



CLIVE CITY COUNCIL

AGENDA, REGULAR MEETING

1900 NW 114th Street

March 26, 2026 5:30 PM

This meeting will be conducted in person in the City Council Chambers and virtually via Zoom platform. To participate virtually use the following link: <https://us06web.zoom.us/j/88455282447> - Meeting ID: 884 5528 2447 - One tap mobile: +16469313860,,88455282447# US

Call to Order/Roll Call

Presentation

1. FY 2026-27 Property Tax Hearing - Budget Summary

Adjournment



Memo

TO: Mayor and Council members

FROM: Matt McQuillen, City Manager

DATE: March 26, 2026

RE: FY 2026-27 Property Tax Hearing - Budget Summary

SYNOPSIS:

March 26, 2026 at 5:30 PM is the time and place for a public meeting to receive feedback from the public on the proposed FY 26-27 Budget, including the proposed property tax levy rate of \$9.92 per \$1,000 of taxable valuation as was published in the annual Statement to Owners and Taxpayers sent out in mid-March. Included in the agenda packet is a copy of the City Manager's presentation to open the meeting. Following the City Manager's brief comments, the Mayor and City Council can receive comment from the public on the proposed budget.

Attachments:

1. Clive Prop Tax Hearing Presentation FY 26-27



City of Clive Public Meeting on Proposed Property Taxes for Fiscal Year 2026-2027

**March 26, 2027
Clive City Hall
1900 NW 114th Street
Clive, Iowa**

Truth in Taxation letters were mailed in mid-March; Clive property tax public meeting is on March 26



The hypothetical example below compares the amount of property taxes on a Residential property with a value of 100,000 in the current year and 110,000 in the proposed year:

Taxing Authority	Tax Using Current Tax Rate	Tax Using Proposed Tax Rate	% Change
School			
County			
City	471	486	3.18%

The hypothetical example below compares the amount of property taxes on a Commercial property with a value of 300,000 in the current year and 330,000 in the proposed year:

Taxing Authority	Tax Using Current Tax Rate	Tax Using Proposed Tax Rate	% Change
School			
County			
City	2045	2270	11%

- The mailings *inaccurately* state that residential property taxes collected by Clive are increasing by 3.18% and commercial property taxes are increasing by 11%.
- The inaccuracy is due to the letter's flawed tax rate comparison equation.
- In the proposed budget, Clive will collect 2.7% more in General Fund Levy property taxes than in the current fiscal year.
- The additional property tax revenue is the result of changes in taxable valuations, the residential property tax rollback, and the addition of new properties in Clive, primarily new single-family homes.



Clive's property tax calculator accurately estimates future property taxes for residential properties.

- A Clive residential property with an assessed valuation of \$110,000 would pay \$31.64 less in property taxes in the proposed budget.
- **This is a 6.11% decrease, not a 3.18% increase.**
- Link to [Clive Property Tax Calculator and Taxpayer Receipt](#)

Municipal Property Tax Breakdown

Category	Current FY 2025-2026	Proposed FY 2026-2027	Change (\$)	Change (%)	Monthly Cost	Monthly Change
General Fund	\$362.08	\$336.51	-\$25.57	-7.06%	\$28.04	-\$2.13
Debt Service	\$82.43	\$77.39	-\$5.04	-6.11%	\$6.45	-\$0.42
Trust & Agency	\$73.04	\$71.52	-\$1.53	-2.09%	\$5.96	-\$0.13
Insurance Levy	\$0.00	\$0.49	\$0.49	New	\$0.04	\$0.04
Total	\$517.56	\$485.91	-\$31.64	-6.11%	\$40.49	-\$2.64

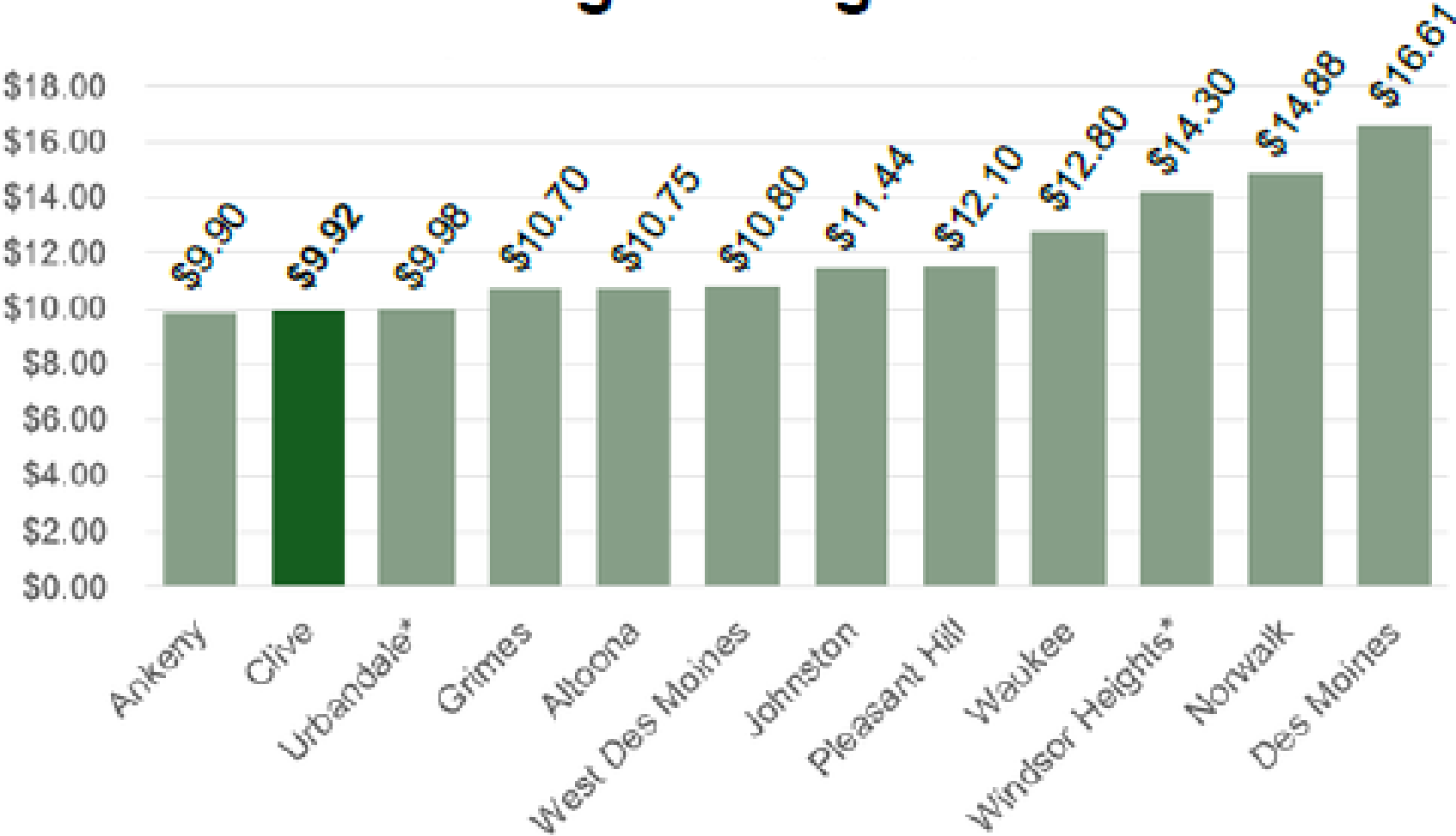
Proposed FY2026-2027 Budget

- **Property Tax Priorities**

- Keep property taxes fair and predictable.
- Maintain adequate cash reserves (target 25%-30% cash balance) to weather changes in state legislation, the housing market, and the broader economic environment.

- In FY2026 - 2027, Clive will keep its property tax rate at **\$9.92 per \$1000** of taxable value.
- This is the **tenth consecutive year Clive has lowered or maintained its property tax rate**. Two years ago, it was reduced from \$10.14 to the current \$9.92.
- Clive budgets very conservatively, and we do not expect expenses to reach the budgeted amount.

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



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

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

FY 2025-26 Current									
Type of Property	Property Tax (1)				Franchise Fee	Utility Fees			Total Annual Taxpayer Cost for City Services
	General	Insurance	Trust & Agency	Debt Service	Electric/Gas	Water (2)	Sewer (2)	Stormwater (3)	
House Valued at \$318,000 (1) with 5,000 Gallons of Water Usage (2) and Middle Tier for Stormwater (3)	\$ 1,046.74	\$ -	\$ 211.16	\$ 238.31	\$ 100.00	\$ 534.60	\$ 519.72	\$ 148.80	\$ 2,799.33
Business Valued at \$1,000,000 (1) with 12,000 Gallons (2) and 15 ERU (3)	\$ 6,246.00	\$ -	\$ 1,260.00	\$ 1,422.00	\$ 500.00	\$ 1,283.04	\$ 1,095.96	\$ 2,232.00	\$ 14,039.00
FY 2026-27 Proposed									
Type of Property	Property Tax (1)				Franchise Fee	Utility Fees			Total Annual Taxpayer Cost for City Services
	General	Insurance	Trust & Agency	Debt Service	Electric/Gas	Water (2)	Sewer (2)	Stormwater (3)	
House Valued at \$318,000 (1) with 5,000 Gallons of Water Usage (2) and Middle Tier for Stormwater (3)	\$ 972.83	\$ 1.42	\$ 206.74	\$ 223.74	\$ 100.00	\$ 481.20	\$ 543.24	\$ 153.24	\$ 2,682.41
Business Valued at \$1,000,000 (1) with 12,000 Gallons (2) and 15 ERU (3)	\$ 6,183.00	\$ 9.00	\$ 1,314.00	\$ 1,422.00	\$ 500.00	\$ 1,334.40	\$ 1,145.52	\$ 2,298.60	\$ 14,206.52
Increase (Decrease) in Cost from FY 2025-26 to FY 2026-27									
Type of Property	Property Tax (1)				Franchise Fee	Utility Fees			Total Inc (Dec) in Annual Cost for City Services
	General	Insurance	Trust & Agency	Debt Service	Electric/Gas	Water (2)	Sewer (2)	Stormwater (3)	
House Valued at \$318,000 (1) with 5,000 Gallons of Water Usage (2) and Middle Tier for Stormwater (3)	\$ (73.91)	\$ 1.42	\$ (4.41)	\$ (14.57)	\$ -	\$ (53.40)	\$ 23.52	\$ 4.44	\$ (116.92)
Business Valued at \$1,000,000 (1) with 12,000 Gallons (2) and 15 ERU (3)	\$ (63.00)	\$ 9.00	\$ 54.00	\$ -	\$ -	\$ 51.36	\$ 49.56	\$ 66.60	\$ 167.52

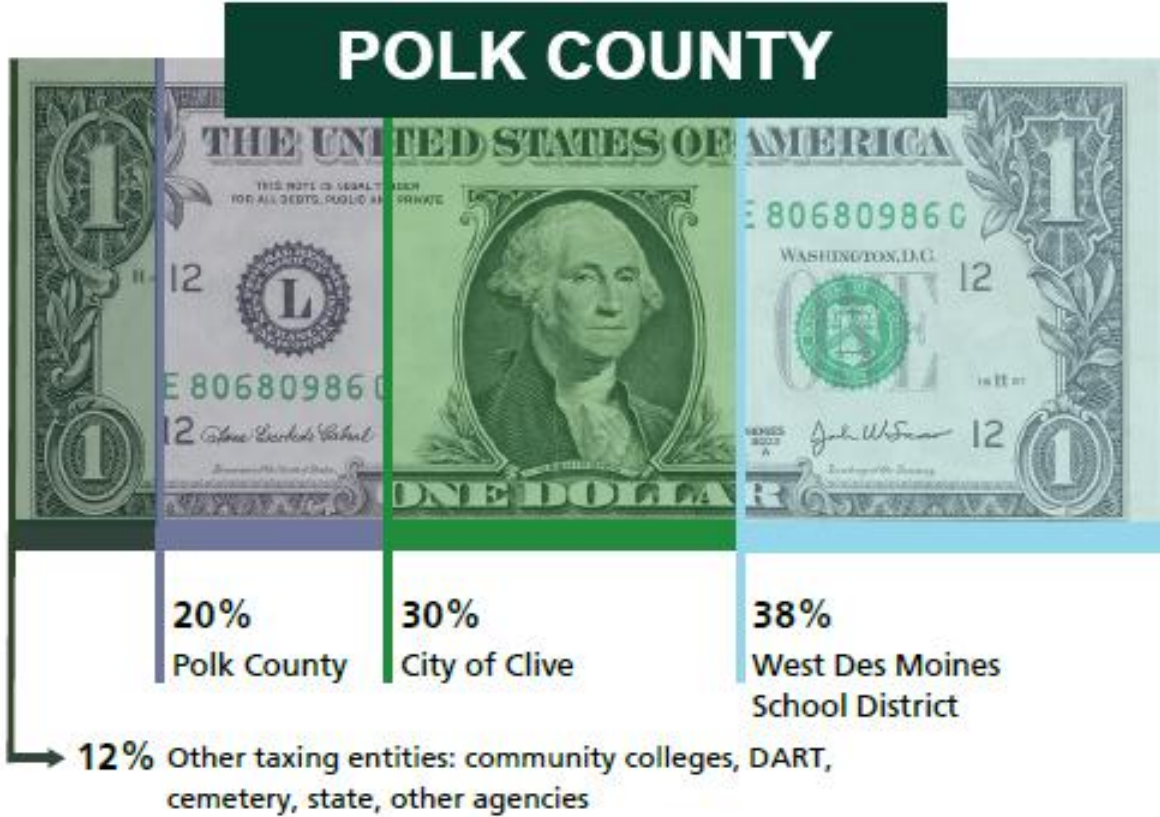
← House valued at \$318,000

← \$1M Business

← Decrease of 4.2%

← Increase of 1.2%

Clive’s property tax rate is approximately **thirty percent** of the consolidated tax rate, as shown on the back of your tax statement.



City Council Key Goals

- Financially sound city providing services valued by the community
- Resilient city facilities and infrastructure
- Revitalized 86th Street neighborhoods
- Great place to live; the premier location for families
- Stewardship of the distinctive Clive Greenbelt



The FY 2026 – 2027 budget is built to advance Clive’s strategic goals and highest priorities established during strategic planning.

Policy Agenda

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

Top Priority

- Long-range Financial Modeling and Comparison City Study
- Fire-EMS Collaboration and Multi-Communities Study
- Clive’s Regional Partnerships
- Organization Effectiveness and Capacity
- Alice’s Road Corridor Plan
- 86th/Alice Corner Redevelopment
- Harbach Center Operations and Local Partnerships

High Priority

- Housing Preservation Policies and Programs
- Major Streets/Crosswalks Evaluation
- Fire Station 22 with West Des Moines
- Water Resources Master Plan
- Street Service Level Projects
- Speeding and Safety on Trails
- Encroachments Policy and City Actions

Management Agenda

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

Top Priority

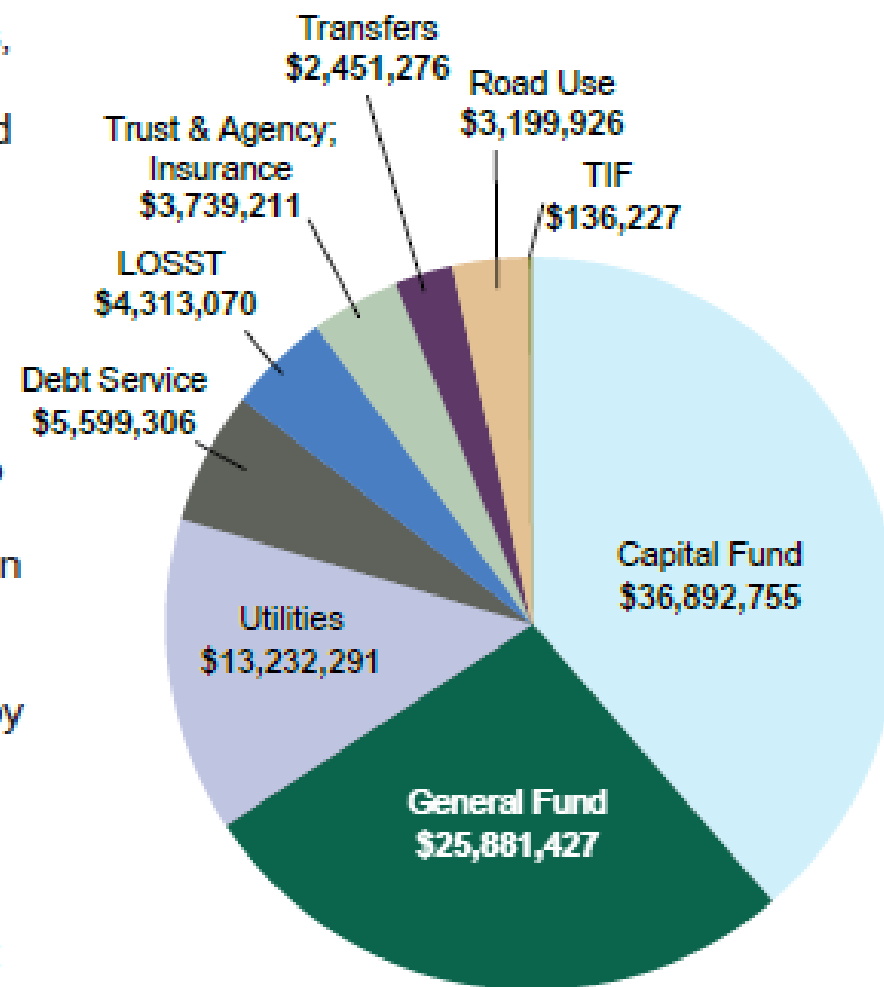
- Hickman Road/I-35 Interchange Project (IDOT)
- Linnan Park Reconstruction
- AI Strategy/Capacity Building
- University Boulevard Flood Mitigation Plan
- Economic Development Through Greater Dallas County Development Alliance
- Greenbelt Landing Project Completion

High Priority

- City Hall Remodel Project Completion
- Rental Housing Registration and Inspection Program
- Non-Union Employee Compensation Study
- University Boulevard Pump Station Relocation
- Clive-WDM Schools Collaboration
- Management and Employee Succession Planning

FY 2026-2027 total budget

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



TOTAL = \$95,445,489

FY 2026-2027 General Fund Breakdown



How General Fund Money is Spent

Category	Description	Portion of General Fund
Public Safety	Fire, police, ambulance services, 9-1-1 dispatch, animal control, building inspections, crime prevention, emergency management, flood control, etc.	37.11%
Recreation & Library	Arts & cultural services, community centers, library, Aquatics Center, trails, parks, recreation, etc.	21.88%
General Government	City Council, City Manager, City Clerk, City Hall & general buildings, City Attorney, finance, information services, etc.	14.18%
Public Works	Maintenance of streets, bridges, and sidewalks; snow removal, street cleaning, street lighting, traffic control, engineering, etc.	12.91%
Capital Projects	City infrastructure improvements or major equipment purchases.	8.01%
Community & Economic Development	Economic development, housing and community development, neighborhood development, planning and zoning, etc.	4.07%
Transfer Out	Transfers to funds other than General Fund	1.73%
Health & Social Services	Community health, employee wellness, etc.	0.10%

- The general fund is a component of the operating budget that funds many of Clive’s core services.
- FY2026 -2027 General Fund budget totals \$25,881.427.

Capital Improvements Plan FY 2026-27

Total = \$39,592,755

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



Streets

\$14,677,822



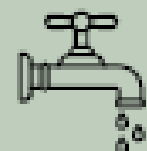
Parks & Tralls Projects

\$1,125,000



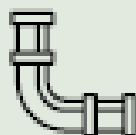
Flood Mitigation

\$18,550,000



Water Systems

\$1,451,751



Sanitary Sewers

\$200,000



Stormwater Facilities

\$1,174,433



Traffic Systems

\$1,290,000



Miscellaneous Projects

\$1,123,750

Value for Property Taxes Paid*

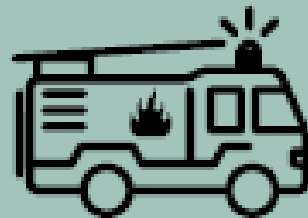
\$3.85

Per Day



*For the Proposed Budget a typical home in Clive assessed at \$318,000, the property owner pays **\$3.85 per day** in property taxes for city services.

Public Safety
Daily Cost = \$0.99



\$30.09/month for Police and Fire/EMS services.

Recreation & Library
Daily Cost = \$0.58



\$17.74/month for library resources and natural spaces like the Greenbelt.

Public Works
Daily Cost = \$0.34



\$10.47/month for street and infrastructure maintenance, including snow plowing.

Clive Residential Taxpayer's Receipt*



	Current Budget	Proposed Budget	Cost Per Month (Proposed Budget)	Change in Monthly Cost
Property Value	\$318,000	\$318,000	\$0.00	\$0.00
Rollback**	47.43%	44.53%		
Estimated Taxable Property Value***	\$150,827	\$141,605		
GENERAL FUND	1,046.74	\$972.83	\$81.07	-\$6.16
Public Safety	\$390.37	\$361.06	\$30.09	-\$2.44
Recreation & Library	\$226.07	\$212.89	\$17.74	-\$1.10
General Government	\$144.90	\$137.92	\$11.49	-\$0.58
Public Works	\$136.47	\$125.63	\$10.47	-\$0.90
Capital Projects	\$87.78	\$77.96	\$6.50	-\$0.82
Community & Economic Development	\$42.28	\$39.60	\$3.30	-\$0.22
Transfer Out	\$17.61	\$16.84	\$1.40	-\$0.06
Health & Social Services	\$1.25	\$0.93	\$0.08	-\$0.03
DEBT SERVICE	\$238.31	\$223.74	\$18.64	-\$1.21
TRUST & AGENCY	\$211.16	\$206.74	\$17.23	-\$0.37
INSURANCE	-	\$1.42	\$0.12	
TOTAL	\$1,496.21 Annual	\$1,404.73 Annual	\$117.06 Per month	-\$7.63 Change in cost per month from previous year

*This is a revaluation year when property values are applied to tax calculations. A house valued \$318,000 is likely now more valuable. For example, if a \$318,000 house appreciated 10%, it could now be worth \$350,000.

**Property tax calculations include the change in the residential rollback from 47.43% in FY2025-26 to 44.53% in FY2026-27.

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

Local Option Sales and Services Tax (LOSST)

FY 2026-27

The Local Option Sales and Services Tax (LOSST) provides property tax relief and funds capital investments in Clive's streets, parks, and other infrastructure.



Clive Public Safety Center

LOSST revenue is funding the City's collaboration with Urbandale to operate Fire Station 43, which covers the growing northwest neighborhoods of Clive. LOSST funds also covered the design and construction of the Clive Public Safety Center, and debt service payments for the facility.

In FY 2026-27, total LOSST revenue is expected to reach \$4,313,070. Funding will be used for multiple projects:

- Property tax relief
- Annual street rehabilitation projects
- Harbach Boulevard phase 2 reconstruction

Saving Tax Dollars and Delivering Valuable Services

Clive continues to find ways to use tax dollars efficiently while delivering high value services in the community.



\$1.3 Million

In savings from shared Fire/EMS services at Urbandale Station 43, compared to the cost of Clive building, owning, and operating its own station.

\$630,000

Optimizing Station 42 and Station 43 coverage and amending the Station 22 response plan equals \$210,000 in FY2026-27 savings; \$420,000 in savings in FY 2027-28.

\$85,000

In annual savings for reserve ladder and engine sharing with the City of Urbandale.



Joint Clive, Urbandale, Waukee, Windsor Heights Fire/EMS Service Study

Project currently underway to identify additional Fire/EMS collaboration opportunities that could reduce costs and maintain excellent service levels. The study will be completed in early 2027.

Keeping Promises to Clive Residents and Businesses

- Clive will continue delivering high-quality services and infrastructure in every Clive neighborhood.
- Municipal taxes and fees in Clive will be fair and predictable for residents and businesses.
- For a typical Clive household, the approximate annual cost of Clive services and infrastructure will be \$2,682.41, a decrease of \$116.92 (4.2%) from the previous year.
- For a Clive business valued at \$1M with typical utility usage, the approximate annual cost of Clive services and infrastructure will be \$14,206.52, an increase of \$167.52 (1.2%) from the previous year.

Questions?

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