-25 | Aug-25 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | C. CC Decision: Award West Stream Bank Contract     | Aug-25 | Aug-25 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | C. West Stream Bank Public Engagement Pre-Con       | Sep-25 | Sep-25 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | C. West Stream Bank Construction                    | Mar-26 | Mar-26 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | C. West Stream Bank Final Completion (vegetation)   | Jul-26 | Jul-26 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | D. West Trail 95% Plans (pre-permit)                | Sep-24 | Nov-24 | PW   | In Progress |
|                                                                                                                                                                                                                                                                | D. CC Presentation: West Trail                      | Mar-25 | Mar-25 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | D. West Trail 100% Plans (post-permit)              | Apr-25 | Apr-25 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | D. West Trail Letting                               | Jul-25 | Jul-25 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | D. CC Decision: Award West Trail                    | Jan-26 | Jan-26 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | D. West Trail Public Engagement Pre-Con             | Jan-26 | Jan-26 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | D. West Trail Construction                          | Jul-26 | Jul-26 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | E. Internal Discussion on MBI - How, ROI            | Sep-24 | Nov-24 | PW   | In Progress |
|                                                                                                                                                                                                                                                                | E. CC Decision: Move Forward with MBI               | Oct-24 | Dec-24 | PW   | In Progress |
|                                                                                                                                                                                                                                                                | E. MBI - 1st Draft                                  | Dec-24 | Dec-24 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | E. MBI - Public Meeting (Stream, Trail)             | Jan-25 | Jan-25 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | E. CC Presentation: MBI                             | Jan-25 | Jan-25 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | E. MBI - 2nd Draft                                  | Feb-25 | Feb-25 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | E. CC Decision: MBI Approval                        | Mar-25 | Mar-25 | PW   | Not Started |
|                                                                                                                                                                                                                                                                | E. Mitigation Bank Construction                     | 2025   | 2025   | PW   | Not Started |
|                                                                                                                                                                                                                                                                | E. Mitigation Bank Available                        | 2030   | 2030   | PW   | Not Started |
|                                                                                                                                                                                                                                                                | F. Forest Mulch honeysuckle throughout corridor     | Dec-24 | Dec-24 | LS   | Not Started |
|                                                                                                                                                                                                                                                                | F. Engage contract w/ consultant to support tasks   | Nov-24 | Nov-24 | LS   | Not Started |
|                                                                                                                                                                                                                                                                | F. Protection of landmark trees prior to stream     | Dec-24 | Dec-24 | LS   | Not Started |
|                                                                                                                                                                                                                                                                | F. Invasive tree removals w/ stream work            | Apr-25 | Apr-25 | LS   | Not Started |
|                                                                                                                                                                                                                                                                | F. Invasive species removal throughtout corridor    | Dec-25 | Dec-25 | LS   | Not Started |
|                                                                                                                                                                                                                                                                | F. Plant trees and shrubs outside stream limits     | Nov-25 | Nov-25 | LS   | Not Started |
|                                                                                                                                                                                                                                                                | F. Seed distrubed areas outside stream limits       | Dec-25 | Dec-25 | LS   | Not Started |

|                                                                                                     |                                                         |         |         |     |             |
|-----------------------------------------------------------------------------------------------------|---------------------------------------------------------|---------|---------|-----|-------------|
| Publicly Owned Pond Maintenance - Shadow Creek and Others: Neighborhood Expectations and Engagement | Prepare plan/report for the neighborhood meeting        | Sep-24  | Sep-24  | LS  | Done        |
|                                                                                                     | Meeting w/ Shadow Creek Pond residents                  | Sep-24  | Sep-24  | LS  | Done        |
|                                                                                                     | Prepare policy statement on pond management             | Nov-24  | Nov-24  | LS  | In Progress |
|                                                                                                     | CC Decision: Policy Statement for Adoption              | Dec-24  | Dec-24  | LS  | Not Started |
|                                                                                                     | Funding: Prepare funding request for aeration (if need) | Dec-24  | Dec-24  | LS  | Not Started |
|                                                                                                     | Budget Workshop: FY 25-26 Budget Direction              | Feb-25  | Feb-25  | LS  | Not Started |
|                                                                                                     | Prepare pond mgmt plan covering all city ponds          | Apr-25  | Apr-25  | LS  | Not Started |
|                                                                                                     | CC Decision: FY 25/26 Budget Approval                   | Apr-25  | Apr-25  | LS  | Not Started |
|                                                                                                     | Communicate mgmt plan to all adjacent property own      | May-25  | May-25  | LS  | Not Started |
| 86th Street Neighborhoods Revitalization Plan: Neighborhood Activation                              | Create a small task force/cmte w/ School District       | Oct-24  | Oct-24  | CM  | Done        |
|                                                                                                     | Work w/ School District to develop joint comms          | Dec-24  | Dec-24  | CM  | In Progress |
|                                                                                                     | Implement joint comms approach                          | Feb-25  | Feb-25  | CM  | Not Started |
|                                                                                                     | Public Art Mural (Grant App) at Harbach Center          | Jul-25  | Jul-25  | CM  | Not Started |
|                                                                                                     | 2nd Annual Back to School Bash event w/ School Dist     | Aug-25  | Aug-25  | CM  | Not Started |
|                                                                                                     | Engage dominant MF property owner to secure sup         | Ongoing | Ongoing | CM  | In Progress |
|                                                                                                     | CC Presentation: Report on Activities and Next Steps    | Aug-25  | Aug-25  | CM  | Not Started |
| Police Staffing: Update Report, Options and Direction A. CIT Direction B. Computer Forensics        | A. Resolution to state funding model for Dallas Cty     | Jan-25  | Jan-25  | PD  | In Progress |
|                                                                                                     | A. Develop report on CIT effectiveness based on data    | Jan-25  | Jan-25  | PD  | Not Started |
|                                                                                                     | A. Budget Workshop: FY 25/26 CIT contingencies          | Feb-25  | Feb-25  | PD  | Not Started |
|                                                                                                     | A. CC Decision: FY 25/26 Budget Adoption                | Apr-25  | Apr-25  | PD  | Not Started |
|                                                                                                     | B. Develop budget proposal for transition to FT pos     | Dec-24  | Dec-24  | PD  | Not Started |
|                                                                                                     | B. Budget workshop: FY 25/26 budget proposal            | Feb-25  | Feb-25  | PD  | Not Started |
| Service Collaboration Strategy and Actions Plan                                                     | B. CC Decision: FY 25/26 Budget Adoption                | Apr-25  | Apr-25  | PD  | Not Started |
|                                                                                                     | Engage each dept to develop a list of opportunities     | Dec-23  | May-24  | CM  | Not Started |
|                                                                                                     | Develop a report to describe those opportunities        | Mar-24  | May-24  | CM  | Not Started |
| Housing Preservation Strategy/Policies/Programs - Aging Housing Data Collection, Goals/Outcomes     | CC Presentation: Service Collaboration Strategy Report  | Jul-24  | Jul-24  | CM  | Not Started |
|                                                                                                     | Staff Update to housing conditions data                 | Mar-25  | Mar-25  | CD  | Not Started |
|                                                                                                     | Staff research on best practices                        | Jun-25  | Jun-25  | CD  | Not Started |
|                                                                                                     | Develop presentation/input                              | Jun-25  | Jun-25  | CD  | Not Started |
| Dog Park: Concept, Best Practices, Options, Locations, Direction and Funding                        | CC Presentation: Housing Preservation Strategy Disc     | Jul-25  | Jul-25  | CD  | Not Started |
|                                                                                                     | Report on best practices                                | Nov-24  | Nov-24  | LS  | Not Started |
|                                                                                                     | Develop a program and concept for a Clive dog park      | Feb-25  | Feb-25  | LS  | Not Started |
|                                                                                                     | Identify potential locations for dog park (3)           | Apr-25  | Apr-25  | LS  | Not Started |
|                                                                                                     | Develop cost estimates for each potential location (3)  | Jun-25  | Jun-25  | LS  | Not Started |
| GIS Tech New Position: Direction and Funding                                                        | CC Presentation/Direction: Dog Park Concepts            | Aug-25  | Aug-25  | LS  | Not Started |
|                                                                                                     | Complete business case for adding position              | Nov-24  | Nov-24  | ACM | In Progress |
|                                                                                                     | Budget proposal for position                            | Dec-24  | Dec-24  | ACM | Not Started |
|                                                                                                     | Budget workshop: FY 25-26 Budget                        | Feb-25  | Feb-25  | ACM | Not Started |
|                                                                                                     | CC Decision: FY 25-26 Budget                            | Apr-25  | Apr-25  | ACM | Not Started |
|                                                                                                     | Create a job description                                | Apr-25  | Apr-25  | ACM | Not Started |
|                                                                                                     | Promote position and build candidate pool               | May-25  | May-25  | ACM | Not Started |
|                                                                                                     | Hire and start date                                     | Jul-25  | Jul-25  | ACM | Not Started |

|                                                                                                                    |                                                         |        |        |    |             |
|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------|--------|----|-------------|
| Storm Debris Policy: Goals, City Role, Best Practices, Options, Direction and City Actions (Wind Event Operations) | Pre-Identify NWS "benchmarks" to initiate action plan   | Nov-24 | Nov-24 | FD | In Progress |
|                                                                                                                    | Review current City Damage Assessment Tools             | Nov-24 | Nov-24 | FD | In Progress |
|                                                                                                                    | Implement mass notification and website comms           | Dec-24 | Dec-24 | FD | Not Started |
|                                                                                                                    | Identify districts or zones for damage assessment       | Dec-24 | Dec-24 | FD | Not Started |
|                                                                                                                    | Explore/evaluate Polk County Reg Assessment tool        | Feb-25 | Feb-25 | FD | Not Started |
|                                                                                                                    | Identify number of staff members needed for assess      | Mar-25 | Mar-25 | FD | Not Started |
|                                                                                                                    | Review draft Polk County Debris Mgmt Plan               | Mar-25 | Mar-25 | FD | Not Started |
|                                                                                                                    | CC Work Session: Polk County Debris Mgmt Plan Rev       | Apr-25 | Apr-25 | FD | Not Started |
| Greenbelt Strategic Land Acquisition: Direction and Funding                                                        | Develop document of potential land acquisitions         | Apr-25 | Apr-25 | LS | Not Started |
|                                                                                                                    | Prioritize highest priority targets for acquisitions    | Jun-25 | Jun-25 | LS | Not Started |
|                                                                                                                    | Apply for REAP grant                                    | Aug-25 | Aug-25 | LS | Not Started |
|                                                                                                                    | CC Presentation/Report: Broad Plan and Future Steps     | Aug-25 | Aug-25 | LS | Not Started |
|                                                                                                                    | Begin first acquisitions                                | Oct-25 | Oct-25 | LS | Not Started |
|                                                                                                                    | First Acquisitions completed                            | Mar-26 | Mar-26 | LS | Not Started |
| Sidewalk Safety Program: Implement Updated Ord                                                                     | Internal staff/legal discussion on liability question   | Sep-24 | Sep-24 | CD | Done        |
|                                                                                                                    | If no higher liability exists, revise program for CIP   | Nov-24 | Nov-24 | CD | In Progress |
|                                                                                                                    | CC Report: If higher liability exists, research options | Dec-24 | Dec-24 | CD | Not Started |
|                                                                                                                    | If higher liability exists, develop new program         | Mar-25 | Mar-25 | CD | Not Started |
|                                                                                                                    | CC Decision: If higher liability exists, new program ap | Apr-25 | Apr-25 | CD | Not Started |
| Street Services Level and Projets Strategy: PCI Data, Update Study                                                 | Approve PSA, Budget Amendment                           | Nov-24 | Nov-24 | PW | Not Started |
|                                                                                                                    | Prepare Preliminary Report                              | Mar-25 | Mar-25 | PW | Not Started |
|                                                                                                                    | CC Presentation: Updated PCI Report                     | Mar-25 | Mar-25 | PW | Not Started |
|                                                                                                                    | Final Report                                            | Apr-25 | Apr-25 | PW | Not Started |
|                                                                                                                    | CC Discussion: PCI Report Recommendations               | Aug-25 | Aug-25 | PW | Not Started |
|                                                                                                                    | Update of CIP                                           | Nov-25 | Nov-25 | PW | Not Started |
|                                                                                                                    | Complete Training of Clive CE                           | Apr-25 | Apr-25 | PW | Not Started |
| Median Safety Ordinance/Roadside Solicitation: Direction and Development                                           | Complete research w/ PW on narrow medians               | Oct-24 | Jan-25 | PD | Not Started |
|                                                                                                                    | Work w/ legal counsel to finalize ord amendment         | Nov-24 | Jan-25 | PD | Not Started |
|                                                                                                                    | CC Presentation: Discussion of proposed ordinance       | Jan-25 | Feb-25 | PD | Not Started |
|                                                                                                                    | Contact WDM, Urbandale and Waukee re: coord             | Mar-25 | Mar-25 | PD | Not Started |
|                                                                                                                    | CC Decision: Median Safety Ordinance Amendment          | Apr-25 | Apr-25 | PD | Not Started |

## 2024-25 Management Agenda Actions: Top Priority

| Target                                                                           | Milestones                                            | Orig   | Rev    | Lead | Status      |
|----------------------------------------------------------------------------------|-------------------------------------------------------|--------|--------|------|-------------|
| Fire-EMS Collaboration with Urbandale - Apparatus Sharing and Paramedicine 28Es  | Identify collaboration partner/s                      | Dec-24 | Dec-24 | FD   | In Progress |
|                                                                                  | Create, finalize and implement 28E for shared serv    | Nov-24 | Nov-24 | FD   | In Progress |
|                                                                                  | Finalize asset transfer of L325 and Urbandale unit    | Dec-24 | Dec-24 | FD   | In Progress |
|                                                                                  | Outfit new suppression apparatus for Station 32       | May-25 | May-25 | FD   | In Progress |
|                                                                                  | Complete "audit" of Clive/Urbandale response plan     | Dec-24 | Dec-24 | FD   | In Progress |
|                                                                                  | CC Decision: Shared Services 28E Agreement            | Mar-25 | Mar-25 | FD   | In Progress |
|                                                                                  | Create, finalize maintenance agreement w/ Urb         | Dec-24 | Dec-24 | FD   | In Progress |
|                                                                                  | CC Decision: Maintenance agreement adoption           | Jan-25 | Jan-25 | FD   | In Progress |
|                                                                                  | Prepare 28E (or internal resource) for bariatric care | Mar-25 | Mar-25 | FD   | Not Started |
|                                                                                  | CC Decision: 28E for bariatric patients adoption      | Apr-25 | Apr-25 | FD   | Not Started |
|                                                                                  | Complete mini standards of coverage for Station 22    | Feb-25 | Feb-25 | FD   | In Progress |
|                                                                                  | Draft community health coordinator roles/response     | Apr-25 | Apr-25 | FD   | Not Started |
| Collective Bargaining and Negotiations: Diretion and Contract Approval           | PD and FD union recertification vote process done     | Oct-24 | Nov-24 | AS   | In Progress |
|                                                                                  | Staff research to prep for negotiations               | Oct-24 | Nov-24 | AS   | In Progress |
|                                                                                  | Initiate collective bargaining                        | Dec-24 | Dec-24 | AS   | Not Started |
|                                                                                  | Negotiate agreements                                  | Mar-25 | Mar-25 | AS   | Not Started |
|                                                                                  | CC Pres/Decision: Collective bargaining agreements    | Apr-25 | Apr-25 | AS   | Not Started |
| City-Owned Flood Buyout Property - Short-Term Re-Use Strategy for Temporary Park | Survey of potential park uses                         | Sep-24 | Sep-24 | LS   | Done        |
|                                                                                  | Prepare conceptual plan for temporary park uses       | Dec-24 | Dec-24 | LS   | Done        |
|                                                                                  | Present conceptual uses to Parks, Rec, Art Board      | Jan-25 | Jan-25 | LS   | In Progress |
|                                                                                  | CC Presentation/Decision: Park Conceptual Plan        | Jan-25 | Jan-25 | LS   | Not Started |
|                                                                                  | Completion of first phase of improvements             | Jun-25 | Jun-25 | LS   | Not Started |
|                                                                                  | Completion of second phase of improvements            | TBD    | TBD    | LS   | Not Started |
| City Hall/Library Renovation Project - Completion                                | CC Presentation/Decision: Full Remodel/Phasing        | Sep-24 | Sep-24 | CM   | Done        |
|                                                                                  | Based on CC Direction, adjust schedule/phasing        | Sep-24 | Sep-24 | CM   | Done        |
|                                                                                  | Develop financial plan for remaining phase            | Nov-24 | Nov-24 | CM   | Done        |
|                                                                                  | CC Decision: CIP consideration/app for funding        | Dec-24 | Dec-24 | CM   | Not Started |
|                                                                                  | Complete detailed design and construction drawing     | Dec-24 | Dec-24 | CM   | Not Started |
|                                                                                  | CC Decision: Bid Phase 1 Construction, DCI Contract   | Jan-25 | Jan-25 | CM   | Not Started |
|                                                                                  | Relocate staff and begin Phase 1 construction         | Jan-25 | Jan-25 | CM   | Not Started |
|                                                                                  | Complete Phase 1 construction                         | May-25 | May-25 | CM   | Not Started |
|                                                                                  | Finalize detailed design/construction for Phase 2     | Jul-25 | Jul-25 | CM   | Not Started |
|                                                                                  | Finalize financing plan for Phase 2                   | Aug-25 | Aug-25 | CM   | Not Started |

|                                                                                                              |                                                     |         |         |     |             |
|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|---------|---------|-----|-------------|
| Linnan Park A) Park<br>Redevelopment B) Harbach<br>Blvd - Phase 2 Concepts C)<br>Stormwater Plan             | A. Amenity survey for playground, shelter, spray    | Sep-24  | Sep-24  | LS  | Done        |
|                                                                                                              | A. CC Presentation: Survey Results of concepts      | Oct-24  | Oct-24  | LS  | Done        |
|                                                                                                              | A. Public Meeting on updated concepts, Harbach      | Oct-24  | Oct-24  | LS  | Done        |
|                                                                                                              | A. 50% Design reviewed by staff                     | Nov-24  | Nov-24  | LS  | Done        |
|                                                                                                              | A. 90% Design reviewed by staff                     | Dec-24  | Dec-24  | LS  | Not Started |
|                                                                                                              | A. Finalize Land Acquisition for Park               | Dec-24  | Dec-24  | LS  | Not Started |
|                                                                                                              | A. Funding: Apply for Prairie Meadows Grant         | Feb-25  | Feb-25  | LS  | Not Started |
|                                                                                                              | A. Site Plan Submittal                              | Feb-25  | Feb-25  | LS  | Not Started |
|                                                                                                              | A. Design 100% Plan set completed                   | Feb-25  | Feb-25  | LS  | Not Started |
|                                                                                                              | A. Bid docs, plans and specifications completed     | Mar-25  | Mar-25  | LS  | Not Started |
|                                                                                                              | A. CC Decision: Site Plan, Plans and Specs, Bids    | Apr-25  | Apr-25  | LS  | Not Started |
|                                                                                                              | A. Construction Starts                              | May-25  | May-25  | LS  | Not Started |
|                                                                                                              | A. Groundbreaking ceremony                          | Jun-25  | Jun-25  | LS  | Not Started |
|                                                                                                              | A. Construction completed                           | Jun-26  | Jun-26  | LS  | Not Started |
|                                                                                                              | B. Staff presented concepts by SmithGroup/V&K       | Sep-24  | Sep-24  | LS  | Done        |
|                                                                                                              | B. Revisions of concepts                            | Oct-24  | Nov-24  | LS  | In Progress |
|                                                                                                              | B. Final concepts from consultant                   | Nov-24  | Nov-24  | LS  | Not Started |
|                                                                                                              | B. City Staff starts design based off concepts      | Jan-25  | Jan-25  | LS  | Not Started |
|                                                                                                              | C. Report: Draft report from consultant delivered   | Sep-24  | Sep-24  | LS  | In Progress |
|                                                                                                              | C. Final Report: Consultant delivers final report   | Nov-24  | Nov-24  | LS  | Not Started |
| City Texting Platform to<br>Disseminate Info to Clive<br>Residents, Businesses and<br>Others: Implementation | Select preferred platform, purchase                 | Sep-24  | Oct-24  | ACM | Done        |
|                                                                                                              | Platform buildout                                   | Nov-24  | Nov-24  | ACM | In Progress |
|                                                                                                              | Execute first phase opt-in campaign ahead of winter | Dec-24  | Dec-24  | ACM | Not Started |
|                                                                                                              | Continue executing opt-in campaign                  | Ongoing | Ongoing | ACM | Not Started |

## 2024-25 Management Agenda Actions: High Priority

| Target                                                      | Milestones                                         | Orig   | Rev    | Lead | Status      |
|-------------------------------------------------------------|----------------------------------------------------|--------|--------|------|-------------|
| Non-Union Compensation<br>Study: Budget FY 25-26<br>Funding | Research options for study and employee survey     | Oct-24 | Oct-24 | AS   | Done        |
|                                                             | Prepare budget proposal for study/survey costs     | Nov-24 | Nov-24 | AS   | In Progress |
|                                                             | Budget workshop: FY 25-26 budget request           | Feb-25 | Feb-25 | AS   | Not Started |
|                                                             | CC Decision: FY 25/26 Budget Adoption              | Apr-25 | Apr-25 | AS   | Not Started |
|                                                             | Engage potential consultants                       | Aug-25 | Aug-25 | AS   | Not Started |
|                                                             | Implement employee survey                          | Aug-25 | Aug-25 | AS   | Not Started |
|                                                             | Compile survey results and finalize comp study     | Sep-25 | Sep-25 | AS   | Not Started |
|                                                             | CC Presentation: Results w/ Council Personnel Cmte | Oct-25 | Oct-25 | AS   | Not Started |



|                                                                                                                                                                                                 |                                                   |         |         |     |             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|---------|---------|-----|-------------|
| University Flood Mitigation<br>A) Local Buyouts B) 2022<br>HMGP Project C) 2022 FMA<br>Project D) 2023 FMA Swift<br>Current E) 2024 BRIC<br>Project Scoping F) 2024<br>HMGP Proejct             | A. Allocation funding (CIP)                       | Nov-24  | Nov-24  | CD  | In Progress |
|                                                                                                                                                                                                 | A. Property owner outreach                        | Dec-24  | Dec-24  | CD  | Not Started |
|                                                                                                                                                                                                 | A. CC Decision: Sub-award agreement approval      | TBD     | TBD     | CD  | Not Started |
|                                                                                                                                                                                                 | B. CC Decision: Purchase Agreement Approval       | TBD     | TBD     | CD  | In Progress |
|                                                                                                                                                                                                 | B. Complete asbestos abatement                    | TBD     | TBD     | CD  | Not Started |
|                                                                                                                                                                                                 | B. Complete demolition                            | TBD     | TBD     | CD  | Not Started |
|                                                                                                                                                                                                 | C. CC Decision: Sub-Award Agreement Approval      | Oct-24  | Oct-24  | CD  | In Progress |
|                                                                                                                                                                                                 | C. CC Decision: Purchase Agreement Approval       | Jan-25  | Jan-25  | CD  | Not Started |
|                                                                                                                                                                                                 | C. Complete asbestos abatement                    | TBD     | TBD     | CD  | Not Started |
|                                                                                                                                                                                                 | C. Complete demolition                            | TBD     | TBD     | CD  | Not Started |
|                                                                                                                                                                                                 | D. CC Decision: Sub-Award Agreement Approval      | Nov-24  | Nov-24  | CD  | In Progress |
|                                                                                                                                                                                                 | D. CC Decision: Purchase Agreement Approval       | Feb-25  | Feb-25  | CD  | Not Started |
|                                                                                                                                                                                                 | D. Complete asbestos abatement                    | TBD     | TBD     | CD  | Not Started |
|                                                                                                                                                                                                 | D. Complete demolition                            | TBD     | TBD     | CD  | Not Started |
|                                                                                                                                                                                                 | E. RFQ solicitation                               | Sep-24  | Sep-24  | CD  | Done        |
|                                                                                                                                                                                                 | E. CC Decision: PSA approval                      | Oct-24  | Oct-24  | CD  | In Progress |
|                                                                                                                                                                                                 | E. Project kickoff                                | Nov-24  | Nov-24  | CD  | Not Started |
|                                                                                                                                                                                                 | E. CC Review: Plan Approval                       | Oct-25  | Oct-25  | CD  | Not Started |
| Water Resouces Master<br>Plan Implementation: Next<br>Steps                                                                                                                                     | F. Develop application                            | Nov-24  | Nov-24  | CD  | In Progress |
|                                                                                                                                                                                                 | F. CC Decision: Application Submission Approval   | Dec-24  | Dec-24  | CD  | Not Started |
|                                                                                                                                                                                                 | CC Decision: Manual Amendment PSA w/ consult      | Sep-24  | Oct-24  | ACM | Done        |
|                                                                                                                                                                                                 | Decision on stormwater mgmt standards for streets | Nov-24  | Nov-24  | ACM | In Progress |
|                                                                                                                                                                                                 | Complete manual amendment drafting                | Nov-24  | Nov-24  | ACM | In Progress |
|                                                                                                                                                                                                 | CC Decision: Manual Updates Approval              | Jan-25  | Jan-25  | ACM | Not Started |
|                                                                                                                                                                                                 | State of Clive Water presentation                 | Jan-25  | Jan-25  | ACM | Not Started |
|                                                                                                                                                                                                 | Execute WQI projects along Little Walnut Creek    | Apr-25  | Apr-25  | ACM | Not Started |
|                                                                                                                                                                                                 | Execute second annual tree sale                   | May-25  | May-25  | ACM | Not Started |
| New Utility Billing Rate<br>Structure and Process<br>Improvements - A) Clean<br>Up of Accounts, B) Title<br>8/Ordinances C) Utility<br>Rates Review and Adoption,<br>D) ERI Policy for Accounts | Execute second year of SWAP program               | Ongoing | Ongoing | ACM | Not Started |
|                                                                                                                                                                                                 | Execute 4th year of SQR program                   | Sep-25  | Sep-25  | ACM | Not Started |
|                                                                                                                                                                                                 | A. Work order process for new construction imp    | Oct-24  | Nov-24  | AS  | In Progress |
|                                                                                                                                                                                                 | A. Multi-meter location-based data push to Aclara | Oct-24  | Nov-24  | AS  | In Progress |
|                                                                                                                                                                                                 | B. PW review of draft materials provided          | Oct-24  | Nov-24  | AS  | In Progress |
|                                                                                                                                                                                                 | B. PW Drafts redlines of Title 8 and Policy       | Dec-24  | Dec-24  | AS  | Not Started |
|                                                                                                                                                                                                 | B. Iowa codification review of changes            | Jan-25  | Jan-25  | AS  | Not Started |
|                                                                                                                                                                                                 | B. CC Pres/Decision: Title 8 ordinance changes    | Apr-25  | Apr-25  | AS  | Not Started |
|                                                                                                                                                                                                 | C. Review utility cash flow with PFM              | Sep-24  | Sep-24  | AS  | In Progress |
|                                                                                                                                                                                                 | C. Finance review with City Manager               | Nov-24  | Dec-24  | AS  | Not Started |
|                                                                                                                                                                                                 | C. Budget workshop: FY 25/26 proposed rates       | Feb-25  | Feb-25  | AS  | Not Started |
|                                                                                                                                                                                                 | C. CC Decision: FY 25/26 Utility Rates            | Apr-25  | Apr-25  | AS  | Not Started |
|                                                                                                                                                                                                 | D. Review internal policy development PW, CD, GIS | Dec-24  | Dec-24  | AS  | In Progress |
|                                                                                                                                                                                                 | D. Prepare draft policy developed and CM review   | Feb-25  | Feb-25  | AS  | Not Started |
| Polk County Hazards<br>Mitigation Planning<br>Process: Adoption                                                                                                                                 | D. CC Presentation/Decision: Draft ERU Policy     | Apr-25  | Apr-25  | AS  | Not Started |
|                                                                                                                                                                                                 | D. Adjust customer accounts based on new policy   | Jun-25  | Jun-25  | AS  | Not Started |
|                                                                                                                                                                                                 | Polk County EMA approval of updated plan          | Nov-24  | Nov-24  | CD  | In Progress |
|                                                                                                                                                                                                 | Community meeting on updated plan                 | Nov-24  | Nov-24  | CD  | Done        |
|                                                                                                                                                                                                 | CC Decision: Polk County Hazard Mitigation Plan   | Dec-24  | Dec-24  | CD  | In Progress |

|                                                                       |                                                      |        |        |    |             |
|-----------------------------------------------------------------------|------------------------------------------------------|--------|--------|----|-------------|
| Westcom New Dispatch Facility: Financing Options and Policy Direction | Westcom hires OR to assist w/ facility strategy      | Oct-24 | May-25 | CM | Not Started |
|                                                                       | Westcom hires design team to develop concepts        | Feb-25 | Jun-25 | CM | Not Started |
|                                                                       | WDM Finance works w/ bond counsel on options         | Feb-25 | Jun-25 | CM | Not Started |
|                                                                       | Westcom Mgt Cmte reviews/confirms results            | May-25 | Jul-25 | CM | Not Started |
|                                                                       | CC Presentation: Westcom City Councils Facility Plan | Jun-25 | Aug-25 | CM | Not Started |

## 2024-25 Management Agenda Actions: Moderate Priority

| Target                                                                     | Milestones                                           | Orig   | Rev    | Lead | Status      |
|----------------------------------------------------------------------------|------------------------------------------------------|--------|--------|------|-------------|
| City Gov't Built-Out Staffing Levels: Presentation w/ Findings and Options | Complete report of comparison cities staffing levels | Aug-24 | Nov-24 | AS   | In Progress |
|                                                                            | Pres/Discussion of findings w/ Executive Team        | Sep-24 | Nov-24 | AS   | Not Started |
|                                                                            | CC Presentation: Report to Council Personnel Cmte    | Sep-24 | Dec-24 | AS   | Not Started |
|                                                                            | CC Report: Building staffing levels comparison       | Oct-24 | Jan-25 | AS   | Not Started |
| Horizon Center: Incremental Business Music Festival Camp                   | Coordinate w/ property owner (Site Plan Issues)      | Dec-24 | Dec-24 | CD   | Not Started |
|                                                                            | Site Plan/Building Renovation Review                 | Jun-25 | Jun-25 | CD   | Not Started |
|                                                                            | CC Decision: Camping Private Property Direction      | TBD    | TBD    | CD   | Not Started |

## 2024-25 Management Agenda Actions: Low Priority

| Target                                                                            | Milestones                                           | Orig   | Rev    | Lead | Status      |
|-----------------------------------------------------------------------------------|------------------------------------------------------|--------|--------|------|-------------|
| WRA Parallel Trunk Sewer Installation: Impacts to Greenbelt                       | Clive Property Acquisition - Preparation of plats    | Sep-24 | Nov-24 | PW   | In Progress |
|                                                                                   | 86th St Connections/Development                      | Oct-24 | Oct-24 | PW   | Done        |
|                                                                                   | CC Presentation: Alignment and Property Impacts      | Nov-24 | Jan-25 | PW   | In Progress |
|                                                                                   | Final Plans                                          | Dec-24 | Jan-25 | PW   | Not Started |
|                                                                                   | Acquisition of easements                             | Feb-25 | Feb-25 | PW   | Not Started |
|                                                                                   | Letting                                              | Jul-25 | Jul-25 | PW   | Not Started |
|                                                                                   | WRA Construction - Phase 1 West of I 35/80           | Dec-26 | Dec-26 | PW   | Not Started |
|                                                                                   | Phase 2 East of I 35/80 (73rd St to W of I 35/80)    | Aug-28 | Aug-28 | PW   | Not Started |
|                                                                                   | Additional Opportunities - Indian Hills Re-meander   | TBD    | TBD    | PW   | Not Started |
|                                                                                   | Funding - Identify funding needs for WRA Work        | TBD    | TBD    | PW   | Not Started |
| Plan for Converting Radio to Fiber Comms in Water Distribution System             | Identification of scope                              | Sep-24 | Nov-24 | PW   | In Progress |
|                                                                                   | Preparation of proposal with estimates of cost       | Oct-24 | Nov-24 | PW   | Not Started |
|                                                                                   | CC Presentation: Proposal discussion/direction       | Oct-24 | Nov-24 | PW   | Not Started |
|                                                                                   | Identification of funding and program in CIP         | Nov-24 | Nov-24 | PW   | Not Started |
|                                                                                   | CC Decision: Project Approval                        | Dec-24 | Dec-24 | PW   | Not Started |
|                                                                                   | Final Plans                                          | TBD    | TBD    | PW   | Not Started |
|                                                                                   | Construction                                         | TBD    | TBD    | PW   | Not Started |
| Aquatic Center Programs Strategy: Pool Scholarship Program and Regional Pool Pass | Review local and national best practices/report      | Feb-25 | Feb-25 | LS   | Not Started |
|                                                                                   | Draft proposed scholarship program, eligibility/cost | Jul-25 | Jul-25 | LS   | Not Started |
|                                                                                   | Direction: Present program to Parks, Rec, Art Board  | Aug-25 | Aug-25 | LS   | Not Started |
|                                                                                   | CC Decision: Aquatic Center Scholarship Prog App     | Aug-25 | Aug-25 | LS   | Not Started |
|                                                                                   | Work w/ Clive Comm Foundation fund development       | Aug-25 | Aug-25 | LS   | Not Started |
|                                                                                   | Program implementation                               | Jan-26 | Jan-26 | LS   | Not Started |

|                                                                                |                                                     |        |        |    |             |
|--------------------------------------------------------------------------------|-----------------------------------------------------|--------|--------|----|-------------|
| Public Works Lobby and Breakroom Security Remodel: Direction and Funding       | Final design w/ OPC                                 | Sep-24 | Nov-24 | PW | In Progress |
|                                                                                | CC Presentation: Discussion, Funding, Direction     | Oct-24 | Nov-24 | PW | Not Started |
|                                                                                | Create temporary locker room and break area         | Nov-24 | Nov-24 | PW | Not Started |
|                                                                                | Demolition                                          | Nov-24 | Nov-24 | PW | Not Started |
|                                                                                | Framing                                             | Dec-24 | Dec-24 | PW | Not Started |
|                                                                                | Electrical, Plumbing and HVAC rough-in (contract)   | Dec-24 | Dec-24 | PW | Not Started |
|                                                                                | Construction completed - in-house work              | Mar-25 | Mar-25 | PW | Not Started |
| Community Rating System for Upgrade to Class 4                                 | ISP Verification Discussion                         | Nov-24 | Nov-24 | CD | In Progress |
|                                                                                | Polk County Hazard Mitigation Plan Approval         | Dec-24 | Dec-24 | CD | In Progress |
|                                                                                | Submit Application                                  | Jan-25 | Jan-25 | CD | Not Started |
| University Blvd Pump Station Relocation Project: Grant App, Design and Funding | Finalize location for new Pump Station              | Sep-24 | Dec-24 | PW | In Progress |
|                                                                                | Supplemental PSA                                    | Sep-24 | Dec-24 | PW | In Progress |
|                                                                                | Preliminary Plans                                   | Nov-24 | Dec-24 | PW | Not Started |
|                                                                                | CC Decision: Hazard Mitigation Grant Application    | Dec-24 | Dec-24 | PW | Not Started |
|                                                                                | Hazard Mitigation Grant Application Results         | Jul-25 | Jul-25 | PW | Not Started |
|                                                                                | CC Decision: Order Generator (\$100K) Approval      | Jul-25 | Jul-25 | PW | Not Started |
|                                                                                | Final Plans                                         | Oct-25 | Oct-25 | PW | Not Started |
|                                                                                | CC Decision: Funding Approval                       | Nov-25 | Nov-25 | PW | Not Started |
|                                                                                | Project letting                                     | Jan-26 | Jan-26 | PW | Not Started |
|                                                                                | CC Decision: Award contract                         | Jul-26 | Jul-26 | PW | Not Started |
|                                                                                | Construction                                        | Dec-26 | Dec-26 | PW | Not Started |
| Management and Employee Succession Planning Program: Update Report             | Review strategic issue memo w/ Department Dirs      | Mar-25 | Mar-25 | AS | Not Started |
|                                                                                | Create projection report for all employees          | Apr-25 | Apr-25 | AS | Not Started |
|                                                                                | CC Report: Council Personnel Committee              | May-25 | May-25 | AS | Not Started |
|                                                                                | CC Report: Updated strategic issue memo to M/CC     | Aug-25 | Aug-25 | AS | Not Started |
| Recreation Revenue Recovery Guidelines: Direction                              | Research best practices and develop report          | Jan-25 | Jan-25 | LS | Not Started |
|                                                                                | Develop proposed guidelines for the program         | May-25 | May-25 | LS | Not Started |
|                                                                                | Present proposed guidelines to Parks Board          | May-25 | May-25 | LS | Not Started |
|                                                                                | CC Presentation: Proposed policy/guidelines         | May-25 | May-25 | LS | Not Started |
|                                                                                | Revise policy based on Parks and CC feedback        | Jun-25 | Jun-25 | LS | Not Started |
|                                                                                | Parks Board adoption of guidelines                  | Aug-25 | Aug-25 | LS | Not Started |
|                                                                                | CC Decision: Recreation Revenue Guidelines Adopt    | Sep-25 | Sep-25 | LS | Not Started |
| Snow Removal Policy and Related Ordinances: Review and Direction               | Complete research approaches by other cities        | Oct-24 | Nov-24 | PW | In Progress |
|                                                                                | Internal Disc w/ Police/Fire/Parks/Comms            | Apr-25 | Apr-25 | PW | Not Started |
|                                                                                | Prepare report on current snow policy, alternatives | Jun-25 | Jun-25 | PW | Not Started |
|                                                                                | CC Presentation: Snow Removal Report, Direction     | Jul-25 | Jul-25 | PW | Not Started |
|                                                                                | Update/Draft ordinance changes (if any)             | Aug-25 | Aug-25 | PW | Not Started |
|                                                                                | CC Decision: Ordinance Approval (if any)            | Oct-25 | Oct-25 | PW | Not Started |
| Right-of-Way Management Policy                                                 | Complete Draft ROW Policy                           | Feb-25 | Feb-25 | PW | In Progress |
|                                                                                | Review of draft policy by legal counsel             | Mar-25 | Mar-25 | PW | Not Started |
|                                                                                | CC Presentation/Decision: Policy for private infra  | Apr-25 | Apr-25 | PW | Not Started |
|                                                                                | Update forms and processes                          | May-25 | May-25 | PW | Not Started |
|                                                                                | Implementation                                      | Jun-25 | Jun-25 | PW | Not Started |
| Herbicide and Pesticide Policy: Report and Direction (MS4 Review)              | Internal Discussion w/ Parks                        | Oct-24 | Nov-24 | PW | Not Started |
|                                                                                | Final Report                                        | Nov-24 | Nov-24 | PW | Not Started |
|                                                                                | CC Presentation: Herbicide and Pesticide Policy     | Jan-25 | Jan-25 | PW | Not Started |
|                                                                                | Implementation of new recommendations (if any)      | Mar-25 | Mar-25 | PW | Not Started |



## 2024-25 Management In Progress

| Management Projects                                                             | Orig    | Rev     | Who | Status      |
|---------------------------------------------------------------------------------|---------|---------|-----|-------------|
| Citywide Process Improvements: Departmental Reports                             | Ongoing | Ongoing | TS  | In Progress |
| Regular Quarterly Email Phishing Campaigns                                      | Ongoing | Ongoing | TS  | In Progress |
| Executive Team - Team member transition/retirements, relationship building      | Ongoing | Ongoing | CM  | In Progress |
| Police Short-Term Critical Staffing Shortages with Creative Scheduling/Overtime | Ongoing | Ongoing | PD  | In Progress |
| Public Works Certification - Water Distribution, Sewer Collect, Traffic Tech    | Ongoing | Ongoing | PW  | In Progress |
| Quarterly Supervisory Training Program                                          | Ongoing | Ongoing | AS  | In Progress |
| Mentoring and Developing HR Specialist and HR Administrative Specialist         | Ongoing | Ongoing | AS  | In Progress |
| Human Resources Roadshow and Office Hours                                       | Ongoing | Ongoing | AS  | In Progress |
| Dallas County Referendum - Public Education Campaign: Development/Info          | Sep-24  | Sep-24  | ACM | Done        |
| Westcom Support - Fiber Connectivity Project                                    | Oct-24  | Nov-24  | TS  | In Progress |
| Fire NFPA Physicals - Add Cancer Screening                                      | Oct-24  | Nov-24  | FD  | In Progress |
| Computer replacements: Fire and Police                                          | Nov-24  | Nov-24  | TS  | In Progress |
| Lucity system/asset management implementation: Parks                            | Nov-24  | Nov-24  | TS  | In Progress |
| Staff CDL Training Program - Development and Implementation                     | Nov-24  | Nov-24  | PW  | In Progress |
| Recruitment and New Employee Orientation Process Improvements                   | Nov-24  | Mar-25  | AS  | Not Started |
| Voice-to-Cloud System with RingCentral: Implementation                          | Nov-24  | Nov-24  | TS  | In Progress |
| City-State Legislative Agenda 2025: Approval                                    | Dec-24  | Dec-24  | ACM | In Progress |
| Police Leadership Transition: Update and Direction                              | Dec-24  | Dec-24  | PD  | In Progress |
| Records Management: Preparation for Move/City Hall Remodel                      | Dec-24  | Dec-24  | AS  | In Progress |
| Onboarding Seasonal Employees Process Improvements: Completion w/ LS            | Dec-24  | Dec-24  | AS  | In Progress |
| Employee Committees Reorganization: Completion                                  | Dec-24  | Dec-24  | AS  | Not Started |
| GIS Department Future Planning                                                  | Dec-24  | Dec-24  | TS  | Not Started |
| Technology/Information Annual Security Penetration Testing                      | Dec-24  | Dec-24  | TS  | Not Started |
| City Training Plan and Start Implementation: 2024-2025 Plan                     | Dec-24  | Dec-24  | AS  | In Progress |
| Financial Audit FY 23-24: Completion                                            | Dec-24  | Dec-24  | AS  | In Progress |
| Annual Capital Improvement Plan 2025: Update                                    | Dec-24  | Dec-24  | AS  | In Progress |
| Disaster Recovery/Business Continuity of Operations Framework: Document         | Dec-24  | Dec-24  | TS  | Not Started |
| Employee Benefits and Safety Fair                                               | Dec-24  | Dec-24  | AS  | In Progress |
| Back-Up Data Center: Implementation                                             | Dec-24  | Dec-24  | TS  | In Progress |
| Utility Billing Payment Options: Research and Report                            | Jan-25  | Jan-25  | AS  | In Progress |
| Transition from Broker TrueNorth to IGHCP                                       | Jan-25  | Jan-25  | AS  | In Progress |
| Public Works Facility Wi-Fi Network Improvements                                | Jan-25  | Jan-25  | TS  | Not Started |
| EMS Write Off Data                                                              | Jan-25  | Jan-25  | FD  | Not Started |
| Annual Community Engagement Plan                                                | Jan-25  | Jan-25  | ACM | Not Started |
| Fire Staffing Levels/Makeup New Standards: Implementation                       | Jan-25  | Jan-25  | FD  | In Progress |
| City Led Community Volunteer Program: Update Report                             | Feb-25  | Feb-25  | LS  | Not Started |
| Technology Subject Matter Experts Development                                   | Feb-25  | Feb-25  | TS  | Not Started |
| Development Review Process Improvement - Multi-Dept, Facilitated by ACM         | Feb-25  | Feb-25  | ACM | In Progress |
| Electronic Utility Bills: Policy, Direction                                     | Mar-25  | Mar-25  | AS  | Not Started |
| GeoHub/Map Center Centralization                                                | Mar-25  | Mar-25  | TS  | Not Started |
| Service Work Order Mobile App: Implementation                                   | Mar-25  | Mar-25  | PW  | Not Started |
| Annual Performance Evaluation Process Adjustments - Implementation              | Mar-25  | Mar-25  | AS  | Not Started |
| Fire All FT Staff: Solidification of Roles and Responsibilities: Update         | Mar-25  | Mar-25  | FD  | In Progress |

|                                                                               |         |         |       |             |
|-------------------------------------------------------------------------------|---------|---------|-------|-------------|
| Public Safety Radio Replacement: Completion                                   | Mar-25  | Mar-25  | FD/PD | In Progress |
| Moving Library Circulation System from On-Prem to Cloud - FY 25/26 Funding    | Mar-25  | Mar-25  | LS/TS | Not Started |
| Public Safety Staff Recruitment/Retention Strategy: Continued Implementation  | Mar-25  | Mar-25  | PD/FD | Not Started |
| Budget FY 25-26: Development                                                  | Apr-25  | Apr-25  | AS    | In Progress |
| Cross Training between AS and CD for City Hall Reception: Completion          | Apr-25  | Apr-25  | AS/CD | Not Started |
| City-Federal Legislative Agenda 2025: Approval                                | May-25  | May-25  | ACM   | Not Started |
| 2024B/2025A Bond Sales: Completion (Including New Bond Rating)                | May-25  | May-25  | AS    | In Progress |
| Clive's Various e-Newsletters Standardization and Monthly Newsletter          | May-25  | May-25  | ACM   | Not Started |
| GIS System Upgrade                                                            | May-25  | May-25  | TS    | Not Started |
| Breach Reporting Plan and Incident Response Team: Update                      | Jun-25  | Jun-25  | TS    | Not Started |
| Employee Handbook: Annual Update                                              | Jun-25  | Jun-25  | AS    | Not Started |
| Fire Department Strategic Plan: Implementation                                | Jun-25  | Jun-25  | FD    | In Progress |
| Fire Officer Development Program (All Officers)                               | Jun-25  | Jun-25  | FD    | Not Started |
| Fire Company Officer Development Program (Acting Officers in Charge)          | Jun-25  | Jun-25  | FD    | Not Started |
| Fire Executive Leadership Development/Class/Course/Retreat                    | Jun-25  | Jun-25  | FD    | Not Started |
| Fire Vehicle Spec Process (320)                                               | Jun-25  | Jun-25  | FD    | In Progress |
| Safety Training Program: Development (w/ incident review)                     | Jul-25  | Jul-25  | AS    | Not Started |
| Part-Time to Full-Time Library Staffing - 2nd position conversion: Completion | Jul-25  | Jul-25  | LS    | Not Started |
| City Council Elections - Candidate Support/Info, Update Orientation Guide     | Jul-25  | Jul-25  | AS    | Not Started |
| Three New Police Officers: Hiring and Training                                | Jul-25  | Jul-25  | PD    | In Progress |
| Partial Special Census 2025: Completion                                       | Aug-25  | Aug-25  | AS    | Not Started |
| Large Meter Replacement                                                       | Ongoing | Ongoing | PW    | In Progress |
| Clive Detention Basins and Ongoing Development of Repair Schedule             | Ongoing | Ongoing | PW    | In Progress |
| Clive Public Safety Center: Maintenance Plan                                  | Oct-24  | Nov-24  | LS    | In Progress |
| Clark Street Pilot Green Infrastructure Evaluation After Action Report        | Oct-24  | Nov-24  | ACM   | Not Started |
| Lead/Copper Service Line Inventory Survey: Completion                         | Oct-24  | Oct-24  | PW    | Done        |
| Berkshire Boston Parkway Tree: Update Report                                  | Oct-24  | Nov-24  | CD    | In Progress |
| "Traffic Not Stopping at Stop" Signs Policy: Direction                        | Nov-24  | Nov-24  | PW    | In Progress |
| Alice's Road ROW Demolitions: Completion                                      | Dec-24  | Dec-24  | CD    | In Progress |
| MS4: Annual Reporting, Annual Inspection, Process Improvement                 | Dec-24  | Dec-24  | PW    | Not Started |
| Indian Hills Woods Flood Mitigation Grant Application                         | Dec-24  | Dec-24  | CD    | In Progress |
| Development Infrastructure Policies/SOP (Water, Sewer, Streets, Stormwater)   | Feb-25  | Feb-25  | PW    | In Progress |
| Information Handout for Private Improvements                                  | Feb-25  | Feb-25  | PW    | In Progress |
| Metro Park West Flood Hazard Mitigation Plan: Implementation (Grant Funded)   | Feb-25  | Feb-25  | CD    | In Progress |
| 5-Year Implementation Plan of Recommendations of 2016 Watershed MP            | Mar-25  | Mar-25  | PW    | Not Started |
| Work Order System for Facilities: Direction and Funding                       | Mar-25  | Mar-25  | LS    | Not Started |
| Railroad Crossing Swanson Blvd Rehab: Evaluation Report                       | May-25  | May-25  | PW    | Not Started |
| Stormwater Sewer Sheds Development: Review                                    | Jun-25  | Jun-25  | PW    | Not Started |
| State/Federal Lobbying and Grants for 86th Corridor Projects                  | Ongoing | Ongoing | ACM   | In Progress |
| Clive Historical Society Assets Transfer and "Mothball" Facility: Completion  | Dec-24  | Mar-25  | ACM   | In Progress |
| Harbach District 1/Harbach Blvd Stormwater Pilot Program: Re-Evaluation       | Apr-25  | Apr-25  | PW    | Not Started |
| Safety Review of 90th Street Trail Connection: Assessment, Modification, Fund | Aug-25  | Aug-25  | LS    | Not Started |
| Greenbelt Vegetation Management Study - Phase 2                               | Sep-24  | Nov-24  | LS    | In Progress |
| Invasive Plants and Vegetation Management: Phase 1 Implementation             | Dec-24  | Dec-24  | LS    | In Progress |
| Greenbelt Trail Education Campaign: Safety and Etiquette                      | May-25  | May-25  | ACM   | Not Started |
| Greenbelt Landing Individual Donor (Goal: \$100,000)                          | Oct-25  | Oct-25  | ACM   | In Progress |
| Development facilitation - Dehner Distillery, Shadow Creek Area, Emerald Isle | Ongoing | Ongoing | CD    | In Progress |

|                                                                          |         |         |     |             |
|--------------------------------------------------------------------------|---------|---------|-----|-------------|
| Library Strategic Plan: Implementation                                   | Ongoing | Ongoing | LS  | In Progress |
| Landscape Management Plan: Development                                   | Ongoing | Ongoing | LS  | Not Started |
| Homeowner Education on Federal Energy Efficiency Grant Program: Campaign | Ongoing | Ongoing | ACM | Not Started |
| Home Show Expo 2024 - Shadow Creek West                                  | Sep-24  | Sep-24  | ACM | Done        |
| Library fine free: annual report                                         | Dec-24  | Dec-24  | LS  | Not Started |
| Development Standards Manual/Zoning Ordinance Update: M/CC Direction     | Feb-25  | Feb-25  | CD  | Not Started |
| Neighborhood Trail Closure Gates: Installation                           | May-25  | May-25  | LS  | Not Started |
| Substantial Damage/Substantial Improvement Management Plan               | Jul-25  | Jul-25  | CD  | Not Started |
| Clive Festival 2025 - 50th Anniversary                                   | Jul-25  | Jul-25  | LS  | Not Started |

## 2024-25 Major Projects

| Capital Projects                                                             | Orig   | Rev    | Who | Status      |
|------------------------------------------------------------------------------|--------|--------|-----|-------------|
| Annual Soil Quality Restoration (SQR) Citywide Cost-Share Program            | Nov-24 | Nov-24 | PW  | In Progress |
| New ATC Cabinet: Installation - Installation                                 | Nov-24 | Nov-24 | PW  | In Progress |
| Clark and NW 101st Crosswalk Replacement: Completion                         | Nov-24 | Nov-24 | PW  | In Progress |
| Traffic Cabinets w/ ATC Cabinets Replacement: Funding                        | Nov-24 | Nov-24 | PW  | In Progress |
| Annual Street Light LED Revamp: Completion                                   | Dec-24 | Dec-24 | PW  | Not Started |
| Annual Walk/Don't Walk Countdown Signals: Installation/Completion            | Dec-24 | Dec-24 | PW  | Not Started |
| Public Works/MWA Recycling Pad Signage: Completion                           | Dec-24 | Dec-24 | PW  | In Progress |
| Annual 2024 Pavement Rehabilitation Projects: Completion                     | Dec-24 | Dec-24 | PW  | In Progress |
| Hickman Road and NW 161st Phase 2 Project - SE Legacy Drive Completion       | Dec-24 | Dec-24 | PW  | In Progress |
| 99th Court Reconstruction Construction                                       | Dec-24 | Dec-24 | PW  | In Progress |
| Emerald Isle Drive Reconstruction - Consultant Coordination and final design | Dec-24 | Dec-24 | PW  | In Progress |
| Annual Stormwater Restoration Projects: Completion                           | Jan-25 | Jan-25 | PW  | Not Started |
| VLANS for Upgraded Wifi and Security Cameras at Public Works: Completion     | Mar-25 | Mar-25 | TS  | In Progress |
| Annual Sanitary Sewer Lining Project                                         | May-25 | May-25 | PW  | Not Started |
| Park Maintenance Lean-To: Construction                                       | Jun-25 | Jun-25 | LS  | Not Started |
| Automatic Values at 86th St, 118th St Vaults and Values Replace              | Jul-25 | Jul-25 | PW  | Not Started |
| NW 114th St Reconstruction - Completion                                      | Jul-25 | Jul-25 | PW  | In Progress |
| Annual Clive Street Light Painting: Completion                               | Aug-25 | Aug-25 | PW  | Not Started |
| Flashing School Safety Systems at Douglas Ave and Shuler Elementary          | Aug-25 | Aug-25 | PW  | Not Started |
| Public Works Site Improvements: Design and Approval                          | Sep-25 | Sep-25 | PW  | In Progress |
| Forest Ave Water Main Replacement: Completion                                | Oct-25 | Oct-25 | PW  | Not Started |
| NW 142nd St and University Intersection Replacement: Completion              | Nov-25 | Nov-25 | PW  | Not Started |
| Street Light Cabinets on 86th St Replacement (2)                             | Dec-25 | Dec-25 | PW  | Not Started |
| Harbach Blvd Reconstruction Phase 2 - 82nd to 86th Preliminary Design (V&K)  | Dec-24 | Dec-24 | PW  | In Progress |
| Annual Greenbelt Trail Maintenance Projects (73rd - 100th)                   | Aug-25 | Aug-25 | LS  | Not Started |
| Cirksena Park: Completion                                                    | May-25 | May-25 | LS  | In Progress |
| Canary Park detention drainage improvements                                  | Jul-25 | Jul-25 | LS  | Not Started |
| Neighborhood park signs annual replacement program: Trail/911 Safety Signs   | Jul-25 | Jul-25 | LS  | Not Started |
| Campbell Park Dugouts: Funding                                               | Dec-25 | Dec-25 | LS  | Not Started |



## Memo

**TO:** Mayor and Council members

**FROM:** Elizabeth Hansen, Director of Administrative Services

**DATE:** November 7, 2024

**RE:** 2025-2029 Capital Improvement Program

### SYNOPSIS:

In support of the 2025-2029 Capital Improvement Program Workshop, please see the attached documents.

Please feel free to contact me at 515-223-6220 or at [ehansen@cityofclive.com](mailto:ehansen@cityofclive.com) before the meeting if you have any questions or need additional information.

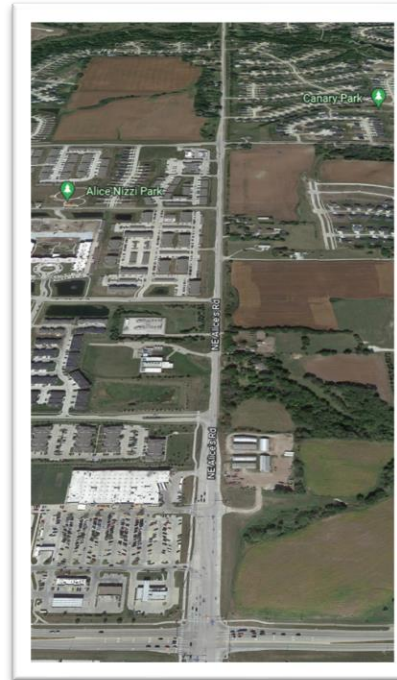
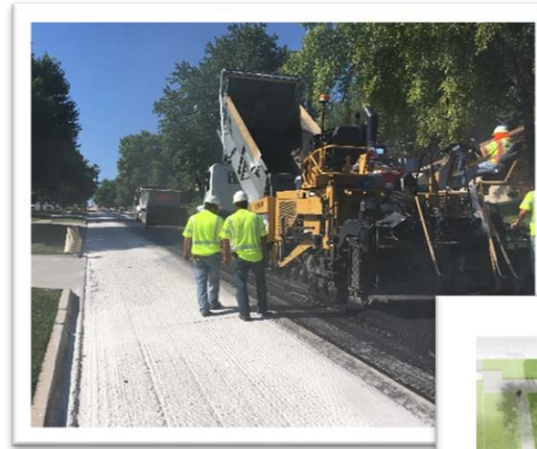
### Attachments:

1. Council CIP Presentation\_10-24
2. 2025-2029 Transmittal Letter
3. Appendix 1 - Infrastructure Studies List
4. Appendix 2 - CIP Summary
5. Appendix 3 - CIP Funding
6. Appendix 4 - PFM Financial Analysis of Debt Service
7. Appendix 5 - Overall CIP Map 2025\_2029
8. Appendix 6 - Overall Pavement Rehab 2025\_2029
9. Appendix 7 - Pavement Rehab 2025\_2026
10. Appendix 8 - Water Rehab 2025\_2026



# City of Clive

## Proposed 2025-2029 Capital Improvements Program (CIP)



# CIP Process and Policy Statement

- 1) Why do cities develop a Capital Improvements Plan?
- 2) Process, Annual Update and Approval
- 3) Updated CIP Policy – Approved May 26, 2016 by City Council
  - Criteria Focused
  - Assets/Equipment with Useful Life of 10 Years or Greater
  - Debt Service Tax Levy Limit of \$2.00
- 4) City Council Strategic Plan Workshop Vision– August 2024
  - Financially Sound City Providing Services Valued by the Community
  - Resilient City Facilities and Infrastructure
  - Revitalized 86<sup>th</sup> Street Corridor/Neighborhoods
  - Distinctive Clive Greenbelt
  - Great Place to Live

# Strategic Planning Principles

- ✓ Continued support for pavement preservation, rehabilitation, and reconstruction (dedicated \$2M annual funding for patching/overlay plus \$1M+ for reconstruction)
- ✓ Progress on Greenbelt Triad Projects (Greenbelt Landing, Porter Shelter, and Campbell)
- ✓ Linnan Park area, including the 82<sup>nd</sup> trail and temporary park as a critical catalyst for 86<sup>th</sup> Street Neighborhoods reinvestment
- ✓ Flood Risk reduction through the implementation of the University Boulevard Flood Mitigation Plan
- ✓ Extended, connected, and well-maintained Clive Greenbelt and Trail
- ✓ Upgraded/maintained/integrated sanitary sewer, stormwater, water and pavement systems
- ✓ Stabilized Walnut Creek with a proactive vegetation and tree management program
- ✓ Development of Northwest Area consistent with vision and plans
- ✓ Funding and implementation for significant future transportation facility investments (Alices Road and Interchange)



# CIP Financial Planning Principles

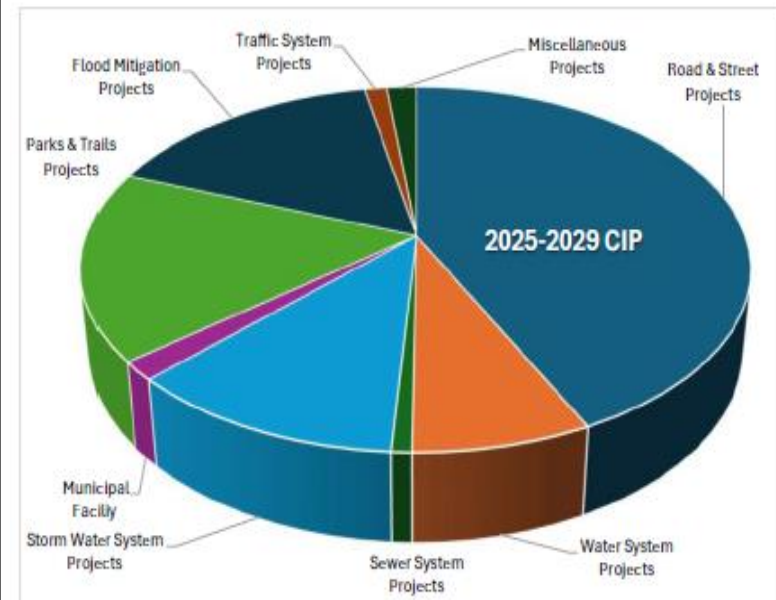
- ✓ Utilization of approximately \$900,000 annually from Dallas County LOSST funding
- ✓ Utilization of approximately \$1,300,000 annually from Polk County LOSST funding
  - Projecting a slight increase of LOSST revenues each year
- ✓ Utilization of approximately \$1,500,000 annually from Franchise Fee funding
- ✓ Utilization of Utility Rate Funding (water, sanitary sewer and storm sewer) to support aligned capital projects
  - Water allocation of approximately \$1.5M per year
  - Sanitary allocation of approximately \$1M per year (not utilizing fully in multiple years of CIP)
  - Storm sewer allocation of approximately \$550K per year
- ✓ Utilize the TIF revenue anticipated from the Emerald Isle/Hickman Development area to support long term financing for eligible projects (approx. \$16M identified need)
- ✓ The current Debt Service Levy of \$1.48 is not enough to fund the priorities and needs of the community due to the limited growth in taxable valuation and the increasing costs of future debt issuances; therefore, **this plan shows and increase in the Debt Service Levy to \$1.58**
  - ✓ Anticipating a transfer of levy authority from the General Fund levy to Debt Service levy to maintain the City's overall property tax rate levy of \$9.92 in the coming proposed budget/Fiscal Year 25/26.

# 2025-2029 CIP Financial Summary

|              |                      |
|--------------|----------------------|
| FY 25-26     | \$45,610,036         |
| FY 26-27     | \$31,734,250         |
| FY 27-28     | \$14,720,250         |
| FY 28-29     | \$14,370,487         |
| FY 29-30     | \$17,040,030         |
| <b>TOTAL</b> | <b>\$123,515,053</b> |

≈ 13% increase from 2024-2028 Plan

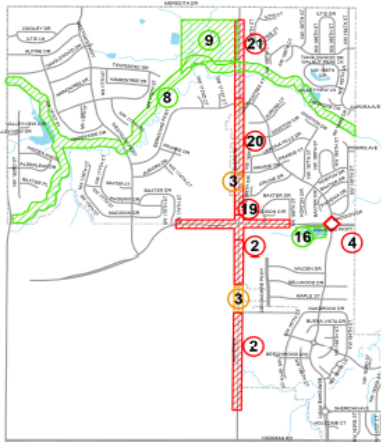
## Overall 5-Year Spending



**Average Annual Spending**  
**Street Rehabilitation/Reconstruction**  
 ≈ \$8.5 Million

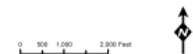
# 2025-2029 CIP Project Locations

| PROJECT LISTING                                            |                                                              |                                                         |
|------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------|
| 1 Fire Engine Replacement (2028-2029)                      | 12 Harbach Phase 2 Reconstruction (2025-2026)                | 23 Rio Valley Park Improvements (2026-2027)             |
| 2 Alice's Road Reconstruction Phase 1 (2025-2026)          | 13 University Boulevard Flood Mitigation (2025-2029)         | 24 Water Main Replacement - Franklin Avenue (2029-2030) |
| 3 Alice's Road Right of Way Acquisitions (2025-2027)       | 14 NW 82nd Street Trail Extension (2027-2028)                | 25 Linnan Park Improvements (2025)                      |
| 4 Douglas Drive and Berkshire Parkway Signal (2026)        | 15 Clark Street Roundabouts (2028-2029)                      | 26 Porter Shelter Area Improvements (2027-2028)         |
| 5 Swanson Boulevard Rebab (2028)                           | 16 Shuler Pond Park (2027-2028)                              | 27 Water Main Replacement - NW 78th Street (2026-2027)  |
| 6 Campbell Park Improvements and Bridge (2027-2030)        | 17 Water Main Replacement - NW 80th Street (2027-2028)       | 28 Clive Hall and Library Renovations (2025-2026)       |
| 7 Sunset Terrace Reconstruction (2027)                     | 18 Colby Avenue Reconstruction (2028-2029)                   |                                                         |
| 8 Little Walnut Creek Stream & Trail Extension (2025-2027) | 19 Alices Road Reconstruction Phase 2 (2026-2027)            |                                                         |
| 9 Alice's Road Park Planning (2028)                        | 20 Alices Road Reconstruction Phase 3 (2027-2028)            |                                                         |
| 10 Greenbelt Trail Improvement (Bridge) (2028)             | 21 Alices Road Reconstruction Phase 4 (2028-2029)            |                                                         |
| 11 University Blvd Pump Station Improvements (2025-2026)   | 22 Water Main Replacement - NW 84th/Clark Street (2028-2029) |                                                         |



## KEY

-  Transportation / Traffic
-  Water Improvements
-  Sanitary / Storm Sewer Improvements
-  Park / Trail Improvements
-  City / Facility Improvements



# Financially Sound City Providing Services Valued by the Community



## Fire Engine #320 Replacement

|               |                                                                       |
|---------------|-----------------------------------------------------------------------|
| List Price    | \$961,487 if financed,<br>plus est. \$170,000 interest (10-year note) |
| Cash Discount | <u>-\$136,573</u><br>\$824,914, if paid with cash                     |

Proposed Delivery FY 28-29



# Resilient City Facilities and Infrastructure

## Maintenance & Rehabilitation

### **Street Service Level and Project Strategy**

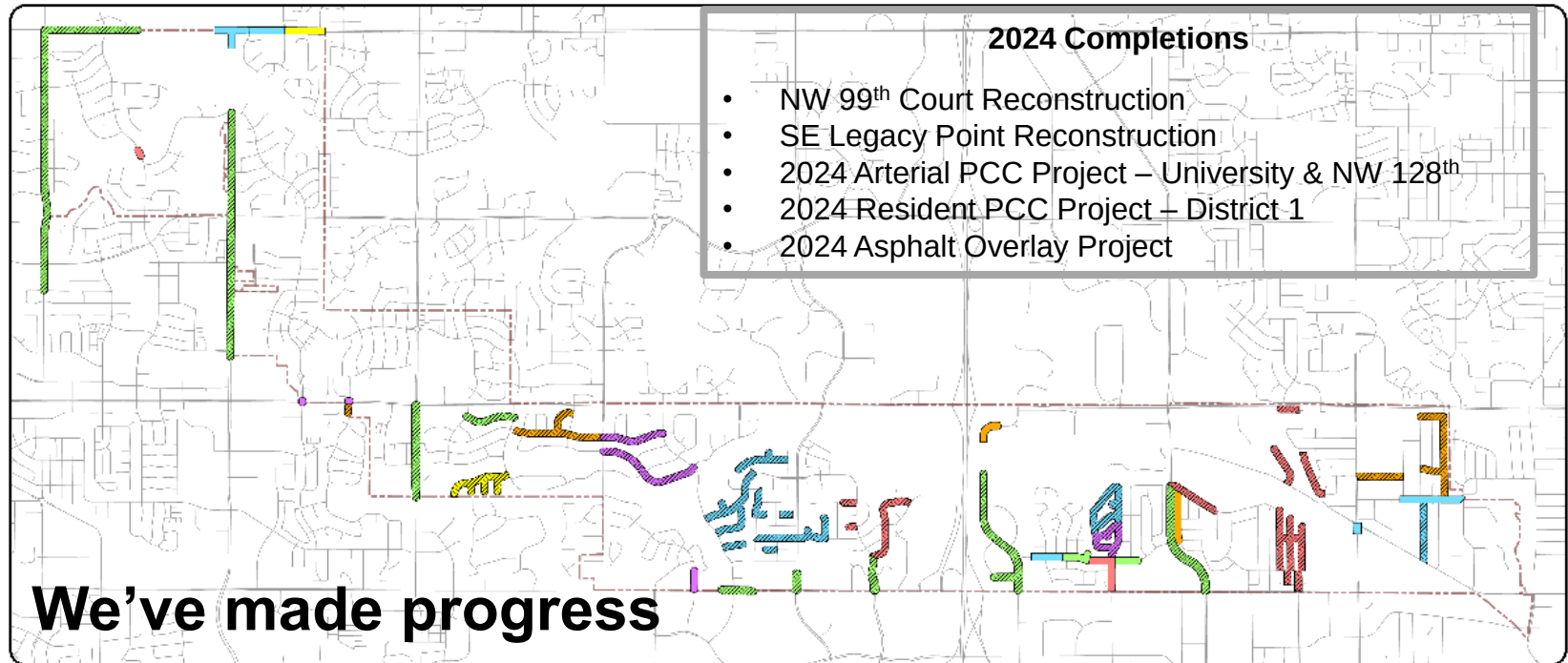
- Additional maintenance & rehabilitation started in 2024
- Asphalt Overlays in Country Club (CC) & Country Club West (CCW)
- Full Depth PCC Patching throughout the City
- Other streets included:
  - Swanson Blvd Overlay
  - Swanson Railroad crossings
  - Intersection of NW 142<sup>nd</sup> & University
  - Intersection of Berkshire & Boston
  - University from NW 128<sup>th</sup> to NW 142<sup>nd</sup>
- What is the plan?
  - Maintaining the increased level of funding for maintenance & rehab - \$2M+/yr
  - Rehab with both Concrete and Asphalt
  - Add service life to streets in CC & CCW – **Asphalt Overlays** – Increased maintenance



# Resilient City Facilities and Infrastructure



## ***City of Clive Comprehensive Completed Pavement Rehabilitation***



0 1,000 2,000 4,000 Feet





# Resilient City Facilities and Infrastructure



## **Planned Rehabilitation & Reconstruction**

### **PCC Patching – Residential - \$3.3M**

- 2025 - \$900K - CCW Area
- 2026 - \$600K – S of Hickman & W of 156<sup>th</sup>
- 2027 - \$600K - N of Hickman, W of 156<sup>th</sup>, S of Douglas
- 2028 – \$600K – N of Douglas, E of Alice’s and Berkshire to W of Alice’s
- 2029 - \$600K – N of Harbach on both sides of 86<sup>th</sup>

### **PCC Patching – Arterial - \$1.1M**

- 2025 – \$500K – NW 142<sup>nd</sup> & University, Berkshire & Sheridan
- 2026 - \$600K – University, NW 128<sup>th</sup> to NW 142<sup>nd</sup>

### **Asphalt Overlays - \$6.0M**

- 2025 – \$600K - Country Club
- 2026 – \$1.4M - Country Club West
- 2027 – \$1.4M - Country Club
- 2028 – \$1.4M - Country Club West
- 2029 - \$1.2M- Country Club

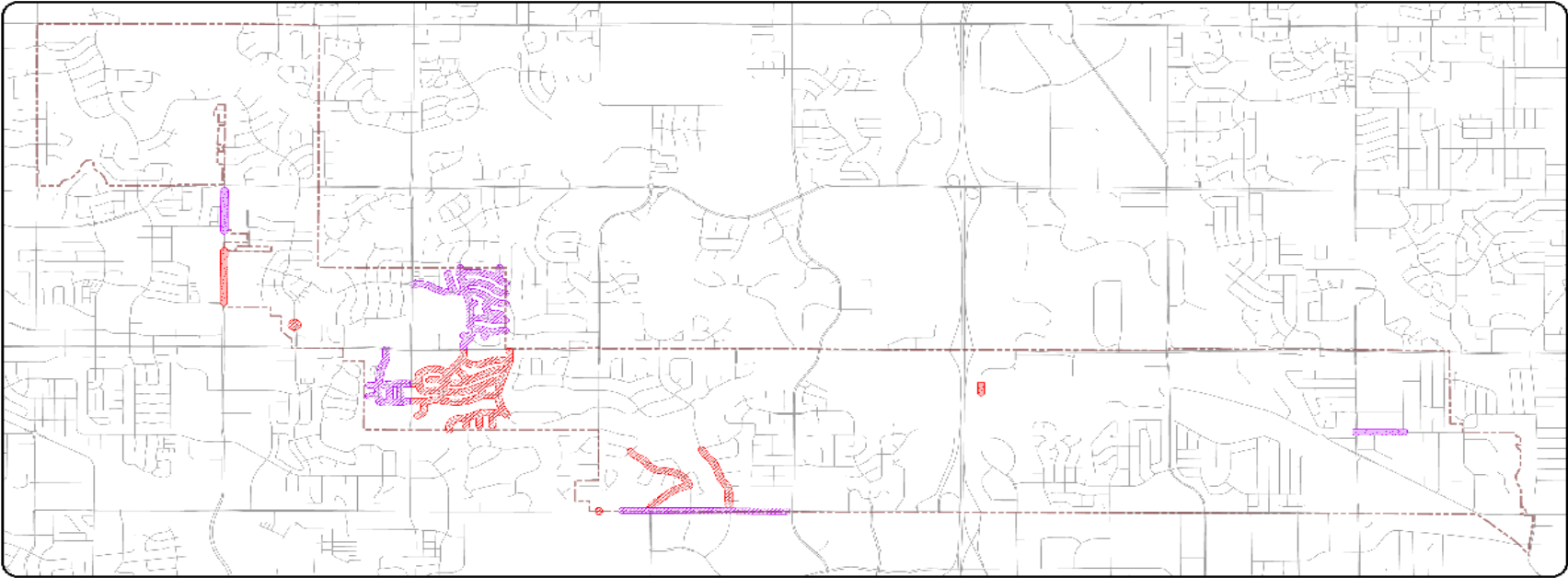
### **Reconstruction**

- 2025 – Alice’s Road Phase 1A (S Corp to S of Dellwood)
- 2026 – Alice’s Road Phase 1B (Dellwood to S of Douglas), Harbach (82<sup>nd</sup> to 86<sup>th</sup>)
- 2027 – Alice’s Road & Douglas Phase 2, Sunset Terrace (97<sup>th</sup> to 99<sup>th</sup> Ct)
- 2028 – Alice’s Road & Douglas, Phase 2, Colby Ave (97<sup>th</sup> to 99<sup>th</sup> Ct)
- 2029 – Alice’s Road Phase 3 (Douglas to Berkshire)

# Resilient City Facilities and Infrastructure



Next 2 Years- PCC **City of Clive Comprehensive  
Pavement Rehabilitation Program - 2025 / 2026**



0 1,000 2,000 4,000 Feet

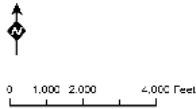
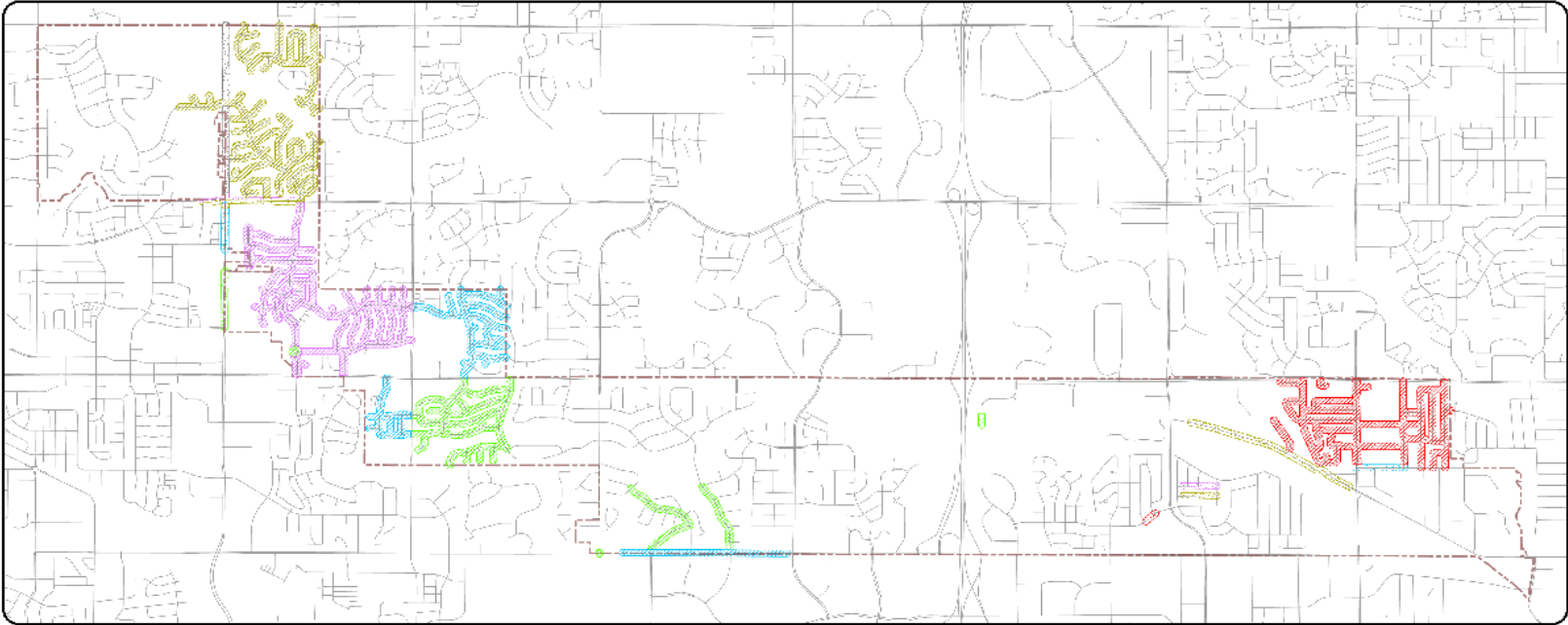
2025 - Rehabilitation    2025 - Reconstruction    2026 - Rehabilitation    2026 - Reconstruction

# Resilient City Facilities and Infrastructure



Next 5 Years- PCC

## **City of Clive Comprehensive Pavement Rehabilitation Program**



- |                     |                     |                     |                     |                     |                       |
|---------------------|---------------------|---------------------|---------------------|---------------------|-----------------------|
| 2025 - PCC Patching | 2026 - PCC Patching | 2027 - PCC Patching | 2028 - PCC Patching | 2029 - PCC Patching | Future Reconstruction |
| 2025 Reconstruction | 2026 Reconstruction | 2027 Reconstruction | 2028 Reconstruction | 2029 Reconstruction |                       |

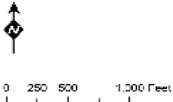
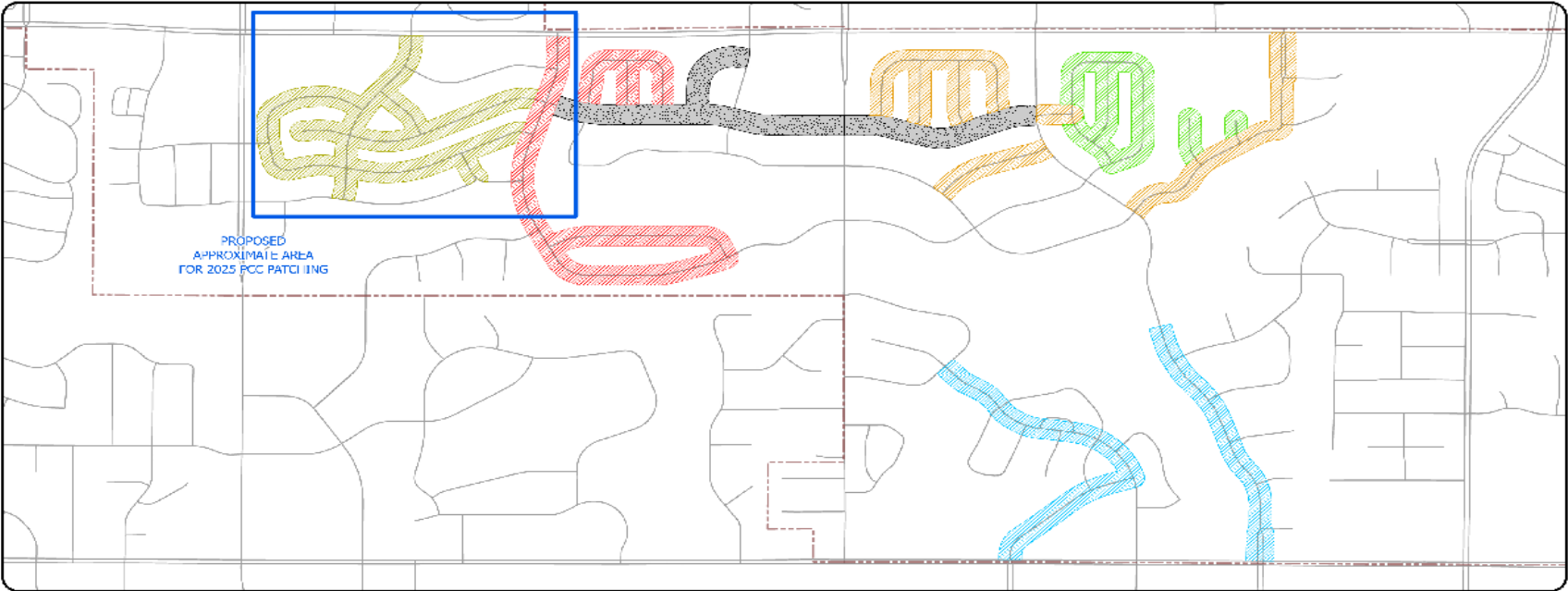
# Resilient City Facilities and Infrastructure



## City of Clive Overlay CIP Map



### Next 5 Years- Asphalt Overlay



- |                      |                      |                      |
|----------------------|----------------------|----------------------|
| Previous Overlays    | 2026 Overlays \$1.4M | 2028 Overlays \$1.4M |
| 2025 Overlays \$600K | 2027 Overlays \$1.4M | 2029 Overlays \$1.2M |

Miles: 14.3 (15.3 Including Western Lobe)  
Square Yards: 232,00 (249,000 Including Western Lobe)

# Resilient City Facilities and Infrastructure

## Reconstruction

### Street Service Level and Project Strategy

- **Reconstruction of Streets is essential to the sustainability of our street network**
- **What is the plan?**
  - **Reconstruct Colby Avenue and Sunset Terrace with full depth asphalt**
  - **Clark St Roundabouts**
  - **Reconstruct Alice's Road**
    - Phase 1A – Horizon to south of Dellwood
    - Phase 1B – Dellwood to south of Douglas
    - Phase 2 – Intersection of Douglas & Douglas
    - Phase 3 – North of Douglas to Berkshire
    - Phase 4 – Berkshire to Meredith
  - **Signalization of Douglas & Berkshire**



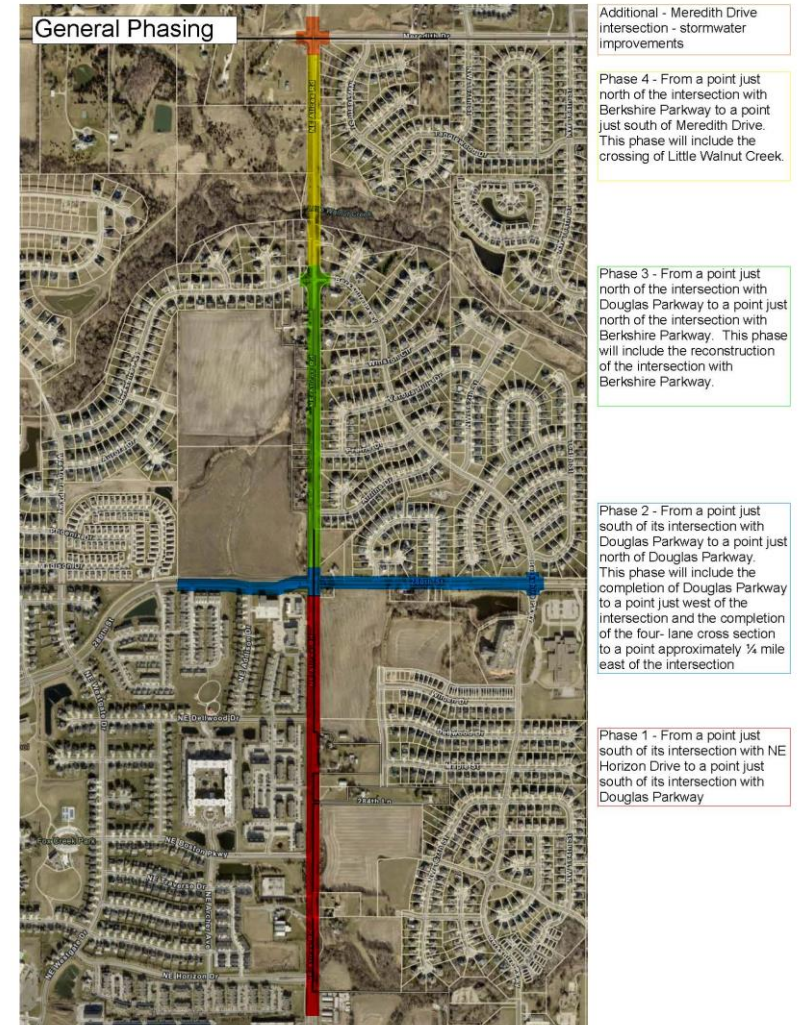


# Resilient City Facilities and Infrastructure

## Alices Road Reconstruction

### Schedule

- 2023-2026** – Right of Way Acquisition (16 parcels)
- 2023** – Award Design Contract
- 2024** – Design Phase 1A
- 2025** – PEL completed by end of 2025
- 2025** – Reconstruct Phase 1A - S of Horizon to S of Dellwood
- 2026** – Reconstruct Phase 1B - Dellwood to S of Douglas
- 2027** – Reconstruct Alice's Phase 2 - Douglas Intersection
- 2028** – Reconstruct Alice's Phase 2 - Douglas Intersection
- 2029** – Reconstruct Alice's Phase 3 - Douglas to Berkshire
- 2030** – Reconstruct Alice's Phase 3 - Douglas to Berkshire
- 2031** – Reconstruct Alice's Phase 4 - Berkshire to Meredith
- 2032** – Reconstruct Alice's Phase 4 - Berkshire to Meredith





# Resilient City Facilities and Infrastructure

## Hickman Road (US 6) & I35/80 Interchange

### Schedule

2024 – Utility Relocations

2024 – Phase 1 letting (July), DMWW watermain relocation (August), Phase 1 construction exterior lanes of interstate & widening of Walnut Creek Bridge

2025 – Phase 1 Construction, Phase 2 letting (July), Phase 2 construction interior lanes

2026 – Phase 2 construction, Phase 3 letting (July), Phase 3 construction – Hickman & NW 111<sup>th</sup> intersection

2027 – Phase 3 construction

2028 – Phase 3 restoration



**SNYDER & ASSOCIATES**  Hickman Interchange

VIEW LOOKING NORTHEAST  
November 22, 2022



**SNYDER & ASSOCIATES**

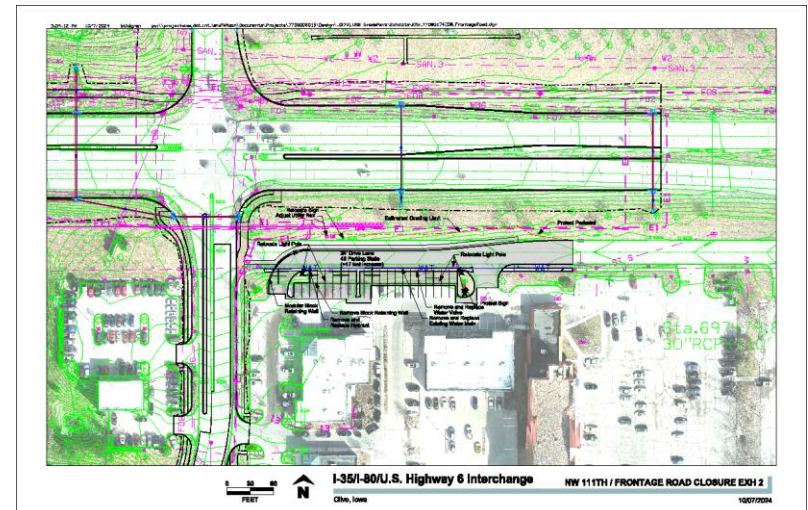
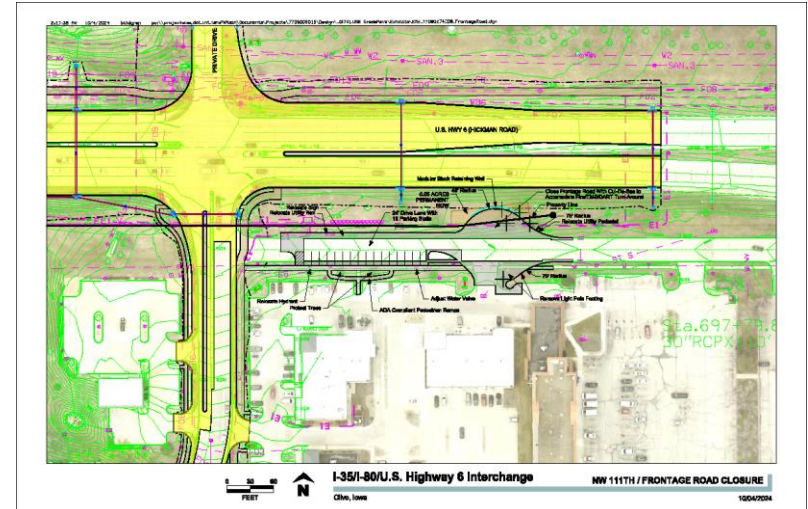
**HICKMAN INTERCHANGE**  
**35% PRELIMINARY AESTHETIC DESIGN**  
CLIVE / URBANDALE, IOWA 08-09-2023

# NW 108<sup>th</sup> & Hickman Signalization & NW 111<sup>th</sup> & Frontage Road Configuration

Closing the Frontage Road at NW 111<sup>th</sup> will require signalizing the NW 108<sup>th</sup> & Hickman intersection: OPC: \$825K

Option 1: Use existing street for parking lot: OPC: \$240K. Total with signalization: \$1.07M

Option 2: Replace street and construct parking lot at level of existing parking lot: OPC: \$484,000. Total with signalization: \$1.31M

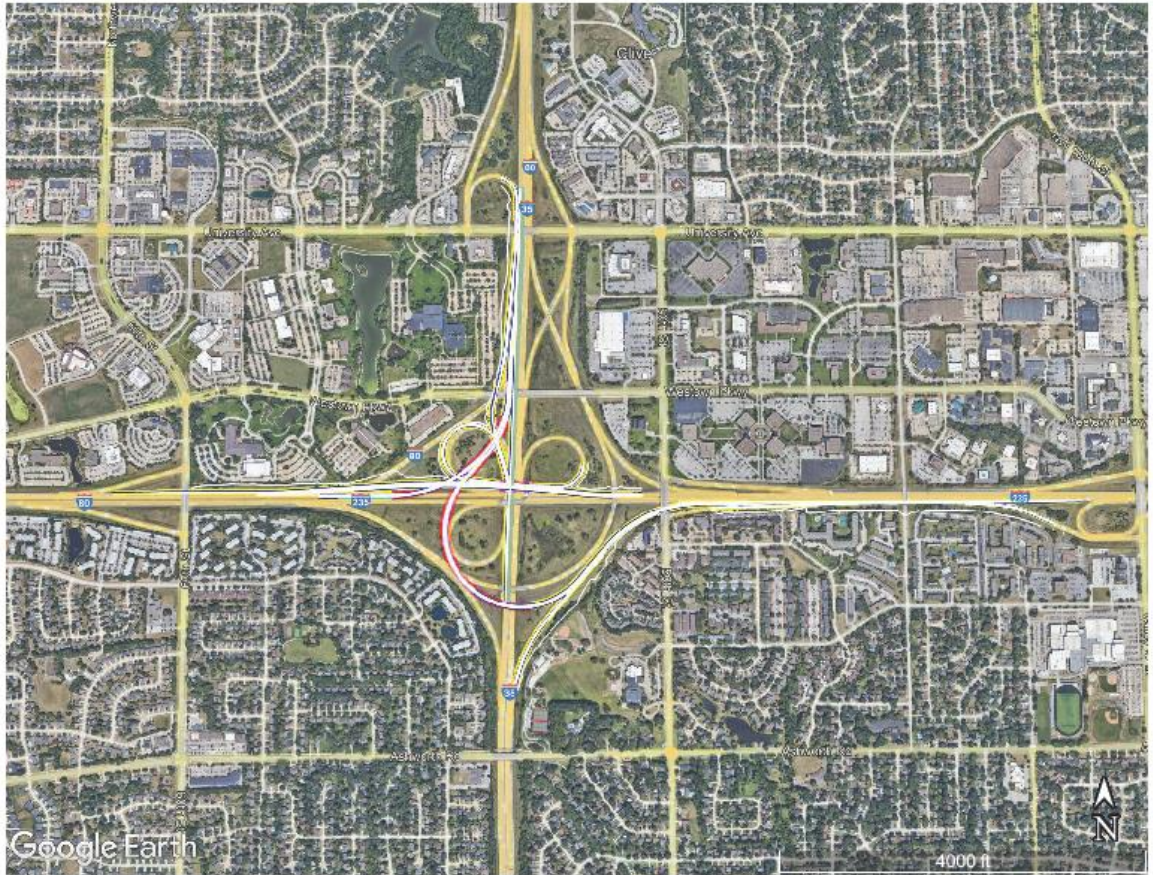




# Resilient City Facilities and Infrastructure

## Southwest Mix Master

Work has already started. The current contract includes work outside the traveled portion of the interstate.



# Resilient City Facilities and Infrastructure

## **Traffic/Pedestrian Management Projects**

- Annual Traffic Improvement and Safety Improvement Projects - \$100,000/year
- ATC Traffic Cabinet Replacement and Traffic Control Infrastructure Upgrades - \$905K in FY 26/27
  - Complete the City's upgrade of traffic cabinets to the same standard
  - Eliminate incompatibility issues with switches
  - Complete upgrade of pedestrian crosswalks
- Major Crosswalks/More Walkable City – New Strategic Planning Priority
  - Des Moines MPO Safe Streets For All (SS4A) Regional Plan

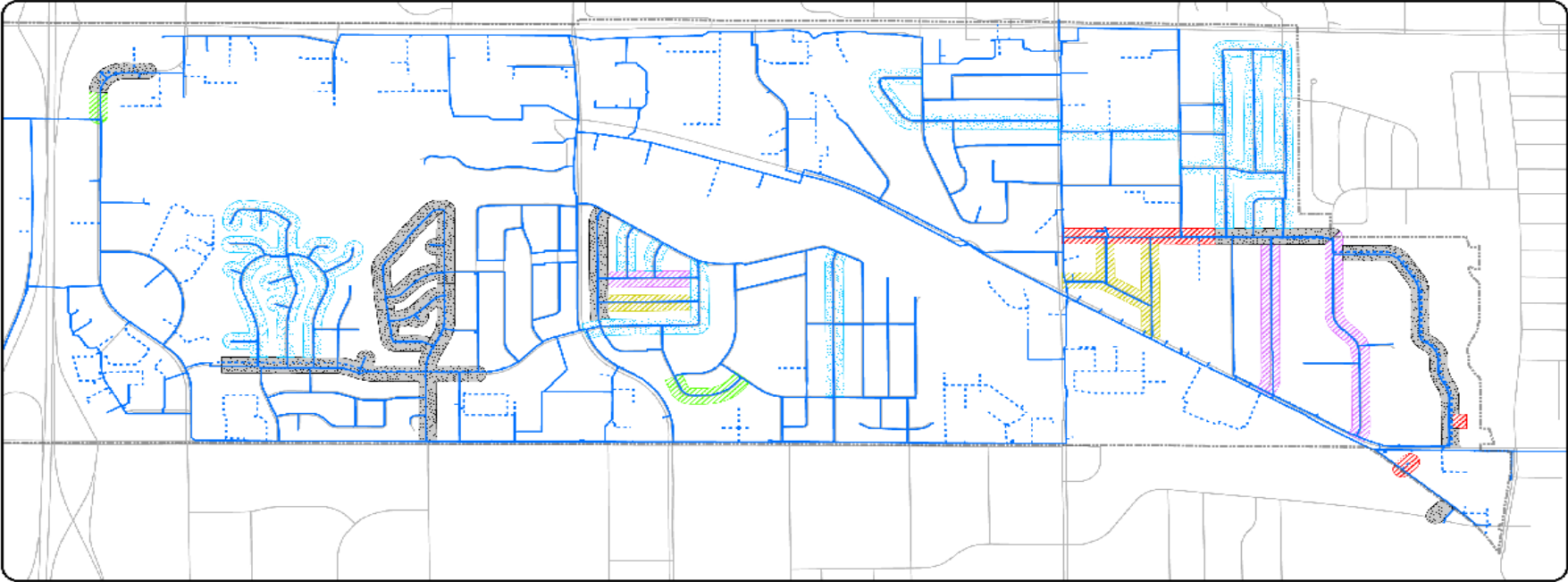
# Resilient City Facilities and Infrastructure



## **City of Clive Comprehensive Water Network Rehabilitation Program**



### **Water Projects**



0 500 1,000 2,000 Feet

2025 2026 2027 2028 2029 Completed To Be Scheduled



# Resilient City Facilities and Infrastructure

## Water Projects

**Note:** 2024 completed emergency connection to Waukee water system

**Annual – \$100K – Large Meter/Valve Replacements**

**2025 – Forest Ave, Alice's Road Phase 1A)**

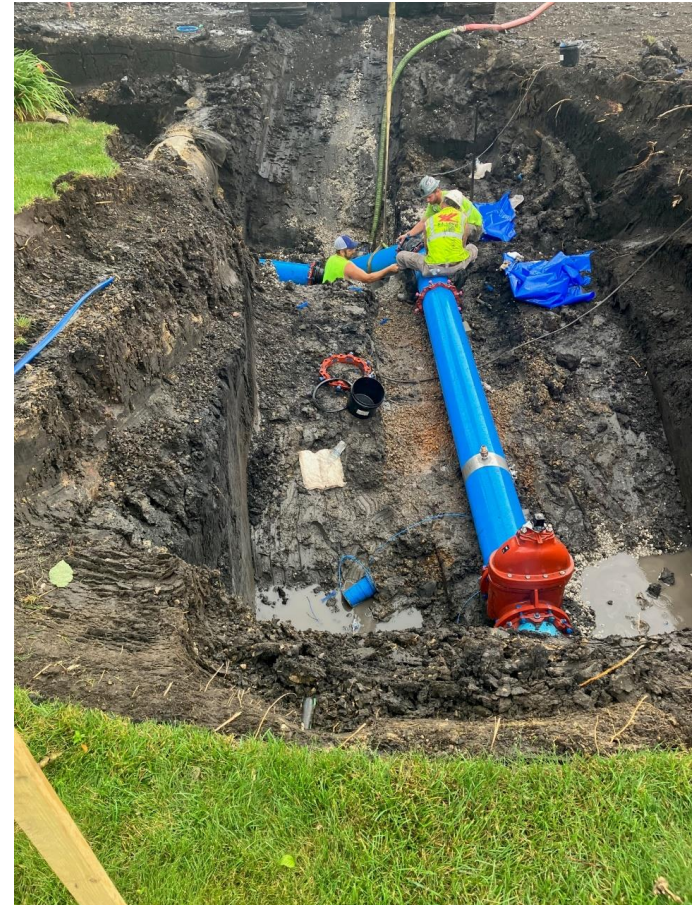
**2026 - Harbach (NW 82<sup>nd</sup> to NW 86<sup>th</sup>), University Boulevard Pump Station, Alice's Road Phase 1B**

**2027 – NW 78<sup>th</sup> St & NW 80<sup>th</sup> (University Blvd to Harbach), Sunset Ter (NW 97<sup>th</sup> to NW 99<sup>th</sup> Ct), Alice's Road Phase 2**

**2028 - NW 84<sup>th</sup>, NW 85<sup>th</sup> & Clark Area, Colby Ave (NW 97<sup>th</sup> to NW 99<sup>th</sup> Ct), Alice's Road Phase 2**

**2029 - NW 84<sup>th</sup>, NW 85<sup>th</sup> & Clark Area cont.**

|                       |                       |                      |
|-----------------------|-----------------------|----------------------|
| <b>FY 26-\$1.5M</b>   | <b>FY 27-\$1.735M</b> | <b>FY 28-\$1.32M</b> |
| <b>FY 29- \$1.52M</b> | <b>FY 30-\$1.34M</b>  |                      |



# Resilient City Facilities and Infrastructure

## City Hall / Library Renovations

### Schedule

**December 2024** – Public Hearing on Bids for Phase 1 (upper level)

- Staff relocate to Harbach Center, Council Mtgs at CPSC

**July 2025** – Phase 1 Work Complete

**November 2025** – Public Hearing on Bids for Phase 2 (lower level)

- Staff relocate to Harbach Center

**June 2026** – Phase 2 Work Complete

Initial Budget for Phase 1 = \$4 Million, will be less now

Budget for Phase 2 = \$2 million, carryover from Phase 1 new funds





# Revitalized 86<sup>th</sup> Street Neighborhoods

## Linnan Park Redevelopment

- Feb 2025 – Design Complete
- March 2025 – Site Plan Approval
- April 2025 – Bidding and Contract Award
- May 2025 – Construction Starts
- August 2026 – Construction Complete





# Revitalized 86<sup>th</sup> Street Neighborhoods

## Linnan Park Redevelopment

Discussion Question: What is the preference for number of shelters?



# Revitalized 86<sup>th</sup> Street Neighborhoods

## Linnan Park Redevelopment

Discussion Question: What playground concept is preferred?



- |                                           |                 |                      |                     |                  |
|-------------------------------------------|-----------------|----------------------|---------------------|------------------|
| 1 18' SLIDE                               | 3 12' SLIDE     | 5 ACCESSIBLE SPINNER | 7 MOUND WITH TUNNEL | 9 BELT SWINGS    |
| 2 TWO LARGE TOWERS WITH BRIDGE CONNECTION | 4 BALANCE BOARD | 6 CLIMBER            | 8 PLAYHOUSE         | 10 BASKET SWINGS |



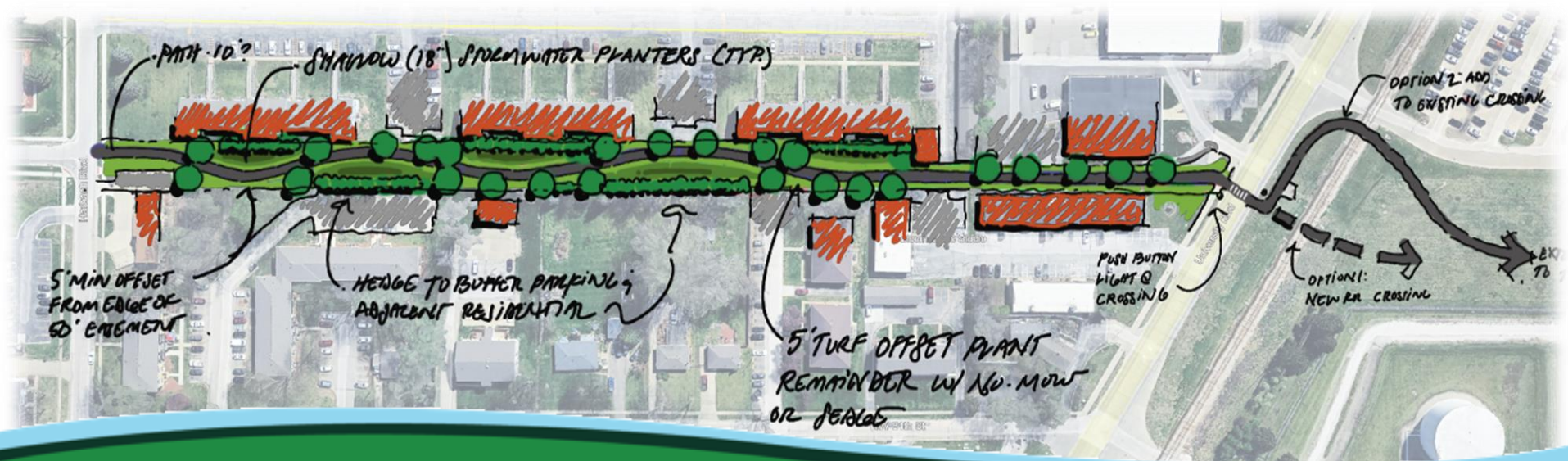
- |                      |                   |                 |               |
|----------------------|-------------------|-----------------|---------------|
| 1 SKY TOWER          | 3 SEE SAW         | 5 TOWER         | 7 PLAY PANELS |
| 2 ACCESSIBLE SPINNER | 4 SPINNING COCOON | 6 MUSIC STATION |               |



# Revitalized 86<sup>th</sup> Street Neighborhoods

## 82<sup>nd</sup> Street Trail Connection

- Project Goal - connect neighborhood to the Greenbelt Trail
- Concept being developed as part of Linnan Park project
- Design to be completed in 2025
- Funding for construction will be budgeted in future years
- Grant funds to be sought for construction



# Revitalized 86<sup>th</sup> Street Neighborhoods

## Flood Buyout Temporary Park

December 2024 – Final  
Concept Review

April 2025 – Construction  
Starts

June 2025 – Phase 1  
Improvements Complete

Phase 2 improvements  
will depend on timing of  
future acquisitions

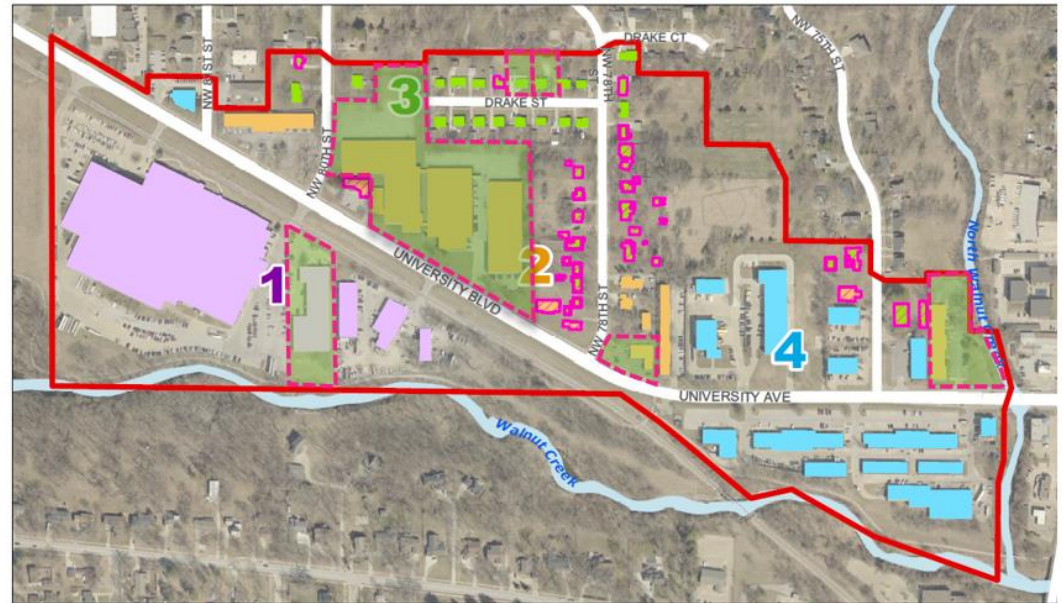




# Revitalized 86<sup>th</sup> Street Neighborhoods

## University Boulevard Flood Mitigation Implementation

- In-Process  
**FY 25/26**  
 7855/7887 University  
 8000 University  
**FY 26/27**  
 7405 University
- FY 25 through FY 29-  
 \$500K per year for Residential Acquisitions



**University Boulevard  
Flood Mitigation Plan**

### Legend

- Flood Prone Property Buyout Area
- Acquired
- Acquired & Demolished
- In-process

### Implementation Strategy

- 1. Stream Re-Meander Buyout
- 2. Non-Residential Acquisition
- 3. Residential Acquisition
- 4. Remain, Manage Risk

|                                           |           |
|-------------------------------------------|-----------|
| <b>Beginning Buildings At-Risk:</b>       | <b>69</b> |
| <b>City Acquisitions to Date:</b>         | <b>21</b> |
| <b>Remaining Buildings At-Risk:</b>       | <b>48</b> |
| Residential- 19                           |           |
| Commercial- 29                            |           |
| <b>Remaining (Priority Acquisitions):</b> | <b>34</b> |
| In-process- 8                             |           |

# Distinctive Clive Greenbelt

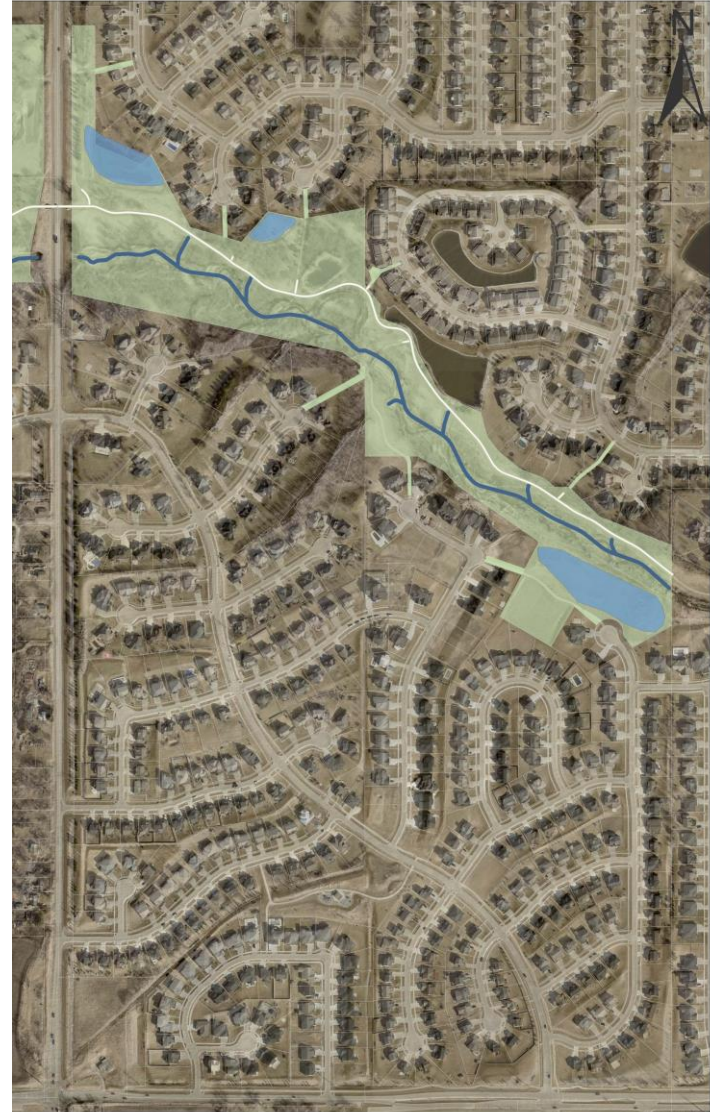
## Little Walnut Creek Stream Restoration and Trail Improvement

### Schedule

- **2023** – Award Streambank Improvements east of Alice's Road
- **2024** – Construct Streambank Improvements east of Alice's Road

### Costs

|                   |                   |
|-------------------|-------------------|
| Design            | \$ 315,000        |
| East Streambank   | \$ 910,000        |
| <u>East Trail</u> | <u>\$ 830,000</u> |
| Total             | \$ 2,055,000      |





# Distinctive Clive Greenbelt

## Little Walnut Creek Stream Restoration and Trail Improvement

### Schedule

- **2025** – Complete trail east of Alice's Road, Construct streambank improvements west of Alice's Road, Start trail west of Alice's Road
- **2026** – Complete trail west of Alice's Road

### Costs

|                    |              |
|--------------------|--------------|
| West Streambank    | \$ 7,250,000 |
| West Trail         | \$ 3,800,000 |
| Mitigation Banking | \$ 700,000   |
| Total              | \$11,750,000 |



Total Project Cost \$13,805,000



# Distinctive Clive Greenbelt

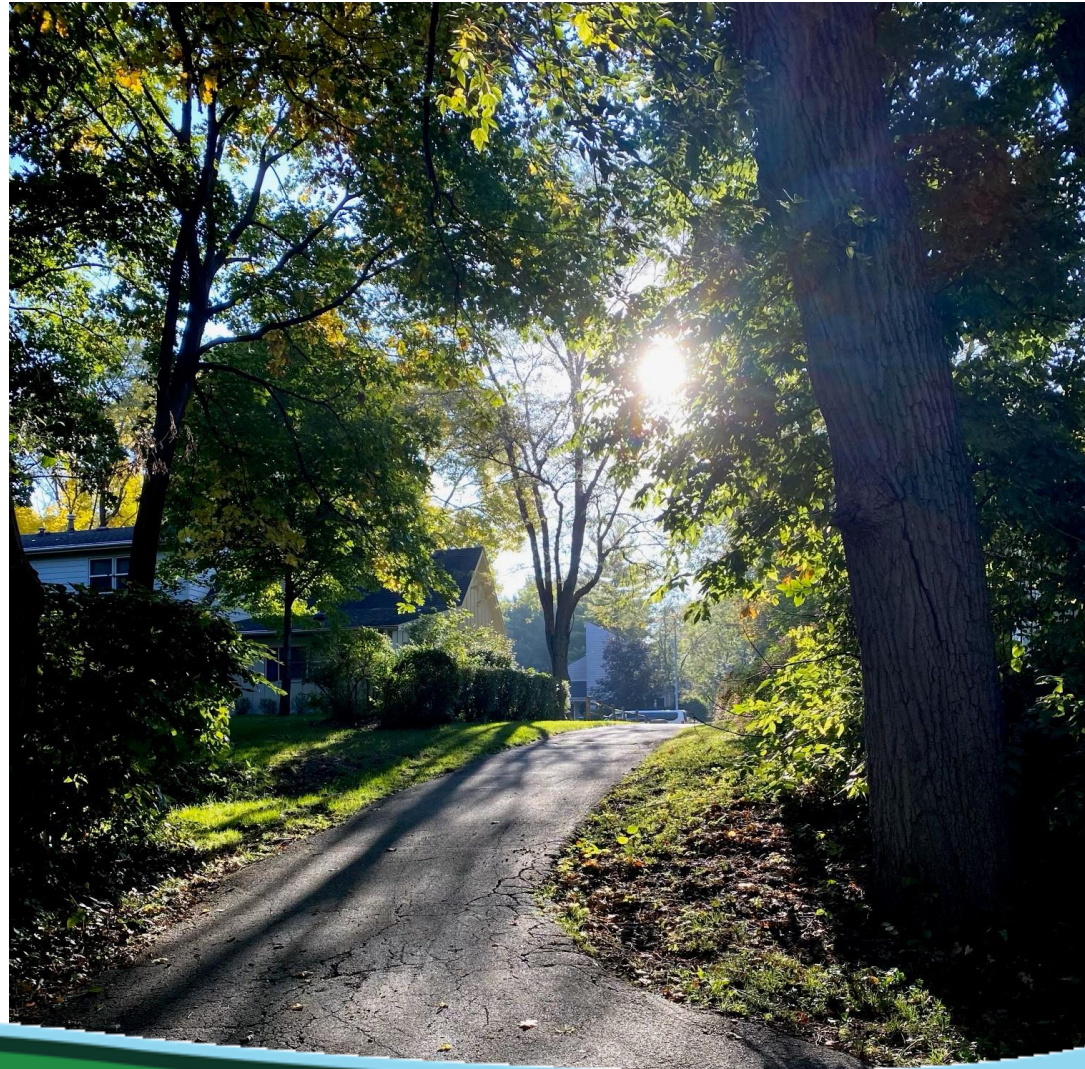


## **Annual Greenbelt Trail Improvements**

Highest Priority - Rio Valley Trail  
Bridge and neighborhood  
connection

Design and permitting in 2025

Construction planned for 2027





# Great Place to Live: Premier Location for Families

## **Campbell Park Improvements**

Master plan refresh and bridge design planned for 2027

Bridge construction planned for 2029





# Great Place to Live: Premier Location for Families Porter Shelter Improvements

Coordination needed with church  
and Horizon Event Center

Planning and design in 2026

Construction likely 2027 or 2028





# Great Place to Live: Premier Location for Families

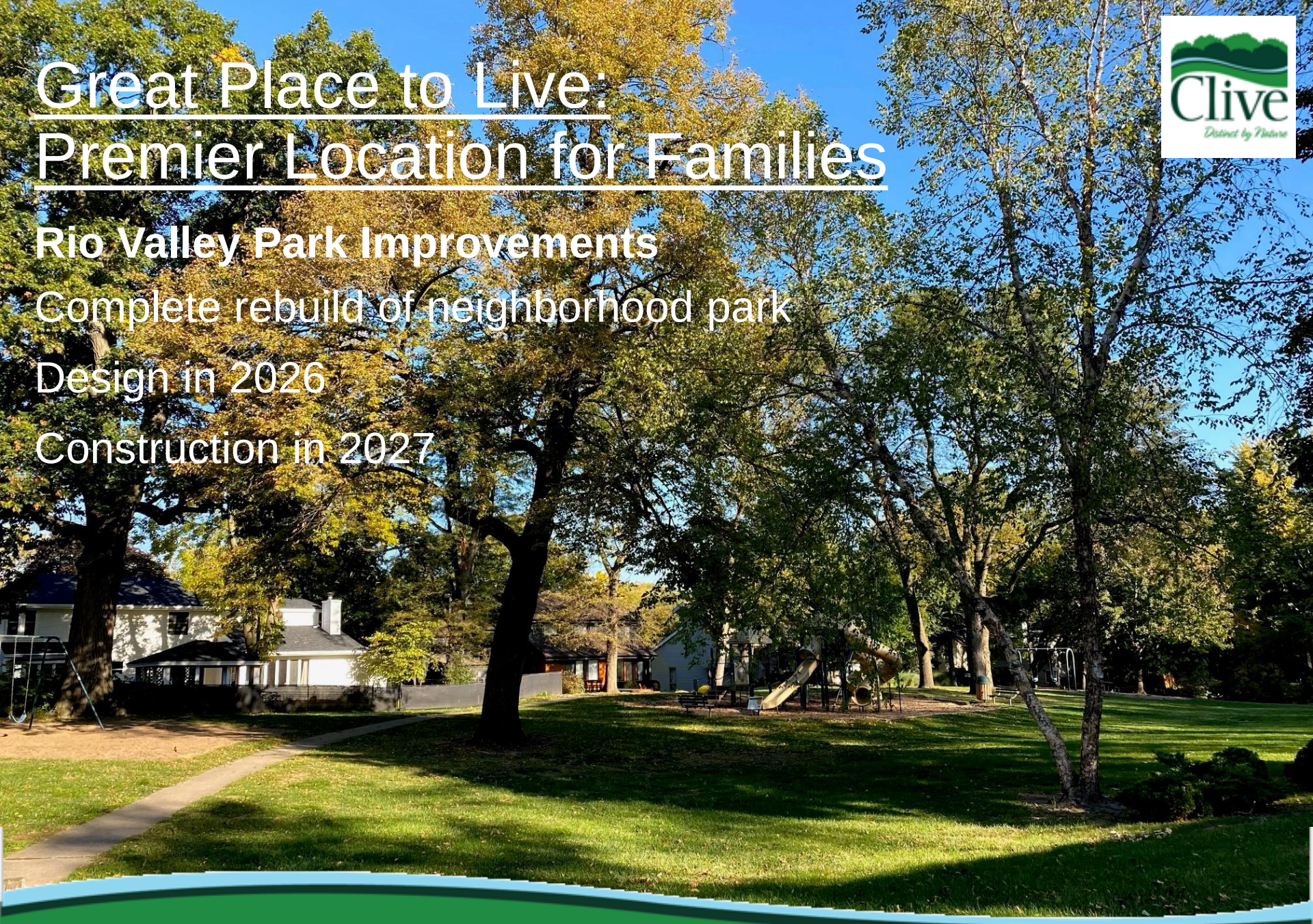


## **Rio Valley Park Improvements**

Complete rebuild of neighborhood park

Design in 2026

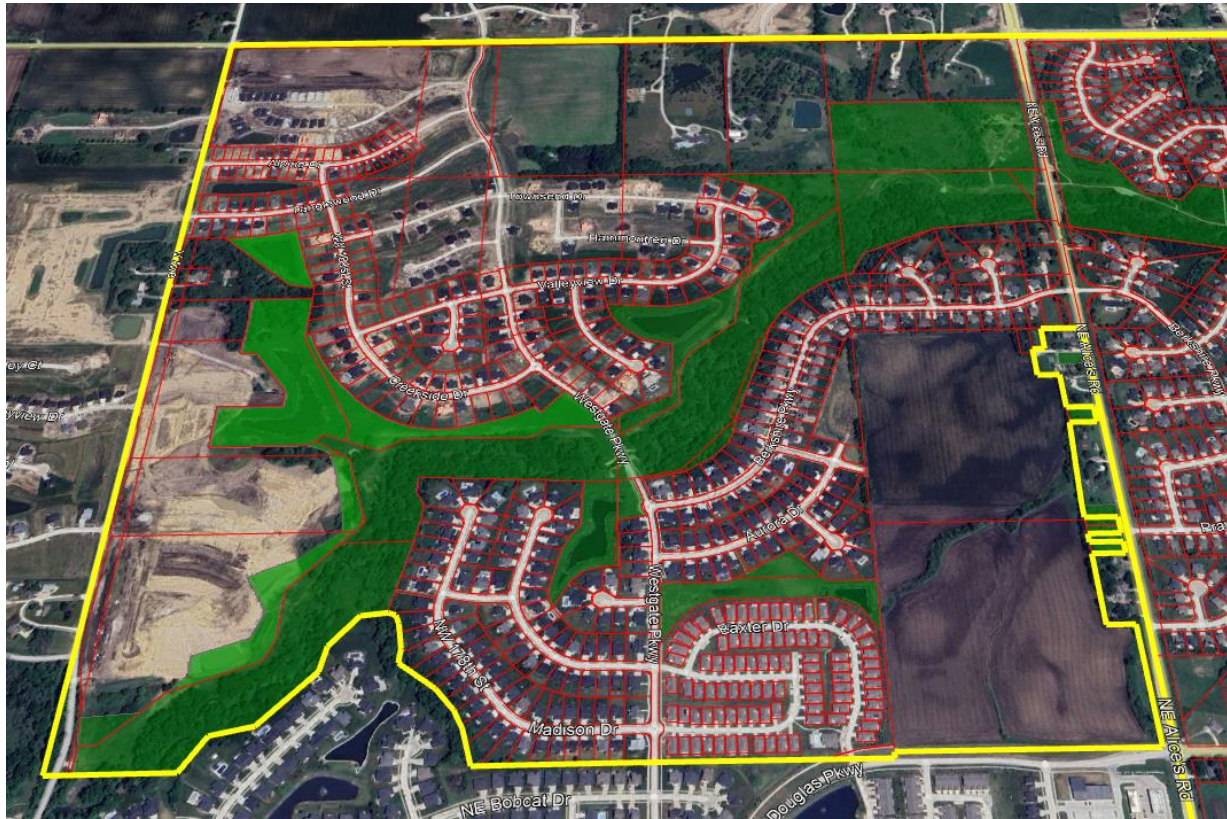
Construction in 2027





# Great Place to Live: Premier Location for Families

## NW Development Area Round-Up



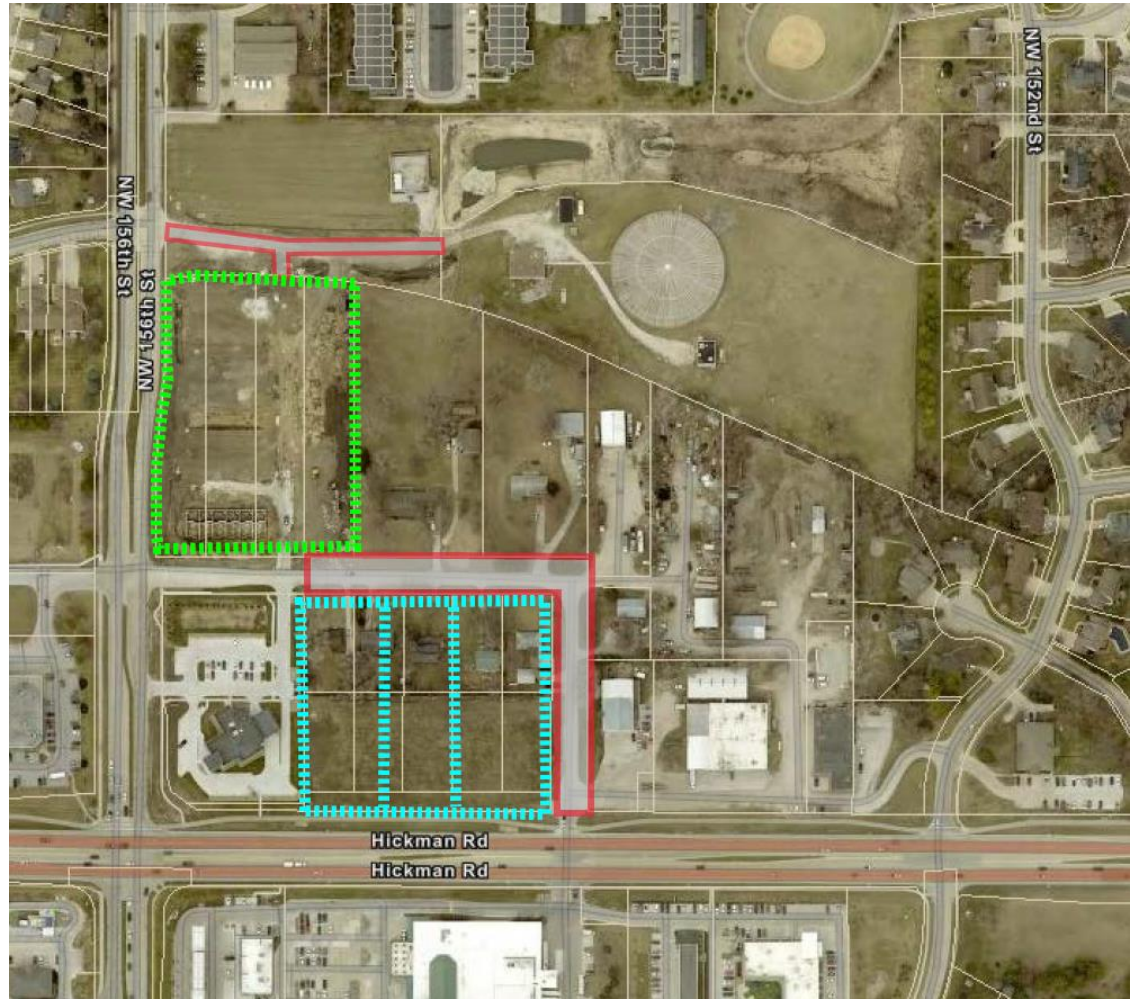
# Great Place to Live: Premier Location for Families

## **Emerald Isle Neighborhood**

Developer Cost Share

Emerald Isle Townhome-  
½ Sheridan Avenue

Silverstar Carwash-  
½ Emerald Isle Drive





# Future Project Considerations

86<sup>th</sup> Street Neighborhood Implementation  
82<sup>nd</sup> Street Trail Connection  
City Property Re-Development  
Housing Reinvestment Program  
Pedestrian/Bike Circulation Investments  
Harbach Center/Reinvestment/Repurposing

University Corridor Master Plan Implementation  
NW 114<sup>th</sup> Street Area Reinvestment  
University Park Shopping Redevelopment  
Corridor Branding

University Blvd Flood Mitigation Plan  
Larger Property Acquisitions  
“What’s Next” Improvements

Swanson Blvd/Porter Redevelopment  
Partnerships

WRA Trunk Sewer

Walnut Creek Watershed Implementation  
Flood Mitigation  
Stormwater Management  
Stream Stabilization

Arterial Roadway Improvements  
NW 142<sup>nd</sup> Street  
Meredith Drive (west of Alice)  
Warrior Lane

Emerald Isle Re-Development Support

University Avenue & I-35/80 Interchange

# City Council Questions

Final thoughts or concerns with any of the proposed Projects,  
Project Timing, Funding Allocation or Overall Funding  
Strategies?

# Next Steps- City Council Actions

- ✓ Set Public Hearing for Approval of 2025-2029 CIP at November 14th meeting
- ✓ Hold Public Hearing - Approve Proposed 2025-2029 CIP at December 12<sup>th</sup> meeting
- ✓ Integrate Capital Improvement Spending into FY 25/26 Budget and Utility Fund Rates  
Spring 2025
- ✓ Finalize Debt Service Projection and Initiate Borrowing Process  
Spring 2025





November 1, 2024

SUBJECT: 2025-2029 Capital Improvements Program

Mayor Edwards and Clive City Council Members,

On November 7<sup>th</sup>, the City Council and staff will hold a workshop to discuss the proposed 2025-2029 Capital Improvement Program (CIP) included herein. The discussion is an opportunity for the City Council to provide staff your insights and thoughts regarding the extensive infrastructure program proposed in this CIP, with a particular focus on proposals specifically targeting improvements directly related to the City's Strategic Planning Vision 2029:

- Clive is a Beautiful and Safe City with Great Residential Neighborhoods through Buildout
- Clive provides Exceptional Family Living and Opportunities for Personal Wellness
- Clive has the Distinctive Clive Greenbelt, and a Revitalized 86<sup>th</sup> Corridor/Neighborhoods

During the November 7<sup>th</sup> workshop, Administrative Services Director Elizabeth Hansen and staff will provide an overview of the proposed public investments to seek the City Council's direction on any modifications you would like to see in the final plan. Following the discussions during the workshop, the City Council is scheduled to hold a public hearing for the proposed 2025-2029 Capital Improvements Program on December 12<sup>th</sup> with action to approve the CIP to follow.

Several critical success factors influence how well the City of Clive can innovate to meet the challenges ahead; one of the most important is a smart, forward-looking, and integrated public investment program. You will find the focus of the proposed improvements is aligned around one or more of the Strategic Planning Goals:

- Financially Sound City Providing Services Valued by the Community
- Resilient City Facilities and Infrastructure
- Revitalized 86<sup>th</sup> Street Neighborhoods
- Distinctive Clive Greenbelt
- Great Place to Live: Premier Location for Families

Clive continues to be proactive in our response to changing demographics as the Des Moines Metropolitan Area thrives into one of the strongest mid-sized metros in the country. For more than a decade now, we annually have continued a process to prepare the capital improvements program that supports the City Council's vision for the community. Key to this strategy is the Council's recognition of the investment in infrastructure as a source of sustained competitive advantage for Clive.

Continuing to meet the growing needs of our community is made more difficult by the many financial constraints facing many cities, including Clive, for both the short-term and the long-term as we reach a built-out condition. Previous efforts to develop a long-term strategy and to prioritize short-term goals have helped achieve sustained prosperity. Clive has been deliberate, and tactical, and paid special attention to its fiscal responsibilities. Still, we have arrived at a time when we face significant challenges and threats to our ongoing efforts of competitiveness and economic growth.

Unquestionably, continued investment in effective and efficient infrastructure is a key factor supporting our core mission. This proposed public investment strategy takes a holistic view of the community, determining where and when to invest, articulates key objectives, and helps define schedules. This framework for strategic infrastructure investment respects two key realities: the City must perform on an array of prioritized goals, and the City has limited resources. The question is how to leverage these realities successfully as we balance the City's current needs with its expectations for a more resilient future.

Although a shift in thinking about our new realities is prudent, it is also critical to maintain an annual capital improvement process to develop a five-year capital improvement plan (CIP). The five-year capital improvement plan is developed from this year's capital improvement process for the City's fiscal years 2025/2026 through 2029/2030. The CIP process is intended to provide a format for departments to submit projects to the City Manager and City Council while providing an objective means for reviewing and ranking capital projects. The first year of the capital improvement program will be included as part of the budget submitted for Council approval in April 2025. The first two years of the program also determine the amount of infrastructure bonds and other debt instruments to be issued over the upcoming year(s).

Work on the 2025-2029 CIP has progressed on schedule to a point where information about projects and the corresponding financial plan is now ready for presentation to the City Council and approval. Notable observations about the 2025-2029 CIP include:

1. The 2025-2029 CIP responds to the City's Strategic Plan in numerous ways and based on the discussions of the City Council during its August 2024 strategic planning retreat the following changes have been made based on priorities determined during that retreat:
  - a. Continued focus on reinvestment in pavement rehabilitation and expansion. The proposed CIP identifies street rehabilitation/reconstruction-related projects at approximately \$8.5 million per year on average, with approximately \$2.0 million per year earmarked for pavement rehabilitation projects including patching and asphalt overlay.
  - b. Continued emphasis on investments in both existing and the development of new City parks and trail facilities. The proposed CIP identifies support for the redevelopment of existing parks such as Linnan Park and Rio Valley Park, while also making investments in parks in newly developed areas such as the Little Walnut Creek trail and Shuler Park. In addition, substantial projects are identified to implement the Greenbelt Master Plan with priority investments at Porter Shelter and Campbell Park, following the major construction at Greenbelt Landing.
  - c. Substantial investment in the developing portions of Clive, with nearly 30% of the proposed CIP being committed to road upgrades along the Alice's Road corridor.
  - d. Increased focus on flood mitigation and water resource efforts following the completion of the Water Resources Master Plan. This CIP outlines a specific focus of a multi-year

effort to address flood mitigation and property buyouts in the University Boulevard area and major stream stabilization along Little Walnut Creek.

- e. Improvements to the City Hall/Library facility to address safety issues and to increase customer service.
2. **Being strong fiscal stewards by offering a plan that increases the City's debt service levy from \$1.48 to \$1.58 within the approved financial policy for \$2.00 for non-referendum projects.** This is a change from years' past as \$1.48 has sustained the City's capital investments for over a decade. Now the demands warrant an adjustment to the levy with the likely shift of levy authority from the City's General Fund levy to maintain the City's overall \$9.92 consolidated property tax levy. In addition, with the approved Local Option Sales Tax (LOST) collections in both Polk and Dallas Counties, the City can deliver on several capital investments outlined in the public education campaigns for those LOST referendums.
3. The City continues to look for partnerships with neighboring cities for joint construction projects that are mutually beneficial, such as the reconstruction of Alice's Road with Waukee. In addition, the success of the Greenbelt Triad projects and flood mitigation efforts require additional partnerships and advocacy with our federal partners and neighboring communities to garner flood mitigation, water quality and quantity results both upstream and downstream within the Walnut Creek Watershed.
4. Needs in terms of continued infrastructure investment to encourage development and growth in the Shadow Creek and Emerald Isle areas.
5. An emphasis on maintaining the City's infrastructure using regular infrastructure replacement/rehabilitation programs for city streets and traffic systems, the Greenbelt Trail, stormwater management, and underground utilities.

Combined with the City Council's strategic planning efforts and prioritization, the annual CIP planning process provides an overall capital program. The process includes the establishment of a capital financing strategy, which involves major decisions and long-term commitments responsive to the purposes of limiting the cost of providing capital infrastructure and equipment while meeting the community's needs; ensuring financial strength and flexibility in the future; strengthening Clive's standing with the bond rating agencies, bond buyers, regulators, and the local community; and culminates in December 2024 with the City Council's adoption of the 2025-2029 CIP document. Policy guidance on the development of the 2025-2029 CIP is provided in the Clive Financial Policies for the Capital Improvements Program, approved by Council on May 26, 2016.

Pending further discussion of the 2025-2029 CIP, City Council approval of the new CIP is requested during the meeting on December 12, 2024. With this action, FY 25/26 capital expenditures and debt issues will be finalized and ready to be included in the City's final budget to be approved in April 2025.

I am pleased to forward for your review the attached CIP information including appendices, plan maps, and summaries of projects by year and funding source. I look forward to your direction regarding projects, timing, financing, and determining the scope of the 2025-2029 capital program.

Respectfully Submitted,



Matt McQuillen  
City Manager



## **Capital Improvements Program (CIP)**

The Capital Improvements Program (CIP) serves as an effective guide for the efficient and effective provision of public facilities, outlining the timing and financing schedules of capital and infrastructure projects for a five-year planning period, and for the next fiscal year's capital budget.

The CIP identifies capital needs, establishes priorities, and identifies potential funding sources. Key sources of identifying capital requirements include the Clive Comprehensive Plan as well as professional studies of facilities, transportation, utilities, and stormwater needs.

The CIP neither appropriates funds nor authorizes projects. The City Council must act to initiate each project. Proceedings to initiate capital improvements are presented when sources of funding are available.

The capital budget is a significant part of the FY 25/26 Budget. It represents costs associated with capital projects in the first year of the 2025-2029 Capital Improvements Program.

Capital projects may include land acquisitions, the construction of new buildings, additions to or renovations of existing buildings, construction or reconstruction of street and utility infrastructure, and major equipment purchases. Because of the size and magnitude of these projects, bond funds are a major source of financing for projects including utility projects.

Staff performs a systematic evaluation of capital project requirements, identifies any project changes, incorporates recommended changes, and submits the revised program to the City Council for consideration, modification, and adoption as a part of the annual budget process.

During the preparation and review of the recommended Capital Improvements Program, city management staff employed experience-based judgment to identify which projects can be accomplished within a given year, within the limit of the City's control. As would be expected, project expenditure and revenue estimates for the earlier years are more precise than in the later years of the plan.

Numerous sources are drawn upon to develop the expenditures included within this document including plans and/or studies completed or currently in process. A list of past and current plans and studies is provided following this memo in Appendix #1.

Capital Improvement Program projects scheduled for completion during each year for the next five-year period are summarized in Appendices 2 and 3. Maps showing the overall plan, pavement rehabilitation-specific plans, and water main rehabilitation plans are also included in Appendices 5, 6, 7, and 8.

## **Process**

The annual capital improvement process was created for the purpose of developing a five-year capital improvement program. The five-year capital improvement process is for projects occurring in the fiscal years beginning with FY25/26 through FY 29/30. This generally corresponds to the construction of improvements in the calendar years 2025 through 2029. The CIP process is intended to provide a format for departments to submit projects to the City Manager and the City Council while providing an objective means for reviewing and ranking capital projects. The first year of the capital improvement program will be included as part of the budget submitted for Council approval next April. The first two years of the

program also determine the amount of bond issues and other debt instruments that will be issued over the upcoming year(s).

The capital improvement process includes a submittal form that gathers information about capital projects including information on the department, the project type and purpose, funding sources, underlying City studies, and reasons for the project's timing. These factors will be combined with other factors such as relevance to City Council goals, method of financing, and whether it is new or replacement work. Evaluation criteria will be applied to the relevant factors to provide each project with a score that will be used to rank and prioritize each project.

Since the financing for the first year of projects will be issued through a bond in early 2024 and the expenditures for these projects will also become part of the adopted budget, the emphasis in the capital improvement process will be on the first year of the capital program. The projects for the remaining four years of the program will become part of the City's long-term financial plan and five-year capital improvement plan and will not generally have debt issued for them until future years. These projects are still an important part of the capital improvements program as they help shape the debt issues and debt service levy into the future.

### **Synopsis**

The Capital Improvements Program for 2025-2029 totals \$123,515,053 and represents an approximately 12% increase from the previous five-year CIP. Of this total 44% is for transportation-related projects (whether street rehabilitation, traffic safety, or new street projects), 17% is for Greenbelt/parks facilities, 16% for flood mitigation, 20% is for municipal utility projects, 2% for the city facilities and 2% for capital equipment (replacement of Fire Engine).

Capital Budget requirements for FY 25/26 total approximately \$45.6 million. Capital spending authorizations by year are contained in Appendix 2 and for the upcoming year include:

|                               |              |
|-------------------------------|--------------|
| ▪ Transportation Improvements | \$14,924,970 |
| ▪ Utility Maintenance         | \$ 3,137,806 |
| ▪ Greenbelt/Park Facilities   | \$ 9,975,000 |
| ▪ Flood Mitigation            | \$14,950,000 |
| ▪ City Facilities             | \$ 2,000,000 |

This program represents a concerted effort to ensure that needed capital projects and infrastructure are in place promptly to accommodate continued growth and development in the community. The staff has worked to mitigate the impact debt service requirements would have on the annual property tax levy through careful review of the need for the projects, the timing of these projects, and by making several policy recommendations for funding, described in other sections of this document.

### **Program Overview**

The capital improvement program provides an organized timeline and objective grading criteria to schedule capital projects and plan long-term debt. The annual program calendar starts in August following the Strategic Planning process and culminates in December so next year's capital expenditures and debt issues are finalized and ready to be included in the City's budget for the next fiscal year.

As a part of the process, capital projects are individually submitted on forms by each department. The projects are then evaluated based on the information provided on the forms. The following criteria are used for evaluating capital projects:

- Source of funding, including the availability of additional revenue.
- Total project cost (design and development) and schedule for completion.
- Operating and maintenance costs for at least five years following completion.
- Useful life of the asset.
- Benefits to the City include, but are not limited to, the effect on future operating and maintenance costs, economy, services, public health and safety, environment, a segment of the population to be affected, and special considerations.
- Alternatives considered.
- Consequences of not funding or deferral.
- Evaluation of citizen input.
- Impact on strategic goals for the City.

These urgency-of-need criteria are used as general guidelines pointing to, rather than determining priorities among capital project requests. In evaluating the urgency of need, affordability is given strong consideration.

Once the projects are evaluated using the above criteria, they will then be ordered based on their fund source and project year. Project summaries and orders will then be reviewed by the City Manager and organized for presentation to the City Council.

### **Program Calendar**

#### **November 7, 2024**

City Council CIP Workshop. The City Manager and City Council review the capital budget process overview, capital planning, and project ranking/priority list for the Fiscal Year 25/26 and review the financial plan and debt service requirements for the proposed 2025-2029 CIP. Feedback from citizens is considered and discussion is held on Council preferences.

#### **November 14, 2024**

During the regular meeting, the City Council sets a public hearing for consideration of the proposed 2025-2029 CIP for the December 12<sup>th</sup> meeting.

#### **December 12, 2024**

Following a public hearing, the City Council approves the 2025-2029 Capital Improvements Program and distribution of the final digital CIP book.

#### **April 10, 2025**

Following a public hearing, the City Council considers the Fiscal Year 25/26 Budget for adoption, including Debt Service Fund appropriation and 2025-2026 capital project expenditures.

### **City Council CIP Policies**

The following is the Capital Improvements Program Section of the Clive Financial Policies approved by the City Council on May 26, 2016.



## **CAPITAL IMPROVEMENTS PROGRAM**

Policies for the capital improvements program are intended to encourage planning for future growth and infrastructure repair within the framework of the City's financial policies.

### **General Policies**

- A. The City should prepare and annually update at, a minimum, a five-year capital improvement program (CIP). This program should identify future capital project expenditures made necessary by anticipated changes in population, infrastructure replacement and extension, economic base, and/or land use. The improvement of land or buildings that are greater than \$5,000, is not an ordinary repair or maintenance expenditure and has a useful life of three years or more. A capital improvement is budgeted in the Capital Improvement Fund if it is greater than \$50,000 and has a useful life of ten years or more especially if funded through general obligation bonds.
- B. The operating and maintenance cost of a proposed capital improvement shall be calculated to determine the "true cost" of each improvement and assist in the programming of future overall revenue requirements of the City.
- C. The capital improvements plan will include the costs, timing, and sources of funding and the estimated impact of future revenue requirements for each project. These calculations shall reflect adjustments for inflation.
- D. The capital improvements plan should maintain the City's assets at a level adequate to protect the City's capital investments, minimize future maintenance and replacement costs, and provide for an adequate level of service.
- E. The annual expenditures identified in the CIP should be fully funded from financial resources that are anticipated to be current and available.
- F. Grants and similar forms of intergovernmental assistance should be used to finance only those projects identified in the CIP or other planning documents as the community needs.
- G. A fiscal impact analysis should be performed on all projects for which the City's financial participation is requested by the private sector. This analysis should identify anticipated direct and indirect public costs and revenues associated with the proposed project.
- H. Evaluate all requests for capital improvement projects using the following criteria:
  - 1. Source of funding, including the availability of additional revenue.
  - 2. Total project cost (design and development) and schedule for completion.
  - 3. Operating and maintenance costs for at least a five-year period following completion.
  - 4. Useful life of the asset.
  - 5. Benefits to the City including, but are not limited to, the effect on future operating and maintenance costs, economy, services, public health and safety, environment, a segment of the population to be affected, and special considerations.
  - 6. Alternatives considered.
  - 7. Consequences of not funding or deferral.
  - 8. Evaluation of citizen input.
  - 9. Impact on strategic goals for the City.

- I. Design facilities using current technology to be efficient and cost-effective, protect the public welfare, and minimize adverse effects on the environment. Revise cost estimates after completion of design.
- J. Priority will be given to the replacement or repair of existing assets, before consideration of new or expanding infrastructure.
- K. Plan facility needs a built-out population of 25,000. If additional city space becomes available, consolidate offices into the fewest number of buildings as much as possible.
- L. Where possible identify and encourage opportunities where leveraging resources with neighboring or overlapping governmental jurisdictions is beneficial for joint infrastructure projects or studies/analysis.

### **DEBT MANAGEMENT POLICIES**

The issuance of debt is a necessity for the financing of many major capital improvements. Determining the method and timing for financing is subject to numerous considerations. The City's debt policies are intended to encourage conservative debt management while maintaining the flexibility to use the various financing mechanisms that are available to the City.

The City's overall tax levy must be reflective of the impact of debt issuance. Alternative revenue sources will be used when practicable to maintain an overall tax rate consistent with the general philosophy of municipal service determined by the City Council.

The cost of financing through the issuance of debt is also affected by the strength of the City's financial position. Bond ratings and investors' bids are influenced by the City's debt management policies, as well as the overall financial policies of the City. It is the City's goal to maintain debt management policies that keep outstanding debt within manageable levels, and which maintain the City's flexibility to issue debt in the case of unusual circumstances beyond the City's control.

### **General Policies**

- A. Long-term borrowing shall be limited to capital improvement projects that cannot be financed from current revenues and to capital equipment with a useful life of 10 years or greater and a purchase cost of \$400,000 or greater. The long-term debt shall not be used for current operations.
- B. Any capital improvement projects or capital equipment financed through bonds should be financed for a period not to exceed the expected useful life of the project, facility, or equipment.
- C. All essential cooperate purchase projects shall be targeted for no more than ten-year bonds and general corporate purposes shall be targeted for no more than twenty-year bonds unless special circumstances warrant adjustments to these schedules.
- D. Total debt outstanding, including overlapping debt, will be considered when planning additional debt issuance.

- E. The City's share of paving projects, including the cost of over-width or over-depth paving of major streets, should be financed with road use tax funds or other revenue sources when funds are appropriate and available.
- F. The City's share of utility projects, including the cost of over-sizing of water, sewer, and stormwater mains, should be financed with utility funds and other revenue sources when funds are appropriate and available.
- G. The use of general obligation bonds for projects does not dismiss the potential of pro rata payment for debt service by specifically benefited funds such as tax increment financing, road use tax, water, sewer, or stormwater.
- H. Financing requirements will be reviewed annually. The timing for financing will be based on the City's need for funds, market conditions, and debt management policies.
- I. The City will maintain good communications with bond rating agencies about its financial condition. The City will follow a policy of full disclosure on every financial report and bond prospectus.
- J. Periodic reviews of all outstanding debt will be undertaken to determine refunding opportunities. Refunding will be considered if and when there is a net economic benefit of the refunding or the refunding is essential to release restrictive bond covenants, which affect the operations and management of the City.
- K. The City will annually review opportunities to convert projects historically utilizing pay-as-you-use financing (debt) to pay-as-you-go financing (cash) to reduce long-term debt.

#### **Debt Limitations**

- A. Debt will be structured to achieve the lowest possible net cost to the City given market conditions, the urgency of the capital project, the type of debt being issued, and the nature and type of repayment source. Moreover, to the extent possible, the City will design the repayment of its overall debt to rapidly recapture its debt capacity for future use.
- B. Bond issues should be scheduled so that the City's total debt service schedule has relatively level principal and interest payments over the life of the debt. "Backloading" of costs will only be considered when such structuring is beneficial to the City's overall amortization schedule.
- C. Total unabated general obligation debt service in any year should not exceed 50% of general fund revenues.
- D. Total unabated general obligation debt service will follow the establishment of an annual target that takes into consideration taxable valuation growth, the capital improvement program, and the City's ability to maintain a stable or declining debt service levy rate.
- E. Total general obligation indebtedness should not exceed 75% of the limit prescribed by State statute, which is currently 5% of actual assessed property values within the City.
- F. Cash balances and reserves in excess of \$100,000 may be used to meet debt service obligations.
- G. Mindful of the need to adequately program and fund necessary capital improvements, the City will attempt to maintain general obligation bond principal per capita debt levels at rates reflective of infrastructure needs, population growth, and bond rating standards.



- H. The City's property tax levy funding debt service payments for general obligation bonds (Debt Service Levy) shall not exceed a rate of \$2.00/\$1,000 of taxable valuation, excluding voter-approved referendum bond projects.

### **Financial Plan - Capital Improvements Program (CIP)**

Annually the City undertakes a wide variety of infrastructure projects ranging from water/sewer pipe installation to paving of city streets. The same goes for the funding of those projects, with an assortment of funding sources from levying property taxes to federal appropriations. A constant challenge for city staff is trying to find resources beyond property taxes to help with maintaining and enhancing the City's infrastructure while lessening the burden on Clive taxpayers.

The financial plan for the proposed 2025-2029 looks to leverage more than \$100 million in resources. When discussing a financial plan for a CIP, the issuing of debt to cover project obligations is always a critical factor. The financial plan uses the City's traditional method of using 10 & 20-year infrastructure bonds for permanent financing. The following summary provides a breakdown of each major funding category the City uses to provide resources for projects. Following the summary please refer to Appendix 3 for a detailed view of financing for each CIP project. The proposed financial plan was shared with Public Financial Management (PFM) for them to perform levy projections to estimate the bonding capacity if the City maintains the \$1.48 levy versus a proposed increase to \$1.58 to allow for more bonding capacity of approximately \$5.5 million per year in GO bonding. The PFM projections are included in Appendix 4.

### **Property Tax**

Property taxes, specifically those collected via the City's debt service levy, are the largest sources of revenue for the proposed CIP, representing about \$43.1 million or 31% of the overall financial plan. Property tax revenue is used to make principal and interest payments for any general obligation (GO) debt issued by the City to pay for infrastructure projects. There are five types of GO debt issued by the City, with all types backed by the full faith and credit of the city's taxing authority:

- 1) Regular GO debt – debt service levy only.
- 2) Water-abated GO debt – reimbursement received from City's water fund.
- 3) Sewer-abated GO debt – reimbursement received from City's sewer fund.
- 4) Storm-abated GO debt – reimbursement received from City's stormwater fund.
- 5) Tax increment financing-abated GO debt – reimbursement received from capturing taxes paid to all taxing authorities on certain new commercial & industrial properties.
- 6) Referendum approved GO debt – additional debt service levy authority for capital projects approved by a vote of a super-majority (60%) of Clive taxpayers.

The City's current debt service tax rate of \$1.48 is not expected to be sufficient for projects currently identified to receive GO Debt funding due to the recent property tax rollback; thus, **the plan is presented recommending an increase in the Debt Service tax rate to \$1.58**. Due to the sizable increase of park and Alice's Road Reconstruction-related projects in the 2025-2029 proposed CIP, substantially more resources are needed to meet those project needs. If the City's taxable valuation projections were to drastically change, then the debt service levy would need to be reassessed.

### **Tax Increment Financing (TIF)**

The use of tax increment financing (TIF) to abate some of the GO debt issued by the City, is a way for the city to allow for growth, specifically commercial & industrial growth, to pay for itself. Of the \$43.1 million of GO debt discussed above, the City is anticipating TIF abatements to support almost \$16 million in project costs contained within the City's Urban Renewal Area. Most of the funding will be utilized to support the construction of the various Alices Road corridor improvements over the next 5+ years.

### **Local Option Sales Tax (LOST) Revenues**

The City receives Local Option Sales Tax revenues from the State of Iowa. 50% of the revenues received are directed towards property tax relief purposes such as paying for the debt of the new Public Safety Center and financial support in the General Fund for the collaboration with the City of Urbandale for Fire/EMS services from Station #43. The non-property tax relief LOST revenues from both the Polk and Dallas County portions of Clive will provide \$2.2 million the first year and is projected to provide a slight increase per year for capital projects identified in the approved referendum language for each LOST election. A majority of the available LOST project funding has been allocated to street rehabilitation, street reconstruction, and/or Greenbelt land acquisitions and trail replacement projects.

### **Municipal Utility Revenues**

The City's municipal utilities (water, sewer, stormwater) help support numerous infrastructure projects to ensure each utility can adequately provide service to Clive's utility customers. Resources from the utility funds make up around \$12.4 million, or 9%, of the proposed CIP financial plan. Funds from the utilities go to pay for abatements of the GO-issued debt discussed above. Another option is for the utilities to issue debt directly and pay principal and interest payments based on the revenues of the utility. These debt instruments are called Revenue Bonds, and unlike GO Bonds, are not backed by the full faith and credit of the City's taxing authority. Instead, the Bonds are supported by the amount of revenue each utility generates. One additional debt instrument is a loan from the State Revolving Fund (SRF). Iowa's SRF provides low-interest loans to communities looking to provide enhanced sewer service to its residents and recently a new SRF provision has been created to provide for low-interest loans for certain stormwater management projects. Currently, the City is only utilizing utility resources for GO bond abatements. There are no outstanding SRF or Revenue Bonds for the City. In addition, annual cash transfers are planned from the Water, Sewer, and Stormwater Funds to pay for the annual maintenance programs identified in the CIP.

The City is anticipating funding support from the Water and Sewer Utilities for a series of water and sewer main replacement projects associated with street rehabilitation and reconstruction in the CIP. These projects are recommendations from utility system studies completed by engineering consultants over the past few years.

In addition, the proposed CIP identifies a series of water resource-related investments in both stormwater management projects, streambank stabilization, and flood mitigation efforts. City staff anticipates these

stormwater efforts to continue to grow in the coming years as the City outlines more detailed flood mitigation strategies and incorporates the recommendations from the Water Resources Master Plan. As will be noted in the grants section below, the City has secured a substantial amount of federal resources to advance flood mitigation strategies in the University Boulevard corridor.

The fees supporting the utilities are analyzed on an annual basis by the city's financial adviser, Public Financial Management (PFM). Due to increases from the City's water supplier, Des Moines Water Works (with the transition over to Central Iowa Water Works coming in 2025), Clive has made substantial increases to its water rates in the past. With more recent stability in the Water Fund, the rate increase in the past year was minimal. Multiple utility infrastructure projects are planned soon and the cash flows for these utilities have been planned for these projects to minimize any impacts of future rate increases. In addition, the stormwater utility will need adjustment in future years to allow for enhanced stormwater-related efforts discussed above.

#### **Utility Franchise Fees**

After taxes and municipal utilities, the 5% electric and gas utility franchise fee generates about \$7.5 million in revenue for 2025-2029 CIP, approximately 6% of the CIP's financial plan. As required by the franchise fee's Revenue Purpose Statement, all these revenues are supporting the City's Annual Street Rehabilitation Program. The City is currently estimating revenue of approximately \$1,500,000 per year coming from the franchise fee. If the City begins to experience higher revenues from the franchise fee, those funds will go toward accelerating street rehabilitation projects.

#### **Grants, Intergovernmental & Private Donations**

Every year city staff look for opportunities outside of the normal funding mechanisms (taxes and utility rates) to assist with the construction of infrastructure projects. These opportunities can include awards of federal and state grants, regional resources, assistance from other taxing bodies, and donations from private entities. The proposed CIP financial plan identifies approximately \$21 million to be received from donations, grant awards, or intergovernmental assistance, representing 15% of all revenue sources. A significant portion of the grant funding is anticipated to come from various FEMA Hazard Mitigation programs in support of the University Boulevard Flood Mitigation Plan and relocation of the University Boulevard Water Pump Station.

Additionally, staff are focused on securing grants and private donations for future Greenbelt Triad projects such as Porter Shelter redevelopment and Campbell Park Bridge replacement, similar to the funding strategy utilized for the Greenbelt Landing project currently under construction. Other major grants that are secured and being sought for is the Alice's Road Reconstruction project, a joint project with the City of Waukee. The City has already secured MPO grant funds for Alice's Road and continues to seek more.

#### **Miscellaneous Revenues**

The financial plan relies on a few miscellaneous revenue sources to support CIP projects totaling nearly \$141.9 million or 30% of all revenue sources. In 2025 existing capital funds are supporting several projects, with these funds being previously bonded. Additionally, cash available in project funds is utilized

for small elements of some CIP projects, particularly during the design phase of the project. For example, the City recently bonded for capital funds (through a TIF-abated bond issue) to support the City Hall project and development-related infrastructure out west. Since these funds are already bonded they are included in this category.

In addition, Clive is working with the City of Waukee on the upcoming Alice's Road Reconstruction project. This collaboration includes resources coming from the City of Waukee to support their portion of the project. Included in the proposed CIP is over \$6.7 million in support from Waukee for Alice's Road reconstruction. The City also worked with Waukee to allow them to install a new sanitary sewer through our community along Little Walnut Creek. Due to this project the City has secured \$1 million in resources coming to Clive from Waukee to support the restoration efforts along Little Walnut Creek following the sewer installation last year.

### **Financial Plan Overview**

The financial plan presents a diversified approach to funding the proposed 2025-2029 capital improvements program with nearly 50% coming from non-property tax sources. The plan focuses on finding non-traditional revenue sources to lessen the burden on Clive taxpayers and aggressively seeks partnerships for enhancing the city's infrastructure. This CIP financial plan includes a heavy reliance on regular GO debt, with substantial investments in infrastructure rehabilitation through the City's utility franchise fee and LOST revenues. Below is a quick summary of the funding sources.

| <b><u>Funding Source</u></b>        | <b><u>Revenue (\$)</u></b> | <b><u>% of Overall</u></b> |
|-------------------------------------|----------------------------|----------------------------|
| Property Taxes                      | \$43,102,975               | 31%                        |
| Local Option Sales Tax Revenues     | \$12,270,000               | 9%                         |
| Utility Franchise Fee               | \$ 7,500,000               | 6%                         |
| Municipal Utility Revenues          | \$12,365,000               | 9%                         |
| Grants, Intergovernmental & Private | \$21,100,000               | 15%                        |
| Miscellaneous Revenues              | <u>\$41,904,206</u>        | <u>30%</u>                 |
|                                     | \$138,242,181              | 100%                       |

The financial plan section completes the submittal of the proposed 2025-2029 Capital Improvements Program for the City Council's consideration. If any adjustments in project expenditures are made by the Council, similar adjustments will be made to the financial plan. The Council is scheduled to hold a public hearing on the CIP and approve the final draft of the 2025-2029 Capital Improvements Program during the December 12<sup>th</sup> Council meeting.



# **Appendix 1**

## ***Infrastructure Studies – Last 10 Years***

### **Completed Studies**

- Reynolds Urban Design Town Center Neighborhood Master Plan (2014)
- Niles & Associates Walnut Creek Watershed Stream Assessment Report (2014)
- Shive-Hattery Public Works HVAC System Study (2015)
- RDG Planning & Design Walnut Creek Watershed Plan (2016)
- City of Clive Comprehensive Plan Update (2016)
- RDG Planning & Design Greenbelt Master Plan (2016)
- Snyder & Associates Municipal Water Systems Study (2016)
- Fire/EMS Standards of Coverage Study (2016/17)
- Shive-Hattery Clive Public Safety Facilities Study (2015 & 2017 Update)
- HR Green City Street Pavement and Specification Study/Plan (2017/18)
- FEMA Community Rating System Analysis (2018)
- Housing Attainability Analysis (2018)
- Housing Condition Analysis (2018)
- Rental Housing Program Analysis (2018)
- Public Art Master Plan Update (2018)
- Calhoun-Burns Little Walnut Creek/Westgate Drive Crossing Study (2018)
- RDG Porter Shelter/Campbell Bridge/Riparian Park Master Plan (2018)
- FEMA Flood Insurance Rate Map Update (2019)
- Army Corps of Engineers/FEMA-Walnut Creek Flood Loss Avoidance Analysis (2019)
- McClure Engineering Municipal Sanitary Sewer System Study (2019) Walnut Creek
- HR Green - NW 114<sup>th</sup> Street/Clark Street Corridor Traffic Study (2020)
- Snyder and Associates Iowa DOT-Hickman Corridor Study (2020)
- Snyder and Associates Iowa DOT-I35/80/Hickman Interchange IJR (2020)
- Applied Ecological Services - Greenbelt Vegetation Management Plan (2020)
- RDG Planning & Design - Northern Neighborhoods Parks: Shuler Pond, Alices Road & Shadow Creek Greenway (2020)
- Watershed Stream Assessment Report (2020)
- Indian Hills Sub-Watershed Assessment (2020)
- HR Green - Northwest Development Area Traffic Study (2021)
- HR Green – Berkshire & Douglas Parkway Traffic Study (2021)
- Water Resources Master Plan (2022)
- 86<sup>th</sup> Street Neighborhoods Plan (2022)
- I-35/80 Interchange Visioning (2022)
- University Boulevard Flood Mitigation Plan (2022)
- University Avenue Corridor Master Plan (2023)
- Silver Jackets- Walnut Creek Flood Loss Avoidance (2023)
- NW 108<sup>th</sup> & Hickman Signalization Warrant Study (2024)

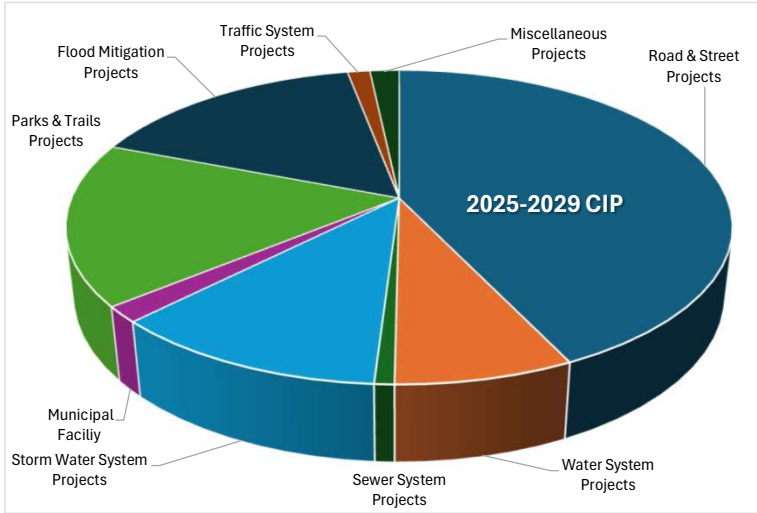
### **In-process/Upcoming Studies**

- Linnan Park/Harbach/NW 82<sup>nd</sup> Street Trail
- Alices Road Corridor
- University Boulevard Flood Mitigation-Project Scoping Plan

## Appendix 2 - CIP Summary

### Capital Fund(s) Projections

10/28/2024



| Fiscal Year                    | 2025-26    | 2026-27    | 2027-28    | 2028-29    | 2029-30    | Total CIP          |
|--------------------------------|------------|------------|------------|------------|------------|--------------------|
|                                | Projected  | Projected  | Projected  | Projected  | Projected  | Projected          |
| <b>Cash Balance, July 1</b>    | 33,627,247 | 24,304,726 | 16,644,326 | 19,278,676 | 23,908,189 |                    |
| Bonds                          | 9,144,000  | 8,400,000  | 8,545,225  | 8,500,000  | 8,513,750  | 43,102,975         |
| Utilities (Transfers)          | 2,020,000  | 3,065,000  | 2,540,000  | 2,650,000  | 2,090,000  | 12,365,000         |
| Franchise Fees (Transfers)     | 1,500,000  | 1,500,000  | 1,500,000  | 1,500,000  | 1,500,000  | 7,500,000          |
| LOST (Transfers)               | 2,205,000  | 2,445,000  | 2,620,000  | 2,500,000  | 2,500,000  | 12,270,000         |
| General Fund (Transfers)       | -          | -          | -          | -          | -          | -                  |
| Road Use (Transfers)           | -          | -          | -          | -          | -          | -                  |
| Interest                       | 1,300,000  | 900,000    | 525,000    | 725,000    | 900,000    | 4,350,000          |
| Grants                         | 14,425,000 | 4,800,000  | 625,000    | 125,000    | 1,125,000  | 21,100,000         |
| Other Reimb                    | 5,693,515  | 3,003,850  | 999,375    | 3,000,000  | 1,360,000  | 14,056,740         |
| <b>Funds Available</b>         | 69,914,762 | 48,418,576 | 33,998,926 | 38,278,676 | 41,896,939 |                    |
| Expenditures*                  | 45,610,036 | 31,774,250 | 14,720,250 | 14,370,487 | 17,040,030 | <b>123,515,053</b> |
| <b>Ending Balance, June 30</b> | 24,304,726 | 16,644,326 | 19,278,676 | 23,908,189 | 24,856,909 |                    |

| Category / Project                           | Project # | Fund # | Activity # | 2025-26           | 2026-27           | 2027-28           | 2028-29           | 2029-30           | Total CIP          |
|----------------------------------------------|-----------|--------|------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|
|                                              |           |        |            | Projected         | Projected         | Projected         | Projected         | Projected         |                    |
| Road & Street Projects                       |           |        |            |                   |                   |                   |                   |                   |                    |
| <b>Total Road &amp; Street Projects</b>      |           |        |            | <b>14,713,970</b> | <b>9,740,250</b>  | <b>5,983,250</b>  | <b>10,210,000</b> | <b>12,299,030</b> | <b>52,946,500</b>  |
| Water System Projects                        |           |        |            |                   |                   |                   |                   |                   |                    |
| <b>Total Water System Projects</b>           |           |        |            | <b>622,500</b>    | <b>4,300,000</b>  | <b>1,410,000</b>  | <b>1,610,000</b>  | <b>1,100,000</b>  | <b>9,042,500</b>   |
| Sewer System Projects                        |           |        |            |                   |                   |                   |                   |                   |                    |
| <b>Total Sewer System Projects</b>           |           |        |            | <b>200,000</b>    | <b>200,000</b>    | <b>200,000</b>    | <b>200,000</b>    | <b>200,000</b>    | <b>1,000,000</b>   |
| Storm Water System Projects                  |           |        |            |                   |                   |                   |                   |                   |                    |
| <b>Total Storm Water System Projects</b>     |           |        |            | <b>2,315,306</b>  | <b>11,299,000</b> | <b>180,000</b>    | <b>180,000</b>    | <b>180,000</b>    | <b>14,154,306</b>  |
| Municipal Facility Improvements              |           |        |            |                   |                   |                   |                   |                   |                    |
| <b>Total Municipal Facility Improvements</b> |           |        |            | <b>2,000,000</b>  | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>-</b>          | <b>2,000,000</b>   |
| Parks & Trails Projects                      |           |        |            |                   |                   |                   |                   |                   |                    |
| <b>Total Parks &amp; Trails Projects</b>     |           |        |            | <b>9,975,000</b>  | <b>1,600,000</b>  | <b>6,200,000</b>  | <b>450,000</b>    | <b>2,500,000</b>  | <b>20,725,000</b>  |
| Flood Mitigation Projects                    |           |        |            |                   |                   |                   |                   |                   |                    |
| <b>Total Flood Mitigation Projects</b>       |           |        |            | <b>14,950,000</b> | <b>3,500,000</b>  | <b>500,000</b>    | <b>500,000</b>    | <b>500,000</b>    | <b>19,950,000</b>  |
| Traffic System Projects                      |           |        |            |                   |                   |                   |                   |                   |                    |
| <b>Total Traffic System Projects</b>         |           |        |            | <b>211,000</b>    | <b>1,020,000</b>  | <b>122,000</b>    | <b>124,000</b>    | <b>126,000</b>    | <b>1,603,000</b>   |
| Miscellaneous Projects                       |           |        |            |                   |                   |                   |                   |                   |                    |
| <b>Total Miscellaneous Projects</b>          |           |        |            | <b>622,260</b>    | <b>115,000</b>    | <b>125,000</b>    | <b>1,096,487</b>  | <b>135,000</b>    | <b>2,093,747</b>   |
| <b>Total Capital Projects (Expenditures)</b> |           |        |            | <b>45,610,036</b> | <b>31,774,250</b> | <b>14,720,250</b> | <b>14,370,487</b> | <b>17,040,030</b> | <b>123,515,053</b> |

| Revenue by Source                        | 2025-26           | 2026-27           | 2027-28           | 2028-29           | 2029-30           |                    |
|------------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|
|                                          | Projected         | Projected         | Projected         | Projected         | Projected         |                    |
| <b>Bonds</b>                             |                   |                   |                   |                   |                   |                    |
| GO Bonds                                 | 5,444,000         | 5,400,000         | 5,545,225         | 5,500,000         | 5,500,000         | 27,389,225         |
| GO Bonds (TIF)                           | 3,700,000         | 3,000,000         | 3,000,000         | 3,000,000         | 3,013,750         | 15,713,750         |
| <b>Total Bonds</b>                       | <b>9,144,000</b>  | <b>8,400,000</b>  | <b>8,545,225</b>  | <b>8,500,000</b>  | <b>8,513,750</b>  | <b>43,102,975</b>  |
| <b>Other Financial Sources</b>           |                   |                   |                   |                   |                   |                    |
| Interest                                 |                   |                   |                   |                   |                   | -                  |
| Franchise Fees                           | 1,500,000         | 1,500,000         | 1,500,000         | 1,500,000         | 1,500,000         | 7,500,000          |
| LOST- Dallas                             | 900,000           | 945,000           | 1,050,000         | 1,000,000         | 1,000,000         | 4,895,000          |
| LOST- POLK                               | 1,305,000         | 1,500,000         | 1,570,000         | 1,500,000         | 1,500,000         | 7,375,000          |
| <b>Total Other Financial Sources</b>     | <b>3,705,000</b>  | <b>3,945,000</b>  | <b>4,120,000</b>  | <b>4,000,000</b>  | <b>4,000,000</b>  | <b>19,770,000</b>  |
| <b>Utilities (Transfers)</b>             |                   |                   |                   |                   |                   |                    |
| Water                                    | 1,500,000         | 1,735,000         | 1,320,000         | 1,520,000         | 1,340,000         | 7,415,000          |
| Sewer                                    | -                 | 750,000           | 700,000           | 600,000           | 200,000           | 2,250,000          |
| Storm Water                              | 520,000           | 580,000           | 520,000           | 530,000           | 550,000           | 2,700,000          |
| <b>Total Utilities</b>                   | <b>2,020,000</b>  | <b>3,065,000</b>  | <b>2,540,000</b>  | <b>2,650,000</b>  | <b>2,090,000</b>  | <b>12,365,000</b>  |
| <b>Grants</b>                            |                   |                   |                   |                   |                   |                    |
| State                                    |                   |                   |                   |                   |                   | -                  |
| Federal                                  | 14,425,000        | 4,800,000         | 625,000           | 125,000           | 1,125,000         | 21,100,000         |
| <b>Total Grants</b>                      | <b>14,425,000</b> | <b>4,800,000</b>  | <b>625,000</b>    | <b>125,000</b>    | <b>1,125,000</b>  | <b>21,100,000</b>  |
| <b>Existing / Reimbursements</b>         |                   |                   |                   |                   |                   |                    |
| Cash on Hand                             | 14,323,566        | 9,583,500         | 822,000           | 2,867,400         | 251,000           | 27,847,466         |
| Misc / Reimbursements                    | 5,693,515         | 3,003,850         | 999,375           | 3,000,000         | 1,360,000         | 14,056,740         |
| <b>Total Existing / Reimbursements</b>   | <b>20,017,081</b> | <b>12,587,350</b> | <b>1,821,375</b>  | <b>5,867,400</b>  | <b>1,611,000</b>  | <b>41,904,206</b>  |
| <b>Total Capital Projects (Revenues)</b> | <b>49,311,081</b> | <b>32,797,350</b> | <b>17,651,600</b> | <b>21,142,400</b> | <b>17,339,750</b> | <b>138,242,181</b> |

\*Revenues are higher than Projected  
Expenses due to bond sales prior to the  
actual expense.

Appendix 3 - CIP Funding

| FY 2025-26                                                               |            |      |            | BOND PROCEEDS |           | FRANCHISE | LOST    |           |            | CASH/TRANSFERS OF EXISTING FUNDS |       |         |     |            |           | OTHER/                |  |
|--------------------------------------------------------------------------|------------|------|------------|---------------|-----------|-----------|---------|-----------|------------|----------------------------------|-------|---------|-----|------------|-----------|-----------------------|--|
| PROJECT                                                                  | PRJ #      | FUND | FY26       | LEVY          | TIF       | FEES      | DALLAS  | POLK      | GRANTS     | WATER                            | SEWER | SWATER  | RUT | EXISTING   | MISC      | Notes                 |  |
| Clive City Hall/Library Renovations                                      | ADM-02     | 350  | 2,000,000  | 900,000       | 700,000   | -         | -       | -         | -          | -                                | -     | -       | -   | 400,000    |           | ARPA Int              |  |
| Airport Terminal Project                                                 | ADM-03     | 483  | 517,260    |               |           |           |         |           |            |                                  |       |         |     | 517,260    |           |                       |  |
| Soil Quality Restoration                                                 | ADM-04     | 332  | 75,000     |               |           |           |         |           |            | 50,000                           |       |         |     | 10,000     | 15,000    | Customer Cost Share   |  |
| Tree Sale                                                                | ADM-05     | 358  | 10,000     |               |           |           |         |           |            | 10,000                           |       |         |     |            |           |                       |  |
| Water Resources Grant                                                    | ADM-06     | 357  | 20,000     |               |           |           |         |           |            |                                  |       | 20,000  |     |            |           |                       |  |
| University Boulevard Flood Mitigation Plan Implementation                | CD-01      | 342  | 14,950,000 |               |           |           |         |           | 14,300,000 |                                  |       |         |     | 650,000    |           | FEMA Reimbursement    |  |
| Annual Greenbelt Trail Replacement Program                               | LS-01      | 391  | 150,000    |               |           |           |         | 130,000   |            |                                  |       |         |     | 20,000     |           |                       |  |
| Greenbelt Landing                                                        | LS-05      | 374  | 6,500,000  |               |           |           |         |           |            |                                  |       |         |     | 6,500,000  |           |                       |  |
| Linnan Park Improvements                                                 | LS-09      | 387  | 3,000,000  |               |           |           |         |           |            |                                  |       |         |     | 3,000,000  |           |                       |  |
| Greenbelt Land Acquisitions                                              | LS-15      | 371  | 250,000    |               |           |           | 125,000 |           | 125,000    |                                  |       |         |     |            |           | REAP Grant            |  |
| Rio Valley Park Improvements                                             | LS-18      |      | 75,000     |               |           |           |         | 75,000    |            |                                  |       |         |     |            |           |                       |  |
| Annual Sanitary Sewer Rehabilitation Program                             | PW-01      | 429  | 200,000    |               |           |           |         |           |            |                                  |       |         |     | 200,000    |           | Transfer from 433     |  |
| Annual Water Main Replacement & Extension Program                        | PW-02      | 435  | 100,000    |               |           |           |         |           |            | 100,000                          |       |         |     |            |           |                       |  |
| Annual Storm Water Improvement Program                                   | PW-03      | 427  | 100,000    |               |           |           |         |           |            |                                  |       | 100,000 |     |            |           |                       |  |
| Annual Street Rehabilitation Program                                     | PW-04      | 476  | 2,150,000  |               |           | 1,500,000 | 200,000 | 450,000   |            |                                  |       |         |     |            |           |                       |  |
| Annual Traffic Improvement & Safety Program                              | PW-05      | 334  | 211,000    | 200,000       |           |           |         |           |            |                                  |       |         |     | 11,000     |           |                       |  |
| Alices Road Right-of-Way Acquisitions                                    | PW-06      | 464  | 750,000    | 750,000       |           |           |         |           |            |                                  |       |         |     |            |           |                       |  |
| University Boulevard Pump Station Improvements                           | PW-07      | 435  | 202,500    |               |           |           |         |           |            | 150,000                          |       |         |     | 52,500     |           |                       |  |
| Harbach Reconstruction (Phase 2)                                         | PW-10      | 395  | 1,000,000  | -             | -         |           | 250,000 | 650,000   |            |                                  |       |         |     | 100,000    |           |                       |  |
| Water Main Replacement (Forest Ave)                                      | PW-12      | 435  | 300,000    |               |           |           |         |           |            | 300,000                          |       |         |     |            |           |                       |  |
| Water Main Replacement (NW 78th St and NW 80th St Design)                | PW-15      | 435  | 20,000     |               |           |           |         |           |            | 20,000                           |       |         |     |            |           |                       |  |
| Alices Road Reconstruction (Phase I) - Corp limits to Dellwood           | PW-20 (1A) | 464  | 8,147,820  | 2,470,000     | -         |           |         |           |            | 500,000                          |       | 400,000 |     | 1,000,000  | 3,783,865 | Waukee 50%, 457 Trans |  |
| Alices Road Reconstruction (Phase I) - Dellwood to Douglas               | PW-21 (1B) | 464  | 1,492,150  | -             | 3,000,000 |           | 325,000 | -         |            | 370,000                          |       |         |     | 687,500    | 804,650   | Waukee 50%            |  |
| Berkshire & Douglas Intersection                                         | PW-22      | 464  | 924,000    | 924,000       |           |           |         |           |            |                                  |       |         |     |            |           |                       |  |
| Alices Road Reconstruction (Phase II) - Intersection of Alices & Douglas | PW-23      | 464  | 250,000    | 200,000       |           |           |         |           |            |                                  |       |         |     |            | 50,000    | Waukee                |  |
| Little Walnut Creek Stream Restoration and Trail Improvements            | PW-29      | 389  | 2,215,306  |               |           |           |         |           |            |                                  |       |         |     | 1,175,306  | 1,040,000 | Waukee                |  |
|                                                                          |            |      | 45,610,036 | 5,444,000     | 3,700,000 | 1,500,000 | 900,000 | 1,305,000 | 14,425,000 | 1,500,000                        | -     | 520,000 | -   | 14,323,566 | 5,693,515 |                       |  |

| FY 2026-27                                                               |            |      |            | BOND PROCEEDS |           | FRANCHISE | LOST    |           |           | CASH/TRANSFERS OF EXISTING FUNDS |         |         |     |           |           | OTHER/                 |  |
|--------------------------------------------------------------------------|------------|------|------------|---------------|-----------|-----------|---------|-----------|-----------|----------------------------------|---------|---------|-----|-----------|-----------|------------------------|--|
| PROJECT                                                                  | PRJ #      | FUND | FY27       | LEVY          | TIF       | FEES      | DALLAS  | POLK      | GRANTS    | WATER                            | SEWER   | SWATER  | RUT | EXISTING  | MISC      | Notes                  |  |
| Soil Quality Restoration                                                 | ADM-04     | 332  | 75,000     |               |           |           |         |           |           | 50,000                           |         |         |     |           | 25,000    | Customer Cost Share    |  |
| Tree Sale                                                                | ADM-05     | 358  | 10,000     |               |           |           |         |           |           | 10,000                           |         |         |     |           |           |                        |  |
| Water Resources Grant                                                    | ADM-06     | 357  | 30,000     |               |           |           |         |           |           |                                  |         | 30,000  |     |           |           |                        |  |
| University Boulevard Flood Mitigation Plan Implementation                | CD-01      | 342  | 3,500,000  |               |           |           |         |           | 2,500,000 |                                  |         |         |     | 1,000,000 |           | FEMA Reimb             |  |
| Campbell Park Improvements                                               | LS-10      | 369  | 100,000    | 100,000       |           |           |         |           |           |                                  |         |         |     |           |           |                        |  |
| Porter Shelter Improvements                                              | LS-11      | 366  | 200,000    | 200,000       |           |           |         |           |           |                                  |         |         |     |           |           |                        |  |
| Shuler Pond Development                                                  | LS-12      |      | 50,000     |               |           |           | 50,000  |           |           |                                  |         |         |     |           |           |                        |  |
| NW 82nd Street Trail Project - Harbach to University                     | LS-14      |      | 210,000    |               |           |           | 210,000 |           |           |                                  |         |         |     |           |           |                        |  |
| Greenbelt Land Acquisitions                                              | LS-15      | 371  | 250,000    |               |           |           | 125,000 |           | 125,000   |                                  |         |         |     |           |           |                        |  |
| Flood Buyout - Temporary Park                                            | LS-16      | 342  | 40,000     |               |           |           |         |           |           |                                  |         |         |     | 40,000    |           |                        |  |
| Rio Valley Park Improvements                                             | LS-18      | 435  | 750,000    | 750,000       |           |           |         |           |           |                                  |         |         |     |           |           |                        |  |
| Annual Sanitary Sewer Rehabilitation Program                             | PW-01      | 429  | 200,000    |               |           |           |         |           |           |                                  | 100,000 |         |     | 100,000   |           | Trans from 433         |  |
| Annual Water Main Replacement & Extension Program                        | PW-02      | 435  | 100,000    |               |           |           |         |           |           | 100,000                          |         |         |     |           |           |                        |  |
| Annual Storm Water Improvement Program                                   | PW-03      | 427  | 100,000    |               |           |           |         |           |           |                                  |         | 100,000 |     |           |           |                        |  |
| Annual Street Rehabilitation Program                                     | PW-04      | 476  | 2,600,000  |               |           | 1,500,000 |         | 1,100,000 |           |                                  |         |         |     |           |           |                        |  |
| Annual Traffic Improvement & Safety Program                              | PW-05      | 334  | 120,000    | 100,000       |           |           |         |           |           |                                  |         |         |     | 20,000    |           |                        |  |
| Alices Road Right-of-Way Acquisitions                                    | PW-06      | 464  | 2,000,000  | 1,500,000     | 500,000   |           |         |           |           |                                  |         |         |     |           |           |                        |  |
| University Boulevard Pump Station Improvements                           | PW-07      | 435  | 2,900,000  |               |           |           |         |           | 2,175,000 | 725,000                          |         |         |     |           |           | BRIC Match Funds Grant |  |
| Sunset Terrace Reconstruction (NW97th to NW 99th Ct)                     | PW-09      | 476  | 10,000     |               |           |           | 10,000  |           |           |                                  |         |         |     |           |           |                        |  |
| Harbach Reconstruction (Phase 2)                                         | PW-10      | 395  | 1,500,000  |               |           |           |         | 200,000   |           | 300,000                          | 650,000 | 350,000 |     |           |           |                        |  |
| Water Main Replacement (NW 78th St and NW 80th St Design)                | PW-15      | 435  | 1,300,000  |               |           |           | 550,000 | 200,000   |           | 550,000                          |         |         |     |           |           |                        |  |
| Alices Road Reconstruction (Phase I) - Dellwood to Douglas               | PW-21 (1B) | 464  | 2,254,850  | 850,000       |           |           |         |           |           |                                  |         |         |     | 1,173,500 | 1,029,850 | Waukee                 |  |
| Alices Road Reconstruction (Phase II) - Intersection of Alices & Douglas | PW-23      | 464  | 1,125,400  |               | 2,500,000 |           |         |           |           |                                  |         |         |     |           | 281,350   | Waukee 25%             |  |
| Little Walnut Creek Stream Restoration and Trail Improvements            | PW-29      | 389  | 11,199,000 | 1,000,000     |           |           |         |           |           |                                  |         | 100,000 |     | 7,000,000 | 1,667,650 | See Green Sheet        |  |
| Swanson Ave Railroad Crossings                                           | PW-30      |      | 50,000     |               |           |           |         |           |           |                                  |         |         |     | 50,000    |           | 476                    |  |
| Swanson Blvd Rehab Project                                               | PW-31      |      | 200,000    |               |           |           |         |           |           |                                  |         |         |     | 200,000   |           | 476                    |  |
| Traffic Cabinet Replacement and Infrastructure Upgrades                  | PW-33      |      | 900,000    | 900,000       |           |           |         |           |           |                                  |         |         |     |           |           |                        |  |
|                                                                          |            |      | 31,774,250 | 5,400,000     | 3,000,000 | 1,500,000 | 945,000 | 1,500,000 | 4,800,000 | 1,735,000                        | 750,000 | 580,000 | -   | 9,583,500 | 3,003,850 |                        |  |



| FY 2027-28                                                               |        |      |           | BOND PROCEEDS |           | FRANCHISE | LOST      |           | CASH/TRANSFERS OF EXISTING FUNDS |           |         |         |     |          | OTHER/  |                        |
|--------------------------------------------------------------------------|--------|------|-----------|---------------|-----------|-----------|-----------|-----------|----------------------------------|-----------|---------|---------|-----|----------|---------|------------------------|
| PROJECT                                                                  | PRJ #  | FUND | FY28      | LEVY          | TIF       | FEES      | DALLAS    | POLK      | GRANTS                           | WATER     | SEWER   | SWATER  | RUT | EXISTING | MISC    | Notes                  |
| Soil Quality Restoration                                                 | ADM-05 | 332  | 75,000    |               |           |           |           |           |                                  | 50,000    |         |         |     |          | 25,000  | Customer Cost Share    |
| Tree Sale                                                                | ADM-06 | 358  | 10,000    |               |           |           |           |           |                                  | 10,000    |         |         |     |          |         |                        |
| Water Resources Grant                                                    | ADM-07 | 357  | 40,000    |               |           |           |           |           |                                  |           |         | 40,000  |     |          |         |                        |
| University Boulevard Flood Mitigation Plan Implementation                | CD-01  | 342  | 500,000   |               |           |           |           |           |                                  |           |         |         |     | 500,000  |         |                        |
| Annual Greenbelt Trail Replacement Program                               | LS-01  | 391  | 1,500,000 | 1,500,000     |           |           |           |           |                                  |           |         |         |     |          |         |                        |
| Alice Road Park                                                          | LS-08  | 386  | 200,000   | 200,000       |           |           |           |           |                                  |           |         |         |     |          |         |                        |
| Campbell Park Improvements                                               | LS-10  | 369  | 300,000   | 300,000       |           |           |           |           |                                  |           |         |         |     |          |         |                        |
| Porter Shelter Improvements                                              | LS-11  | 366  | 3,000,000 |               | 2,000,000 |           |           |           | 500,000                          |           |         |         |     |          | 500,000 | Donations              |
| Shuler Pond Development                                                  | LS-12  |      | 350,000   | 350,000       |           |           |           |           |                                  |           |         |         |     |          |         |                        |
| NW 82nd Street Trail Project - Harbach to University                     | LS-14  |      | 600,000   | 600,000       |           |           |           |           |                                  |           |         |         |     |          |         |                        |
| Greenbelt Land Acquisitions                                              | LS-15  | 371  | 250,000   | 125,000       |           |           |           |           | 125,000                          |           |         |         |     |          |         |                        |
| Annual Sanitary Sewer Rehabilitation Program                             | PW-01  | 429  | 200,000   |               |           |           |           |           |                                  |           | 200,000 |         |     |          |         |                        |
| Annual Water Main Replacement & Extension Program                        | PW-02  | 435  | 100,000   |               |           |           |           |           |                                  | 100,000   |         |         |     |          |         |                        |
| Annual Storm Water Improvement Program                                   | PW-03  | 427  | 100,000   |               |           |           |           |           |                                  |           |         | 100,000 |     |          |         |                        |
| Annual Street Rehabilitation Program                                     | PW-04  | 476  | 2,000,000 |               |           | 1,500,000 | 250,000   | 250,000   |                                  |           |         |         |     |          |         |                        |
| Annual Traffic Improvement & Safety Program                              | PW-05  | 334  | 122,000   | 100,000       |           |           |           |           |                                  |           |         |         |     | 22,000   |         |                        |
| Colby Avenue Reconstruction (NW97th St to NW 99th Ct)                    | PW-08  | 476  | 10,000    |               |           |           |           | 10,000    |                                  |           |         |         |     |          |         |                        |
| Sunset Terrace Reconstruction (NW97th to NW 99th Ct)                     | PW-09  | 476  | 700,000   |               |           |           | 500,000   | 750,000   |                                  | 150,000   | 500,000 | 300,000 |     |          |         |                        |
| Water Main Replacement (NW 78th St and NW 80th St Design)                | PW-15  | 435  | 1,300,000 |               |           |           |           |           |                                  | 1,000,000 |         |         |     | 300,000  |         | 476                    |
| Alices Road Reconstruction (Phase II) - Intersection of Alices & Douglas | PW-23  | 464  | 1,897,500 | 423,125       | 1,000,000 |           |           |           |                                  |           |         |         |     |          | 474,375 | Waukee 25%             |
| Alices Road Reconstruction (Phase III) - Douglas to Berkshire            | PW-24  | 464  | 515,750   | 515,750       |           |           |           |           |                                  |           |         |         |     |          |         |                        |
| Water Main Replacement (NW 84th, NW 85th, & Clark St Area)               | PW-27  | 435  | 10,000    |               |           |           |           |           |                                  | 10,000    |         |         |     |          |         |                        |
| Clark Street Reconstruction - Roundabouts                                | PW-28  |      | 10,000    |               |           |           |           | 10,000    |                                  |           |         |         |     |          |         |                        |
| Little Walnut Creek Stream Restoration and Trail Improvements            | PW-29  | 389  | 80,000    | 1,431,350     |           |           |           |           |                                  |           |         | 80,000  |     |          |         | Move Proj Back 2027-28 |
| Swanson Ave Railroad Crossings                                           | PW-30  |      | 250,000   |               |           |           | 250,000   |           |                                  |           |         |         |     |          |         |                        |
| Swanson Blvd Rehab Project                                               | PW-31  |      | 600,000   |               |           |           | 50,000    | 550,000   |                                  |           |         |         |     |          |         |                        |
| 14,720,250                                                               |        |      |           | 5,545,225     | 3,000,000 | 1,500,000 | 1,050,000 | 1,570,000 | 625,000                          | 1,320,000 | 700,000 | 520,000 |     | -        | 822,000 | 999,375                |

| FY 2028-29                                                               |        |      |           | BOND PROCEEDS |           | FRANCHISE | LOST      |           | CASH/TRANSFERS OF EXISTING FUNDS |           |         |         |     |           | OTHER/    |                       |
|--------------------------------------------------------------------------|--------|------|-----------|---------------|-----------|-----------|-----------|-----------|----------------------------------|-----------|---------|---------|-----|-----------|-----------|-----------------------|
| PROJECT                                                                  | PRJ #  | FUND | FY28      | LEVY          | TIF       | FEES      | DALLAS    | POLK      | GRANTS                           | WATER     | SEWER   | SWATER  | RUT | EXISTING  | MISC      | Notes                 |
| Fire Engine Replacement                                                  | ADM-04 | 810  | 961,487   |               |           |           |           |           |                                  |           |         |         |     |           | 961,487   | Remove (CEP- FY25/26) |
| Soil Quality Restoration                                                 | ADM-05 | 332  | 75,000    |               |           |           |           |           |                                  | 50,000    |         |         |     |           | 25,000    | Customer Cost Share   |
| Tree Sale                                                                | ADM-06 | 358  | 10,000    |               |           |           |           |           |                                  | 10,000    |         |         |     |           |           |                       |
| Water Resources Grant                                                    | ADM-07 | 357  | 50,000    |               |           |           |           |           |                                  |           |         | 50,000  |     |           |           |                       |
| University Boulevard Flood Mitigation Plan Implementation                | CD-01  | 342  | 500,000   |               |           |           |           |           |                                  |           |         |         |     | 500,000   |           |                       |
| Campbell Park Improvements                                               | LS-10  | 369  | 200,000   | 200,000       |           |           |           |           |                                  |           |         |         |     |           |           |                       |
| Greenbelt Land Acquisitions                                              | LS-15  | 371  | 250,000   | 125,000       |           |           |           |           | 125,000                          |           |         |         |     |           |           |                       |
| Annual Sanitary Sewer Rehabilitation Program                             | PW-01  | 429  | 200,000   |               |           |           |           |           |                                  |           |         | 200,000 |     |           |           |                       |
| Annual Water Main Replacement & Extension Program                        | PW-02  | 435  | 100,000   |               |           |           |           |           |                                  | 100,000   |         |         |     |           |           |                       |
| Annual Storm Water Improvement Program                                   | PW-03  | 427  | 100,000   |               |           |           |           |           |                                  |           |         | 100,000 |     |           |           |                       |
| Annual Street Rehabilitation Program                                     | PW-04  | 476  | 2,000,000 |               |           | 1,500,000 | 250,000   | 250,000   |                                  |           |         |         |     |           |           |                       |
| Annual Traffic Improvement & Safety Program                              | PW-05  | 334  | 124,000   | 124,000       |           |           |           |           |                                  |           |         |         |     |           |           |                       |
| Colby Avenue Reconstruction (NW97th St to NW 99th Ct)                    | PW-08  | 476  | 700,000   |               |           |           |           | 200,000   |                                  | 150,000   | 500,000 | 100,000 |     |           |           |                       |
| Sunset Terrace Reconstruction (NW97th to NW 99th Ct)                     | PW-09  | 476  | 1,500,000 |               |           |           |           |           |                                  |           |         |         |     | 1,500,000 |           |                       |
| Water Main Replacement (Franklin Ave from NW 82nd St to NW 86th St)      | PW-17  | 435  | 10,000    |               |           |           |           |           |                                  | 10,000    |         |         |     |           |           |                       |
| Alices Road Reconstruction (Phase II) - Intersection of Alices & Douglas | PW-23  | 464  | 948,750   |               |           |           |           |           |                                  |           |         |         |     | 667,400   | 281,350   | Waukee 25%            |
| Alices Road Reconstruction (Phase III) - Douglas to Berkshire            | PW-24  | 464  | 3,261,250 | 5,051,000     | 3,000,000 |           |           |           |                                  |           |         |         |     |           |           |                       |
| Alices Road Reconstruction (Phase IV) - Berkshire to Meredith            | PW-25  | 464  | 200,000   |               |           |           |           |           |                                  |           |         |         |     | 200,000   |           |                       |
| Water Main Replacement (NW 84th, NW 85th, & Clark St Area)               | PW-27  | 435  | 1,500,000 |               |           |           | 250,000   | 250,000   |                                  | 1,000,000 |         |         |     |           |           |                       |
| Clark Street Reconstruction - Roundabouts                                | PW-28  |      | 1,000,000 |               |           |           | 300,000   | 400,000   |                                  | 200,000   | 100,000 |         |     |           |           |                       |
| Little Walnut Creek Stream Restoration and Trail Improvements            | PW-29  | 389  | 80,000    |               |           |           |           |           |                                  |           |         | 80,000  |     |           |           |                       |
| Swanson Ave Railroad Crossings                                           | PW-30  |      | 100,000   |               |           |           | 100,000   |           |                                  |           |         |         |     |           |           |                       |
| Swanson Blvd Rehab Project                                               | PW-31  |      | 500,000   |               |           |           | 100,000   | 400,000   |                                  |           |         |         |     |           |           |                       |
| 14,370,487                                                               |        |      |           | 5,500,000     | 3,000,000 | 1,500,000 | 1,000,000 | 1,500,000 | 125,000                          | 1,520,000 | 600,000 | 530,000 |     | -         | 2,867,400 | 3,000,000             |

| FY 2029-30                                                             |        |      |            | BOND PROCEEDS |           | FRANCHISE | LOST      |           | CASH/TRANSFERS OF EXISTING FUNDS |           |         |         |     | OTHER/   |           |                     |
|------------------------------------------------------------------------|--------|------|------------|---------------|-----------|-----------|-----------|-----------|----------------------------------|-----------|---------|---------|-----|----------|-----------|---------------------|
| PROJECT                                                                | PRJ #  | FUND | FY28       | .LEVY         | TIF       | FEES      | DALLAS    | POLK      | GRANTS                           | WATER     | SEWER   | SWATER  | RUT | EXISTING | MISC      | Notes               |
| Soil Quality Restoration                                               | ADM-05 | 332  | 75,000     |               |           |           |           |           |                                  | 50,000    |         |         |     |          | 25,000    | Customer Cost Share |
| Water Resources Grant                                                  | ADM-06 | 357  | 50,000     |               |           |           |           |           |                                  |           |         | 50,000  |     |          |           |                     |
| Tree Sale                                                              | ADM-07 | 358  | 10,000     |               |           |           |           |           |                                  | 10,000    |         |         |     |          |           |                     |
| University Boulevard Flood Mitigation Plan Implementation              | CD-01  | 342  | 500,000    | 500,000       |           |           |           |           |                                  |           |         |         |     |          |           |                     |
| Emerald Isle Development (1/2 Sheridan Ave and Emerald Isle Dr Improv) | CD-02  | 345  | 600,000    |               | 600,000   |           |           |           |                                  |           |         |         |     |          |           |                     |
| Campbell Park Improvements                                             | LS-10  | 369  | 2,500,000  | 1,250,000     |           |           |           |           | 625,000                          |           |         |         |     |          | 625,000   | Grant/Donations     |
| Annual Sanitary Sewer Rehabilitation Program                           | PW-01  | 429  | 200,000    |               |           |           |           |           |                                  |           | 200,000 |         |     |          |           |                     |
| Annual Water Main Replacement & Extension Program                      | PW-02  | 435  | 100,000    |               |           |           |           |           |                                  | 100,000   |         |         |     |          |           |                     |
| Annual Storm Water Improvement Program                                 | PW-03  | 427  | 100,000    |               |           |           |           |           |                                  |           |         | 100,000 |     |          |           |                     |
| Annual Street Rehabilitation Program                                   | PW-04  | 476  | 2,000,000  |               |           | 1,500,000 | 250,000   | 250,000   |                                  |           |         |         |     |          |           |                     |
| Annual Traffic Improvement & Safety Program                            | PW-05  | 334  | 126,000    | 125,000       |           |           |           |           |                                  |           |         |         |     | 1,000    |           |                     |
| Colby Avenue Reconstruction (NW97th St to NW 99th Ct)                  | PW-08  | 476  | 1,500,000  |               |           |           |           | 1,250,000 |                                  |           |         |         |     | 250,000  |           |                     |
| Alices Road Reconstruction (Phase III) - Douglas to Berkshire          | PW-24  | 464  | 5,313,750  | 2,400,000     | 1,813,750 |           |           |           |                                  | 100,000   |         | 400,000 |     |          |           |                     |
| Alices Road Reconstruction (Phase IV) - Berkshire to Meredith          | PW-25  | 464  | 2,885,280  | 1,225,000     | 600,000   |           | 750,000   |           | 500,000                          | 80,000    |         |         |     |          |           |                     |
| Water Main Replacement (NW 84th, NW 85th, & Clark St Area)             | PW-27  | 435  | 1,000,000  |               |           |           |           |           |                                  | 1,000,000 |         |         |     |          |           |                     |
| Little Walnut Creek Stream Restoration and Trail Improvements          | PW-29  | 389  | 80,000     |               |           |           |           |           |                                  |           |         |         |     |          | 710,000   | MBI Credit          |
|                                                                        |        |      | 17,040,030 | 5,500,000     | 3,013,750 | 1,500,000 | 1,000,000 | 1,500,000 | 1,125,000                        | 1,340,000 | 200,000 | 550,000 | -   | 251,000  | 1,360,000 |                     |

# Appendix 4 - PFM Financial Analysis of Debt Service

## City of Clive, Iowa

### Debt Service Fund

#### Projection of Debt Service Fund

Taxable Valuations, Tax Rates & Revenues

| Assumptions    |       |
|----------------|-------|
| Interest Rate: | 4.00% |

| Tax Rate Impact Summary |           |
|-------------------------|-----------|
| Tax Impact FY 20-21     | (\$0.001) |
| Tax Impact FY 21-22     | (\$0.001) |
| Tax Impact FY 22-23     | (\$0.000) |
| Tax Impact FY 23-24     |           |
| Tax Impact FY 24-25     |           |

EXHIBIT 1

|             |           |           |           |           |
|-------------|-----------|-----------|-----------|-----------|
| Include:    | Yes       | Yes       | Yes       | Yes       |
| Par ==>     | 5,115,000 | 5,115,000 | 5,115,000 | 5,115,000 |
| Project ==> | 5,000,000 | 5,000,000 | 5,000,000 | 5,000,000 |

| Fiscal Year Payable | Total Tax Valuation | % Growth | Taxes Levied | Tax Rate/\$1,000 | GO Bond Abatements |           |           |                      |                  |               | Total Revenues | Current G.O. Debt Service | 2025A      | 2026A      | 2027A      | 2028A      | Fiscal Fees & Other | Total Uses | Surplus (Deficit) | Ending Balance |          |
|---------------------|---------------------|----------|--------------|------------------|--------------------|-----------|-----------|----------------------|------------------|---------------|----------------|---------------------------|------------|------------|------------|------------|---------------------|------------|-------------------|----------------|----------|
|                     |                     |          |              |                  | Dallas & Polk Co   |           |           | Comm& Indust Reimbur | Interest Revenue | Misc Revenues |                |                           | CIP Mar-25 | CIP Mar-26 | CIP Mar-27 | CIP Mar-28 |                     |            |                   |                |          |
|                     |                     |          |              |                  | LOSST              | Water     | TIF       |                      |                  |               |                |                           |            |            |            |            |                     |            |                   |                |          |
| 2017 - 2018         | 1,433,905,150       | 3.89%    | 2,126,094    | 1.48273          |                    | 1,433,798 | 1,898,115 | 78,266               | 87,576           | (293)         | 5,623,556      | 5,941,437                 |            |            |            |            | 120,053             | 6,061,491  | (437,934)         | 557,786        | 6/1/2018 |
| 2018 - 2019         | 1,505,329,881       | 4.98%    | 2,231,636    | 1.48249          |                    | 1,296,888 | 1,925,665 | 78,187               | 91,474           | 182,384       | 5,806,233      | 5,359,128                 |            |            |            |            | 8,408               | 5,367,535  | 438,698           | 996,484        | 6/1/2019 |
| 2019 - 2020         | 1,551,388,534       | 3.06%    | 2,299,918    | 1.48249          | 257,811            | 1,290,390 | 2,039,358 | 76,669               | 42,066           | (22,232)      | 5,983,980      | 5,911,988                 |            |            |            |            | 5,701               | 5,917,689  | 66,291            | 1,062,775      | 6/1/2020 |
| 2020 - 2021         | 1,626,309,561       | 4.83%    | 2,409,215    | 1.48140          | 653,141            | 0         | 910,238   | 76,778               | 29,934           | 5,358         | 4,084,664      | 4,085,404                 |            |            |            |            | (109,549)           | 3,975,855  | 108,808           | 1,171,584      | 6/1/2021 |
| 2021 - 2022         | 1,691,453,182       | 4.01%    | 2,503,469    | 1.48007          | 1,160,867          | 0         | 916,925   | 37,660               | 7,813            | 204,690       | 4,831,424      | 4,846,620                 |            |            |            |            | (113,549)           | 4,733,071  | 98,353            | 1,269,937      | 6/1/2022 |
| 2022 - 2023         | 1,774,436,404       | 4.91%    | 2,626,166    | 1.48000          | 1,100,000          | 0         | 1,351,795 | 63,230               | 84,054           | 971           | 5,226,215      | 5,139,316                 |            |            |            |            | (110,600)           | 5,028,716  | 197,499           | 1,467,436      | 6/1/2023 |
| 2023 - 2024         | 1,833,040,485       | 3.30%    | 2,712,900    | 1.48000          | 1,017,093          | 118,700   | 1,344,564 | 0                    | 58,697           | 58,697        | 5,310,651      | 5,328,789                 |            |            |            |            | 9,500               | 5,338,289  | (27,638)          | 1,439,798      | 6/1/2024 |
| 2024 - 2025         | 1,967,675,372       | 7.34%    | 2,912,160    | 1.48000          | 1,006,843          | 37,500    | 1,254,469 | 0                    | 57,592           | 57,592        | 5,326,155      | 5,527,516                 |            |            |            |            | 9,500               | 5,537,016  | (210,861)         | 1,228,937      | 6/1/2025 |
| 2025 - 2026         | 2,037,698,018       | 3.56%    | 3,034,132    | 1.48900          | 998,243            | 37,800    | 1,247,369 | 0                    | 49,157           | 49,157        | 5,415,859      | 5,290,596                 | 213,694    |            |            |            | 9,500               | 5,513,790  | (97,932)          | 1,131,005      | 6/1/2026 |
| 2026 - 2027         | 2,130,843,890       | 4.57%    | 3,172,827    | 1.48900          | 989,293            |           | 1,243,769 | 0                    | 45,240           | 45,240        | 5,496,368      | 4,707,256                 | 204,601    | 213,694    |            |            | 9,500               | 5,135,051  | 361,317           | 1,492,322      | 6/1/2027 |
| 2027 - 2028         | 2,195,612,007       | 3.04%    | 3,269,266    | 1.48900          | 974,843            |           | 1,238,319 | 0                    | 59,693           | 59,693        | 5,601,813      | 4,768,171                 | 509,601    | 204,601    | 213,694    |            | 5,200               | 5,701,266  | (99,453)          | 1,392,869      | 6/1/2028 |
| 2028 - 2029         | 2,261,480,367       | 3.00%    | 3,367,344    | 1.48900          | 966,218            |           | 1,236,219 | 0                    | 55,715           | 55,715        | 5,681,210      | 4,563,561                 | 512,401    | 509,601    | 204,601    | 213,694    | 5,200               | 6,009,057  | (327,847)         | 1,065,023      | 6/1/2029 |
| 2029 - 2030         | 2,329,324,778       | 3.00%    | 3,468,365    | 1.48900          | 942,118            |           | 1,232,369 | 0                    | 42,601           |               | 5,685,452      | 4,332,086                 | 514,601    | 512,401    | 509,601    | 204,601    | 5,200               | 6,078,488  | (393,037)         | 671,986        | 6/1/2030 |
| 2030 - 2031         | 2,399,204,522       | 3.00%    | 3,572,416    | 1.48900          | 942,498            |           | 1,230,469 | 0                    | 26,879           |               | 5,772,261      | 4,104,916                 | 511,200    | 514,601    | 512,401    | 509,601    | 5,200               | 6,157,918  | (385,657)         | 286,329        | 6/1/2031 |
| 2031 - 2032         | 2,471,180,657       | 3.00%    | 3,700,449    | 1.49744          | 947,045            |           | 1,225,719 | 0                    | 11,453           |               | 5,884,666      | 3,830,464                 | 512,400    | 511,200    | 514,601    | 512,401    | 3,600               | 5,884,666  |                   | 286,329        | 6/1/2032 |
| 2032 - 2033         | 2,545,316,077       | 3.00%    | 3,274,349    | 1.28642          | 946,608            |           | 1,226,669 | 0                    | 11,453           |               | 5,459,078      | 3,404,276                 | 513,000    | 512,400    | 511,200    | 514,601    | 3,600               | 5,459,078  |                   | 286,329        | 6/1/2033 |
| 2033 - 2034         | 2,621,675,559       | 3.00%    | 2,755,748    | 1.05114          | 945,423            |           | 1,226,569 | 0                    | 11,453           |               | 4,939,193      | 2,885,991                 | 513,000    | 513,000    | 512,400    | 511,200    | 3,600               | 4,939,193  |                   | 286,329        | 6/1/2034 |
| 2034 - 2035         | 2,700,325,826       | 3.00%    | 2,042,948    | 0.75656          | 948,510            |           | 1,228,769 | 0                    | 11,453           |               | 4,231,680      | 2,177,279                 | 512,400    | 513,000    | 513,000    | 512,400    | 3,600               | 4,231,680  |                   | 286,329        | 6/1/2035 |
| 2035 - 2036         | 2,781,335,601       | 3.00%    | 2,041,748    | 0.73409          | 955,504            |           | 1,224,613 | 0                    | 11,453           |               | 4,233,318      | 2,180,116                 | 511,200    | 512,400    | 513,000    | 513,000    | 3,600               | 4,233,318  |                   | 286,329        | 6/1/2036 |
| 2036 - 2037         | 2,864,775,669       | 3.00%    | 2,043,148    | 0.71320          | 951,935            |           | 1,224,275 | 0                    | 11,453           |               | 4,230,811      | 2,176,210                 | 514,400    | 511,200    | 512,400    | 513,000    | 3,600               | 4,230,811  |                   | 286,329        | 6/1/2037 |
| 2037 - 2038         | 2,950,718,939       | 3.00%    | 2,041,948    | 0.69202          | 957,468            |           | 1,223,000 | 0                    | 11,453           |               | 4,233,868      | 2,180,468                 | 511,800    | 514,400    | 511,200    | 512,400    | 3,600               | 4,233,868  |                   | 286,329        | 6/1/2038 |
| 2038 - 2039         | 3,039,240,507       | 3.00%    | 2,043,148    | 0.67226          | 967,168            |           | 1,224,850 | 0                    | 11,453           |               | 4,246,618      | 2,192,018                 | 513,600    | 511,800    | 514,400    | 511,200    | 3,600               | 4,246,618  |                   | 286,329        | 6/1/2039 |
| 2039 - 2040         | 3,130,417,723       | 3.00%    | 2,041,547    | 0.65216          |                    |           |           | 0                    | 11,453           |               | 2,053,001      |                           | 509,600    | 513,600    | 511,800    | 514,400    | 3,600               | 2,053,001  |                   | 286,329        | 6/1/2040 |
| 2040 - 2041         | 3,224,330,254       | 3.00%    | 1,525,947    | 0.47326          |                    |           |           | 0                    | 11,453           |               | 1,537,400      |                           |            | 509,600    | 513,600    | 511,800    | 2,400               | 1,537,400  |                   | 286,329        | 6/1/2041 |
| 2041 - 2042         | 3,321,060,162       | 3.00%    | 1,013,547    | 0.30519          |                    |           |           | 0                    | 11,453           |               | 1,025,000      |                           |            |            | 509,600    | 513,600    | 1,800               | 1,025,000  |                   | 286,329        | 6/1/2042 |
| 2042 - 2043         | 3,420,691,967       | 3.00%    | 499,347      | 0.14598          |                    |           |           | 0                    | 11,453           |               | 510,800        |                           |            |            |            | 509,600    | 1,200               | 510,800    |                   | 286,329        | 6/1/2043 |
|                     |                     |          |              |                  |                    |           |           |                      |                  |               |                |                           | 7,077,499  | 7,077,499  | 7,077,499  | 7,077,499  |                     |            |                   |                |          |

City of Clive, Iowa  
Debt Service Fund  
Projection of Debt Service Fund  
Taxable Valuations, Tax Rates & Revenues

| Assumptions    |       |
|----------------|-------|
| Interest Rate: | 4.00% |

| Tax Rate Impact Summary |           |
|-------------------------|-----------|
| Tax Impact FY 20-21     | (\$0.001) |
| Tax Impact FY 21-22     | (\$0.001) |
| Tax Impact FY 22-23     | (\$0.000) |
| Tax Impact FY 23-24     |           |
| Tax Impact FY 24-25     |           |

|             |           |           |           |           |
|-------------|-----------|-----------|-----------|-----------|
| Include:    | Yes       | Yes       | Yes       | Yes       |
| Par ==>     | 5,620,000 | 5,620,000 | 5,620,000 | 5,620,000 |
| Project ==> | 5,500,000 | 5,500,000 | 5,500,000 | 5,500,000 |

EXHIBIT 2

| Fiscal Year Payable | Total Tax Valuation | % Growth | Taxes Levied | Tax Rate/\$1,000 | GO Bond Abatements |           |           |                      |                  |               | Total Revenues | Current G.O. Debt Service | 2025A CIP Mar-25 | 2026A CIP Mar-26 | 2027A CIP Mar-27 | 2028A CIP Mar-28 | Fiscal Fees & Other | Total Uses | Surplus (Deficit) | Ending Balance |          |
|---------------------|---------------------|----------|--------------|------------------|--------------------|-----------|-----------|----------------------|------------------|---------------|----------------|---------------------------|------------------|------------------|------------------|------------------|---------------------|------------|-------------------|----------------|----------|
|                     |                     |          |              |                  | Dallas & Polk Co   |           |           | Comm& Indust Reimbur | Interest Revenue | Misc Revenues |                |                           |                  |                  |                  |                  |                     |            |                   |                |          |
|                     |                     |          |              |                  | LOSST              | Water     | TIF       |                      |                  |               |                |                           |                  |                  |                  |                  |                     |            |                   |                |          |
| 2017 - 2018         | 1,433,905,150       | 3.89%    | 2,126,094    | 1.48273          |                    | 1,433,798 | 1,898,115 | 78,266               | 87,576           | (293)         | 5,623,556      | 5,941,437                 |                  |                  |                  |                  | 120,053             | 6,061,491  | (437,934)         | 557,786        | 6/1/2018 |
| 2018 - 2019         | 1,505,329,881       | 4.98%    | 2,231,636    | 1.48249          |                    | 1,296,888 | 1,925,665 | 78,187               | 91,474           | 182,384       | 5,806,233      | 5,359,128                 |                  |                  |                  |                  | 8,408               | 5,367,535  | 438,698           | 996,484        | 6/1/2019 |
| 2019 - 2020         | 1,551,388,534       | 3.06%    | 2,299,918    | 1.48249          | 257,811            | 1,290,390 | 2,039,358 | 76,669               | 42,066           | (22,232)      | 5,983,980      | 5,911,988                 |                  |                  |                  |                  | 5,701               | 5,917,689  | 66,291            | 1,062,775      | 6/1/2020 |
| 2020 - 2021         | 1,626,309,561       | 4.83%    | 2,409,215    | 1.48140          | 653,141            | 0         | 910,238   | 76,778               | 29,934           | 5,358         | 4,084,664      | 4,085,404                 |                  |                  |                  |                  | (109,549)           | 3,975,855  | 108,808           | 1,171,584      | 6/1/2021 |
| 2021 - 2022         | 1,691,453,182       | 4.01%    | 2,503,469    | 1.48007          | 1,160,867          | 0         | 916,925   | 37,660               | 7,813            | 204,690       | 4,831,424      | 4,846,620                 |                  |                  |                  |                  | (113,549)           | 4,733,071  | 98,353            | 1,269,937      | 6/1/2022 |
| 2022 - 2023         | 1,774,436,404       | 4.91%    | 2,626,166    | 1.48000          | 1,100,000          | 0         | 1,351,795 | 63,230               | 84,054           | 971           | 5,226,215      | 5,139,316                 |                  |                  |                  |                  | (110,600)           | 5,028,716  | 197,499           | 1,467,436      | 6/1/2023 |
| 2023 - 2024         | 1,833,040,485       | 3.30%    | 2,712,900    | 1.48000          | 1,017,093          | 118,700   | 1,344,564 | 0                    | 58,697           | 58,697        | 5,310,651      | 5,328,789                 |                  |                  |                  |                  | 9,500               | 5,338,289  | (27,638)          | 1,439,798      | 6/1/2024 |
| 2024 - 2025         | 1,967,675,372       | 7.34%    | 2,912,160    | 1.48000          | 1,006,843          | 37,500    | 1,254,469 | 0                    | 57,592           | 57,592        | 5,326,155      | 5,527,516                 |                  |                  |                  |                  | 9,500               | 5,537,016  | (210,861)         | 1,228,937      | 6/1/2025 |
| 2025 - 2026         | 2,037,698,018       | 3.56%    | 3,219,563    | 1.58000          | 998,243            | 37,800    | 1,247,369 | 0                    | 49,157           | 49,157        | 5,601,289      | 5,290,596                 | 334,792          |                  |                  |                  | 9,500               | 5,634,888  | (33,599)          | 1,195,338      | 6/1/2026 |
| 2026 - 2027         | 2,130,843,890       | 4.57%    | 3,366,733    | 1.58000          | 989,293            |           | 1,243,769 | 0                    | 47,814           | 47,814        | 5,695,422      | 4,707,256                 | 320,801          | 334,792          |                  |                  | 9,500               | 5,372,349  | 323,073           | 1,518,411      | 6/1/2027 |
| 2027 - 2028         | 2,195,612,007       | 3.04%    | 3,469,067    | 1.58000          | 974,843            |           | 1,238,319 | 0                    | 60,736           | 60,736        | 5,803,701      | 4,768,171                 | 541,801          | 320,801          | 334,792          |                  | 5,200               | 5,970,764  | (167,063)         | 1,351,348      | 6/1/2028 |
| 2028 - 2029         | 2,261,480,367       | 3.00%    | 3,573,139    | 1.58000          | 966,218            |           | 1,236,219 | 0                    | 54,054           | 54,054        | 5,883,683      | 4,563,561                 | 543,801          | 541,801          | 320,801          | 334,792          | 5,200               | 6,309,955  | (426,272)         | 925,076        | 6/1/2029 |
| 2029 - 2030         | 2,329,324,778       | 3.00%    | 3,680,333    | 1.58000          | 942,118            |           | 1,232,369 | 0                    | 37,003           |               | 5,891,822      | 4,332,086                 | 545,201          | 543,801          | 541,801          | 320,801          | 5,200               | 6,288,889  | (397,066)         | 528,010        | 6/1/2030 |
| 2030 - 2031         | 2,399,204,522       | 3.00%    | 3,790,743    | 1.58000          | 942,498            |           | 1,230,469 | 0                    | 21,120           |               | 5,984,830      | 4,104,916                 | 541,000          | 545,201          | 543,801          | 541,801          | 5,200               | 6,281,918  | (297,089)         | 230,921        | 6/1/2031 |
| 2031 - 2032         | 2,471,180,657       | 3.00%    | 3,823,465    | 1.54722          | 947,045            |           | 1,225,719 | 0                    | 9,237            |               | 6,005,466      | 3,830,464                 | 541,400          | 541,000          | 545,201          | 543,801          | 3,600               | 6,005,466  |                   | 230,921        | 6/1/2032 |
| 2032 - 2033         | 2,545,316,077       | 3.00%    | 3,394,165    | 1.33349          | 946,608            |           | 1,226,669 | 0                    | 9,237            |               | 5,576,678      | 3,404,276                 | 541,200          | 541,400          | 541,000          | 545,201          | 3,600               | 5,576,678  |                   | 230,921        | 6/1/2033 |
| 2033 - 2034         | 2,621,675,559       | 3.00%    | 2,877,365    | 1.09753          | 945,423            |           | 1,226,569 | 0                    | 9,237            |               | 5,058,593      | 2,885,991                 | 545,400          | 541,200          | 541,400          | 541,000          | 3,600               | 5,058,593  |                   | 230,921        | 6/1/2034 |
| 2034 - 2035         | 2,700,325,826       | 3.00%    | 2,166,165    | 0.80219          | 948,510            |           | 1,228,769 | 0                    | 9,237            |               | 4,352,680      | 2,177,279                 | 543,800          | 545,400          | 541,200          | 541,400          | 3,600               | 4,352,680  |                   | 230,921        | 6/1/2035 |
| 2035 - 2036         | 2,781,335,601       | 3.00%    | 2,166,365    | 0.77889          | 955,504            |           | 1,224,613 | 0                    | 9,237            |               | 4,355,718      | 2,180,116                 | 541,600          | 543,800          | 545,400          | 541,200          | 3,600               | 4,355,718  |                   | 230,921        | 6/1/2036 |
| 2036 - 2037         | 2,864,775,669       | 3.00%    | 2,168,964    | 0.75711          | 951,935            |           | 1,224,275 | 0                    | 9,237            |               | 4,354,411      | 2,176,210                 | 543,800          | 541,600          | 543,800          | 545,400          | 3,600               | 4,354,411  |                   | 230,921        | 6/1/2037 |
| 2037 - 2038         | 2,950,718,939       | 3.00%    | 2,168,764    | 0.73500          | 957,468            |           | 1,223,000 | 0                    | 9,237            |               | 4,358,469      | 2,180,468                 | 545,200          | 543,800          | 541,600          | 543,800          | 3,600               | 4,358,469  |                   | 230,921        | 6/1/2038 |
| 2038 - 2039         | 3,039,240,507       | 3.00%    | 2,165,764    | 0.71260          | 967,168            |           | 1,224,850 | 0                    | 9,237            |               | 4,367,018      | 2,192,018                 | 540,800          | 545,200          | 543,800          | 541,600          | 3,600               | 4,367,018  |                   | 230,921        | 6/1/2039 |
| 2039 - 2040         | 3,130,417,723       | 3.00%    | 2,164,964    | 0.69159          |                    |           |           | 0                    | 9,237            |               | 2,174,201      |                           | 540,800          | 540,800          | 545,200          | 543,800          | 3,600               | 2,174,201  |                   | 230,921        | 6/1/2040 |
| 2040 - 2041         | 3,224,330,254       | 3.00%    | 1,619,964    | 0.50242          |                    |           |           | 0                    | 9,237            |               | 1,629,200      |                           |                  | 540,800          | 540,800          | 545,200          | 2,400               | 1,629,200  |                   | 230,921        | 6/1/2041 |
| 2041 - 2042         | 3,321,060,162       | 3.00%    | 1,074,163    | 0.32344          |                    |           |           | 0                    | 9,237            |               | 1,083,400      |                           |                  |                  | 540,800          | 540,800          | 1,800               | 1,083,400  |                   | 230,921        | 6/1/2042 |
| 2042 - 2043         | 3,420,691,967       | 3.00%    | 532,763      | 0.15575          |                    |           |           | 0                    | 9,237            |               | 542,000        |                           |                  |                  |                  | 540,800          | 1,200               | 542,000    |                   | 230,921        | 6/1/2043 |
|                     |                     |          |              |                  |                    |           |           |                      |                  |               |                |                           | 7,711,397        | 7,711,397        | 7,711,397        | 7,711,397        |                     |            |                   |                |          |



# City of Clive 2025 - 2029 Capital Improvements Program



PROJECT LISTING

1

Fire Engine Replacement (2028-2029)

2

Alice's Road Reconstruction Phase 1 (2025-2026)

3

Alice's Road Right of Way Acquisitions (2025-2027)

4

Douglas Drive and Berkshire Parkway Signal (2026)

5

Swanson Boulevard Rebab (2028)

6

Campbell Park Improvements and Bridge (2027-2030)

7

Sunset Terrace Reconstruction (2027)

8

Little Walnut Creek Stream & Trail Extension (2025-2027)

9

Alice's Road Park Planning (2028)

10

Greenbelt Trail Improvement (Bridge) (2028)

11

University Blvd Pump Station Improvements (2025-2026)

12

Harbach Phase 2 Reconstruction (2025-2026)

13

University Boulevard Flood Mitigation (2025-2029)

14

NW 82nd Street Trail Extension (2027-2028)

15

Clark Street Roundabouts (2028-2029)

16

Shuler Pond Park (2027-2028)

17

Water Main Replacement - NW 80th Street (2027-2028)

18

Colby Avenue Reconstruction (2028-2029)

19

Alices Road Reconstruction Phase 2 (2026-2027)

20

Alices Road Reconstruction Phase 3 (2027-2028)

21

Alices Road Reconstruction Phase 4 (2028-2029)

22

Water Main Replacement - NW 84th/Clark Street (2028-2029)

23

Rio Valley Park Improvements (2026-2027)

24

Water Main Replacement - Franklin Avenue (2029-2030)

25

Linnan Park Improvements (2025)

26

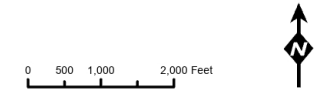
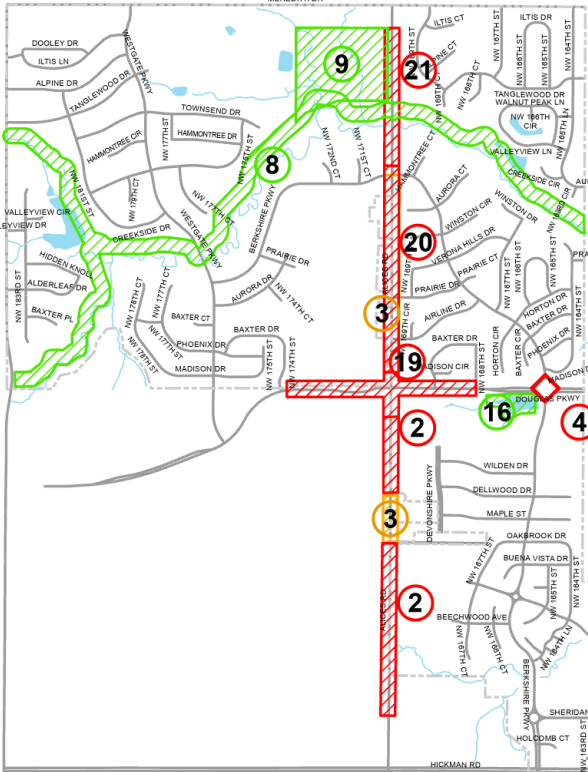
Porter Shelter Area Improvements (2027-2028)

27

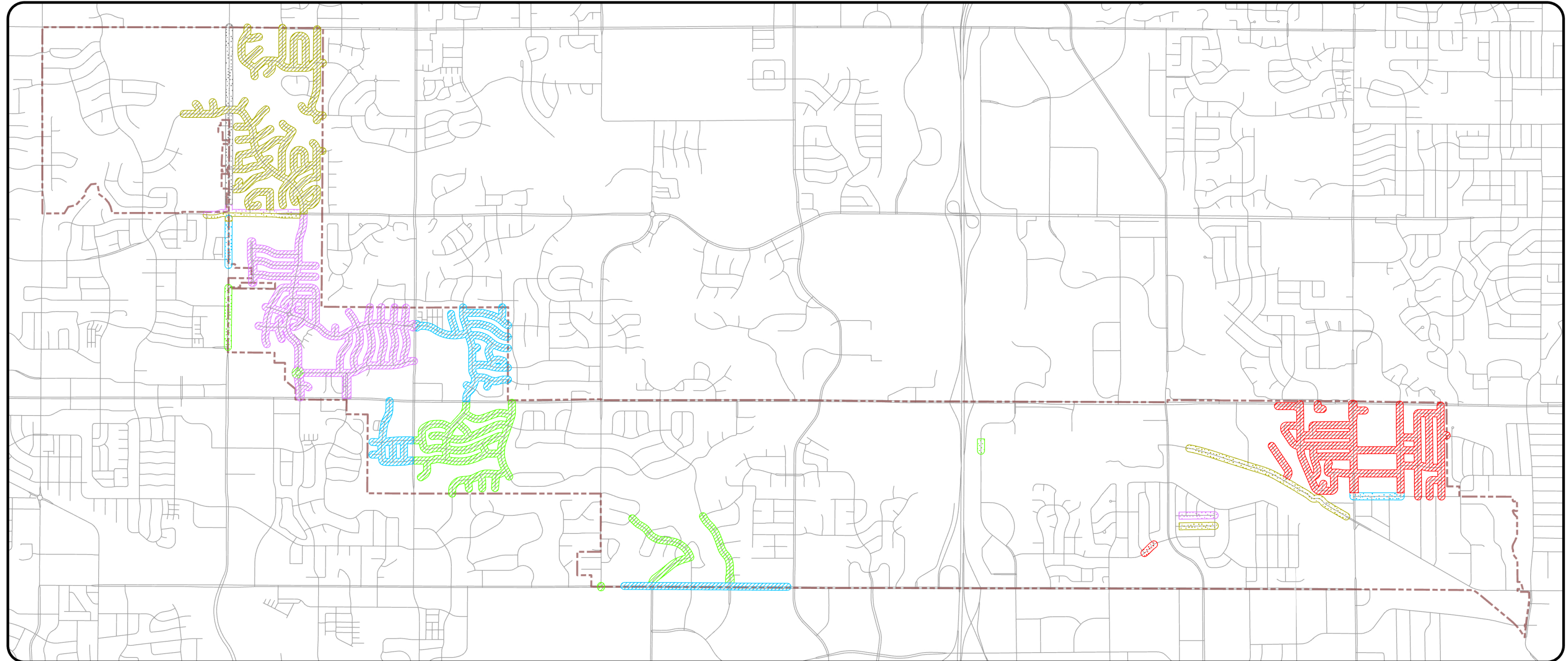
Water Main Replacement - NW 78th Street (2026-2027)

28

Clive Hall and Library Renovations (2025-2026)



# City of Clive Comprehensive Pavement Rehabilitation Program

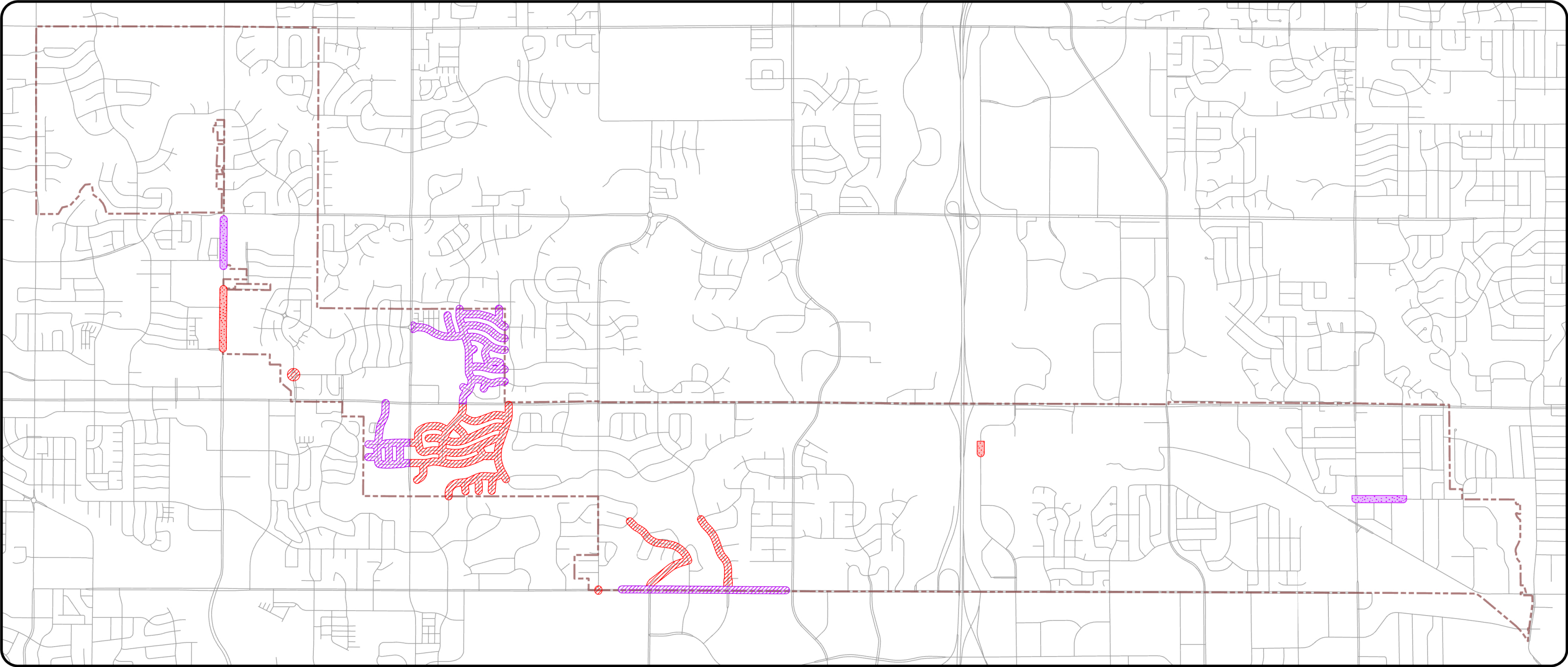


0 1,000 2,000 4,000 Feet





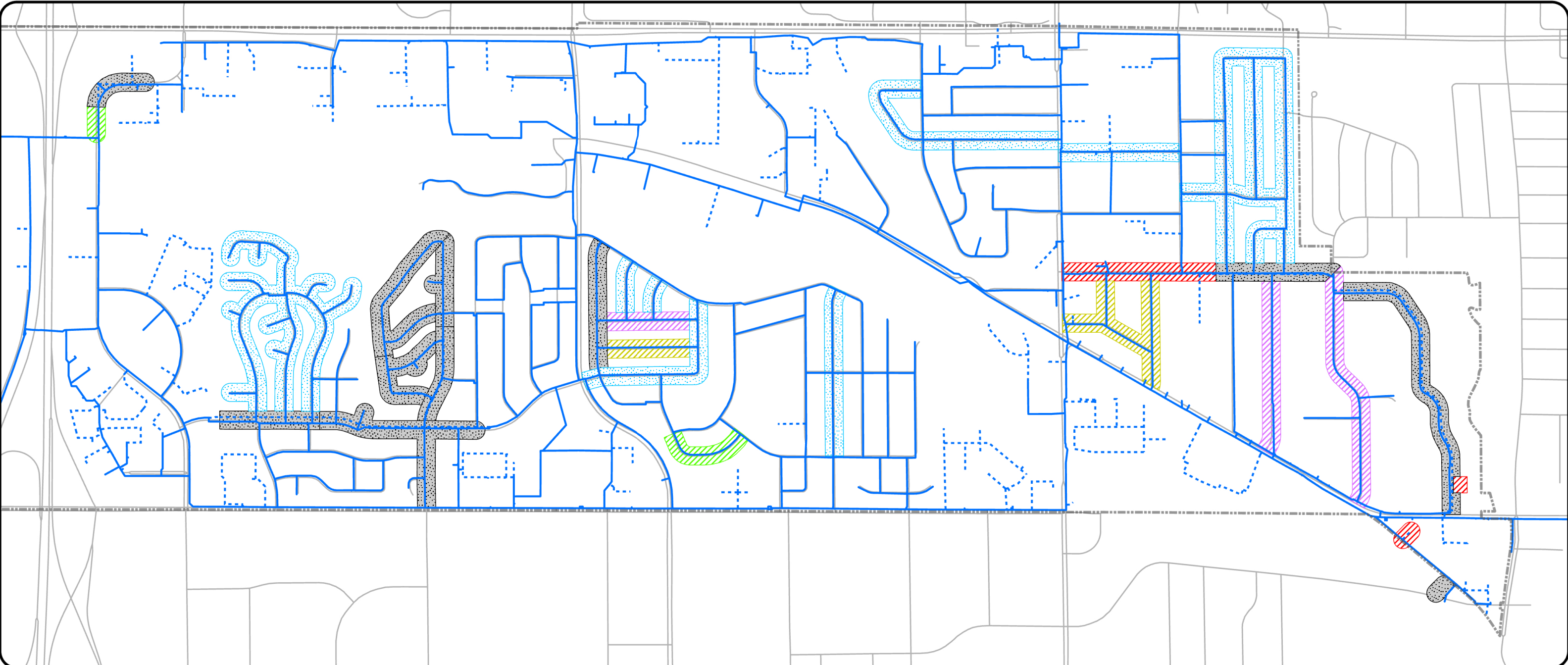
# City of Clive Comprehensive Pavement Rehabilitation Program - 2025 / 2026



0 1,000 2,000 4,000 Feet

 2025 - Rehabilitation     2025 - Reconstruction     2026 - Rehabilitation     2026 - Reconstruction

# City of Clive Comprehensive Water Network Rehabilitation Program



0 500 1,000 2,000 Feet

2025 2026 2027 2028 2029 Completed To Be Scheduled