City of Council Bluffs

FY26 Annual Budget

Public Hearing April 7, 2025

TABLE OF CONTENTS

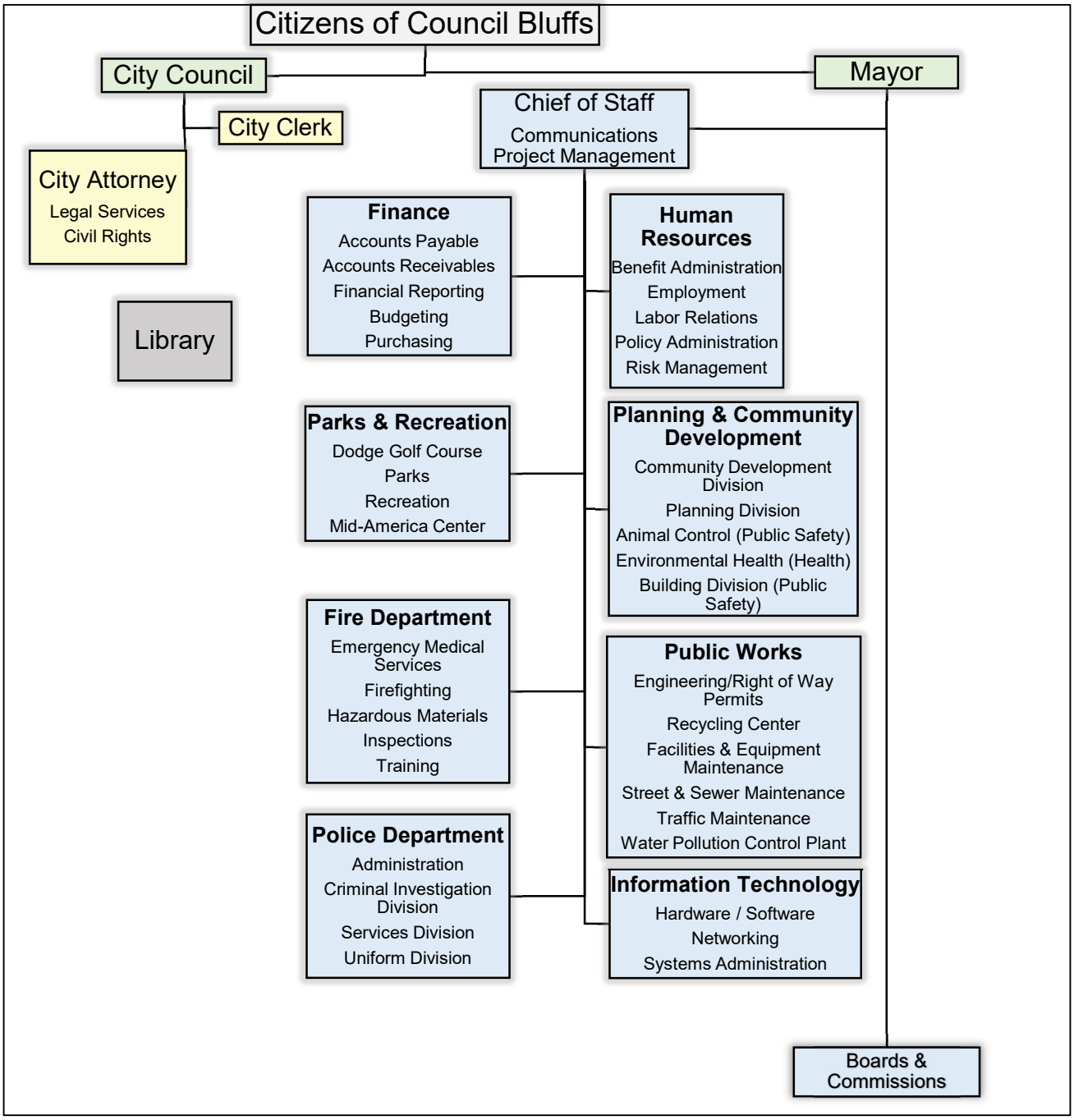
	Page
Proposed Budget Highlights	1
City Organizational Chart	2
Schedule of Officials	3
Budget Summary – All Funds	4
Revenue Budget – All Funds	5-11
Expenditure Budget – All Funds	12-15
Overview of Funds, State Budget Summary	16
General Fund Budget Summary	17-18
Mid-America Center Operating Budget	19
Dodge Riverside Golf Course Operating Budget	19
River's Edge Parking Garage, LLC Operating Budget	19
Special Revenue Funds	20-21
TIF Special Revenue Fund	22
Debt Service Fund	23-24
Capital Projects Fund	25
Permanent Fund	26
Proprietary Fund	26-27
Supplemental Schedules	28-31

FY26 Annual Budget

Highlights of the FY26 Annual Budget:

- Overall property tax revenue increased by 4.36%
  - Total City property tax levy decreased to $17.6928, a decrease of $0.1619 from FY25. This reduction was primarily driven by legislation requirements in House File 718 and the strategic use of reserve funds. Refer to page 8.
  - Overall taxable valuation increased by 5.3%, primarily due to new construction and market changes adding to the total taxable value.
  - Local option sales tax is projected to increase by $500K due to resilient economic activity.
  - Federal, state, and nongovernmental grants are projected to increase by $5.8M, primarily driven by an increase in capital and operating projects.
  - Charges for services revenues are projected to increase by approximately $3.8M based on increased ambulance, civic center, and solid waste collection revenues.
  - Debt service levy remains flat as part of the City's strategic plan.
- Operating expenditures increased versus FY25 budget:
  - Salaries & wages increased by 5.26% ($2.44M).
  - Pension costs increased by 5.59% ($376.3K).
  - Group insurance increased by 7.36% ($966.0K) driven by increased health insurance costs.
  - Property and general liability insurance increased by 10.38% ($202.5K), primarily due to market factors.
- Expenditures for capital improvement projects included in the annual budget increased 18.6%, primarily due to $6.5M budgeted in parks and recreation projects.
- 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 were obligated by December 31, 2024. All funds will be 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
Brenda Norton	Director Human Resources
Vincent Martorello	Director Parks and Recreation
Danielle Bemis	Director Finance
Antonia Krupicka-Smith	Library Director

Budget Summary
All Funds

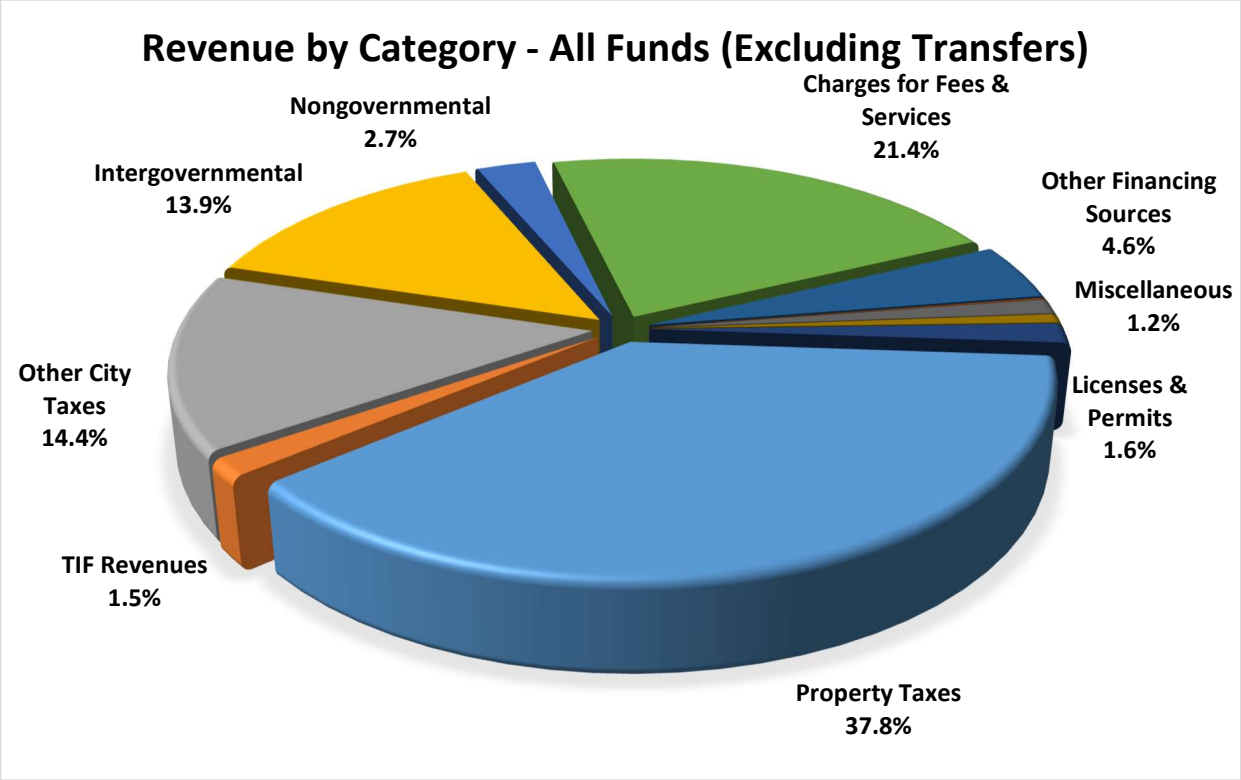
	FY26 Operating	FY26 Capital	FY26 Total
REVENUE & OTHER FINANCING SOURCES			
Property Taxes	$ 62,731,850	$ -	$ 62,731,850
TIF Revenues	2,449,566	-	2,449,566
Other City Taxes	23,973,461	-	23,973,461
Licenses & Permits	2,667,950	-	2,667,950
Use of Money & Property	1,198,300	-	1,198,300
Intergovernmental	19,009,046	4,050,000	23,059,046
Nongovernmental	1,017,069	3,500,000	4,517,069
Charges for Fees & Services	35,611,839	-	35,611,839
Special Assessments	166,000	-	166,000
Miscellaneous	2,022,346	-	2,022,346
Other Financing Sources	-	7,691,972	7,691,972
Transfers In	24,071,991	24,708,717	48,780,708
TOTAL REVENUE & OTHER FINANCING SOURCES	**$ 174,919,418**	**$ 39,950,689**	**$ 214,870,107**
EXPENDITURES & OTHER FINANCING USES			
Public Safety	$ 46,955,364	$ -	$ 46,955,364
Public Works	13,975,757	-	13,975,757
Health & Social Services	407,039	-	407,039
Culture & Recreation	15,816,434	-	15,816,434
Community & Economic Development	8,951,260	-	8,951,260
General Government	22,561,710	-	22,561,710
Debt Service	14,412,167	-	14,412,167
Capital Projects	150,000	32,033,472	32,183,472
Business Type Activities	21,642,476	-	21,642,476
Transfers Out	38,561,736	10,218,972	48,780,708
TOTAL EXPENDITURES & OTHER FINANCING USES	**$ 183,433,941**	**$ 42,252,444**	**$ 225,686,385**
NET REVENUE (EXPENDITURES)	**$ (8,514,523)**	**$ (2,301,755)**	**$ (10,816,278)**

REVENUE, EXCL TRANSFERS	**$ 150,847,427**	**$ 15,241,972**	**$ 166,089,399**
EXPENDITURES, EXCL TRANSFERS	**$ 144,872,205**	**$ 32,033,472**	**$ 176,905,677**

Revenue Budget Detail - All Funds

REVENUE & OTHER FINANCING SOURCES	FY25 BUDGET	FY26 BUDGET	CHANGE
Property Taxes	$ 60,110,208	$ 62,731,850	$ 2,621,642
TIF Revenues	3,190,030	2,449,566	(740,464)
Other City Taxes			
Local Option Sales Tax	12,000,000	12,500,000	500,000
Franchise Tax	2,400,000	2,480,000	80,000
Utility Property Tax Replacement	3,361,418	3,444,561	83,143
Hotel/Motel Tax	3,000,000	2,910,000	(90,000)
Gaming Tax	2,530,000	2,638,900	108,900
Total Other City Taxes	23,291,418	23,973,461	682,043
Licenses & Permits	2,745,250	2,667,950	(77,300)
Use of Money & Property	1,744,550	1,198,300	(546,250)
Intergovernmental			
Federal Grants	4,990,220	8,944,560	3,954,340
State Grants	2,536,000	3,038,803	502,803
Road Use Tax	8,500,000	8,750,000	250,000
Commercial Rollback	2,205,412	1,927,903	(277,509)
County & Other Governments	388,356	397,780	9,424
Total Intergovernmental	18,619,988	23,059,046	4,439,058
Nongovernmental Grants	3,136,369	4,517,069	1,380,700
Charges for Fees & Services			
Sewer Services	14,762,500	15,012,500	250,000
Refuse Services	6,347,476	6,965,867	618,391
MidAmerica Center Services	4,012,380	4,767,227	754,847
Police and Fire Services	3,174,000	4,874,000	1,700,000
Park & Recreation Services	1,208,600	1,403,726	195,126
Other	2,341,302	2,588,519	247,217
Total Charges for Fees & Services	31,846,258	35,611,839	3,765,581
Special Assessments	166,000	166,000	-
Miscellaneous			
Red Light Enforcement Fines	860,000	1,177,100	317,100
Fines and Violations	421,900	445,900	24,000
Expense Reimbursements	304,425	219,752	(84,673)
Other	171,440	179,594	8,154
Total Miscellaneous	1,757,765	2,022,346	264,581
Other Financing Sources, GO Bonding	6,059,240	7,691,972	1,632,732
TOTAL REVENUE & OTHER FINANCING SOURCES	**152,667,076**	**166,089,399**	**13,422,323**
Transfers In	**42,301,472**	**48,780,708**	**6,479,235**
TOTAL REVENUE	**$ 194,968,549**	**$ 214,870,107**	**$ 19,901,558**

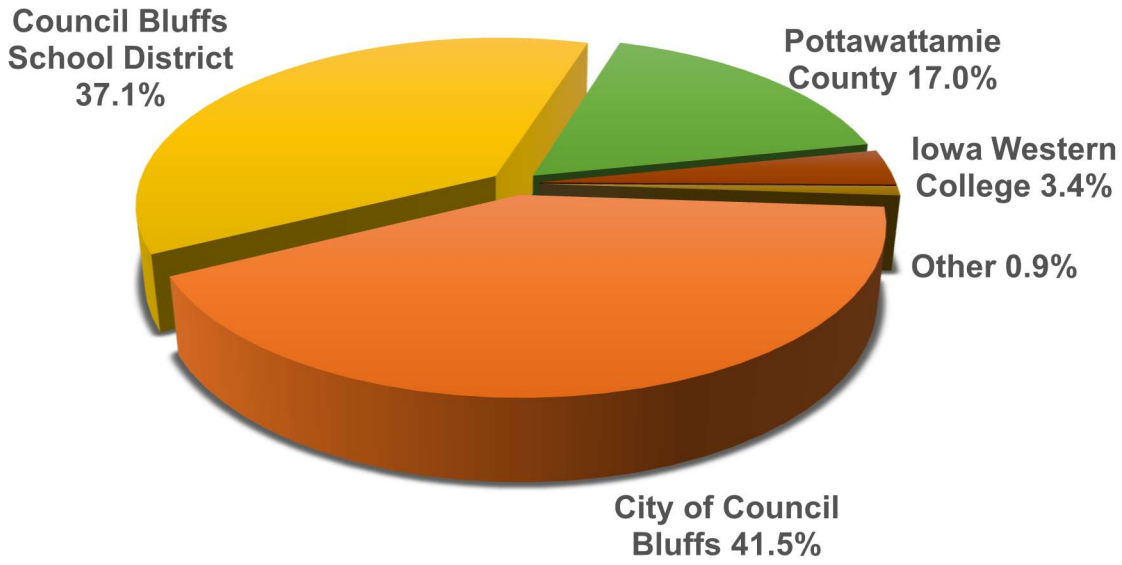
Revenue Budget



Excluding transfers between funds, FY26 budgeted revenues increased by $13,422,323 vs FY25. The largest drivers of the increase in year over year revenue were charges for fees and services, grants from various government and nongovernment organizations, and taxable valuation increases leading to increased property tax revenues. The primary decrease in year over year revenue is primarily due to a decrease in TIF projects, leading to reduced TIF revenues, along with a decrease in projected interest revenues based on projected future interest rates.

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 FY26 Budget is $17.6928. This is a slight decrease from the FY25 levy rate. The total levy for FY25 for Pottawattamie County residents residing in the Council Bluffs school district was $43.02038.



City of Council Bluffs	17.85470
Council Bluffs School District	15.97301
Pottawattamie County	7.32578
Iowa Western College	1.47643
Other	0.39046
Total FY25 Levy	**43.02038**

Historical City of Council Bluffs Levy Summary

Tax Levy	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
General	$ 8.5050	$ 8.5050	$ 8.5050	$ 7.7750	$ 8.3083	$ 8.5050	$ 8.2573	$ 8.0954
Transit	0.3186	0.3186	0.3186	0.4186	0.3933	0.3933	0.4634	0.3580
Airport	0.2499	0.2499	0.2499	0.2500	0.2400	0.2400	0.2400	0.2400
Liability and Insurance	1.0506	0.8290	0.8290	0.9490	0.8290	0.7400	0.7000	0.8490
Employee Benefit	5.4159	5.5375	5.5375	5.3174	5.2350	5.5617	5.3740	5.3304
Debt Service	2.7201	2.8200	2.8200	2.8200	2.8200	2.8200	2.8200	2.8200
Total	**$ 18.2600**	**$ 18.2600**	**$ 18.2600**	**$ 17.5300**	**$ 17.8256**	**$ 18.2600**	**$ 17.8547**	**$ 17.6928**

Overall FY26 budgeted property tax revenue has increased vs. FY25 budget by 4.36% or $2.6 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 and Senate File 2442, the Combined General Fund Levy was reduced by $0.1619 per thousand dollars of taxable value.
- Due to increased insurance costs, the liability and insurance levy was increased by $0.1490 per thousand dollars of taxable value.
- With strategic plans for reserves, we were able to reduce the transit liability by $0.1054 per thousand dollars of taxable value and employee benefit levy by $0.0436 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 and Senate File (SF) 2442 in 2024, 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 FY2026 is $8.09537 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 $0.35800 per thousand, a decrease from the FY25 budget. The decrease is driven by a decrease in budgeted fleet replacement expenditures and the use of strategic reserves.

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 $0.8490 per thousand, which is an increase from the FY25 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 $5.3304 per thousand, which is a slight decrease from the FY25 budget. In FY26, 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 $12.5 million in Local Option Sales Taxes, which is an increase of 4.2% from the FY25 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 $2.9 million in hotel/motel tax revenue for FY26, which is a slight decrease from the FY25 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 FY26 is $2.64 million, up $108.9K against the FY25 budget. This increase was primarily driven by the actual impact of Nebraska legislation legalizing gaming facilities in that state being less than anticipated during FY25.

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 FY26 is $2.5 million, an increase of $80 thousand, or 3.3% compared to the budget in FY25. The increase is primarily driven by increases in franchise fees generated by utilities, offset by a reduction in franchise fees generated by 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 $2.7 million in FY26, which is an increase of $500 thousand from FY25. 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 FY26 is $1.9 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 $3.8 million vs. FY25 budget driven by increased rates from GEMT Ambulance, Mid-America Center revenue and Solid Waste Collections.

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. FY25 budget.

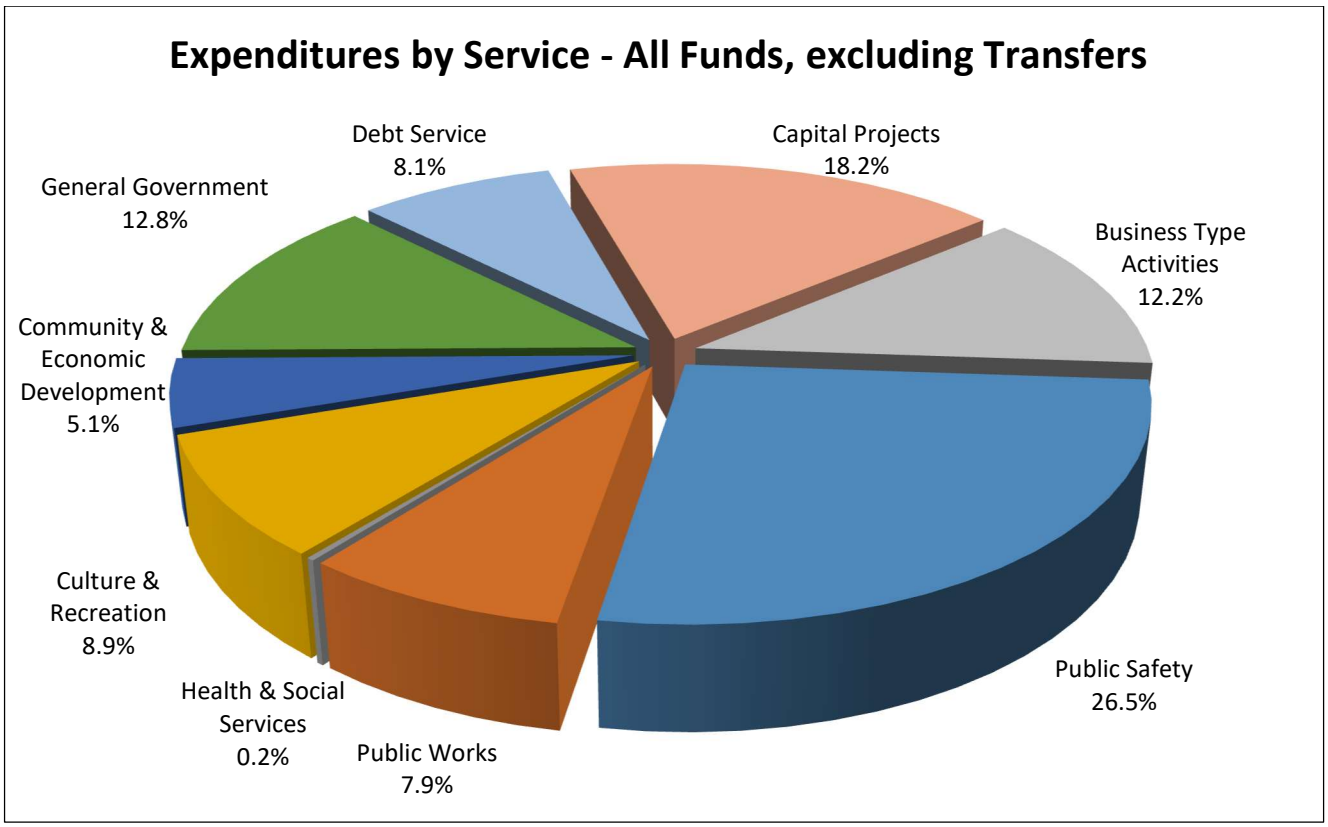
MISCELLANEOUS REVENUE
This category includes donations, library fines & charges, court fines, red light camera revenue and reimbursements. Revenues of a non-recurring nature which are not assigned above are included in this category. The amount built into the FY26 budget for red light enforcement revenue is $1.2 million compared to $860 thousand FY25. This increase is primarily driven by the anticipated completion of construction on highways with red light cameras.

OTHER FINANCING SOURCES
This category is used for the proceeds from bonding. The FY26 budget includes two bond issuances, a General Obligation issuance of $7.7 million as defined in the FY26 Capital Improvement Projects (CIP).

Expenditures Budget – All Funds

EXPENDITURES & OTHER FINANCING USES	FY25 BUDGET	FY26 BUDGET	CHANGE
Public Safety	$ 43,946,287	$ 46,955,364	$ 3,009,076
Public Works	13,270,407	13,975,757	705,349
Health & Social Services	316,479	407,039	90,560
Culture & Recreation	13,986,484	15,816,434	1,829,950
Community & Economic Development	6,502,256	8,951,260	2,449,004
General Government	21,003,434	22,561,710	1,558,276
Debt Service	13,513,061	14,412,167	899,106
Capital Projects	27,145,240	32,183,472	5,038,232
Business Type Activities	20,172,563	21,642,476	1,469,912
Transfers Out	42,301,472	48,780,708	6,479,235
TOTAL EXPENDITURES & OTHER FINANCING USES	**$ 202,157,683**	**$ 225,686,385**	**$ 23,528,701**
TOTAL EXPENDITURES, EXCLUDING TRANSFERS	**$ 159,856,211**	**$ 176,905,677**	**$ 17,049,466**

Excluding transfers between funds, the City of Council Bluffs FY26 Proposed Expenditures Budget is $176,905,677, an increase of 10.7% from the FY25 Approved Budget. This increase is primarily driven by an increase in budgeted capital project spend.



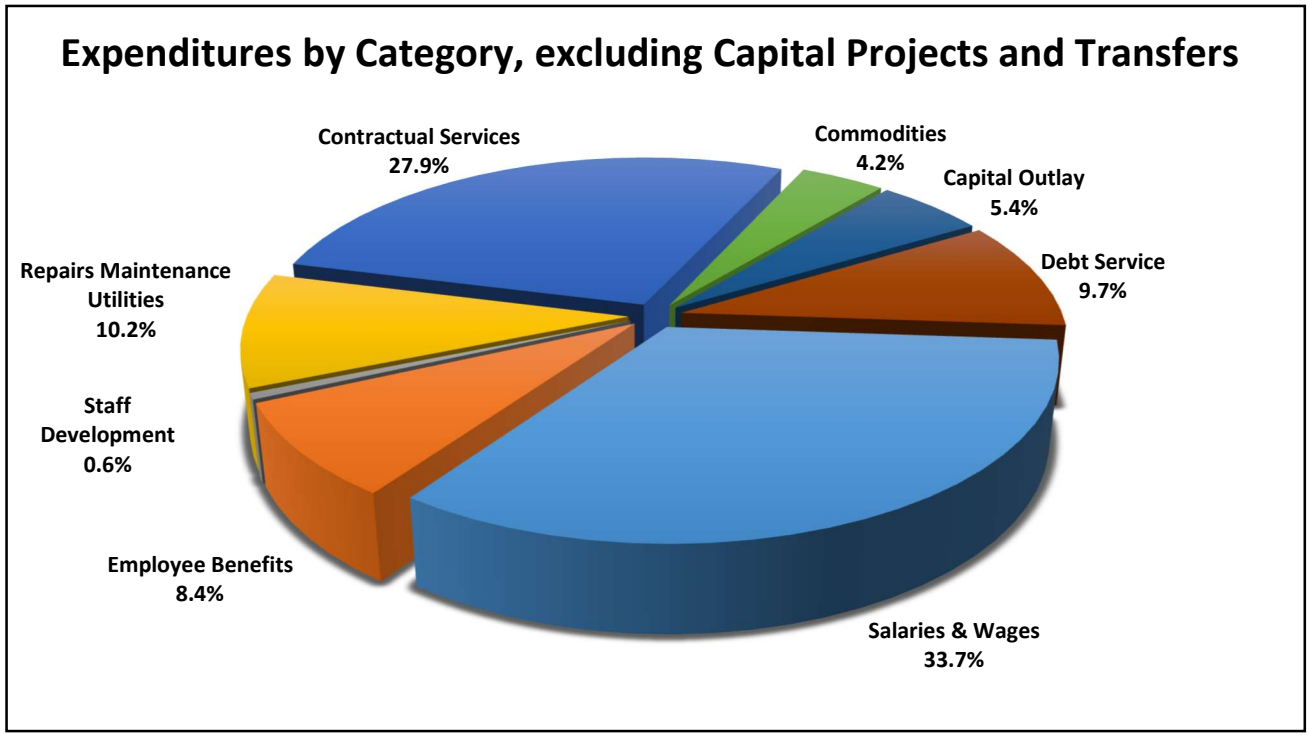
Expenditures Budget Detail – All Funds

	FY25 BUDGET	FY26 BUDGET	CHANGE
Public Safety			
Police	$ 22,562,259	$ 23,887,441	$ 1,325,182
Fire	18,769,953	20,379,258	1,609,305
Building Inspections	1,612,422	1,637,308	24,886
Animal Control	670,273	694,706	24,433
Flood Control	331,380	356,651	25,270
Total Public Safety	**43,946,287**	**46,955,364**	**3,009,076**
Public Works			
Roads, Bridges, & Sidewalks	10,739,307	11,712,157	972,849
Transit Operations	2,531,100	2,263,600	(267,500)
Total Public Works	**13,270,407**	**13,975,757**	**705,349**
Health Inspection	**316,479**	**407,039**	**90,560**
Culture & Recreation			
Library Services	3,631,876	3,725,255	93,379
Parks	4,360,094	5,277,307	917,213
Dodge Riverside Golf Course	1,507,151	1,571,644	64,493
Mid America Center	4,487,363	5,242,228	754,865
Total Culture & Recreation	**13,986,484**	**15,816,434**	**1,829,950**
Community & Economic Development			
Planning & Administration	1,072,902	1,067,270	(5,632)
Community Development	2,619,758	5,857,134	3,237,375
TIF	2,809,595	2,026,856	(782,739)
Total Community & Economic Development	**6,502,256**	**8,951,260**	**2,449,004**
General Government*	**21,003,434**	**22,561,710**	**1,558,276**
Debt Service	**13,513,061**	**14,412,167**	**899,106**
Capital Projects	**27,145,240**	**32,183,472**	**5,038,232**
Business Type Activities			
Sewer	13,134,609	14,067,175	932,567
Refuse	7,037,955	7,575,300	537,346
Total Business Type Activities	**20,172,563**	**21,642,476**	**1,469,912**
TOTAL EXPENDITURES BEFORE TRANSFERS	**$ 159,856,211**	**$ 176,905,677**	**$ 17,049,466**

*See Next Page for General Government Detail

General Government Expenditure Detail

	FY25 BUDGET	FY26 BUDGET	CHANGE
Mayor	**$ 942,917**	**$ 977,676**	**$ 34,760**
City Council	**79,516**	**81,855**	**2,339**
City Clerk/Civil Service	**314,518**	**412,363**	**97,846**
Human Resources			
Employee Benefits & Insurance	1,907,067	1,995,000	87,933
Insurance & Risk Management	2,288,006	2,568,145	280,139
Human Resources Dept	695,423	737,178	41,754
Total Human Resources	**4,890,496**	**5,300,322**	**409,826**
Finance/Procurement	**1,725,961**	**1,659,778**	**(66,183)**
Legal			
Tort & Liability	1,105,940	1,166,862	60,922
City Attorney and Legal HR	460,070	598,147	138,077
Total Legal	**1,566,010**	**1,765,010**	**198,999**
Information Technology	**3,329,601**	**3,806,537**	**476,936**
City Equipment Maintenance	**2,425,762**	**2,510,257**	**84,495**
City Facilities Maintenance	**1,595,216**	**1,697,129**	**101,913**
City Central Stores	**18,600**	**20,350**	**1,750**
Parking Garage	**138,718**	**165,398**	**26,680**
Bass Pro Property Taxes	**642,100**	**642,300**	**200**
Tourism and Promotion	**984,555**	**901,415**	**(83,140)**
Economic Development Commitments	**402,500**	**407,375**	**4,875**
Administration	**1,070,310**	**1,295,240**	**224,930**
Aviation Tax Levy	**876,655**	**918,704**	**42,049**
Total General Government	**$ 21,003,434**	**$ 22,561,710**	**$ 1,558,276**



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, 2025 - June 30, 2026

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
Revenues & Other Financing Sources											
Taxes Levied on Property	1	33,671,189	18,924,363		10,136,299	0			62,731,851	59,789,427	55,351,101
Less: Uncollected Property Taxes-Levy Year	2	0	0		0	0			0	0	0
Net Current Property Taxes	3	33,671,189	18,924,363		10,136,299	0			62,731,851	59,789,427	55,351,101
Delinquent Property Taxes	4	0	0		0	0			0	0	17,181
TIF Revenues	5			2,449,566					2,449,566	3,190,030	3,559,045
Other City Taxes	6	9,886,680	13,537,760		549,019	0			23,973,459	23,291,418	26,616,998
Licenses & Permits	7	2,572,950	85,000					10,000	2,667,950	2,961,937	3,919,576
Use of Money and Property	8	603,100	584,900	0	0	0	0	10,300	1,198,300	4,014,914	4,318,630
Intergovernmental	9	2,346,105	16,588,741	8,792	1,082,477	7,550,000		0	27,576,115	28,374,727	21,365,637
Charges for Fees & Service	10	13,518,472	0		0	0	0	22,093,367	35,611,839	31,882,777	38,734,252
Special Assessments	11	0	166,000		0	0		0	166,000	168,624	173,339
Miscellaneous	12	1,890,781	86,000		0	0	240	45,325	2,022,346	3,101,265	11,700,213
Sub-Total Revenues	13	64,489,277	49,972,764	2,458,358	11,767,795	7,550,000	240	22,158,992	158,397,426	156,775,119	165,755,972
Other Financing Sources:											
Total Transfers In	14	21,394,991	150,000	0	2,527,000	24,708,717	0	0	48,780,708	42,301,472	31,109,206
Proceeds of Debt	15	0	0	0	0	7,691,972		0	7,691,972	0	33,635,998
Proceeds of Capital Asset Sales	16	0	0	0	0	0	0	0	0	62,600	584,745
Total Revenues and Other Sources	17	85,884,268	50,122,764	2,458,358	14,294,795	39,950,689	240	22,158,992	214,870,106	199,139,191	231,085,921
Expenditures & Other Financing Uses											
Public Safety	18	46,758,517	196,847	0			0		46,955,364	44,380,380	42,746,466
Public Works	19	2,659,106	11,316,651	0			0		13,975,757	13,270,407	11,707,564
Health and Social Services	20	407,039	0	0			0		407,039	316,479	326,691
Culture and Recreation	21	15,538,734	277,700	0			0		15,816,434	13,986,184	14,973,575
Community and Economic Development	22	1,067,270	5,857,134	2,026,856			0		8,951,260	7,044,190	7,021,884
General Government	23	21,919,410	642,300	0			0		22,561,710	22,090,212	19,639,049
Debt Service	24	0	0	0	14,412,167		0		14,412,167	13,513,061	10,885,386
Capital Projects	25	0	150,000	0		32,033,472	0		32,183,472	28,616,884	27,807,499
Total Government Activities Expenditures	26	88,350,076	18,440,632	2,026,856	14,412,167	32,033,472	0		155,263,203	143,217,797	135,108,114
Business Type Proprietray: Enterprise & ISF	27							21,642,475	21,642,475	20,172,564	17,901,170
Total Gov & Bus Type Expenditures	28	88,350,076	18,440,632	2,026,856	14,412,167	32,033,472	0	21,642,475	176,905,678	163,390,361	153,009,284
Total Transfers Out	29	1,496,500	32,859,240	895,996	0	10,218,972	0	3,310,000	48,780,708	42,301,472	31,109,206
Total ALL Expenditures/Fund Transfers Out	30	89,846,576	51,299,872	2,922,852	14,412,167	42,252,444	0	24,952,475	225,686,386	205,691,833	184,118,490
Excess Revenues & Other Sources Over	31										
(Under) Expenditures/Transfers Out	32	-3,962,308	-1,177,108	-464,494	-117,372	-2,301,755	240	-2,793,483	-10,816,280	-6,552,642	46,967,431
Beginning Fund Balance July 1	33	38,683,292	52,482,942	489,923	2,381,175	33,225,856	71,263	199,418,466	326,752,917	333,305,559	286,338,128
Ending Fund Balance June 30	34	34,720,984	51,305,834	25,429	2,263,803	30,924,101	71,503	196,624,983	315,936,637	326,752,917	333,305,559

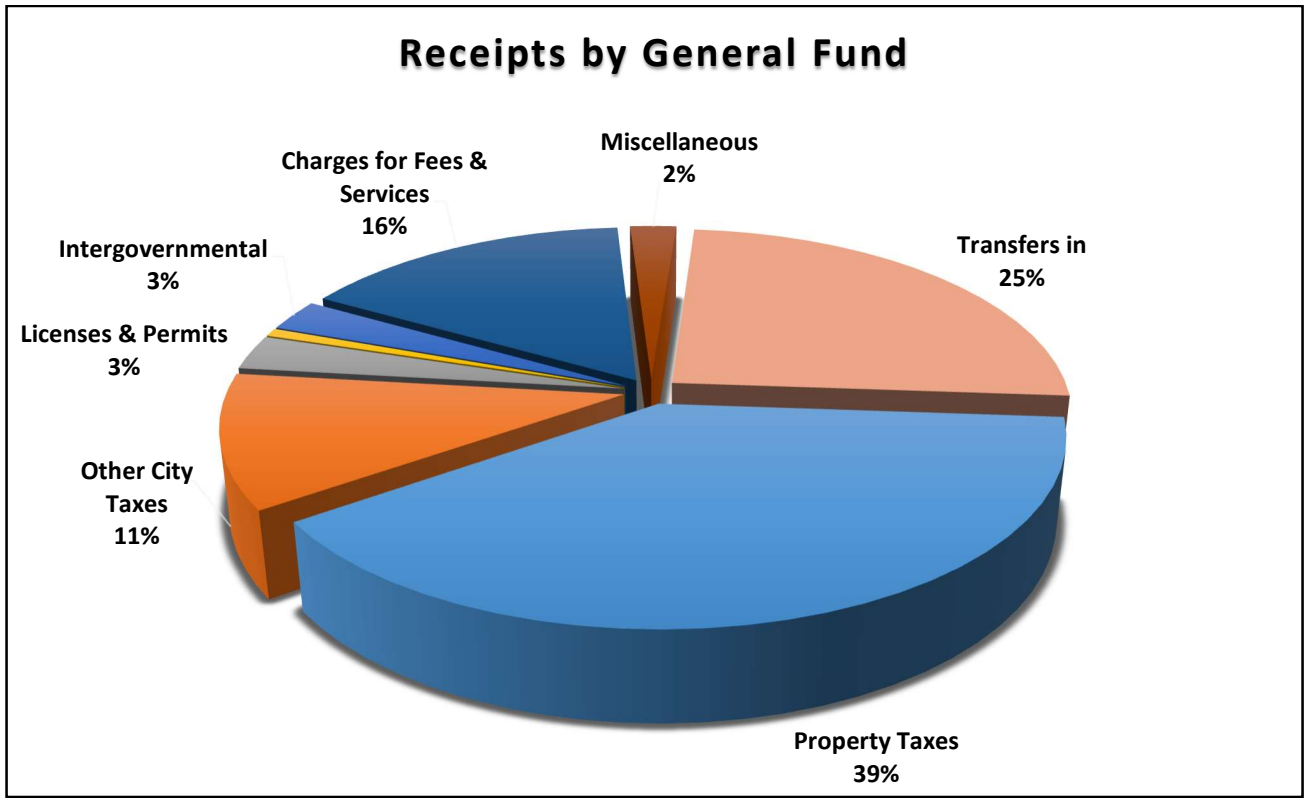
The State Budget summary reflects the entire operating budget for the City aligned by the various funds. The excess of expenditures over revenue (line 32 of the form) is primarily driven by the timing of spend vs revenue received. For example, the timing of spend for large capital improvement projects 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.)

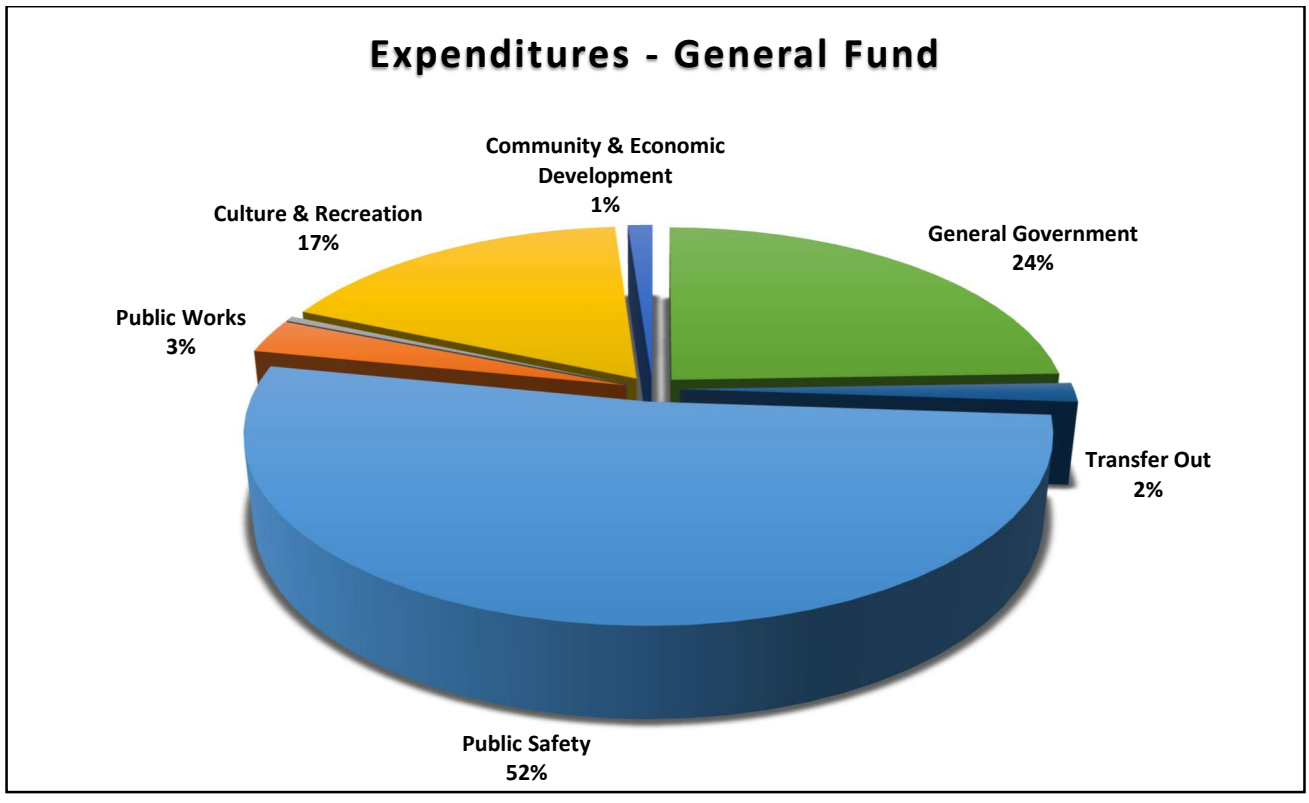
General Fund

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

	FY25 Budget	FY26 Budget
REVENUE & OTHER FINANCING SOURCES		
Property Taxes	$ 32,324,578	$ 33,671,189
Other City Taxes	9,748,773	9,886,681
Licenses & Permits	2,687,250	2,572,950
Use of Money & Property	1,104,250	603,100
Intergovernmental	2,499,577	2,346,105
Charges for Fees & Services	10,616,282	13,518,472
Miscellaneous	1,652,200	1,890,781
Transfers In	19,873,861	21,394,991
TOTAL REVENUE & OTHER FINANCING SOURCES	**$ 80,506,772**	**$ 85,884,269**
EXPENDITURES & OTHER FINANCING USES		
Public Safety	$ 43,761,518	$ 46,758,517
Public Works	2,915,967	2,659,106
Health & Social Services	316,479	407,039
Culture & Recreation	13,669,484	15,538,734
Community & Economic Development	1,072,902	1,067,270
General Government	20,361,334	21,919,410
Transfers Out	985,000	1,496,500
TOTAL EXPENDITURES & OTHER FINANCING USES	**$ 83,082,684**	**$ 89,846,576**
NET REVENUE (EXPENDITURES)	**$ (2,575,912)**	**$ (3,962,307)**


Receipts by General Fund
Miscellaneous 2%
Charges for Fees & Services 16%
Intergovernmental 3%
Licenses & Permits 3%
Other City Taxes 11%
Transfers in 25%
Property Taxes 39%


Expenditures - General Fund
Community & Economic Development 1%
Culture & Recreation 17%
Public Works 3%
General Government 24%
Transfer Out 2%
Public Safety 52%

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 FY26 budget includes lease payments which are funded by the Iowa West Foundation.

Mid-America Arena and Convention Center Operating Budget

	FY25 BUDGET	FY26 BUDGET	CHANGE
Operating Revenue	$ 4,012,380	$ 4,767,227	$ 754,847
Operating Expense	4,262,363	5,017,228	754,865
Operating Net Income (Loss)	**(249,983)**	**(250,001)**	**(18)**
Less Management Fees	225,000	225,000	-
Net Loss	**$ (474,983)**	**$ (475,001)**	**$ (18)**

Dodge Riverside Golf Operating Budget

	FY25 BUDGET	FY26 BUDGET	CHANGE
Operating Revenue	$ 1,516,770	$ 1,563,719	$ 46,949
Operating Expense	1,424,591	1,474,244	49,653
Operating Net Income	**92,180**	**89,475**	**(2,704)**
Less Management Fees	82,560	97,400	14,840
Net Income (Loss)	**$ 9,620**	**$ (7,925)**	**$ (17,544)**

River's Edge Parking, LLC Parking Garage Operating Budget

	FY25 BUDGET	FY26 BUDGET	CHANGE
Iowa West Foundation Grant	$ 775,369	$ 775,369	$ -
Lease Payment	775,369	775,369	-
TIF	90,740	125,423	34,683
Net Total	**90,740**	**125,423**	**34,683**
Maintenance	126,718	153,398	26,680
Management Fees	12,000	12,000	-
Net Income (Loss)	**$ (47,978)**	**$ (39,975)**	**$ 8,003**

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 FY26 Budget
REVENUE & FINANCING SOURCES							
Property Taxes	$ -	$ -	$ -	$ -	$ 18,792,323	$ 132,039	$ 18,924,362
Other City Taxes	-	-	12,500,000	-	1,037,761	-	13,537,761
Licenses & Permits	-	85,000	-	-	-	-	85,000
Use of Money & Property	-	17,000	-	-	-	567,900	584,900
Intergovernmental	6,988,000	8,750,000	-	26,000	574,780	8,261	16,347,041
Nongovernmental	-	-	-	241,700	-	-	241,700
Charges for Fees & Services	-	-	-	-	-	-	-
Special Assessments	-	-	-	-	-	166,000	166,000
Miscellaneous	30,000	46,000	-	10,000	-	-	86,000
Transfers In	-	-	150,000	-	-	-	150,000
TOTAL REVENUE & FINANCING SOURCES	**$ 7,018,000**	**$ 8,898,000**	**$ 12,650,000**	**$ 277,700**	**$ 20,404,864**	**$ 874,200**	**$ 50,122,764**
EXPENDITURES & FINANCING USES							
Public Safety	$ -	$ -	$ -	$ -	$ -	$ 196,847	$ 196,847
Public Works-Road Use	-	11,316,651	-	-	-	-	11,316,651
Culture & Recreation - Library	-	-	-	277,700	-	-	277,700
Community & Economic Development	5,717,134	-	-	-	-	140,000	5,857,134
General Government	-	-	-	-	-	642,300	642,300
Debt Service	-	-	-	-	-	-	-
Capital Projects	-	-	150,000	-	-	-	150,000
Transfers Out	-	285,000	11,850,000	-	20,724,240	-	32,859,240
TOTAL EXPENDITURES & FINANCING USES	**$ 5,717,134**	**$11,601,651**	**$ 12,000,000**	**$ 277,700**	**$ 20,724,240**	**$ 979,147**	**$ 51,299,871**
Net Revenue (Expenditures)	**$ 1,300,867**	**$ (2,703,651)**	**$ 650,000**	**$ -**	**$ (319,376)**	**$ (104,947)**	**$ (1,177,107)**

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 675 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

	FY25 Budget	FY26 Budget	Change
Tax Increment Revenue	$ 3,210,733	$ 2,458,358	$ (752,375)
TOTAL REVENUE & OTHER FINANCING SOURCES	**$ 3,210,733**	**$ 2,458,358**	**$ (752,375)**

TIF Expenditures

	FY25 Budget	FY26 Budget	Change
Payment to Developers	$ 2,049,595	$ 2,026,856	$ (22,739)
Bond Payment (Marketplace)	760,000	-	(760,000)
Expense Reimbursement	221,080	670,751	449,671
Transfer to Capital Projects	200,000	225,245	25,245
Transfer to Debt Service	63,756	-	(63,756)
TOTAL EXPENDITURES & OTHER FINANCING USES	**$ 3,294,431**	**$ 2,922,852**	**$ (371,579)**
NET REVENUE (EXPENDITURES)	**$ (83,698)**	**$ (464,494)**	**$ (380,796)**

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. $7.7 million of general obligation bonds for FY26 capital projects will be issued in FY26. 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

	FY25 BUDGET	FY26 BUDGET	CHANGE
Property Tax Levy	$ 10,562,872	$ 10,992,426	$ 429,554
Nongovernmental Grant	775,369	775,369	-
Transfer In Debt Payments	2,117,371	2,527,000	409,629
Total Debt Service Revenue	**$ 13,455,612**	**$ 14,294,795**	**$ 839,183**

DEBT SERVICE EXPENDITURES

	FY25 BUDGET	FY26 BUDGET	CHANGE
Bond Payments	$ 12,737,692	$ 13,636,798	$ 899,106
Lease Payments	775,369	775,369	-
Total Debt Service Payments	**$ 13,513,061**	**$ 14,412,167**	**$ 899,106**

Statutory Debt Capacity Update

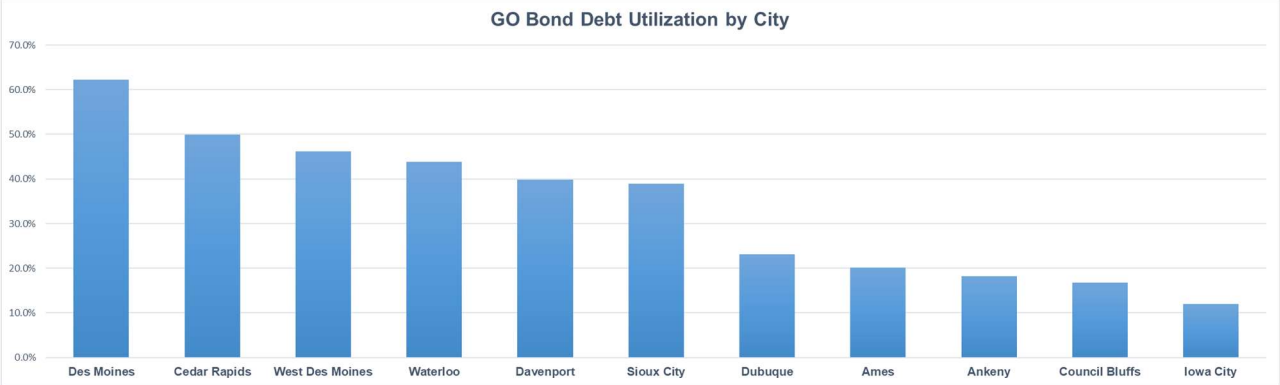
The Iowa Constitution stipulates the debt of a community may not exceed 5% of the Actual Assessed Value of the Taxable Property within the city or town. General obligation bonds, TIF debt and leases paid from the general fund are included as indebtedness of the City under the statutory debt limit. Below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

City of Council Bluffs
Debt Capacity Calculation

100% Assessed Value of property, January 1, 2024:	$ 8,491,660,020
Statutory Debt limit	5%
Debt Limit	$ 424,583,001
Outstanding GO Debt, TIF Debt, Loan and Installment Purchases Debt	$ 75,120,632
Fund Balance available for Debt repayment	(2,833,456)
Projected Net Debt Outstanding June 30, 2025	$ 72,287,176
Legal Debt Margin Utilized	17.03%

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, 2024

City	Population	100% Valuation ($)	Debt Limit	GO Debt Capacity in Use	% of Debt Capacity Used for GO Bonds
Des Moines	214,133	$ 19,288,961,321	$ 964,448,066	$ 599,760,000	62.2%
Cedar Rapids	137,710	$ 15,892,338,290	$ 794,616,915	$ 396,830,000	49.9%
West Des Moines	68,723	$ 13,291,140,928	$ 664,557,046	$ 307,090,000	46.2%
Waterloo	67,314	$ 5,414,733,155	$ 270,736,658	$ 118,605,000	43.8%
Davenport	101,724	$ 10,052,634,910	$ 502,631,746	$ 200,540,000	39.9%
Sioux City	85,797	$ 7,434,409,122	$ 371,720,456	$ 144,930,000	39.0%
Dubuque	59,667	$ 6,472,591,693	$ 323,629,585	$ 74,975,000	23.2%
Ames	66,427	$ 6,636,609,831	$ 331,830,492	$ 67,035,000	20.2%
Ankeny	67,887	$ 11,018,599,053	$ 550,929,953	$ 100,260,000	18.2%
Council Bluffs	62,799	$ 8,491,660,020	$ 424,583,001	$ 71,190,000	**16.8%**
Iowa City	74,828	$ 8,787,156,880	$ 439,357,844	$ 52,980,000	12.1%

Sources:
United States Census 2020 Population
State of Iowa Department of Management as of 1/1/2024 (100% Valuation)
Debt outstanding derived from official statements, audits and continuing disclosure reports

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

	FY26 BUDGET
REVENUE & FINANCING SOURCES	
Federal Grants	$ 1,350,000
State Grants	2,700,000
Nongovernment Grants	3,500,000
Proceeds of Debt	7,691,972
Transfers In	17,016,745
TOTAL REVENUE & FINANCING SOURCES	**$ 32,258,717**

	FY26 BUDGET
EXPENDITURES & FINANCING USES	
Levee Certification Projects	$ 3,500,000
Public Works Street Projects	15,195,000
Community Development Projects	1,750,000
Parks & Recreation Projects	6,526,060
MidAmerica Center Projects	1,975,000
IT Software & Hardware	800,000
Fire Projects	380,000
Police Projects	1,232,412
Building Maintenance Projects	675,000
TOTAL EXPENDITURES & FINANCING USES	**$ 32,033,472**

CAPITAL PROJECTS EXPENDITURES TO REVENUE RECONCILIATION

Total Revenue & Financing Sources	$ 32,258,717
Total Expenditures & Financing Uses	32,033,472
Revenue over Expenditures	225,245
TIF revenue collected in FY26 for prior year spend	(225,245)
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 305 miles of sanitary sewer and 227 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

	FY25 BUDGET	FY26 BUDGET
REVENUE & FINANCING SOURCES		
Charges for Services	$ 14,762,500	$ 15,112,500
Miscellaneous	42,000	21,000
TOTAL REVENUE & FINANCINC SOURCES	**$ 14,804,500**	**$ 15,133,500**
EXPENSES & FINANCING USES		
Sewer Operations & Maintenance	$ 8,397,159	$ 8,982,375
Sewer Equipment	488,150	641,000
Sewer Capital Improvement Loan	49,300	43,800
Transfers Out	2,600,000	3,310,000
Total Expenditures	**11,534,609**	**12,977,175**
Depreciation Expense	4,200,000	4,400,000
TOTAL EXPENSES & FINANCING USES	**$ 15,734,609**	**$ 17,377,175**
NET REVENUE (EXPENSES)	**$ (930,109)**	**$ (2,243,675)**

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 the final planned increase scheduled for FY26, outlined in the Schedule of Fees.

Proprietary Fund - Refuse

	FY25 BUDGET	FY26 BUDGET
REVENUE & FINANCING SOURCES		
Charges for Refuse Collection	$ 5,402,476	$ 5,670,867
Sale of Recyclables & Other Services	1,060,000	1,310,000
Rents & Royalties	5,300	5,300
Miscellaneous	18,325	39,325
TOTAL REVENUE & FINANCING SOURCES	**$ 6,486,101**	**$ 7,025,492**
EXPENDITURES & FINANCING USES		
Refuse Disposal	$ 3,443,418	$ 3,682,991
Recycling Center Operations	3,284,537	3,164,309
Recycling Center Equipment	35,000	453,000
Total Expenditures	**$ 6,762,955**	**$ 7,300,300**
Depreciation Expense	275,000	275,000
TOTAL EXPENDITURES & FINANCING USES	**$ 7,037,955**	**$ 7,575,300**
NET REVENUE (EXPENSES)	**$ (551,854)**	**$ (549,808)**

Supplemental Schedules

Transfer Detail (Interfund and Intrafund)

Transfer From		Transfer To			
Fund Category	**Fund Name**	**Fund Category**	**Fund Name**	**Amount**	**Purpose**
General	Gaming	Capital	Capital Projects	1,275,000	FY26 CIP
General	Fire	Capital	Capital Projects	100,000	FY26 CIP
General	Parks	Capital	Capital Projects	121,500	FY26 CIP
Special Revenue	Road Use Tax	Capital	Capital Projects	285,000	FY26 CIP
Special Revenue	Local Option Sales Tax	Capital	Capital Projects	11,700,000	FY26 CIP
Special Revenue	Local Option Sales Tax	Special Revenue	Local Option Sales Tax	150,000	FY26 CIP
Special Revenue	Employee Benefit Levy	General	General-Employee Benefits	20,724,240	Fund Employee Benefits
Tax Increment Financing (TIF)	W. Broadway TIF	General	General-Community Dev	5,949	Expense Reimbursement
Tax Increment Financing (TIF)	Playland Park TIF	General	General-CAM Expense	101,837	River's Edge CAM Agreement
Tax Increment Financing (TIF)	Playland Park TIF	General	General-Community Dev	3,506	Expense Reimbursement
Tax Increment Financing (TIF)	Playland Park TIF	General	General-River's Edge Parking Garage	125,423	River's Edge Parking Garage Maintenance Expense
Tax Increment Financing (TIF)	Playland Park TIF	Capital	Capital Projects	200,000	River's Edge Development Project
Tax Increment Financing (TIF)	Marketplace TIF	General	General	427,406	IFA Loan Payoff Advance
Tax Increment Financing (TIF)	Marketplace TIF	General	General-Community Dev	3,458	Expense Reimbursement
Tax Increment Financing (TIF)	23rd Avenue TIF	General	General-Community Dev	3,039	Expense Reimbursement
Tax Increment Financing (TIF)	Valley View TIF	General	General-Community Dev	133	Expense Reimbursement
Tax Increment Financing (TIF)	Downtown TIF	Capital	Capital Projects	25,245	Vine Street Parking Project
BTA	Sewer	Capital	Capital Projects	3,310,000	FY26 CIP
Capital	GO Bonding	Capital	Capital Projects	7,691,972	FY26 CIP
Capital	River Levee	Debt Service	Debt Service	2,527,000	GO Bonds Issued in 2024
			Total Transfers	**48,780,708**	

Capital Improvement Program FY26 approved by Council on December 16, 2024

Complete approved FY26 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			**$2,650,000**	
BM-26-01	MAC Parking Lot Rehab - Phase VI	Replacement of City owned lots	$1,000,000	
BM-26-02	MAC Arena Upgrades - Phase I	Replace South retractable seating	$675,000	
BM-26-03	City Hall Exterior Repair	Repair window lentils, clean and seal exterior walls	$250,000	
BM-26-04	MAC Arena Folding Chairs	Replace arena folding chairs	$210,000	
BM-26-05	Bass Pro Shops Parking Lot Repairs	Mill and patch, crack seal and seal coat	$275,000	
BM-26-06	Vehicles & Heavy Equipment	Replace MAC utility vehicle and truck	$90,000	
BM-26-07	SWILE Backup Generator Addition	Install whole house generator at SWILE to cover network link to WWTP and direct link to PD	$150,000	
Library			**$50,000**	
LI-26-01	Outreach Vehicle	Vehicle to support Library outreaches, including upfitting	$50,000	PY Bond $
Community Development Department			**$1,750,000**	
CD-26-01	FIRST AVE Program (Furthering Interconnections	Acquisitions/demolition/trail/infrastructure/studies (31st - 35th St)	$500,000	
CD-26-02	Downtown Plan	Completion of Downtown Plan Update from 2003	$600,000	
CD-26-03	East Manawa Development	Planning, design, infrastructure, trail	$350,000	CDBG
CD-26-04	Old Battery Factory site	Infrastructure	$300,000	CDBG
Fire Department			**$380,000**	
FD-26-01	Station 2 Precon Plans	Plans for remodel of station 2	$100,000	
FD-26-02	Vehicles & Heavy Equipment	QRV 22 Replacement, Fire Car 8 Replacement, Fire Car 6 Replacement, Large Diameter Hose Replacement	$280,000	
Police Department			**$1,232,412**	
PD-26-01	Vehicles & Heavy Equipment	Replacement of 6 cruisers with upfitting costs; department issued rifles	$705,658	
PD-26-02	Taser Replacement	Replace 80 tasers with 5-year warranty	$526,754	
			$0	
IT			**$800,000**	
IT-26-01	Safety and Security	Cameras	$70,000	
IT-26-02	Infrastructure & Services	Fiber, network switches, servers, storage	$500,000	
IT-26-03	Mobile Technology	MDTs and tablets	$80,000	
IT-26-04	Software Licensing	Software renewals; permit/licensing software implementation	$150,000	

PROJECT #	PROJECT TITLE	DESCRIPTION	Current Year Project Cost	Notes/Further information
Parks and Recreation Department			**$6,526,060**	
PR-26-01	River's Edge Donor Plaza	Construct New Donor Plaza for the Donors of River's Edge	$600,000	
PR-26-02	Big Lake Park North Field Trails and Dog Park, P	Engineering and design of the north field improvements	$50,000	
PR-26-03	South Expressway Trail Connection	Engineering and design of trail connection	$375,000	
PR-26-04	S. 24th Trail Connection	New trail segment from I-29 off ramp to Recreation Complex, along S. 24th Street	$400,000	
PR-26-05	Pirate Cove Improvements	New concrete plaza and shelter area	$155,000	
PR-26-06	Trolley Park Playground Improvement	Replace existing play surface and add a couple of stand alone pieces of play equipment	$261,000	
PR-26-07	Big Lake Park Playground Improvements, Phase	Engineering and design of playground and associated park improvements	$71,500	
PR-26-08	City County Trail Connector	Additional funding for design and construction of City County Trail	$375,000	
PR-26-09	Vehicles & Heavy Equipment	Vehicles & Heavy Equipment	$738,560	
PR-26-10	Rivers Edge Gateway Enhancements	Decorative lighting, landscaping, hardscaping, irrigation and entry signage at W. Broadway	$3,500,000	
Public Works Department			**$18,845,000**	
PW-26-01	Infrastructure Maintenance	Emergency Repair	$150,000	
PW-26-02	Infrastructure Maintenance	Traffic Signal Improvements	$200,000	
PW-26-03	Infrastructure Maintenance	HMA Resurfacing, curb & gutter	$300,000	
PW-26-04	Infrastructure Management	Sanitary Sewer Rate Study	$100,000	
PW-26-05	NPDES PH II Program Management	Stormwater Utility Study	$100,000	
PW-26-06	Indian Creek Channel Rehabilitation	Repair of I.C. conrete structure	$3,500,000	FMP
PW-26-07	Richard Downing Blvd Reconstruction	Pavement, storm sewer	$2,250,000	
PW-26-08	Valley View Intersection Improvements	Greenview Rd and Franklin Ave	$800,000	
PW-26-09	E Manawa Sewer Rehab - Phase XIV	Pavement, sewer	$1,500,000	Other = Sewer
PW-26-10	Kanesville Pedestrian Bridge Repairs	Repair bridge structure	$450,000	
PW-26-12	S 23rd Street Sewer Rehab - Phase II	Pavement, sewer	$1,250,000	Other = Sewer
PW-26-13	Ave B Reconstruction, Phase II	Pavement, sewer	$1,250,000	Other = Sewer
PW-26-14	Hillcrest Reconstruction, Phase II	Pavement, sewer	$900,000	Other = Sewer
PW-26-15	WPCP Digestor Lids	Repair/Replace Digestor Lids	$3,500,000	Other = Sewer
PW-26-16	Pump Station Rehab	Forrest Glen Sanitary P.S.	$1,500,000	
PW-26-17	SS4A Planning Grant	City-wide traffic calming and speed study	$875,000	
PW-26-18	East End Ops Building	Purchase former Pott Co. site on Greenview	$220,000	Other = Sewer
Total			**$32,233,472**	

FY26 Proposed Property Tax Levy, Public Hearing held on March 24, 2025

Additional Property Tax Levy Details can be found at:

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

How to read this form and what it means:

Tax Rate Comparison-Current VS Propose - This section uses a specific formula to compare property tax costs for a residential property and a commercial property over two years.

Residential property - In this example, in 2025, the residential property would have a tax of $827.44; in 2026, the tax would be $923.12. However, this example assumes a 10% increase in assessed property values. This assumption caused the majority of the 11.61% increase shown and may not reflect actual changes to 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 46.3428% for FY25 and 47.4316% for FY26.
*The certified levy rate for FY25 is $17.85467; the proposed levy rate for FY26 is to be lowered to $17.69276

Commercial property - In this example, in 2025, the commercial property would have a tax of $3,651.53; in 2026, the tax would be $4,125.02. However, this example assumes a 10% increase in assessed property values. This assumption caused the majority of the 12.95% increase shown and may not reflect actual changes to valuation.

The formula used is: ((((First $150,000 of Assessed Value x Residential Rollback Rate) + (Remaining Assessed Value X 90% Rollback Rate)) / 1000) x Levy Rate)

*Your assessed value can be found at www.pottco.org.
*The Residential Rollback Rate is 46.3428% for FY25 and 47.4316% for FY26. Commercial rollback is 90% for FY25 and FY26.
*The certified levy rate for FY25 is $17.85467; the proposed levy rate for FY26 is to be lowered to $17.69276

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 illustrates the FY25 certified valuations (set forth by County Assessor), levy rate, and revenue for the City of Council Bluffs. Overall City of Council Bluffs' levy rate for FY25 is 17.85467.

Budget Year Effective - This is a required column per House File 718, passed in 2023, and Senate File 2442, passed in 2024. This column illustrates increased valuations for FY26 budget (set forth by County Assessor), but automatically keeps revenue consistent with FY25 and calculates the overall levy rate. This illustration does not factor continued inflation, supply/demand issues, or increased costs associated with employees and insurance (employee and property/liability) in order for the City to continue offering full services (Public Safety, Public Works, Parks and Recreation, Community Development, initiatives with non-profit organizations, etc.).

Budget Year Proposed - This column illustrates the increased valuations for FY26 budget (set forth by County Assessor) and calculates the overall levy rate for the City of Council Bluffs, determined by the needs of the proposed FY26 operating budget. The proposed budget, and in turn, levy rate considers factors such as: inflation, supply/demand issues, costs for employees and insurance (employee and property/liability). These factors allow the City to continue offering full services (Public Safety, Public Works, Parks and Recreation, Community Development, initiatives with non-profit organizations, etc.). The proposed levy rate is 17.69276, a decrease of .16191, or (0.9%), from FY25.

* This is a requirement per House File 718, passed through legislation in 2023.

CITY NAME: COUNCIL BLUFFS

NOTICE OF PUBLIC HEARING - CITY OF COUNCIL BLUFFS - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2025 - June 30, 2026

CITY #: 78-732

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:
Meeting Date: 3/24/2025 Meeting Time: 06:00 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 2024 - 2025	Budget Year Effective Property Tax 2025 - 2026	Budget Year Proposed Property Tax 2025 - 2026
Taxable Valuations for Non-Debt Service	3,343,055,436	3,525,506,271	3,525,506,271
Consolidated General Fund	27,604,545	27,604,545	28,540,278
Operation & Maintenance of Public Transit	1,549,172	1,549,172	1,262,131
Aviation Authority	802,333	802,333	846,122
Liability, Property & Self Insurance	2,340,139	2,340,139	2,993,155
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	4,402,804	4,402,804	4,643,092
FICA & IPERS (If at General Fund Limit)	3,065,582	3,065,582	2,527,788
Other Employee Benefits	10,497,161	10,497,161	11,621,444
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	3,434,085,684	3,594,432,394	3,594,432,394
Debt Service	9,684,122	9,684,122	10,136,299
CITY REGULAR TOTAL PROPERTY TAX	59,945,858	59,945,858	62,570,309
CITY REGULAR TAX RATE	17.85467	16.95080	17.69276
Taxable Value for City Ag Land	9,452,504	9,822,004	9,822,004
Ag Land	28,393	28,393	29,503
CITY AG LAND TAX RATE	3.00375	2.89075	3.00375
Tax Rate Comparison-Current VS. Proposed*			
Residential property with an Actual/Assessed Valuation of $100,000/$110,000	**Current Year Certified 2024/2025**	**Budget Year Proposed 2025/2026**	**Percent Change**
City Regular Residential	827	923	11.61
Commercial property with an Actual/Assessed Valuation of $300,000/$330,000	**Current Year Certified 2024/2025**	**Budget Year Proposed 2025/2026**	**Percent Change**
City Regular Commercial	3,652	4,125	12.95

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

Reasons for tax increase if proposed exceeds the current:

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, caused by changes in supply and demand, as well as increased costs for employee and property/liability insurance.