City of Council Bluffs

FY25 Annual Budget

Public Hearing April 22, 2024

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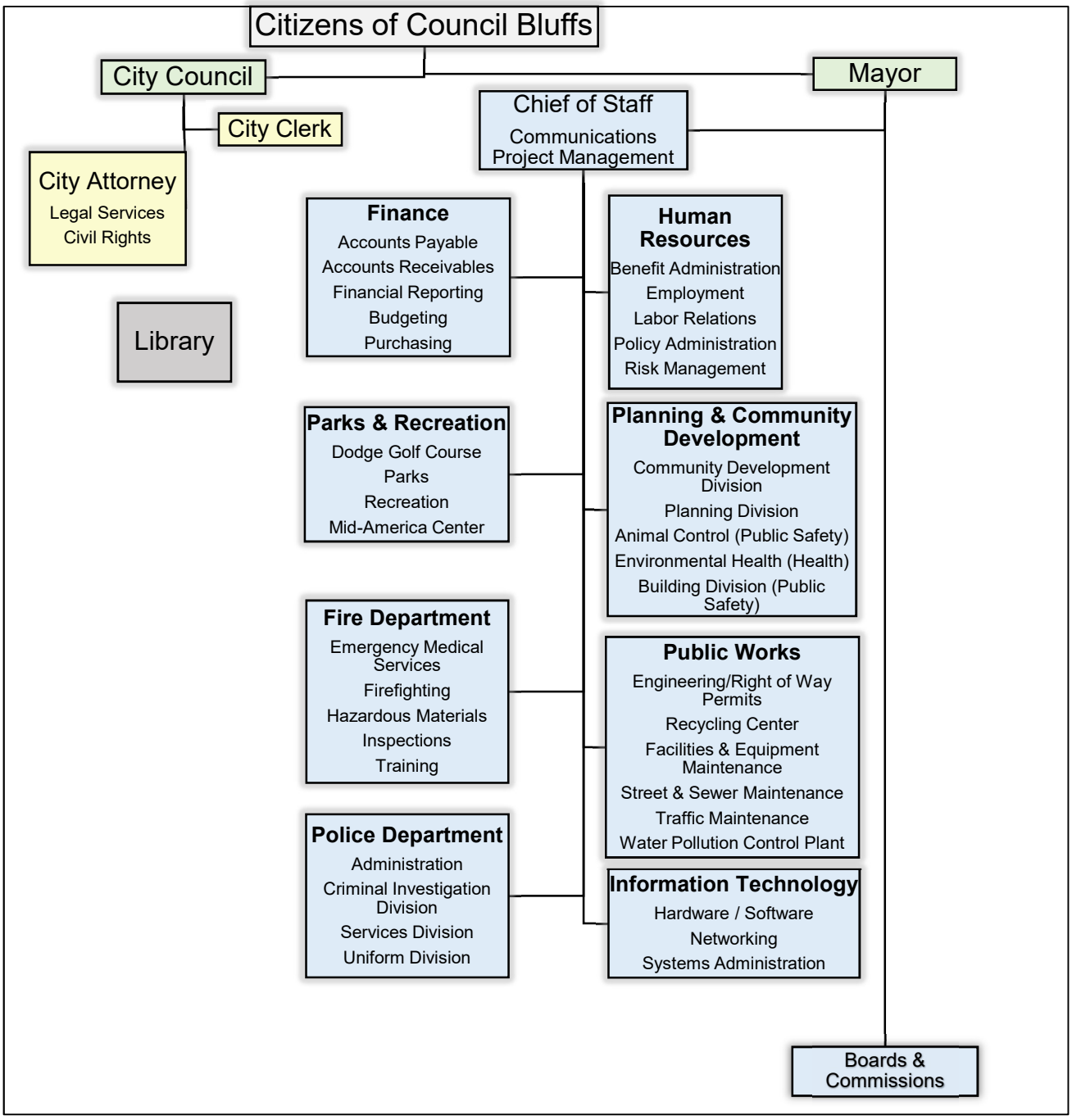
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FY25 Annual Budget

Highlights of the FY25 Annual Budget:

- Overall property tax revenue increased by 8.92%
  - Total City property tax levy decreased to $17.8547, a decrease of $0.40531 from FY24. This reduction was primarily driven by legislation changes in House File 718 and the strategic use of reserve funds. Refer to page 8.
  - Overall taxable valuation increased by 11.0%, primarily due to new construction and market changes adding to total taxable value.
  - Local option sales tax is projected to increase by $1M due to strong economic activity.
  - License and permits revenues are projected to increase by approximately $1.1M based on increased construction activity for large developments.
  - Debt service levy remains flat as part of the City's strategic plan.
- Operating expenditures decreased versus FY24 budget:
  - Salaries & wages increased by 4.0% ($1.78M).
  - Pension costs decreased by 1.81% ($120K).
  - Group insurance increased by 2.30% ($294.9K) driven by increased health insurance costs.
  - Property and general liability insurance increased by 5.98% ($110K), primarily due to market factors.
- Expenditures for capital improvement projects included in the annual budget decreased 35.7%, primarily due to $22.3M in levee projects budgeted in FY24.
- American Rescue Plan Act (ARPA) funds of $24.8M were received in FY21 and FY22.
  - Project spend does not occur until determined and approved by Council. Unspent ARPA dollars are classified as unearned revenue until expense is incurred.
  - All revenues and expenditures related to ARPA are retained in a Special Revenue Fund. ARPA revenues and expenditures are not included in this packet.
  - All funds will be obligated by December 31, 2024, with all funds spent by December 31, 2026.

City of Council Bluffs Organizational Chart



Elected by the Citizens of Council Bluffs

Appointed by the City Council

Appointed by the Mayor

Appointed by the Library Board

City of Council Bluffs Officials

Elected City Officials		Term Expires
Matt Walsh	Mayor	December 31, 2025
Joe Disalvo	Council Member	December 31, 2027
Steve Gorman	Council Member	December 31, 2025
Jill Shudak	Council Member	December 31, 2027
Chris Peterson	Council Member	December 31, 2025
Roger Sandau	Council Member	December 31, 2027

Council Appointed Officials

Richard Wade	City Attorney
Jodi Quakenbush	City Clerk

City Officials

Brandon Garrett	Chief of Staff
Matthew Davis	Police Chief
Matthew Cox	Director Public Works
Courtney Harter	Director Community Development
Mark Howard	Chief Information Officer
Justin James	Fire Chief
Stacie Jensen	Director Human Resources
Vincent Martorello	Director Parks and Recreation
Danielle Bemis	Director Finance
Antonia Krupicka-Smith	Library Director

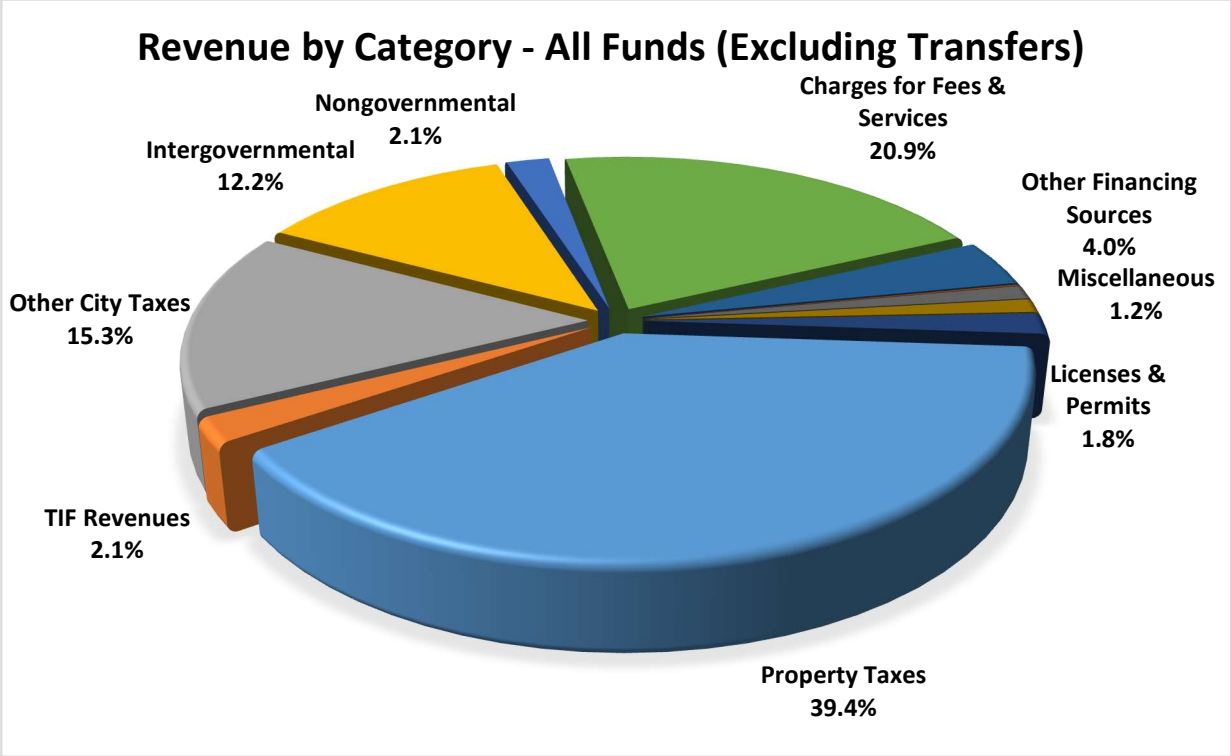
Budget Summary
All Funds

	FY25 Operating	FY25 Capital	FY25 Total
REVENUE & OTHER FINANCING SOURCES			
Property Taxes	$ 60,110,208	$ -	$ 60,110,208
TIF Revenues	3,190,030	-	3,190,030
Other City Taxes	23,291,418	-	23,291,418
Licenses & Permits	2,745,250	-	2,745,250
Use of Money & Property	1,744,550	-	1,744,550
Intergovernmental	13,664,988	4,955,000	18,619,988
Nongovernmental	1,056,369	2,080,000	3,136,369
Charges for Fees & Services	31,846,258	-	31,846,258
Special Assessments	166,000	-	166,000
Miscellaneous	1,757,765	-	1,757,765
Other Financing Sources	-	6,059,240	6,059,240
Transfers In	22,391,232	19,910,240	42,301,472
TOTAL REVENUE & OTHER FINANCING SOURCES	**$ 161,964,069**	**$ 33,004,480**	**$ 194,968,549**
EXPENDITURES & OTHER FINANCING USES			
Public Safety	$ 43,946,287	$ -	$ 43,946,287
Public Works	13,270,407	-	13,270,407
Health & Social Services	316,479	-	316,479
Culture & Recreation	13,986,484	-	13,986,484
Community & Economic Development	6,502,256	-	6,502,256
General Government	21,003,434	-	21,003,434
Debt Service	13,513,061	-	13,513,061
Capital Projects	400,000	26,745,240	27,145,240
Business Type Activities	20,172,563	-	20,172,563
Transfers Out	33,322,617	8,978,855	42,301,472
TOTAL EXPENDITURES & OTHER FINANCING USES	**$ 166,433,588**	**$ 35,724,095**	**$ 202,157,683**
NET REVENUE (EXPENDITURES)	**$ (4,469,520)**	**$ (2,719,615)**	**$ (7,189,135)**

Revenue Budget Detail - All Funds

REVENUE & OTHER FINANCING SOURCES	FY24 BUDGET	FY25 BUDGET	CHANGE
Property Taxes	$ 55,189,841	$ 60,110,208	$ 4,920,367
TIF Revenues	3,631,982	3,190,030	(441,952)
Other City Taxes			
Local Option Sales Tax	11,000,000	12,000,000	1,000,000
Franchise Tax	2,720,000	2,400,000	(320,000)
Utility Property Tax Replacement	3,334,151	3,361,418	27,267
Hotel/Motel Tax	3,000,000	3,000,000	-
Gaming Tax	3,027,000	2,530,000	(497,000)
Total Other City Taxes	23,081,151	23,291,418	210,267
Licenses & Permits	1,620,650	2,745,250	1,124,600
Use of Money & Property	1,236,303	1,744,550	508,247
Intergovernmental			
Federal Grants	3,630,452	4,990,220	1,359,768
State Grants	2,509,500	2,536,000	26,500
Road Use Tax	8,100,000	8,500,000	400,000
Commercial Rollback	2,586,556	2,205,412	(381,144)
County & Other Governments	433,022	388,356	(44,666)
Total Intergovernmental	17,259,530	18,619,988	1,360,458
Nongovernmental Grants	1,383,369	3,136,369	1,753,000
Charges for Fees & Services			
Sewer Services	10,662,500	14,762,500	4,100,000
Refuse Services	6,440,613	6,347,476	(93,137)
MidAmerica Center Services	3,628,972	4,012,380	383,408
Police and Fire Services	2,741,000	3,174,000	433,000
Park & Recreation Services	1,205,497	1,208,600	3,103
Other	1,985,207	2,341,302	356,095
Total Charges for Fees & Services	26,663,789	31,846,258	5,182,469
Special Assessments	166,000	166,000	-
Miscellaneous			
Red Light Enforcement Fines	1,100,000	860,000	(240,000)
Fines and Violations	415,900	421,900	6,000
Expense Reimbursements	322,610	304,425	(18,185)
Other	165,190	171,440	6,250
Total Miscellaneous	2,003,700	1,757,765	(245,935)
Other Financing Sources, GO Bonding	25,950,000	6,059,240	(19,890,760)
TOTAL REVENUE & OTHER FINANCING SOURCES	**158,186,315**	**152,667,076**	**(5,519,238)**
Transfers In	**60,671,970**	**42,301,472**	**(18,370,498)**
TOTAL REVENUE	**$ 218,858,285**	**$ 194,968,549**	**$ (23,889,736)**

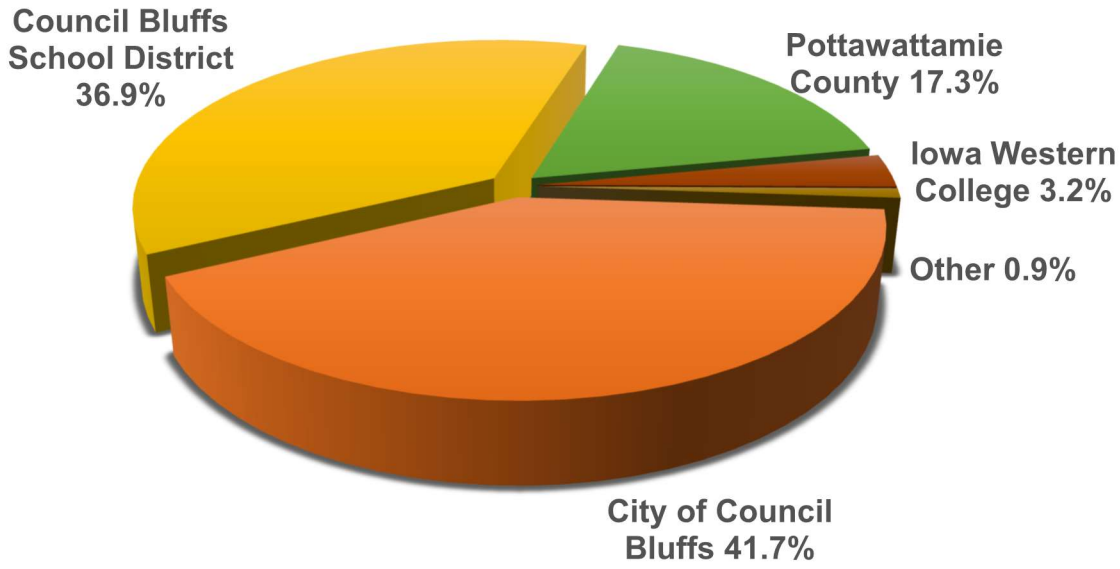
Revenue Budget



Excluding transfers between funds, FY25 budgeted revenues decrease by $5,519,238 vs FY24. The largest drivers of the decrease are a decrease in GO Bond funding for capital projects, and a decrease in gaming taxes. The primary increase in year over year revenue is due to charges for fees and services, and taxable valuation increases leading to increased property tax revenues.

Property Tax Levy by Taxing Authority

Property taxes support many different taxing authorities; primarily cities, counties and school districts. Each taxing authority sets their own levy rate. The City of Council Bluffs total tax levy proposed for the FY25 Budget is $17.8547. This is a slight decrease from the FY24 levy rate. The total levy for FY24 for Pottawattamie County residents residing in the Council Bluffs school district was $43.78222.



City of Council Bluffs	**18.26000**
Council Bluffs School District	**16.15808**
Pottawattamie County	**7.56484**
Iowa Western College	**1.38967**
Other	**0.40963**
Total FY24 Levy	**43.78222**

Historical City of Council Bluffs Levy Summary

Tax Levy	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
General	$ 8.3700	$ 8.5050	$ 8.5050	$ 8.5050	$ 7.7750	$ 8.3083	$ 8.5050	$ 8.2573
Transit	0.3186	0.3186	0.3186	0.3186	0.4186	0.3933	0.3933	0.4634
Airport	0.2700	0.2499	0.2499	0.2499	0.2500	0.2400	0.2400	0.2400
Liability and Insurance	0.7053	1.0506	0.8290	0.8290	0.9490	0.8290	0.7400	0.7000
Employee Benefit	5.8789	5.4159	5.5375	5.5375	5.3174	5.2350	5.5617	5.3740
Debt Service	2.3644	2.7201	2.8200	2.8200	2.8200	2.8200	2.8200	2.8200
Total	**$ 17.9072**	**$ 18.2600**	**$ 18.2600**	**$ 18.2600**	**$ 17.5300**	**$ 17.8256**	**$ 18.2600**	**$ 17.8547**

Overall FY25 budgeted property tax revenue has increased vs. FY24 budget by 8.92 % or $4.9 million, primarily driven by increase in taxable property valuation from new construction and the following levy changes.

- Due to legislation changes, including House File 718, the Combined General Fund Levy was reduced by $0.2477 per thousand dollars of taxable value.
- Due to increased transit costs, the transit levy was increased by $0.0701 per thousand dollars of taxable value.
- With strategic plans for reserves, we were able to reduce the liability and insurance levy by $0.04 per thousand dollars of taxable value and the employee benefit levy by $0.1877 per thousand dollars of taxable value

ADDITIONAL INFORMATION ON PROPERTY TAX LEVIES

The City can generate property tax revenue through the use of a number of tax levies designated by the state for specific uses. Those levies are listed below along with their designated uses and levy thresholds.

General Fund Levy

With the passage of House File (HF) 718 in 2023, the State Code of Iowa section 384.1 sets forth the Adjusted City General Fund Levy (ACGFL) for cities. The General Fund Levy assists with the funding of public safety, public works, culture and recreation, cemeteries, community and economic development, inspection services and general administration. For fiscal years 2025 through 2028, the amount of the levy is limited to $8.10 per thousand dollars of taxable value, adjusted for certain former levies eliminated with HF 718 and with a growth factor defined in code section 384.1, paragraph C. Beginning in FY2029, the amount of the levy will be limited to $8.10 per thousand dollars of taxable value. The City's allowable general fund levy for FY2025 is $8.2578 once all adjustments have been included. The City is currently levying at the maximum value as allowed by law.

Transit Levy

The State of Iowa allows cities to levy a property tax for the operation of a transit system. The amount of the levy is limited by State of Iowa law to no more than $0.95 per thousand dollars of assessed value. The revenue generated from this levy is used to fund the operation and maintenance of a municipal transit system and supplements other revenue sources from the transit system including fares and grant proceeds. The City of Council Bluffs is currently at a levy rate of $0.46340 per thousand, a slight increase from the FY24 budget. The increase is driven by increases in transit costs and the need to replace fleet.

Aviation Authority Levy

The City of Council Bluffs levies on behalf of the Council Bluffs Airport Authority. This levy is remitted to the City who in turn, remits the collected aviation levy to the Airport Authority.

Liability and Insurance Levy

The State of Iowa allows cities to levy a property tax to fund costs of tort liability insurance and settlements, property insurance, and any other insurance that may be necessary in the operation of the city, and the costs of a self-insurance program. This levy has no maximum, but its use is limited to the actual costs of the insurance and liability program. The City of Council Bluffs is currently at a levy rate of $0.7000 per thousand, which is a decrease from the FY24 budget. In FY25, the liability and insurance levy was adjusted to provide funding in other areas.

Employee Benefits Levy

The Employee Benefits Levy, known as the trust and agency levy under Iowa Code, is used to fund the employee benefits of the City, including retirement and health insurance. There is no maximum for this levy under State of Iowa law, but can be used only to fund employee benefits. The City of Council Bluffs is currently at a levy rate of $5.3740 per thousand, which is a slight decrease to the FY24 budget. In FY25, the employee benefit levy was adjusted to provide funding in other areas.

Debt Service Levy

The City's Debt Service Levy is used to fund the annual payments on the money the City has borrowed to fund the Capital Improvement Program. The debt service levy is unlimited. Section 384.4 of the Code of Iowa states, "A city shall establish a Debt Service Fund and shall certify taxes to be levied for the Debt Service Fund in the amount necessary to pay":

1. Judgments against the city, except those authorized by State law to be paid from other funds.
2. Interest as it becomes due and the amount necessary to pay, or to create a sinking fund to pay, at maturity of all general obligation bonds.
3. Payments required to be made from the Debt Service Fund under a lease or lease-purchase agreement.
4. Payments required to be made from the Debt Service Fund under a loan agreement.
5. Payments authorized to be made from the Debt Service Fund to a flood project fund.

ADDITIONAL CITY REVENUE

OTHER CITY TAXES

Local Option Sales Tax (LOST)

Besides property taxes, a significant source of tax revenue is the Local Option Sales Tax. The sales tax rate in Council Bluffs is 7%, with 6% going to the State and 1% coming back to the local government (County/City). By City Ordinance, 100% of sales tax revenue shall be devoted to the maintenance and improvement of the city's sewer and street systems. Based on recent Iowa Department of Revenue estimates, the City budgeted $12.0 million in Local Option Sales Taxes, which is an increase of 9.0% from the FY24 budget.

Hotel/Motel Tax

The City utilizes a 7% hotel/motel tax imposed on the gross receipts of renting. State law requires that 50% of hotel/motel tax is to be used for acquiring, improving or operating recreational, cultural or entertainment facilities as well as encouragement of tourism and convention business. The City supports the Council Bluffs Convention and Visitor's Bureau and development of recreational facilities with hotel/motel funds. The remaining revenues may be spent on any other lawful purpose. The City budgeted $3.0 million in hotel/motel tax revenue for FY25, which is consistent with the FY24 budget.

Gaming Tax

The City receives a portion of all monies received by local casino operators. These funds are used to support general fund expenditures. The City is able to provide gaming funds to support facilities maintenance and capital projects. The City receives funding from admissions on the riverboat and 0.05% of adjusted gross revenue recorded by the casino operators. Gaming revenue budgeted in FY25 is $2.53 million, down $497K against the FY24 budget. This decrease was primarily driven by changes in Nebraska legislation legalizing gaming facilities in that state.

Other Taxes

Other taxes include utility property tax replacement and franchise tax. Franchise tax is on gas, electric and cable. The amount of franchise tax budgeted for FY25 is $2.4 million, a decrease of $320 thousand, or 11% compared to the budget in FY24. The decrease is primarily driven by a revised agreement with a large technology company, which caps the maximum amount of franchise tax to $500K for FY25 and a reduction in franchise fees generated from cable.

LICENSES AND PERMITS
Fees from licenses and registrations include business, alarm, beer, liquor, cigarette, dog, cat, housing and other misc. licenses and registrations. Fees from permits include building, electrical, mechanical, plumbing, refuse hauling, excavation, subdivision inspection, and other permits.

USE OF MONEY AND PROPERTY
This category includes interest and investment earnings collected and rent received from City owned property. Interest earned has increased as a result of rising interest rates.

INTERGOVERNMENTAL REVENUE
Intergovernmental revenues include Federal grants and reimbursements, State grants and reimbursements, State shared revenues, and County or other local grants and reimbursements. Many of these revenues are construction project related and thus change significantly with the timing and type of projects.

This category includes Road Use Tax Funds (RUTF). The State Road Use Tax Fund consists of revenues from fuel tax, vehicle registration fees, use tax, driver's license fees and other miscellaneous sources. Road Use Tax is distributed on a per capita basis.

The State Grant category includes flood mitigation funds which is the sales tax revenue anticipated to be received from the State to be used for flood mitigation. That revenue is expected to be $2.2 million in FY25, which is consistent with FY24. The revenue is based on an agreement between the City of Council Bluffs and the State of Iowa over a 20 year funding period.

Commercial Rollback (Commercial and Industrial Replacement, and Business Property Tax Replacement) tax collection has been included in the budget. The amount of rollback tax collection included in the budget for FY25 is $2.2 million.

CHARGES FOR SERVICES
This category includes revenue from charges for services for Sewer and Sanitation charges. Other Charges for Services include parking, transit, ambulance, rental registration, golf fees, swimming fees and Mid-America Center revenue. Charges for Services are up $5.2 million vs. FY24 budget driven by increased rates from Sewer and GEMT Ambulance.

SPECIAL ASSESSMENTS
Special Assessments are an additional tax levied on private property for public improvements that enhance the value of the property. The City assesses a special assessment on drainage districts to aid in the cost of maintaining the run off of water within these areas. Special assessments are flat vs. FY24 budget.

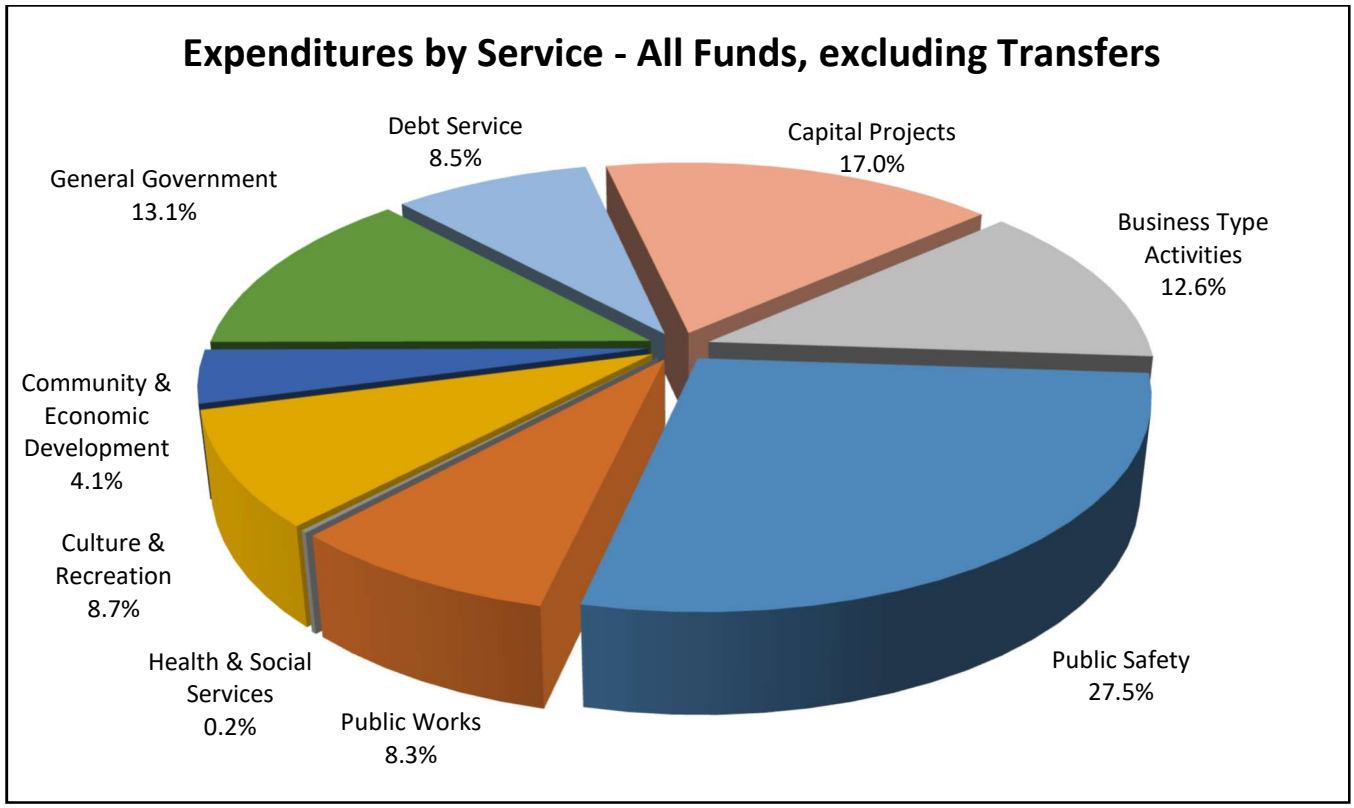
MISCELLANEOUS REVENUE
This category includes donations, library fines & charges, court fines, red light camera revenue and reimbursements. Revenues of a non-recurring nature which are not assigned above are included in this category. The amount built into the FY25 budget for red light enforcement revenue is $860 thousand compared to $1.1 million in FY24. This decrease is primarily driven by anticipated construction on highways with red light cameras, as well as public safety efforts to reduce traffic violations in these areas.

OTHER FINANCING SOURCES
This category is used for the proceeds from bonding. The FY25 budget includes two bond issuances, a General Obligation issuance of $6 million as defined in the FY25 Capital Improvement Projects (CIP).

Expenditures Budget – All Funds

EXPENDITURES & OTHER FINANCING USES	FY24 BUDGET	FY25 BUDGET	CHANGE
Public Safety	$ 43,086,068	$ 43,946,287	$ 860,219
Public Works	12,656,307	13,270,407	614,100
Health & Social Services	314,630	316,479	1,849
Culture & Recreation	13,389,492	13,986,484	596,991
Community & Economic Development	8,219,771	6,502,256	(1,717,516)
General Government	20,101,548	21,003,434	901,885
Debt Service	10,910,851	13,513,061	2,602,210
Capital Projects	42,190,000	27,145,240	(15,044,760)
Business Type Activities	19,543,394	20,172,563	629,170
Transfers Out	60,671,970	42,301,472	(18,370,498)
TOTAL EXPENDITURES & OTHER FINANCING USES	**$ 231,084,032**	**$ 202,157,683**	**$ (28,926,349)**
TOTAL EXPENDITURES, EXCLUDING TRANSFERS	**$ 170,412,061**	**$ 159,856,211**	**$ (10,555,851)**

Excluding transfers between funds, the City of Council Bluffs FY25 Proposed Expenditures Budget is $159,856,211, a decrease of 6.2% from the FY24 Approved Budget. This increase is primarily driven by a decrease in budgeted capital project spend.



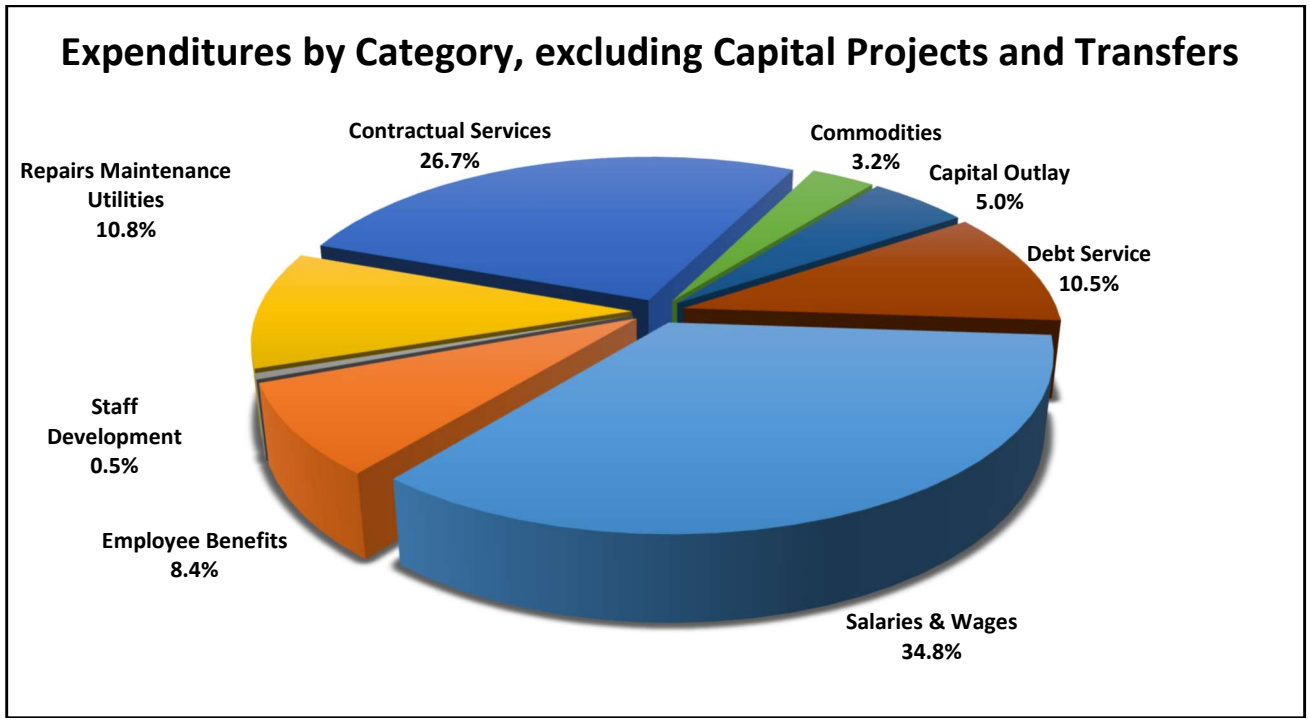
Expenditures Budget Detail – All Funds

	FY24 BUDGET	FY25 BUDGET	CHANGE
Public Safety			
Police	$ 22,752,469	$ 22,562,259	$ (190,210)
Fire	17,712,352	18,769,953	1,057,601
Building Inspections	1,594,202	1,612,422	18,220
Animal Control	658,984	670,273	11,289
Flood Control	368,061	331,380	(36,681)
Total Public Safety	**43,086,068**	**43,946,287**	**860,219**
Public Works			
Roads, Bridges, & Sidewalks	10,326,007	10,739,307	413,300
Transit Operations	2,330,300	2,531,100	200,800
Total Public Works	**12,656,307**	**13,270,407**	**614,100**
Health Inspection	**314,630**	**316,479**	**1,849**
Culture & Recreation			
Library Services	3,309,961	3,631,876	321,915
Parks	4,718,712	4,360,094	(358,617)
Dodge Riverside Golf Course	1,507,298	1,507,151	(147)
Mid America Center	3,853,522	4,487,363	633,841
Total Culture & Recreation	**13,389,492**	**13,986,484**	**596,991**
Community & Economic Development			
Planning & Administration	1,045,602	1,072,902	27,300
Community Development	4,355,999	2,619,758	(1,736,241)
TIF	2,818,170	2,809,595	(8,575)
Total Community & Economic Development	**8,219,771**	**6,502,256**	**(1,717,516)**
General Government*	**20,101,548**	**21,003,434**	**901,885**
Debt Service	**10,910,851**	**13,513,061**	**2,602,210**
Capital Projects	**42,190,000**	**27,145,240**	**(15,044,760)**
Business Type Activities			
Sewer	12,677,707	13,134,609	456,902
Refuse	6,865,687	7,037,955	172,268
Total Business Type Activities	**19,543,394**	**20,172,563**	**629,170**
TOTAL EXPENDITURES BEFORE TRANSFERS	**$ 170,412,061**	**$ 159,856,211**	**$ (10,555,851)**

*See Next Page for General Government Detail

General Government Expenditure Detail

	FY24 BUDGET	FY25 BUDGET	CHANGE
Mayor	**$ 912,936**	**$ 942,917**	**$ 29,980**
City Council	**75,918**	**79,516**	**3,598**
City Clerk/Civil Service	**394,795**	**314,518**	**(80,277)**
Human Resources			
Employee Benefits & Insurance	2,036,448	1,907,067	(129,380)
Insurance & Risk Management	1,993,269	2,288,006	294,737
Human Resources Dept	706,046	695,423	(10,623)
Total Human Resources	**4,735,763**	**4,890,496**	**154,734**
Finance/Procurement	**1,678,661**	**1,725,961**	**47,299**
Legal			
Tort & Liability	756,914	1,105,940	349,026
City Attorney and Legal HR	465,540	460,070	(5,470)
Total Legal	**1,222,454**	**1,566,010**	**343,556**
Information Technology	**3,154,053**	**3,329,601**	**175,548**
City Equipment Maintenance	**2,474,313**	**2,425,762**	**(48,551)**
City Facilities Maintenance	**1,571,007**	**1,595,216**	**24,209**
City Central Stores	**21,400**	**18,600**	**(2,800)**
Parking Garage	**118,515**	**138,718**	**20,203**
Bass Pro Property Taxes	**630,965**	**642,100**	**11,135**
Tourism and Promotion	**800,000**	**984,555**	**184,555**
Economic Development Commitments	**324,000**	**402,500**	**78,500**
Administration	**1,175,016**	**1,070,310**	**(104,706)**
Aviation Tax Levy	**811,752**	**876,655**	**64,903**
Total General Government	**$ 20,101,548**	**$ 21,003,434**	**$ 901,885**



SALARIES AND WAGES
Includes salaries for full-time, part-time and seasonal employees along with over-time

EMPLOYEE BENEFITS
Primarily consists of FICA, retirement plans (IPERS and MFPRSI) and work compensation

CONTRACTUAL SERVICES
Includes employee health insurance program, TIF commitments, CDBG projects, property and casualty insurance

CAPITAL OUTLAY
Includes spend for capital equipment and depreciation in Business Type Activities (BTA).

OVERVIEW OF FUNDS

The City utilizes separate funds in order to account for revenues and expenditures that are reserved for specific purposes as required by the State and Government Accounting Standards Board (GASB). Major fund categories are: General, Special Revenue, TIF Special Revenue, Debt Service, Capital Projects, Permanent and Proprietary.

Transfers between specific funds

Revenue that is restricted and received in one major fund category is transferred to the fund that is accumulating the costs. For example, a CIP project in the Capital Projects fund may receive funding from a Special Revenue fund. This will result in a transfer out (expenditure) in the Special Revenue fund and a transfer in (revenue) the Capital Projects fund.

ADOPTED BUDGET SUMMARY

City Name: COUNCIL BLUFFS
Fiscal Year July 1, 2024 - June 30, 2025

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2025	RE-ESTIMATED 2024	ACTUAL 2023
Revenues & Other Financing Sources											
Taxes Levied on Property	1	32,324,582	18,101,541		9,684,122	0			60,110,245	55,189,841	54,346,092
Less: Uncollected Property Taxes-Levy Year	2	0	0		0	0			0	0	0
Net Current Property Taxes	3	32,324,582	18,101,541		9,684,122	0			60,110,245	55,189,841	54,346,092
Delinquent Property Taxes	4	0	0		0	0			0	2,981	21,167
TIF Revenues	5			3,190,030					3,190,030	3,631,982	3,545,782
Other City Taxes	6	9,748,758	13,011,728		530,896	0			23,291,382	23,081,151	25,989,037
Licenses & Permits	7	2,687,250	48,000					10,000	2,745,250	2,207,452	3,024,709
Use of Money and Property	8	1,104,250	635,000	0	0	0	0	5,300	1,744,550	2,624,121	2,450,979
Intergovernmental	9	2,499,577	11,077,843	20,703	1,123,234	7,035,000		0	21,756,357	20,529,791	23,932,058
Charges for Fees & Service	10	10,616,282	5,000		0	0	0	21,224,976	31,846,258	26,668,389	34,501,423
Special Assessments	11	0	166,000		0	0		0	166,000	166,977	174,953
Miscellaneous	12	1,652,200	55,000		0	0	240	50,325	1,757,765	10,191,600	4,995,165
Sub-Total Revenues	13	60,632,899	43,100,112	3,210,733	11,338,252	7,035,000	240	21,290,601	146,607,837	144,294,285	152,981,365
Other Financing Sources:											
Total Transfers In	14	19,873,861	400,000	0	2,117,371	19,910,240	0	0	42,301,472	60,671,970	26,774,348
Proceeds of Debt	15	0	0	0	0	6,059,240		0	6,059,240	25,950,000	2,984,001
Proceeds of Capital Asset Sales	16	0	0	0	0	0	0	0	0	422,266	74,540
Total Revenues and Other Sources	17	80,506,760	43,500,112	3,210,733	13,455,623	33,004,480	240	21,290,601	194,968,549	231,338,521	182,814,254
Expenditures & Other Financing Uses											
Public Safety	18	43,761,518	184,769	0			0		43,946,287	43,478,570	40,824,987
Public Works	19	2,915,966	10,354,441	0			0		13,270,407	12,656,308	11,564,903
Health and Social Services	20	316,479	0	0			0		316,479	314,630	184,407
Culture and Recreation	21	13,669,484	317,000	0			0		13,986,484	13,389,193	13,467,637
Community and Economic Development	22	1,072,903	2,619,758	2,809,595			0		6,502,256	8,285,255	6,311,094
General Government	23	20,361,334	642,100	0			0		21,003,434	20,116,824	18,825,292
Debt Service	24	0	0	0	13,513,061		0		13,513,061	10,910,851	10,596,970
Capital Projects	25	0	400,000	0		26,745,240	0		27,145,240	42,631,454	21,994,748
Total Government Activities Expenditures	26	82,097,684	14,518,068	2,809,595	13,513,061	26,745,240	0		139,683,648	151,783,085	123,770,038
Business Type Proprietray: Enterprise & ISF	27							20,172,564	20,172,564	19,543,394	17,604,124
Total Gov & Bus Type Expenditures	28	82,097,684	14,518,068	2,809,595	13,513,061	26,745,240	0	20,172,564	159,856,212	171,326,479	141,374,162
Total Transfers Out	29	985,000	29,252,781	484,836	0	8,978,855	0	2,600,000	42,301,472	60,671,970	26,774,348
Total ALL Expenditures/Fund Transfers Out	30	83,082,684	43,770,849	3,294,431	13,513,061	35,724,095	0	22,772,564	202,157,684	231,998,449	168,148,510
Excess Revenues & Other Sources Over	31										
(Under) Expenditures/Transfers Out	32	-2,575,924	-270,737	-83,698	-57,438	-2,719,615	240	-1,481,963	-7,189,135	-659,928	14,665,744
Beginning Fund Balance July 1	33	36,724,892	41,313,526	1,075,678	2,201,971	17,032,596	67,559	187,261,978	285,678,200	286,338,128	271,672,384
Ending Fund Balance June 30	34	34,148,968	41,042,789	991,980	2,144,533	14,312,981	67,799	185,780,015	278,489,065	285,678,200	286,338,128

The State Budget summary reflects the entire operating budget for the City aligned by the various funds. The excess of expenditures over revenue (line 32 of the form) is primarily driven by the timing of spend vs revenue received. For example, the timing of spend for large capital improvement projects will extend over the fiscal year planned. It is also driven by depreciation required by GASB to be reflected in the proprietary funds. (See the proprietary funds schedule included in this report.)

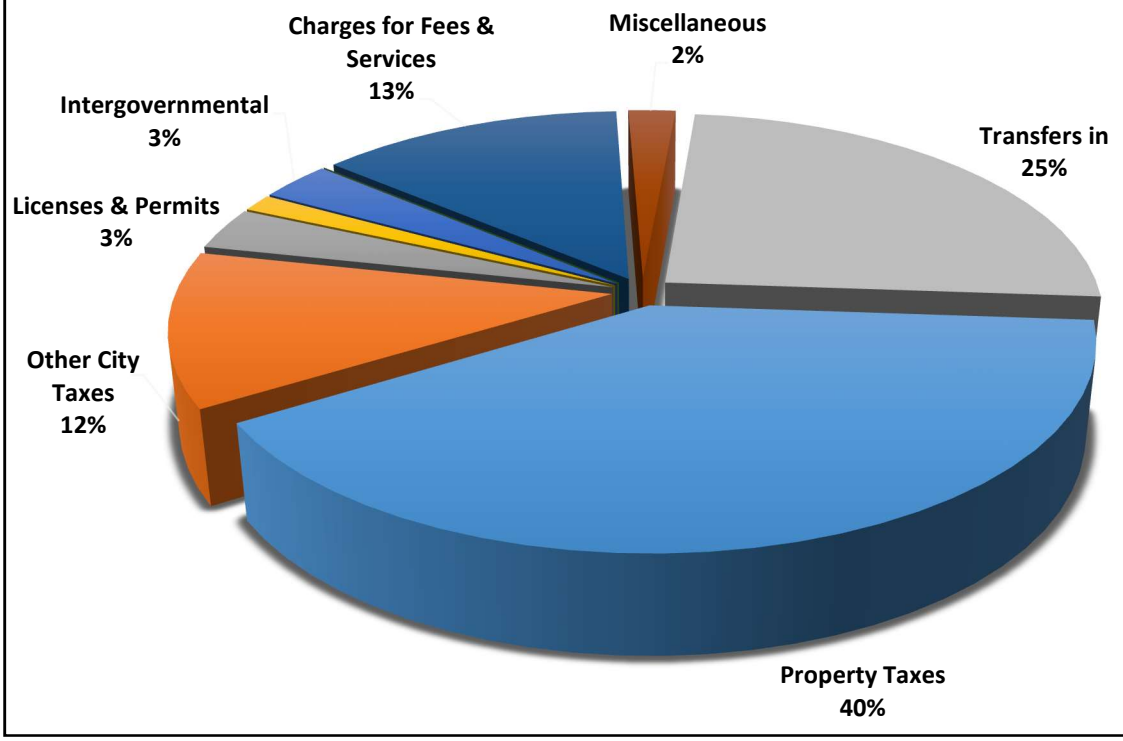
General Fund

The General Fund is the primary fund used by a government entity. This fund is used to record all resources inflows and outflows that are not associated with special-purpose funds, such as Special Revenue and Capital Project Funds. Primary functions being paid for through the General Fund are Public Safety, Culture and Recreation and General Administrative.

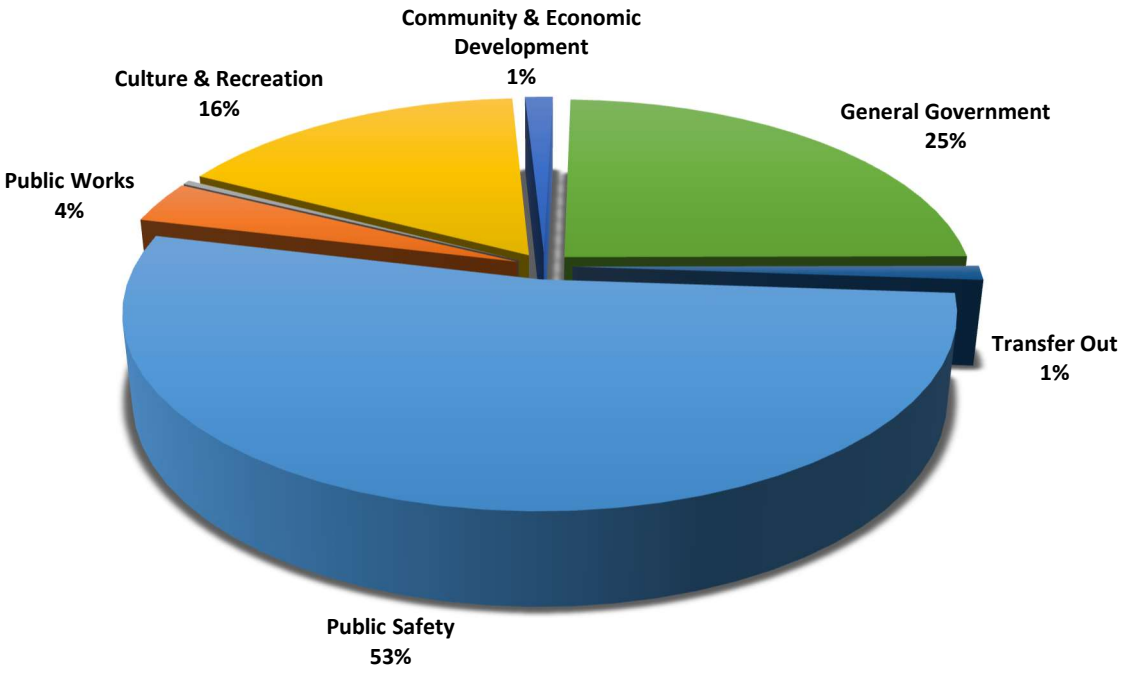
Budget Summary
General Fund

	FY24 Budget	FY25 Budget
REVENUE & OTHER FINANCING SOURCES		
Property Taxes	$ 28,835,176	$ 32,324,578
Other City Taxes	10,501,420	9,748,773
Licenses & Permits	1,560,650	2,687,250
Use of Money & Property	595,600	1,104,250
Intergovernmental	2,544,377	2,499,577
Nongovernmental	100,000	-
Charges for Fees & Services	9,443,176	10,616,282
Miscellaneous	1,915,960	1,652,200
Transfers In	20,704,599	19,873,861
TOTAL REVENUE & OTHER FINANCING SOURCES	**$ 76,200,958**	**$ 80,506,772**
EXPENDITURES & OTHER FINANCING USES		
Public Safety	$ 42,882,083	$ 43,761,518
Public Works	2,705,522	2,915,967
Health & Social Services	314,630	316,479
Culture & Recreation	13,175,492	13,669,484
Community & Economic Development	1,045,602	1,072,902
General Government	19,470,583	20,361,334
Transfers Out	1,994,500	985,000
TOTAL EXPENDITURES & OTHER FINANCING USES	**$ 81,588,413**	**$ 83,082,684**
NET REVENUE (EXPENDITURES)	**$ (5,387,454)**	**$ (2,575,912)**

Receipts by General Fund



Expenditures - General Fund



General Fund Supplemental Schedules

Separate third party management companies manage the Mid-America Arena and Convention Center and Dodge Riverside Golf Course. Both facilities continue to benefit from professional management.

In FY25, House File 718 eliminated the Civic Center Levy. In prior fiscal years, the City utilized this levy to help subsidize operations at the Mid-America Arena and Convention Center. The City plans to utilize other general fund revenue to offset anticipated shortfalls.

In FY18, the city entered into a capital lease with River's Edge Parking, LLC for a parking facility located at the River's Edge development. The FY25 budget includes lease payments which are funded by the Iowa West Foundation.

Mid-America Arena and Convention Center Operating Budget

	FY24 BUDGET	FY25 BUDGET	CHANGE
Operating Revenue	$ 3,628,972	$ 4,012,380	$ 383,408
Operating Expense	3,382,819	4,262,363	(879,544)
Operating Net Income (Loss)	**246,153**	**(249,983)**	**(496,136)**
Less Management Fees	470,703	225,000	245,703
Net Loss	**(224,550)**	**(474,983)**	**(250,433)**
Property Taxes - Civic Center Levy	448,348	-	(448,348)
Net (Loss) after Property Taxes & Rollback	**$ 223,798**	**$ (474,983)**	**$ (698,781)**

Dodge Riverside Golf Operating Budget

	FY24 BUDGET	FY25 BUDGET	CHANGE
Operating Revenue	$ 1,470,450	$ 1,516,770	$ 46,320
Operating Expense	1,424,738	1,424,591	(147)
Operating Net Income	**45,712**	**92,180**	**46,468**
Less Management Fees	82,560	82,560	-
Net Income (Loss)	**$ (36,848)**	**$ 9,620**	**$ 46,468**

River's Edge Parking, LLC Parking Garage Operating Budget

	FY24 BUDGET	FY25 BUDGET	CHANGE
Iowa West Foundation Grant	$ 775,369	$ 775,369	$ -
Lease Payment	775,369	775,369	-
TIF	116,025	90,740	(25,285)
Net Total	**116,025**	**90,740**	**(25,285)**
Maintenance	106,515	126,718	20,203
Management Fees	12,000	12,000	-
Net Income (Loss)	**$ (2,490)**	**$ (47,978)**	**$ (45,488)**

Special Revenue Funds

Special Revenue Funds are used to account for revenues derived from specific sources that are usually required by law or regulation to be accounted for separately from the City's general fund.

Special Revenue Funds
Summary by Fund

	CDBG/Comm Dev	Road Use	Local Option Sales Tax	Library Donations	Employee Benefits	Other	Total FY25 Budget
REVENUE & FINANCING SOURCES							
Property Taxes	$ -	$ -	$ -	$ -	$ 17,965,537	$ 135,994	$ 18,101,531
Other City Taxes	-	-	12,000,000	-	1,011,737	-	13,011,737
Licenses & Permits	-	48,000	-	-	-	-	48,000
Use of Money & Property	-	5,000	-	-	-	630,000	635,000
Intergovernmental	1,608,000	8,500,000	-	26,000	653,067	9,776	10,796,843
Nongovernmental	-	-	-	281,000	-	-	281,000
Charges for Fees & Services	-	5,000	-	-	-	-	5,000
Special Assessments	-	-	-	-	-	166,000	166,000
Miscellaneous	-	45,000	-	10,000	-	-	55,000
Transfers In	-	-	400,000	-	-	-	400,000
TOTAL REVENUE & FINANCING SOURCES	**$ 1,608,000**	**$ 8,603,000**	**$ 12,400,000**	**$ 317,000**	**$ 19,630,341**	**$ 941,770**	**$ 43,500,111**
EXPENDITURES & FINANCING USES							
Public Safety	$ -	$ -	$ -	$ -	$ -	$ 184,769	$ 184,769
Public Works-Road Use	-	10,354,440	-	-	-	-	10,354,440
Culture & Recreation - Library	-	-	-	317,000	-	-	317,000
Community & Economic Development	2,479,758	-	-	-	-	140,000	2,619,758
General Government	-	-	-	-	-	642,100	642,100
Debt Service	-	-	-	-	-	-	-
Capital Projects	-	-	400,000	-	-	-	400,000
Transfers Out	-	-	9,600,000	-	19,652,781	-	29,252,781
TOTAL EXPENDITURES & FINANCING USES	**$ 2,479,758**	**$ 10,354,440**	**$ 10,000,000**	**$ 317,000**	**$ 19,652,781**	**$ 966,869**	**$ 43,770,849**
Net Revenue (Expenditures)	**$ (871,758)**	**$ (1,751,440)**	**$ 2,400,000**	**$ -**	**$ (22,440)**	**$ (25,099)**	**$ (270,738)**

Special Revenue Fund – Community Dev Block Grant (CDBG)/Community Development
The City accounts for all federal funding from the US Department of Housing and Urban Development and other state and local grants in specific funds for community development.

Special Revenue Fund - Road Use
The State shared revenue from gasoline taxes and vehicle registrations are provided to cities for the purpose of funding road improvements and maintenance. The revenue received is based on a per capita rate. The City maintains over 600 miles of streets, as well as alleys, right of ways, ADA ramps and City owned sidewalks.

Special Revenue Fund - Local Option Sales Tax
The City collects a 1% Local Option Sales Tax which supports the Cities street and sewer improvements.

Special Revenue Fund - Library Donations
The Library fund is used to account for donations directed specifically to the City Public Library.

Special Revenue Fund - Employee Benefit
The Employee Benefit fund provides for the cost of insurance, retirement, worker compensation and other benefits to all City employees. This funding is currently recorded in the Employee Benefit fund and transferred to the appropriate general fund where the expense is recorded.

Special Revenue Fund - Other

This category includes smaller special revenue funds which includes Bass Pro, City Drainage District funds and a Self-Supported Municipal Improvement District (SSMID).

Special Revenue Fund – ARPA

The ARPA fund provided relief due to the impact of Covid-19 pandemic. ARPA revenues and expenditures are not included in this budget packet.

TIF Special Revenue Fund

Tax Increment Finance (TIF) is a method to promote urban renewal/economic development efforts in an area by directing the property tax revenues generated from property value increases within a designated TIF district to finance the costs of improvements made in the district. TIF districts are established within approved urban renewal areas (URA). Tax revenues are then used to fund infrastructure improvements and other incentives to allow for economic development in these districts.

Budget Summary
TIF Revenues

	FY24 Budget	FY25 Budget	Change
Tax Increment Revenue	$ 3,631,982	$ 3,210,733	$ (421,249)
TOTAL REVENUE & OTHER FINANCING SOURCES	**$ 3,631,982**	**$ 3,210,733**	**$ (421,249)**

TIF Expenditures

	FY24 Budget	FY25 Budget	Change
Payment to Developers	$ 2,038,170	$ 2,049,595	$ 11,425
Bond Payment (Marketplace)	780,000	760,000	(20,000)
Expense Reimbursement	355,549	221,080	(134,469)
Transfer to Capital Projects	207,890	200,000	(7,890)
Transfer to Debt Service	429,481	63,756	(365,725)
TOTAL EXPENDITURES & OTHER FINANCING USES	**$ 3,811,090**	**$ 3,294,431**	**$ (516,659)**
NET REVENUE (EXPENDITURES)	**$ (179,108)**	**$ (83,698)**	**$ 95,410**

Debt Service Fund

The Debt Service Fund is a legally required fund. The fund administers the payments for the City's debt. The City issues general obligation bonds to fund capital projects. $6.0 million of general obligation bonds for FY25 capital projects will be issued late in FY24. For the majority of projects funded through general obligation debt, the City usually issues general obligation bonds for a period of 10 years. However the general obligation bonds on the new Police Department Headquarters issued in FY18 were issued for a period of 20 years. The City borrowed funds in FY12 to fund sewer improvement projects. The debt service for this loan is paid directly from sewer fees and not from the debt levy. The City's debt associated with the TIF developer agreements is included in the TIF fund and not from the debt levy.

DEBT SERVICE REVENUES

	FY24 BUDGET	FY25 BUDGET	CHANGE
Property Tax Levy	$ 9,661,147	$ 10,562,872	$ 901,725
Nongovernmental Grant	775,369	775,369	-
Transfer In Debt Payments	429,481	2,117,371	1,687,890
Total Debt Service Revenue	**$ 10,865,997**	**$ 13,455,612**	**$ 2,589,615**

DEBT SERVICE EXPENDITURES

	FY24 BUDGET	FY25 BUDGET	CHANGE
Bond Payments	$ 10,135,482	$ 12,737,692	$ 2,602,210
Lease Payments	775,369	775,369	-
Total Debt Service Payments	**$ 10,910,851**	**$ 13,513,061**	**$ 2,602,210**

Statutory Debt Capacity Update

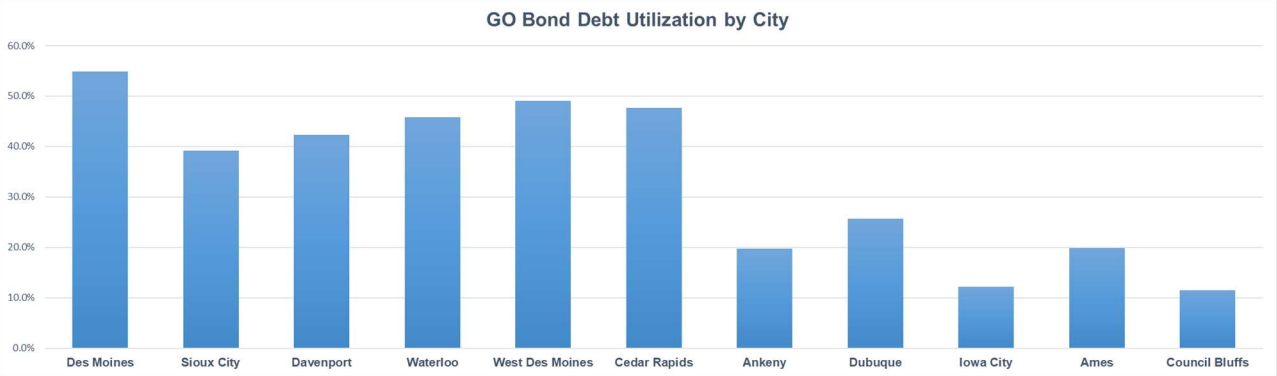
The Iowa Constitution stipulates the debt of a community may not exceed 5% of the Actual Assessed Value of the Taxable Property within the city or town. General obligation bonds, TIF debt and leases paid from the general fund are included as indebtedness of the City under the statutory debt limit. Below is the debt capacity calculation for the City:

City of Council Bluffs
Debt Capacity Calculation

100% Assessed Value of property, January 1, 2023:	$ 8,551,193,845
Statutory Debt limit	5%
Debt Limit	$ 427,559,692
Outstanding GO Debt, TIF Debt, Loan and Installment Purchases Debt	$ 78,704,184
Fund Balance available for Debt repayment	(3,378,573)
Projected Net Debt Outstanding June 30, 2024	$ 75,325,611
Legal Debt Margin Utilized	17.62%

GO Bond Debt Capacity Used by City

General Obligation (GO) Bonds is the primary debt funding mechanism for a City. Legal debt margin for all debt of a City cannot exceed 5% of total actual valuation. The City of Council Bluffs has a very low utilization of the legal debt margin.



As of June 30, 2023

City	Population	100% Valuation ($)	Debt Limit	GO Debt Capacity in Use	% of Debt Capacity Used for GO Bonds
Des Moines	214,133	$ 19,295,979,349	$ 964,798,967	$ 529,035,000	54.8%
West Des Moines	68,723	$ 13,023,721,244	$ 651,186,062	$ 319,175,000	49.0%
Cedar Rapids	137,710	$ 15,351,186,702	$ 767,559,335	$ 366,140,000	47.7%
Waterloo	67,314	$ 5,352,535,964	$ 267,626,798	$ 122,550,000	45.8%
Davenport	101,724	$ 9,873,205,822	$ 493,660,291	$ 208,650,000	42.3%
Sioux City	85,797	$ 7,354,863,452	$ 367,743,173	$ 144,025,000	39.2%
Dubuque	59,667	$ 6,438,522,409	$ 321,926,120	$ 82,480,000	25.6%
Ames	66,427	$ 6,566,910,557	$ 328,345,528	$ 65,175,000	19.8%
Ankeny	67,887	$ 10,599,779,037	$ 529,988,952	$ 104,450,000	19.7%
Iowa City	74,828	$ 8,707,355,872	$ 435,367,794	$ 52,915,000	12.2%
Council Bluffs	62,799	$ 8,551,193,845	$ 427,559,692	$ 48,785,000	**11.4%**

Sources:
United States Census 2020 Population
State of Iowa Department of Management as of 1/1/2023 (100% Valuation)
Iowa Department of Management Annual Financial Reports Fiscal Year June 30, 2023

Capital Projects Fund

The City of Council Bluffs Capital Improvement Program (CIP) is adopted annually by the City Council. The CIP includes expenditures that are of significant value and have a long-term useful life such as, streets, sewers, land and major equipment. CIP projects are additionally approved on an individual basis during the bidding process. Funding for capital projects is primarily provided through federal, state and local grants and by general obligation bonds.

CAPITAL PROJECTS FUND

	FY25 BUDGET
REVENUE & FINANCING SOURCES	
Federal Grants	$ 2,755,000
State Grants	2,200,000
County Contribution	-
Nongovernment Grants	2,080,000
Donations and Other Payments	-
Proceeds of Debt	6,059,240
Transfers In	12,985,000
TOTAL REVENUE & FINANCING SOURCES	**$ 26,079,240**

	FY25 BUDGET
EXPENDITURES & FINANCING USES	
Levee Certification Projects	$ 2,450,000
Public Works Street Projects	13,955,000
Community Development Projects	4,150,000
Parks & Recreation Projects	722,940
MidAmerica Center Projects	1,975,000
IT Software & Hardware	780,000
Fire Projects	1,010,000
Police Projects	542,300
Building Maintenance Projects	780,000
Library Projects	380,000
TOTAL EXPENDITURES & FINANCING USES	**$ 26,745,240**

CAPITAL PROJECTS EXPENDITURES TO REVENUE RECONCILIATION

Total Revenue & Financing Sources	$ 26,079,240
Total Expenditures & Financing Uses	26,745,240
Revenue under Expenditures	(666,000)
Plus revenue received in prior years (GO Bonding)	866,000
TIF revenue collected in FY25 for prior year spend	(200,000)
Net Expenditures & Revenue	$ -

Permanent Fund

The City uses a separate fund to account for funds received and held for perpetual care, Fairview Cemetery. A portion of all cemetery plots sold are accounted for in this fund.

Proprietary Fund (Business Type Activities, BTA)

The City utilizes proprietary funds to account for the two business type activities: Sewer and Refuse.

Proprietary Fund - Sewer

The City of Council Bluffs operates approximately 287 miles of sanitary sewer and 217 miles of storm sewers. The City maintains 22 sanitary and 15 storm sewer pump stations. Sewer rates were first increased in FY22 with a planned increase over the next 5 years, outlined in the Schedule of Fees.

Proprietary Fund - Sewer

	FY24 BUDGET	FY25 BUDGET
REVENUE & FINANCING SOURCES		
Charges for Services	$ 10,712,500	$ 14,762,500
Miscellaneous	15,000	42,000
TOTAL REVENUE & FINANCINC SOURCES	**$ 10,727,500**	**$ 14,804,500**
EXPENSES & FINANCING USES		
Sewer Operations & Maintenance	$ 8,065,087	$ 8,397,159
Sewer Equipment	158,000	488,150
Sewer Capital Improvement Loan	54,620	49,300
Transfers Out	1,950,000	2,600,000
Total Expenditures	**10,227,707**	**11,534,609**
Depreciation Expense	4,400,000	4,200,000
TOTAL EXPENSES & FINANCING USES	**$ 14,627,707**	**$ 15,734,609**
NET REVENUE (EXPENSES)	**$ (3,900,207)**	**$ (930,109)**

Proprietary Fund - Recycling and Refuse

The City of Council Bluffs operates a recycling center and curbside refuse and recycling collection program. Most recyclables are received from the curbside collection program and from recycling containers located throughout the region including locations in Pottawattamie, Harrison and Mills County. Refuse collection rates were first increased in FY22 with a planned increase over the next 3 years, outlined in the Schedule of Fees.

Proprietary Fund - Refuse

	FY24 BUDGET	FY25 BUDGET
REVENUE & FINANCING SOURCES		
Charges for Refuse Collection	$ 5,400,613	$ 5,402,476
Sale of Recyclables & Other Services	1,105,000	1,060,000
Rents & Royalties	5,300	5,300
Miscellaneous	32,500	18,325
TOTAL REVENUE & FINANCING SOURCES	**$ 6,543,413**	**$ 6,486,101**
EXPENDITURES & FINANCING USES		
Refuse Disposal	$ 3,651,180	$ 3,443,418
Recycling Center Operations	2,809,507	3,284,537
Recycling Center Equipment	130,000	35,000
Total Expenditures	**$ 6,590,687**	**$ 6,762,955**
Depreciation Expense	275,000	275,000
TOTAL EXPENDITURES & FINANCING USES	**$ 6,865,687**	**$ 7,037,955**
NET REVENUE (EXPENSES)	**$ (322,274)**	**$ (551,854)**

Supplemental Schedules

Transfer Detail (Interfund and Intrafund)

Transfer From		Transfer To			
Fund Category	**Fund Name**	**Fund Category**	**Fund Name**	**Amount**	**Purpose**
General	Parks Maintenance	Capital	Capital Projects	50,000	FY25 CIP
General	Gaming	Capital	Capital Projects	935,000	FY25 CIP
Special Revenue	Local Option Sales Tax	Capital	Capital Projects	9,200,000	FY25 CIP
Special Revenue	Local Option Sales Tax	Special Revenue	LOST Projects	400,000	FY25 CIP
Special Revenue	Employee Benefit Levy	General	Employee Benefits	19,652,781	Fund Employee Benefits
Tax Increment Financing (TIF)	W. Broadway TIF	General	Community Development	690	Expense Reimbursement
Tax Increment Financing (TIF)	Playland Park TIF	General	Community Development	11,954	Expense Reimbursement
Tax Increment Financing (TIF)	Playland Park TIF	General	General Admin	113,629	River's Edge CAM Agreement
Tax Increment Financing (TIF)	Playland Park TIF	General	River's Edge Parking Garage	90,740	River's Edge Parking Garage Maintenance Expense
Tax Increment Financing (TIF)	Playland Park TIF	Debt Service	Debt Service	63,756	GO Bond 2010C
Tax Increment Financing (TIF)	Playland Park TIF	Capital	Capital Projects	200,000	River's Edge Development Project
Tax Increment Financing (TIF)	Valley View TIF	General	Community Development	650	Expense Reimbursement
Tax Increment Financing (TIF)	New Horizon TIF	General	Community Development	3,417	Expense Reimbursement
Capital	River Levee	Debt Service	Debt Service	2,053,615	GO Bonds Issued in 2024
BTA	Sewer	Capital	Capital Projects	2,600,000	FY25 CIP
Capital	GO Bonding	Capital	Capital Projects	6,925,240	FY25 CIP
			Total Transfers	**42,301,472**	

Capital Improvement Program FY25 approved by Council on November 27, 2023

Complete approved FY25 Capital Improvement Program (CIP) can be found at:
https://www.councilbluffs-ia.gov/149/Finance

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Project Cost	Notes/Further information
Building Maintenance			**$3,135,000**	
BM-25-01	MAC Parking Lot Rehab - Phase V	Replacement of City owned lots	$1,000,000	
BM-25-02	MAC Cooling Towers	Replace existing cooling towers due to age and condition	$900,000	
BM-25-03	Library Building Automation Upgrades	Replace failing building automation components and purchase new building automation software	$380,000	Gaming
BM-25-04	UP Museum Windows and Doors	Replace all windows and doors	$530,000	Gaming
BM-25-05	UP Museum Roof Top Mechanical	Replace two roof top units	$150,000	Gaming
BM-25-06	Central Fire Station Exterior Repair	Clean and seal exterior walls	$100,000	Gaming
BM-25-07	MAC Automated Floor Scrubber	Purchase Automated Floor scrubber	$75,000	Gaming
Community Development			**$7,350,000**	
CD-25-01	FIRST AVE Program (Furthering Interconnections, Revitalization, Streetscapes, Transportation, and Aesthetics for a Vibrant Economy)	Acquisitions/demolition	$500,000	
CD-25-02	Downtown projects	Acquisitions/demolition/infrastructure/studies/façade grants	$200,000	
CD-25-03	Rivers Edge Water Main	Extension of water main to Rivers Edge	$1,300,000	2021B GO Bonds
CD-25-04	East Manawa Development	Planning, design, infrastructure	$5,350,000	Fed: CDBG Other Grant: Housing Dev Fund Other: ARPA
Police Department			**$542,300**	
PD-25-01	Vehicles and Heavy Equipment	Equipment purchases and improvements, to include fleet	$542,300	
Fire Department			**$1,010,000**	
FD-25-01	Medic Unit Refurbishment	Apparatus Replacement Previous year delay FY/24	$350,000	
FD-25-02	Medic Unit Refurbishment	Apparatus Replacement	$270,000	
FD-25-03	Vehicles and Heavy Equipment	Equipment purchases and improvements, to include fleet	$390,000	
IT			**$780,000**	
IT-25-01	Safety and Security	Parameter cameras at City Hall and pump stations; Cyber security	$75,000	
IT-25-02	Infrastructure & Services	Fiber, network switches, servers, storage	$430,000	brary Foundation
IT-25-03	Mobile Technology	MDTs and tablets	$75,000	
IT-25-04	Software Licensing	Software renewals; permit/licensing software implementation	$200,000	Gaming
Parks and Recreation Department			**$722,940**	
PR-25-01	City Wide Parking Lot Upgrades	Additional funding request to completed improvements to Big Lake Park and Valley View Park parking lots	$150,000	
PR-25-03	Council Bluffs Recreation Complex Facility Maintenance Yard Improvements	Additional funding for Improvements to Existing Facility to Include Security Fence, Outdoor Storage and Parking Lot Modifications	$175,000	
PR-25-05	Bahnsen Field Maintenance Building	Install prefabricated storage building at Bahnsen Field	$20,000	
PR-25-06	Valley View Trail Sealcoat	sealcoat existing trail	$50,000	Operating
PR-25-07	Vehicles and Heavy Equipment	Equipment purchases and improvements	$327,940	

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Project Cost	Notes/Further information
Public Works Department			**$16,805,000**	
PW-25-01	Infrastructure Maintenance	PCC Street Repairs	$400,000	
PW-25-04	Infrastructure Management	Traffic studies - Franklin, Valley View, Harry Langdon	$150,000	
PW-25-05	NPDES PH II Program Management	Citywide MS4 permit - storm sewer improvements	$100,000	
PW-25-06	Levee Certification Projects			
	Program Management	Consultant Services	$250,000	
	Geotech MC_3	Stability improvements to Mosquito Creek Levee	$2,200,000	FMP
PW-25-07	State Orchard Road Reconstruction	EHD to Steven Rd	$3,000,000	
PW-25-08	30th Ave Sewer Rehab - Phase III	Sewer	$500,000	Other = Sewer
PW-25-09	E Manawa Sewer Rehab - Phase XIII	Mowhawk Street - Pavement, sewers	$1,750,000	Other = Sewer
PW-25-10	West Graham Reconstruction	Pavement, sewer	$3,655,000	STBG
PW-25-12	30th Avenue Reconstruction	Pavement - Entrance to Power Center at S Expressway	$750,000	
PW-25-13	Avenue B	Pavement, sewer - 8th St. to 13th St.	$2,000,000	Other = Sewer
PW-25-14	Fiber Optic Extension to WPCP	Fiber connection for communication	$250,000	Other = Sewer
PW-25-15	Storm Pump Station Rehab	Backup Gen Set at I-80	$500,000	
PW-25-16	WPCP Solids Bldg Concrete Repairs	Concrete rehab of walls and ceiling in head cell pit	$500,000	
PW-25-17	Pump Station Rehab	Southwest Trash Rack Replacement	$800,000	Other = Sewer
Total			**$30,345,240**	

FY25 Proposed Property Tax Levy, Public Hearing held on March 25, 2024

Additional Property Tax Levy Details can be found at:

https://www.councilbluffs-ia.gov/2556/Property-Tax-Levy

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 3/25/2024 Meeting Time: 06:30 PM Meeting Location: Council Chambers at City Hall, 209 Pearl St., Council Bluffs, IA 51503

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

City Website (if available)
https://www.councilbluffs-ia.gov/

City Telephone Number
(712) 890-5100

Iowa Department of Management	Current Year Certified Property Tax 2023 - 2024	Budget Year Effective Property Tax 2024 - 2025	Budget Year Proposed Property Tax 2024 - 2025
Taxable Valuations for Non-Debt Service	2,998,042,680	3,343,055,436	3,343,055,436
Consolidated General Fund	25,498,354	25,498,354	27,604,545
Operation & Maintenance of Public Transit	1,179,190	1,179,190	1,549,172
Aviation Authority	719,530	719,530	802,333
Liability, Property & Self Insurance	2,218,552	2,218,552	2,340,139
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	4,548,031	4,548,031	4,402,804
FICA & IPERS (If at General Fund Limit)	3,348,814	3,348,814	3,065,582
Other Employee Benefits	8,777,310	8,777,310	10,497,161
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	3,100,034,981	3,434,085,684	3,434,085,684
Debt Service	8,742,099	8,742,099	9,684,122
CITY REGULAR TOTAL PROPERTY TAX	55,031,880	55,031,880	59,945,858
CITY REGULAR TAX RATE	18.26000	16.39223	17.85467
Taxable Value for City Ag Land	9,662,093	9,452,504	9,452,504
Ag Land	29,023	29,023	28,393
CITY AG LAND TAX RATE	3.00375	3.07040	3.00375
Tax Rate Comparison-Current VS. Proposed*			
Residential property with an Actual/Assessed Value of $100,000	**Current Year Certified 2023/2024**	**Budget Year Proposed 2024/2025**	**Percent Change**
City Regular Residential	998	827	-17.13
Commercial property with an Actual/Assessed Value of $100,000	**Current Year Certified 2023/2024**	**Budget Year Proposed 2024/2025**	**Percent Change**
City Regular Commercial	998	827	-17.13

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and Commercial properties have the same Rollback Percentage at $100,000 Actual/Assessed Valuation.

Reasons for tax increase if proposed exceeds the current:

Increase in property tax valuation is primarily driven by new construction and market changes. Increased property tax revenue will be utilized to offset continued inflation costs, supply and demand, as well as increased costs for employee and property/liability insurance.

How to read this form and what it means:

Tax Rate Comparison-Current VS Proposed* - This section uses a specific formula to compare property tax costs for a $100,000 home for two years. For example, in 2024, the tax would be $997.91; in 2025, it would be $827.44. However, it does not consider any increase by the County Assessor to the home's assessed value for 2025, so it does not fully indicate how your taxes might have changed due to an increase in valuation.

The formula used is: (((Assessed Value x Residential Rollback Rate) / 1000) x Levy Rate).

*Your assessed value can be found at www.pottco.org.

*The Residential Rollback Rate is 54.6501% for FY24 and 46.3428% for FY25.

*The certified levy rate for FY24 is $18.26000; the proposed levy rate for FY25 is to be lowered to $17.85467.

Note: The Residential Rollback Rate (set forth by the State of Iowa) prescribe the portion of the assessed value that is taxable by local governments.

Note: The first $150,000 of taxable valuation on commercial, industrial, and railroad properties is subject to the current residential rollback; any value over is subject to the 90% rollback.

Current Year Certified - This column shows the FY24 certified valuations (set forth by the County Assessor), levy rate, and revenue for the City of Council Bluffs. The overall City of Council Bluffs levy rate for FY24 is $18.26000.

Budget Year Effective - This column shows increased valuations for the FY25 budget (set forth by the County Assessor) but automatically keeps revenue consistent with FY24 and calculates the overall levy rate. However, it doesn't consider ongoing factors such as inflation, supply/demand, or increased costs for operations and insurance needed for the City to maintain services.

Budget Year Proposed - This column shows the increased valuations for FY25 budget (set forth by the County Assessor) and calculates the overall levy rate for the City of Council Bluffs, determined by the needs of the proposed FY25 operating budget. The proposed budget, and in turn, levy rate considers factors such as inflation, supply/demand issues, costs for operations and insurance needed for the City to maintain services. The FY25 proposed levy rate is $17.85467, reflecting a decrease of 2.2% from FY24.

*This signifies a requirement outlined in House File 718, passed through legislation in 2023.