



CLIVE CITY COUNCIL
AGENDA, WORK SESSION
1900 NW 114th Street
November 20, 2025 6:00 PM

This meeting will be conducted in-person in the City Council Chambers

Call to Order/Roll Call

Discussion

1. 2026-2030 Capital Improvement Program

Adjournment



Memo

TO: Mayor and Council members

FROM: Elizabeth Hansen, Director of Administrative Services

DATE: November 20, 2025

RE: 2026-2030 Capital Improvement Program

SYNOPSIS:

On November 20, the City Council will hold their annual Capital Improvements Plan (CIP) workshop to review the City Manager's Proposed 2026-2030 CIP. Included in the workshop packet is a copy of the presentation, transmittal memo and a series of appendices to support the proposed CIP. During the November 20 workshop, staff will go through the various projects included in the proposed plan.

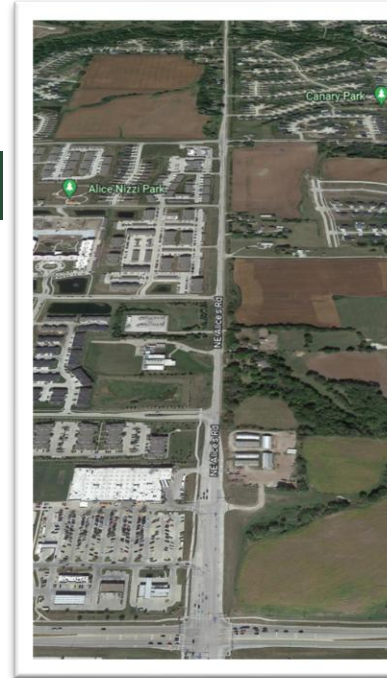
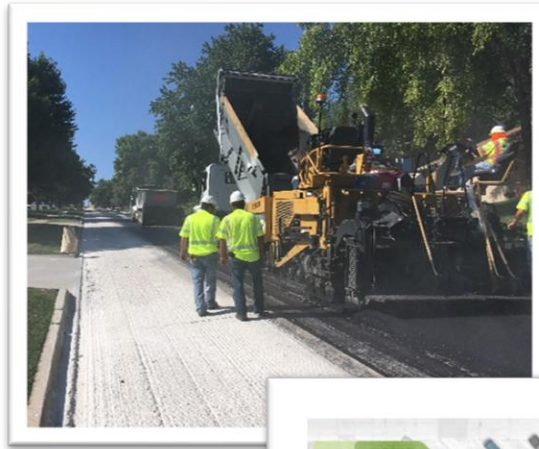
Pending City Council feedback received during the workshop, staff will present the CIP for formal adoption in January following a public hearing.

Attachments:

1. 2026-2030 CIP - Council Workshop Presentation 11-20-25
2. 2026-2030 Transmittal Letter Draft.111325
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
8. Appendix 6 - Future_Pavement_2026_2030
9. Appendix 7 - Pavement_Rehab_2026_2027
10. Appendix 8 - Water_Rehab_2026_2030

City of Clive

Proposed 2026-2030 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 – September 2025
 - Financially Sound City Providing Services Valued by the Community
 - Resilient City Facilities and Infrastructure
 - Revitalized 86th Street Corridor/Neighborhoods
 - Great Place to Live: The Premier Location for Families
 - Distinctive Clive Greenbelt

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 Bridge)
- ✓ Progress on Linnan Park/Harbach Center area (both park and surrounding development), including the 82nd trail, as a critical catalyst for 86th Street Neighborhoods reinvestment
- ✓ Flood Risk reduction through the implementation of the University Boulevard Flood Mitigation Plan
- ✓ Extended, connected, safe, 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, University Avenue, and Hickman Interchange)

CIP Financial Planning Principles

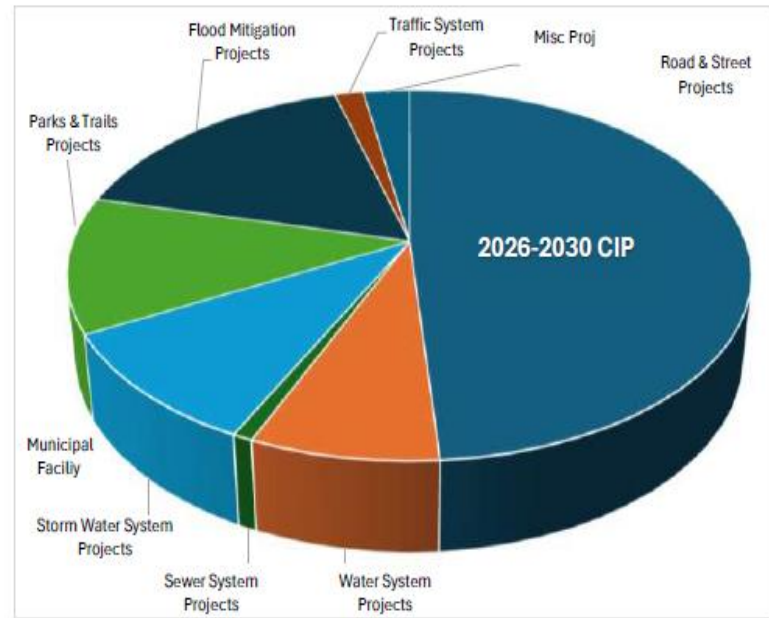
- ✓ Utilization of approximately \$800,000 annually from Dallas County LOSST funding
- ✓ Utilization of approximately \$1,200,000 annually from Polk County LOSST funding
 - Projecting a slight increase of LOSST revenues each year
- ✓ Utilization of approximately \$1,200,000 annually from Franchise Fee 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 \$750K per year (not utilizing fully in multiple years of CIP)
 - Storm sewer allocation of approximately \$550K per year (not utilizing fully in multiple years of CIP)
- ✓ Utilize the TIF revenue anticipated from the Emerald Isle/Hickman Development area to support long term financing for eligible projects (approx. \$17.5M identified need)
- ✓ The current Debt Service Levy of \$1.58 was increased from \$1.48 last year 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 maintaining the Debt Service Levy at \$1.58.**
 - ✓ Maintaining the City's overall property tax rate levy of \$9.92 in the coming proposed budget/Fiscal Year 26/27.

2026-2030 CIP Financial Summary

FY 26-27	\$39,592,755
FY 27-28	\$24,762,650
FY 28-29	\$23,315,750
FY 29-30	\$17,015,250
FY 30-31	\$16,993,750
TOTAL	\$121,680,155

≈ 1.5% decrease from \$123,515,053 in 2025-2029 Plan

Overall 5-Year Spending



**Average Annual Spending
Street Rehabilitation/Reconstruction
≈ \$11.7 Million**

2026-2030 CIP Project Locations



Map to be added prior to workshop

Financially Sound City Providing Services Valued by the Community



Fire Engine #321 Replacement

List Price \$1,300,000

Financing in FY 29-30

Pavement Management Update

Streets

- HR Green has completed an update to Clive's 2017 Pavement Management Program
- Findings
 - Centerline Miles
 - 2017 – 75 2023 - 86
 - PCI
 - 2017 – 66.5 2023 – 62.5
 - 2023 PCI w/o new streets – 58.3
 - **NOTE: PCI data now collected every 4 years**

Pavement Management Update

Metro PCI per MPO



• Altoona	71.9	• Pleasant Hill	68.8
• Ankeny	74.3	• Polk City	73.6
• Bondurant	71.5	• Urbandale	69.0
• Carlisle	62.4	• Waukee	77.5
• Clive	64.2	• West Des Moines	73.0
• Cumming	73.3	• Windsor Heights	56.0
• Des Moines	57.6		
• Grimes	77.3		
• Johnston	74.3		
• Mitchellville	59.7		
• Norwalk	70.5		

NOTE: Approximately a 1-2 point variation in PCI depending on method of calculation – segment vs area. The same method was used for both Clive reports. Clive’s variation was 1.7

Pavement Management Update: Clive's Street Condition

Condition	2017	2023
Very Good (81-100)	29% (24.0 miles)	29% (28.4 miles)
Good (61-80)	39% (32.3 miles)	25% (23.9 miles)
Fair (41-60)	24% (19.7 miles)	30% (29.1 miles)
Poor (21-40)	7% (5.9 miles)	13% (12.7 miles)
Very Poor (1-20)	1% (0.8 miles)	3% (2.6 miles)

NOTE: We have trained staff to update PCI data in house

Pavement Management Update

PCI Map - East



Map 4 2023 Pavement Condition (East)

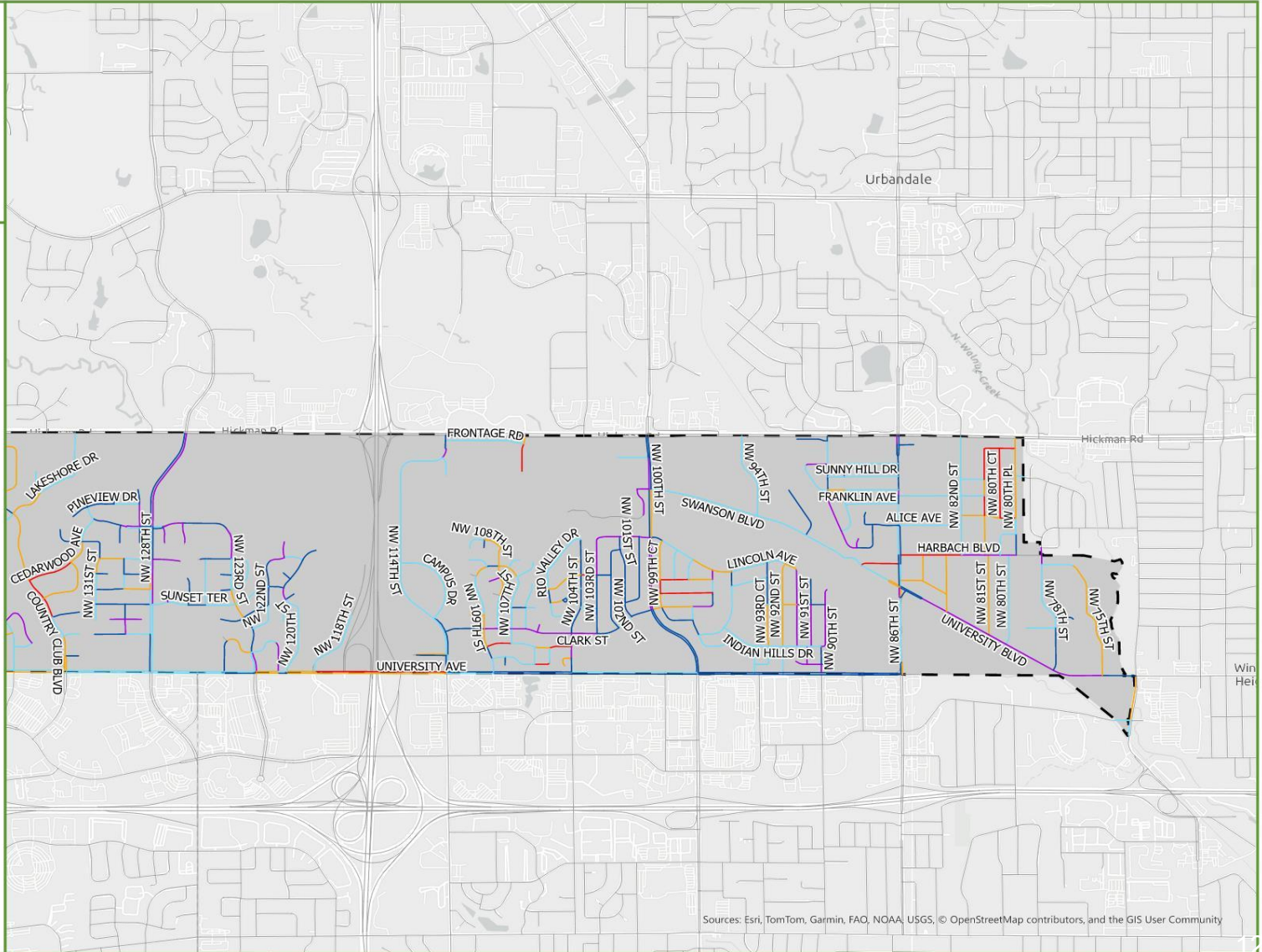
Legend

Pavement Condition Index (CityPCI)

- Very Poor (0 - 20)
- Poor (21 - 40)
- Fair (41 - 60)
- Good (61 - 80)
- Very Good (81 - 100)
- No Data

Municipal Boundaries

- Clive City Boundaries



* Does not include roads not maintained by City, such as State and Federal highways



Pavement Management Update

Noticeable Changes



- **Performance Curves**

- A slight increase in the rate of deterioration (not enough to change the performance curves)

- **Treatment Alternatives**

- Replaced thick overlay with overlay with interlayer

- **Costs (From 2017-2025)**

- 45% increase in reconstruction costs
- 23% increase in crack and seat
- 17% increase in mill and overlay
- 55% increase in overlay with interlayer
- 13% increase in thin overlay
- 36% increase in minor PCC restoration
- 60% increase in diamond grinding
- 167% increase in patching

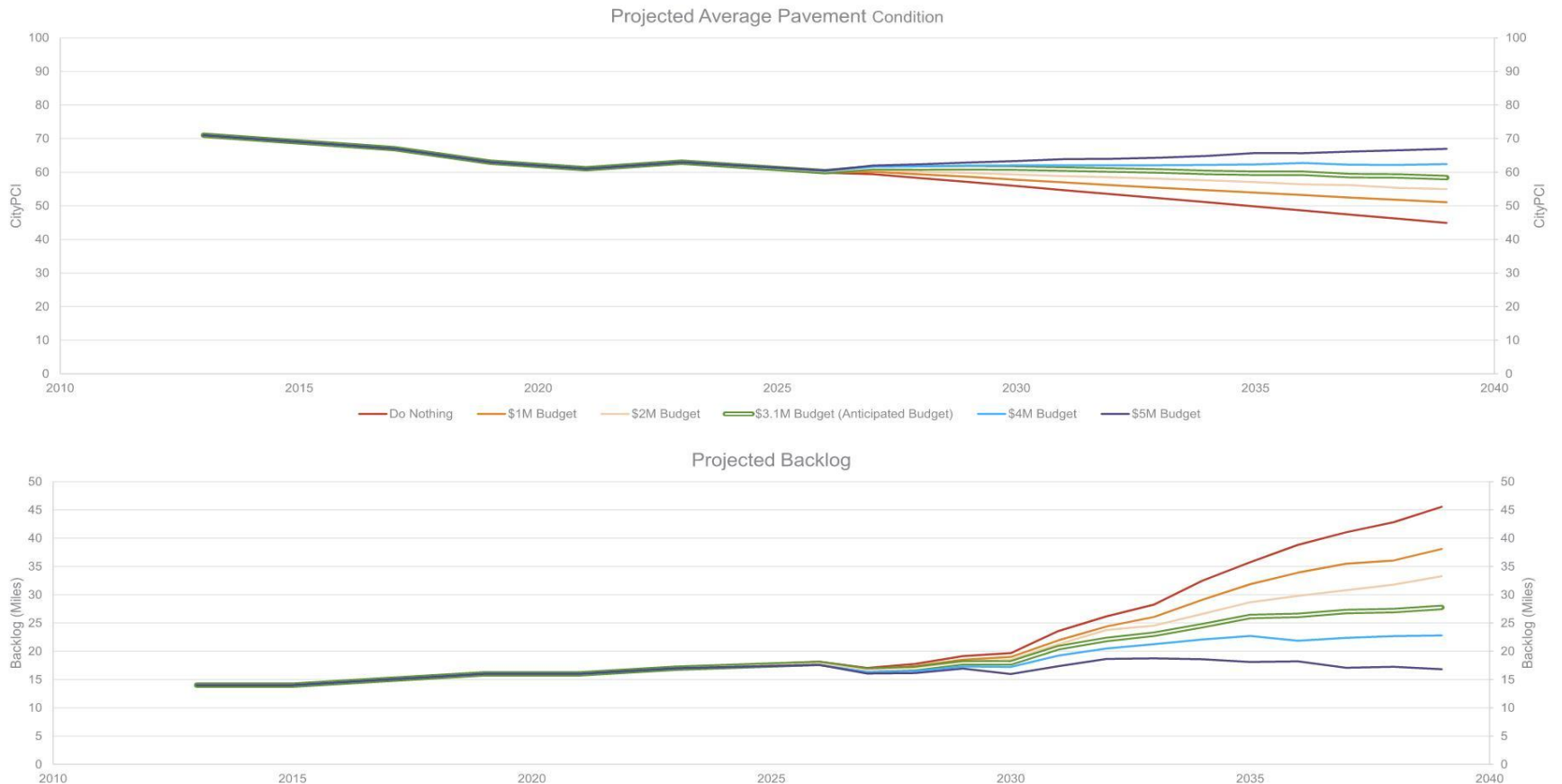
Pavement Management Update

Funding



FIGURE 16: BUDGET-BASED PROJECTIONS

These two charts show the results from the various dTIMS Scenarios. The top graph shows changes to the average Pavement Condition Index (CityPCI) projections and the lower graph represents changes to the Backlog in miles over the next 15 years.



Pavement Management Update

Recommendations

	2017	2025
Recon/Maintenance/Preservation	50/50/0	45/45/10
PCI - budget for 75/70/65	\$3.6M/yr	\$5.5M/yr
PCI - budget for 70/65/60		\$4.1M/yr

To maintain current percentage of streets in Poor & Very Poor category – Spend at least an additional \$500K in reconstruction/yr

Note: An inflation factor is not included in these numbers
 \$3.1M in 2018 would equate to \$4.1M to \$4.8M in 2025

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
 - University from NW 128th to NW 142nd
- 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



2025 Street Rehab Project Completions

- Alices Road
- SE Legacy Point Reconstruction
- 2025 Arterial PCC Project – University & NW 142nd & Boston & Berkshire
- 2025 Resident PCC Project – CCW
- 2025 Asphalt Overlay Project – NW 138th & Lake Pointe
- Country Club Asphalt Overlay
- NW 114th & NW 114th Bridge

We're making progress



0 1,000 2,000 4,000 Feet

2019 Completed Rehab	2021 Completed Rehab	2023 Completed Rehab	2025 Completed Rehab
2019 Completed Reconstruction	2021 Completed Reconstruction	2023 Completed Reconstruction	2025 Completed Reconstruction
2020 Completed Rehab	2022 Completed Rehab	2024 Completed Rehab	
2020 Completed Reconstruction	2022 Completed Reconstruction	2024 Completed Reconstruction	

Resilient City Facilities and Infrastructure



Planned Rehabilitation & Reconstruction

PCC Patching – Residential - \$3.3M

- 2025 - \$900K - CCW Area
- 2026 - \$600K - S of Hickman & W of 156th
- 2027 - \$600K - N of Hickman, W of 156th, 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 86th
- 2030 - \$400K - Indian Hills Area

PCC Patching – Arterial - \$1.1M

- 2025 - \$500K - NW 142nd & University, Berkshire & Sheridan
- 2026 - \$600K - University, NW 128th to NW 142nd
- 2030 - \$400K - NW 156th

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 & Swanson Blvd
- 2029 - \$1.2M - Country Club
- 2030 - \$1.2M - Country Club & Buffalo Road & University – Interstate to NW 142nd

Reconstruction

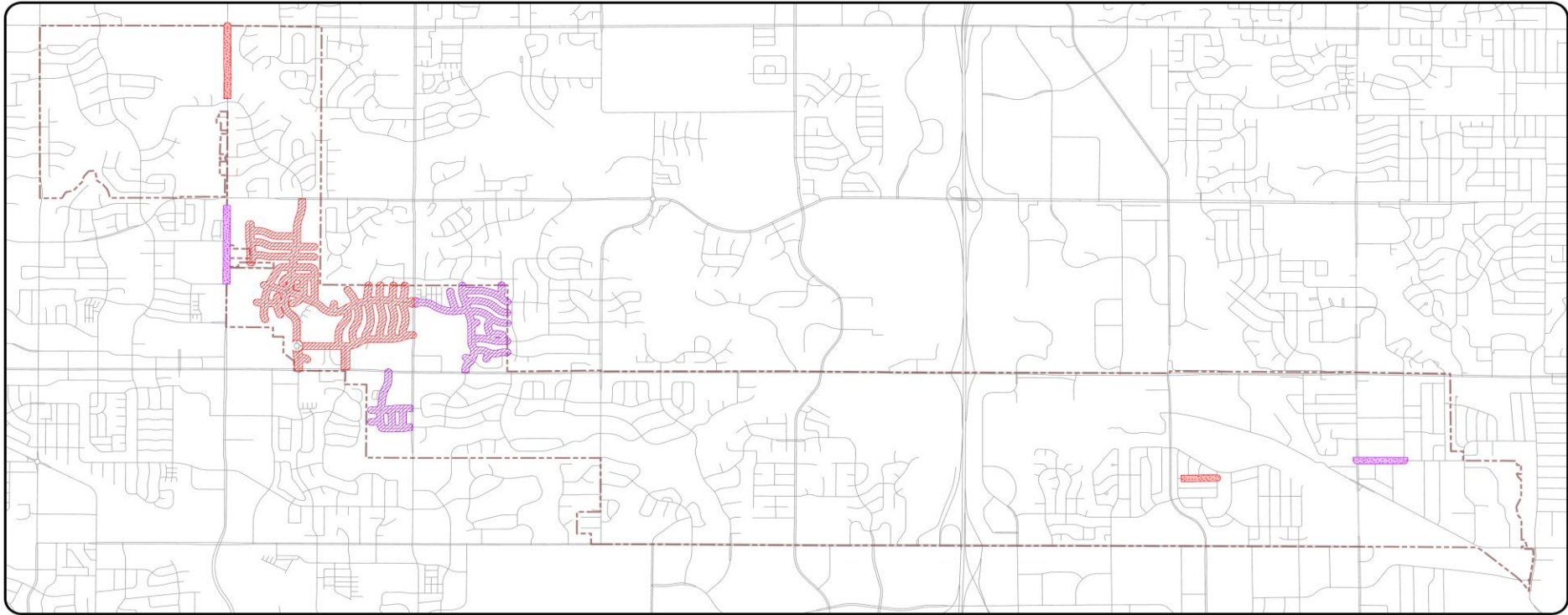
- 2026 - Alices Road Phase 1A (S of Dellwood to N of Dellwood), Alices Road Phase 1B (Dellwood to S of Douglas), Harbach (82nd to 86th)
- 2027 - Alice's Road & Douglas Phase 4, Sunset Terrace (97th to 99th Ct)
- 2028 - Alice's Road & Douglas, Phase 3, Colby Ave (97th to 99th Ct)
- 2029 - Alice's Road Phase 2
- 2030 - Clark Street Roundabouts

Resilient City Facilities and Infrastructure



Next 2 Years- PCC

City of Clive Comprehensive Pavement Rehabilitation Program - 2026 / 2027



0 1,000 2,000 4,000 Feet

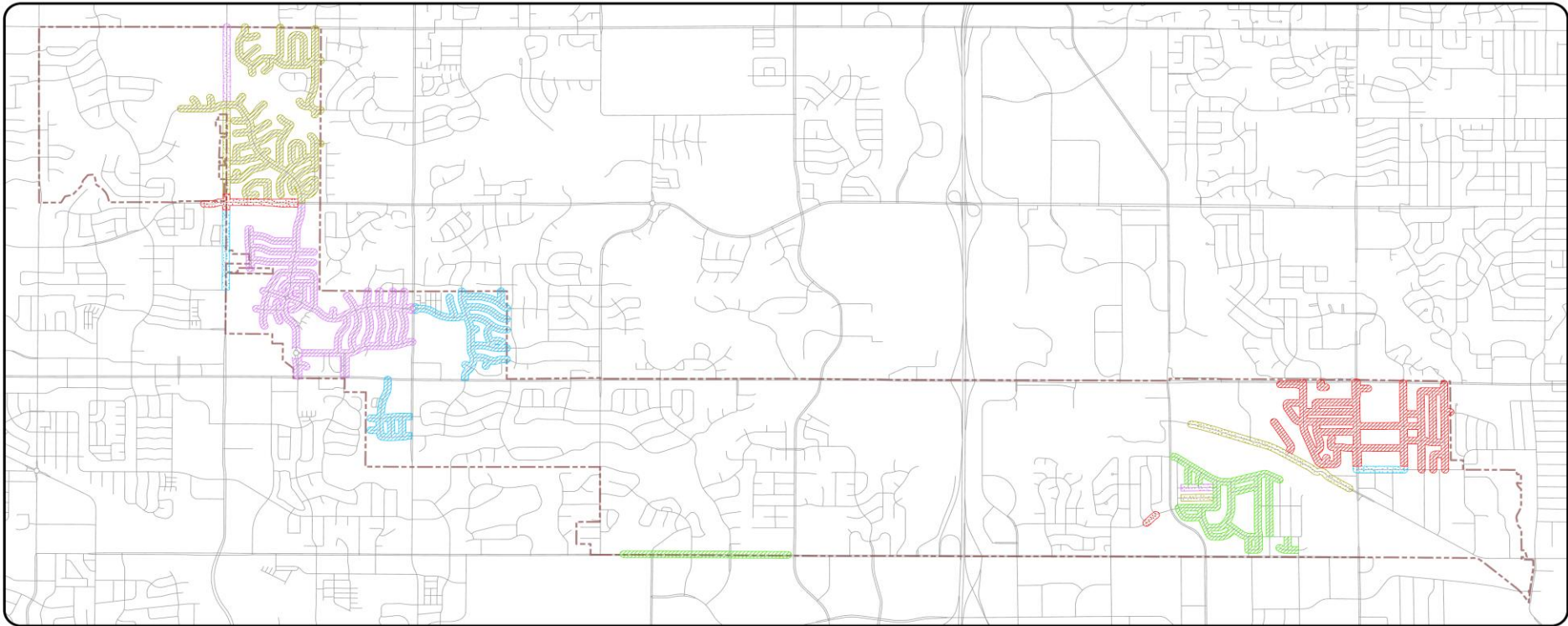
2026 - Rehabilitation 2026 - Reconstruction 2027 - Rehabilitation 2027 - Reconstruction

Resilient City Facilities and Infrastructure



Next 5 Years- PCC

City of Clive Comprehensive Pavement Rehabilitation Program



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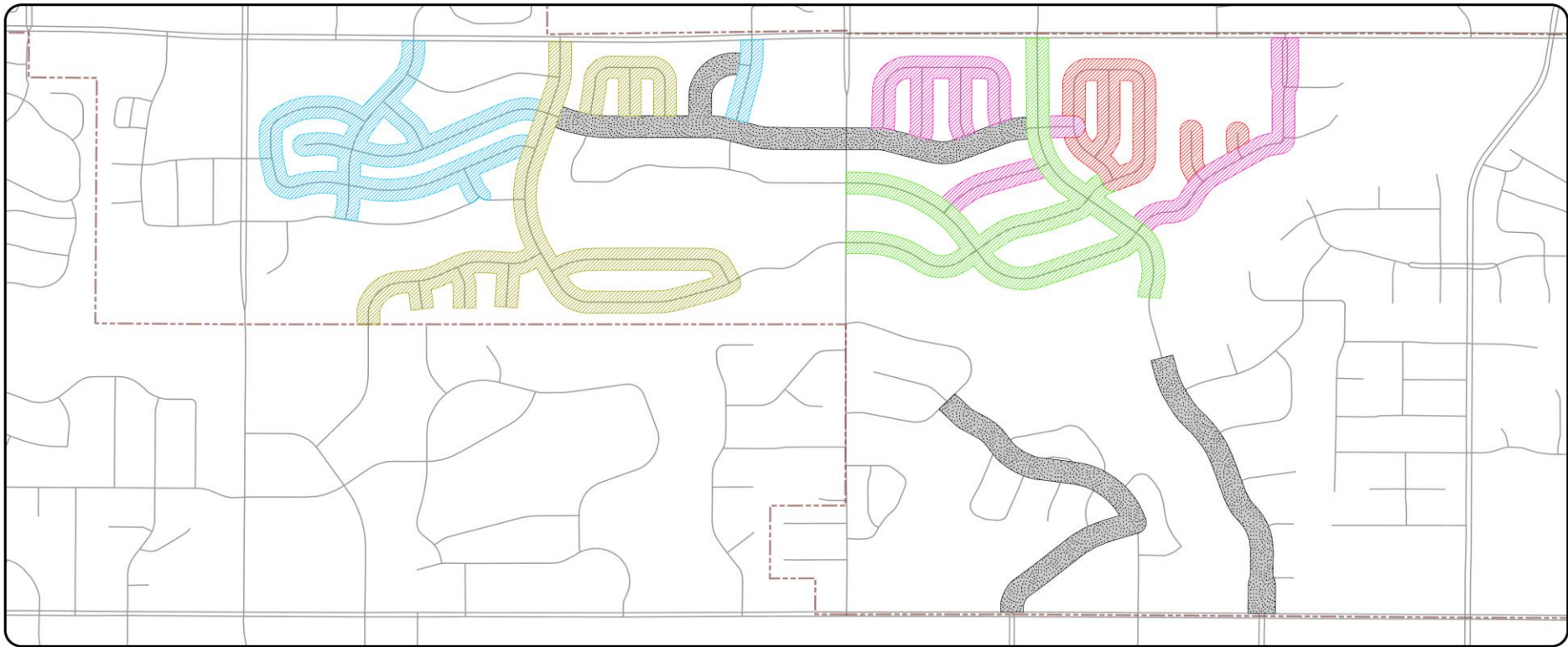
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|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| 2026 - PCC Patching | 2027 - PCC Patching | 2028 - PCC Patching | 2029 - PCC Patching | 2030 - PCC Patching | Future Reconstruction |
| 2026 - Reconstruction | 2027 - Reconstruction | 2028 - Reconstruction | 2029 - Reconstruction | 2030 - Reconstruction | |

Resilient City Facilities and Infrastructure



Next 5 Years- Asphalt Overlay

City of Clive Overlay CIP Map



0 250 500 1,000 Feet

- | | | |
|----------------------|----------------------|----------------------|
| Previous Overlays | 2027 Overlays \$1.4M | 2029 Overlays \$1.2M |
| 2026 Overlays \$1.4M | 2028 Overlays \$1.4M | 2030 Overlays \$1.2M |

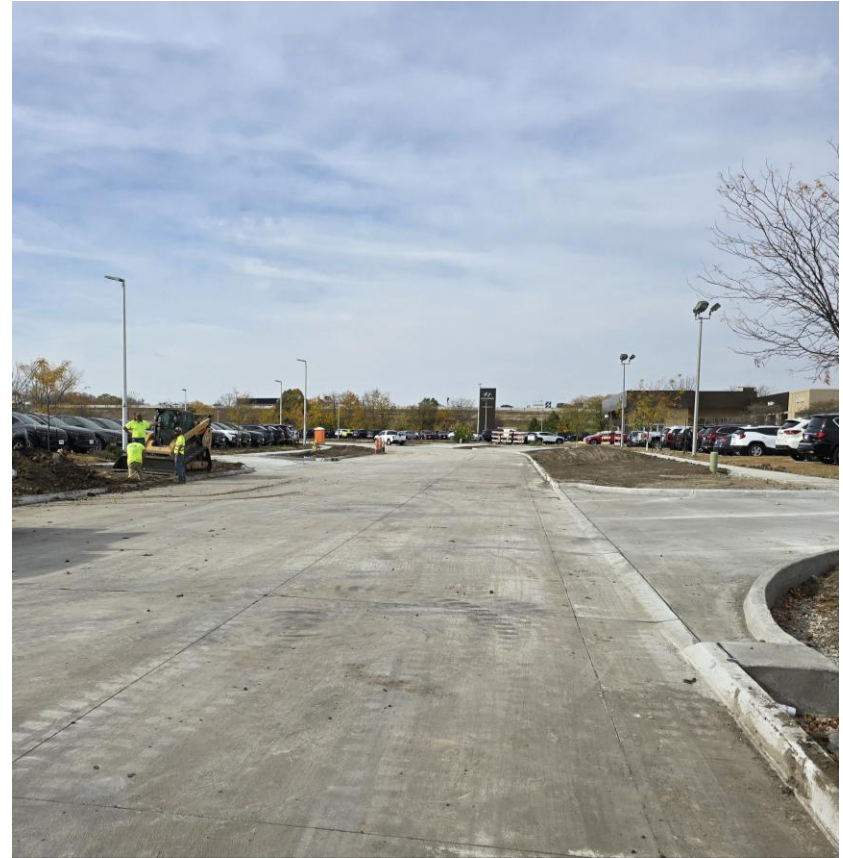
Miles: 14.3 (15.3 Including Western Lobe)
Square Yards: 232,00 (249,000 Including Western Lobe)

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**
 - **Reconstruct Harbach – 82nd to 86th**
 - **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
- **Overlay Swanson, University and Buffalo Road**

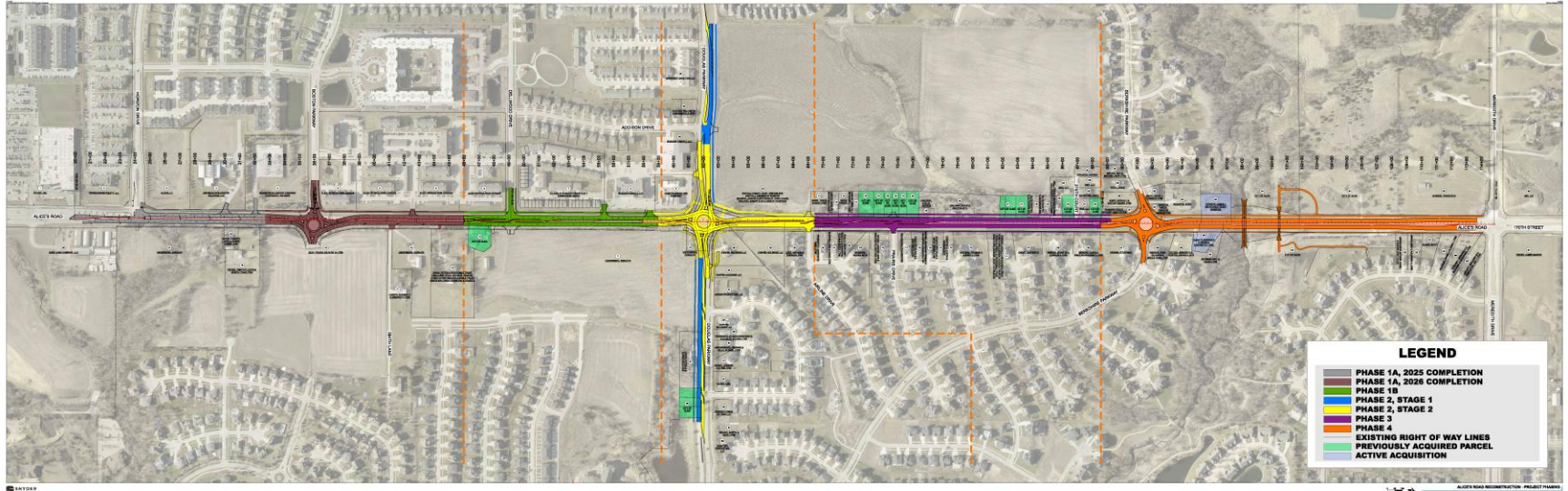


Resilient City Facilities and Infrastructure

Alices Road Reconstruction

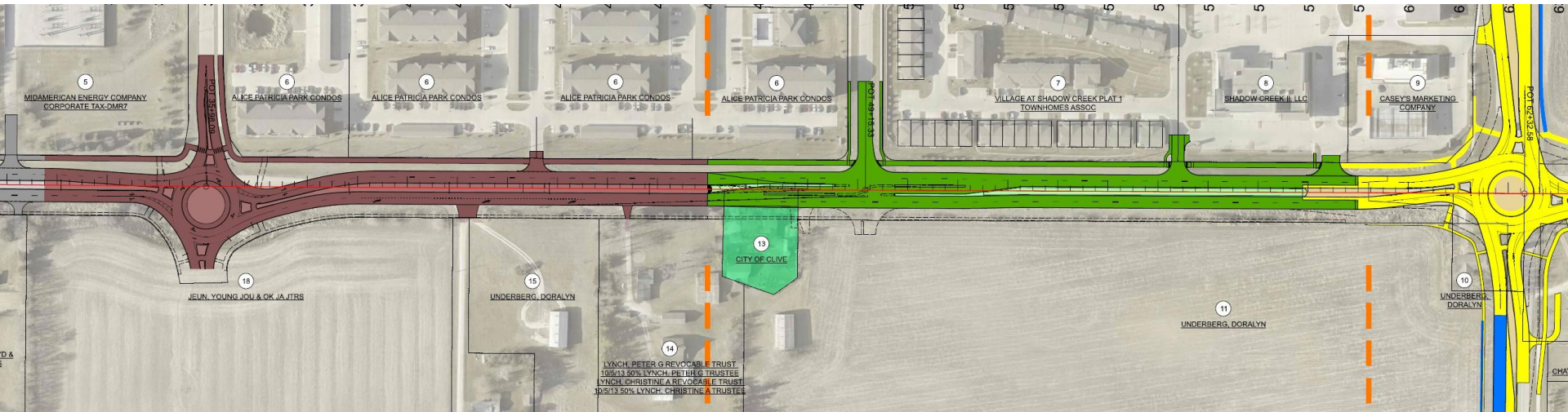
Schedule

- 2023-2027** – Right of Way Acquisition Strategy (16 parcels)
- 2025** – Reconstruct Phase 1A - S of Horizon to S of Dellwood
- 2026** – Reconstruct Phase 1A – S of Dellwood to N of Dellwood, Reconstruct Phase 1B - Dellwood to S of Douglas
- 2027** – Reconstruct Alice’s Phase 4 – Berkshire to Meredith
- 2028** – Reconstruct Alice’s Phase 3 - Douglas to Berkshire
- 2029** – Reconstruct Alice’s Phase 2 – Douglas Intersection and Douglas













Resilient City Facilities and Infrastructure

Alices Road Reconstruction – Acquisition Strategy – Phase 1B - 2026

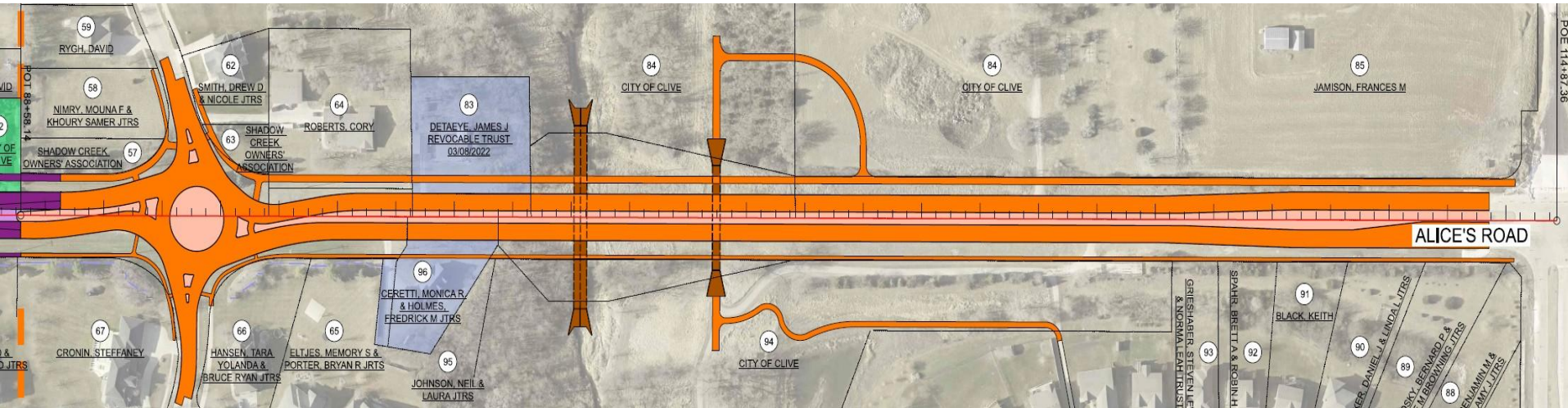


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









	PHASE 1A, 2025 COMPLETION
	PHASE 1A, 2026 COMPLETION
	PHASE 1B
	PHASE 2, STAGE 1
	PHASE 2, STAGE 2
	PHASE 3
	PHASE 4
	EXISTING RIGHT OF WAY LINES
	PREVIOUSLY ACQUIRED PARCEL
	ACTIVE ACQUISITION

Resilient City Facilities and Infrastructure

Alices Road Reconstruction – Acquisition Strategy – Phase 4 – 2027

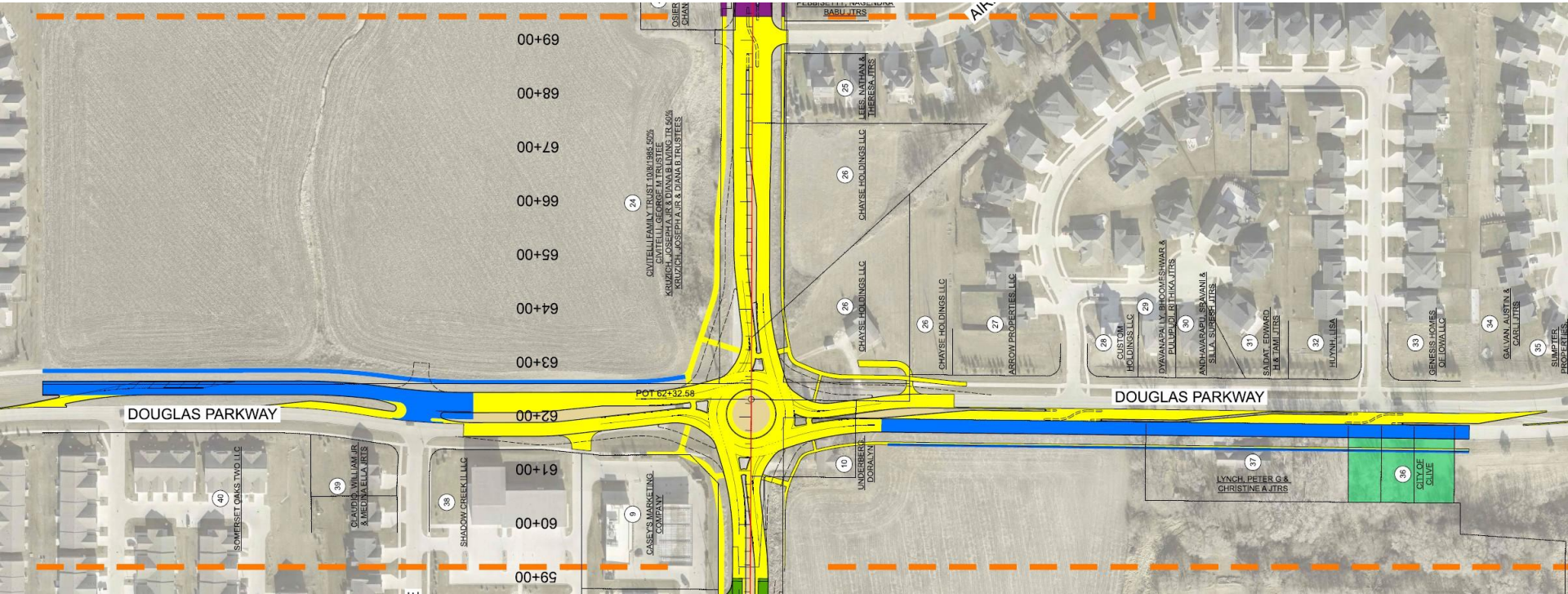


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









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	PHASE 1B
	PHASE 2, STAGE 1
	PHASE 2, STAGE 2
	PHASE 3
	PHASE 4
	EXISTING RIGHT OF WAY LINES
	PREVIOUSLY ACQUIRED PARCEL
	ACTIVE ACQUISITION

Resilient City Facilities and Infrastructure

Alices Road Reconstruction – Acquisition Strategy – Phase 2 – 2029-30

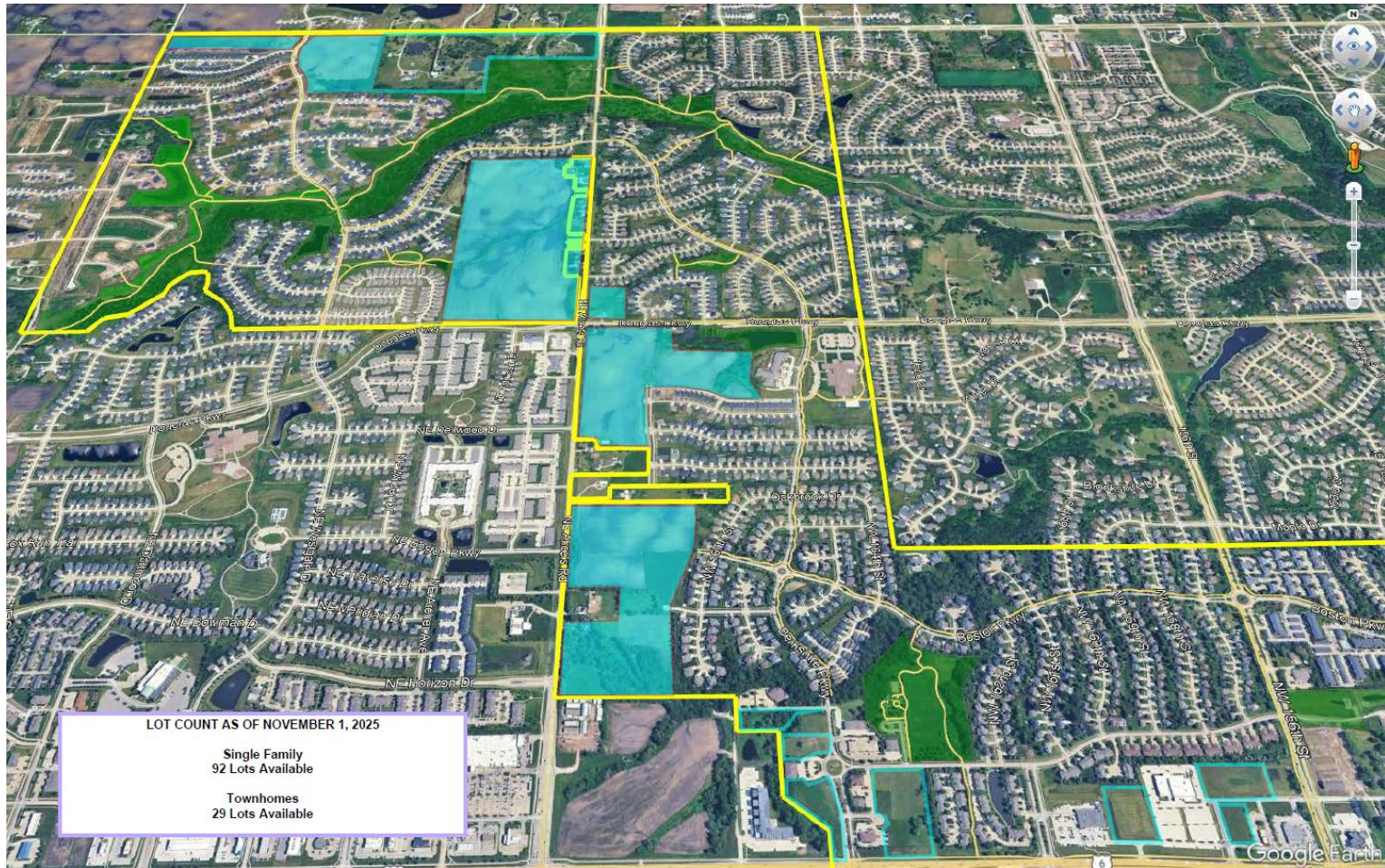


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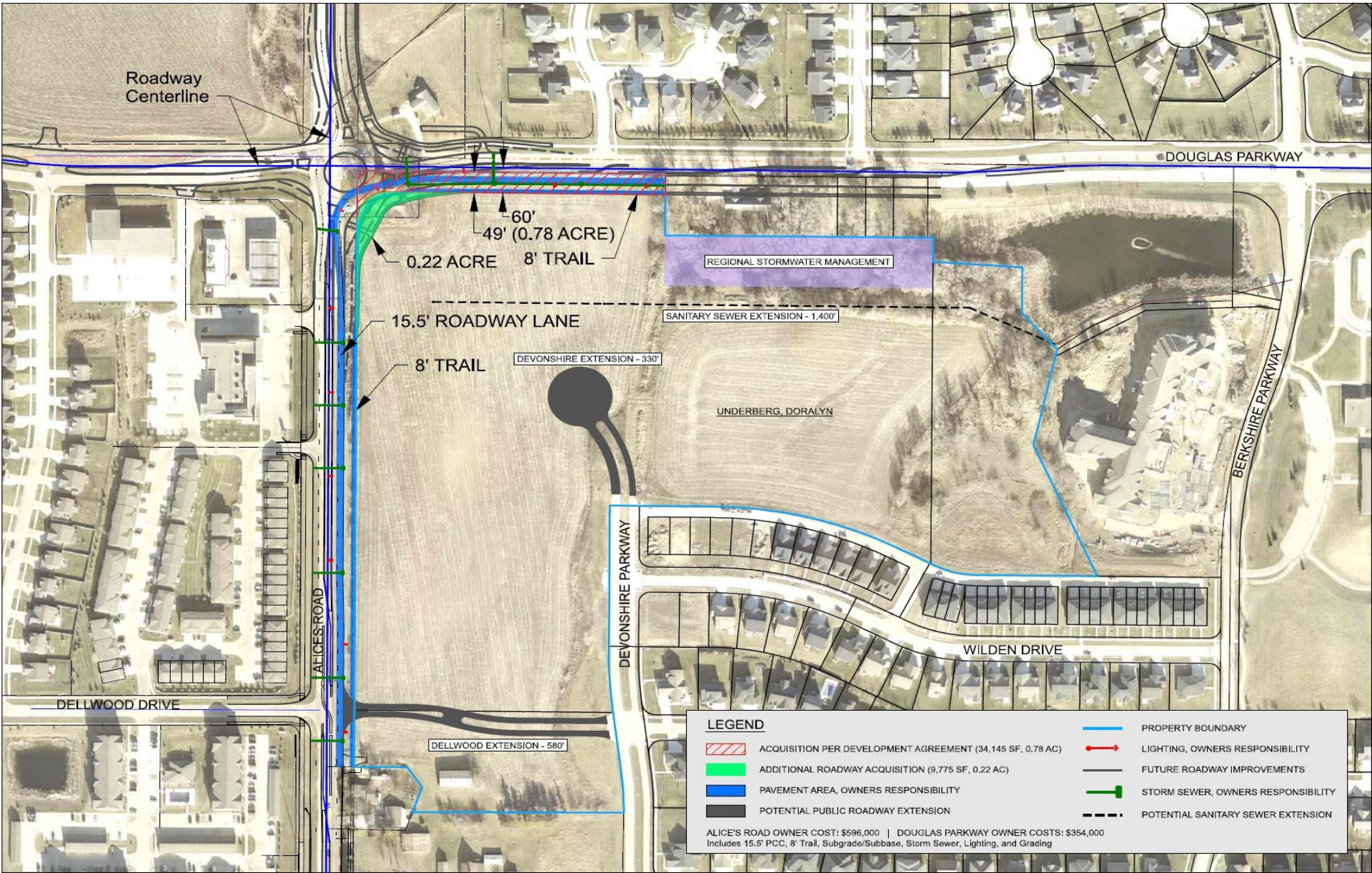
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	PHASE 1A, 2026 COMPLETION
	PHASE 1B
	PHASE 2, STAGE 1
	PHASE 2, STAGE 2
	PHASE 3
	PHASE 4
	EXISTING RIGHT OF WAY LINES
	PREVIOUSLY ACQUIRED PARCEL
	ACTIVE ACQUISITION

Resilient City Facilities and Infrastructure

NW Development Area Round-Up



Resilient City Facilities and Infrastructure



Resilient City Facilities and Infrastructure

Hickman Road (US 6) & I35/80 Interchange

Schedule

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

2026 – Phase 2 construction interior lanes, Phase 3 letting (July), Phase 3 construction – Hickman & NW 111th intersection

2027 – Phase 3 construction

2028 – Phase 3 restoration

Starting to show the payment in the plan



 SNYDER & ASSOCIATES  Hickman Interchange VIEW LOOKING NORTHEAST
November 22, 2022

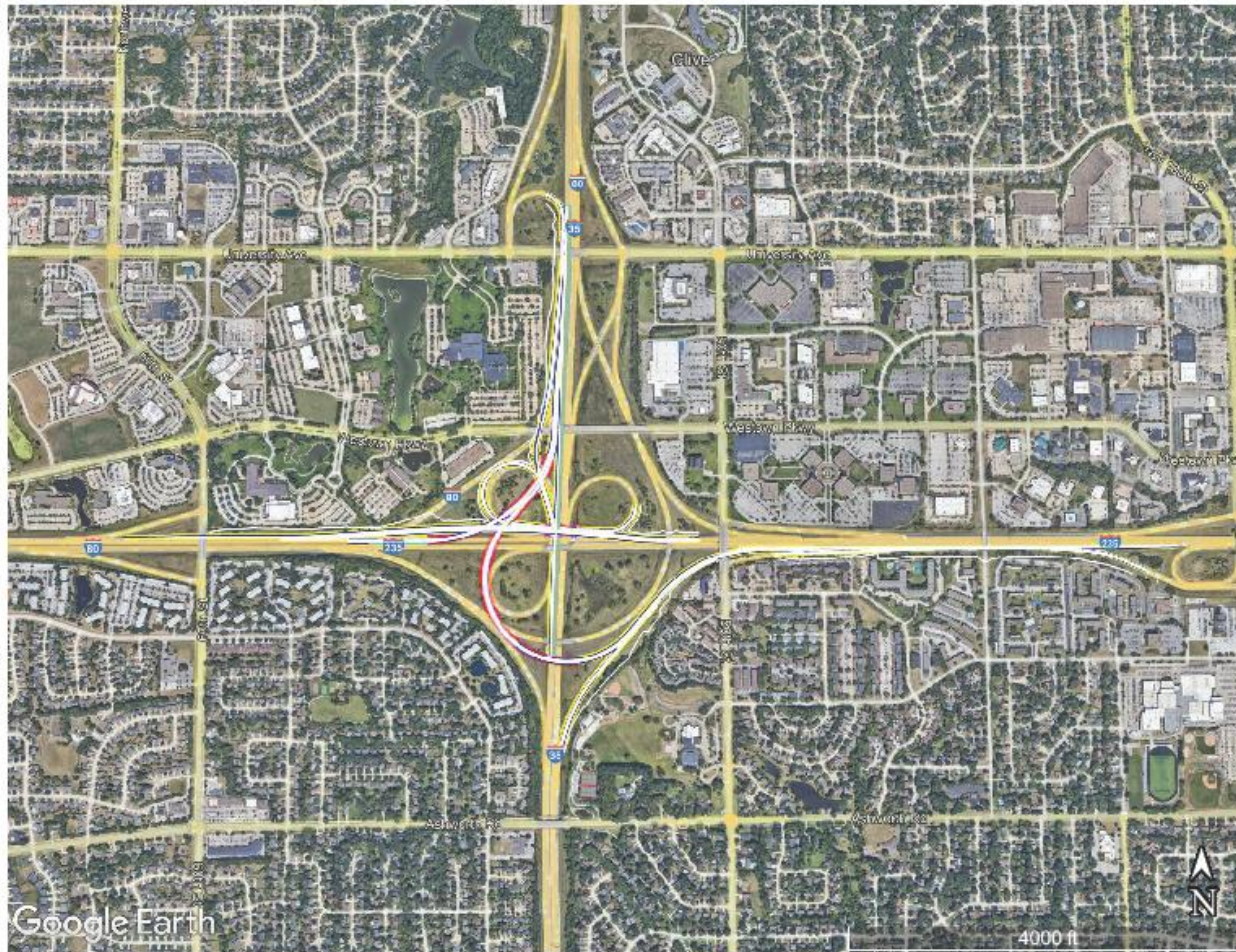


 SNYDER & ASSOCIATES

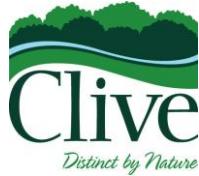
**HICKMAN INTERCHANGE
35% PRELIMINARY AESTHETIC DESIGN**
CLIVE / URBANDALE, IOWA 08-09-2023

Resilient City Facilities and Infrastructure

Southwest Mix Master – First Phase let in 2026, off-road work in 2026-2027



Resilient City Facilities and Infrastructure



Traffic/Pedestrian Management Projects

Annual Traffic Improvement and Safety Improvement Projects - \$100,000/year

2026

Completion of Traffic Cabinet Upgrades - \$905K

NW 156th & Hickman Pedestrian Crossing Improvements - \$183K

Traffic Detection Upgrade - \$160K

2027

NW 86th Corridor Safety Improvements (SS4A Grant) - \$100K

University Avenue Safety Audit (SS4A Grant) - \$50K

2030

University Avenue Improvements as part of the University Overlay Project

Des Moines MPO Safe Streets For All (SS4A) Regional Grant Update:

Award notification is scheduled for early 2026

Proposed 86th Street safety improvements in Urbandale and Clive (\$100,000 match)

Proposed University Ave. Safety Study in WDM and Clive (\$50,000 match)

Resilient City Facilities and Infrastructure

LWC West Stream Restoration & Trail Improvements

Schedule

- **2025** – Award Vegetative management west of Alices Road
- **2026** – Award trail bridge contract, Award Streambank Improvements west of Alices Road – Construct
- **2027**– Complete west streambank improvements – Let west trail if streambank improvements are complete
- **2028-2029** - Complete west trail improvements

Costs

West Vegetative Management	\$ 1,700,000
West East Streambank	\$ 5,200,000
West Trail	\$ 3,639,000
East Ecological Restoration	\$ 80,000
West Ecological Restoration	\$ 2,590,765
<u>MBI cost above Ecological Restoration</u>	<u>\$ 1,278,000</u>
Total	\$12,787,765



MBI Value - \$3,740,377

Resilient City Facilities and Infrastructure

Stormwater Utility Funded Projects

Annual: Tree Sale: \$10,000; Stormwater Assistance Program (SwAP): \$10,000; Annual Stormwater Improvement Program: \$100,000

FY 2026/2027: Harbach Reconstruction Phase 2: \$350,000; Little Walnut Creek Stream Restoration and Trail Improvements: \$100,000

FY 2027/2028: Colby Ave Reconstruction: \$100,000; Sunset Terrace Reconstruction: \$150,000

FY2028/2029: Colby Ave Reconstruction: \$100,000; Sunset Terrace Reconstruction: \$150,000

FY2029/2030: 86th Street Water Trails Access: \$50,000; Colby Ave Reconstruction \$250,000

FY2030/2031: Clark Street Roundabouts Reconstruction: \$150,000

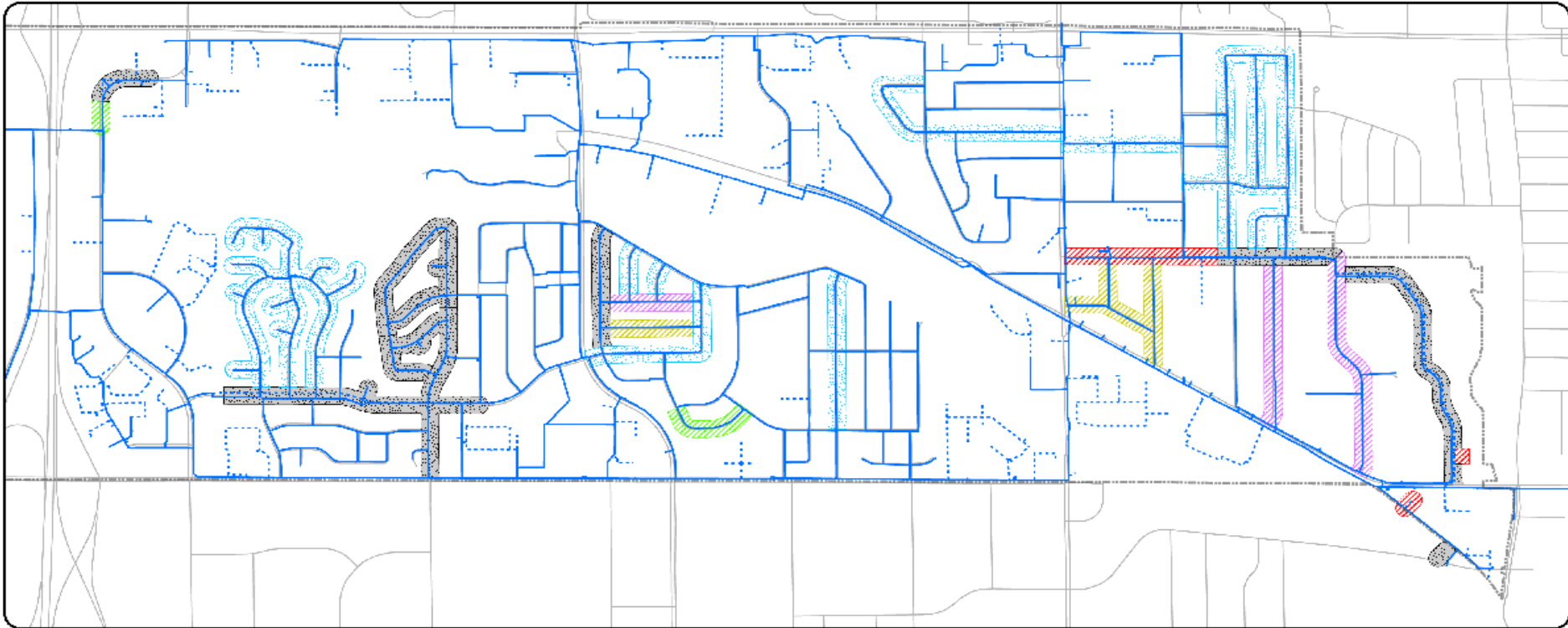
Additional funding from the stormwater utility is being held in reserve for projects not currently identified in the plan and/or projects that prove to be more expensive than expected.



Resilient City Facilities and Infrastructure



City of Clive Comprehensive Water Network Rehabilitation Program



0 500 1,000 2,000 Feet

2025 2026 2027 2028 2029 Completed To Be Scheduled

Resilient City Facilities and Infrastructure

Water Projects

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

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

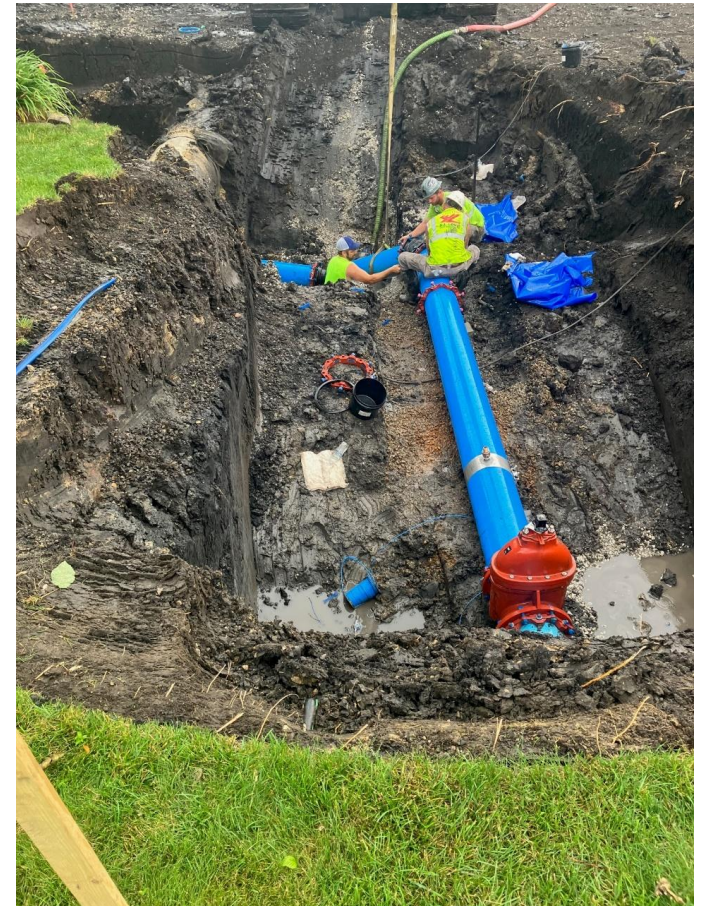
2027 – NW 78th St & NW 80th (University Blvd to Harbach), Sunset Ter (NW 97th to NW 99th Ct), Alice's Road Phase 4

2028 - Colby Ave (NW 97th to NW 99th Ct), Alice's Road Phase 3

2029 – Alices Road Phase 4, NW 84th, NW 85th & Clark Area cont.

2030 – Franklin Avenue – NW 82nd to NW 86th

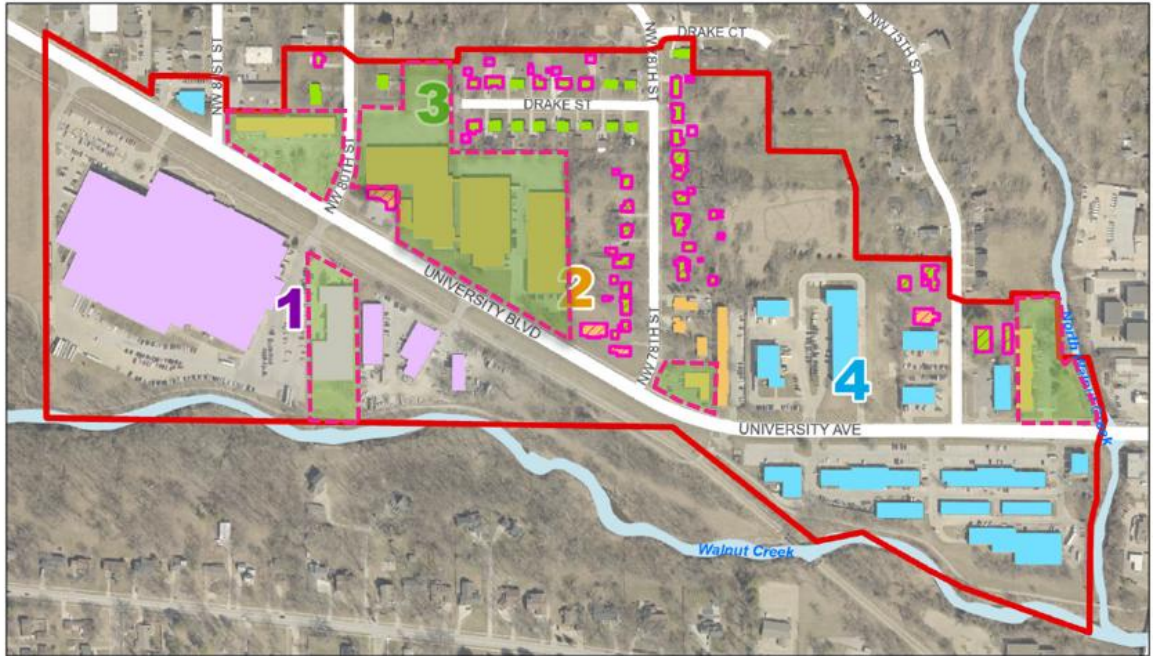
FY 26-\$1.5M	FY 27-\$1.735M	FY 28-\$1.32M
FY 29- \$1.52M	FY 30-\$1.34M	



Revitalized 86th Street Neighborhoods

University Boulevard Flood Mitigation Implementation

Buyout Program



In-Process

7705 University

7855/7887/1341 University

8000 University

7405 University

8031 University

FY 26 through FY 30-

\$550K per year

Residential Acquisitions

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

Beginning Buildings At-Risk: 69

City Acquisitions to Date: 27

Remaining Buildings At-Risk: 42

Residential- 13
Commercial- 29

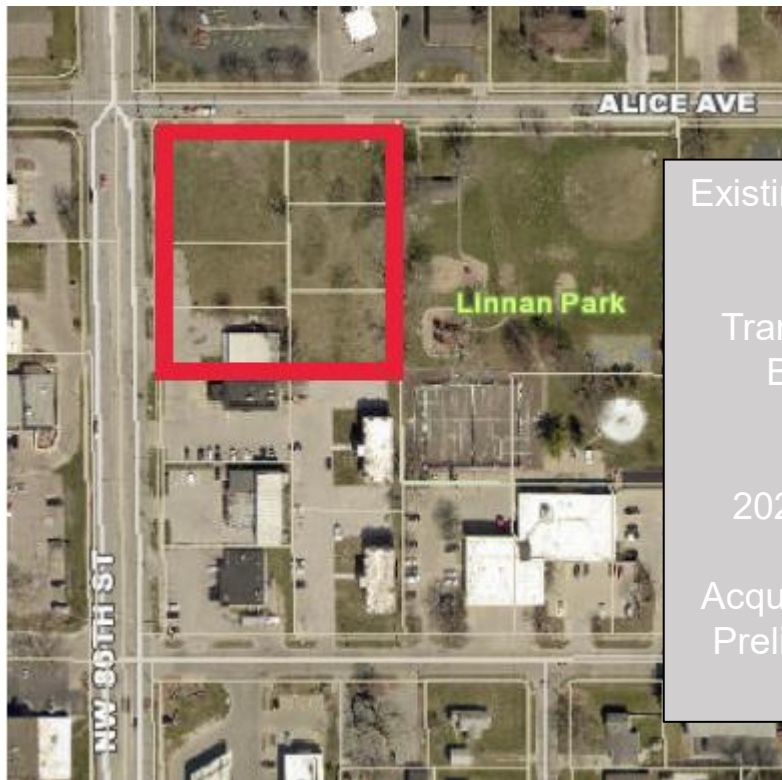
Remaining (Priority Acquisitions): 28

In-process- 7

As of July 2025

Revitalized 86th Street Neighborhoods

86th and Alice Ave Next Steps

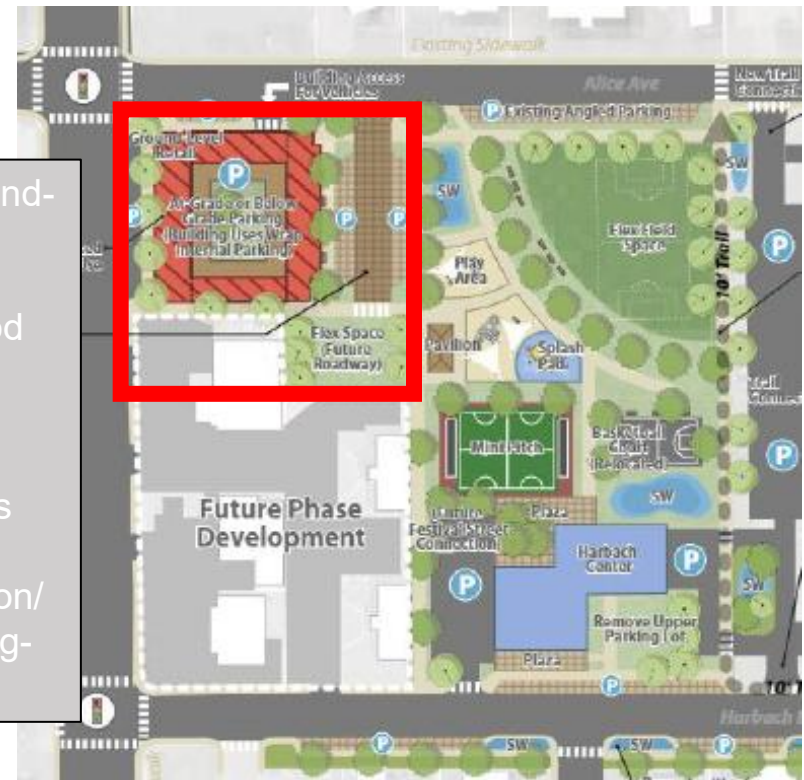


Existing Cash On Hand-
\$80K

Transfer From Flood
Buyout- \$420K

2026 Use of Funds

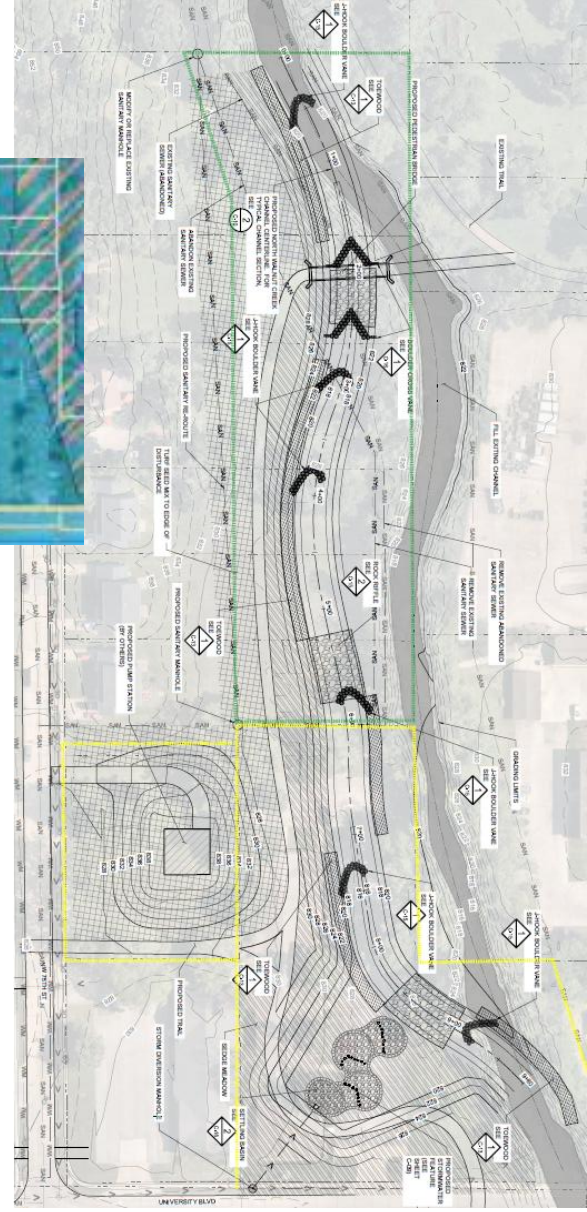
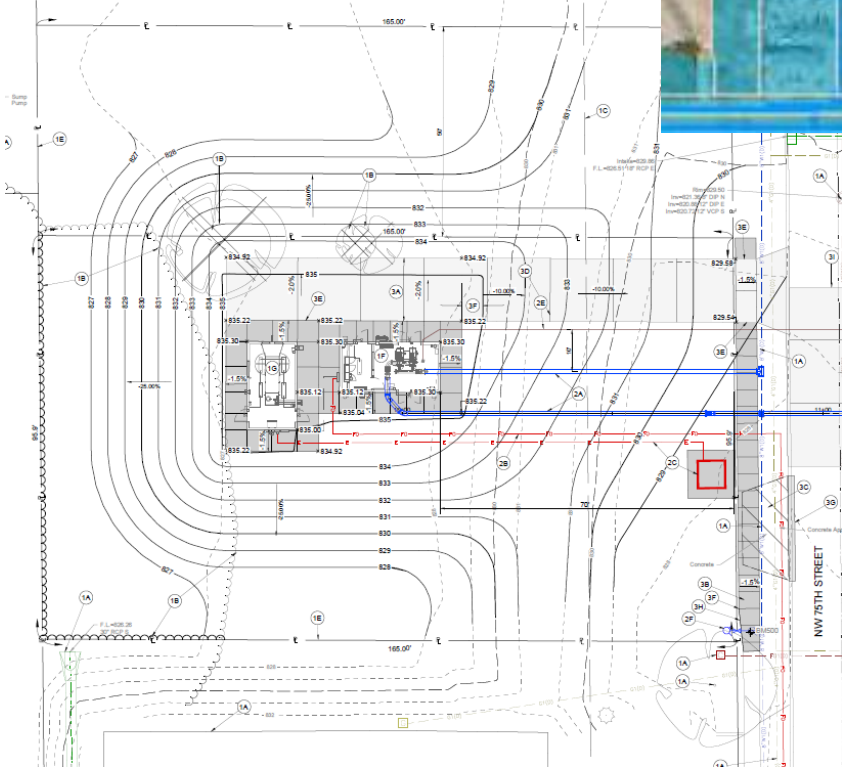
Acquisition/Demolition/
Preliminary Planning-
\$500K



Revitalized 86th Street Neighborhoods

Pump Station Options

West Side of NW 75th Street



East Side of NW 75th Street

Revitalized 86th Street Neighborhoods



Housing Preservation Program Funding Options

Pay as you Go
(Annual General Fund Budgeting)

Approximately \$100K per year

Advanced Funding
(Front Load Through Borrowing)

Allocated over 3-5 years

Refine Program Goals/Objectives - Winter 2025/2026

Establish Program Guidelines - Spring 2026/Summer 2026

Finalize Partnerships - Summer 2026

Begin Program - Fall 2026

Projects nearing completion...

Greenbelt Landing –

Distinctive Clive Greenbelt

- Construction complete – June 1, 2026

Linnan Park –

Revitalized 86th Street Neighborhood

- Construction complete – May 28, 2025

Temporary Park, Phase 1 –

Revitalized 86th Street Neighborhood

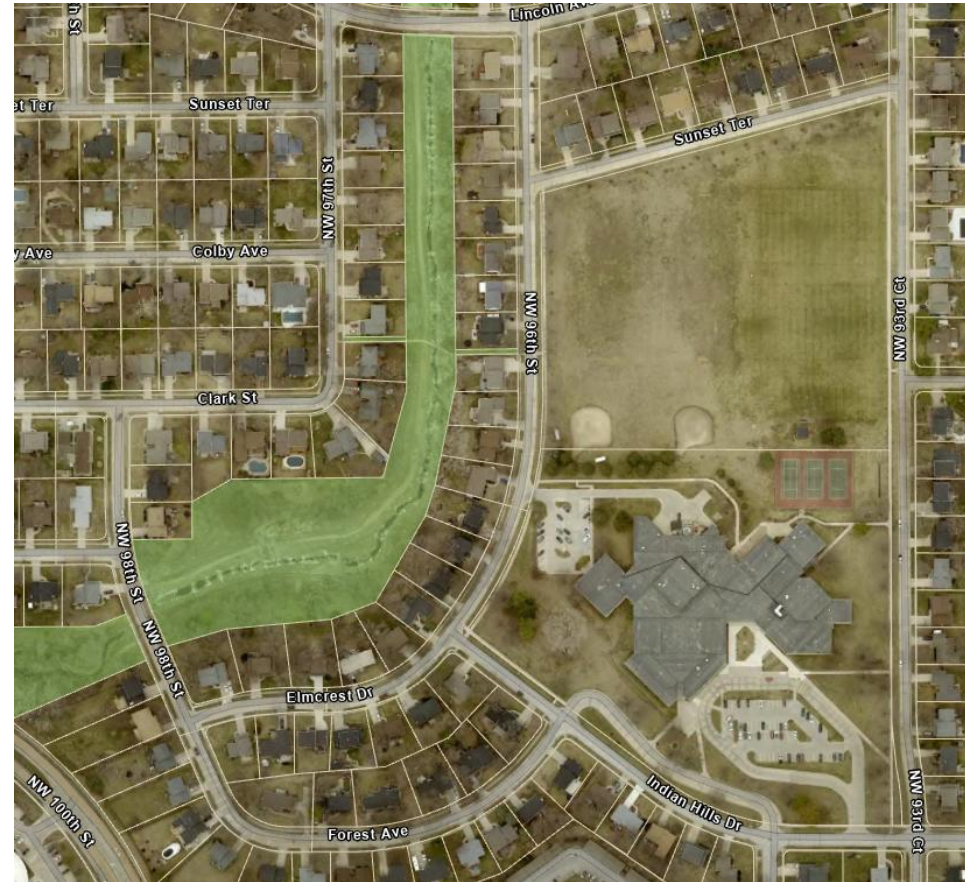
- Community gardens coming spring 2026
- Phase 2 will depend on acquisition of other properties



Great Place to Live: Premier Location for Families

Indian Hills Jr High Park

- Joint project between City and West Des Moines School
- Develop a master plan for a shared use space north of Indian Hills Jr High
- Would serve as neighborhood park for neighborhood surrounding the school



Great Place to Live: Premier Location for Families



Rio Valley Park Improvements

- Complete rebuild of neighborhood park
- Design in 2026
- Construction in 2027

Distinctive Clive Greenbelt



Annual Greenbelt Trail Improvements

- Highest Priority - Rio Valley Trail Bridge and neighborhood connection
- Design and permitting in 2026
- Construction planned for 2028



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 2028 or 2029



Great Place to Live: Premier Location for Families



Campbell Park Improvements

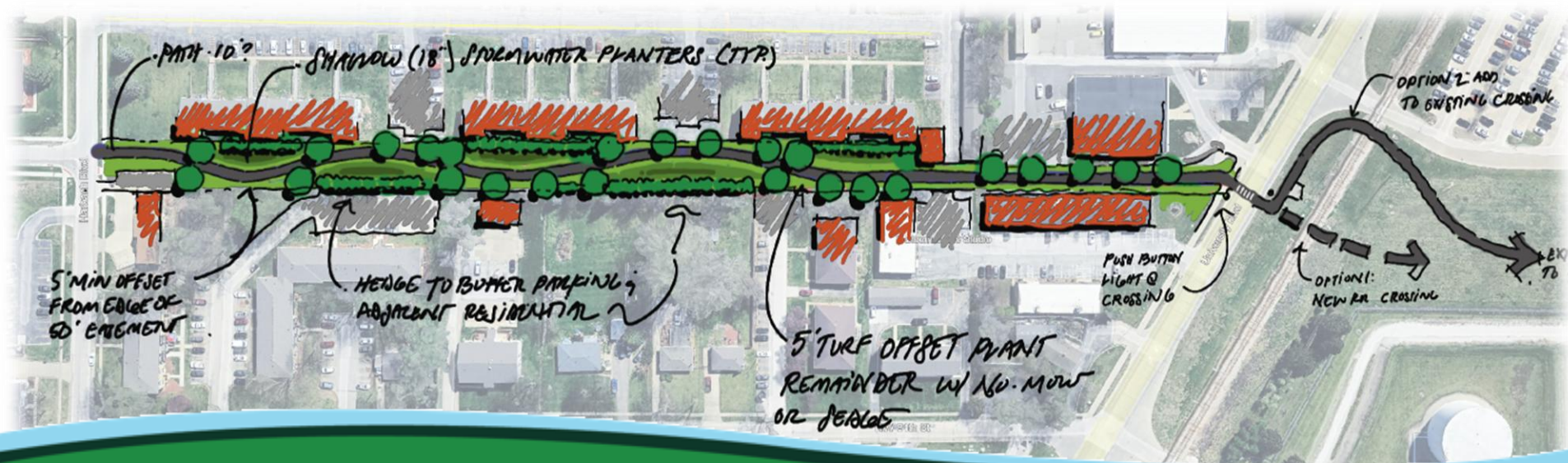
- Master plan refresh and bridge design planned for 2028
- Bridge construction planned for 2030
- Future phase for park master plan elements

Revitalized 86th Street Neighborhoods



82nd Street Trail Connection

- Project Goal - connect neighborhood to the Greenbelt Trail
- Design to be completed in 2027
- Funding for construction will be budgeted in future years
- Grant funds to be sought for construction



Other Projects -

- **Greenbelt Land Acquisitions – Distinctive Clive Greenbelt**
 - \$125,000 City funds, \$125,000 Grant funds
- **Alice’s Road Park –**
- **Great Place to Live**
 - Planning and Design – 2028
 - Construction – 2029
- **Glow Trail –**
- **Distinctive Clive Greenbelt**
 - Grant and donation funded - \$50,000
 - Construction – Fall 2026



Future Project Considerations

86th Street Neighborhood Implementation
City Property Re-Development
Pedestrian/Bike Circulation Investments

University Corridor Master Plan Implementation
NW 114th Street Area Reinvestment
University Park Shopping Redevelopment
Corridor Branding

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

Indian Hills Neighborhood Flood Mitigation Plan
Walnut Creek Stream Re-meander

Greenbelt Trail Renovations (100th to 73rd Street)

Swanson Blvd/Porter Redevelopment
Partnerships

WRA Trunk Sewer

Walnut Creek Watershed Implementation
Flood Mitigation
Stormwater Management
Stream Stabilization
In-Lieu-Of Stormwater Projects

Arterial Roadway Improvements
NW 142nd 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 2026-2030 CIP at December 11th meeting
- ✓ Hold Public Hearing - Approve Proposed 2026-2030 CIP at January 8th meeting
- ✓ Integrate Capital Improvement Spending into FY 26/27 Budget and Utility Fund Rates
Spring 2026
- ✓ Finalize Debt Service Projection and Initiate Borrowing Process
Spring 2026



TRANSMITTAL LETTER

To: Mayor Edwards and Clive City Council Members

From: City Manager Matt McQuillen

Date: November 17, 2025

Re: 2026 – 2030 Capital Improvements Program

Mayor Edwards and Clive City Council Members,

On November 20th, the City Council and staff will hold a workshop to discuss the proposed 2026-2030 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 2030:

- 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 86th Corridor/Neighborhoods

During the November 20th 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, On December 11th the City Council will be asked to set a public hearing for the proposed 2026-2030 Capital Improvements Program for your meeting on January 8th 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 86th Street Neighborhoods
- Great Place to Live: Premier Location for Families
- Distinctive Clive Greenbelt

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 supporting 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 2026/2027 through 2030/2031. 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 within the budget submitted for Council approval in April 2026. 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 2026-2030 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 2026-2030 CIP include:

1. The 2026–2030 CIP has been developed to support and advance the objectives outlined in the City's Strategic Plan. Following the City Council's strategic planning retreats in August and September 2025, several modifications have been made to reflect the priorities identified during those discussions:
 - a. Continued focus on reinvestment in pavement rehabilitation and expansion. The proposed CIP identifies street rehabilitation/reconstruction-related projects at approximately \$11.7 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 Rio Valley Park, while also making investments in parks in newly developed areas such as the Little Walnut Creek trail, Shuler Park and Alice's Road 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. 82nd Street Trail Connection Project is included in this five-year plan to connect the 86th Street neighborhood to the Greenbelt Trail. An add to the program this year is the Indian Hill Jr High Park Development and the Karp Park Glow Trail.

- c. Substantial investment in the developing portions of Clive, with nearly 24% 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 the continued 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. A couple of studies have been added to the five-year CIP this year. Namely, a Comprehensive Plan update and a new project that became a priority from strategic planning this year is to conduct a Housing Preservation Study and Program to assess the current housing stock, identify at-risk units, and develop strategies to maintain affordable and diverse housing options in the community. This will help inform policy decisions, funding priorities, and partnerships aimed at protecting existing housing resources.
2. **Being strong fiscal stewards by maintaining the City's debt service levy of \$1.58, which is within the approved financial policy for \$2.00 for non-referendum projects.** This is a change from years past as the \$1.48 levy sustained the City's capital investments for over a decade. Last year demands warranted an adjustment to the levy with the 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 pursue partnerships with neighboring communities for mutually beneficial joint construction projects, such as the reconstruction of Alice's Road with Waukee. In addition, the success of the Greenbelt Triad projects and flood mitigation efforts depends on continued collaboration and advocacy with federal partners and surrounding jurisdictions to achieve improved flood mitigation, and enhanced water quality and quantity outcomes throughout the Walnut Creek Watershed. The plan also incorporates the recent fleet-sharing agreement with the Urbandale Fire Department and the joint study with Urbandale, Waukee and Windsor Heights to evaluate opportunities for enhanced fire service collaboration.
 4. Needs in terms of continued infrastructure investment to encourage development and growth in the Shadow Creek Neighborhood and Alice's Road Corridor.
 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 January 2026 with the City Council's consideration and adoption of the 2026-2030 CIP document. Policy guidance on the development of the 2026-2030 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 2026-2030 CIP, City Council approval of the new CIP is requested during the meeting on January 8, 2026. With this action, FY 26/27 capital expenditures and debt issues will be finalized and ready to be included in the City's final budget to be approved in April 2026.

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 2026-2030 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 26/27 Budget. It represents costs associated with capital projects in the first year of the 2026-2030 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 watermain 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 FY26/27 through FY 30/31. This generally corresponds to the construction of improvements in the calendar years 2026 through 2030. 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 2026 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 2026-2030 totals \$121,680,155 and represents an approximately 1.5% decrease from the previous five-year CIP. Of this total 50% is for transportation-related projects (whether street rehabilitation/reconstruction, traffic safety, or new street projects), 12% is for Greenbelt/parks facilities, 17% for flood mitigation, 19% is for municipal utility projects, and 2% for capital equipment (replacement of a Fire Engine).

Capital Budget requirements for FY 26/27 total approximately \$39.6 million. Capital spending authorizations by year are contained in Appendix 2 and for the upcoming year include:

- Transportation Improvements \$15,967,822
- Utility Maintenance \$ 2,826,183
- Greenbelt/Park Facilities \$ 1,125,000
- Flood Mitigation \$18,550,000
- Miscellaneous \$ 1,123,750

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 September following the Strategic Planning process and culminates in January 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 20, 2025

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 26/27 and review the financial plan and debt service requirements for the proposed 2026-2030 CIP. Feedback from citizens is considered and discussion is held on Council preferences.

December 11, 2025

During the regular meeting, the City Council sets a public hearing for consideration of the proposed 2026-2030 CIP for the January 8th meeting.

January 8, 2026

Following a public hearing, the City Council approves the 2026-2030 Capital Improvements Program and distribution of the final digital CIP book.



April 9, 2026

Following a public hearing, the City Council considers the Fiscal Year 26/27 Budget for adoption, including Debt Service Fund appropriation and 2026-2027 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 2026-2030 looks to leverage more than \$120 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, 15 & 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 \$1.58. This amount of capacity is 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 \$42.9 million or 35% 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 \$1.58 is expected to be sufficient for projects currently identified to receive GO Debt funding; thus, **the proposed plan is to maintain the Debt Service tax rate at \$1.58.** Due to the sizable amount of park and Alice’s Road Reconstruction-related projects in the 2026-2030 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 \$42.9 million of GO debt discussed above, the City is anticipating TIF abatements to support almost \$16.6 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 five year CIP.

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 approximately \$2 million each year for capital projects identified in the approved referendum language for each LOST election. Much 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 \$12.9 million, or 10%, 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, Clive has made substantial increases to its water rates in the past. Now, with the transition over to Central Iowa Water Works, we have more stability in the Water Fund; thus, the rate increase in the past year was minimal. Multiple utility infrastructure projects are anticipated 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.

Utility Franchise Fees

After taxes and municipal utilities, the 5% electric and gas utility franchise fee generates about \$6 million in revenue for 2026-2030 CIP, approximately 5% 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 \$1,200,000 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 \$22 million to be received from donations, grant awards, or intergovernmental assistance, representing 18% 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, like the funding strategy utilized for the Greenbelt Landing project currently under construction. Major transportation grants through the Des Moines Area MPO have been secured and continue to be sought for the Alice's Road Reconstruction project, a joint project with the City of Waukee. The continues to pursue additional federal grant resources to support the Alice's Road Project.

Miscellaneous Revenues

The financial plan relies on certain miscellaneous revenue sources to support CIP projects totaling nearly \$30 million or 24% of all revenue sources. In 2026 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 Alice's Road Project. Since these funds are already bonded they are included in this category.

In addition, the collaboration with the City of Waukee on the Alice's Road Reconstruction project includes resources coming from the City of Waukee to support their portion of the project. Included in the proposed CIP is \$2 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.

Furthermore, Clive is working with the City of West Des Moines on the University overlay project. West Des Moines will take the lead on the project. Included in the proposed CIP is \$350,000 that Clive will provide to the City of West Des Moines to support our portion of the project in addition to both communities working together to secure transportation grant funds through the MPO for the project.

Financial Plan Overview

The financial plan presents a diversified approach to funding the proposed 2026-2030 capital improvements program with nearly 52% 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.



<u>Funding Source</u>	<u>Revenue (\$)</u>	<u>% of Overall</u>
Property Taxes	\$42,911,500	35%
Local Option Sales Tax Revenues	\$10,170,000	8%
Utility Franchise Fee	\$ 6,060,000	5%
Municipal Utility Revenues	\$12,852,805	10%
Grants, Intergovernmental & Private	\$22,014,400	18%
Miscellaneous Revenues	<u>\$29,806,200</u>	<u>24%</u>
	\$123,754,905	100%

The financial plan section completes the submittal of the proposed 2026-2030 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 2026-2030 Capital Improvements Program during the January 8th Council meeting.



Appendix 1

Infrastructure Studies – Last 10 Years

Completed Studies

- 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 114th 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)
- 86th 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 108th & Hickman Signalization Warrant Study (2024)

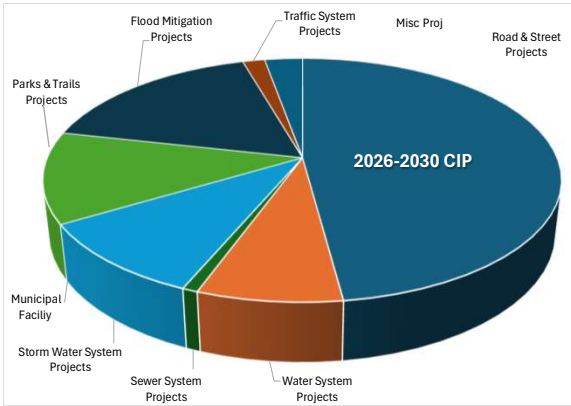
In-process/Upcoming Studies

- NW 82nd Street Trail
- University Boulevard Flood Mitigation-Project Scoping Plan
- Alice's Road Corridor: Phase 1A&B Street Design and Regional Stormwater Concepts
- Alice's Road Corridor: Phase 4, Phase 3 and Phase 2 Design
- Multi-City Fire-EMS Collaboration Study
- Walnut Creek Watershed Management Authority 5-year Goals and implementation Plan
- Pavement Management Plan Update (2025)

Appendix 2

Capital Fund(s) Projections

11/11/2025



Fiscal Year	2024-25	2025-26	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total CIP
	Actual	Actual (YTD)	BUDGET	Projected	Projected	Projected	Projected	Projected	Projected
Cash Balance, July 1	36,369,515	40,669,747	40,669,747	35,385,287	31,207,032	25,148,532	17,542,587	18,854,337	
Bonds	9,342,252	-	9,144,000	8,904,000	8,641,000	7,925,000	8,503,500	8,938,000	42,911,500
Utilities (Transfers)	2,810,000	-	2,970,000	2,721,750	2,710,000	2,781,055	2,720,000	1,920,000	12,852,805
Franchise Fees (Transfers)	1,277,409	-	1,290,000	1,200,000	1,200,000	1,200,000	1,200,000	1,200,000	6,000,000
LOST (Transfers)	2,062,258	-	2,205,000	2,010,000	2,060,000	2,000,000	2,100,000	2,000,000	10,170,000
General Fund (Transfers)	3,822,412	-	-	-	-	-	-	-	-
Road Use (Transfers)	100,000	-	-	-	-	-	-	-	-
Capital to Capital (Transfers)	910,842	-	-	-	-	-	-	-	-
Interest	1,732,151	413,866	1,085,000	1,300,000	900,000	700,000	675,000	675,000	4,250,000
Grants	626,335	53,029	-	17,100,000	3,139,400	625,000	175,000	975,000	22,014,400
Other Reimb	2,352,591	525,527	35,000	2,178,750	53,750	478,750	2,953,500	1,328,750	6,993,500
Funds Available	61,405,765	41,662,169	57,398,747	70,799,787	49,911,182	40,858,337	35,869,587	35,891,087	
Expenditures*	20,736,017	6,276,882	47,035,036	39,592,755	24,762,650	23,315,750	17,015,250	16,993,750	121,680,155
Ending Balance, June 30	40,669,747	35,385,287	10,363,711	31,207,032	25,148,532	17,542,587	18,854,337	18,897,337	

Category / Project	Project #	Fund #	Activity #	2024-25	2025-26	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total CIP
				Actual	Actual	Budget	Projected	Projected	Projected	Projected	Projected	Projected
Road & Street Projects				6/30/2025	6/30/2026							
Total Road & Street Projects				7,509,841	3,676,539	14,713,970	14,677,822	12,465,000	9,310,000	12,233,500	9,605,724	58,292,046
Water System Projects												
Total Water System Projects				223,152	305,513	622,500	1,451,750	4,626,900	1,110,000	1,550,000	550,000	9,288,650
Sewer System Projects												
Total Sewer System Projects				351,859	-	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000
Storm Water System Projects												
Total Storm Water System Projects				945,303	837,119	2,315,306	1,174,433	3,710,000	6,628,000	352,000	352,000	12,216,433
Municipal Facility Improvements												
Total Municipal Facility Improvements				2,277,908	963,891	3,500,000	-	-	-	-	-	-
Parks & Trails Projects												
Total Parks & Trails Projects				4,215,714	3,164,007	9,900,000	1,125,000	2,860,000	4,740,000	550,000	5,454,276	14,729,276
Flood Mitigation Projects												
Total Flood Mitigation Projects				212,803	-	14,950,000	18,550,000	550,000	550,000	550,000	550,000	20,750,000
Traffic System Projects												
Total Traffic System Projects				177,530	74,459	211,000	1,290,000	227,000	154,000	156,000	158,000	1,985,000
Miscellaneous Projects												
Total Miscellaneous Projects				4,821,907	944	622,260	1,123,750	123,750	623,750	1,423,750	123,750	3,418,750
Total Capital Projects (Expenditures)				20,736,017	-	47,035,036	39,592,755	24,762,650	23,315,750	17,015,250	16,993,750	121,680,155

Revenue by Source	2024-25	2025-26	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	Total CIP
	Actual	Actual	Budget	Projected	Projected	Projected	Projected	Projected	Projected
Bonds									
Total Bonds	10,322,046	-	4,320,000	8,904,000	8,641,000	7,925,000	8,503,500	8,938,000	42,911,500
Other Financial Sources									
Total Other Financial Sources	3,307,882	-	3,350,000	3,210,000	3,260,000	3,200,000	3,300,000	3,200,000	16,170,000
Utilities (Transfers)									
Total Utilities	1,660,000	-	2,970,000	2,721,750	2,710,000	2,781,055	2,720,000	1,920,000	12,852,805
Grants									
Total Grants	1,261,143	-	-	17,100,000	3,139,400	625,000	175,000	975,000	22,014,400
Existing / Reimbursements									
Total Existing / Reimbursements	-	-	-	7,657,005	7,012,250	8,784,695	4,391,500	1,960,750	29,806,200
Total Capital Projects (Revenues)	16,551,071	-	10,640,000	39,592,755	24,762,650	23,315,750	19,090,000	16,993,750	123,754,905

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

Appendix 3

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
Soil Quality Restoration	ADM-05	332	100,000							50,000					50,000
Tree Sale	ADM-06	358	13,750							10,000					3,750
Water Resources Grant	ADM-07	357	10,000									10,000			
University Boulevard Flood Mitigation Plan Implementation	CD-01	342	18,050,000	1,050,000					16,975,000					525,000	
Emerald Isle Development (1/2 Sheridan Ave and Emerald Isle Dr Improv)	CD-02	345	670,000											670,000	
86th St / Alice Ave Redevelopment (Pre Development)	CD-04	342	500,000											500,000	
Housing Preservation Program	CD-05	##	500,000											500,000	
Greenbelt Landing	LS-05	374	220,000											220,000	
Linnan Park Improvements	LS-09	387	130,000											130,000	
Porter Shelter Improvements	LS-11	366	200,000											200,000	
Greenbelt Land Acquisitions	LS-15	371	250,000	125,000					125,000						
78th Street Temporary Park	LS-16	342	50,000											50,000	
Rio Valley Park Improvements	LS-18	384	75,000	75,000											
Indian Hills Jr High - Park Development	LS-20	##	150,000	75,000											75,000
Karp Park Glow Trail	LS-21	##	50,000												50,000
Annual Sanitary Sewer Rehabilitation Program	PW-01	429	200,000								100,000			100,000	
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	2,600,000			1,200,000	200,000	1,200,000							
Annual Traffic Improvement & Safety Program	PW-05	334	225,000											225,000	
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					400,000		900,000					
Alices Road Reconstruction (Phase I) - Corp limits to Dellwood	PW-20	440	2,672,994											672,994	2,000,000
Alices Road Reconstruction (Phase I) - Dellwood to Douglas	PW-21	441	1,037,809											1,037,809	
Alices Road Reconstruction (Phase II) - Intersection of Alices & Douglas	PW-23	442	37,471											37,471	
Alices Road Reconstruction (Phase III) - Douglas to Berkshire	PW-24	443	16,548											16,548	
Alices Road Reconstruction (Phase IV) - Berkshire to Meredith	PW-25	444	3,500,000	2,200,000	3,500,000										
Little Walnut Creek Stream Restoration and Trail Improvements	PW-29	389	1,074,433	974,000								100,000		433	
Swanson Avenue Railroad Crossings	PW-30	476	50,000											50,000	
Swanson Blvd Rehab Project	PW-31	476	200,000											200,000	
Traffic Cabinet Replacement and Infrastructure Upgrades	PW-33	334	905,000	905,000											
NW 111th Street Water Main Relocation	PW-34	435	51,750							51,750					
NW 156th & Hickman Pedestrian Crossing Improvements	PW-35	334	183,000											183,000	
GridSmart Traffic Detection Upgrade	PW-40	334	160,000											160,000	
			36,892,755	5,404,000	3,500,000	1,200,000	810,000	1,200,000	17,100,000	1,411,750	750,000	560,000	-	5,478,255	2,178,750

FY 2027-28

PROJECT	PRJ #	FUND	FY28	LEVY	TIF	FRANCHISE		LOST		CASH/TRANSFERS OF EXISTING FUNDS					OTHER/	
						FEES	DALLAS	POLK	GRANTS	WATER	SEWER	SWATER	RUT	EXISTING	MISC	
Soil Quality Restoration	ADM-05	332	100,000							50,000						50,000
Tree Sale	ADM-06	358	13,750							10,000						3,750
Water Resources Grant	ADM-07	357	10,000									10,000				
University Boulevard Flood Mitigation Plan Implementation	CD-01	342	550,000											550,000		
Annual Greenbelt Trail Replacement Program	LS-01	391	1,500,000	1,500,000												
Campbell Park Improvements	LS-10	369	100,000	100,000												
Shuler Pond Development	LS-12		50,000	50,000												
NW 82nd Street Trail Project - Harbach to University (PW-32)	LS-14		210,000	210,000												
Greenbelt Land Acquisitions	LS-15	371	250,000	125,000					125,000							
Rio Valley Park Improvements	LS-18	384	750,000	750,000												
Annual Sanitary Sewer Rehabilitation Program	PW-01	429	200,000									100,000			100,000	
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			1,200,000		800,000								
Annual Traffic Improvement & Safety Program	PW-05	334	227,000	200,000											27,000	
University Boulevard Pump Station Improvements	PW-07	435	3,216,900						3,014,400	150,000					52,500	
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					400,000				500,000	300,000			
Water Main Replacement (NW 78th St and NW 80th St Design)	PW-15	435	1,300,000							1,300,000						
Alices Road Reconstruction (Phase I) - Dellwood to Douglas	PW-21 (1B)	441	1,348,000												1,348,000	
Alices Road Reconstruction (Phase II) - Intersection of Alices & Douglas	PW-23	442	100,000												100,000	
Alices Road Reconstruction (Phase III) - Douglas to Berkshire	PW-24	443	3,156,000		3,156,000											
Alices Road Reconstruction (Phase IV) - Berkshire to Meredith	PW-25	444	3,801,000	400,000	350,000					80,000					2,971,000	
Water Main Replacement (NW 84th, NW 85th, & Clark St Area)	PW-27	435	10,000							10,000						
Little Walnut Creek Stream Restoration and Trail Improvements	PW-29	389	3,610,000	1,800,000											1,810,000	
Swanson Avenue Railroad Crossings	PW-30	476	250,000					250,000								
Swanson Blvd Rehab Project	PW-31	476	600,000					600,000								
			24,262,650	5,135,000	3,506,000	1,200,000	850,000	1,210,000	3,139,400	1,700,000	600,000	410,000	-	6,958,500		53,750

FY 2028-29

PROJECT	PRJ #	FUND	FY29	LEVY	TIF	FRANCHISE LOST			CASH/TRANSFERS OF EXISTING FUNDS				OTHER/		
						FEES	DALLAS	POLK	GRANTS	WATER	SEWER	SWATER	RUT	EXISTING	MISC
Soil Quality Restoration	ADM-05	332	100,000								50,000				50,000
Tree Sale	ADM-06	358	13,750								10,000				3,750
Water Resources Grant	ADM-07	357	10,000									10,000			
University Boulevard Flood Mitigation Plan Implementation	CD-01	342	550,000	550,000											
Comprehensive Plan	CD-03	N	500,000	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	
Shuler Pond Development	LS-12		350,000	350,000											
NW 82nd Street Trail Project - Harbach to University (PW-32)	LS-14		600,000	600,000											
Greenbelt Land Acquisitions	LS-15	371	250,000	125,000					125,000						
78th Street Temporary Park	LS-16	342	40,000											40,000	
Annual Sanitary Sewer Rehabilitation Program	PW-01	429	200,000									151,055		48,945	
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	1,200,000	400,000	400,000									
Annual Traffic Improvement & Safety Program	PW-05	334	154,000	100,000										54,000	
Colby Avenue Reconstruction (NW97th St to NW 99th Ct)	PW-08	476	950,000					200,000			150,000	500,000	100,000		
Sunset Terrace Reconstruction (NW97th to NW 99th Ct)	PW-09	476	1,500,000					300,000	100,000		150,000	300,000	150,000	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	442	700,000											700,000	
Alices Road Reconstruction (Phase III) - Douglas to Berkshire	PW-24	443	3,200,000	3,200,000											
Water Main Replacement (NW 84th, NW 85th, & Clark St Area)	PW-27	435	1,000,000								1,000,000				
Clark Street Reconstruction - Roundabouts	PW-28		10,000											10,000	
Little Walnut Creek Stream Restoration and Trail Improvements	PW-29	389	6,230,000											6,230,000	
Swanson Avenue Railroad Crossings	PW-30	476	100,000												
Swanson Blvd Rehab Project	PW-31		500,000					100,000	400,000						
Shadow Creek West Stormwater Detention Project	PW-36	427	298,000											48,000	250,000
University Overlay Project - West of I-35/80	PW-38	476	350,000											175,000	175,000
			23,315,750	4,725,000	3,200,000	1,200,000	800,000	1,200,000	625,000	1,470,000	951,055	360,000	-	8,305,945	478,750

FY 2029-30

PROJECT	PRJ #	FUND	FY30	LEVY	TIF	FRANCHISE		LOST			CASH/TRANSFERS OF EXISTING FUNDS					OTHER/	
						FEES	DALLAS	POLK	GRANTS	WATER	SEWER	SWATER	RUT	EXISTING	MISC		
Fire Engine Replacement	ADM-04	810	1,300,000	1,300,000													
Soil Quality Restoration	ADM-05	332	100,000								50,000						50,000
Tree Sale	ADM-06	358	13,750								10,000						3,750
Water Resources Grant	ADM-07	357	10,000										10,000				
University Boulevard Flood Mitigation Plan Implementation	CD-01	342	550,000	550,000													
Campbell Park Improvements	LS-10	369	200,000	200,000													
Greenbelt Land Acquisitions	LS-15	371	250,000	125,000					125,000								
86th Street Water Trails Access	LS-19		100,000						50,000				50,000				
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			1,200,000	550,000	250,000									
Annual Traffic Improvement & Safety Program	PW-05	334	156,000	125,000													31,000
Colby Avenue Reconstruction (NW97th St to NW 99th Ct)	PW-08	476	1,500,000				300,000	350,000					500,000	250,000			100,000
Water Main Replacement (Franklin Ave from NW 82nd St to NW 86th St)	PW-17	435	450,000								450,000						
Alices Road Reconstruction (Phase II) - Intersection of Alices & Douglas	PW-23	442	3,151,500		2,551,500												600,000
Alices Road Reconstruction (Phase III) - Douglas to Berkshire	PW-24	443	3,902,000	3,250,000	402,000												250,000
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	252,000														252,000
University Overlay Project - West of I-35/80	PW-38		1,650,000							650,000							175,000
Buffalo Road Overlay Project	PW-39		30,000														30,000
			17,015,250	5,550,000	2,953,500	1,200,000	850,000	1,250,000	175,000	1,610,000	700,000	410,000	-	1,438,000	-	1,438,000	2,953,500

FY 2030-31

PROJECT	PRJ #	FUND	FY31	LEVY	TIF	FRANCHISE		LOST			CASH/TRANSFERS OF EXISTING FUNDS					OTHER/	
						FEES	DALLAS	POLK	GRANTS	WATER	SEWER	SWATER	RUT	EXISTING	MISC		
Soil Quality Restoration	ADM-05	332	100,000								50,000						50,000
Tree Sale	ADM-06	358	13,750								10,000						3,750
Water Resources Grant	ADM-07	357	10,000										10,000				
University Boulevard Flood Mitigation Plan Implementation	CD-01	342	550,000	550,000													
Alice Road Park	LS-08	386	3,300,000	2,154,276													
Campbell Park Improvements	LS-10	369	2,500,000	1,250,000					625,000								625,000
Greenbelt Land Acquisitions	LS-15	371	250,000	125,000					125,000								
86th Street Water Trails Access	LS-19		550,000	325,000					225,000								
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			1,200,000	400,000	400,000									
Annual Traffic Improvement & Safety Program	PW-05	334	158,000	128,000													30,000
Water Main Replacement (Franklin Ave from NW 82nd St to NW 86th St)	PW-17	435	450,000								450,000						
Alices Road Reconstruction (Phase II) - Intersection of Alices & Douglas	PW-23	442	3,438,000		3,438,000												
I35/80 Interchange Enhancement Design	PW-26	462	967,724	967,724													
Little Walnut Creek Stream Restoration and Trail Improvements	PW-29	389	252,000														252,000
Clark Street Reconstruction - Roundabouts	PW-28		1,000,000								350,000	500,000	150,000				
University Overlay Project - West of I-35/80	PW-38		2,200,000				400,000	800,000								350,000	650,000
			18,139,474	5,500,000	3,438,000	1,200,000	800,000	1,200,000	975,000	960,000	700,000	260,000	-	632,000	-	632,000	1,328,750

Appendix 4

City of Clive, Iowa

Debt Service Fund

Projection of Debt Service Fund

Taxable Valuations, Tax Rates & Revenues

EXHIBIT 1

Tax Rate Impact Summary	
Tax Impact FY 21-22	(\$0.001)
Tax Impact FY 22-23	(\$0.000)
Tax Impact FY 23-24	
Tax Impact FY 24-25	
Tax Impact FY 25-26	\$0.100

Include:	Yes	Yes	Yes	Yes	
Par ==>	5,520,000	5,655,000	5,620,000	5,620,000	5,620,000
Project ==>	5,400,000	5,545,225	5,500,000	5,500,000	5,500,000

Assumptions	
Interest Rate:	5.10%

Fiscal Year Payable	Total Tax Valuation	% Growth	Taxes Levied	Tax Rate/ \$1,000	GO Bond Abatements					Total Revenues	Current G.O. Debt Service	2026A - 2030A CIP					Fiscal Fees & Other	Total Uses	Surplus (Deficit)	Ending Balance				
					Dallas & Polk Co LOSST	Water	TIF	Comm& Indust Reimbur	Interest Revenue			Misc Revenues	2026A CIP Jun-26	2027A CIP Jun-27	2028A CIP Jun-28	2029A CIP Jun-29					2030A CIP Jun-30			
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				
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				
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				
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				
2023 - 2024	1,833,040,485	3.30%	2,712,900	1.48000	1,019,000	0	1,346,564	54,197	180,775	23,220	5,336,655	5,328,789					(108,598)	5,220,191	116,464	1,583,900				
2024 - 2025	1,967,675,372	7.34%	2,912,160	1.48000	801,661	0	1,256,269	68,944	132,365	(32,916)	5,138,482	5,764,196					(27,700)	5,736,496	(598,014)	985,886				
2025 - 2026	2,048,255,394	4.10%	3,236,244	1.58000	998,243	0	2,080,934	0	50,280	598,014	6,963,714	6,652,954					(27,900)	6,625,054	338,660	1,324,546				
2026 - 2027	2,161,354,731	5.52%	3,414,940	1.58000	989,293	0	2,002,719	0	67,552		6,474,504	6,100,706	531,001				9,900	6,641,607	(167,103)	1,157,443				
2027 - 2028	2,262,689,204	4.69%	3,575,049	1.58000	974,843	0	1,998,019	0	59,030		6,606,940	6,158,371	533,251	382,756			9,900	7,084,278	(477,338)	680,105				
2028 - 2029	2,303,059,485	1.78%	3,869,140	1.68000	966,218	0	1,990,669	0	34,685		6,860,712	5,948,761	529,751	377,756	281,006		9,900	7,147,174	(286,463)	393,642				
2029 - 2030	2,402,082,696	4.30%	4,035,499	1.68000	942,118	0	1,990,819	0	20,076		6,988,511	5,720,536	530,751	372,756	281,006	281,000	9,900	7,195,949	(207,438)	186,204				
2030 - 2031	2,429,678,011	1.15%	4,324,827	1.78000	942,498	0	1,991,669	0	9,496		7,268,490	5,499,366	531,001	367,756	381,006	281,000	281,000	9,900	7,351,035	(82,545)	103,659			
2031 - 2032	2,533,436,398	4.27%	4,509,517	1.78000	947,045	0	1,983,419	0	5,287		7,445,267	5,218,414	530,500	512,756	621,006	281,000	281,000	3,600	7,448,282	(3,015)	100,643			
2032 - 2033	2,563,283,491	1.18%	4,562,645	1.78000	946,608	0	1,984,869	0	5,133		7,499,254	4,793,726	534,250	650,256	623,756	481,000	416,006	3,600	7,502,594	(3,340)	97,303			
2033 - 2034	2,588,916,326	1.00%	4,216,654	1.62873	945,423	0	1,984,019	0	4,962		7,151,058	4,274,441	532,000	645,255	620,505	651,000	424,256	3,600	7,151,058		97,303			
2034 - 2035	2,640,694,652	2.00%	3,596,903	1.36210	948,510	0	1,988,069	0	4,962		6,538,444	3,561,079	534,000	649,505	621,505	652,000	516,756	3,600	6,538,444		97,303			
2035 - 2036	2,667,101,599	1.00%	3,730,902	1.39886	955,504	0	1,984,713	0	4,962		6,676,081	3,562,216	530,000	647,504	621,504	652,000	659,256	3,600	6,676,081		97,303			
2036 - 2037	2,720,443,631	2.00%	3,737,901	1.37400	951,935	0	1,984,125	0	4,962		6,678,923	3,560,060	530,250	649,504	625,504	651,000	659,005	3,600	6,678,923		97,303			
												7,978,506	8,495,313	8,418,312	8,502,500	8,504,063								

City of Cl
Debt Service
Projection of D
 Taxable Valuat

Assum
Interest Rate:

Fiscal Year Payable	
2019 - 2020	6/1/2020
2020 - 2021	6/1/2021
2021 - 2022	6/1/2022
2022 - 2023	6/1/2023
2023 - 2024	6/1/2024
2024 - 2025	6/1/2025
2025 - 2026	6/1/2026
2026 - 2027	6/1/2027
2027 - 2028	6/1/2028
2028 - 2029	6/1/2029
2029 - 2030	6/1/2030
2030 - 2031	6/1/2031
2031 - 2032	6/1/2032
2032 - 2033	6/1/2033
2033 - 2034	6/1/2034
2034 - 2035	6/1/2035
2035 - 2036	6/1/2036
2036 - 2037	6/1/2037

City of Clive, Iowa
Projection of G.O. Debt Capacity

Valuation Growth & Debt Limit Assumptions	
Beginning 2033-34	1.00%
Legal Limit	5.00%
Effective Limit	85%

Fiscal Year	Actual Valuation	Historical Growth Rate %	Gross Debt Limit	Effective Debt Limit	EXISTING DEBT ISSUES					URB BONDS	CIP		UR		CIP		UR		Other Debt Subject to Limit	TOTAL G.O. DEBT	Available Effective Capacity	Available Legal Capacity	Percent Debt Limit Utilized	Fiscal Year												
					G.O. - TAXES	G.O. - TIF	G.O. - WATER	G.O. - LOST	Proposed 2026A Taxes Mar-26		Proposed 2026B TIF Nov-26	Proposed 2027A Taxes Mar-27	Proposed 2027B TIF Nov-27	Proposed 2028A Taxes Mar-28	Proposed 2028B TIF Nov-28	Proposed 2029A Taxes Mar-28	Proposed 2029B TIF Nov-29	Proposed 2030A Taxes Mar-30																		
2020 - 2021	2,541,750,744	7.2%	127,087,537	108,024,407	10,466,750	4,561,250	502,000	9,675,000											869,849	26,074,849	81,949,558	101,012,688	20.52%	2021												
2021 - 2022	2,610,730,641	2.7%	130,536,532	110,956,052	11,444,000	3,795,000	401,000	14,390,000											378,410	30,408,410	80,547,642	100,128,122	23.29%	2022												
2022 - 2023	2,827,921,081	8.3%	141,396,054	120,186,646	16,908,000	11,635,000	292,000	13,745,000											406,582	42,986,582	77,200,064	98,409,472	30.40%	2023												
2023 - 2024	2,955,113,374	4.5%	147,755,669	125,592,318	19,783,000	15,495,000	182,000	13,075,000											404,468	48,939,468	76,652,850	98,816,201	33.12%	2024												
2024 - 2025	3,549,807,282	20.1%	177,490,364	150,866,809	17,560,000	17,965,000	70,000	12,390,000											414,556	48,399,556	102,467,253	129,090,808	27.27%	2025												
2025 - 2026	3,670,394,772	3.4%	183,519,739	155,991,778	20,694,000	22,695,000	36,000	11,685,000											362,114	60,992,114	94,999,664	122,527,625	33.23%	2026												
2026 - 2027	4,035,011,372	9.9%	201,750,569	171,487,983	18,125,000	21,375,000		10,965,000											100,696	64,830,696	106,657,288	136,919,873	32.13%	2027												
2027 - 2028	4,171,094,781	3.4%	208,554,739	177,271,528	15,850,000	20,180,000		10,230,000											100,696	68,750,696	108,520,832	139,804,043	32.97%	2028												
2028 - 2029	4,320,765,527	3.6%	216,038,276	183,632,535	13,390,000	18,930,000		9,485,000											100,696	72,200,696	111,431,839	143,837,581	33.42%	2029												
2029 - 2030	4,463,787,102	3.3%	223,189,355	189,710,952	11,010,000	17,630,000		8,725,000											100,696	75,410,696	114,300,256	147,778,659	33.79%	2030												
2030 - 2031	4,605,301,541	3.2%	230,265,077	195,725,315	8,725,000	16,270,000		7,965,000											100,696	69,890,696	125,834,620	160,374,381	30.35%	2031												
2031 - 2032	4,752,476,557	3.2%	237,623,828	201,980,254	6,560,000	14,850,000		7,190,000											100,696	64,440,696	137,539,558	173,183,132	27.12%	2032												
2032 - 2033	4,905,538,573	3.2%	245,276,929	208,485,389	4,580,000	13,380,000		6,395,000												58,570,000	149,915,389	186,706,929	23.88%	2033												
2033 - 2034	4,954,593,959	1.0%	247,729,698	210,570,243	2,935,000	11,855,000		5,585,000												52,510,000	158,060,243	195,219,698	21.20%	2034												
2034 - 2035	5,004,139,898	1.0%	250,206,995	212,675,946	1,725,000	10,275,000		4,760,000												46,545,000	166,130,946	203,661,995	18.60%	2035												
2035 - 2036	5,054,181,297	1.0%	252,709,065	214,802,705	1,175,000	8,640,000		3,915,000												40,935,000	173,867,705	211,774,065	16.20%	2036												
2036 - 2037	5,104,723,110	1.0%	255,236,156	216,950,732	600,000	6,955,000		3,045,000												34,960,000	181,990,732	220,276,156	13.70%	2037												
2037 - 2038	5,155,770,341	1.0%	257,788,517	219,120,240		5,215,000		2,160,000												18,900,000	1,010,000	2,805,000	1,245,000	3,165,000	1,380,000	3,780,000	1,835,000	4,255,000	28,740,000	190,380,240	229,048,517	11.15%	2038			
2038 - 2039	5,207,328,045	1.0%	260,366,402	221,311,442		3,420,000		1,250,000												1,450,000	780,000	2,300,000	1,020,000	2,700,000	1,180,000	3,315,000	1,670,000	3,810,000	22,895,000	198,416,442	237,471,402	8.79%	2039			
2039 - 2040	5,259,401,325	1.0%	262,970,066	223,524,556		1,560,000		310,000												990,000	535,000	1,765,000	785,000	2,210,000	965,000	2,825,000	1,495,000	3,340,000	16,780,000	206,744,556	246,190,066	6.38%	2040			
2040 - 2041	5,311,995,339	1.0%	265,599,767	225,759,802		865,000														505,000	275,000	1,205,000	535,000	1,700,000	740,000	2,315,000	1,310,000	2,850,000	12,300,000	213,459,802	253,299,767	4.63%	2041			
2041 - 2042	5,365,115,292	1.0%	268,255,765	228,017,400		660,000																615,000	275,000				1,160,000	505,000	1,780,000	1,115,000	2,335,000	8,445,000	219,572,400	259,810,765	3.15%	2042
2042 - 2043	5,418,766,445	1.0%	270,938,322	230,297,574		450,000																				595,000	260,000	1,215,000	915,000	1,795,000	5,230,000	225,067,574	265,708,322	1.93%	2043	
2043 - 2044	5,472,954,109	1.0%	273,647,705	232,600,550		230,000																				0	620,000	705,000	1,225,000	2,780,000	229,820,550	270,867,705	1.02%	2044		
2044 - 2045	5,527,683,650	1.0%	276,384,183	234,926,555																						0	0	480,000	625,000	1,105,000	233,821,555	275,279,183	0.40%	2045		
2045 - 2046	5,582,960,487	1.0%	279,148,024	237,275,821																						0	0	245,000	0	245,000	237,030,821	278,903,024	0.09%	2046		
2046 - 2047	5,638,790,092	1.0%	281,939,505	239,648,579																						0	0	0	0	0	239,648,579	281,939,505	0.00%	2047		
2047 - 2048	5,695,177,993	1.0%	284,758,900	242,045,065																						0	0	0	0	(0)	242,045,065	284,758,900	0.00%	2048		

* - Represents G.O. principal outstanding as of the BEGINNING of the fiscal year.

2026 CIP Projects

SOURCES & USES	
SOURCES	
Par Amount of Bonds	5,520,000.00
Accrued Interest	
Other Monies	
Total Sources	5,520,000.00
USES	
Deposit to Construction Account	5,400,000.00
Reserve Account Deposit	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	55,200.00
Costs of Issuance	61,500.00
Accrued Interest	
Rounding Amount	3,300.00
Total Uses	5,520,000.00
ASSUMPTIONS	
Dated Date	6/1/2026
Delivery Date	6/1/2026
First Interest Date	12/1/2026
First Principal Date	6/1/2027
Last Principal Date	6/1/2038
YIELD CALCULATIONS	
Arbitrage Yield	5.00001%
TIC	5.12421%
AIC	5.25816%
Average Life	8.91 Years

DEBT SERVICE SCHEDULE					
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/1/2026			138,000	138,000	
6/1/2027	255,000	5.000%	138,000	393,000	531,001
12/1/2027			131,625	131,625	
6/1/2028	270,000	5.000%	131,625	401,625	533,251
12/1/2028			124,875	124,875	
6/1/2029	280,000	5.000%	124,875	404,875	529,751
12/1/2029			117,875	117,875	
6/1/2030	295,000	5.000%	117,875	412,875	530,751
12/1/2030			110,500	110,500	
6/1/2031	310,000	5.000%	110,500	420,500	531,001
12/1/2031			102,750	102,750	
6/1/2032	325,000	5.000%	102,750	427,750	530,500
12/1/2032			94,625	94,625	
6/1/2033	345,000	5.000%	94,625	439,625	534,250
12/1/2033			86,000	86,000	
6/1/2034	360,000	5.000%	86,000	446,000	532,000
12/1/2034			77,000	77,000	
6/1/2035	380,000	5.000%	77,000	457,000	534,000
12/1/2035			67,500	67,500	
6/1/2036	395,000	5.000%	67,500	462,500	530,000
12/1/2036			57,625	57,625	
6/1/2037	415,000	5.000%	57,625	472,625	530,250
12/1/2037			47,250	47,250	
6/1/2038	440,000	5.000%	47,250	487,250	534,500
12/1/2038			36,250	36,250	
6/1/2039	460,000	5.000%	36,250	496,250	532,500
12/1/2039			24,750	24,750	
6/1/2040	485,000	5.000%	24,750	509,750	534,500
12/1/2040			12,625	12,625	
6/1/2041	505,000	5.000%	12,625	517,625	530,250
12/1/2041					
6/1/2042		5.000%			
12/1/2042					
6/1/2043		5.000%			
12/1/2043					
6/1/2044		5.000%			
12/1/2044					
6/1/2045		5.000%			
12/1/2045					
6/1/2046					
			5,520,000	2,458,506	7,978,506
					7,978,506
Scale : Estimate					

2027 CIP Projects

SOURCES & USES	
SOURCES	
Par Amount of Bonds	5,655,000.00
Accrued Interest	
Other Monies	
Total Sources	5,655,000.00
USES	
Deposit to Construction Account	5,545,225.00
Reserve Account Deposit	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	56,550.00
Costs of Issuance	50,500.00
Accrued Interest	
Rounding Amount	2,725.00
Total Uses	5,655,000.00
ASSUMPTIONS	
Dated Date	6/1/2027
Delivery Date	6/1/2027
First Interest Date	12/1/2027
First Principal Date	6/1/2028
Last Principal Date	6/1/2042
YIELD CALCULATIONS	
Arbitrage Yield	5.00011%
TIC	5.12352%
AIC	5.29296%
Average Life	10.05 Years

DEBT SERVICE SCHEDULE					
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/1/2027			141,378	141,378	
6/1/2028	100,000	5.000%	141,378	241,378	382,756
12/1/2028			138,878	138,878	
6/1/2029	100,000	5.000%	138,878	238,878	377,756
12/1/2029			136,378	136,378	
6/1/2030	100,000	5.000%	136,378	236,378	372,756
12/1/2030			133,878	133,878	
6/1/2031	100,000	5.000%	133,878	233,878	367,756
12/1/2031			131,378	131,378	
6/1/2032	250,000	5.000%	131,378	381,378	512,756
12/1/2032			125,128	125,128	
6/1/2033	400,000	5.000%	125,128	525,128	650,256
12/1/2033			115,128	115,128	
6/1/2034	415,000	5.000%	115,128	530,128	645,255
12/1/2034			104,752	104,752	
6/1/2035	440,000	5.000%	104,752	544,752	649,505
12/1/2035			93,752	93,752	
6/1/2036	460,000	5.000%	93,752	553,752	647,504
12/1/2036			82,252	82,252	
6/1/2037	485,000	5.000%	82,252	567,252	649,504
12/1/2037			70,127	70,127	
6/1/2038	505,000	5.000%	70,127	575,127	645,253
12/1/2038			57,501	57,501	
6/1/2039	535,000	5.000%	57,501	592,501	650,003
12/1/2039			44,126	44,126	
6/1/2040	560,000	5.000%	44,126	604,126	648,252
12/1/2040			30,126	30,126	
6/1/2041	590,000	5.000%	30,126	620,126	650,251
12/1/2041			15,375	15,375	
6/1/2042	615,000	5.000%	15,375	630,375	645,751
12/1/2042					
6/1/2043		5.000%			
12/1/2043					
6/1/2044		5.000%			
12/1/2044					
6/1/2045		5.000%			
12/1/2045					
6/1/2046		5.000%			
12/1/2046					
6/1/2047					
			5,655,000	2,840,313	8,495,313
Scale : Estimate					

2028 CIP Projects

SOURCES & USES	
SOURCES	
Par Amount of Bonds	5,620,000.00
Accrued Interest	
Other Monies	
Total Sources	5,620,000.00
USES	
Deposit to Construction Account	5,500,000.00
Reserve Account Deposit	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	56,200.00
Costs of Issuance	61,500.00
Accrued Interest	
Rounding Amount	2,300.00
Total Uses	5,620,000.00
ASSUMPTIONS	
Dated Date	6/1/2028
Delivery Date	6/1/2028
First Interest Date	12/1/2028
First Principal Date	6/1/2029
Last Principal Date	6/1/2043
YIELD CALCULATIONS	
Arbitrage Yield	5.00011%
TIC	5.12372%
AIC	5.25431%
Average Life	9.96 Years

DEBT SERVICE SCHEDULE					
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/1/2028			140,503	140,503	
6/1/2029	0	5.000%	140,503	140,503	281,006
12/1/2029			140,503	140,503	
6/1/2030	0	5.000%	140,503	140,503	281,006
12/1/2030			140,503	140,503	
6/1/2031	100,000	5.000%	140,503	240,503	381,006
12/1/2031			138,003	138,003	
6/1/2032	345,000	5.000%	138,003	483,003	621,006
12/1/2032			129,378	129,378	
6/1/2033	365,000	5.000%	129,378	494,378	623,756
12/1/2033			120,253	120,253	
6/1/2034	380,000	5.000%	120,253	500,253	620,505
12/1/2034			110,752	110,752	
6/1/2035	400,000	5.000%	110,752	510,752	621,505
12/1/2035			100,752	100,752	
6/1/2036	420,000	5.000%	100,752	520,752	621,504
12/1/2036			90,252	90,252	
6/1/2037	445,000	5.000%	90,252	535,252	625,504
12/1/2037			79,127	79,127	
6/1/2038	465,000	5.000%	79,127	544,127	623,254
12/1/2038			67,501	67,501	
6/1/2039	490,000	5.000%	67,501	557,501	625,003
12/1/2039			55,251	55,251	
6/1/2040	510,000	5.000%	55,251	565,251	620,502
12/1/2040			42,501	42,501	
6/1/2041	540,000	5.000%	42,501	582,501	625,002
12/1/2041			29,001	29,001	
6/1/2042	565,000	5.000%	29,001	594,001	623,001
12/1/2042			14,875	14,875	
6/1/2043	595,000	5.000%	14,875	609,875	624,751
12/1/2043					
6/1/2044		5.000%			
12/1/2044					
6/1/2045		5.000%			
12/1/2045					
6/1/2046		5.000%			
12/1/2046					
6/1/2047		5.000%			
12/1/2047					
6/1/2048					
			5,620,000	2,798,312	8,418,312
					8,418,312
Scale : Estimate					

2030A CIP Projects

SOURCES & USES	
SOURCES	
Par Amount of Bonds	5,620,000.00
Accrued Interest	
Other Monies	
Total Sources	5,620,000.00
USES	
Deposit to Construction Account	5,500,000.00
Reserve Account Deposit	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	56,200.00
Costs of Issuance	61,500.00
Accrued Interest	
Rounding Amount	2,300.00
Total Uses	5,620,000.00
ASSUMPTIONS	
Dated Date	6/1/2030
Delivery Date	6/1/2030
First Interest Date	12/1/2030
First Principal Date	6/1/2031
Last Principal Date	6/1/2045
YIELD CALCULATIONS	
Arbitrage Yield	5.00011%
TIC	5.12688%
AIC	5.28156%
Average Life	10.26 Years

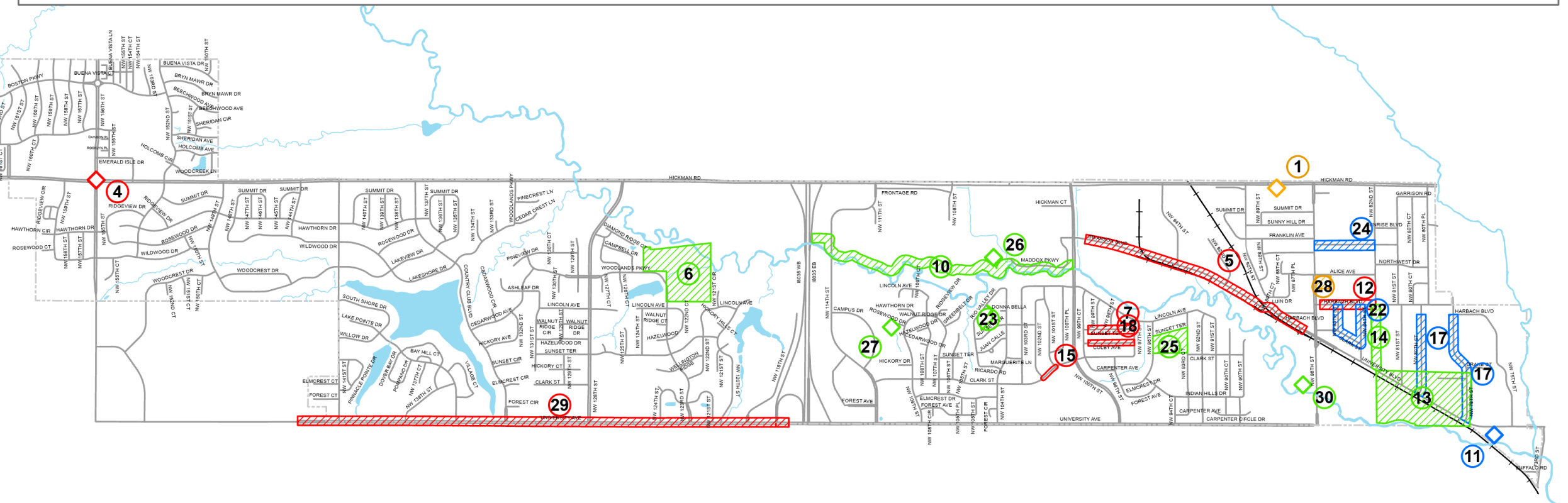
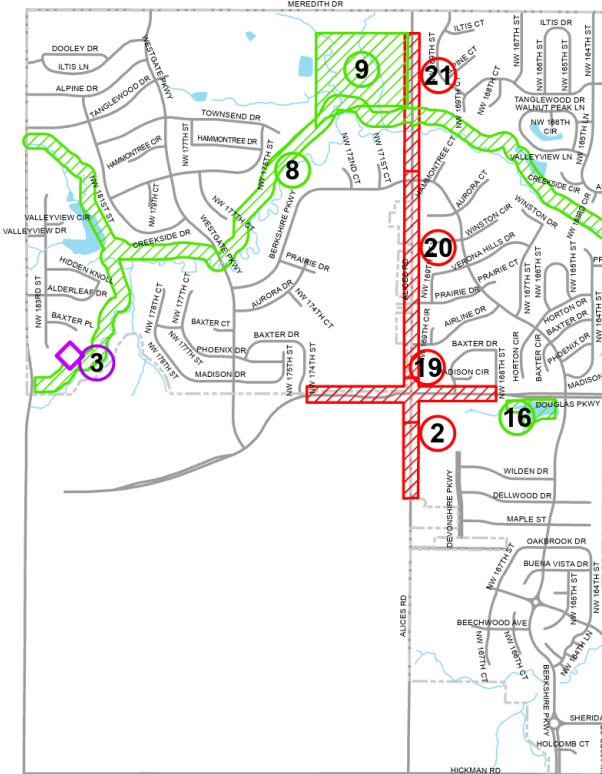
DEBT SERVICE SCHEDULE					
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/1/2030			140,503	140,503	
6/1/2031	0	5.000%	140,503	140,503	281,006
12/1/2031			140,503	140,503	
6/1/2032	0	5.000%	140,503	140,503	281,006
12/1/2032			140,503	140,503	
6/1/2033	135,000	5.000%	140,503	275,503	416,006
12/1/2033			137,128	137,128	
6/1/2034	150,000	5.000%	137,128	287,128	424,256
12/1/2034			133,378	133,378	
6/1/2035	250,000	5.000%	133,378	383,378	516,756
12/1/2035			127,128	127,128	
6/1/2036	405,000	5.000%	127,128	532,128	659,256
12/1/2036			117,003	117,003	
6/1/2037	425,000	5.000%	117,003	542,003	659,005
12/1/2037			106,377	106,377	
6/1/2038	445,000	5.000%	106,377	551,377	657,755
12/1/2038			95,252	95,252	
6/1/2039	470,000	5.000%	95,252	565,252	660,504
12/1/2039			83,502	83,502	
6/1/2040	490,000	5.000%	83,502	573,502	657,004
12/1/2040			71,252	71,252	
6/1/2041	515,000	5.000%	71,252	586,252	657,503
12/1/2041			58,376	58,376	
6/1/2042	540,000	5.000%	58,376	598,376	656,753
12/1/2042			44,876	44,876	
6/1/2043	570,000	5.000%	44,876	614,876	659,752
12/1/2043			30,626	30,626	
6/1/2044	600,000	5.000%	30,626	630,626	661,251
12/1/2044			15,625	15,625	
6/1/2045	625,000	5.000%	15,625	640,625	656,251
12/1/2045					
6/1/2046		5.000%			
12/1/2046					
6/1/2047		5.000%			
12/1/2047					
6/1/2048		5.000%			
12/1/2048					
6/1/2049		5.000%			
12/1/2049					
6/1/2050					
			5,620,000	2,884,063	8,504,063
					8,504,063
Scale : Estimate					

City of Clive 2026 - 2030 Capital Improvements Program



PROJECT LISTING

- | | | |
|---|---|--|
| 1 Fire Engine Replacement (2029-2030) | 12 Harbach Phase 2 Reconstruction (2026-2027) | 23 Rio Valley Park Improvements (2027-2028) |
| 2 Alice's Road Reconstruction Phase 1b (2026-2027) | 13 University Boulevard Flood Mitigation (2026-2030) | 24 Water Main Replacement - Franklin Avenue (2029-2030) |
| 3 Shadow Creek West Stormwater Detention (2028-2029) | 14 NW 82nd Street Trail Extension (2028-2029) | 25 Indian Hills Jr High Greenspace Master Planning (2026-2027) |
| 4 156th & Hickman Intersection Pedestrian Improvements (2026) | 15 Clark Street Roundabouts (2029-2030) | 26 Porter Shelter Area Improvements (2028-2029) |
| 5 Swanson Boulevard Rebab (2028-2029) | 16 Shuler Pond Park (2028-2029) | 27 Karp Park Glow Trail (2026-2027) |
| 6 Campbell Park Improvements and Bridge (2028-2030) | 17 Water Main Replacement - NW 78th & 80th Street (2027-2028) | 28 86th and Alice Ave Redevelopment (2026) |
| 7 Sunset Terrace Reconstruction (2027-2028) | 18 Colby Avenue Reconstruction (2028-2029) | 29 University Ave Overlay West of I-35/80 (2030) |
| 8 Little Walnut Creek Stream & Trail Extension (2026-2028) | 19 Alices Road Reconstruction Phase 2 (2029-2030) | 30 86th Street Water Trails Access (2029-2030) |
| 9 Alice's Road Park Planning (2030) | 20 Alices Road Reconstruction Phase 3 (2028-2029) | |
| 10 Greenbelt Trail Improvement (Bridge) (2028) | 21 Alices Road Reconstruction Phase 4 (2027-2028) | |
| 11 University Blvd Pump Station Improvements (2026-2028) | 22 Water Main Replacement - NW 84th/Clark Street (2028-2029) | |



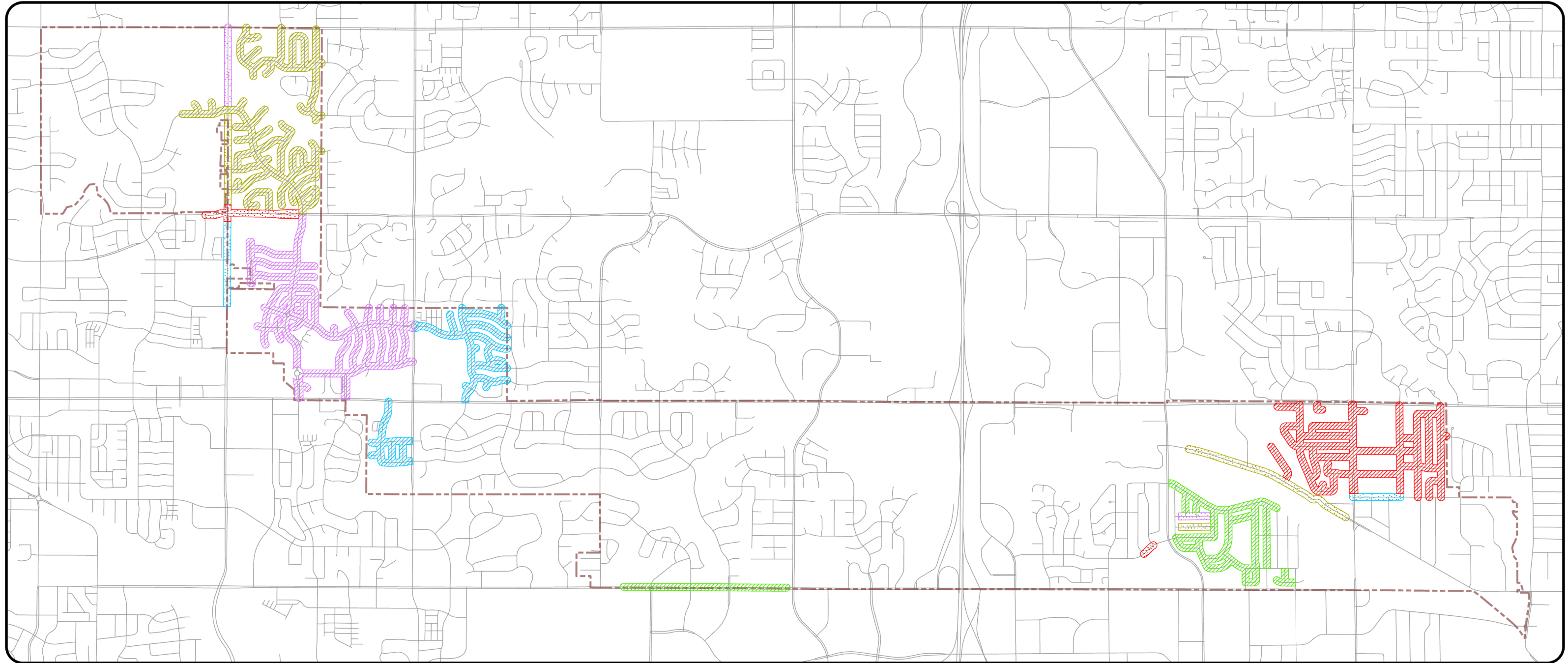
KEY

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

0 500 1,000 2,000 Feet



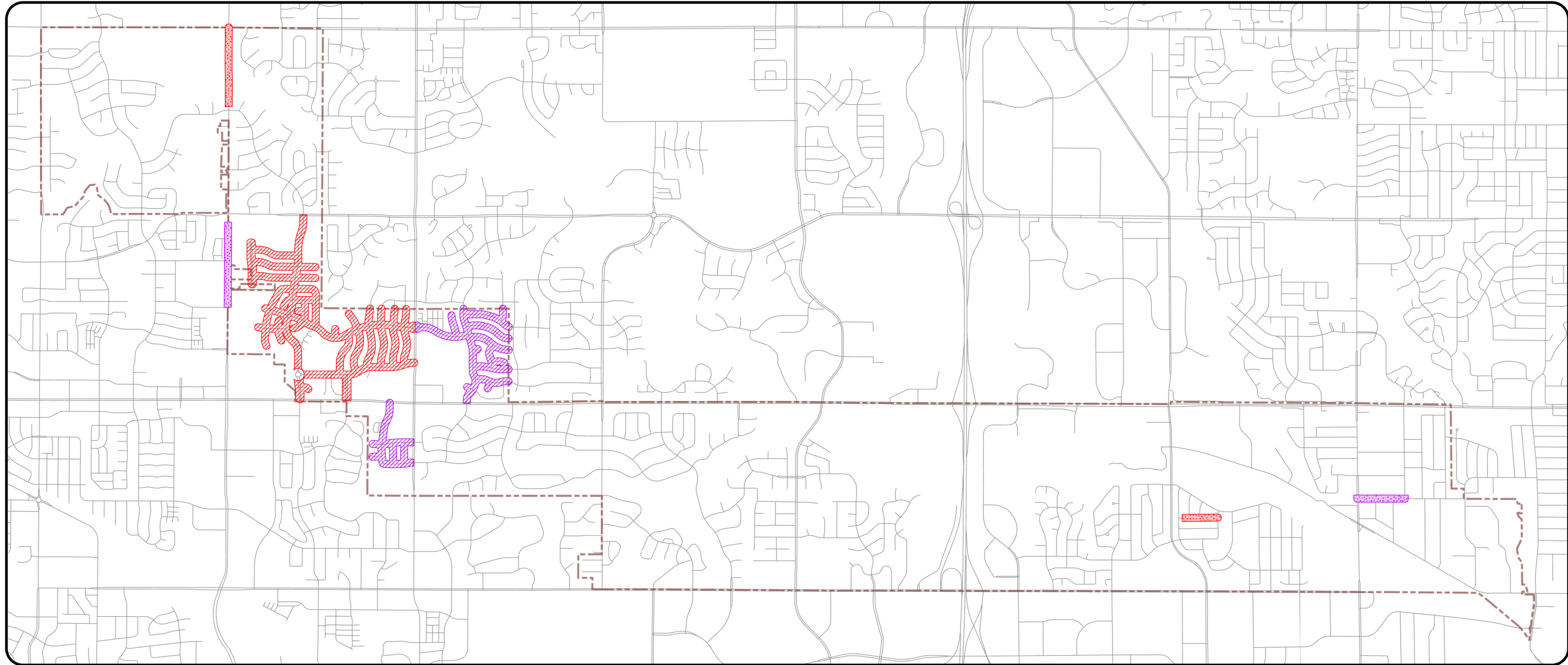
City of Clive Comprehensive Pavement Rehabilitation Program



0 1,000 2,000 4,000 Feet

- | | | | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| 2026 - PCC Patching | 2027 - PCC Patching | 2028 - PCC Patching | 2029 - PCC Patching | 2030 - PCC Patching | Future Reconstruction |
| 2026 - Reconstruction | 2027 - Reconstruction | 2028 - Reconstruction | 2029 - Reconstruction | 2030 - Reconstruction | |

City of Clive Comprehensive Pavement Rehabilitation Program - 2026 / 2027



0 1,000 2,000 4,000 Feet

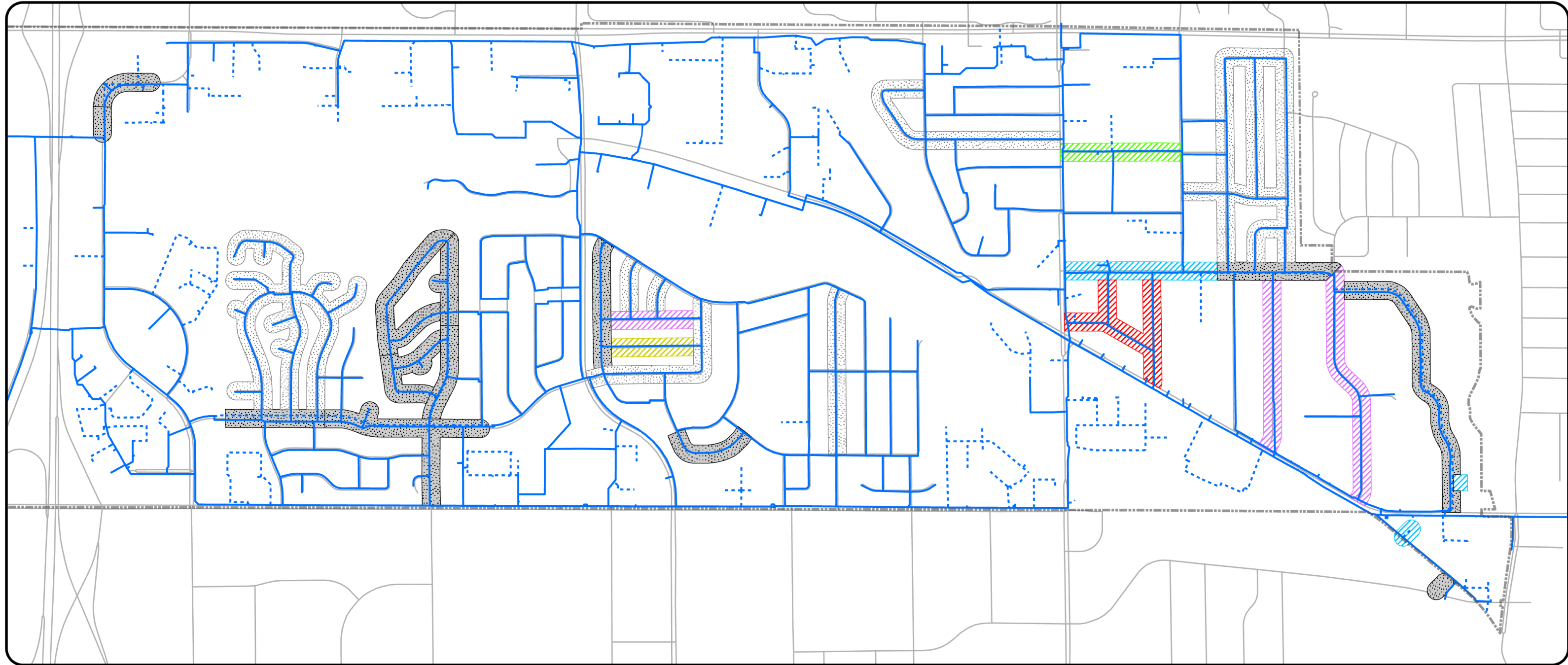
 2026 - Rehabilitation

 2026 - Reconstruction

 2027 - Rehabilitation

 2027 - Reconstruction

City of Clive Comprehensive Water Network Rehabilitation Program



0 500 1,000 2,000 Feet

2026 2027 2028 2029 2030 Completed To Be Scheduled