



City Council Special Meeting Minutes March 24, 2025

CALL TO ORDER

Mayor Walsh called the meeting to order at 6:00 p.m. on Monday March 24, 2025.

Council Members present: Joe Disalvo, Chris Peterson, Roger Sandau and Jill Shudak.

Council Member absent: Steve Gorman.

Staff present: Jodi Quakenbush, Richard Wade, Brandon Garrett and Grant Duin.

MAYORS PROCLAMATIONS

PUBLIC HEARINGS

Resolution 25-66

Resolution approving the City of Council Bluffs Proposed Property Tax Levy for fiscal year ending June 30, 2026.

Joe Disalvo and Roger Sandau moved and seconded approval of Resolution 25-66. Unanimous, 4-0 vote.
(Absent: Gorman)

APPLICATIONS FOR PERMITS AND CANCELLATIONS

CITIZENS REQUEST TO BE HEARD

OTHER BUSINESS

ADJOURNMENT

Mayor Walsh Adjourned the meeting at 6:20 p.m.
(Absent: Gorman)

The tape recording of this proceeding, though not transcribed, is part of the record of each respective action of the City Council. The tape recording of this proceeding is incorporated into these official minutes of this Council meeting as if they were transcribed herein.

Matthew J. Walsh, Mayor
Attest: Jodi Quakenbush, City Clerk

Council Communication

Department: Finance
Case/Project No.:
Submitted by: Finance Department/Danielle Bemis

Resolution 25-66
ITEM 3.A.

Council Action: 3/24/2025

Description
Resolution approving the City of Council Bluffs Proposed Property Tax Levy for fiscal year ending June 30, 2026.

Background/Discussion
With the passage of HF 718 and SF 2442 by the Iowa Legislature, new budget requirements were implemented by the Iowa Department of Management starting with the FY25 Budget.
The new bills aimed to further notify the public about property tax changes and requires a new public notice format to be held as a special public hearing separate from other City business.

Recommendation
This is a required step in the budget approval process. The proposed property tax levy will be approved with the FY26 Annual Operating Budget prior to April 30, 2025.

ATTACHMENTS:

Description	Type	Upload Date
Proposed Property Tax Notice	Notice	3/13/2025
How to Read Property Tax Notice	Other	3/12/2025
Resolution 25-66	Resolution	3/20/2025

CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF COUNCIL BLUFFS - PROPOSED PROPERTY TAX LEVY **CITY #: 78-732**
COUNCIL BLUFFS **Fiscal Year July 1, 2025 - June 30, 2026**

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

Meeting Date: 3/24/2025 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 Property Tax 2024 - 2025	Certified Property Tax 2024 - 2025	Budget Year Property Tax 2025 - 2026	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.

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

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Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
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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.

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 2024, 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: $((\text{Assessed Value} \times \text{Residential Rollback Rate}) / 1000) \times \text{Levy Rate}$

*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 2024, 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: $((\text{First } \$150,000 \text{ of Assessed Value} \times \text{Residential Rollback Rate}) + (\text{Remaining Assessed Value} \times 90\% \text{ Rollback Rate})) / 1000 \times \text{Levy Rate}$

*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.

RESOLUTION NO. 25-66

A Resolution approving the City of Council Bluffs Proposed Property Tax Levy for
Fiscal Year Ending June 30, 2026

WHEREAS, the City Council of the City of Council Bluffs have considered the proposed fiscal year ending June 30, 2026 city property tax dollars for the affected levy total;

WHEREAS, a notice concerning the City's proposed property tax levy dollars was published as required and posted on the city web site and social media accounts;

WHEREAS, the City has completed all requirements under Section 24.2A of the Code of Iowa to assist the County in the preparation of the annual taxpayer statements;

WHEREAS, a public hearing concerning the City's proposed property tax levy was held on March 24, 2025 as a special meeting, separate from other City business.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Council Bluffs that the proposed property tax levy for fiscal year ending June 30, 2026 shall be approved with the FY26 Annual Operating Budget prior to April 30, 2025.

NOW, THEREFORE, BE IT RESOLVED
BY THE CITY COUNCIL
OF THE
CITY OF COUNCIL BLUFFS, IOWA

Approval of the City of Council Bluffs Proposed Property Tax Levy for Fiscal Year Ending June 30, 2026.

ADOPTED
AND
APPROVED

March 24, 2025

Matthew J. Walsh, Mayor

ATTEST: _____
Jodi Quakenbush City Clerk