



CLIVE CITY COUNCIL

AGENDA, SPECIAL MEETING

8800 Hickman Road

March 27, 2025 5:30 PM

This meeting will be conducted in-person in the Clive Public Safety Center Training Room and virtually via Zoom platform. To participate virtually use the following link:

<https://us06web.zoom.us/j/86001665604> - or call-in at: (312) 626-6799 - Meeting ID: 860 0166 5604

Call to Order/Roll Call/Pledge of Allegiance

Presentation

1. Budget Public Meeting - Proposed Property Tax Levy

Adjournment



Memo

TO: Mayor and Council members

FROM: Matt McQuillen, City Manager

DATE: March 27, 2025

RE: Budget Public Meeting - Proposed Property Tax Levy

SYNOPSIS:

March 27, 2025 at 5:30 PM is the time and place for a public meeting to receive feedback from the public on the proposed FY 25-26 Budget, including the proposed property tax levy rate of \$9.92 per \$1,000 of taxable valuation as was published in the annual Statement to Owners and Taxpayers sent out in mid-March.

Included in the agenda packet is a copy of the City Manager's presentation to open the meeting. Following the City Manager's brief comments, the Mayor and City Council can receive comment from the public on the proposed budget.

Attachments:

1. City of Clive Public Meeting on Proposed Property Taxation for Fiscal Year July 1 2025 to June 30 2026



City of Clive Public Meeting on Proposed Property Taxation for Fiscal Year 2025-2026

**March 27, 2025
Clive Public Safety Center
8800 Hickman Road,
Clive, IA**

Truth in Taxation letters were mailed in mid-March; Clive property tax public meeting on March 27, 2025



CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF CLIVE - PROPOSED PROPERTY TAX LEVY CITY #: 77-716
CLIVE Fiscal Year July 1, 2025 - June 30, 2026

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:
Meeting Date: 3/27/2025 Meeting Time: 05:30 PM Meeting Location: Clive Public Safety Center, 8800 Hickman Road

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.cityofclive.com

City Telephone Number
(515) 223-6220

Iowa Department of Management	Current Year Property Tax 2024 - 2025	Certified Property Tax 2024 - 2025	Budget Year Property Tax 2025 - 2026	Effective Property Tax 2025 - 2026	Budget Year Property Tax 2025 - 2026	Proposed Property Tax 2025 - 2026
Taxable Valuations for Non-Debt Service		1,883,377,291		1,953,925,459		1,953,925,459
Consolidated General Fund		13,201,929		13,201,929		13,560,848
Operation & Maintenance of Public Transit		0		0		0
Aviation Authority		0		0		0
Liability, Property & Self Insurance		0		0		0
Support of Local Emergency Mgmt. Comm.		0		0		0
Unified Law Enforcement		0		0		0
Police & Fire Retirement		595,863		595,863		663,026
FICA & IPERS (If at General Fund Limit)		0		0		880,595
Other Employee Benefits		2,097,367		2,097,367		1,191,875
Capital Projects (Capital Improv. Reserve)		0		0		0
Taxable Value for Debt Service		1,955,458,968		2,036,047,249		2,036,047,249
Debt Service		2,894,079		2,894,079		3,216,955
CITY REGULAR TOTAL PROPERTY TAX		18,789,238		18,789,238		19,513,299
CITY REGULAR TAX RATE		9.91971		9.55641		9.92031
Taxable Value for City Ag Land		279,256		236,056		236,056
Ag Land		839		839		710
CITY AG LAND TAX RATE		3.00375		3.55424		3.00375
Tax Rate Comparison-Current VS. Proposed						
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000		Current Year 2024/2025		Budget Year 2025/2026		Percent Change
		460		518		12.61
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000		Current Year 2024/2025		Budget Year 2025/2026		Percent Change
City Regular Commercial		2,029		2,313		14.00

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current:

Clive will keep its property tax rate at \$9.92 per \$1,000 of taxable value after lowering it by \$0.22 last year. Clive will continue delivering value for taxes paid by improving efficiency and managing expenses in the face of increasing costs. Find details at cityofclive.com.

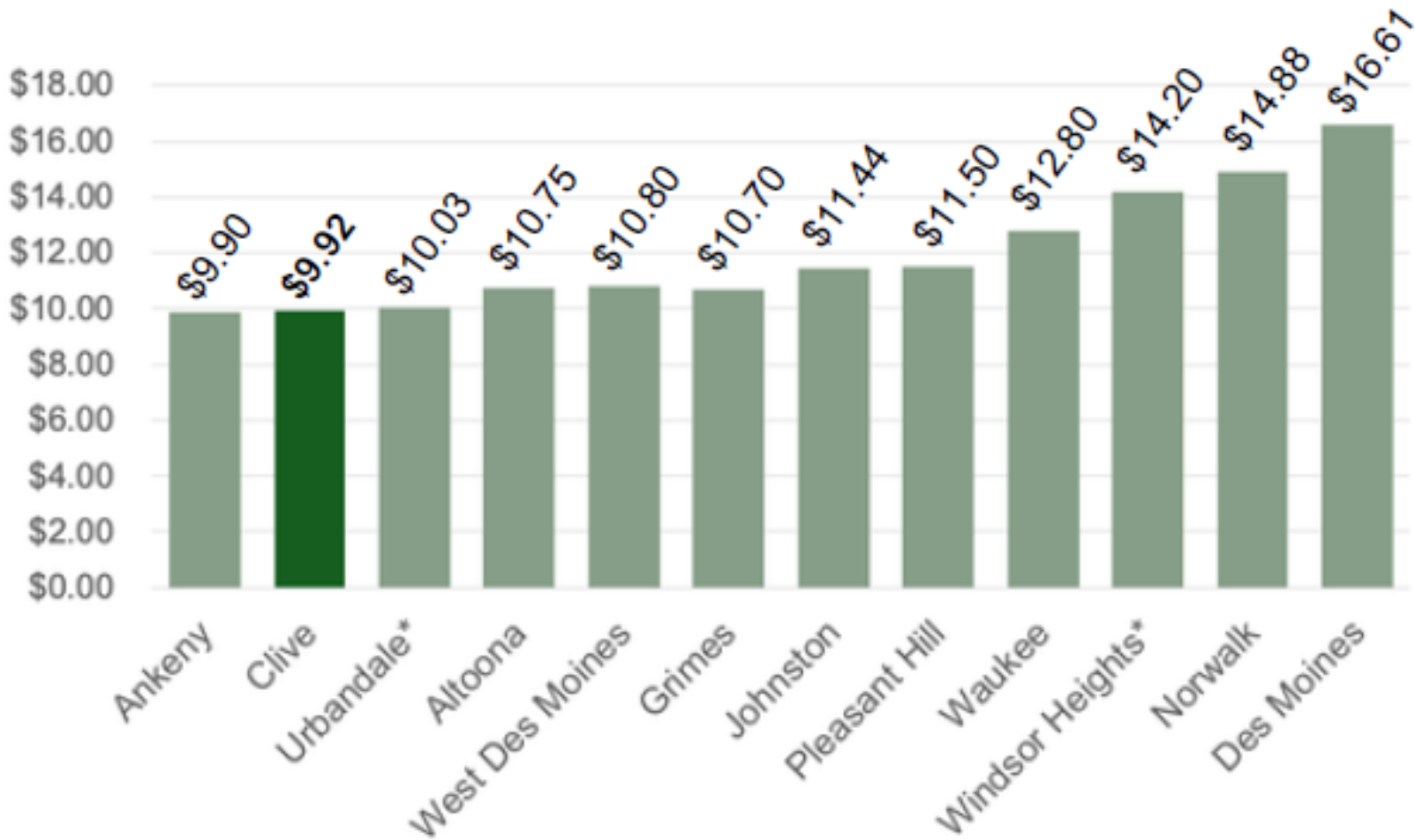
- The example on the back of the mailing ***inaccurately*** states that residential property taxes collected by Clive are increasing by 12.61% and commercial property taxes are increasing by 14%.
- The inaccuracy is primarily due to the letter's flawed tax rate comparison equation.
- In the proposed budget, Clive will collect \$724,061 more in property taxes than in the current fiscal year, even though assessments are not being adjusted and the City's proposed property tax rate is unchanged.
- The additional property tax revenue is, in part, the result of changes in the residential property tax rollback and the addition of properties in Clive, primarily new single-family homes.

Proposed FY2025-2026 Budget



- **Property Tax Priorities**
 - Keep property taxes fair and predictable.
 - Maintain adequate cash reserves (target 25% cash balance) to weather changes in state legislation, the housing market, and the broader economic environment.
- **In FY2025 - 2026, Clive will keep its property tax rate at \$9.92 per \$1000 of taxable value after lowering it by \$0.22 last year.**
- **This is the ninth consecutive year Clive has lowered or maintained its property tax rate.**
- **Clive budgets very conservatively, and we do not expect expenses to reach the budgeted amount.**

Clive's Proposed Rate vs. Proposed Rates in Neighboring Communities



* Does not include \$0.20 Urbandale & \$0.39 Windsor Heights sewer district levy.

Estimated Year-Over-Year Costs to Clive Residents and Businesses



FY 2024-25 Current								
Type of Property	Property Tax (1)			Franchise Fee	Utility Fees			Total Annual Taxpayer Cost for City Services
	General	Trust & Agency	Debt Service	Electric/Gas	Water (2)	Sewer (2)	Stormwater (3)	
House Valued at \$318,000 (1) with 5,000 Gallons of Water Usage (2) and Middle Tier for Stormwater (3)	\$ 1,033.00	\$ 210.73	\$ 218.09	\$ 100.00	\$ 523.80	\$ 499.92	\$ 144.48	\$ 2,730.02
Business Valued at \$1,000,000 (1) with 12,000 Gallons (2) and 15 ERU (3)	\$ 6,309.00	\$ 1,287.00	\$ 1,332.00	\$ 500.00	\$ 1,257.12	\$ 1,033.56	\$ 2,167.20	\$ 13,885.88

← House valued at \$318,000

← \$1M Business

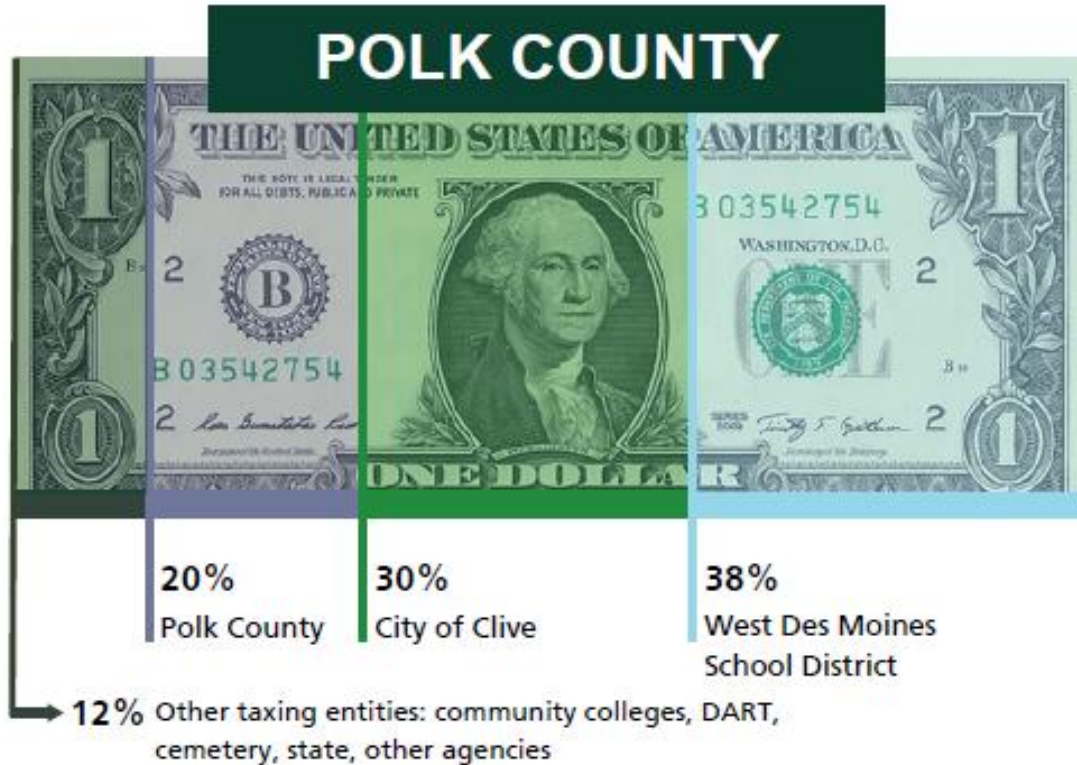
FY 2025-26 Proposed								
Type of Property	Property Tax (1)			Franchise Fee	Utility Fees			Total Annual Taxpayer Cost for City Services
	General	Trust & Agency	Debt Service	Electric/Gas	Water (2)	Sewer (2)	Stormwater (3)	
House Valued at \$318,000 (1) with 5,000 Gallons of Water Usage (2) and Middle Tier for Stormwater (3)	\$ 1,046.74	\$ 211.16	\$ 238.31	\$ 100.00	\$ 534.60	\$ 519.72	\$ 148.80	\$ 2,799.33
Business Valued at \$1,000,000 (1) with 12,000 Gallons (2) and 15 ERU (3)	\$ 6,246.00	\$ 1,260.00	\$ 1,422.00	\$ 500.00	\$ 1,283.04	\$ 1,095.96	\$ 2,232.00	\$ 14,039.00

Increase (Decrease) in Cost from FY 2024-25 to FY 2025-26								
Type of Property	Property Tax (1)			Franchise Fee	Utility Fees			Total Inc (Dec) in Annual Cost for City Services
	General	Trust & Agency	Debt Service	Electric/Gas	Water (2)	Sewer (2)	Stormwater (3)	
House Valued at \$318,000 (1) with 5,000 Gallons of Water Usage (2) and Middle Tier for Stormwater (3)	\$ 13.74	\$ 0.43	\$ 20.21	\$ -	\$ 10.80	\$ 19.80	\$ 4.32	\$ 69.30
Business Valued at \$1,000,000 (1) with 12,000 Gallons (2) and 15 ERU (3)	\$ (63.00)	\$ (27.00)	\$ 90.00	\$ -	\$ 25.92	\$ 62.40	\$ 64.80	\$ 153.12

← Increase of 2.5%

← Increase of 1.1%

Clive's property tax rate is approximately thirty percent of the consolidated tax rate.



City Council Key Goals

- Ensure that Clive remains a great place to live with safe and beautiful neighborhoods; the premier location for families
- Continue Clive's tradition of strong financial stewardship and deliver highly valued services
- Build and maintain resilient facilities and infrastructure
- Be excellent stewards of the distinctive Clive Greenbelt

The FY 2025 – 2026 budget is built to advance Clive’s strategic goals and highest priorities.

Policy Agenda

An item that needs direction or policy decisions by the Council, including funding decisions, leadership in the community, or collaboration with other governmental bodies.

Top Priority

- Long-range Financial Modeling and Comparison City Study
- Clive’s Regional Partnerships
- Greenbelt Landing
- Financial Policy Strategy and Tax Rate
- Hickman Road Interchange
- Alice’s Road Reconstruction

High Priority

- Rental Housing Program
- Major Streets/Crosswalks Evaluation
- Grant Funding Strategy
- Accessory Dwelling Units
- Harbach Center Future
- Recreation & Library Programming Registration

Management Agenda

A management action on which the Council has set the overall direction and provided initial funding.

Top Priority

- Linnan Park Reconstruction
- Flood Prone Property Temporary Park
- City Texting Platform
- Fire-EMS Collaboration with Urbandale
- Collective Bargaining
- City Hall Security & Remodel Project

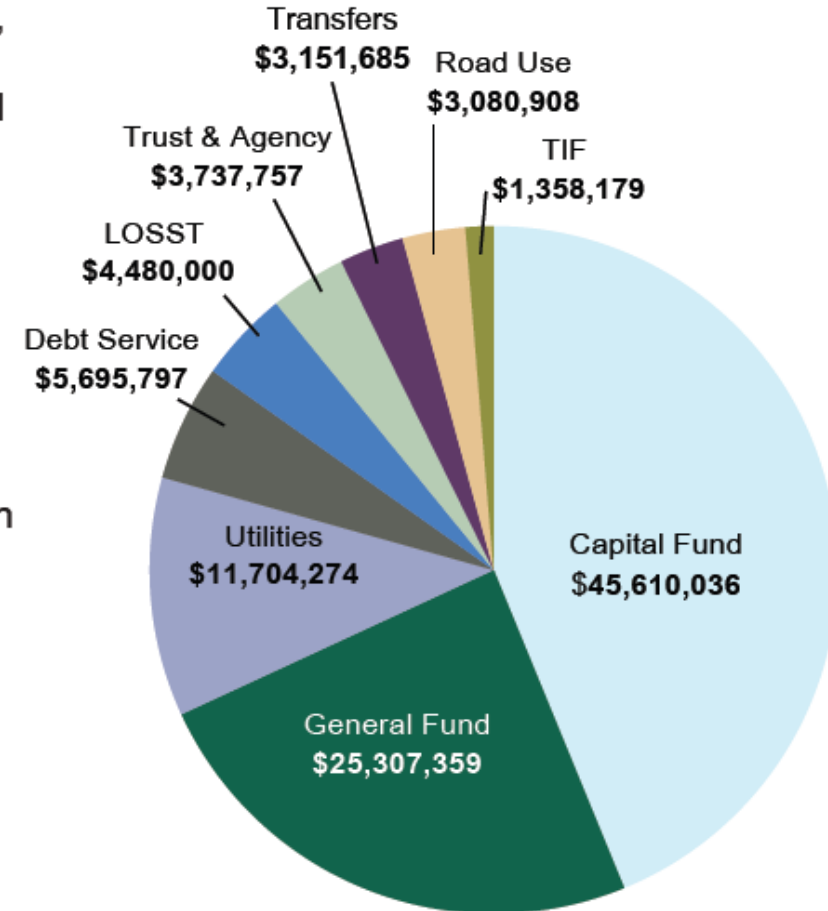
High Priority

- University Blvd Flood Mitigation Plan
- New Utility Billing Rate Structure
- Non-Union Employee Compensation Study
- Polk County Hazard Mitigation Plan
- Westcom New Dispatch Facility
- Water Resources Master Plan Implementation

FY 2024-2025 total budget



- **Capital Fund** - Funds major improvements to city facilities and infrastructure; funded through grants, bonds, utility fees, sales taxes, and property taxes.
- **General Fund** - Funds most of Clive's core services; funded primarily by property taxes.
- **Utilities** - Water, sewer, and stormwater infrastructure and maintenance; funded through user fees.
- **Debt Service** - Funds needed to cover recurring principal and interest payments on city bonds; funded primarily through property taxes.
- **LOSST** - Local Option Sales and Service Taxes are used to provide property tax relief and infrastructure investments; this revenue comes from eligible goods and services sales in Polk and Dallas counties.
- **Trust & Agency** - Funds to pay for eligible insurance, pension, and retirement program costs; funded by property taxes.
- **Transfers** - Funds moved between various budgets.
- **Road Use Tax** - Funds road maintenance activities; funded by gas taxes.
- **TIF** - Tax Increment Financing is an economic development tool for redevelopment, infrastructure, and other community improvement projects; funded by property taxes.



TOTAL = \$104,127,995

FY 2025-2026 general fund breakdown

- The general fund is a component of the operating budget that funds many of Clive’s core services.
- FY2025 -2026 General Fund budget totals \$25,307359.

How General Fund Money is Spent

Category	Description	Portion of General Fund
Public Safety	Fire, police, ambulance services, 9-1-1 dispatch, animal control, building inspections, crime prevention, emergency management, flood control, etc.	37.29%
Recreation & Library	Arts & cultural services, community centers, library, Aquatics Center, trails, parks, recreation, etc.	21.60%
General Government	City Council, City Manager, City Clerk, City Hall & general buildings, City Attorney, finance, information services, etc.	13.84%
Public Works	Maintenance of streets, bridges, and sidewalks; snow removal, street cleaning, street lighting, traffic control, engineering, etc.	13.04%
Capital Projects	City infrastructure improvements or major equipment purchases.	8.39%
Community & Economic Development	Economic development, housing and community development, neighborhood development, planning and zoning, etc.	4.04%
Transfer Out	Transfers to funds other than General Fund	1.68%
Health & Social Services	Community health, employee wellness, etc.	0.12%

FY 2025 -2026 Capital Improvements



Total = \$45,610,036

Clive continues to make smart investments in its infrastructure, including street reconstructions, flood mitigation, natural spaces, and park facilities.



Streets

\$14,713,970



Stormwater Facilities

\$2,315,306



Park Facilities

\$9,975,000



Flood Mitigation

\$14,950,000



Municipal Buildings

\$2,000,000



Sanitary Sewers

\$200,000



Internal & Equipment

\$622,260



Traffic Control

\$211,000



Water Mains

\$622,500

Value for Property Taxes Paid*

\$4.10

Per Day



*For a typical home in Clive assessed at \$318,000, the property owner pays **\$4.10 per day** in property taxes for city services.



Public Safety

Daily Cost = \$1.07

\$32.53/month for Police and Fire/EMS services.



Recreation & Library

Daily Cost = \$0.62

\$18.84/month for library resources and natural spaces like the Greenbelt.



Public Works

Daily Cost = \$0.37

\$11.37/month for street and infrastructure maintenance, including snow plowing.

Clive Residential Property Taxpayer's Receipt



	Current Budget	Proposed Budget	Cost Per Month (Proposed Budget)	Change in Monthly Cost
Property Value	\$318,000	\$318,000	\$0.00	\$0.00
Rollback*	46.34%	47.4316%		
Estimated Taxable Property Value**	\$147,370	\$150,832		
GENERAL FUND	\$1,033.06	1,046.78	\$87.23	\$1.14
Public Safety	\$381.24	\$390.38	\$32.53	\$0.76
Recreation & Library	\$224.89	\$226.07	\$18.84	\$0.10
General Government	\$151.42	\$144.91	\$12.08	-\$0.54
Public Works	\$135.80	\$136.47	\$11.37	\$0.06
Capital Projects	\$85.99	\$87.79	\$7.32	\$0.15
Community & Economic Development	\$46.00	\$42.29	\$3.52	-\$0.31
Transfer Out	\$6.16	\$17.61	\$1.47	\$0.95
Health & Social Services	\$1.55	\$1.25	\$0.10	-\$0.03
DEBT SERVICE	\$218.11	\$238.32	\$19.86	\$1.68
TRUST & AGENCY	\$210.74	\$211.17	\$17.60	\$0.04
TOTAL	\$1,461.91	\$1,496.26	\$124.69	\$2.86
	Annual	Annual (2.35% Increase)	Per Month (2.35% Increase)	Change in Cost Per Month

*Property tax calculations include the change in the residential rollback from 46.34% in FY2024-25 to 47.43% in FY2025-26.

**Calculations do not reflect homestead, veteran, senior, and other credits that decrease taxable property value.

Questions?

Visit <https://www.cityofclive.com>