



**THE CITY COUNCIL OF WATERLOO, IOWA  
WORK SESSION TO BE HELD AT  
Harold E. Getty Council Chambers  
Monday, March 2, 2026  
4:00 PM**

**RULES FOR WORK SESSION PUBLIC COMMENT**

Iowa Code Chapter 21 gives the public the right to attend council meetings, but it does not require cities to allow public participation except during public hearings. The city council shall not receive any public comment during a work session.

**Roll Call.**

**Agenda, as proposed or amended.**

**Approval of Minutes of the February 16, 2026 Work Session, as proposed or amended.**

**4:00 p.m. Presentation from MET Transit.**

Submitted by: Noel Anderson, Community Planning and Development Director

**Approx. 4:15 Discussion of the FY 2027 budget.**

**p.m.** Submitted by: Bridgett Wood, Finance Director

**ADJOURNMENT**

Kelley Felchle  
City Clerk

February 16, 2026

COUNCIL WORK SESSION  
Harold E. Getty Council Chambers  
4:20 p.m.

Pre-Meeting Items

Roll Call.

Members present: Mayor Dave Boesen in the Chair. Roll Call: Mr. Schmitt, Ms. Berry, Mr. Salamanca, Mr. Martin and Mr. Simon. Ms. Creighton-Smith arrived at 4:22 p.m.

Agenda, as proposed or amended.

Simon/Salamanca  
that the agenda as proposed be approved. Voice vote-Ayes: Six. Motion carried.

Approval of Minutes of the January 20, 2026, Council Work Session as proposed or amended.

Simon/Salamanca  
that the minutes of the January 20, 2026, Council Work Session, be approved. Voice vote-Ayes: Six. Motion carried.

Work Session Items

Presentation from Americans for Independent Living.

Christine Rolf, Executive Director, Americans for Independent Living, 4020 University, introduced their organization and shared what services they provide to veterans and emphasized the need for more housing.

Tim Combs, Founder, Americans for Independent Living, provided an overview of his organization's history and future plans for assisting veterans. He shared their plans to create a workshop in the Markerspace building that would benefit both the veterans and the community. He commented that AFIL has partnered with the Exchange Club on the upcoming America250 event and said 1776 flags will be placed downtown, at Veterans Memorial Hall, across the bridge in the direction of the Vietnam Veterans Memorial and on the parking ramp. He invited everyone to a complimentary breakfast at the Waterloo Convention Center on April 29th from 7:30 a.m. to 9:00 a.m. where there will be a presentation on all that AFIL is doing and plans to do within the community.

Ms. Berry shared that she served on the Veterans Affairs Committee at the Iowa House of Representatives. She asked if he knew the number of veterans in the Waterloo area.

Tim Combs shared that the VA estimates there are approximately 7,000 to 8,000 veterans in the system, but that the number could be higher as some veterans do not register for assistance.

Ms. Berry asked how many homeless veterans seek their services.

Tim Combs stated that in the winter they see about 20 to 30 in the winter.

Ms. Berry questioned if he had any suggestions for someone who may have a family member that is a homeless veteran.

Tim Combs shared the first step would be to contact the Veterans Affairs staff. Once they have been verified through Veterans Affairs, then AFIL can help connect them to resources to get them off the street.

Mr. Simon questioned if the houses they have are single-family homes or apartments.

Tim Combs explained that they have two homes that have been rehabilitated that serve as housing for the veterans.

Mr. Simon asked if 657A homes would benefit his program.

Tim Combs confirmed and shared that he is currently looking at one. He explained that donated homes are best, so every dollar goes into fixing the homes up and keeping the cost of rent down.

Mr. Simon questioned if there is a group that they utilize to help encourage homeless veterans to utilize their services.

Tim Combs said that they partner with Pathways for any mental health resources that are needed and Iowa Workforce to help get them employed and off the street.

Mr. Schmitt requested an overview of collaboration with Veterans Affairs and if they serve veterans outside of Black Hawk County.

Tim Combs provided an overview and said that they have helped veterans in Bremer, Buchanan, and Linn Counties. They are looking to expand to the 7 counties around Black Hawk County this year.

#### Discussion of the FYE2027 budget.

Bridgett Wood, Finance Director, provided an overview of public feedback on the FY2027 budget via the budget simulator software on the city website.

Mr. Salamanca questioned the level of detail that the council would receive when reviewing the budget.

Bridgett Wood commented that she will present the information however the council prefers.

Mr. Simon questioned if there is a way to limit responses to Waterloo residents.

Mr. Schmitt questioned what is included in core city services vs. constraints facing the city.

Bridgett Wood, shared what are considered core city services, stating they are the main services required by state law.

Mr. Schmitt asked what would not be considered a core service.

Bridgett Wood explained that the cultural and recreation programs are considered quality of life items and not core services. She further explained that the financial constraints would be the budget deficit.

Mr. Schmitt asked what the budget deficit is a result of.

Bridgett Wood commented that it is a result of personnel increases, based on the fact that most are contractual agreements.

Mr. Simon questioned if we know the amount of difference in the blue bar totals from the red bars.

Bridgett Wood shared that it is approximately a one million dollar difference.

Mayor Boesen thanked Bridgett Wood and her staff for their work on the budget.

#### ADJOURNMENT

Simon/Creighton-Smith

that the council adjourn at 4:58 p.m. Voice vote-Ayes: Six. Motion carried.

---

Kelley Felchle  
City Clerk

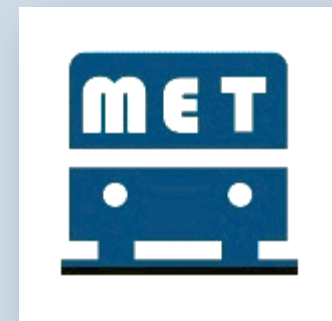
1

# MET Transit Authority

Welcome to MET Transit!



1515 BLACK HAWK ST. WATERLOO, IA  
[www.mettransit.org](http://www.mettransit.org)



# Overview/Operations

- MET provides public transportation for the citizens of the urbanized area of Black Hawk County.
- Funding through the FTA, Iowa DOT, Local Jurisdictions, Contracts.
- MET is a separate entity from the Cities of Waterloo and Cedar Falls that operates through a 28E agreement.
- Operate two types of service
  - Fixed route service - Traditional public transit bus service. Waterloo and Cedar Falls
  - Paratransit service - ADA and elderly door-to-door service for those that are unable to utilize the fixed route system. Waterloo, Cedar Falls and Evansdale.

# Fixed Route Service

188,500 passengers/year

- 7 routes - Waterloo
- 1 route - Cedar Falls
- 2 routes - Waterloo/Cedar Falls
- 1 route – HCC

Average Weekday Rides: 638 passengers

Average Saturday Rides: 410 passengers

27% elderly riders

28% disabled

45% students/general public



# Paratransit Service

11 routes (weekdays)

4 routes (Saturdays)

Average weekday rides: 195 passengers

Average weekend rides: 38 passengers

## FY25 Ride distribution

• Cedar Falls	18,970
• Waterloo	25,385
• <u>Evansdale</u>	<u>1,210</u>
• Total	45,565



# Transit Study

- Route Restructuring Evaluation
  - Service areas
  - Frequency of service/shorter travel times
  - Demographic analysis
- Fare Analysis
- Fleet Transition Plan – Zero Emissions
  - Facility upgrades
  - Low/no emissions
  - Bus fleet - electric, natural gas, etc.
  - Roof top solar power
- Rider and Bus stop amenities

# MET Transit Funding Sources

FY 19 Operating Budget: \$5,119,321.00

FY 26 Operating Budget: \$5,676,500.00

<u>Funding Sources</u>	<u>FY19</u>	<u>FY26</u>
Local Governments	34.5%	35.5%
Federal	33.5%	43.3%
Contracts	17.3%	2.5%
Fare box	9.1%	10.6%
State	5.6%	8.1%
Total	100.0%	100.0%

# Stay Tuned

- Exploring options for a Micro transit service
  - Demand response/scheduled rides
  - 1<sup>st</sup>/Last mile connections
  - Rideshare program
  - Partnership with OnBoard transit
  - Funding options
- Improve the passenger's experience
  - GPS real time bus tracking mobile app with route times and locations.
    - Future updates include route information, delays, service changes, etc.
  - Improved fare payment options
  - Route signage installed through the fixed route system

# Challenges

- Increase Cost for Bus Replacement
- Insurance Cost
- Fixed Service Requests
  - Expanded Coverage
  - Expanded Hours
- Driver workforce

# Thank you

Visit our website at  
[www.mettransit.org](http://www.mettransit.org)

# FY2027 PROPOSED LEVY RATES CITY OF WATERLOO, IOWA March 2, 2026



# FY2027 Proposed Levy Rates

Dollar Limit	Purpose		Request with Utility Replacement		Property Taxes Levied		Rate
8.91000	Combined General Fund		21,289,824	5	20,544,575	43	\$8.91000
<b>Non-Voted Other Permissible Levies</b>							
0.95000	Opr & Maint publicly owned Transit		1,566,725	7	1,511,882	45	\$0.65569
0.27000	Aviation Authority (under sec.330A.15)			11	0	49	0
Amt Nec	Liability, property & self insurance costs		2,933,745	14	2,831,047	52	\$1.22780
Amt Nec	Support of a Local Emerg.Mgmt.Comm.		97,321	462	93,915	465	\$0.04073
<b>Voted Other Permissible Levies</b>							
1.50000	Unified Law Enforcement		0	24	0	62	0
<b>Total General Fund Regular Levies (5 thru 24)</b>			25,887,615	25	24,981,419		
3.00375	Ag Land		46,730	26	46,730	63	\$3.00375
<b>Total General Fund Tax Levies (25 + 26)</b>			25,934,345	27	25,028,149		<b>Do Not Add</b>
<b>Special Revenue Levies</b>							
Amt Nec	Police & Fire Retirement		5,289,919	29	5,104,739		\$2.21388
Amt Nec	FICA & IPERS (if general fund at levy limit)		2,711,167	30	2,616,263		\$1.13465
Amt Nec	Other Employee Benefits		12,957,643	31	12,504,060		\$5.42290
<b>Total Employee Benefit Levies (29,30,31)</b>			20,958,729	32	20,225,062	65	\$8.77143
<b>Valuation</b>							
Ar Req	<i>With Gas &amp; Elec</i>		<i>Without Gas &amp; Elec</i>				
SSMID 1	IAI	IP1		34	0	66	0
SSMID 2	IAI	IP1		35	0	67	0
SSMID 3	IAI	IP1		36	0	68	0
SSMID 4	IAI	IP1		37	0	69	0
SSMID 5	IAI	IP1		555	0	565	0
SSMID 6	IAI	IP1		556	0	566	0
SSMID 7	IAI	IP1		1177	0	1179	0
SSMID 8	IAI	IP1		1185	0	1187	0
<b>Total Special Revenue Levies</b>			20,958,729	39	20,225,062		
Amt Nec	Debt Service Levy	76.10(6)	13,730,090	40	13,361,055	70	\$4.41218
0.67500	Capital Projects (Capital Improv. Reserve)			41	0	71	0
<b>Total Property Taxes (27+39+40+41)</b>			60,623,164	42	58,614,266	72	\$24.01783

YEAR ENDED JUNE 30, 2027

Fiscal Years

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2027	RE-ESTIMATED 2026	ACTUAL 2025
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)
<b>Revenues &amp; Other Financing Sources</b>											
Taxes Levied on Property	1	25,028,149	20,225,062		13,361,055	0			58,614,266	51,959,620	51,014,366
Less: Uncollected Property Taxes-Levy Year	2	0	0		0	0			0	0	0
Net Current Property Taxes	3	25,028,149	20,225,062		13,361,055	0			58,614,266	51,959,620	51,014,366
Delinquent Property Taxes	4	0	0		0	0			0	0	0
TIF Revenues	5			26,170,411					26,170,411	23,902,048	22,145,278
Other City Taxes	6	8,809,896	12,733,667		379,035	0			21,922,598	21,649,795	23,034,449
Licenses & Permits	7	1,585,000	17,500					12,500	1,615,000	1,514,520	2,063,357
Use of Money and Property	8	1,721,500	659,000	100,000	10,000	0	0	215,000	2,705,500	2,714,680	7,777,893
Intergovernmental	9	1,245,303	54,641,905	0	0	42,175		736,570	56,665,953	90,024,177	40,648,823
Charges for Fees & Service	10	14,108,530	531,575		0	0	0	26,501,346	41,141,451	40,278,007	41,930,231
Special Assessments	11	245,000	0		0	0		10,000	255,000	255,000	368,587
Miscellaneous	12	8,475,398	102,250		0	2,300,000	0	0	10,877,648	10,896,023	14,226,369
Sub-Total Revenues	13	61,218,776	88,910,959	26,270,411	13,750,090	2,342,175	0	27,475,416	219,967,827	243,193,870	203,209,353
<b>Other Financing Sources:</b>											
<b>Total Transfers In</b>	14	18,401,551	1,000,000	0	8,569,162	12,500,000	0	0	40,470,713	41,706,846	48,960,527
Proceeds of Debt	15	0	0	0	20,000,000	6,000,000		12,000,000	38,000,000	13,000,000	50,913,729
Proceeds of Capital Asset Sales	16	85,000	0	0	0	0	0	5,000	90,000	90,000	257,982
<b>Total Revenues and Other Sources</b>	17	79,705,327	89,910,959	26,270,411	42,319,252	20,842,175	0	39,480,416	298,528,540	297,990,716	303,341,591
<b>Expenditures &amp; Other Financing Uses</b>											
Public Safety	18	41,182,875	5,289,919	0			0		46,472,794	44,832,688	44,047,420
Public Works	19	7,323,437	36,689,807	0			0		44,013,244	41,569,377	35,733,165
Health and Social Services	20	426,544	0	0			0		426,544	407,651	360,995
Culture and Recreation	21	14,121,731	0	0			0		14,121,731	13,822,864	12,838,907
Community and Economic Development	22	4,382,805	16,333,015	7,466,810			0		28,182,630	25,247,197	20,531,005
General Government	23	13,696,039	17,472	0			0		13,713,511	13,382,614	12,760,201
Debt Service	24	0	0	0	39,813,346		0		39,813,346	19,066,712	17,017,015
Capital Projects	25	0	24,570,000	0		44,475,883	0		69,045,883	73,382,175	82,797,400
<b>Total Government Activities Expenditure</b>	26	81,133,431	82,900,213	7,466,810	39,813,346	44,475,883	0		255,789,683	231,711,278	226,086,108
Business Type Proprietary: Enterprise & ISF	27							45,068,916	45,068,916	34,935,353	32,193,908
<b>Total Gov &amp; Bus Type Expenditures</b>	28	81,133,431	82,900,213	7,466,810	39,813,346	44,475,883	0	45,068,916	300,858,599	266,646,631	258,280,016
<b>Total Transfers Out</b>	29	1,300,000	18,253,809	18,803,601	0	0	0	1,769,553	40,126,963	41,706,846	48,960,527
<b>Total ALL Expenditures/Fund Transfer:</b>	30	82,433,431	101,154,022	26,270,411	39,813,346	44,475,883	0	46,838,469	340,985,562	308,353,477	307,240,543
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	31										
	32	-2,728,104	-11,243,063	0	2,505,906	-23,633,708	0	-7,358,053	-42,457,022	-10,362,761	-3,898,952
<b>Beginning Fund Balance July 1</b>	33	43,921,023	30,908,275	5,246,692	1,066,950	32,742,512	0	36,771,646	150,657,098	161,019,859	164,918,811
<b>Ending Fund Balance June 30</b>	34	41,192,919	19,665,212	5,246,692	3,572,856	9,108,804	0	29,413,593	108,200,076	150,657,098	161,019,859

# FY2027 Proposed Levy Rates

<b>Proposed Tax Levy Rate</b>	<b>\$24.01783</b>
<b>Non-Ag Change</b>	<b>10.22%</b>
<b>Ag Change</b>	<b>.0001%</b>

Tax Rate Comparison-Current VS. Proposed			
	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000			
City Regular Residential	1,034	1,177	13.83
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000			
City Regular Commercial	4,492	5,495	22.33

# FY2027 Proposed Levy Rates

Program	Tax Levy Portion	Percentage of Levy
Police and Fire	\$ 14.47801	61%
Debt Service	\$ 4.41218	18%
All Other Services	\$ 5.12764	21%
Total City Levies	\$ 24.01783	100%
Total	\$ 24.01783	

# FY2027 Proposed Levy Rates

Building Inspections	\$	(0.18443)
Public Works	\$	0.80573
Health & Social Services	\$	0.14417
Culture & Recreation	\$	3.23657
Community & Economic Development	\$	0.18658
General Government	\$	0.93902
Total Other	\$	5.12764

# Where does my property tax dollar go?



City of Waterloo  
47 cents

Waterloo Schools  
37 cents

Black Hawk  
Co. 13 cents

Other  
3 cents

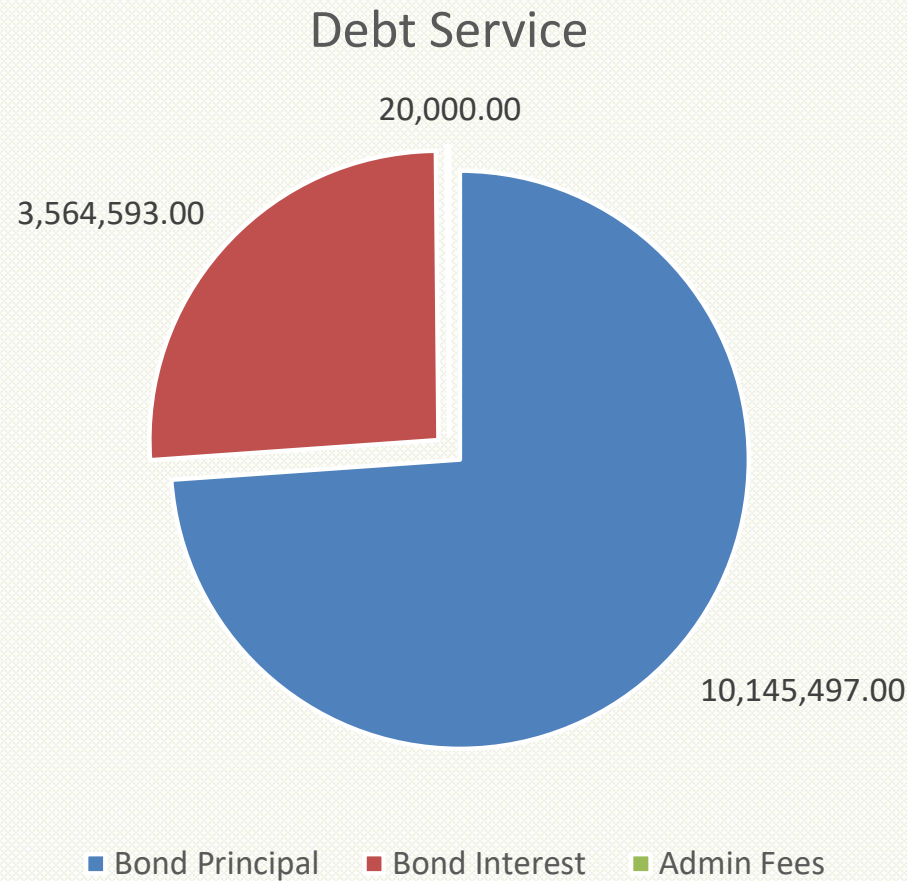
**For the Year Ending 6-30-26**

# General Fund City Services\*

<b>Function</b>	<b>Proposed Levy Rate Expenditures</b>
Public Safety	\$46.4 million
Public Works	\$7.3 million
Health & Social Services	\$0.42 million
Culture & Recreation	\$14.1 million
Community & Economic Development	\$4.4 million
General Government	\$13.7 million

\*Funded primarily by Property Taxes

# Debt Service Fund



With the Proposed Levy Rates, property taxes will fund \$13.7 million for FY2027, and that revenue is restricted for debt repayment.

# How are property taxes calculated?

- County Assessor sets property values
- State sets “roll-back” or the percentage of total value that is taxable
- State issues “equalization orders” designed to equalize values of different categories of property every two years
- Cities, counties and school districts set their portions of the levy rate

# How are property taxes calculated?

- The State continues to adjust the residential rollback, resulting in 44.5345% of a home's value being taxable for FY2027
- Changes started in FY2024 for Commercial, Industrial, and Railroad Properties. Those properties are taxed on the first \$150,000 at the residential rollback rate of 44.5345%. The remaining amount over the \$150,000 will be taxed at the 90% rollback.

# How is the tax bill on my home determined?

	FY2026 Certified	FY2027 Proposed
Assessed Value	\$ 100,000	\$ 100,000
Times Rollback	0.474316	0.445345
Equals Taxable Value	\$ 47,432	\$ 44,535
Divide by \$1,000	47.4316	44.5345
Times Total Tax Levy Rate	\$45.73658	\$47.96281
Equals Total Tax Bill	\$2,169.36	\$2,136.00
City Portion of Tax Bill	\$1,033.61	\$1,069.62
Projected Annual Incr (Decr)		\$ 36.01
Percentage Incr (Decr)		3.48%



# Questions?

Bridgett Wood  
Director of Finance  
[Bridgett.Wood@waterloo-ia.org](mailto:Bridgett.Wood@waterloo-ia.org)