



CLIVE CITY COUNCIL
AGENDA, REGULAR MEETING
1900 NW 114th Street
October 10, 2024 6:00 PM

This meeting will be conducted in-person in the City Council Chambers and virtually via Zoom platform. To participate virtually use the following link: <https://us06web.zoom.us/j/86985243841> - Call-in number: (312) 626-6799 - Meeting ID: 869 8524 3841

Call to Order/Roll Call/Pledge of Allegiance

Approval of the Agenda

Citizens Presentation

Clive supports the pillars of Character Counts!, endeavoring at all times to promote and model the principles of trustworthiness, respect, responsibility, fairness, caring and citizenship. In conducting our work, we expect that all participants will act in a respectful manner consistent with these principles.

Consent Items

1. City Manager Memo
2. Approve 09/26/2024 Minutes
3. Bill List
4. Approve Retail Alcohol Sales License Renewal Application - Franka Pizzeria - 12695 University Avenue
5. Approve Retail Alcohol Sales License Renewal Application - Cooper's Hawk Winery & Restaurant - 12801 University Avenue
6. Approve Retail Alcohol Sales License Renewal Application - Monterrey Mexican Restaurant - 8801 University Avenue, Suite 27
7. Resolution Approving Change Order #1 - The Concrete Company - 2024 Arterial PCC Pavement Rehabilitation Project - \$67,704.00
8. Resolution Approving Change Order #2 - The Concrete Company - 2024 Residential PCC Pavement Rehabilitation Project - (-\$29,818.25)
9. Approve Pay Request #4 - The Concrete Company - 2024 Arterial PCC Pavement Rehabilitation Project - \$33,272.22
10. Approve Pay Request # 5 - Indian Hills Trail & Bridge Project - Absolute Concrete - \$23,381.07
11. Approve Pay Request #6 - Mainline Construction - NW 99th Court Reconstruction - \$156,447.64

12. Approve Pay Request #6 - Alliance Construction Group - NW 114th Street Reconstruction - \$203,102.01
13. Approve Pay Request # 7 - Indian Hills Trail & Bridge Design - McClure - \$2,298.10
14. Approve Pay Request # 8 - Indian Hills Trail & Bridge Design - McClure - \$5,034.75
15. Approve Pay Request #9 - Alice's Road Reconstruction - Phase 1 - Design - Snyder & Associates - \$118,099.76
16. Approve Pay Request #14 - University Boulevard Pump Station Improvements Project - Snyder & Associates - \$2,088.25
17. Approve Capital Equipment Purchase - Ford F550 Dump Truck - Stivers Ford - \$110,371.50
18. Approve Payment - Clive's Share of 98th Street Water Tower Maintenance - West Des Moines Water Works - \$81,600
19. Resolution Approving Nuisance Abatements - 3974 NW 177TH Ct., 18056 Townsend Dr., 17932 Townsend Dr., 17872 Townsend Dr. - Mowing
20. Resolution Accepting 1st Amendment to Overland Flowage and Private Storm Sewer Easement for Shadow Creek Plat 8, Lot 36 - 17964 Tanglewood DR
21. Resolutions Approving FY25 Budget Transfers (listing in packet)
22. Acceptance and Approval of Termination of Central Iowa Regional Drinking Water Commission
23. Resolution Approving Submission of Iowa DOT Federal Recreational Trails Grant for the Trail West of Alice's Road
24. Approve Pay Rate - Gage Hawk - Police Officer - \$36.13/Hr - Effective 10/14/2024

Presentation

1. Introduction of New Public Works Operations Specialist - Caden Ziegler
2. Public Works Continuous Improvement Report

Action Items

1. 2024B General Obligation Urban Renewal Bonds
 - a. Resolution Setting Public Hearing (10/24/24, 6:00 p.m.) for the Sale of General Obligation Urban Renewal Bonds, Series 2024B and authorizing the use of a Preliminary Official Statement in connection therewith
2. Resolution Setting Date of Public Hearing (11/14/2024, 6:00 pm) to Consider Amending Provisions of the Zoning Ordinance of the City of Clive, Iowa, Regarding Permitted Uses in Commercial Districts
3. Emerald Isle Drive Public Improvements (Silverstar Addition Plat 01)
 - a. Approve Construction Drawings - Emerald Isle Drive Public Improvements (Silverstar Addition Plat 01)
 - b. Resolution Accepting Storm Sewer System Maintenance Agreements

Presentation

1. Linnan Park Update

Correspondence

1. Correspondence

Reports

Adjournment



Memo

TO: Mayor and Council members
FROM: Matt McQuillen, City Manager
DATE: October 10, 2024
RE: City Manager Memo

SYNOPSIS:

Attached please find the City Manager's Memo for the October 10, 2024 meeting of the Clive City Council.

Attachments:

1. City Manager Memo 10-10-24

MEMO

To: Mayor Edwards and Clive City Council

From: City Manager Matt McQuillen

Date: October 7, 2024

Re: General Information Memo – October 10, 2024 City Council Meeting

The October 10, 2024, City Council meeting will be in-person & virtual:

<https://us06web.zoom.us/j/86985243841>

Consent Agenda – A couple of items to note on the consent idea. First, recently we were made aware by West Des Moines Water Works (WDMWW) that they have not been billing Clive for our portion of the maintenance costs associated with the joint water tower at 98th Street in West Des Moines. As outlined in the packet WDMWW is now asking for Clive to catch up on payments since 2019 to provide Clive's support for future repainting of the tower. Staff has reviewed the related agreements and concurs with the request. Also related to drinking water, with the forming of Central Iowa Water Works (CIWW) there is no need for the Central Iowa Drinking Water Commission (CIRDWC) to exist any further, therefore a request has been made to dissolve the organization and disburse the remaining assets. An item is on the consent agenda to approval CIRDWC's dissolution.

Presentation – Back in September the Council approved the wage rate for new Public Works Specialist Caden Ziegler and he will be introduced to you during the October 10 meeting. Following the introduction, Public Works staff will present their process improvement project related to erosion control baskets and fallen intake grates.

2024B Bond Sale - Staff would like to set the sale date of October 24 for the 2024B GO Urban Renewal Bond Issue. With approval of this action the City Council will also be approving the Preliminary Official Statement to be shared with potential investors and bidders on the bond sale. On September 24, PFM and staff held the bond rating call with representatives from S&P to review the City's financial status and hopefully secure a AAA bond rating. We expect to hear back on the bond rating by October 9.

Zoning Ordinance Amendment: Setting Public Hearing – With adoption of Iowa's 2023 Students First Act and expanded funding for private education, there is interest from private schools to open in additional locations throughout the state. Staff has been approached by a private school interested in locating within Clive. Clive was identified as a desirable location based on a variety of community factors, including population characteristics, school district boundaries, and the academic performance of neighboring public schools.

The City's current zoning regulations only allow schools in residential districts by a special use permit. Uses identified as requiring a special use permit are a permitted use if they can meet the criteria identified for approval of a special use permit. Applications for special use permits are considered by Board of

Adjustment. Staff is seeking to prepare an ordinance amendment for consideration that would allow schools in Commercial Districts, as the private school has targeted an existing commercial office building for their project. Setting the public hearing will allow staff to complete any necessary research and drafting of an ordinance amendment to be considered by Planning and Zoning Commission and City Council in the next month.

Emerald Isle Drive Improvements – Staff and the developer are ready to present the construction drawings associated with improvements to Emerald Isle Drive/154th Street to support the car wash private development approved earlier this year in the same area. During the meeting, staff and developer will outline the phasing of the roadway improvements, along with the storm sewer maintenance agreements that have been acquired to facilitate stormwater runoff from the reconstructed street. The developer will also make a request for the City to assist them with acquiring the remaining temporary construction easements to facilitate construction of the improvements.

Linnan Park Update – Staff and the design team from SmithGroup are ready to provide an update on the design progress for Linnan Park's redevelopment. Following the Back-to-School Bash Event in August at the Harbach Center and an online survey, the design team has a summary of the feedback received on the designs for the park and would like to review those recommendations with the City Council prior to presenting to the neighborhood at the end of October. Staff would also like to review where the budget and schedule currently stand for this project, along with potential project delivery options the City may want to consider given the current bidding environment.

Tentative Upcoming Agenda Items

October 24

- Presentation – DART Update: CEO Amanda Wanke
- Public Hearing – 2024B GO Urban Renewal Bond Sale
- Public Hearing – Alice's Road House Demolition Project Award
- Action – Professional Services Agreement for University Flood Mitigation Technical Services
- Action – Professional Services Agreement for Stormwater Management Manual Update – McClure Engineering
- Action – Software Licenses Agreement for City Texting Services and AI Chatbot
- Action – Greenbelt Landing Public Art Commission Contract
- Action – Sidewalk Maintenance Ordinance Amendment and Sidewalk Inspection Program
- Discussion – Berkshire and Boston Parkway Street Trees

November 7 Workshop

- 2025-2029 Capital Improvements Plan

**CLIVE CITY COUNCIL MEETING MINUTES
REGULAR MEETING
SEPTEMBER 26, 2024
CITY HALL COUNCIL CHAMBERS**

Call to Order/Roll Call/Pledge of Allegiance

Mayor Edwards presided and called the meeting to order at 6:00 p.m. Council Members present were: Eric Klein, Michael McCoy (arrived at 6:07 p.m.), Susan Judkins, Srikant Mikkilineni, Ted Weaver. Absent: none. Public access was provided in-person at City Hall, and via Zoom platform. Information on how to access via Zoom was provided on social media, posted with the agenda at City Hall and on the city website, cityofclive.com.

Approval of the Agenda

Eric Klein moved approval, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried.

Consent Items

Eric Klein moved approval, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried. 1. City Manager Memo; 2. City Manager Monthly Report - August 2024; 3. Assistant City Manager Tech Services Monthly Report - August 2024; 4. Administrative Services Monthly Report - August 2024; 5. Community Development Monthly Report - August 2024; 6. Fire Department Monthly Report - August 2024; 7. Leisure Services Monthly Report - August 2024; 8. Police Department Monthly Report - August 2024; 9. Public Works Monthly Report - August 2024; 10. Treasurer's Monthly Report - August 2024; 11. Minutes; 12. Minutes - Special Sessions, 08/13/2024, 08/15/2024, and 08/24/2024; 13. Bill List; 14. Approve Retail Alcohol Sales License Ownership Update - Ducktail Lounge - 1809 NW 86th Street; 15. Resolution 2024-239 Approving Change Order - RingCentral - Phone System Migration to Cloud Services - \$1,164.00; 16. Approve Pay Request #3 - Des Moines Asphalt and Paving - 2024 Residential HMA Pavement Rehabilitation Project - \$77,159.48; 17. Approve Pay Request #4 - DCI Group - Greenbelt Landing Project in the amount of \$4,385.00; 18. Approve Pay Request #5 - Sternquist Construction - Hickman Road & NW 161st Street Phase 2 Intersection Improvement Project - \$137,396.29; 19. Approve Pay Request #5 - The Concrete Company - 2024 Residential PCC Pavement Rehabilitation Project - \$6,650.00; 20. Resolution 2024-240 Approving Professional Services Agreement with Central Iowa Officials, LLC - Clive Youth Basketball League; 21. Resolution 2024-241 Approving Nuisance Abatement - 2095 NW 144th Street – Mowing; 22. Resolution 2024-242 Accepting 1st Amendment to Overland Flowage and Private Storm Sewer Easement for Shadow Creek Plat 5, Lot 50 - 17773 Valleyview DR; 23. Resolution 2024-243 Accepting 1st Amendment to Storm Sewer and Overland Flowage Easement for Shadow Creek West, Lot 26 - 18237 Hidden Knoll; 24. Resolution 2024-244 Accepting 1st Amendment to Overland Flowage and Private Storm Sewer Easement for Shadow Creek West, Lot 26 - 18237 Hidden Knoll; 25. Resolution 2024-245 Approving Final Acceptance of NW Alderleaf Drive Water Connection Project; 26. Resolution 2024-246 Approving Submission of Iowa DOT Federal Recreational Trails Grant for Little Walnut Creek Trail; 27. Resolution 2024-247 Approving Submission of Bravo Public Art Grant for Permanent Art Installation at the Harbach Center; 28. Receive & File Building Code Appeals Board Meeting Minutes – 06/20/2024; 29. Approve Pay Rate - Liz Gregg - PT Library Assistant I - \$17.94/Hr - Effective 9/27/2024.

Action Items

1. **Public Hearing - Greenbelt Landing Project.** Public Hearing Notice published 09/09/2024 in the Des Moines Register. Leisure Services Director Richard Brown presented the matter to Council and recommended approval. Ted Weaver moved to close the public hearing, seconded by Eric Klein. Roll Call: Ayes: Ted Weaver, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried.
 - a. **Resolution 2024-248 Approving Plans, Specifications, Forms of Contract and Estimate of Costs.** Ted Weaver moved to Approve Plans and Spec, seconded by Eric

- Klein. Roll Call: Ayes: Ted Weaver, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried.
- b. **Receipt of Bids.** Ted Weaver moved to receive the bids, seconded by Eric Klein. Roll Call: Ayes: Ted Weaver, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried.
 - c. **Resolution 2024-249 Awarding Contract for Greenbelt Landing Prime Construction Package #6 General Building Construction - Keystone Construction - \$2,518,000.00.** Ted Weaver moved to award contract, seconded by Eric Klein. Roll Call: Ayes: Ted Weaver, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried.
2. **Public Hearing - 2024B Proposal to Enter Into an Essential Purpose Loan Agreement - \$2,780,000.00.** Public Hearing Notice published 09/10/2024 in the Des Moines Register. Director of Administrative Services Elizabeth Hansen presented the matter to Council and recommended approval. Eric Klein moved to close the public hearing, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried.
 3. **Public Hearing - 2024B proposal to enter into a General Obligation Urban Renewal Loan Agreement - \$600,000.00.** Public Hearing Notice published 09/10/2024 in the Des Moines Register. Director of Administrative Services Elizabeth Hansen presented the matter to Council and recommended approval. Eric Klein moved to close the public hearing, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried.
 - a. **Resolution 2024-250 Taking Additional Action on Proposals to Enter Into Loan Agreements and Combining Loan Agreements.** Eric Klein moved approval, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried.
 4. **1st Consideration of Proposed Ordinance No. 1151 - Repealing Ordinance 770 for the 2003 LADCO Addition to the Clive Urban Renewal Area.** Director of Administrative Services Elizabeth Hansen presented the matter to Council and recommended approval. Michael McCoy moved to Suspend Rule Requiring Three Separate Readings of an Ordinance Prior to Adoption, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Michael McCoy, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried. Eric Klein moved approval, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Michael McCoy, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried.
Mayor Edwards declared Ordinance 1151 enacted.
 5. **1st Consideration of Proposed Ordinance No. 1152 Amending Provisions Pertaining to Operating Budget Preparation.** City Clerk Matthew Graham presented the matter to Council and recommended approval. Michael McCoy moved to Suspend Rule Requiring Three Separate Readings of an Ordinance Prior to Adoption, seconded by Srikant Mikkilineni. Roll Call: Ayes: Ted Weaver, Michael McCoy, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried. Michael McCoy moved approval, seconded by Srikant Mikkilineni. Roll Call: Ayes: Ted Weaver, Michael McCoy, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried.
Mayor Edwards declared Ordinance 1152 enacted.
 6. **1st Consideration of Proposed Ordinance No. 1153 Amending Provisions Pertaining to Bond Requirements.** City Clerk Matthew Graham presented the matter to Council and recommended approval. Michael McCoy moved to Suspend Rule Requiring Three Separate Readings of an Ordinance Prior to Adoption, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Michael McCoy, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried. Michael McCoy moved approval, seconded by Susan

Judkins. Roll Call: Ayes: Ted Weaver, Michael McCoy, Srikant Mikkilineni, Sunsan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried.

Mayor Edwards declared Ordinance 1153 enacted.

7. **1st Consideration of Proposed Ordinance No. 1154 Amending Provisions Pertaining to Pedestrians' Right-Of-Way.** City Clerk Matthew Graham presented the matter to Council and recommended approval. Ted Weaver moved to Suspend Rule Requiring Three Separate Readings of an Ordinance Prior to Adoption, seconded by Srikant Mikkilineni. Roll Call: Ayes: Ted Weaver, Michael McCoy, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried. Ted Weaver moved approval, seconded by Srikant Mikkilineni. Roll Call: Ayes: Ted Weaver, Michael McCoy, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried.
Mayor Edwards declared Ordinance 1154 enacted.
8. **Resolution 2024-251 Setting Date of Public Hearing to Consider Plans, Specifications and Bids for Demolition Project associated with 2814 W Avenue.** Community Development Director Doug Ollendike presented the matter to Council and recommended approval. Eric Klein moved approval, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Michael McCoy, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried.
9. **Resolution 2024-252 Authorizing City Manager to Proceed with Service One with PFM Group Consulting LLC for the Multi-Year Financial Assessment Project.** City Manager Matt McQuillen presented the matter to Council and recommended approval. Srikant Mikkilineni moved approval, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Michael McCoy, Srikant Mikkilineni, Susan Judkins, Eric Klein. Nays: None. Abstained: None. Motion carried.

Reports

Assistant City Manager Report was given by Pete De Kock.

Council Member Committee Reports were given.

City Manager Report was given by Matt McQuillen.

The meeting was adjourned at 7:23 p.m.

Matthew D. Graham, City Clerk

John D. Edwards, Mayor

Date Paid	Vendor Name	Description	Amount Paid
10/07/2024	ACCESS SYSTEMS	MANAGED PRINT	1,950.65
10/07/2024	ACME TOOLS	SHOP SUPPLIES	139.98
10/04/2024	AFLAC	CURRENT PAY WITHHOLDING AFLAC PRE TAX Pay Period: 9/28/2024	138.61
10/07/2024	ALAINA DELAGARDELLE	REFUND DEPOSIT	30.39
10/07/2024	ALL FORMS & SUPPLIES LTD	PRINTING	164.20
10/07/2024	ALL FORMS & SUPPLIES LTD	PRINTING	50.50
10/07/2024	ALLENDAN SEED COMPANY	PERRENIAL SEED-GROUNDS	720.00
10/07/2024	ALTOONA PUBLIC LIBRARY	ILA RECEPTION, TRUST ACCOUNT	500.00
10/07/2024	AMAZON CAPITAL SERVICES	EMPLOYEE APPRECIATION	143.12
10/07/2024	AMAZON CAPITAL SERVICES	C300 TOOL SETS	242.09
10/07/2024	AMAZON CAPITAL SERVICES	SUPPLIES	94.40
10/07/2024	AMAZON CAPITAL SERVICES	SHOP TOOLS	37.96
10/07/2024	AMAZON CAPITAL SERVICES	SHOP BROOMS	98.98
10/07/2024	AMAZON CAPITAL SERVICES	BUILDING MAINT	33.51
10/07/2024	AMAZON CAPITAL SERVICES	BUILDING MAINT	33.51
10/07/2024	AMAZON CAPITAL SERVICES	BUILDING MAINT	33.51
10/07/2024	AMAZON CAPITAL SERVICES	BUILDING MAINT	33.49
10/07/2024	AMAZON CAPITAL SERVICES	SHOP TOOLS	89.11
10/07/2024	AMAZON CAPITAL SERVICES	STOP BOX SOCKETS	39.36
10/07/2024	AMAZON CAPITAL SERVICES	PARTS	15.69
10/07/2024	AMAZON CAPITAL SERVICES	SUPPLIES	107.43
10/07/2024	AMAZON CAPITAL SERVICES	SHOP SUPPLIES	15.48
10/07/2024	AMAZON CAPITAL SERVICES	LIGHTING REPAIRS	44.00
10/07/2024	AMAZON CAPITAL SERVICES	SUPPLIES	105.70
10/07/2024	AMAZON CAPITAL SERVICES	SAFETY EQUIPMENT	139.42
10/07/2024	AMAZON CAPITAL SERVICES	SHOP SUPPLIES	167.30
10/07/2024	AMAZON CAPITAL SERVICES	MISC TRAFFIC SUPPLIES	89.72
10/07/2024	AMAZON CAPITAL SERVICES	SUSTENANCE	126.90
10/07/2024	AMAZON CAPITAL SERVICES	LEAK DETECTION EQUIP BATTERIES	42.28
10/07/2024	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	77.95
10/07/2024	AMAZON CAPITAL SERVICES	SWEEPER GREASE GUN REPLACEMENT	86.98
10/07/2024	AMAZON CAPITAL SERVICES	SHOP TOOLS	65.25
10/07/2024	AMAZON CAPITAL SERVICES	SAFETY EQUIPMENT	91.47
09/30/2024	AMERITAS LIFE INSURANCE GRP- VISION	Vision Ins-Sept	379.65
09/30/2024	AMERITAS LIFE INSURANCE GRP- VISION	Vision Ins-Sept	64.96
09/30/2024	AMERITAS LIFE INSURANCE GRP- VISION	Vision Ins-Sept	48.26
09/30/2024	AMERITAS LIFE INSURANCE GRP- VISION	Vision Ins-Sept	128.06
09/30/2024	AMERITAS LIFE INSURANCE GRP- VISION	Vision Ins-Sept	55.68
09/30/2024	AMERITAS LIFE INSURANCE GRP- VISION	Vision Ins-Sept	49.49
09/30/2024	AMERITAS LIFE INSURANCE GRP- VISION	Vision Ins-Sept	319.45-
09/30/2024	AMERITAS LIFE INSURANCE GRP- VISION	Vision Ins-Sept	18.56
09/30/2024	AMERITAS LIFE INSURANCE GRP- VISION	Vision Ins-Sept	116.13
09/30/2024	AMERITAS LIFE INSURANCE GRP- VISION	Vision Ins-Sept	27.84
09/30/2024	AMERITAS LIFE INSURANCE GRP- VISION	Vision Ins-Sept	46.40
09/30/2024	AMERITAS LIFE INSURANCE GRP- VISION	Vision Ins-Sept	92.80
09/30/2024	AMERITAS LIFE INSURANCE GRP- VISION	Vision Ins-Sept	46.40
09/30/2024	AMERITAS LIFE INSURANCE GRP- VISION	Vision Ins-Sept	44.10
09/30/2024	AMERITAS LIFE INSURANCE GRP- VISION	Vision Ins-Sept	37.12
09/30/2024	AMERITAS LIFE INSURANCE GRP- VISION	Vision Ins-Sept	123.73
09/30/2024	AMERITAS LIFE INSURANCE GRP- VISION	Vision Ins-Sept	21.65
09/30/2024	AMERITAS LIFE INSURANCE GRP- VISION	Vision Ins-Sept	37.12
09/30/2024	AMERITAS LIFE INSURANCE GRP- VISION	Vision Ins-Sept	27.84
09/30/2024	AMERITAS LIFE INSURANCE GRP- VISION	Vision Ins-Sept	9.28
09/30/2024	AMERITAS LIFE INSURANCE GRP- VISION	Vision Ins-Sept	27.84
10/04/2024	AMERITAS LIFE INSURANCE GRP- VISION	CURRENT PAY WITHHOLDING VISION INSURANCE Pay Period: 9/28/2024	537.46
10/07/2024	ARNOLD MOTOR SUPPLY	PARTS	60.35
10/07/2024	ARNOLD MOTOR SUPPLY	STOCK PARTS	160.45
10/07/2024	ARNOLD MOTOR SUPPLY	PARTS	122.19

Date Paid	Vendor Name	Description	Amount Paid
10/07/2024	ARNOLD MOTOR SUPPLY	PARTS	93.45
10/07/2024	ARNOLD MOTOR SUPPLY	PARTS	81.46
10/07/2024	ARNOLD MOTOR SUPPLY	PARTS	41.08
10/07/2024	ARNOLD MOTOR SUPPLY	STOCK PARTS	114.54
10/07/2024	ARNOLD MOTOR SUPPLY	PARTS	112.72
10/07/2024	ARNOLD MOTOR SUPPLY	PARTS	60.92
10/07/2024	ASCAP	FY25 MUSIC LICENSE	444.50
10/07/2024	BACKYARD ADVENTURES OF IOWA	BBALL HOOP BACKBOARD & TWO PADS	991.00
10/07/2024	BAKER & TAYLOR BOOKS	BOOKS- ADULT	72.29
10/07/2024	BAKER & TAYLOR BOOKS	BOOKS- ADULT	208.01
10/07/2024	BAKER & TAYLOR BOOKS	BOOKS- ADULT	355.06
10/07/2024	BAKER & TAYLOR BOOKS	BOOKS- ADULT	24.75
10/07/2024	BAKER & TAYLOR BOOKS	BOOKS-ADULT-HARBACH	64.55
10/07/2024	BAKER & TAYLOR BOOKS	BOOKS- ADULT	87.20
10/07/2024	BAKER & TAYLOR BOOKS	BOOKS- ADULT	18.24
10/07/2024	BAKER & TAYLOR BOOKS	BOOKS-ADULT-HARBACH	18.80
10/07/2024	BAKER & TAYLOR BOOKS	BOOKS- ADULT	75.22
10/07/2024	BAKER & TAYLOR BOOKS	BOOKS- ADULT	154.96
10/07/2024	BAKER & TAYLOR BOOKS	BOOKS-ADULT-HARBACH	17.10
10/07/2024	BAKER & TAYLOR BOOKS	BOOKS- ADULT	45.03
10/07/2024	BAKER & TAYLOR BOOKS	BOOKS- ADULT	456.88
10/07/2024	BAKER & TAYLOR BOOKS	BOOKS- ADULT	134.82
10/07/2024	BAKER & TAYLOR BOOKS	BOOKS- ADULT	303.53
10/07/2024	BAKER GROUP	PROFESSIONAL FEES	1,092.60
10/07/2024	BASEPOINT BUILDING AUTOMATIONS	AUTO CH DOOR REPAIR	366.00
10/07/2024	BAX SALES INC	SHOP TOOLS	28.59
10/07/2024	BOOT BARN INC	BOOTS	228.22
10/07/2024	BOOT BARN INC	BOOTS	202.28
10/07/2024	BOOT BARN INC	BOOTS	169.99
10/07/2024	BOOT BARN INC	BOOTS	211.95
10/07/2024	BOOT BARN INC	BOOTS	147.68
10/07/2024	BOUND TREE MEDICAL LLC	EMS MEDICAL SUPPLIES	218.87
10/07/2024	BOUND TREE MEDICAL LLC	EMS MEDICAL SUPPLIES	105.57
10/07/2024	BOUND TREE MEDICAL LLC	EMS MEDICAL SUPPLIES	285.49
10/07/2024	BRAVO GREATER DES MOINES	2/7 HOTEL MOTEL SEPTEMBER 24	25,672.61
10/07/2024	BULLZEYE INC	FIRE JANITORIAL SUPPLIES	241.20
10/07/2024	CARQUEST AUTO PARTS STORES	SHOP SUPPLIES	42.44
10/07/2024	CDW GOVERNMENT INC	POWER DISTRIBUTION	108.02
10/07/2024	CDW GOVERNMENT INC	BATTERY REPLACEMENT	123.16
10/07/2024	CDW GOVERNMENT INC	BATTERY BACKUP	356.28
10/07/2024	CENTRAL IOWA OFFICIALS LLC	YOUTH BB OFFICIALS PREPAY - FALL 2024	12,000.00
10/07/2024	CENTRAL IOWA READY MIX	CONCRETE	1,638.63
10/07/2024	CENTRAL IOWA READY MIX	CONCRETE	4,336.13
10/07/2024	CENTRAL IOWA READY MIX	CONCRETE	815.50
10/07/2024	CENTRAL IOWA READY MIX	INTAKE REPLACEMENT	717.50
10/07/2024	CENTRAL IOWA READY MIX	INTAKE REPLACEMENT	555.00
10/07/2024	CENTRAL IOWA READY MIX	CONCRETE	1,197.00
10/07/2024	CENTRAL IOWA READY MIX	INTAKE REPLACEMENT	720.00
10/07/2024	CENTRAL IOWA READY MIX	INTAKE REPLACEMENT	1,101.00
10/07/2024	CENTRAL IOWA READY MIX	CONCRETE	356.50
10/07/2024	CINTAS CORPORATION #22M	LAUNDRY	300.58
10/07/2024	CINTAS CORPORATION #22M	LAUNDRY	300.58
10/07/2024	CITY OF DES MOINES	CONTRACT HAULING	57.15
10/07/2024	CITY OF WEST DES MOINES	PAY TO OTHER AGENCIES-FIELD OPS LICENSE	120.00
10/07/2024	CLINT SCHOSSOW	STORMWATER ASSIST PROGRAM REIMBURSEMENT	764.40
10/07/2024	CLIVE CHAMBER OF COMMERCE	CHAMBER LUNCHEON	75.00
10/04/2024	CLIVE FIREFIGHTERS ASSOC	CURRENT PAY WITHHOLDING WITHHELD DUES - FIRE FIGHTERS Pay Perio	81.00
10/07/2024	CLIVE POWER EQUIPMENT	PARTS	99.12

Date Paid	Vendor Name	Description	Amount Paid
10/04/2024	COLLECTION SERVICES CENTER	CURRENT PAY WITHHOLDING CHILD SUPPORT Pay Period: 9/28/2024	2,145.19
10/07/2024	CONSOLIDATED COMMUNICATIONS	PHONE LINES	809.26
10/07/2024	CORE & MAIN LP	ADJUSTING SOCKETS	525.00
10/07/2024	CORE & MAIN LP	MANHOLE CASTINGS	2,475.00
10/07/2024	CORE & MAIN LP	INTAKE SUPPLIES	1,855.52
10/07/2024	CORELL CONTRACTOR INC	ASPHALT AND CONCRETE	500.91
10/07/2024	CUSTOM AWARDS & EMBROIDERY	NAMEPLATES	36.00
10/07/2024	DEMCO INC	OFFICE SUPPLIES	1,408.24
10/07/2024	DENISE FORNEY	MISC CONTRACT WORK-CHILDREN	150.00
10/07/2024	DES MOINES STAMP MFG.CO.	MINOR EQUIPMENT - NAMETAG	14.40
10/07/2024	DES MOINES STAMP MFG.CO.	MINOR EQUIPMENT - BADGES	251.61
10/07/2024	DES MOINES WATER WORKS	WATER PURCHASE SEPTEMBER	299,794.92
10/07/2024	DMF GARDENS	PLANTS	310.00
10/07/2024	DOUGLAS LOCKIN	REFUND FOR CANCELLED PERMIT	130.00
10/04/2024	EBS	MEDICAL WITHHOLDING DENTAL INSURANCE - DELTA (EBS) Pay Period: 9/2	2,195.41
10/04/2024	EBS	MEDICAL WITHHOLDING MED W 750 FAMILY EXEMPT Pay Period: 9/28/2024	7,859.77
10/04/2024	EBS	MEDICAL WITHHOLDING MED W 750 EMPE + 1 EXEMPT Pay Period: 9/28/20	1,728.92
10/04/2024	EBS	MEDICAL WITHHOLDING MED W 750 SINGLE EXEMPT Pay Period: 9/28/2024	599.15
10/04/2024	EBS	MEDICAL WITHHOLDING MED - HDHP FAMILY Pay Period: 9/28/2024	1,121.43
10/04/2024	EBS	MEDICAL WITHHOLDING MED-HDHP EMPL +1 Pay Period: 9/28/2024	471.96
10/04/2024	EBS	MEDICAL WITHHOLDING MED HDHP SINGLE Pay Period: 9/28/2024	509.76
10/04/2024	EFTPS	FWT/FICA/MEDICARE CURRENT PAY FEDERAL WITHHOLDING TAX Pay Peri	50,694.41
10/04/2024	EFTPS	FWT/FICA/MEDICARE CURRENT PAY SOCIAL SECURITY Pay Period: 9/28/20	30,307.42
10/04/2024	EFTPS	FWT/FICA/MEDICARE CURRENT PAY SOCIAL SECURITY Pay Period: 9/28/20	30,307.42
10/04/2024	EFTPS	FWT/FICA/MEDICARE CURRENT PAY MEDICARE Pay Period: 9/28/2024	7,253.62
10/04/2024	EFTPS	FWT/FICA/MEDICARE CURRENT PAY MEDICARE Pay Period: 9/28/2024	7,253.62
10/07/2024	ELECTRIC PUMP	SCADA COMPUTER REPAIR	575.00
10/07/2024	ELECTRICAL ENGINEERING & EQUIP	FUSE HOLDER REPAIR	99.38
10/07/2024	ELECTRONIC ENGINEERING CO	TOWER SERVICE	32.00
10/07/2024	EPIC IO TECHNOLOGIES	PHONE LINE	56.45
10/07/2024	FASTENAL COMPANY	NUTS AND BOLTS - DROP SLIDE REPAIR	70.74
10/07/2024	FASTENAL COMPANY	BOLTS	32.80
10/07/2024	FASTENAL COMPANY	BOLTS - DROP SLIDE	37.60
10/07/2024	GALLS LLC	NEW OFFICER UNIFORM - S. PITEO	25.94
10/07/2024	GALLS LLC	UNIFORM ALLOW - A JONES	84.65
10/07/2024	GENERAL TRAFFIC CONTROLS INC	EQUIPMENT REPAIR/REPLACEMENT	8,750.00
10/07/2024	GENERAL TRAFFIC CONTROLS INC	OPERATIONAL EQUIPMENT REPAIR	1,275.00
10/07/2024	GRIMES ASPHALT & PAVING	STREET MAINT SUPPLIES	677.25
10/07/2024	GRIMES ASPHALT & PAVING	STREET MAINT SUPPLIES	685.50
10/07/2024	GTR DM CONVENTION & VISITORS B	2/7 HOTEL MOTEL SEPTEMBER 24	25,672.61
10/07/2024	HILLTOP TIRE SERVICE	TIRE REPAIR	33.60
10/04/2024	ICMA	LOAN REPAYMENT LOAN REPAYMENT Pay Period: 9/28/2024	743.99
10/04/2024	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA CITY OUT DEF COMP - Pay Period: 9/28/	6,707.37
10/04/2024	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA -DEF COMP Pay Period: 9/28/2024	11,144.58
10/04/2024	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA ROTH DEF COMP Pay Period: 9/28/2024	10,933.02
10/07/2024	INFOMAX OFFICE SYSTEMS INC	COPIER MAINTENANCE	1,017.85
10/07/2024	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	93.04
10/07/2024	INGRAM LIBRARY SERVICES	BOOKS-YOUNG ADULT	10.92
10/07/2024	INGRAM LIBRARY SERVICES	BOOKS-HARBACH-CHILDREN	21.84
10/07/2024	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	17.24
10/07/2024	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	10.92
10/07/2024	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	145.01
10/07/2024	INGRAM LIBRARY SERVICES	BOOKS-HARBACH-CHILDREN	44.82
10/07/2024	INGRAM LIBRARY SERVICES	BOOKS-YOUNG ADULT	11.49
10/07/2024	INTERSTATE ALL BATTERY CENTER	BATTERY 436	196.85
10/07/2024	INTERSTATE INDUSTRIAL	L325 O2 SENSOR	270.70
10/07/2024	IOWA ACTIVE MANAGEMENT	MINOR EQUIPMENT - CRIME FREE MUTLI-HOUSING	50.00
10/07/2024	IOWA ONE CALL	LOCATES	301.00

Date Paid	Vendor Name	Description	Amount Paid
10/07/2024	IOWA ONE CALL	LOCATES	301.00
10/07/2024	IOWA PLAINS SIGNING INC	FLOOD SIGNS, CHANNELIZERS AND BASES	4,890.00
10/07/2024	IOWA STATE UNIVERSITY	COMPETENT PERSON TRAINING BY LTAP	977.50
10/07/2024	IOWA STATE UNIVERSITY	COMPETENT PERSON TRAINING BY LTAP	977.50
10/04/2024	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS-ELECTED OFFICIALS Pay Perio	204.59
10/04/2024	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS-REGULAR MEMBERS Pay Perio	19,898.05
10/04/2024	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS-REGULAR MEMBERS Pay Perio	29,875.92
10/04/2024	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS RETIREMENT -FIRE Pay Period:	5,230.10
10/04/2024	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS RETIREMENT -FIRE Pay Period:	7,840.93
10/04/2024	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS-ELECTED OFFICIALS Pay Perio	136.31
10/07/2024	JAY LAWRENCE	OFFSET REIMBURSEMENT	967.48
10/07/2024	KIP MCMILLEN	STORMWATER ASSIST PROGRAM REIMBURSEMENT	773.50
10/07/2024	KNESS SIGNS	LOGOS	9.75
10/07/2024	KNESS SIGNS	LOGOS	9.75
10/07/2024	KNESS SIGNS	LOGOS	9.75
10/07/2024	KNESS SIGNS	LOGOS	9.75
10/07/2024	KNESS SIGNS	PARTS	200.10
10/07/2024	L A FULTON & SONS, INC	WATER HEATER RECIRCULATION PUMP REPAIR	154.06
10/07/2024	L A FULTON & SONS, INC	WATER HEATER RECIRCULATION PUMP REPAIR	70.47
10/07/2024	L A FULTON & SONS, INC	WATER HEATER RECIRCULATION PUMP REPAIR	261.47
10/07/2024	LOGAN CONTRACTORS SUPPLY	MASTIC	3,780.00
10/07/2024	LOGAN CONTRACTORS SUPPLY	REBAR CUTTER	2,854.95
10/07/2024	LOGAN CONTRACTORS SUPPLY	CONCRETE SLURRY VAC	132.60
10/07/2024	MAIL SERVICES	REMINDER NOTICES	40.27
10/07/2024	MAIL SERVICES	NEWSLETTER	1,136.14
10/07/2024	MAIL SERVICES	BILLS	831.95
10/07/2024	MAIL SERVICES	POSTAGE	2,546.82
10/07/2024	MEDIACOM	LIBRARY INTERNET	294.90
10/07/2024	MENARDS	U322 TRUCK USB CHARGER	22.98
10/07/2024	MENARDS	TRAFFIC SUPPLIES	7.29
10/07/2024	MENARDS	SHOP SUPPLIES	32.96
10/07/2024	MENARDS	GROUPS	485.63
10/07/2024	MENARDS	PARTS	34.22
10/07/2024	MENARDS	BUILDING MAINT	41.68
10/07/2024	MENARDS	GROUPS	39.90
10/07/2024	MENARDS	BUILDING MAINT	11.37
10/07/2024	MENARDS	BUILDING MAINT	20.56
10/07/2024	MERMAID AQUARIUM MAINT INC	AQUARIUM MAINT	300.00
10/07/2024	MICHAEL URQUHART	BARREL	75.00
10/07/2024	MIDAMERICAN ENERGY DAV	PW BUILDING	1,247.49
10/07/2024	MIDAMERICAN ENERGY DAV	ELEC/GAS SERVICE PARKS	19.67
10/07/2024	MIDAMERICAN ENERGY DAV	TRAFFIC LIGHTS	54.26
10/07/2024	MIDAMERICAN ENERGY DAV	ELEC/GAS SERVICE	12.82
10/07/2024	MIDAMERICAN ENERGY DAV	ELEC/GAS SERVICE	338.23
10/07/2024	MIDAMERICAN ENERGY DAV	ELEC/GAS SERVICE	3,161.50
10/07/2024	MIDAMERICAN ENERGY DAV	ELEC/GAS SERVICE	852.09
10/07/2024	MIDAMERICAN ENERGY DAV	ELEC/GAS SERVICE	1,862.81
10/07/2024	MIDAMERICAN ENERGY DAV	STREET LIGHTS	58.66
10/07/2024	MIDAMERICAN ENERGY DAV	ELEC/GAS SERVICE	20.10
10/07/2024	MIDAMERICAN ENERGY DAV	TRAFFIC LIGHTS	55.73
10/07/2024	MIDAMERICAN ENERGY DAV	ELEC/GAS SERVICE	10.44
10/07/2024	MIDAMERICAN ENERGY DAV	TRAFFIC LIGHTS	112.05
10/07/2024	MIDAMERICAN ENERGY DAV	WATER FACILITIES	15.20
10/07/2024	MIDAMERICAN ENERGY DAV	ELEC/GAS SERVICE	10.00
10/07/2024	MIDAMERICAN ENERGY DAV	ELEC/GAS SERVICE	2,014.74
10/07/2024	MIDAMERICAN ENERGY DAV	ELEC/GAS SERVICE	10.00
09/30/2024	MIDWEST GROUP BENEFITS-	FLEX FUNDS	2,546.97
10/07/2024	MIDWEST TAPE, LLC	EBOOKS HOOPLA FLEX	499.41

Date Paid	Vendor Name	Description	Amount Paid
10/07/2024	MIKE ROSS	RAIN BARRELS (3)	225.00
10/07/2024	MILLER NURSERY	INDIAN HILLS TREES	1,376.16
10/04/2024	MUNICIPAL FIRE & POLICE	CURRENT PAY WITHHOLDING MUNICIPAL FIRE & POLICE RETIRE Pay Perio	21,917.46
10/04/2024	MUNICIPAL FIRE & POLICE	CURRENT PAY WITHHOLDING MUNICIPAL FIRE & POLICE RETIRE Pay Perio	9,091.95
10/07/2024	MUNICIPAL SUPPLY INC	MEASURING CHAMBERS	3,900.00
10/07/2024	NAPA DISTRIBUTION CENTER	VEHICLE OPERATIONS	32.60
10/07/2024	NAPA DISTRIBUTION CENTER	VEHICLE MAINT	98.83
10/07/2024	NETWORKS	PROFESSIONAL FEES	1,650.00
10/07/2024	NETWORKS	PROFESSIONAL FEES	1,612.50
10/07/2024	NETWORKS	HOSTED BACKUP	1,794.00
10/07/2024	NETWORKS	HOSTED EMAIL	1,377.55
10/07/2024	NETWORKS	SOFTWARE SUBSCR	27.00
10/07/2024	NORSOLV	PARTS	36.50
10/07/2024	NORTHLAND PRODUCTS CO	PARTS	734.50
10/07/2024	NYEMASTER-GOODE	PROSECUTIONS	3,651.00
10/07/2024	NYEMASTER-GOODE	CITY COUNCIL	850.00
10/07/2024	NYEMASTER-GOODE	LEGAL GENERAL	3,200.00
10/07/2024	NYEMASTER-GOODE	LEGAL HR	1,150.00
10/07/2024	NYEMASTER-GOODE	LEGAL	3,288.00
10/07/2024	P & P SMALL ENGINES INC	CHAIN SAW PARTS	70.99
10/07/2024	P & P SMALL ENGINES INC	CHAIN SAW PARTS	63.94
10/07/2024	PAPER ROLL PRODUCTS	OFFICE SUPPLIES	81.90
09/30/2024	PAYMENTECH - CHASE BANK	Sept CC Fees	1,731.42
09/30/2024	PAYMENTECH - CHASE BANK	Sept CC Fees	1,385.14
09/30/2024	PAYMENTECH - CHASE BANK	Sept CC Fees	346.28
09/30/2024	PAYMENTECH - CHASE BANK	Sept CC Fees	31.62
09/30/2024	PAYMENTECH - CHASE BANK	Sept CC Fees	16.55
09/30/2024	PAYMENTECH - CHASE BANK	Sept CC Fees	.65
09/30/2024	PAYMENTECH - CHASE BANK	Sept CC Fees	1,806.38
09/30/2024	PAYMENTECH - CHASE BANK	Sept CC Fees	1,806.38
09/30/2024	PAYMENTECH - CHASE BANK	Sept CC Fees	628.11
09/30/2024	PAYMENTECH - CHASE BANK	Sept CC Fees	25.81
09/30/2024	PAYMENTECH - CHASE BANK	Sept CC Fees	10.88
09/30/2024	PAYMENTECH - CHASE BANK	PROGRAM REFUNDS	2,469.00
10/07/2024	PER MAR SECURITY SERVICES	CAC QUARTERLY SECURITY MONITORING & SERVICE AGREEMENT	1,515.18
10/07/2024	PETERBILT OF DES MOINES	L325 EXHAUST LEAK AT EGR COOLER BELLOWS	2,816.43
10/07/2024	PETERBILT OF DES MOINES	L325 STOP ENGINE LIGHT	1,875.83
10/07/2024	PETERBILT OF DES MOINES	E320 REPAIR SENSOR	1,597.68
10/07/2024	PLAYAWAY PRODUCTS LLC	YOUTH MEDIA	793.11
10/07/2024	PLUMB SUPPLY	WOMENS SHOWER VALVE REPAIR	709.32
10/07/2024	PRODIGY CARE SERVICES	411 RX	2,058.90
10/07/2024	PRODIGY CARE SERVICES	411 RX	54.14
09/30/2024	PROFESSIONAL SOLUTIONS	CLOVER CC FEES	1,817.72
10/07/2024	PSYCHOLOGY ASSOCIATES	PROFESSIONAL FEES	235.00
10/07/2024	PSYCHOLOGY ASSOCIATES	PRIVATE SESSION	205.60
10/07/2024	QUADIENT FINANCE USA INC	POSTAGE ACCT 8124352	3,000.00
10/07/2024	QUICK SUPPLY CO	EROSION BLANKET	355.90
10/07/2024	QUINTIN STIEFF	REFUND DEPOSIT	10.22
10/07/2024	RANGEMASTERS	UNIFORM ALLOW - D. HERZOG	152.58
10/07/2024	RANGEMASTERS	UNIFORM ALLOW - D. HERZOG	10.00
10/07/2024	RANGEMASTERS	UNIFORM ALLOW - A. BOES	109.23
09/30/2024	RELIANCE STANDARD LIFE INSURANCE	Life, LTD, AD&D -Sep	311.81
09/30/2024	RELIANCE STANDARD LIFE INSURANCE	Life, LTD, AD&D -Sep	468.56
09/30/2024	RELIANCE STANDARD LIFE INSURANCE	Life, LTD, AD&D -Sep	183.92
09/30/2024	RELIANCE STANDARD LIFE INSURANCE	Life, LTD, AD&D -Sep	452.73
09/30/2024	RELIANCE STANDARD LIFE INSURANCE	Life, LTD, AD&D -Sep	140.39
09/30/2024	RELIANCE STANDARD LIFE INSURANCE	Life, LTD, AD&D -Sep	195.46
09/30/2024	RELIANCE STANDARD LIFE INSURANCE	Life, LTD, AD&D -Sep	191.52

Date Paid	Vendor Name	Description	Amount Paid
09/30/2024	RELIANCE STANDARD LIFE INSURANCE	Life, LTD, AD&D -Sep	60.43
09/30/2024	RELIANCE STANDARD LIFE INSURANCE	Life, LTD, AD&D -Sep	128.80
09/30/2024	RELIANCE STANDARD LIFE INSURANCE	Life, LTD, AD&D -Sep	132.02
09/30/2024	RELIANCE STANDARD LIFE INSURANCE	Life, LTD, AD&D -Sep	60.67
09/30/2024	RELIANCE STANDARD LIFE INSURANCE	Life, LTD, AD&D -Sep	239.94
09/30/2024	RELIANCE STANDARD LIFE INSURANCE	Life, LTD, AD&D -Sep	74.97-
09/30/2024	RELIANCE STANDARD LIFE INSURANCE	Life, LTD, AD&D -Sep	18.00
09/30/2024	RELIANCE STANDARD LIFE INSURANCE	Life, LTD, AD&D -Sep	121.04
09/30/2024	RELIANCE STANDARD LIFE INSURANCE	Life, LTD, AD&D -Sep	193.14
09/30/2024	RELIANCE STANDARD LIFE INSURANCE	Life, LTD, AD&D -Sep	414.59
09/30/2024	RELIANCE STANDARD LIFE INSURANCE	Life, LTD, AD&D -Sep	124.99
09/30/2024	RELIANCE STANDARD LIFE INSURANCE	Life, LTD, AD&D -Sep	103.61
09/30/2024	RELIANCE STANDARD LIFE INSURANCE	Life, LTD, AD&D -Sep	149.56
09/30/2024	RELIANCE STANDARD LIFE INSURANCE	Life, LTD, AD&D -Sep	34.31
10/04/2024	RELIANCE STANDARD LIFE INSURANCE	VOL LIFE INSURANCE Pay Period: 9/28/2024	1,189.89
10/07/2024	ROI ENERGY LLC	LED LIGHTING	400.00
10/07/2024	ROI ENERGY LLC	LED LIGHTING	415.00
10/07/2024	SANDRA FORD	REFUND DEPOSIT	21.33
10/07/2024	SECTOR	VEHICLE REPAIR	416.98
10/07/2024	SEPTAGON CONSTRUCTION CO	REFUND DEPOSIT	180.44
10/07/2024	SHANDRI PHOTOGRAPHY	GREENBELT STOCK PHOTOGRAPHY	300.00
10/07/2024	SHI INTERNATIONAL CORP	SOFTWARE SUBSCRIPTION	5,460.00
10/07/2024	SIRCHIE ACQUISITION COMPANY	EQUIPMENT	217.71
10/07/2024	STREET COLLECTIVE	BCYCLE - YR 4 OF 5	5,000.00
10/07/2024	SUPERIOR PEST CONTROL	PEST CONTROL	104.61
10/07/2024	SUPERIOR PEST CONTROL	PEST CONTROL	47.85
10/07/2024	SUPERIOR PEST CONTROL	PEST CONTROL	177.54
10/07/2024	TITAN MACHINERY	PARTS	193.80
10/07/2024	TOMPKINS INDUSTRIES INC	PARTS	88.51
10/07/2024	TOMPKINS INDUSTRIES INC	EQUIPMENT REPAIR	104.70
10/07/2024	TONY MORO POWDER COAT & BLASTING	BBALL HOOP POWDER COATING	80.00
10/04/2024	TREAS - STATE OF IA WH TAX	STATE WITHHOLDING STATE WITHHOLDING TAX Pay Period: 9/28/2024	27,950.00
09/30/2024	TREASURER STATE OF IOWA	WATER EXCISE TAX	36,208.62
09/30/2024	TREASURER STATE OF IOWA	UTILITY SALES TAX	9,255.57
09/30/2024	TREASURER STATE OF IOWA	REC SALES TAX	8,087.15
09/30/2024	TREASURER STATE OF IOWA	AQUATICS SALES TAX	2,287.48
10/07/2024	UNITED CONTRACTORS INC	ASPHALT	294.56
10/04/2024	UNITED WAY	CURRENT PAY WITHHOLDING UNITED WAY Pay Period: 9/28/2024	162.12
10/07/2024	VAN METER INC	STREET LIGHT FUSES	300.69
10/07/2024	VAN METER INC	PHOTO EYE	24.78
10/07/2024	VERIZON	CELL DATA SERVICE	166.62
10/07/2024	VERIZON	CELL DATA SERVICE	55.53
10/07/2024	VERIZON	CELL DATA SERVICE	166.62
10/07/2024	VERIZON	DATA PROCESSING HOT SPOTS	80.02
10/07/2024	VESTIS	UNIFORMS	111.34
10/07/2024	VESTIS	UNIFORMS	62.14
10/07/2024	VESTIS	UNIFORMS	62.14
10/07/2024	VESTIS	UNIFORMS	23.30
10/07/2024	VESTIS	UNIFORMS	103.42
10/07/2024	VESTIS	UNIFORMS	57.72
10/07/2024	VESTIS	UNIFORMS	57.72
10/07/2024	VESTIS	UNIFORMS	21.64
10/07/2024	WINIFRED MORANVILLE	MISC CONTR WORK-ADULT	150.00
09/30/2024	XPRESS BILL PAY	Tran Fees- UB	1,078.02
09/30/2024	XPRESS BILL PAY	Tran Fees- UB	862.41
09/30/2024	XPRESS BILL PAY	Tran Fees- UB	215.60
09/30/2024	XPRESS BILL PAY	Tran Fees- PD	12.87
09/30/2024	XPRESS BILL PAY	Tran Fees- FD	.39

Date Paid	Vendor Name	Description	Amount Paid
09/30/2024	XPRESS BILL PAY	Tran Fees- Rec	51.09
09/30/2024	XPRESS BILL PAY	Tran Fees- Pool	50.70
09/30/2024	XPRESS BILL PAY	Tran Fees- CD	50.70
09/30/2024	XPRESS BILL PAY	Tran Fees- PW	.78
09/30/2024	XPRESS BILL PAY	Tran Fees- Admin	25.24
10/07/2024	XTREME TREE	TREE REMOVAL	1,800.00
10/07/2024	XTREME TREE	TREE REMOVAL	1,500.00
10/07/2024	XTREME TREE	TREE REMOVAL	1,020.00
10/07/2024	XTREME TREE	TREE REMOVAL	375.00
10/07/2024	ZIMCO SUPPLY CO	GROUNDS SUPPLIES	142.50
10/07/2024	ZIMCO SUPPLY CO	GROUNDS SUPPLIES	751.00
10/07/2024	ZIMCO SUPPLY CO	GROUNDS SUPPLIES	740.00
Grand Totals:			881,671.77

Date Paid	Vendor Name	Description	Amount Paid
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The following expenditures have been reviewed and authorized as being justified and properly due and made in accordance to city guidelines.
This listing has been prepared by Finance Department staff and is being submitted to the City Council for approval.

Bill List Claims \$ 881,671.77
(09/24/2024 - 10/07/2024)

Payroll
(10/04/2024) 323,827.80

Total \$ 1,205,499.57

Of the total payrolls, \$1160.89 are expense reimbursements.


Elizabeth Hansen, Director of Administrative Services

Date: 10/7/2024

Dated: _____

City Council:

Srikant Mikkilineni _____

Eric Klein _____

Ted Weaver _____

Michael McCoy _____

Susan Judkins _____



Memo

TO: Mayor and Council members

FROM: Matthew Graham, City Clerk

DATE: October 10, 2024

RE: Approve Retail Alcohol Sales License Renewal Application - Franka Pizzeria - 12695 University Avenue

SYNOPSIS:

Staff recommends approval.

Attachments:

1. Franka Pizzeria 10_01_2024



Memo

TO: Mayor and Council members

FROM: Matthew Graham, City Clerk

DATE: October 10, 2024

RE: Approve Retail Alcohol Sales License Renewal Application - Cooper's Hawk Winery & Restaurant - 12801 University Avenue

SYNOPSIS:

Staff recommends approval.

Attachments:

1. Cooper's Hawk Winery & Restaurant 09_30_2024



Memo

TO: Mayor and Council members

FROM: Matthew Graham, City Clerk

DATE: October 10, 2024

RE: Approve Retail Alcohol Sales License Renewal Application - Monterrey Mexican Restaurant - 8801 University Avenue, Suite 27

SYNOPSIS:

Staff recommends approval.

Attachments:

1. Monterrey Mexican Restaurant 11_15_2024



Memo

TO: Mayor and Council members

FROM: Jim Hagelie, Engineering Services Administrator

DATE: October 10, 2024

RE: Resolution Approving Change Order #1 - The Concrete Company -
2024 Arterial PCC Pavement Rehabilitation Project - \$67,704.00

SYNOPSIS:

Staff is recommending approval of Change Order #1 to The Concrete Company for additional work performed on the above referenced project as follows:

Change Order #1 – \$67,704.00

This Change Order balances the unit items on the project to account for overruns/underruns and arrive at a final contract amount. Additional patching was added during construction based on bids received and total rehabilitation dollars available in this year's budget across multiple projects. Work on the project is now complete and the final contract amount is \$1,053,041.50.

Please feel free to contact me at 223-6231 prior to the meeting if you have any questions or concerns.

Attachments:

1. The Concrete Company 2024 Change Order_Arterial
2. Change Order #1

RESOLUTION NO. _____

RESOLUTION APPROVING CHANGE ORDER NO. 1
FOR THE CONCRETE COMPANY
2024 ARTERIAL PCC PAVEMENT REHABILITATION PROJECT

WHEREAS, the City staff has determined that it is necessary to make the changes set forth in Change Order No. 1 to the contract with The Concrete Company in regard to the 2024 Arterial PCC Pavement Rehabilitation Project (the “Project”); and

WHEREAS, the City Council of the City of Clive, Iowa, is desirous of approving said Change Order No. 1 and authorizing the Mayor to execute same on behalf of the City of Clive, Iowa.

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

That Change Order No. 1 to the contract with The Concrete Company, is hereby determined to be in the best interests of the residents of the City of Clive, Iowa, and is hereby accepted and approved by this City Council; and the Mayor is hereby authorized and directed to execute said Change Order No. 1 on behalf of the City of Clive, Iowa.

PASSED AND APPROVED THIS ____ of _____, 2024.

CITY OF CLIVE, IOWA

By: _____
John Edwards, Mayor

ATTEST:

Matthew D. Graham, City Clerk



City of Clive

Change Order Details

2024 Arterial PCC Pavement Rehabilitation Project

Description	Arterial patching on University Ave. and 128th street.
Prime Contractor	The Concrete Company 5128 NW Beaver DR Grimes, IA 50111
Change Order	1
Status	Pending
Date Created	10/02/2024
Summary	Balancing Change Order
Change Order Description	Balancing Change Order
Awarded Project Amount	\$985,337.50
Authorized Project Amount	\$985,337.50
Change Order Amount	\$67,704.00
Revised Project Amount	\$1,053,041.50

Increases/Decreases

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Section: 1 - Description									
0010	24-001	SY	\$165.000	4,165.000	\$687,225.00	554.000	\$91,410.00	4,719.000	\$778,635.00
PATCH, FULL DEPTH REPAIR									
Reason: Balancing Change Order									
0030	24-003	EA	\$4,500.000	2.000	\$9,000.00	2.000	\$9,000.00	4.000	\$18,000.00
INTAKE ADJUSTMENT, MAJOR									
Reason: Balancing Change Order									
0060	24-006	EACH	\$415.000	50.000	\$20,750.00	-21.000	-\$8,715.00	29.000	\$12,035.00
FLAGGER									
Reason: Balancing Change Order									
0100	24-010	EA	\$450.000	28.000	\$12,600.00	-28.000	-\$12,600.00	0.000	\$0.00
SECONDARY SLURRY CONTROL- GRATE INTAKE SEDIMENT FILTER BAG									
Reason: Balancing Change Order									
0110	24-011	ACRE	\$10,000.000	0.250	\$2,500.00	-0.250	-\$2,500.00	0.000	\$0.00
HYDRO-MULCH									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
Reason: Balancing Change Order									
0130	24-013	SY	\$25.000	850.000	\$21,250.00	-850.000	-\$21,250.00	0.000	\$0.00
TEMPORARY RECP, TYPE 1									
Reason: Balancing Change Order									
0140	24-014	SY	\$165.000	631.000	\$104,115.00	124.600	\$20,559.00	755.600	\$124,674.00
PATCH, FULL DEPTH REPAIR									
Reason: Balancing Change Order									
0220	24-022	EA	\$450.000	6.000	\$2,700.00	-6.000	-\$2,700.00	0.000	\$0.00
SECONDARY SLURRY CONTROL- GRATE INTAKE SEDIMENT FILTER BAG									
Reason: Balancing Change Order									
0230	24-023	ACRE	\$10,000.000	0.100	\$1,000.00	-0.100	-\$1,000.00	0.000	\$0.00
HYDRO- MULCH									
Reason: Balancing Change Order									
0250	24-025	SY	\$25.000	180.000	\$4,500.00	-180.000	-\$4,500.00	0.000	\$0.00
TEMPORARY RECP, TYPE 1									
Reason: Balancing Change Order									

Line Number	Item ID	Unit	Unit Price	Current		Change		Revised	
				Quantity	Amount	Quantity	Amount	Quantity	Amount
10 items			Totals		\$865,640.00		\$67,704.00		\$933,344.00

Mayor, City of Clive

Date

Project Engineer, Jim Hagelie

Date

Field Engineer, Nolan Daft.

Date

Contractor, The Concrete Company

Date



Memo

TO: Mayor and Council members

FROM: Jim Hagelie, Engineering Services Administrator

DATE: October 10, 2024

RE: Resolution Approving Change Order #2 - The Concrete Company -
2024 Residential PCC Pavement Rehabilitation Project - (-\$29,818.25)

SYNOPSIS:

Staff is recommending approval of Change Order #2 to The Concrete Company for additional work performed on the above referenced project as follows:

Change Order #2 – (-\$29,818.25)

This Change Order balances the unit items on the project to account for underruns and arrive at a final contract amount. Work on the project is now complete and the final contract amount is \$660,640.50.

Please feel free to contact me at 223-6231 prior to the meeting if you have any questions or concerns.

Attachments:

1. The Concrete Company 2024 Change Order
2. change_order_2

RESOLUTION NO. _____

RESOLUTION APPROVING CHANGE ORDER NO. 2
FOR THE CONCRETE COMPANY
2024 RESIDENTIAL PCC PAVEMENT REHABILITATION PROJECT

WHEREAS, the City staff has determined that it is necessary to make the changes set forth in Change Order No. 2 to the contract with The Concrete Company in regard to the 2024 Residential PCC Pavement Rehabilitation Project (the “Project”); and

WHEREAS, the City Council of the City of Clive, Iowa, is desirous of approving said Change Order No. 2 and authorizing the Mayor to execute same on behalf of the City of Clive, Iowa.

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

That Change Order No. 2 to the contract with The Concrete Company, is hereby determined to be in the best interests of the residents of the City of Clive, Iowa, and is hereby accepted and approved by this City Council; and the Mayor is hereby authorized and directed to execute said Change Order No. 2 on behalf of the City of Clive, Iowa.

PASSED AND APPROVED THIS ____ of _____, 2024.

CITY OF CLIVE, IOWA

By: _____
John Edwards, Mayor

ATTEST:

Matthew D. Graham, City Clerk



CHANGE ORDER #2

Public Works
2123 NW 111th Street
Clive, IA 50325
(515) 223-6231

Contractor: The Concrete Contracting Company
5128 NW Beaver
Grimes, IA 50111

Project Title	2024 Residential PCC Pavement Rehab	
Clive Project File Number	476	
Purchase Order Number		
Orig. Contract Amount & Date	\$591,506.25	2/8/2024
Change Order Number	2	
Date	October 3, 2024	

THE CONTRACT IS CHANGED AS FOLLOWS: Performed a zero sum of quantities to arrive at final contract amount.

Item	Description	Unit	Unit Price	Quantity Adjustment	Value Adjustment
3	Storm Sewer, Trenched, RCP, 15"	LF	\$165.00	-16.0	(\$2,640.00)
8	Remove Manhole	Each	\$2,500.00	-1.00	(\$2,500.00)
12	Removal of Curb	LF	\$15.00	-7.0	(\$105.00)
13	Curb and Gutter, PCC, 2.0'	LF	\$60.00	-7.0	(\$420.00)
16	Detectable Warning	SF	\$65.00	-12.0	(\$780.00)
20	Secondary Slurry Control - Grate Intake Bag	Each	\$315.00	-5.0	(\$1,575.00)
21	Hydro-Mulch	Acre	\$20,000.00	-0.3	(\$6,000.00)
23	Temporary RECP, Type 1	SY	\$6.75	-1450.0	(\$9,787.50)
24	Patch Full Depth Repair	SY	\$90.00	-38.8	(\$3,492.00)
34	Hydro-Mulch	Acre	\$20,000.00	-0.05	(\$1,000.00)
36	Temporary RECP, Type 1	SY	\$6.75	-225	(\$1,518.75)
TOTAL					(\$29,818.25)

CHANGE ORDER SUMMARY

The Original Contract Sum was	\$591,506.25
Net Change by previously authorized Change Orders	\$98,952.50
The Contract Sum prior to This Change Order was	\$690,458.75
The Contract Sum will be decreased by this Change Order in the amount of	(\$29,818.25)
The new Contract Sum including this Change Order will be	\$660,640.50
Aggregate Change Order as a percent of Original Contract	11.7%
The Contract Time will be unchanged by	0 Days
The date of Final Completion as of the date of this Change Order therefore is	August 23, 2024

NOT VALID UNTIL SIGNED BY THE CONTRACTOR, OWNER'S REPRESENTATIVE (if applicable) AND OWNER

Contractor: The Concrete Contracting Company	Contracting Authority: City of Clive	Prepared By: City of Clive
Signature:	Signature:	Signature:
Name:	Name: John Edwards	Name: Jim Hagelie
Title:	Title: Mayor	Title: Engineering Services Administrator
Date:	Date:	Date:



Memo

TO: Mayor and Council members

FROM: Jim Hagelie, Engineering Services Administrator

DATE: October 10, 2024

RE: Approve Pay Request #4 - The Concrete Company - 2024 Arterial PCC Pavement Rehabilitation Project - \$33,272.22

SYNOPSIS:

Staff is recommending approval of a Pay Request to The Concrete Company for work performed on the above referenced project.

Pay Estimate #4 - \$33,272.22

A breakdown of the contract status is as follows:

Contract Amount	-	\$985,337.50
Paid to Date	-	<u>\$962,839.62</u>
Contract Remaining	-	\$ 22,497.88

Please feel free to contact me at 223-6231 prior to the meeting if you have any questions or concerns.

Attachments:

1. Pay Request #4



City of Clive

Payment Invoice

2024 Arterial PCC Pavement Rehabilitation Project

Description	Arterial patching on University Ave. and 128th street.
Payment Number	4
Pay Period	09/01/2024 to 09/28/2024
Approval Date	10/10/2024
Prime Contractor	The Concrete Company 5128 NW Beaver DR Grimes, IA 50111
Payment Status	Pending
Awarded Project Amount	\$985,337.50
Authorized Amount	\$985,337.50

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
Section: 1 Description					
0010	24-001	SY	117.800	\$165.000	\$19,437.00
PATCH, FULL DEPTH REPAIR					
0020	24-002	TON	90.000	\$45.000	\$4,050.00
SUBGRADE REPAIR					
0030	24-003	EA	0.200	\$4,500.000	\$900.00
INTAKE ADJUSTMENT, MAJOR					
0060	24-006	EACH	7.000	\$415.000	\$2,905.00
FLAGGER					
0120	24-012	ACRE	0.250	\$13,500.000	\$3,375.00
SEED, FERTILIZE AND MULCH					
0140	24-014	SY	0.000	\$165.000	\$0.00
Project Total:					\$33,614.50

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
PATCH, FULL DEPTH REPAIR					
0150	24-015	TON	15.000	\$45.000	\$675.00
SUBGRADE REPAIR					
0180	24-018	LS	0.250	\$3,500.000	\$875.00
TEMPORARY TRAFFIC CONTROL					
0240	24-024	ACRE	0.100	\$13,975.000	\$1,397.50
SEED, FERTILIZE AND MULCH					
					Section Total: \$33,614.50
					Project Total: \$33,614.50

Summary

Current Approved Work:	\$33,614.50	Approved Work To Date:	\$1,012,106.50
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	\$342.28	Retainage To Date:	\$49,266.88
Current Retainage Released:	\$0.00	Retainage Released To Date:	\$0.00
Current Liquidated Damages:	\$0.00	Liquidated Damages To Date:	\$0.00
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.00
Current Payment:	\$33,272.22	Payments To Date:	\$962,839.62
Previous Payment:	\$422,323.93	Previous Payments To Date:	\$929,567.40

Mayor, City of Clive	Date
Project Engineer, Jim Hagelie	Date
Field Engineer, Nolan Daft.	Date
Contractor, The Concrete Company	Date



Memo

TO: Mayor and Council members

FROM: Richard Brown, Leisure Services Director

DATE: October 10, 2024

RE: Approve Pay Request # 5 - Indian Hills Trail & Bridge Project - Absolute Concrete - \$23,381.07

SYNOPSIS:

Staff is recommending approval of pay request # 5 to Absolute Concrete for work completed to date on the Indian Hills Trail and Bridge Project - Absolute Concrete - \$23,381.07.

Contract Breakdown:

Original Contract Amount - \$384,540.55

Change Order # 1 - \$4,355.04

Total Contract Amount - \$388,895.59

Pay Request # 1: \$11,962.70

Pay Request # 2: \$36,363.51

Pay Request # 3: \$246,675.21

Pay Request # 4: \$37,466.22

Pay Request # 5: \$23,381.07

Contract Remaining: \$33,046.88

Attachments:

1. Absolute Concrete Pay Request # 5 \$23,381.07



City of Clive

Payment Invoice

INDIAN HILLS TRAIL

Description NEW TRAIL AND PEDESTRIAN BRIDGE
Payment Number 5
Pay Period 07/28/2024 to 09/28/2024
Approval Date 10/10/2024
Prime Contractor Absolute Concrete
505 1st Street, PO Box 148
Slater, IA 50244
Payment Status Pending
Awarded Project Amount \$384,540.55
Authorized Amount \$388,895.59

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
Section: 1 Description					
0020	24-002	CY	250.000	\$12.750	\$3,187.50
TOPSOIL, ON-SITE, 6" DEPTH					
0080	24-008	LF	3.200	\$51.000	\$163.20
CURB AND GUTTER, 2.5' WIDTH					
0170	24-017	LF	5.000	\$16.000	\$80.00
CURB AND GUTTER REMOVAL					
0190	24-019	SF	66.000	\$32.000	\$2,112.00
TRAFFIC SIGNS					
0200	24-020	LF	96.000	\$21.250	\$2,040.00
WOOD POSTS					
0210	24-021	AC	0.060	\$1,000.000	\$60.00
Project Total:					\$24,611.00

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
CONVENTIONAL SEEDING, SEEDING AND FERTILIZING (TYPE1)					
0240	24-024	AC	0.180	\$4,000.000	\$720.0
CONVENTIONAL SEEDING, SEEDING AND FERTILIZING (LOW MAINTENANCE FESCUE BLEND)					
0270	24-027	LF	2,134.000	\$1.000	\$2,134.0
FILTER SOCK REMOVAL					
0290	24-029	AC	0.240	\$4,000.000	\$960.0
EROSION CONTROL MULCHING, HYDROMULCHING, BFM					
0370	24-037	LF	15.350	\$857.000	\$13,154.9
STRUCTURAL STEEL PEDESTRIAN HANDRAIL					
					Section Total: \$24,611.6
					Project Total: \$24,611.6

Summary

Current Approved Work:	\$24,611.65	Approved Work To Date:	\$374,577.5
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.0
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.0
Current Retainage:	\$1,230.58	Retainage To Date:	\$18,728.8
Current Retainage Released:	\$0.00	Retainage Released To Date:	\$0.0
Current Liquidated Damages:	\$0.00	Liquidated Damages To Date:	\$0.0
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.0
Current Payment:	<u>\$23,381.07</u>	Payments To Date:	\$355,848.7
Previous Payment:	\$37,466.22	Previous Payments To Date:	\$332,467.6

APPROVED FOR PAYMENT

BY Hot

DATE 10/10/24

ACCT # 388-5750-6407

ITEM Indian Hills Trail & Bridge Project

Pay Request #5 absolute Concrete

Mayor, City of Clive

Date



10/2/24

Project Manager, Jeff Thielen

Date



10/2/2024

Field Engineer, Tony Clemenson

Date



10-1-24

Contractor,

Date



Memo

TO: Mayor and Council members

FROM: Jonathan Cygan, Civil Engineer

DATE: October 10, 2024

RE: Approve Pay Request #6 - Mainline Construction - NW 99th Court
Reconstruction - \$156,447.64

SYNOPSIS:

Staff is recommending approval of a Pay Request to Mainline Construction LLC. for work performed on the above referenced project.

Pay Estimate #6 - \$156,447.64

A breakdown of the contract status is as follows:

Amended Contract Amount	- \$1,602,928.44
Paid to Date	- <u>\$1,285,305.51</u>
Contract Remaining	- \$317,622.93

Please feel free to contact me at 515-223-6231 prior to the meeting if you have any questions or concerns.

Attachments:

1. Pay Request #6



City of Clive

Payment Invoice

Nw 99th Court Reconstruction

Description	Total road reconstruction
Payment Number	6
Pay Period	09/01/2024 to 09/28/2024
Approval Date	09/12/2024
Prime Contractor	Mainline Construction PO Box 173 Bondurant, IA 50035
Payment Status	Pending
Awarded Project Amount	\$1,521,703.44
Authorized Amount	\$1,602,928.44

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
Section: 1 Description					
0030	24-003	CY	550.000	\$17.500	\$9,625.00
CLASS 10 EXCAVATION					
0090	24-009	LF	328.000	\$60.000	\$19,680.00
SANITARY SEWER 8" PVC TRUSS					
0100	24-010	LF	90.000	\$75.000	\$6,750.00
SANITARY SERVICE, 4"					
0110	24-011	LF	330.000	\$0.010	\$3.30
REMOVE SANITARY SEWER, 8" VCP					
0120	24-012	EA	3.000	\$850.000	\$2,550.00
SANITARY SEWER CLEANOUT					
0210	24-021	LF	532.000	\$50.000	\$26,600.00
Project Total: \$164,681.73					

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
WATERMAIN, TRENCHED 8" PVC					
0220	24-022	LB	653.600	\$8.000	\$5,228.80
FITTING, DUCTILE IRON, MJ					
0230	24-023	EA	3.000	\$830.000	\$2,490.00
WATER SERVICE STUB					
0240	24-024	LF	33.000	\$54.000	\$1,782.00
WATER SERVICE PIPE, 1" COPPER					
0250	24-025	EA	6.000	\$2,300.000	\$13,800.00
VALVE, DI MJ GATE, 8"					
0260	24-026	EA	0.300	\$6,600.000	\$1,980.00
ALTERNATE FIRE HYDRANT ASSEMBLY					
0270	24-027	EA	1.000	\$750.000	\$750.00
FIRE HYDRANT ASSEMBLY REMOVAL					
0280	24-028	EA	2.000	\$50.000	\$100.00
VALVE BOX REMOVAL					
0290	24-029	EA	2.800	\$5,700.000	\$15,960.00
SANITARY MANHOLE, 48" SW-301					
0320	24-032	EA	4.000	\$400.000	\$1,600.00
REMOVE MANHOLE					
0350	24-035	SY	399.200	\$7.000	\$2,794.40
REMOVAL OF SIDEWALK					
0360	24-036	SY	129.000	\$7.000	\$903.00
REMOVAL OF DRIVEWAY					
0420	24-042	SY	1,820.970	\$9.000	\$16,388.73
PAVEMENT REMOVAL					
0430	24-043	LS	0.340	\$6,850.000	\$2,329.00
TEMPORARY TRAFFIC CONTROL					
0460	24-046	LF	875.000	\$2.500	\$2,187.50
FILTER SOCK, 12", INSTALLATION					
0470	24-047	LF	15.000	\$0.500	\$7.50
Project Total: \$164,681.73					

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
FILTER SOCK, 12", MAINTENANCE AND REMOVAL					
0500	24-050	EA	0.900	\$225.000	\$202.50
INLET PROTECTION DEVICE, DROP-IN, INSTALATION					
0520	24-052	EA	1.000	\$150.000	\$150.00
PLUG WELL					
0530	24-053	LS	0.340	\$12,000.000	\$4,080.00
CONSTRUCTION SURVEY					
0550	24-055	LS	0.340	\$1,000.000	\$340.00
MAINTENANCE OF POSTAL SERVICE					
0560	24-056	LS	0.340	\$1,000.000	\$340.00
MAINTENANCE OF SOLID WASTE COLLECTION					
0600	24-070	EA	4.000	\$265.000	\$1,060.00
SANITARY SEWER CONNECTION					
0610	24-101	LS	1.000	\$25,000.000	\$25,000.00
Stage 2 to be completed 45 days after start date of stage 2					
				Section Total: \$164,681.73	
				Project Total: \$164,681.73	

Summary

Current Approved Work:	\$164,681.73	Approved Work To Date:	\$1,352,953.17
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	\$8,234.09	Retainage To Date:	\$67,647.66
Current Retainage Released:	\$0.00	Retainage Released To Date:	\$0.00
Current Liquidated Damages:	\$0.00	Liquidated Damages To Date:	\$0.00
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.00
Current Payment:	\$156,447.64	Payments To Date:	\$1,285,305.51
Previous Payment:	\$197,513.27	Previous Payments To Date:	\$1,128,857.87

Mayor, City of Clive	Date
Project Engineer, Jonathan Cygan	Date
Field Engineer, Tony Clemenson	Date
Contractor,	Date



Memo

TO: Mayor and Council members

FROM: Jonathan Cygan, Civil Engineer

DATE: October 10, 2024

RE: Approve Pay Request #6 - Alliance Construction Group - NW 114th Street Reconstruction - \$203,102.01

SYNOPSIS:

Staff is recommending approval of a Pay Request to Alliance Construction Group for work performed on the above referenced project.

Pay Estimate #6 - \$203,102.01

A breakdown of the contract status is as follows:

Amended Contract Amount	- \$1,352,231.28
Paid to Date	- <u>\$536,938.83</u>
Contract Remaining	- \$815,292.45

Please feel free to contact me at 515-223-6231 prior to the meeting if you have any questions or concerns.

Attachments:

1. Pay Request #6



City of Clive

Payment Invoice

NW 114TH STREET RECONSTRUCTION

Description	Road reconstruction from 200' west of Nw 111th to walnut creek bridge.
Payment Number	6
Pay Period	09/01/2024 to 09/28/2024
Approval Date	10/10/2024
Prime Contractor	Alliance Construction Group, LLC 9400 Plum Dr. Urbandale, IA 50322
Payment Status	Pending
Awarded Project Amount	\$1,349,523.50
Authorized Amount	\$1,352,231.28

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
Section: 1 Description					
0020	24-002	CY	1,310.000	\$22.000	\$28,820.00
CLASS 10 EXCAVATION					
0030	24-003	SY	1,672.700	\$2.750	\$4,599.93
SUBGRADE PREPARATION					
0040	24-004	TON	75.600	\$330.000	\$24,948.00
SUBGRADE TREATMENT,8% CEMENT					
0050	24-005	SY	1,061.000	\$12.500	\$13,262.50
SUBBASE, MODIFIED, 6"					
0060	24-006	LS	0.340	\$5,200.000	\$1,768.00
COMPACTION TESTING					
0090	24-009	LF	255.000	\$101.000	\$25,755.00
Project Total:					\$215,530.53

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
STORM SEWER TRENCHED, RCP, 15"					
0120	24-012	LF	376.000	\$23.000	\$8,648.00
SUBDRAIN, TYPE 2, PVC, 8"					
0150	24-015	LF	56.000	\$111.000	\$6,216.00
WATERMAIN, TRENCHED, PVC, 6"					
0160	24-016	LF	42.000	\$80.000	\$3,360.00
WATERMAIN, TRENCHED, PVC, 12"					
0170	24-017	LB	404.000	\$16.000	\$6,464.00
FITTING, DUCTILE IRON, MECHANICAL JOINT					
0240	24-024	EA	2.000	\$1,016.000	\$2,032.00
FIRE HYDRANT ASSEMBLY REMOVAL					
0250	24-025	EA	4.000	\$225.000	\$900.00
VALVE BOX REMOVAL					
0260	24-026	EA	2.000	\$8,000.000	\$16,000.00
STORM SEWER INTAKE, SW 501					
0280	24-028	EA	2.000	\$1,050.000	\$2,100.00
MANHOLE ADJUSTMENT, MINOR					
0290	24-029	EA	1.000	\$4,665.000	\$4,665.00
CONNECTION TO EXISTING INTAKE					
0320	24-032	SY	283.200	\$7.000	\$1,982.40
SIDEWALK REMOVAL					
0330	24-033	SY	435.600	\$7.000	\$3,049.20
DRIVEWAY REMOVAL, PCC					
0340	24-034	SY	20.000	\$47.000	\$940.00
SIDEWALK, PCC, 4"					
0350	24-035	SY	34.000	\$59.000	\$2,006.00
SIDEWALK, PCC, 6"					
0380	24-038	SY	21.300	\$60.000	\$1,278.00
TEMPORARY DRIVEWAY, PAVED, HMA, 4"					
0390	24-039	SY	1,798.000	\$9.250	\$16,631.50
Project Total: \$215,530.53					

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
PAVEMENT REMOVAL					
0450	24-045	LS	0.500	\$8,750.000	\$4,375.00
TEMPORARY TRAFFIC CONTROL					
0480	24-048	LS	0.300	\$1,500.000	\$450.00
SWPPP MANAGEMENT					
0570	24-057	LS	0.420	\$84,000.000	\$35,280.00
MOBILIZATION					
					Section Total: \$215,530.53
					Project Total: \$215,530.53

Summary

Current Approved Work:	\$215,530.53	Approved Work To Date:	\$559,403.06
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$92,483.00
Current Stockpile Recovery:	\$1,652.00	Stockpile Recovery To Date:	\$86,977.08
Current Retainage:	\$10,776.52	Retainage To Date:	\$27,970.15
Current Retainage Released:	\$0.00	Retainage Released To Date:	\$0.00
Current Liquidated Damages:	\$0.00	Liquidated Damages To Date:	\$0.00
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.00
Current Payment:	\$203,102.01	Payments To Date:	\$536,938.83
Previous Payment:	\$51,228.41	Previous Payments To Date:	\$333,836.82

Mayor, City of Clive	Date
Project Engineer, Jonathan Cygan	Date
Field Engineer, Nolan Daft	Date
<i>Clint Carpenter</i>	10/1/2024
Contractor, Alliance Construction Group	Date



Memo

TO: Mayor and Council members

FROM: Richard Brown, Leisure Services Director

DATE: October 10, 2024

RE: Approve Pay Request # 7 - Indian Hills Trail & Bridge Design - McClure - \$2,298.10

SYNOPSIS:

Staff is recommending approval of pay request # 7 to McClure for the work completed to date on the Indian Hills Trail & Bridge Design-McClure-\$2,298.10.

Contract Breakdown:

Original McClure Contract - \$90,600.00.

McClure Contract Amendment # 1 (Additional Construction Administration, Survey Staking and Oversight) \$19,900.00

Total Contract Amount - \$110,500.00

Pay Request # 1: \$20,224.25.

Pay Request # 2: \$21,923.75.

Pay Request # 3: \$36,862.40.

Pay Request # 4: \$11,025.64.

Pay Request # 5: \$563.96.

Pay Request # 6: \$5,394.10

Pay Request # 7: \$2,298.10

Paid to Date: \$98,292.20

Contract Remaining: \$12,207.80

Attachments:

1. Pay Request#7, Indian Hills Trail & Bridge-McClure. \$2,298.10



1360 NW 121st Street
Clive, IA 50325

Richard Brown
City of Clive, IA
1900 Northwest 114th Street
Clive, IA 50325

April 24, 2024
Project No: 2023001016-000
Invoice No: 151779
Due Date: May 24, 2024

Project 2023001016-000 Clive - Indian Hills Trail Extension

Professional Services from March 24, 2024 to April 20, 2024

Phase	600	Construction Administration
Task	601	Construction Administration

	Hours	Rate	Amount	
Engineer II	6.00	155.00	930.00	
Engineer V	.50	285.00	142.50	
Engineer III	1.00	185.00	185.00	
Totals	7.50		1,257.50	
Total Labor				1,257.50
Total this Task				\$1,257.50

Task	602	Advertising, Bidding, Contract Award
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Reimbursable Expenses

Out-Of-Pocket Expenses	629.20	
R - Marketing - Advertising	411.40	
Total Reimbursables	1,040.60	1,040.60
Total this Task		\$1,040.60
Total this Phase		\$2,298.10

	Current	Prior	To-Date
Total Billings	2,298.10	95,994.10	98,292.20
Contract Limit (not-to-exceed)			110,500.00
Contract Limit Remaining			12,207.80
Total Due this Invoice			<u>\$2,298.10</u>

APPROVED FOR PAYMENT

BY *[Signature]*

DATE 10/10/24

ACCT # 388-5750-6407

ITEM Indian Hills Trail & Bridge Project

Pay Request #7

April 26, 2024



Mr. Richard Brown
Leisure Services Director
City of Clive
1900 NW 114th Street
Clive, IA 50325

RE: Indian Hills Trail
Progress Report No. 7
MEC Project No. 2023001016-000

Dear Mr. Brown:

This is the seventh progress report for the above referenced project and covers work through April 20, 2024. Work related to this project through this period includes construction administration, bridge shop drawing review, and QuestCDN bidding reimbursable expenses. A preconstruction meeting was held on April 23rd, and the Contractor is expected to start work on the project next week.

We're excited to continue to work with the City of Clive on this project. Feel free to contact me if you have any questions about the attached invoice.

Sincerely,

A handwritten signature in blue ink, appearing to read "Colton Hoffmann", is written over a light blue circular background.

Colton Hoffmann, P.E.
Senior Project Engineer

Enclosures

1360 NW 121st Street, Clive, Iowa 50325

P 515.964.1229 | mcclurevision.com



Memo

TO: Mayor and Council members

FROM: Richard Brown, Leisure Services Director

DATE: October 10, 2024

RE: Approve Pay Request # 8 - Indian Hills Trail & Bridge Design - McClure
- \$5,034.75

SYNOPSIS:

Staff is recommending approval of pay request # 8 to McClure for the work completed to date on the Indian Hills Trail & Bridge Design-McClure-\$5034.75.

Contract Breakdown:

Original McClure Contract - \$90,600.00.

McClure Contract Amendment # 1 (Additional Construction Administration, Survey Staking and Oversight) \$19,900.00

Total Contract Amount - \$110,500.00

Pay Request # 1: \$20,224.25.

Pay Request # 2: \$21,923.75.

Pay Request # 3: \$36,862.40.

Pay Request # 4: \$11,025.64.

Pay Request # 5: \$563.96.

Pay Request # 6: \$5,394.10

Pay Request # 7: \$2,298.10

Pay Request # 8: \$5,034.75

Paid to Date: \$103,326.95

Contract Remaining: \$7,173.05

Attachments:

1. Pay Request#8, Indian Hills Trail & Bridge-McClure. \$5034.75



1360 NW 121st Street
Clive, IA 50325

Richard Brown
City of Clive, IA
1900 Northwest 114th Street
Clive, IA 50325

May 29, 2024
Project No: 2023001016-000
Invoice No: 152510
Due Date: June 28, 2024

Project 2023001016-000 Clive - Indian Hills Trail Extension

Professional Services from April 21, 2024 to May 25, 2024

Phase 600 Construction Administration
Task 601 Construction Administration

	Hours	Rate	Amount
Engineer V	2.00	285.00	570.00
Engineer III	14.50	185.00	2,682.50
Totals	16.50		3,252.50
Total Labor			3,252.50
Total this Task			\$3,252.50
Total this Phase			\$3,252.50

Phase 700 Survey Services
Task 760 Construction Staking

	Hours	Rate	Amount
Project Manager I	2.00	185.00	370.00
Crew Chief	5.50	135.00	742.50
Crew Member	8.00	75.00	600.00
Totals	15.50		1,712.50
Total Labor			1,712.50

Mileage (.90 p/mile)

APPROVED FOR PAYMENT

BY *dst*

DATE *10/10/24*

ACCT # *388-5750-6407*

ITEM *Indian Hills Trail*

36.00

Total this Task \$1,748.50

Total this Phase \$1,748.50

Phase 850 Project Management and Coordination
Task 851 Project Management

Bridge Project
Pay Request # 8

Project	2023001016-000	Clive - Indian Hills Trail Extension	Invoice	152510
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	Hours	Rate	Amount
Project Coordinator	.25	135.00	33.75
Totals	.25		33.75
Total Labor			33.75

Total this Task \$33.75

Total this Phase \$33.75

	Current	Prior	To-Date
Total Billings	5,034.75	98,292.20	103,326.95
Contract Limit (not-to-exceed)			110,500.00
Contract Limit Remaining			7,173.05
Total Due this Invoice			\$5,034.75

Outstanding Invoices

Number	Date	Balance
151779	4/24/2024	2,298.10
Total		2,298.10

May 30, 2024



Mr. Richard Brown
Leisure Services Director
City of Clive
1900 NW 114th Street
Clive, IA 50325

RE: Indian Hills Trail
Progress Report No. 8
MEC Project No. 2023001016-000

Dear Mr. Brown:

This is the eighth progress report for the above referenced project and covers work through May 25, 2024. Work related to this project through this period includes construction administration, shop drawing review, and construction staking. Absolute Concrete has begun construction on the project, although progress has been slower than anticipated due to the wet spring weather.

We're excited to continue to work with the City of Clive on this project. Feel free to contact me if you have any questions about the attached invoice.

Sincerely,

Colton Hoffmann, P.E.
Senior Project Engineer

Enclosures

1360 NW 121st Street, Clive, Iowa 50325

P 515.964.1229 | mcclurevision.com



Memo

TO: Mayor and Council members

FROM: Jeff May, Public Works Director

DATE: October 10, 2024

RE: Approve Pay Request #9 - Alice's Road Reconstruction - Phase 1 - Design - Snyder & Associates - \$118,099.76

SYNOPSIS:

At the January 11, 2024 City Council meeting, the Council approved a Professional Services Agreement with Snyder & Associates for the design of the Alice's Road Reconstruction Project – Phase 1. The Alice's Road Reconstruction Project includes 4 Phases. The phases are identified per the following:

Phase 1 is the reconstruction of Alice's Road south of Douglas Parkway and is shared with Waukeez on a 50/50 split.

Phase 2 is the reconstruction of the Alice's Road and Douglas Parkway intersection and the completion of Douglas Parkway from Berkshire Parkway (including the intersection of Berkshire Parkway) to the west corporate limit. Waukeez is responsible for 25% of the intersection and possibly some of the Douglas Parkway improvements west of Alices Road. Clive is responsible for 75% of the intersection, the improvements west of Alice's Road, that are not Waukeez's responsibility and 100% of the improvements east of Alice's Road. The division of responsibility for Phase 2 will be determined as the project design progresses.

Phase 3 is the reconstruction of Alice's Road from Douglas Parkway to Berkshire Parkway and is 100% the responsibility of Clive.

Phase 4 is the reconstruction of Alice's Road from Berkshire Parkway to Meredith Drive and includes the crossing of Little Walnut Creek. Phase 4 is 100% the responsibility of Clive.

The Professional Services Agreement (PSA) for Phase 1 includes the final design of Phase 1 plus the conceptual design of Phases 2-4. The design and conceptual design of the future phases will include the roadway, intersection configuration of all intersections, storm sewer, water, sanitary sewer, stormwater management, trails and aesthetics for the entire Alice's Road corridor. In addition, the conceptual design will include the Douglas Parkway corridor from Berkshire Parkway, including the intersection of Berkshire Parkway, to the west corporate limit. The PSA will also include work related to right-of-way and easement acquisition and assistance with finding and obtaining grants to assist with the cost of the project.

The PSA for Phase 1 is divided into 3 divisions. The first division includes the work from NE Horizon Drive in Waukeez to just south of Douglas Parkway. Division 1 is split 50/50 with Waukeez. Division 2 includes the work for the Douglas Parkway intersection and completion of Douglas Parkway in Clive. This Division will be split 85% Clive and 15% Waukeez for billing purposes but will be reconciled when the work is complete based on the actual percentages attributed to each community. Division 3 is for work related to Phases 3 and 4 and is 100% Clive responsibility.

Staff recommends approval of Pay Request #9 in the amount of \$118,099.76, to Snyder & Associates, for professional services completed on the design for the Alice's Road Reconstruction – Phase 1 – Design.

See Attached Council Letter for Details.

Attachments:

1. 10-10-24 - Pay Request #9 - Alice's Road Reconstruction - Phase 1 - Design - Snyder - \$118,099.76
2. CL - 10-10-24 - Pay Request #9 - Alice's Road Reconstruction Design-Phase 1 - Snyder & Associates - \$118,099.76



INVOICE FOR PROFESSIONAL SERVICES

September 30, 2024

Jeff May
City of Clive
Public Works
2123 NW 111th Street
Clive, IA 50325-3755

Invoice No: 123.1396.01 - 9

Email jmay@cityofclive.com

Project 123.1396.01 Alice's Road Reconstruction- Phase 1

Professional Services through August 31, 2024

Division 1

(50% Waukee / 50% Clive)

	Hours	Rate	Amount	
Sr. Engineer	47.50	216.00	10,260.00	
Land Surveyor VIII	16.00	198.00	3,168.00	
Engineer VIII	103.50	198.00	20,493.00	
Engineer VI	2.00	178.00	356.00	
Engineer III	30.00	141.00	4,230.00	
Engineer II	156.50	128.00	20,032.00	
Lead Technician	153.50	150.00	23,025.00	
Technician VII	17.50	124.00	2,170.00	
Technician VI	8.00	111.00	888.00	
Technician V	24.00	101.00	2,424.00	
Technician III	92.00	82.00	7,544.00	
Technician II	18.50	75.00	1,387.50	
Administrative II	1.00	77.00	77.00	
Total Services	670.00		96,054.50	
Total Services				96,054.50

Stantec Consultant Services Inc.				
8/26/2024	Stantec Consultant Services Inc.	Services through 08/02/2024	2,182.50	
Total Consultants				2,182.50

Employee Mileage			25.46	
Total Expenses				25.46

Fleet Mileage				119.26
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Billing Limits	Current	Prior	To-Date	
Total Billings	98,381.72	441,803.47	540,185.19	
Limit			726,500.00	
Remaining			186,314.81	
Phase Subtotal				\$98,381.72

REMIT TO: SNYDER & ASSOCIATES, INC.

Mailing: PO Box 1159 | Ankeny, IA 50021

Physical: 2727 SW Snyder Blvd. | Ankeny IA 50023

p: 888-964-2020 | f: 515-964-7938

Federal E.I.N. 42-1379015

SNYDER-ASSOCIATES.COM

Project	123.1396.01	Clive-NEAlice'sRd-NEHorizonDrtoMeredithD	Invoice	9
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Division 2

(15% Waukee / 85% Clive)

	Hours	Rate	Amount	
Sr. Engineer	12.25	216.00	2,646.00	
Engineer VIII	18.25	198.00	3,613.50	
Engineer II	3.00	128.00	384.00	
Technician II	2.00	75.00	150.00	
Total Services	35.50		6,793.50	
Total Services				6,793.50
Employee Mileage			24.79	
Total Expenses				24.79
Billing Limits	Current	Prior	To-Date	
Total Billings	6,818.29	89,097.41	95,915.70	
Limit			344,100.00	
Remaining			248,184.30	
		Phase Subtotal		\$6,818.29

Division 3

(0% Waukee / 100% Clive)

	Hours	Rate	Amount	
Principal Environmental Scientist I	14.00	237.00	3,318.00	
Sr. Engineer	16.75	216.00	3,618.00	
Land Surveyor VIII	4.50	198.00	891.00	
Engineer VIII	17.25	198.00	3,415.50	
Archaeologist V	.75	166.00	124.50	
Right-of-Way Agent II	2.50	128.00	320.00	
Total Services	55.75		11,687.00	
Total Services				11,687.00
Stantec Consultant Services Inc.				
8/26/2024	Stantec Consultant Services Inc.	Services through 08/02/2024	1,212.75	
Total Consultants				1,212.75
Billing Limits	Current	Prior	To-Date	
Total Billings	12,899.75	190,178.76	203,078.51	
Limit			866,400.00	
Remaining			663,321.49	
		Phase Subtotal		\$12,899.75

Amount Due this Invoice **\$118,099.76**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Nathan Carhoff

September 30, 2024

Jeff May, P.E.
Public Works Director
City of Clive
2123 NW 111th Street
Clive, IA 50325

RE: INVOICE NO. 9
ALICE'S ROAD RECONSTRUCTION – PHASE 1
NE HORIZON DRIVE TO MEREDITH DRIVE
PROJECT #123.1396

Dear Jeff:

The attached invoice covers work on the project through August 31, 2024.

During this period our work effort has focused on advancing design and plan production for phase 1A/1B area and storm water management, especially in the Knapp basin. We have also begun right-of-way acquisition for parcels in the Phase 1A area.

The PEL/NEPA documentation may take considerable time to complete and as such we are going to begin that effort under current budgets. We anticipated submission of an amendment to add the PEL/NEPA scope which may include repurposing existing budgets. Please contact me with any questions.

Sincerely,

SNYDER & ASSOCIATES, INC.



Nathan Carhoff, P.E.
Project Manager

Enclosure

Alice's Road Reconstruction - Phase 1
Invoice Summary and City Cost Sharing
Snyder Project #123.1396

	Division 1			Division 2			Division 3			Totals		
	Div. Total	Clive	Waukee	Div. Total	Clive	Waukee	Div. Total	Clive	Waukee	Contract Total	Clive	Waukee
		50%	50%		85%	15%		100%	0%			
Invoice #1	\$18,946.03	\$9,473.02	\$9,473.01	\$16,280.21	\$13,838.18	\$2,442.03	\$22,529.45	\$22,529.45	-	\$57,755.69	\$45,840.65	\$11,915.04
Invoice #2	\$28,684.50	\$14,342.25	\$14,342.25	\$7,782.19	\$6,614.86	\$1,167.33	\$17,857.06	\$17,857.06	-	\$54,323.75	\$38,814.17	\$15,509.58
Invoice #3	\$60,433.92	\$30,216.96	\$30,216.96	\$11,943.26	\$10,151.77	\$1,791.49	\$33,524.00	\$33,524.00	-	\$105,901.18	\$73,892.73	\$32,008.45
Invoice #4	\$69,319.72	\$34,659.86	\$34,659.86	\$25,690.00	\$21,836.50	\$3,853.50	\$41,203.75	\$41,203.75	-	\$136,213.47	\$97,700.11	\$38,513.36
Invoice #5	\$78,192.26	\$39,096.13	\$39,096.13	\$6,513.00	\$5,536.05	\$976.95	\$20,341.50	\$20,341.50	-	\$105,046.76	\$64,973.68	\$40,073.08
Invoice #6	\$62,476.47	\$31,238.24	\$31,238.23	\$5,482.00	\$4,659.70	\$822.30	\$22,602.00	\$22,602.00	-	\$90,560.47	\$58,499.94	\$32,060.53
Invoice #7	\$55,843.61	\$27,921.81	\$27,921.80	\$7,698.00	\$6,543.30	\$1,154.70	\$17,468.75	\$17,468.75	-	\$81,010.36	\$51,933.86	\$29,076.50
Invoice #8	\$67,906.96	\$33,953.48	\$33,953.48	\$7,708.75	\$6,552.44	\$1,156.31	\$14,652.25	\$14,652.25	-	\$90,267.96	\$55,158.17	\$35,109.79
Invoice #9	\$98,381.72	\$49,190.86	\$49,190.86	\$6,818.29	\$5,795.55	\$1,022.74	\$12,899.75	\$12,899.75	-	\$118,099.76	\$67,886.16	\$50,213.60
Total Billed to Date	\$ 540,185.19	\$ 270,092.61	\$ 270,092.58	\$ 95,915.70	\$ 81,528.35	\$ 14,387.35	\$ 203,078.51	\$ 203,078.51	-	\$ 839,179.40	\$ 554,699.47	\$ 284,479.93
Total Contract	\$ 726,500.00	\$ 363,250.00	\$ 363,250.00	\$ 344,100.00	\$ 292,485.00	\$ 51,615.00	\$ 866,400.00	\$ 866,400.00	-	\$ 1,937,000.00	\$ 1,522,135.00	\$ 414,865.00

Memo

TO: Mayor Edwards, Clive City Council Members and
Matt McQuillen
FROM: Jeff May, Public Works Director
DATE: October 10, 2024
RE: Approve Pay Request #9 – Alice’s Road Reconstruction -
Phase 1- Design – Snyder & Associates - \$118,099.76



Public Works Department

At the January 11, 2024 City Council meeting, the Council approved a Professional Services Agreement with Snyder & Associates for the design of the Alice’s Road Reconstruction Project – Phase 1. The Alice’s Road Reconstruction Project includes 4 Phases. The phases are identified per the following:

Phase 1 is the reconstruction of Alice’s Road south of Douglas Parkway and is shared with Waukee on a 50/50 split.

Phase 2 is the reconstruction of the Alice’s Road and Douglas Parkway intersection and the completion of Douglas Parkway from Berkshire Parkway (including the intersection of Berkshire Parkway) to the west corporate limit. Waukee is responsible for 25% of the intersection and possibly some of the Douglas Parkway improvements west of Alice’s Road. Clive is responsible for 75% of the intersection, the improvements west of Alice’s Road, that are not Waukee’s responsibility and 100% of the improvements east of Alice’s Road. The division of responsibility for Phase 2 will be determined as the project design progresses.

Phase 3 is the reconstruction of Alice’s Road from Douglas Parkway to Berkshire Parkway and is 100% the responsibility of Clive.

Phase 4 is the reconstruction of Alice’s Road from Berkshire Parkway to Meredith Drive and includes the crossing of Little Walnut Creek. Phase 4 is 100% the responsibility of Clive.

The Professional Services Agreement (PSA) for Phase 1 includes the final design of Phase 1 plus the conceptual design of Phases 2-4. The design and conceptual design of the future phases will include the roadway, intersection configuration of all intersections, storm sewer, water, sanitary sewer, stormwater management, trails and aesthetics for the entire Alice’s Road corridor. In addition, the conceptual design will include the Douglas Parkway corridor from Berkshire Parkway, including the intersection of Berkshire Parkway, to the west corporate limit. The PSA will also include work related to right-of-way and easement acquisition and assistance with finding and obtaining grants to assist with the cost of the project.

The PSA for Phase 1 is divided into 3 divisions. The first division includes the work from NE Horizon Drive in Waukee to just south of Douglas Parkway. Division 1 is split 50/50 with Wauke. Division 2 includes the work for the Douglas Parkway intersection and completion of Douglas Parkway in Clive. This Division will be split 85% Clive and 15% Waukee for billing purposes but will be reconciled when the work is complete based on the actual percentages attributed to each community. Division 3 is for work related to Phases 3 and 4 and is 100% Clive responsibility.

Staff recommends approval of Pay Request #9 in the amount of \$118,099.76, to Snyder & Associates, for professional services completed on the design for the Alice's Road Reconstruction – Phase 1 – Design.

Pay Request Summary

	<u>Clive</u>	<u>Waukee</u>	<u>Total</u>
Approved Agreement Amount (1/11/24)	\$ 1,522,135.00	\$ 414,865.00	\$ 1,937,000.00
 Division 1 Approved Agreement Amount	 \$ 363,250.00	 \$ 363,250.00	 \$ 726,500.00
Pay Request #1 (02/22/24)	\$ 9,473.02	\$ 9,473.01	\$ 18,946.03
Pay Request #2 (03/14/24)	\$ 14,342.25	\$ 14,342.25	\$ 28,684.50
Pay Request #3 (04/11/24)	\$ 30,216.96	\$ 30,216.96	\$ 60,433.92
Pay Request #4 (05/23/24)	\$ 34,659.86	\$ 34,659.86	\$ 69,319.72
Pay Request #5 (06/13/24)	\$ 39,096.13	\$ 39,096.13	\$ 78,192.26
Pay Request #6 (07/25/24)	\$ 31,238.24	\$ 31,238.23	\$ 62,476.47
Pay Request #7 (08/08/24)	\$ 27,921.81	\$ 27,921.80	\$ 55,843.61
Pay Request #8 (09/12/24)	\$ 33,953.48	\$ 33,953.48	\$ 67,906.96
Pay Request #9 (10/10/24)	\$ 49,190.86	\$ 49,190.86	\$ 98,381.72
Amount Requested to Date – Division 1	\$ 270,092.61	\$ 270,092.58	\$ 540,185.19
Amount paid previously – Division 1	\$ 220,901.75	\$ 220,901.72	\$ 441,803.47
Amount due this pay request – Division 1	\$ 49,190.86	\$ 49,190.86	\$ 98,381.72
Amount remaining - Division 1	\$ 93,157.39	\$ 93,157.42	\$ 186,314.81
 Division 2 Approved Agreement Amount	 \$ 292,485.00	 \$ 51,615.00	 \$ 344,100.00
Pay Request #1 (02/22/24)	\$ 13,838.18	\$ 2,442.03	\$ 16,280.21
Pay Request #2 (03/14/24)	\$ 6,614.86	\$ 1,167.33	\$ 7,782.19
Pay Request #3 (04/11/24)	\$ 10,151.77	\$ 1,791.49	\$ 11,943.26
Pay Request #4 (05/23/24)	\$ 21,836.50	\$ 3,853.50	\$ 25,690.00
Pay Request #5 (06/13/24)	\$ 5,536.05	\$ 976.95	\$ 6,513.00
Pay Request #6 (07/25/24)	\$ 4,659.70	\$ 822.30	\$ 5,482.00
Pay Request #7 (08/08/24)	\$ 6,543.30	\$ 1,154.70	\$ 7,698.00
Pay Request #8 (09/12/24)	\$ 6,552.44	\$ 1,156.31	\$ 7,708.75
Pay Request #9 (10/10/24)	\$ 5,795.55	\$ 1,022.74	\$ 6,818.29
Total Requested to Date – Division 2	\$ 81,528.35	\$ 14,387.35	\$ 95,915.70
Amount paid previously – Division 2	\$ 75,732.80	\$ 13,364.61	\$ 89,097.41
Amount due this pay request – Division 2	\$ 5,795.55	\$ 1,022.74	\$ 6,818.29
Amount remaining - Division 2	\$ 210,956.65	\$ 37,227.65	\$ 248,184.30

Division 3 Approved Agreement Amount	\$ 866,400.00	\$ 0.00	\$ 866,400.00
Pay Request #1 (02/22/24)	\$ 22,529.45	\$ 0.00	\$ 22,529.45
Pay Request #2 (03/14/24)	\$ 17,857.06	\$ 0.00	\$ 17,857.06
Pay Request #3 (04/11/24)	\$ 33,524.00	\$ 0.00	\$ 33,524.00
Pay Request #4 (05/23/24)	\$ 41,203.75	\$ 0.00	\$ 41,203.75
Pay Request #5 (06/13/24)	\$ 20,341.50	\$ 0.00	\$ 20,341.50
Pay Request #6 (07/25/24)	\$ 22,602.00	\$ 0.00	\$ 22,602.00
Pay Request #7 (08/8/24)	\$ 17,468.75	\$ 0.00	\$ 17,468.75
Pay Request #8 (09/12/24)	\$ 14,652.25	\$ 0.00	\$ 14,652.25
<u>Pay Request #9 (10/10/24)</u>	<u>\$ 12,899.75</u>	<u>\$ 0.00</u>	<u>\$ 12,899.75</u>
Total Requested to Date – Division 3	\$ 203,078.51	\$ 0.00	\$ 203,078.51
Amount paid previously – Division 3	\$ 190,178.76	\$ 0.00	\$ 190,178.76
Amount due this pay request – Division 3	\$ 12,899.75	\$ 0.00	\$ 12,899.75
Amount remaining - Division 3	\$ 663,321.49	\$ 0.00	\$ 663,321.49
Total Amount Requested to Date	\$ 554,699.471	\$ 284,479.93	\$ 839,179.40
Total Amount Paid Previously	\$ 431,655.14	\$ 199,156.54	\$ 721,079.64
Total Amount due this pay request	\$ 67,886.16	\$ 50,213.60	\$ 118,099.76
Total Amount Remaining on Contract	\$ 967,435.53	\$ 130,385.07	\$1,097,820.60

Please feel free to contact me prior to the meeting at 223-6231 or jmay@cityofclive.com if you have any questions or concerns.



Memo

TO: Mayor and Council members

FROM: Jeff May, Public Works Director

DATE: October 10, 2024

RE: Approve Pay Request #14 - University Boulevard Pump Station Improvements Project - Snyder & Associates - \$2,088.25

SYNOPSIS:

At the March 24, 2022 City Council Meeting, the Council approved a Professional Services Agreement with Snyder & Associates for the design of improvements to the City's water pump station on University Boulevard. The pump station controls are outdated and the electric panels are located outside. The Consultant is working on the design and has submitted a request for pay. Staff recommends approval of Pay Request #14, in the amount of \$2,088.25 to Snyder & Associates, for professional services completed on the design for the University Boulevard Pump Station Improvements Project.

Pay Request Summary

Approved Agreement Amount	\$ 101,800.00
Pay Request #1 (8/11/22)	\$ 1,870.07
Pay Request #2 (8/11/22)	\$ 4,621.50
Pay Request #3 (9/8/22)	\$ 3,361.88
Pay Request #4 (10/13/22)	\$ 2,231.50
Pay Request #5 (1/12/23)	\$ 4,576.50
Pay Request #6 (6/8/23)	\$ 1,886.50
Pay Request #7 (7/13/23)	\$ 1,297.50
Pay Request #8 (8/10/23)	\$ 1,932.75
Pay Request #9 (10/12/23)	\$ 1,257.26
Pay Request #10 (11/9/23)	\$ 1,092.50
Pay Request #11 (1/11/24)	\$ 1,330.00
Pay Request #12 (9/12/24)	\$ 5,811.05
Pay Request #13 (9/12/24)	\$ 5,160.00
Pay Request #14 (10/10/24)	\$ 2,088.25
Total Requested to Date	\$ 38,517.26
Amount paid previously	\$ 36,429.01
Amount due this pay request	\$ 2,088.25
Amount remaining on Agreement	\$ 63,282.74

Please feel free to contact me prior to the meeting at 223-6231 or jmay@cityofclive.com if you have any questions or concerns.

Attachments:

1. Invoice
2. Progress Report



INVOICE FOR PROFESSIONAL SERVICES

September 30, 2024

Jeff May
City of Clive
Public Works
2123 NW 111th Street
Clive, IA 50325-3755

Invoice No: 122.0393.01 - 14

Email jmay@cityofclive.com
jhagelie@cityofclive.com

Project 122.0393.01 University Blvd. Booster Station Facility Upgrade

Professional Services through August 31, 2024

Basic Services

Administration
Hourly Services

	Hours	Rate	Amount	
Principal Engineer	2.25	209.00	470.25	
Engineer VIII	1.00	174.00	174.00	
Lead Technician	1.50	133.00	199.50	
Administrative II	.75	68.00	51.00	
Total Services	5.50		894.75	894.75
		Task Subtotal		\$894.75

Billings to Date	Total 4,366.58	Prior 3,471.83	Current 894.75
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Survey

Task Subtotal 0.00

Billings to Date	Total 304.68	Prior 304.68	Current 0.00
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Preliminary Design
Hourly Services

	Hours	Rate	Amount	
Principal Engineer	5.00	209.00	1,045.00	
Engineer I	1.50	99.00	148.50	
Total Services	6.50		1,193.50	1,193.50
		Task Subtotal		\$1,193.50

Billings to Date	Total 11,144.25	Prior 9,950.75	Current 1,193.50
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Final Design

Task Subtotal 0.00

Permitting

Task Subtotal 0.00

REMIT TO: SNYDER & ASSOCIATES, INC.
Mailing: PO Box 1159 | Ankeny, IA 50021
Physical: 2727 SW Snyder Blvd. | Ankeny IA 50023

p: 888-964-2020 | f: 515-964-7938
Federal E.I.N. 42-1379015
SNYDER-ASSOCIATES.COM

Project	122.0393.01	Clv-UniversityBlvdBoosterStaFacilUpgrade	Invoice	14
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Bidding

Task Subtotal 0.00

Conceptual Design

Task Subtotal 0.00

	Total	Prior	Current	
Billings to Date	20,769.00	20,769.00	0.00	
Billing Limits		Current	Prior	To-Date
Total Billings		2,088.25	34,496.26	36,584.51
Limit				101,800.00
Remaining				65,215.49
			Phase Subtotal	\$2,088.25

Additional Services

City Water Demand Projection Updates

Task Subtotal 0.00

	Total	Prior	Current	
Billings to Date	1,932.75	1,932.75	0.00	
Billing Limits		Current	Prior	To-Date
Total Billings		0.00	1,932.75	1,932.75
Limit				2,500.00
Remaining				567.25
			Phase Subtotal	0.00

Amount Due this Invoice \$2,088.25

	Total	Prior	Current
Billings to Date	38,517.26	36,429.01	2,088.25

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Brett Paige

September 30, 2024

Jeff May, P.E.
City of Clive Public Works
2123 NW 111th Street
Clive, IA 50325-3755

RE: UNIVERSITY BLVD. BOOSTER STATION FACILITY UPGRADE
PROGRESS REPORT No. 14

Jeff,

This is a progress report for the above-referenced project. This report covers work from August 2024, which is reflected on the attached invoices for professional services. Services and tasks performed during this period include the following:

- Preliminary construction plans setup
- FEMA funding coordination with team
- Project needs summary memo

The current schedule for the project is as follows:

- 60% plans to City for review: November 2024
- FEMA application submittal: January 2025
- FEMA review period: January 2025 – July 2025
- Pre-order generator: July 2025
- Final plans: October 2025
- Letting: January 2026
- Complete construction: December 2026

Should you have any questions on this update, please feel free to call or email me at your convenience. Thank you for the opportunity to provide professional services for the City of Clive.

Respectfully,
SNYDER & ASSOCIATES, INC.



Brett Paige, P.E.
Civil Engineer



Memo

TO: Mayor and Council members

FROM: Richard Brown, Leisure Services Director

DATE: October 10, 2024

RE: Approve Capital Equipment Purchase - Ford F550 Dump Truck -
Stivers Ford - \$110,371.50

SYNOPSIS:

Included in the 2024-2025 fiscal year Capital Equipment budget are funds to replace Dump Truck # 429, snow plow equipment and chipper box.

Stivers Ford has provided us with a state bid price quote for a new 2025 Ford cab chassis truck. Truck Equipment has provided the state bid price quote for the truck accessories, which include dump body, snow plow, sander and chipper box, for a combined truck and equipment package of \$110,371.50.

Staff recommends City Council approval of the purchase of this Dump Truck and accessories.

Attachments:

1. 2025 Ford 550 Dump Truck, Chip Box



9-30-24

City of Clive
1900 NW 114th ST
Clive, IA, 50325

Stivers Ford
1450 E Hickman Rd
Waukee, IA, 50263

Below is the pricing information on the State of Iowa DAS contract, MA 005 23033

HDC Group 3.2

Bid Price \$55,901.00

- | | |
|--------------------------------|-----------|
| 1. Snow Plow Prep | \$250 |
| 2. Dual Batteries | \$210 |
| 3. Trailer Brake Controller | \$297 |
| 4. Rear View Camera Prep Kit | \$415 |
| 5. 60CA | \$-168.30 |
| 6. Backup Alarm | \$220 |
| 7. OEM Platform Running Boards | \$316.80 |
| 8. White | |

Total per unit = \$57,441.50

This Quote is valid for a Quantity of One units at the total price of \$57,441.50

THIS QUOTE IS ONLY VALID TO ORDER A 2025 MODEL WHILE THE GOVERNMENT ORDER BANK IS OPEN

Payment terms: Net 30 days

The city will authorize partial payments to Stivers Ford for individual units received and invoiced as part of a multi-unit order on a single purchase order within 30 days of delivery and invoicing of any individual units

This quote is governed by the pricing, terms & conditions of State of Iowa DAS contract MA 005 23033

Sincerely,

Ryley Schleder

Stivers Ford

1450 E. Hickman Road • Waukee, IA 50263

Office (515) 987-3697 • Toll Free (800) 747-2744 • Fax (515) 987-0163 • www.StiversFordIA.com



QUOTE

Quote ID: Q18457 Rev: 0

P.O. Box 3265
Des Moines, IA 50316

Quote Date: 9/16/2024
Quote Valid Until: 9/23/2024

Phone: (515) 266-5189 Toll Free: (800) 373-2887 Fax: (515) 266-7878

Page 1 of 3

Customer:

Clive, City Of
1900 Nw 114th
PARKS & REC
Clive, IA 50325

Contact: RICK SWENSON

Phone: (515) 577-2411

Email:

Salesperson: Mike White

Make: Ford	Model: F550	Year: 2025	Single/Dual: Dual
Cab Type:	Wheelbase: 0	Cab-to-Axle: 60	VIN:

FURNISH AND INSTALL:

1 CRYSTEEL 9' E-SERIES TIPPER

Length: 9' Side height: 16" I.D./O.D.: 87"/96"
Tailgate height: 22" Capacity: 3-4 cu yd
12 ga. high strength 50,000 PSI yield strength steel sides and ends
7 ga. high strength 50,000 PSI yield strength steel floor
Dirt shedding top pillar, tailgate and 3 bend top rail
Stylish radius front and rear pillars
Western style (crossmemberless) understructure
Tubular longshills w/ sprayed rustproofing
"Quick-Drop" tailgate w/ single-handle offset-release handle
1-pc. drop-sides w/ single-handle over-center cam latch mechanism
Integral tapered bulkhead w/ plasma cut window and 1/4 cabguard
FMVSS108 lights with one piece wiring harness
FIVE-YEAR WARRANTY

Options included in price-

5/8" hitch plate reinforced to frame - includes combination pintle hook/ 2-5/16" ball hitch and safety chain loops
RV style 7-way trailer socket wired to factory installed brake control
One pair of rear mudflaps
Federal Signal LED Highlighter amber strobe light on cabguard
Recessed oblong LED amber strobes in rear apron
All strobes wired to factory upfitter switch in cab
Federal Signal SL8S-A directional light w/ in-cab control to display left out, right out, and center out - mounted below Highlighter strobe w/ angle guard
Additional socket at streetside rear pillar for directional light on existing chip box
Four tie-downs in corners of dump body
Two Weatherguard 631-0-02 (30"Lx18"SQ) underbody toolbox - aluminum treadplate construction w/ clearcoat finish - frame mounted one per side
Install factory provided backup camera
Body painted Hunter Green (DuPont B8737A) using a single stage acrylic enamel system

1 CRYSTEEL LBS516-EDA SUBFRAME LO-BOY HOIST

NTEA class 30
Electric/hydraulic power unit w/ in-cab pushbutton control
Rear hinge and body prop
Double-acting hydraulics
9.6 ton capacity
FIVE-YEAR WARRANTY



P.O. Box 3265
Des Moines, IA 50316

Phone: (515) 266-5189 Toll Free: (800) 373-2887 Fax: (515) 266-7878

QUOTE

Quote ID: Q18457 Rev: 0

Quote Date: 9/16/2024

Quote Valid Until: 9/23/2024

Page 2 of 3

Options included in price-
150 amp circuit breaker to protect the truck's wiring

REMOVABLE CHIP ROOF

14 ga. steel construction
1/8"x1-1/2" steel tube frame and ribs
External side ribs
1/4" steel fork pockets at rear
Painted Hunter Green (DuPont B8737A) using a single stage system

Option included in price-
Federal Signal SL8S-A LED directional light on rear of chip roof w/ steel angel guard

1 WESTERN MODEL IUTWO28611 'WIDE-OUT' XL ADJUSTABLE-WING SNOWPLOW

ULTRAMOUNT2 mounting system
TWO SEASON WARRANTY
HYDRAULIC WING EXTENSIONS transform the blade from 8'6" to 11' straight blade, or a 9'10" scoop blade, automatically at the touch of a button.
Independently position each wing to maximize plow blade width and carrying capacity.
Removable pockets for more ground clearance when plow is removed from truck
Six vertical ribs and a dual power bar design provide exceptional strength and prevent blade twisting.
Steel wing cutting edges reduce wear and protect the blade
Full Scoop width: 9'6", retracted width: 8'6", expanded width: 11'
Fully angled width: Scoop: 9'6", Retracted: 7'11", Expanded: 10'6"
Blade height: 31"
Wing height: 31" blade side/36" on ends
14 ga. steel moldboard, 4 trip springs.
Western blade guides
With hand-held multiplex control
Dual stud mount "NIGHTHAWK" composite LED light kit
"Isolation Module" advanced snowplow light and electrical system improves system life and complies w/ OEM requirements
ULTRA FINISH baked-on powder coat with new primer
SECURITY GUARD anti-theft system that allows you to electronically lock the snowplow's hydraulic functions
FLEET FLEX multiplex wiring for true fleet interchangeability

Options included in price-
Hand-held "CabCommand" control
LED plow lights
Rubber snow deflector
NOTE: CURB GUARDS ARE NOT AVAILABLE FOR THE WIDEOUT PLOW!

1 WESTERN MODEL 78003-1 TORNADO POLY HOPPER SPREADER

Length: 117" Width: 63" Height: 44"
1.8 cu. yd. capacity
16-3/4" wide pintle-chain conveyor
Dual electric motors (1/2 HP conveyor/1/3 HP spinner)
15.5" poly spinner
Dual variable speed control w/ self-diagnostics
Hard cover poly lids/spill guards
Two-piece top screens



QUOTE

Quote ID: Q18457 Rev: 0

Quote Date: 9/16/2024

Quote Valid Until: 9/23/2024

P.O. Box 3265
Des Moines, IA 50316

Phone: (515) 266-5189 Toll Free: (800) 373-2887 Fax: (515) 266-7878

Page 3 of 3

Two position adjustable chute for either pickup or flatbed mounting
LED CHMSL (center high mounted stop light)
Built-in tie-down loops
Wiring harness includes an accessory wire for optional work light
Red poly body w/ black poly lids

Option included in price-
Ratchet tie-downs
Stainless steel inverted "V"
Electric vibrator

NOTES: PLOW AND SPREADER PRICING IS BASED OFF OF STATE CONTRACT MA00521271B!
DUMP BODY UPFIT PRICING IS BASED OFF OF STATE CONTRACT MA005-24134!

Sub Total:	\$52,930.00
Discount:	
Sales Tax:	\$0.00
Grand Total:	\$52,930.00

Customer must fill out the information below before the order can be processed...

Accepted by:	
Date:	
P.O. Number:	

* Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.

* Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.



Memo

TO: Mayor and Council members

FROM: Jeff May, Public Works Director

DATE: October 10, 2024

RE: Approve Payment - Clive's Share of 98th Street Water Tower
Maintenance - West Des Moines Water Works - \$81,600

SYNOPSIS:

In November of 2003 the City of Clive (City) entered into an agreement with the West Des Moines Water Works (WDMWW) and the City of Waukee (Waukee) for the shared use water tower in West Des Moines. As part of the agreement, the City is responsible for 40% of the maintenance costs of the water tower. The WDMWW created a fund to cover the cost of repainting the water tower. The WDMWW has taken the cost of insurance out of the fund and has added the annual tower rental revenue and interest income to the fund. In 2013 the Finance Manager for the WDMWW decided the fund balance was adequate and decided to no longer bill the City for annual contributions. The WDMWW has now reevaluated the fund and has determined that the fund balance is not adequate to cover the cost of repainting the water tower. The WDMWW has decided to only bill the annual contributions from 2019 to present and to then continue the annual contributions.

The current balance of the fund is \$679,169 and the WDMWW estimates the cost to repaint the water tower in the next 5-10 years will be approximately \$1,000,000. The City of Clive's annual contribution amount is \$13,600. The total for annual contributions from 2019 to 2024 is \$81,600. In January, the City will be invoiced another \$13,600 for 2025.

Staff recommends approval of the payment to the WDMWW, in the amount of \$81,600 for annual maintenance contributions from 2019-2024.

Please feel free to contact Jeff May, Public Works Director, prior to the meeting at 223-6231 or jmay@cityofclive.com if you have any questions or concerns.

Attachments:

1. 10-10-24 - WDMWW Water Tower Maintenance Invoice
2. 10-10-24 - WDMWW Correspondence



West Des Moines Water Works
(515) 222-3511
1505 Railroad Ave
West Des Moines, IA 50265

Number:	IN042543
Page:	1
Date:	8/15/2024

Sold To:	City of Clive 2123 NW 111th Street Clive, IA 50325-3755
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Reference - P.O. No.	Customer No.	Ship Via	Terms Code
98TH ST TOWER	CLI010		NET30

Item No.	Description/Comments	Quantity	UOM	Unit Price	Amount
FUND	Joint Annual Fund Contribution Joint Annual Fund Contribution-98th Street Tower 2019-2023	5.00000	EA	13,600.000000	68,000.00
FUND	Joint Annual Fund Contribution Joint Annual Fund Contribution-Shared Use of 98th St Tower 2024-Current Year	1.00000	EA	13,600.000000	13,600.00
600-5810-6413 JM					

Comments: Joint Annual Fund Contribution-98th Street Tower

Remit To:
West Des Moines Water Works
1505 Railroad Ave
West Des Moines, IA 50265

Subtotal before taxes	81,600.00
Total taxes	0.00
Total amount	81,600.00
Payment received	0.00
Amount due	81,600.00

Invoice



West Des Moines
Water Works
www.wdmww.com

MUNICIPAL WATER UTILITY –
BOARD OF TRUSTEES

GENERAL OFFICE
515.222.3510

CUSTOMER SERVICE
515.222.3460
515.222.3378 – FAX

WATER TREATMENT AND
DISTRIBUTION
515.222.3465
515.222.3469 – FAX

1505 Railroad Avenue
West Des Moines, Iowa 50265

TTD/TTY 515.222.3334

EMAIL:
waterworks@wdmww.com

To: City of Clive-Matt McQuillen

From: Pat Mullenbach

Date: August 20, 2024

Re: 2003 Shared Use of Water Tower Capacity Agreement

Attached is the original agreement for the Shared Use of Water Tower Capacity that was signed in 2003. The City of Clive agreed to contribute 40% annually to this fund to build up the fund balance to cover the cost of repainting the water tower when necessary to do so in West Des Moines Water Work's sole discretion. Recurring annual costs of insurance have been deducted from this fund and annual tower rental revenue and interest income have been added to the fund balance.

In 2013, West Des Moines Water Works decided to not bill the City of Clive for annual contributions as the previous Finance Manager at that time felt the amount of the fund was sufficient. During the transition of Finance Managers in 2019 this fund was not mentioned. West Des Moines Water Works has made the decision to only bill the annual contributions from 2019 to present. The total owed by the City of Clive is \$81,600. Beginning in 2025 the annual billing will be completed each January in the amount of \$13,600.

The current balance of the fund, before this billing is \$679,169, which is not sufficient to cover repainting the water tower. The current estimate for painting a water tower is around \$1,000,000. This water tower is estimated to be painted in the next 5-10 years.

This asset will be transferred as part of CIWW, but West Des Moines Water Works will continue to maintain the asset.

Please contact me with any questions.

Thank you,

Pat Mullenbach
Finance Manager & Treasurer
515-222-3511
pat.mullenbach@wdmww.com



Memo

TO: Mayor and Council members

FROM: Matthew Graham, City Clerk

DATE: October 10, 2024

RE: Resolution Approving Nuisance Abatements - 3974 NW 177TH Ct.,
18056 Townsend Dr., 17932 Townsend Dr., 17872 Townsend Dr. - Mowing

SYNOPSIS:

Whereas the necessary action has been taken to abate a public nuisances caused by dense overgrowth of grasses/weeds, at the properties referenced in Exhibit A. And whereas the City incurred costs for such actions, now therefore staff recommends approval of this resolution to levy assessments for the costs of the public nuisance abatements.

Attachments:

1. Resolution

RESOLUTION LEVYING ASSESSMENTS FOR COSTS OF NUISANCE ABATEMENT
AND PROVIDING FOR PAYMENT THEREOF

WHEREAS, pursuant to its powers and duties as set out in Chapter 364 of the Code of Iowa, the City of Clive, after the property owner's(s') failure upon being given notice and opportunity to cure, has performed required action to abate the public nuisance under Section 5-6-2(1, H and/or I) of the Clive Code of Ordinances and now seeks, as provided in Section 364.12 of the Code of Iowa, to assess the costs of such action against the property(s) set out on the attached schedule for collection in the same manner as a property tax.

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

1. That the attached schedule is hereby approved and adopted with the amounts shown thereon assessed and levied against such property for collection in the same manner as a property tax.
2. That said assessment shall be payable in one installment due on July 1, 20____ without interest. Said assessment shall be payable at the office of the Clive City Clerk, in full or in part and without interest within thirty (30) days after the first publication of the Notice to Property Owner of Filing of the Schedule of Assessments.
3. That the City Clerk be and is hereby directed to certify said schedule to the County Treasurer, and to publish notice of said certification once each week for two consecutive weeks in a newspaper printed wholly in the English language, published in Clive, Iowa, and of general circulation in Clive, Iowa, the first publication of said notice to be made within fifteen (15) days from the approval of this resolution by the Clive City Council, and the City Clerk shall send by regular mail to the property owner whose property is subject to assessment a copy of said notice, said mailing to be on or before the date of the second publication of the notice, all as provided and directed by Section 384.60 of the Code of Iowa.

PASSED AND APPROVED this ____ day of _____, 2024.

By: _____
John Edwards, Mayor

ATTEST:

Matthew D. Graham, City Clerk

**City of Clive
Assessment Schedule
Dallas County**

10/4/2024

[illegible]



Memo

TO: Mayor and Council members

FROM: Kelly Rivera, Administrative Specialist

DATE: October 10, 2024

RE: Resolution Accepting 1st Amendment to Overland Flowage and Private Storm Sewer Easement for Shadow Creek Plat 8, Lot 36 - 17964 Tanglewood DR

SYNOPSIS:

The owner of 17964 Tanglewood DR has requested approval to install a fence within the Overland Flowage and Private Storm Sewer Easement on the subject property. Staff have reviewed the request and determined that the fence should not have a negative impact on said easement.

In accordance with the staff requirement, the property owner has executed the attached First Amendment to Overland Flowage and Private Storm Sewer Easement which outlines additional responsibilities associated with the improvement within the easement area. Staff would recommend approval of the easement amendment document.

Please feel free to contact me prior to the meeting at krivera@cityofclive.com or at (515) 223-6221 if you have any questions or concerns.

Attachments:

1. Resolution Accepting 1st Amendment to Overland Flowage and Private Storm Sewer Easement for Shadow Creek Plat 8, Lot 36 - 17964

RESOLUTION NO. _____

RESOLUTION ACCEPTING
FIRST AMENDMENT TO OVERLAND FLOWAGE AND
PRIVATE STORM SEWER EASEMENT FOR
LOT 36 IN SHADOW CREEK PLAT 8
17964 TANGLEWOOD DR

WHEREAS, the owner of Lot 36 in Shadow Creek Plat 8 in the City of Clive, Iowa (the “Property”) has submitted to the City of Clive a First Amendment to Overland Flowage and Private Storm Sewer Easement to permit the installation of a fence within the easement area on the Property; and

WHEREAS, City desires to accept the First Amendment to Overland Flowage and Private Storm Sewer Easement.

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

That the First Amendment to Overland Flowage and Private Storm Sewer Easement (“First Amendment”) regarding Lot 36, Shadow Creek Plat 8, is hereby accepted and approved by the City Council of the City of Clive, that the Mayor is hereby authorized to execute such First Amendment on behalf of the City, and the City Clerk to attest to his signature, and that the City Clerk is hereby authorized and directed to file the First Amendment with the Dallas County Recorder.

PASSED AND APPROVED this 10th day of October 2024.

By: _____
John Edwards, Mayor

ATTEST:

Matthew D. Graham, City Clerk

**FIRST AMENDMENT TO OVERLAND FLOWAGE AND
PRIVATE STORM SEWER EASEMENT**

This First Amendment to Overland Flowage and Private Storm Sewer Easement ("First Amendment") is entered into by and between Justin Greenfield, Inc. (the "Property Owner") and the City of Clive, Iowa, a municipal corporation (hereinafter called "City").

WHEREAS, Property Owner owns that property legally described as:

Lot 36 of Shadow Creek Plat 8 (17964 Tanglewood DR), an Official Plat, now included in and forming a part of the City of Clive, Dallas County, Iowa ("Property").

WHEREAS, Shadow Creek VI, LLC, an Iowa corporation, a predecessor in title to the Property Owner, granted that certain Overland Flowage and Private Storm Sewer, dated September 19, 2022 recorded on September 26, 2022, in Book 2022, Page 20696, in the real property records of Dallas County, Iowa (the "Easement") to the City, which prohibited the erection of any structure within the easement area, as such real estate is described on Exhibit A, attached hereto and incorporated herein by this reference (hereinafter called "Easement Area").

WHEREAS, the Property Owner desires to install a fence on the Property, which encroaches into the Easement Area, and the City has agreed to consent to the installation of the fence within the Easement Area, subject to the conditions set forth in Section 2 of this Amendment.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants herein contained, the parties hereto do hereby agree as follows:

1. **CITY CONSENT TO INSTALLATION OF FENCE.** The Easement prohibits Property Owner from locating any structure under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City. Property Owner desires to install a fence within the Easement Area. The City hereby consents to the installation of the fence which location is within the Easement Area, provided that the Property Owner installs and

maintains the fence such that it does not impede the use and enjoyment of the land within the Easement Area as originally outlined in the Easement.

2. MAINTENANCE AND LIABILITY. The Property Owner acknowledges and agrees that in the event that the City exercises its rights under the Easement, including the rights to construct, reconstruct, repair, replace, enlarge, inspect and maintain the overland flowage and private storm sewer area(s), the City's duty of restoration for the Easement Area shall be limited to grading and replacing grass. In no event shall the City be responsible for any reconstruction, replacement, repair or maintenance of the fence or any improvements or structure located within the Easement Area.

Additionally, the Property Owners acknowledge and agree that the fence's lowest horizontal member shall be a minimum of 4" above grade or shall be open style to allow the conveyance of storm water through the easement. 4' gates shall be placed within northeasterly & southeasterly sides of the easement on the rear property line and shall not be blocked with landscaping, etc. The gates shall swing inward and remain unlocked to allow staff access.

3. NO OTHER CHANGE. Except as amended herein, each and every term, condition, warranty and provision of the Easement shall remain in full force and effect, and such are hereby ratified, confirmed and approved by the parties hereto.

4. RUNS WITH THE LAND. This First Amendment shall be deemed to run with the land and shall be binding on the Property Owner and on the Property Owner's heirs, successors and assigns.

5. APPROVAL BY CITY COUNCIL. This First Amendment shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this First Amendment by the City Clerk.

The Property Owner does HEREBY COVENANT with the City that (i) the Property Owner holds said real estate described in this First Amendment by title in fee simple; (ii) that the Property Owner has good and lawful authority to convey the same; and (iii) the Property Owner covenants to WARRANT AND DEFEND the said premises against the claims of all persons whomsoever.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Signed this 4th day of October 2024.

PROPERTY OWNER


Justin Greenfield for
Justin Greenfield, Inc.

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this 4th day of October 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Justin Greenfield, authorized signatory of Justin Greenfield, Inc., to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the instrument as the voluntary act of the person.





Notary Public in and for the
State of Iowa
My Commission expires May 28, 2027

CITY OF CLIVE

By: _____
John Edwards, Mayor

Attest:

Matthew D. Graham
City Clerk

STATE OF IOWA)
) ss.
COUNTY OF POLK)

On this ____ day of October 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared John Edwards and Matthew D. Graham, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and the City Clerk, respectively, of the City of Clive, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council, under Roll Call of the City Council on the 10th day of October, 2024, and that John Edwards and Matthew D. Graham, acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the
State of Iowa

My Commission expires _____

EXHIBIT A

EASEMENT AREA

AN OVERLAND FLOWAGE AND PRIVATE STORM SEWER EASEMENT
LOCATED ON LOT 36 OF SHADOW CREEK PLAT 8, AN OFFICIAL PLAT IN THE
CITY OF CLIVE, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

The southeasterly 15.00 feet of Lot 36



Memo

TO: Mayor and Council members

FROM: Elizabeth Hansen, Director of Administrative Services

DATE: October 10, 2024

RE: Resolutions Approving FY25 Budget Transfers (listing in packet)

SYNOPSIS:

Outlined are budget transfer resolutions for FY25:

Resolution approving transfer from the American Rescue Plan Act Fund to the General Fund - \$2,578,074.61

Resolution approving transfer from the General Fund to the Greenbelt Landing Fund - \$50,000

Resolution approving transfer from the Local Option Sales Tax to the General Fund - \$162,259.14

Resolution approving transfer from the Local Option Sales Tax to the Linnan Park Fund - \$162,259.14

Resolution approving transfer from the Water Fund to the Water Capital Fund - \$100,000

Resolution approving transfer from the Water Fund to the University Avenue Pump Station Fund - \$150,000

Resolution approving transfer from the Water Fund to the NW 99th Court Reconstruction Fund - \$750,000

Resolution approving transfer from the Water Fund to the 111th Street Reconstruction Fund - \$200,000

Resolution approving transfer from the Water Fund to the Public Works Building Renovation Fund - \$100,000

Resolution approving transfer from the Sewer Fund to the Public Works Building Renovation Fund - \$100,000

Resolution approving transfer from the General Fund to the Flood Prone Property Buyout Fund - \$2,578,074.61

Resolution approving transfer from the Hickman Road Adaptive to the Traffic Improvement & Safety Fund - \$72,479.37

Resolution approving transfer from the University Avenue Rehabilitation Fund to the Franchise Streets Projects Fund - \$.32

Resolution approving transfer from the Alice's Road Park Fund to the Cirkseena Park Fund - \$100,000

Attachments:

1. FY25 Budget Transfers.10-10.24

RESOLUTION NO. _____

RESOLUTION TO TRANSFER

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

The following transfer is hereby authorized:

FROM:

American Rescue Plan Act Fund
(Transfer Out)

331-5910-6910
(Acct. No.)

\$2,578,074.61

TO:

General Fund
(Transfer In)

001-4000-4-4830-00
(Acct. No.)

\$2,578,074.61

PURPOSE OF TRANSFER

Reimbursement of Public Safety Wages.

PASSED AND APPROVED THIS 10th DAY OF OCTOBER 2024.

John Edwards, Mayor

Attest:

Matthew D. Graham, City Clerk

RESOLUTION NO. _____

RESOLUTION TO TRANSFER

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

The following transfer is hereby authorized:

FROM:

General Fund
(Transfer Out)

001-5620-6910
(Acct. No.)

\$50,000.00

TO:

Greenbelt Landing Project
(Transfer In)

374-4750-3-4830-00
(Acct. No.)

\$50,000.00

PURPOSE OF TRANSFER

McCoy at I-80/35 development, park dedication funds.

PASSED AND APPROVED THIS 10th DAY OF OCTOBER 2024.

John Edwards, Mayor

Attest:

Matthew D. Graham, City Clerk

RESOLUTION NO. _____

RESOLUTION TO TRANSFER

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

The following transfer is hereby authorized:

FROM:

Local Option Sales Tax
(Transfer Out)

121-5699-6910
(Acct. No.)

\$162,259.14

TO:

General Fund
(Transfer In)

001-4000-4-4830-00
(Acct. No.)

\$162,259.14

PURPOSE OF TRANSFER

FY24 collection for Property Tax Relief - Dallas County \$58,001.58 and Polk County \$104,257.56 supporting Urbandale Station 43 expenses.

PASSED AND APPROVED THIS 10th DAY OF OCTOBER 2024.

John Edwards, Mayor

Attest:

Matthew D. Graham, City Clerk

RESOLUTION NO. _____

RESOLUTION TO TRANSFER

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

The following transfer is hereby authorized:

FROM:

Local Option Sales Tax
(Transfer Out)

121-5699-6910
(Acct. No.)

\$162,259.14

TO:

Linnan Park
(Transfer In)

387-4750-3-4830-00
(Acct. No.)

\$162,259.14

PURPOSE OF TRANSFER

**FY24 collection for Partial Project Funding, Dallas County \$58,001.58, Polk County
\$104,257.56**

PASSED AND APPROVED THIS 10th DAY OF OCTOBER 2024.

John Edwards, Mayor

Attest:

Matthew D. Graham, City Clerk

RESOLUTION NO. _____

RESOLUTION TO TRANSFER

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

The following transfer is hereby authorized:

FROM:

Water Fund
(Transfer Out)

600-5810-6910
(Acct. No.)

\$100,000

TO:

Water Capital
(Transfer In)

435-4750-3-4830-00
(Acct. No.)

\$100,000

PURPOSE OF TRANSFER

Annual Water Main Replacement

PASSED AND APPROVED THIS 10th DAY OF OCTOBER 2024.

John Edwards, Mayor

Attest:

Matthew D. Graham, City Clerk

RESOLUTION NO. _____

RESOLUTION TO TRANSFER

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

The following transfer is hereby authorized:

FROM:

Water Fund
(Transfer Out)

600-5810-6910
(Acct. No.)

\$150,000

TO:

University Avenue Pump Station
(Transfer In)

436-4750-3-4830-00
(Acct. No.)

\$150,000

PURPOSE OF TRANSFER

Partial project funding.

PASSED AND APPROVED THIS 10th DAY OF OCTOBER 2024.

John Edwards, Mayor

Attest:

Matthew D. Graham, City Clerk

RESOLUTION NO. _____

RESOLUTION TO TRANSFER

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

The following transfer is hereby authorized:

FROM:

Water Fund

(Transfer Out)

600-5810-6910

(Acct. No.)

\$750,000

TO:

NW 99th Court Reconstruction

(Transfer In)

480-4750-3-4830-00

(Acct. No.)

\$750,000

PURPOSE OF TRANSFER

Partial project funding.

PASSED AND APPROVED THIS 10th DAY OF OCTOBER 2024.

John Edwards, Mayor

Attest:

Matthew D. Graham, City Clerk

RESOLUTION NO. _____

RESOLUTION TO TRANSFER

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

The following transfer is hereby authorized:

FROM:

Water Fund
(Transfer Out)

600-5810-6910
(Acct. No.)

\$200,000

TO:

111th Street Reconstruction
(Transfer In)

471-4750-3-4830-00
(Acct. No.)

\$200,000

PURPOSE OF TRANSFER

Partial project funding.

PASSED AND APPROVED THIS 10th DAY OF OCTOBER 2024.

John Edwards, Mayor

Attest:

Matthew D. Graham, City Clerk

RESOLUTION NO. _____

RESOLUTION TO TRANSFER

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

The following transfer is hereby authorized:

FROM:

Water Fund
(Transfer Out)

600-5810-6910
(Acct. No.)

\$100,000

TO:

Public Works Building Renovation
(Transfer In)

338-4750-3-4830-00
(Acct. No.)

\$100,000

PURPOSE OF TRANSFER

Partial project funding.

PASSED AND APPROVED THIS 10th DAY OF OCTOBER 2024.

John Edwards, Mayor

Attest:

Matthew D. Graham, City Clerk

RESOLUTION NO. _____

RESOLUTION TO TRANSFER

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

The following transfer is hereby authorized:

FROM:

Sewer Fund
(Transfer Out)

610-5815-6910
(Acct. No.)

\$100,000.00

TO:

Public Works Building Renovation
(Transfer In)

338-4750-3-4830-00
(Acct. No.)

\$100,000.00

PURPOSE OF TRANSFER

Partial Project Funding.

PASSED AND APPROVED THIS 10TH DAY OF OCTOBER 2024.

John Edwards, Mayor

Attest:

Matthew D. Graham, City Clerk

RESOLUTION NO. _____

RESOLUTION TO TRANSFER

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

The following transfer is hereby authorized:

FROM:

General Fund
(Transfer Out)

001-5620-6910
(Acct. No.)

\$2,578,074.61

TO:

Flood Prone Property Buyout Fund
(Transfer In)

342-4750-3-4830-00
(Acct. No.)

\$2,578,074.61

PURPOSE OF TRANSFER

Reallocation of ARPA funds from General to Flood Prone Property Buyout Project.

PASSED AND APPROVED THIS 10th DAY OF OCTOBER 2024.

John Edwards, Mayor

Attest:

Matthew D. Graham, City Clerk

RESOLUTION NO. _____

RESOLUTION TO TRANSFER

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

The following transfer is hereby authorized:

FROM:

Hickman Road Adaptive
(Transfer Out)

333-5750-6910
(Acct. No.)

\$72,479.37

TO:

Traffic Improvement & Safety
(Transfer In)

334-4750-3-4830-00
(Acct. No.)

\$72,479.37

PURPOSE OF TRANSFER

Closing account.

PASSED AND APPROVED THIS 10th DAY OF OCTOBER 2024.

John Edwards, Mayor

Attest:

Matthew D. Graham, City Clerk

RESOLUTION NO. _____

RESOLUTION TO TRANSFER

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

The following transfer is hereby authorized:

FROM:

University Avenue Rehabilitation
Project

(Transfer Out)

472-5750-6910

(Acct. No.)

\$.32 _____

TO:

Franchise Street Projects

(Transfer In)

476-4750-3-4830-00

(Acct. No.)

\$.32 _____

PURPOSE OF TRANSFER

Close out the project. _____

PASSED AND APPROVED THIS 10th DAY OF OCTOBER 2024.

John Edwards, Mayor

Attest:

Matthew D. Graham, City Clerk

RESOLUTION NO. _____

RESOLUTION TO TRANSFER

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

The following transfer is hereby authorized:

FROM:

Alice's Road Park
(Transfer Out)

386-5699-6910
(Acct. No.)

\$100,000

TO:

Cirksena Park
(Transfer In)

390-4750-3-4830-00
(Acct. No.)

\$100,000

PURPOSE OF TRANSFER

Reallocating Park Funds

PASSED AND APPROVED THIS 10th DAY OF OCTOBER 2024.

John Edwards, Mayor

Attest:

Matthew D. Graham, City Clerk



Memo

TO: Mayor and Council members

FROM: Matt McQuillen, City Manager

DATE: October 10, 2024

RE: Acceptance and Approval of Termination of Central Iowa Regional Drinking Water Commission

SYNOPSIS:

For many years Clive served as a participant in the Central Iowa Regional Drinking Water Commission ("CIRDWC") which was the forum where discussions for a new regional water governance model started. With the discussions surrounding the new regional governance model and working on the related 28E/F agreements, CIRDWC has not been very active over the last five or more years, with the last dues being assessed in 2017.

Now that Central Iowa Water Works ("CIWW") is in existence, with operations to start January 1, 2025, it is time to wind down CIRDWC. With that, Des Moines Water Works (DMWW) staff have prepared the attached document for the City of Clive's approval, signature, and return to us by Clive's CIRDWC representative Mayor John Edwards. Once approved by all CIRDWC entities, DMWW staff will file the required Termination with the Secretary of State and disburse funds before the end of the year. Funds to be disbursed are reflected in Exhibit 2 of the attachment.

The City Manager recommends your approval of this termination of Clive's membership in CIRDWC.

Attachments:

1. CIRDWC Termination Document 9-11-24

ACCEPTANCE AND APPROVAL
OF
TERMINATION OF CENTRAL IOWA REGIONAL DRINKING WATER COMMISSION
AND OF
AMENDMENT TO 28E AGREEMENT TO TERMINATE

The public agency named below hereby approves the Resolutions of Termination and Acceptance as attached hereto ("Resolutions") and hereby approves, accepts, and agrees to the termination of the Central Iowa Regional Drinking Water Commission, and to the amendment of the 28E agreement creating such entity to affect such termination, pursuant to the Resolutions.

Further, the public agency hereby agrees: (i) that this Acceptance and Approval shall be deemed to constitute the vote of the representative of this public agency to the CIRDWC Governing Board to adopt the Resolutions; (ii) that it waives any objection to the adoption of the Resolutions without a meeting of the Governing Board; and (iii) that no further action needs to be taken by the Governing Board to approve the Resolutions.

Dated: _____, 2024

Name of Public Agency: _____

By: _____

Attest: _____

Resolutions of Termination and Amendment

WHEREAS, Central Iowa Regional Drinking Water Commission ("CIRDWC") is an entity created and existing under Ch. 28E, Iowa Code, pursuant to an "Amended and Restated 28E Agreement" (the "CIRDWC 28E Agreement") filed with the Iowa Secretary of State as agreement M504123 and formed for the purpose of regional planning and promoting cooperation among drinking water utilities in Central Iowa;

WHEREAS, a new entity, Central Iowa Water Works, has been formed which will, among other things, serve to replace all of the functions of CIRDWC; and

WHEREAS, it is appropriate to terminate the existence of CIRDWC and to distribute its assets as provided in the CIRDWC 28E Agreement.

NOW THEREFOR IT IS HEREBY RESOLVED, that the existence of the Central Iowa Regional Drinking Water Commission shall be terminated effective as of December 31, 2024, or upon the filing of a termination agreement with the Iowa Secretary of State, whichever last occurs (the "Termination Date"), and that the CIRDWC 28E Agreement shall be deemed amended as of such date to effect such termination subject to the contingency that not less than a majority of the Members shall have previously executed and delivered to the Recording Secretary a written acceptance and approval of such termination and amendment.

FURTHER RESOLVED, that upon receipt of written acceptances and agreements of these Resolutions by at least a majority of the Members, the Recording Secretary shall execute a Statement of Termination and Amendment with respect to the CIRDWC 28E Agreement, in the form attached hereto as Exhibit 1 and file it with the Iowa Secretary of State.

FURTHER RESOLVED, that the assets of CIRDWC consist entirely of the sum of \$63,705.78 in cash, and that such sum shall be distributed to the Members pro rata in proportion to the annual dues last assessed in 2017 in the particulars as attached hereto as Exhibit 2, and that receipt and deposit of such funds by a Member shall be deemed to constitute the Member's agreement to the termination of CIRDWC and a waiver of any and all objection thereto.

Exhibit 1

STATEMENT OF TERMINATION AND AMENDMENT
OF
28E AGREEMENT
OF
CENTRAL IOWA REGIONAL DRINKING WATER COMMISSION

Central Iowa Regional Drinking Water Commission ("CIRDWC") is an entity created and existing under Ch. 28E, Iowa Code, pursuant to an "Amended and Restated 28E Agreement" (the "CIRDWC 28E Agreement") filed with the Iowa Secretary of State as agreement M504123.

By authority of a majority of its Members:

1. The existence of CIRDWC shall be, and hereby is, terminated.
2. The CIRDWC 28E Agreement shall be, and hereby is, amended to effect such termination.
3. Such termination and amendment shall be effective as of December 31, 2024, or the date of filing of this Statement with the Iowa Secretary of State whichever last occurs.
4. This statement is executed by the Recording Secretary of CIRDWC pursuant to a Resolution approved by a majority of its Members.

Dated: _____, 2024

Amy Kahler, Recording Secretary

Exhibit 2

ALLOCATION OF SHARES OF THE ASSETS OF CENTRAL IOWA REGIONAL DRINKING WATER COMMISSION UPON TERMINATION

Membership Dues 2017-2018	Amount Paid	Date Paid	Date Deposited	Pro Rata %	Amount to be Distributed
Altoona	\$158.00	8/10/2017	8/17/2017	3.89%	\$ 2,475.23
Ankeny	\$300.00	8/13/2018	8/29/2018	7.38%	\$ 4,699.80
Bondurant	\$120.00	8/10/2017	8/17/2017	2.95%	\$ 1,879.92
Carlisle	\$115.00	8/22/2017	8/22/2017	2.83%	\$ 1,801.59
Clive	\$158.00	8/14/2017	8/17/2017	3.89%	\$ 2,475.23
Cumming	\$101.50	8/18/2017	8/22/2017	2.50%	\$ 1,590.10
Johnston	\$168.00	8/24/2017	9/5/2017	4.13%	\$ 2,631.89
Mitchellville	\$106.00	8/14/2017	8/17/2017	2.61%	\$ 1,660.60
New Virginia	Converted to non-voting, non dues paying member			0.00%	\$ -
Norwalk	\$136.00	8/9/2017	8/17/2017	3.34%	\$ 2,130.58
Pleasant Hill	\$131.00	8/14/2017	8/17/2017	3.22%	\$ 2,052.25
Polk City	\$117.00	8/17/2017	8/17/2017	2.88%	\$ 1,832.92
St. Charles	\$103.00	8/17/2017	8/17/2017	2.53%	\$ 1,613.60
Waukee	\$162.00	8/10/2017	8/17/2017	3.98%	\$ 2,537.89
Windsor Heights	\$121.00	8/10/2017	8/17/2017	2.98%	\$ 1,895.59
Des Moines Water Works	\$785.00	8/7/2017	8/7/2017	19.30%	\$ 12,297.81
Indianola Municipal Utilities	\$155.00	2/9/2018	2/20/2018	3.81%	\$ 2,428.23
Polk County	\$170.00	8/14/2017	8/17/2017	4.18%	\$ 2,663.22
Urbandale Water Utility	\$255.00	8/18/2017	8/22/2017	6.27%	\$ 3,994.83
Warren Rural Water	\$170.00	8/4/2017	8/7/2017	4.18%	\$ 2,663.22
West Des Moines Water Works	\$340.00	8/28/2017	9/5/2017	8.36%	\$ 5,326.44
Xenia Rural Water	\$195.00	8/7/2017	8/7/2017	4.80%	\$ 3,054.87
Total	\$4,066.50			100.00%	\$ 63,705.78



Memo

TO: Mayor and Council members

FROM: Richard Brown, Leisure Services Director

DATE: October 10, 2024

RE: Resolution Approving Submission of Iowa DOT Federal Recreational Trails Grant for the Trail West of Alice's Road

SYNOPSIS:

Resolution approving a grant request to Iowa DOT Federal Recreational Trails Program Grant in the amount of 300,000.00. The City Council authorized submission of the grant application on September 26, 2024, and staff submitted the grant application by the October 1, 2024, deadline. The program administrator for the Iowa DOT reached out to staff requesting an updated resolution for the grant application stating the City's commitment to maintain the trail for a 20-year period and noting that the City has budgeted for the required match for the grant should it be awarded. The resolution has been updated and will be forwarded to the Iowa DOT following the meeting.

Attachments:

1. Little Walnut Creek Trail DOT FRT Program Resolution
2. Iowa Federal Recreational Trails Grant 2024 - Little Walnut Creek Trail

**RESOLUTION APPROVING SUBMISSION OF IOWA DOT FEDERAL
RECREATIONAL TRAILS PROGRAM GRANT RELATING TO THE WORK WEST
OF ALICE’S ROAD ON THE LITTLE WALNUT CREEK TRAIL**

WHEREAS, the City Council of the City of Clive (the “City”) desires to submit an application for an Iowa DOT Federal Recreation Trails Program Grant relating to funding to aid in the completion of work on the Little Walnut Creek Trail west of Alice’s Road; and

WHEREAS, the Iowa Federal Recreational Trails Program Grant requires a commitment to maintenance of the project trail for its intended public use following project completion; and

WHEREAS, the Iowa Federal Recreational Trails Program Grant requires that the City to intend to provide match funds for the completion of said project; and

WHEREAS, the Iowa DOT Federal Recreation Trails Program Grant application must be executed on behalf of the City; and

WHEREAS, the City commits to maintaining Little Walnut Creek Trail for its intended public use following its completion for no less than 20 years; and

WHEREAS, the City has programmed the required match funds for the grant in its CIP budget;

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

That the City approves the submission of an application for an Iowa DOT Federal Recreation Trails Program Grant in the amount of \$300,000.00 regarding funding for the Little Walnut Creek Trail project west of Alice’s Road; the Mayor or his designee is hereby authorized and directed to execute said application on behalf of the City to evidence such approval; and the City staff are authorized to file the grant application with the Iowa DOT Federal Recreational Trails Program.

PASSED AND APPROVED THIS 10th day of October 2024.

By: _____
John Edwards, Mayor

ATTEST:

By: _____
Matthew Graham

**PROJECT APPLICATION
IOWA FEDERAL RECREATIONAL TRAILS (FRT) PROGRAM**

GENERAL INFORMATION

Applicant Agency: City of Clive

Contact Person
(Name and Title): Richard Brown Leisure Services Director

Street Address 1900 NW 114th Street
and/or Box Number: _____

City: Clive State: IA ZIP Code: 50325

Telephone Number: 515-223-5246 E-mail: rbrown@cityofclive.com

If more than one agency or organization is involved in this project, please state the name, contact person, mailing address, and telephone number of the second agency. (Attach an additional page if more than two agencies are involved.)

Applicant Agency: _____

Contact Person
(Name and Title): _____

Street Address
and/or Box Number: _____

City: _____ State: _____ ZIP Code: _____

Telephone Number: _____ E-mail: _____

PROJECT INFORMATION

Project Title: Little Walnut Creek Trail

Project Description (including length):

Clive is working on a series of improvements within the Little Walnut Creek Greenbelt located between the Clive/Urbandale corporate limits and Warrior Lane including the addition of trail and trail connections. This project seeks to connect the Greenbelt trail in this fast growing Northwest corridor, to the larger system of regional trails with a twelve-foot wide and multi-use main stretch and ten-foot wide neighborhood connections giving ease of access at five neighborhood points that would formerly require road travel to gain access to the trail system.

Work is nearing completion on the necessary site preparation for this project with the construction of the trail having a completion date of December 31, 2026.

ECONOMIC IMPACT INFORMATION

Type of Project:

☐ Acquisition - number of acres _____

☒ Development

☐ Combination - number of acres _____

Check the predominant user group.

☐ Motorized

☒ Non-Motorized

☐ Diversified (list) _____

PROJECT COSTS (An itemized breakdown must be included on an attached sheet.)

Total Cost: \$3,606,000.00
FRT Fund Request: \$300,000.00
Applicant Match (20 percent minimum): \$3,306,000.00

	Match Source	Amount	Assured or Anticipated	
1.	City Funds	\$3,306,000.00	☒ Assured	☐ Anticipated
2.			☐ Assured	☐ Anticipated
3.			☐ Assured	☐ Anticipated

Are any State funds involved in this project?: ☐ Yes ☒ No

If Yes, please explain the source and conditions:

Are any other Federal funds involved in this project?: ☐ Yes ☒ No

If Yes, please explain the source and conditions:

ESTIMATED PROJECT DEVELOPMENT SCHEDULE

Design Start Date: 06/25/2021 Completion Date: 12/31/2026
Land acquisition Start Date: _____ Completion Date: _____
Construction Start Date: _____ Completion Date: _____

Has any part of this project been started?: ☒ Yes ☐ No

If Yes, please explain:

The area must be prepped with streambank stabilization before the trail construction can progress. This portion is almost completed and work will be able to begin based on design plans and the direction of City management.

Do you intend to charge a fee to users?: ☐ Yes ☒ No If Yes, how much? _____

What will the fee be used for?:

REQUIRED DOCUMENTATION AND NARRATIVE INFORMATION

The following documents and narratives must be submitted with this application. In the upper right corner of each document or narrative write the corresponding letter shown below.

- ☒ A. A narrative **PROJECT DESCRIPTION**. Provide a clear description of the concept of the proposed project that is no more than 1 page in length. Include such information as project termini, existing site conditions, trail length, number/acreage of parcels to be acquired, general construction activities planned, etc. Remember to provide summary details of only the project scope that is the subject of the funding request. Do not provide details of completed or future phases of a project.
- ☒ B. Narrative responses to the **PROGRAM SCORING CRITERIA**. Please address each of the items below. Include the question as listed below before each response. Limit the total length of all twelve (12) responses to six (6) pages. Again, please remember to provide summary details of only the project scope that is the subject of the funding request. Do not provide details of completed or future phases of a project in these responses.
1. Describe the degree to which the project provides for innovative recreational trail sharing to accommodate motorized and non-motorized recreational trail use. (10 points)
 2. Describe the degree to which the project provides for the greatest number of compatible recreational purposes including, but not limited to, those used for recreational purposes such as bicycling, mountain biking, cross-country skiing, hiking/jogging/fitness/nature trail activities, horseback riding, snowmobiling, aquatic activities, and vehicular travel by motorcycle or all-terrain/off-road vehicles. (10 points)
 3. Describe the degree to which the project facilitates the access and use of trails by older citizens, economically disadvantaged, persons with disabilities, and other special populations or groups. (10 points)
 4. Describe the degree to which the project provides development of trail linkages. (10 points)
 5. Describe the degree to which the project creates opportunities for partnerships between trail users, private interests within the area, and public agencies. (Enclose letters of support as documentation.). (10 points)
 6. Describe the degree to which the project is identified in, or furthers a specific goal of, Iowa's Recreation Plan 2006 (SCORP), the Iowa Trails Plan, or a regional/county/municipal plan. (10 points)
 7. Describe the degree to which the project uses the grant funds to leverage greater public or private investments (in the form of services and materials, as well as dollars). (10 points)
 8. Describe the degree of citizen involvement in proposal conception and implementation.
 - a) Project idea originated with trail users or a community group that has substantial knowledge of the area and its residents; and
 - b) The private sector (including individual citizens, community groups, or local business enterprises) has participated in development of the proposal idea and has made commitments of labor, money, or materials to support proposal implementation. (10 points)
 9. Describe the degree to which the project ties into other trails; greenways; scenic corridors; or natural, cultural, historical, and recreational areas. (10 points)
 10. Describe the degree of commitment to continue operation and maintenance of the project after grant money is no longer available (e.g., Existing Trail Maintenance Fund). (10 points)
 11. Describe the degree to which the project results in the cleanup of the area and whether the trail is designated as a National Recreational Trail. (10 points)
- ☒ C. A **DETAILED MAP** identifying the location of the project. The project scope should be clear and the map may also include other important information referred to in the narrative such as important transportation linkages, clearly marked completed or future project phases, etc. More than one map may be submitted if the scope of the project is such that the desired detail is not feasible to be included on just one map. If the map is unclear, incomplete, or reviewers can't understand the map, your application will likely not score well. **Limit map sizes to no larger than 8.5-by-11-inches.**
- ☒ D. A **SKETCH PLAN** of the project, including cross section for bicycle or pedestrian facilities. If the cross section of your facility varies across the project (width, number of lanes, etc.) include a cross section for each situation and identify its location. (Required for construction projects only.)
- ☒ E. **DIGITAL PHOTOGRAPHS (limit to five)** that will help to explain the existing site conditions of the proposed facility. It is not necessary to include photographs of all aspects or the entire route of a project. Photos submitted should be representative of the project as a whole or should support any particularly compelling or complex description included in the narrative provided in item A above.

- ☒ F. An **ITEMIZED BREAKDOWN** of the total project costs. This documentation does not need to be a detailed, line-item type estimate or formal engineer's opinion of probable cost. However, it must accomplish two objectives: 1) it must show the method by which the cost estimate was prepared; and 2) it must enable a reviewer to determine if the cost estimate is reasonable. The manner in which these objectives are achieved may vary widely depending on the type, scope, and complexity of the project. Absent a fully itemized list of costs, some general guidelines for possible methods of estimating each type of project cost are provided on Attachment A.
- ☒ G. An estimated **TIME SCHEDULE** for the total project development. Projects will be required to be completed within two years of funds being awarded to the project. Upon award and execution of a project funding agreement, projects that fail to make satisfactory progress may be terminated by the Iowa Department of Transportation.
- ☒ H. An **OFFICIAL ENDORSEMENT** of the project from the authority to be responsible for the project's maintenance and operation. The authority must provide written assurance it will adequately maintain the completed project for its intended public use following project completion. For most construction projects, this will be a minimum of 20 years. The endorsement must also acknowledge the intent of the authority to provide the match funds required for the project. For cities, counties, or other political subdivisions, this should be in the form of a fully executed resolution by the elected body or board, as applicable.
- ☒ J. A **NARRATIVE** discussing the public input process that was followed and the extent to which adjacent property owners and others have been informed of the proposed project and an assessment of their acceptance. As part of this narrative, also describe local and regional planning efforts related to the project, including whether it is listed in a long-range plan. Also include discussion of any partnerships among local organizations and stakeholders that this project may help to facilitate or how these entities or individuals have contributed to the development of the project concept or have committed financial or other support to the project.
- ☐ K. A **LETTER OF SUPPORT** from the Iowa DOT's district office if the project will include construction within Iowa DOT right of way.
- ☐ L. If applicable, **BUY AMERICA CERTIFICATION**. If the application includes the purchase of equipment made of iron or steel components, provide documentation that proves that a supplier exists for that type of equipment who can certify that all steel or iron incorporated in the equipment is domestic (U.S. origin) steel or iron (Buy America compliant). This is not the same thing as having a domestic supplier (vendor) or assembling the equipment in the U.S. It is also not acceptable for a supplier to certify that he or she sources parts for the equipment from domestic suppliers as those domestic suppliers may make their products of foreign steel which would not be compliant with Buy America requirements. (See https://www.fhwa.dot.gov/construction/contracts/buyam_qa.cfm for more information.)
- ☒ M. A completed **MINORITY IMPACT STATEMENT**.

The award of FRT funds; any subsequent funding or letting of contracts for design, construction, reconstruction, improvement, or maintenance; and the furnishing of materials for this project shall not involve direct or indirect interest of any state, county, or city official, elective or appointive. All of the above are prohibited by Iowa Code 314.2, 362.5, or 331.342. Any award of FRT funding or any letting of a contract in violation of the foregoing provisions shall invalidate the award of FRT funding and authorize a complete recovery of any funds previously disbursed.

Recreational Trails Program (RTP) compliance

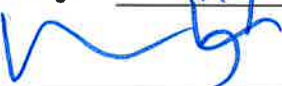
The applicant must sign below to indicate that the project is in compliance with 23 U.S.C. 206 or the RTP that prohibits the use of grant funds to accommodate motorized use on trails that have been predominantly used by nonmotorized trail users prior to May 1, 1991.

In addition, to the best of my knowledge and belief, all information included in this application is true and accurate, including the commitment of all physical and financial resources. This application has been duly authorized by the participating local authority. I understand the attached **official endorsement(s)** binds the participating local governments to assume responsibility for adequate maintenance of any new or improved trails.

I understand that, although this information is sufficient to secure a commitment of funds, an executed contract between the applicant and the Iowa DOT is required prior to the authorization of funds.

Representing the

city of clive



Signature

Oct 1, 2024

Date

Richard Brown, Leisure Services Director

Typed Name and Title

Oct 1, 2024

Date

Minority Impact Statement

Pursuant to 2008 Iowa Acts, HF 2393, Iowa Code 8.11, all grant applications submitted to the State of Iowa that are due beginning Jan. 1, 2009, shall include a Minority Impact Statement. This is the state's mechanism for requiring grant applications to consider the potential impact of the grant project's proposed programs or policies on minority groups.

Please choose the statement(s) that pertains to this grant application. Complete all the information requested for the chosen statement(s). Submit additional pages as necessary.

- ☒ The proposed grant project programs or policies could have a disproportionate or unique **positive** impact on minority persons.

Describe the positive impact expected from this project.

This project has a positive impact on minority communities by enhancing accessibility to safe recreational spaces. This improvement encourages physical activity among individuals who may have limited access to parks and trails, ultimately leading to better health outcomes. The project was designed with Community engagement involving local residents in the design and development process, fostering a sense of ownership and ensuring needs from all trail-users, specifically those who may face challenges in recreation.

The trail will provide safe transportation options, offering vital alternatives for commuting, especially for those who rely on biking or walking. This is particularly beneficial for minority populations who may lack access to reliable public transportation which needs improvement in the area. By addressing environmental disparities, the project ensures that minority communities have access to green spaces that improve quality of life and health.

Indicate which groups are impacted:

- ☐ Women ☒ Persons with a Disability ☐ Blacks ☐ Latinos ☐ Asians
☐ Pacific Islanders ☐ American Indians ☐ Alaskan Native Americans ☒ Other Elderly

- ☐ The proposed grant project programs or policies could have a disproportionate or unique **negative** impact on minority persons.

Describe the negative impact expected from this project:

Present the rationale for the existence of the proposed program or policy:

Provide evidence of consultation with representatives of the minority groups impacted:

Indicate which groups are impacted:

☐ Women ☐ Persons with a Disability ☐ Blacks ☐ Latinos ☐ Asians
☐ Pacific Islanders ☐ American Indians ☐ Alaskan Native Americans ☐ Other _____

☐ The proposed grant project programs or policies are **not expected to have** a disproportionate or unique impact on minority persons.

Present the rationale for determining no impact:

I hereby certify that the information on this form is complete and accurate, to the best of my knowledge.

Name Richard Brown

Title City of Clive Leisure Services Director

Definitions

"Minority Persons," as defined in Iowa Code 8.11, means individuals who are women, persons with a disability, Blacks, Latinos, Asians or Pacific Islanders, American Indians, and Alaskan Native Americans.

"Disability," as defined in Iowa Code 15.102, subsection 7, paragraph "b," subparagraph (1):

b. As used in this subsection:

(1) "*Disability*" means, with respect to an individual, a physical or mental impairment that substantially limits one or more of the major life activities of the individual, a record of physical or mental impairment that substantially limits one or more of the major life activities of the individual, or being regarded as an individual with a physical or mental impairment that substantially limits one or more of the major life activities of the individual.

"Disability" does not include any of the following:

- (a) Homosexuality or bisexuality.
- (b) Transvestism, transsexualism, pedophilia, exhibitionism, voyeurism, gender identity disorders not resulting from physical impairments or other sexual behavior disorders.
- (c) Compulsive gambling, kleptomania, or pyromania.
- (d) Psychoactive substance abuse disorders resulting from current illegal use of drugs.

"State Agency," as defined in Iowa Code 8.11, means a department, board, bureau, commission, or other agency or authority of the State of Iowa.

APPLICATION INSTRUCTIONS FOR IOWA FEDERAL RECREATIONAL TRAILS PROGRAM FUNDING

ATTACHMENT A

Itemized breakdown of total project costs guidelines:

Construction costs

These may be based on historical averages for entire projects of similar size and scope. Examples include:

- Typical cost per mile of trail (i.e., \$XXX,XXX per mile for moderate terrain and limited number of structures).
- Typical cost per square foot of bridge deck.
- Typical cost per square foot of new or renovated building space.

Design/Inspection costs

These may be estimated based on Typical percentages of construction costs, such as:

- 8 to 10 percent for preliminary up through final design and letting activities.
- 12 to 15 percent for construction inspection activities.

Right of way acquisition costs

These may be estimated based on:

- Impact and description of impact.
- Typical cost per square foot for permanent right of way.
- Typical cost per square foot for temporary easements.

Utility and railroad costs

These may be estimated based on:

- Impact and description of impact.
- Typical cost per linear foot of relocated or reconstructed facility (track, pipe, electrical lines, etc.).
- Typical cost per installation (railroad switches, utility poles, transformers, control boxes, etc.).

Indirect costs

If indirect costs are involved (e.g., wages):

- Estimated hours.
- Estimated hourly rate, salary.
- Estimated fringe, direct.
- Other direct cost estimate.
- Other indirect cost estimate.

Project Description

Clive is advancing the 7.4-acre Little Walnut Creek Trail project with the addition of approximately two miles of walking and biking trails. This work is being completed in collaboration with projects by the cities of Waukee and Urbandale. With streambank stabilization nearing completion, we are now ready to focus on the construction of a twelve-foot-wide, multi-use paved trail. This trail will enhance connectivity between Clive and regional and state trails, featuring about half a mile of neighborhood trail and additional mileage dedicated to trail connections. The design includes three bridges—two spanning thirty-five feet and one seventy-five feet—across an ephemeral creek, with all construction adhering to strict safety protocols. The trail will have five exit points linking to the trail east of Alice's Road, Clive's trail system, and four other existing or planned trail projects in partner cities.

This trail project follows the completion of sewer work by Waukee and will leverage the progress made in streambank stabilization to proceed efficiently. Since the city owns the land, we can move forward immediately once the site is ready after streambank stabilization. The initial work will involve preparing the area for the trail, followed by cutting the path, laying asphalt, and creating extensions. As the cornerstone of our improvements, this new trail will act as a foundational element for future projects and connections. Construction is slated to begin following the finalization of surveying and site planning, with completion expected by December 31, 2026.

Program Scoring Criteria

1. Describe the degree to which this project provides for innovative recreational trail sharing to accommodate motorized and non-motorized recreational trail use.

The Little Walnut Creek Trail Project fosters innovative recreational trail sharing by creating a designated twelve-foot-wide paved trail that accommodates both motorized and non-motorized users, ensuring safe passing and shared enjoyment. With a strong focus on low-impact design, the project minimizes disruption to the natural environment, promoting coexistence among various user groups. Safety features, including appropriate signage and clear markings, enhance the experience by managing traffic flow effectively. The inclusion of bridges allows for safe crossings, while five exit points connecting to larger trail systems enhance access and encourage diverse recreational activities. Addressing existing erosion issues not only protects the trail's integrity but also improves safety for all users. Community engagement in the planning process ensures that the needs of all user groups are considered, while the project's future-ready design lays the groundwork for adaptability to evolving recreational trends.

2. Describe the degree to which the project provides for the greatest number of compatible recreational purposes including, but not limited to, those used for recreational purposes such as bicycling, mountain biking, cross-country skiing, hiking/jogging/fitness/nature trail activities, horseback riding, snowmobiling, aquatic activities, and vehicular travel by motorcycle or all-terrain/off-road vehicles.

The Little Walnut Creek Trail Project is designed to accommodate a wide range of compatible recreational purposes, maximizing its utility for the community. The twelve-foot, multi-use paved trail will primarily support activities like bicycling, jogging, and hiking, ensuring ample space for pedestrians and cyclists to share the path safely. This increased width not only enhances safety but also encourages more users to engage in outdoor activities, creating a vibrant recreational hub within neighborhoods and extending access to nearby areas.

The trail's design allows for easy access to various outdoor activities including walking, biking and community recreation programs. While the primary trail is not intended for motorized vehicles, the inclusion of five exit points to larger trail systems opens opportunities for connections to routes that may accommodate activities like snowmobiling and all-terrain vehicles in designated areas.

The project's emphasis on low-impact construction will also preserve the natural environment, making it suitable for nature trail activities and enhancing the experience for users seeking outdoor exploration. The community-oriented design invites local input, which can help identify and incorporate additional recreational activities, ensuring that the project meets the diverse interests of residents.

3. Describe the degree to which the project facilitates the access and use of trails by older citizens, economically disadvantaged groups, persons with disabilities, and other special population groups.

The Little Walnut Creek Trail Project is designed with inclusivity in mind, facilitating use by all trail seekers. The twelve-foot multi-use paved trail provides a smooth, wide surface ideal for mobility devices such as wheelchairs, scooters, and walkers, ensuring safe navigation for individuals with varying abilities. Gentle gradients enhance accessibility for older adults and those with physical limitations. With five points connecting to larger trail systems, the project improves access for economically disadvantaged groups who may rely on walking or biking for transportation, enabling them to reach essential services and recreational areas without a vehicle.

The trail design incorporates benches and resting areas, providing opportunities for those who need to rest, meditate or commune with greenspaces in a low-impact way.

The community-oriented planning process invited, and continues to invite, input from these populations to address their specific needs and preferences. By fostering opportunities for organized activities, such as guided walks or fitness programs, the trail encourages participation and social interaction among all residents.

4. Describe the degree to which the project provides development of trail linkages.

The Little Walnut Creek Trail Project focuses on developing comprehensive trail linkages, promoting connectivity and accessibility that enhance the recreational experience for all users.

A primary component of the Little Walnut Creek Trail Project is the development of trail linkages, fostering connectivity both within the community and to broader regional trail systems. Via five new exit points, the project creates seamless connections to existing and future trails, facilitating easier access for pedestrians and cyclists.

These linkages enable users to transition smoothly between the Little Walnut Creek Trail and larger networks, promoting active transportation and outdoor recreation. The design not only connects to nearby neighborhoods but also to essential amenities such as parks, schools, and community centers, enhancing overall accessibility.

The trail's integration into a regional framework allows for extended recreational opportunities and encouragement of exploration. This connectivity benefits individual users and strengthens community ties, as residents can engage with a broader network of trails and recreational spaces and fellow recreation enthusiasts.

5. Describe the degree to which the project creates opportunities for partnerships between trail users, private interests within the area, and public agencies.

This project creates significant opportunities for partnerships, fostering a collaborative approach to community development and recreational access. By engaging local stakeholders during the planning process, the project continues to encourage input

from residents, businesses, and organizations, ensuring that all perspectives of users, businesses and other interested parties are taken into consideration.

These partnerships can lead to joint initiatives, such as community events, fitness programs, or educational workshops that promote active lifestyles and environmental stewardship. Local businesses, particularly those in the hospitality and outdoor sectors, can benefit from increased foot traffic as more users access the trail, potentially resulting in sponsorship opportunities or promotional partnerships that enhance the trail experience.

The city can collaborate with interested parties, both public and private, to secure funding, share resources, and implement maintenance programs that ensure the trail remains accessible and well-maintained. By working together, these entities can leverage their unique strengths to create a vibrant and sustainable recreational environment.

The Little Walnut Creek Trail Project will serve as a catalyst for building partnerships among trail users, private interests, and public agencies, ultimately fostering a sense of community ownership and shared responsibility for the trail and its surrounding environment.

6. Describe the degree to which the project is identified in, or furthers specific goal of, Iowa's Recreation Plan 2006 (SCORP), the Iowa Trails Plan, or regional/county/municipal plan.

The Little Walnut Creek Trail Project is well-integrated into Iowa's broader recreational and planning frameworks, actively contributing to the goals of SCORP, the Iowa Trails Plan, and local initiatives that prioritize community health, connectivity, and recreational access.

Little Walnut Creek Trail supports SCORP's objectives of enhancing recreational opportunities and access to outdoor activities for all Iowans by creating a multi-use trail that accommodates various users, including pedestrians and cyclists, thereby promoting physical activity and improving community health. The project enhances connectivity between existing trail systems, contributing to the Iowa Trails Plan's emphasis on developing an interconnected network of recreational trails that supports alternative transportation options such as biking. The project incorporates goals from local municipal and regional plans focused on improving community infrastructure and recreational facilities, enhancing access to parks and public spaces, and fostering vibrant neighborhoods.

7. Describe the degree to which the project uses the grant funds to leverage greater public or private investments (in the form of services and materials, as well as dollars).

The strategic use of grant funds in the Little Walnut Creek Trail Project not only supports immediate development but also creates a ripple effect that encourages greater public

and private investments, ensuring that the trail serves as an asset for the community well into the future.

By securing funding, the project not only covers essential construction costs but also demonstrates financial viability and community support, which can attract additional investments from various stakeholders.

Based on generated funding, agencies may be encouraged to contribute resources and services, such as maintenance support or infrastructure improvements, knowing that initial grant funding has laid a solid foundation for the project. This collaborative approach can lead to shared services, such as public outreach and educational programming, which enhance community engagement and trail utilization.

Alongside citizens, businesses and organizations can see the potential for increased foot traffic and community visibility, motivating them to invest in related amenities or services, such as signage, recreational equipment, or sponsorship opportunities. These partnerships can further enhance the trail experience and contribute to its long-term sustainability.

8. Describe the degree of citizen involvement in proposal conception and implementation.

a.) Project idea originated with trail users or community group that has substantial knowledge of the area and its residents; and

b.) The private sector (including individual citizens, community groups, or local business enterprises) has participated in development of the proposal idea and has made commitments of labor, money, or materials to support proposal implementation.

a.) Community-Driven Project Idea

The project idea originated from input gathered from local trail users and community groups with substantial knowledge of the area and its residents. These stakeholders actively participated in discussions and surveys, providing valuable insights into community needs and preferences. Their involvement ensured that the trail design reflects the desires of those who will use it most, fostering a sense of ownership and relevance to the local population.

b.) Private Sector Participation

This project exemplifies a strong commitment to citizen involvement, ensuring that the project is not only a reflection of community needs but also a product of collective effort and investment, reinforcing its sustainability and success.

Individual citizens, community groups, and local businesses have contributed to the project through financial support, supplying feedback, and donations of materials. This collaborative approach bolsters the resources available for implementation and

enhances the community's connection to the trail. Local businesses may sponsor specific trail features or events, while volunteer groups can assist with construction and ongoing maintenance efforts.

9. Describe the degree to which the project ties into other trails, greenways, scenic corridors, or natural, cultural, historical and recreational areas.

The project plays a vital role in connecting to a broader network of trails in Iowa, enhancing accessibility to natural, cultural, historical, and recreational areas. The project facilitates seamless transitions to existing trails, allowing users to explore adjacent recreational spaces and contribute to an interconnected system that promotes active lifestyles.

This connectivity not only links local neighborhoods to regional trail networks but also provides easier access to natural areas and parks, enriching the outdoor experience for users. The trail aligns with scenic corridors that showcase Iowa's natural beauty, encouraging both residents and visitors to engage with the landscape.

By enhancing access to these areas, the Little Walnut Creek Trail Project fosters a deeper appreciation of Iowa's cultural and historical resources.

The trail will serve as a crucial connector within Iowa's broader recreational infrastructure, enriching community ties while promoting exploration and enjoyment of the state's diverse natural and cultural offerings.

10. Describe the degree of commitment to continue operation and maintenance of the project after grant money is no longer available.

The city is dedicated to ensuring the trail remains a valuable community asset, with plans for ongoing maintenance written into the city budget. This includes regular upkeep of the trail surface, landscaping, and amenities such as benches and signage.

Community involvement will continue to play a significant role in sustaining the trail. Local organizations and volunteer groups may be encouraged to participate in maintenance efforts (including our Adopt-A-Trail program), fostering a sense of ownership and community pride. Educational programs and events can further engage residents, promoting stewardship and encouraging users to care for the trail.

The city will continue to seek funding opportunities via partnerships with public and private entities that may also contribute to the trail's long-term sustainability, including volunteering, grants and private donations.

The combination of municipal commitment, community involvement, and potential private partnerships establishes a robust framework for the continued operation and maintenance of the trail, ensuring its longevity and ongoing benefit to the community long after grant funds are no longer available.

11. Describe the degree to which the project results in the cleanup of the area and whether the trail is designated as a National Recreational Trail.

All efforts in the City of Clive focus on being "Distinct by Nature" and seek to beautify traditional suburban landscapes by incorporating green space, access to leisure and appreciation of environment.

This project specifically contributes to the cleanup and revitalization of the area by completing streambank stabilization and landscaping, combating issues such as erosion and debris. This includes removing litter, improving drainage, and restoring native vegetation, which not only beautifies the area but also supports local wildlife and ecosystems.

While the project is designed to enhance recreational opportunities and community engagement, it has not yet been designated as a National Recreational Trail. However, the trail's design and development align with the criteria typically associated with such a designation, including promoting outdoor recreation, accessibility, and environmental stewardship. The project not only aims to improve recreational access but also actively contributes to the area's environmental cleanup and health.

What will I see west of Alice's Road to Waukeee?

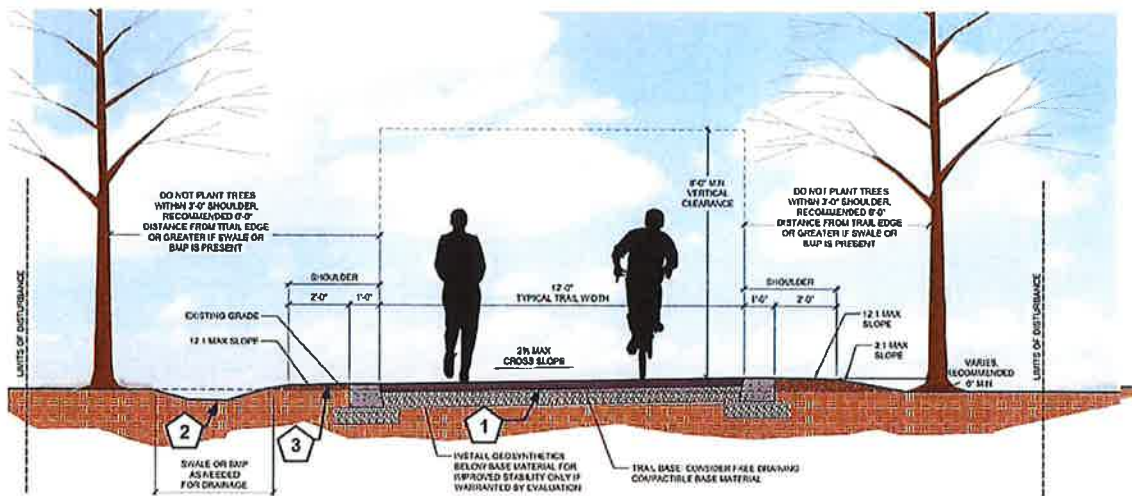


- Stream Restoration
- Detention Basin Maintenance
- Ecological Restoration
- Trail (re)construction

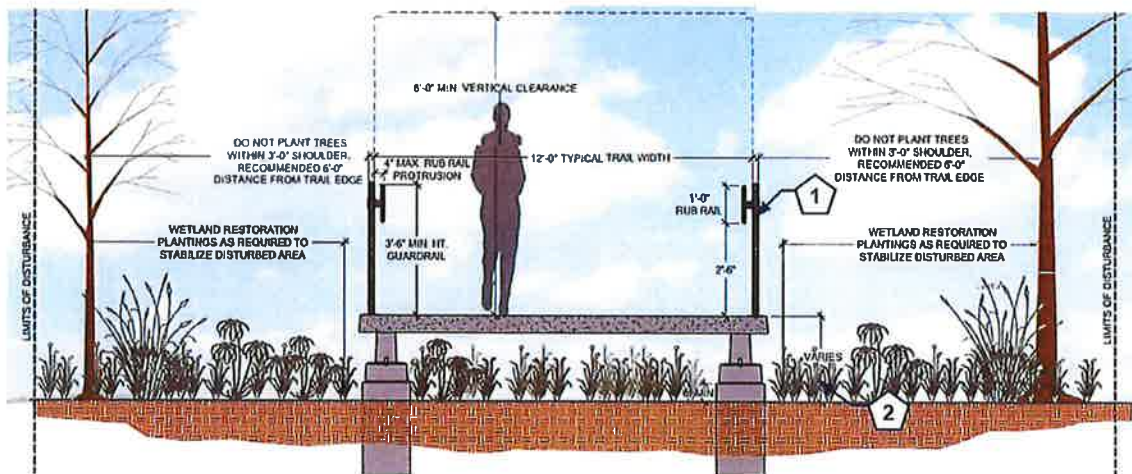
2024				2025				2026			
Winter	Spring	Summer	Autumn	Winter	Spring	Summer	Autumn	Winter	Spring	Summer	Autumn
Restoration West of Alice's Road to Waukeee (~Warrior Lane)											



Trail Cross Section



Boardwalk Cross Section



Digital Photos



Engineer's Opinion of Probable Construction Costs
Clive Little Walnut Creek Restoration and Trail Construction
West of Alices Road - 30% Design Estimate
Clive, IA
Date: May 18, 2023

Item No.	Item	Unit	Total	Unit Price	Total Price
1	CLEARING AND GRUBBING	ACRE	10.0	\$ 5,000.00	\$ 50,000.00
2	TOPSOIL, ON-SITE	CY	2000	\$ 30.00	\$ 60,000.00
3	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	5000	\$ 30.00	\$ 150,000.00
4	SUBBASE, GRANULAR, 6 IN.	TN	5250	\$ 40.00	\$ 210,000.00
6	SHARED USE PATH, PCC, 6 IN.	SY	16682	\$ 50.00	\$ 834,100.00
7	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	SY	16682	\$ 5.00	\$ 83,410.00
8	SHOULDER FINISHING, EARTH	STA	267.7	\$ 650.00	\$ 174,005.00
9	PAINTED PAVEMENT MARKINGS, SOLVENT WATERBORNE	STA	33.0	\$ 100.00	\$ 3,300.00
10	CULVERT CROSSINGS	EACH	5	\$ 40,000.00	\$ 200,000.00
11	TRAFFIC CONTROL	LS	5000.0	\$ 1.00	\$ 5,000.00
12	SIGNS	SF	40.0	\$ 40.00	\$ 1,600.00
13	SIGN POSTS	LF	100.0	\$ 15.00	\$ 1,500.00
14	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING, TYPE 1	ACRE	6.0	\$ 5,000.00	\$ 30,000.00
15	TEMPORARY SEEDING	ACRE	3.0	\$ 3,500.00	\$ 10,500.00
16	SWPPP MANAGEMENT	LS	1	\$ 10,000.00	\$ 10,000.00
17	SILT FENCE INSTALLATION & REMOVAL	LF	13385	\$ 5.00	\$ 66,925.00
18	SILT FENCE MAINTENANCE	LF	3000	\$ 4.00	\$ 12,000.00
19	SAFETY RAIL	LF	540	\$ 100.00	\$ 54,000.00
20	CONSTRUCTION SURVEY	LS	1	\$ 10,000.00	\$ 10,000.00
21	MOBILIZATION	LS	1	\$ 55,660.00	\$ 55,660.00
22	CONCRETE WASHOUT	LS	1	\$ 5,000.00	\$ 5,000.00
23	TRAIL COUNTER	LS	1	\$ 8,000.00	\$ 8,000.00

Subtotal \$ 2,035,000.00
Contingency (30%) \$ 611,000.00
TOTAL \$ 2,646,000.00

Engineer's Opinion of Probable Construction Costs
Clive Little Walnut Creek Restoration and Trail Construction
Crossing to 178th Street - Alternative 2 (Revised) with Prefabricated Bridge
Clive, IA
Date: May 31, 2023

Item No.	Item	Unit	Total	Unit Price	Total Price
1	CLEARING AND GRUBBING	ACRE	0.4	\$ 10,000.00	\$ 4,000.00
2	TOPSOIL, ON-SITE	CY	650	\$ 30.00	\$ 19,500.00
3	EXCAVATION, CLASS 10, ROADWAY AND BORROW	CY	1920	\$ 30.00	\$ 57,600.00
4	SUBBASE, MODIFIED, 6 IN.	SY	760	\$ 20.00	\$ 15,200.00
5	PIPE CULVERT, TRENCHED	LF	52	\$ 200.00	\$ 10,400.00
6	PIPE APRON	EA	2	\$ 3,000.00	\$ 6,000.00
7	FOOTING FOR CONCRETE PIPE APRON	EA	2	\$ 800.00	\$ 1,600.00
8	SHARED USE PATH, HMA, 5 IN.	SY	690	\$ 60.00	\$ 41,400.00
9	SPECIAL SUBGRADE PREPARATION FOR SHARED USE PATH	SY	280	\$ 5.00	\$ 1,400.00
10	SHOULDER FINISHING, EARTH	STA	12.4	\$ 800.00	\$ 9,920.00
11	SHARED USE PATH ASSURANCE TESTING	LS	1	\$ 5,000.00	\$ 5,000.00
12	PAINTED PAVEMENT MARKINGS, SOLVENT WATERBORNE	STA	2.5	\$ 1,000.00	\$ 2,500.00
13	HYDRAULIC SEEDING, FERTILIZING, AND MULCHING, TYPE 1	ACRE	0.2	\$ 6,000.00	\$ 1,200.00
14	EROSION CONTROL	LS	1	\$ 25,000.00	\$ 25,000.00
15	PREFABRICATED TRUSS BRIDGE	LS	1	\$ 450,000.00	\$ 450,000.00
16	CONSTRUCTION SURVEY	LS	1	\$ 10,000.00	\$ 10,000.00
17	MOBILIZATION	LS	1	\$ 134,280.00	\$ 134,280.00
18	CONCRETE WASHOUT	LS	1	\$ 5,000.00	\$ 5,000.00

Subtotal \$ 800,000.00
Contingency (20%) \$ 160,000.00
TOTAL \$ 960,000.00

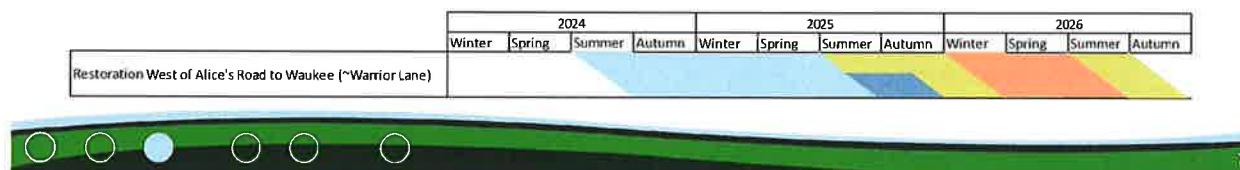
Estimated Time Schedule

Work on the trail will commence in Winter of 2025 with a completion estimation of Spring/Summer 2026. See the timeline in the lower right hand corner of the detail map, provided again below:

What will I see west of Alice's Road to Waukee?



- Stream Restoration
- Detention Basin Maintenance
- Ecological Restoration
- Trail (re)construction



RESOLUTION NO. 2024-246

**RESOLUTION APPROVING SUBMISSION OF IOWA DOT FEDERAL
RECREATIONAL TRAILS PROGRAM GRANT RELATING TO THE WORK WEST
OF ALICE'S ROAD ON THE LITTLE WALNUT CREEK TRAIL**

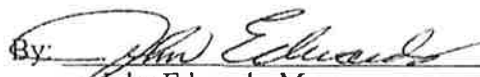
WHEREAS, the City Council of the City of Clive (the "City") desires to submit an Application for an Iowa DOT Federal Recreation Trails Program Grant relating to funding to aid in the completion of the work being done on the Little Walnut Creek Trail west of Alice's Road; and

WHEREAS, the Iowa DOT Federal Recreation Trails Program Grant application must be executed on behalf of the City.

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

That the City approves the submission of an application for an Iowa DOT Federal Recreation Trails Program Grant in the amount of \$300,000.00 regarding funding for the Little Walnut Creek Trail project west of Alice's Road; the Mayor or his designee is hereby authorized and directed to execute said application on behalf of the City to evidence such approval; and the City staff are authorized to file the grant application with the Iowa DOT Federal Recreational Trails Program.

PASSED AND APPROVED THIS 26th day of September, 2024.

By: 
John Edwards, Mayor

ATTEST:

By: 
Matthew Graham

Narrative

Clive initiated an investigation into the Little Walnut Creek Trail project in response to erosion and watershed issues affecting residents. To address these challenges, open forums were held in the neighborhood to identify specific concerns and transform them into opportunities for community improvement.

These meetings featured presentations on waterways, their environmental impacts, and discussions about the community's aesthetic aspirations for the area. A key outcome from both city officials and citizens was the desire to expand biking and walking trail amenities. It was agreed that part of the solution for streambank stabilization and watershed management would involve constructing a recreational trail that aligns with the goals of the Little Walnut Creek project. This trail would provide easy access to greenways, promote exercise, connect to larger trail systems, enhance aesthetics, and improve environmental stability.

As plans were drafted and implementation began, Clive engaged various stakeholders, including citizens, local businesses, city officials, and consulting firms. After careful consideration, a design firm was selected and communication among all parties continued to enrich the planning process. To ensure transparency and ongoing input, Clive established a series of meetings that would take place throughout the project's duration.

Communication strategies were also developed, including City newsletters and surveys to report on progress and gather feedback from the community. This project is part of the broader Greenbelt Master Plan, which aims to enhance connectivity and accessibility across the region. All relevant materials, including project updates and planning documents, are accessible to the public on the City's website.

Clive's collaborative approach has fostered community involvement, with citizens contributing their time, feedback, and donations to support the initiative. As the project evolves, the emphasis will remain on ongoing cooperation between the City and its residents, ensuring that the Little Walnut Creek Trail reflects the community's needs and aspirations while promoting environmental sustainability and recreational opportunities.



Memo

TO: Mayor and Council members

FROM: Mela Nisic, Human Resources Specialist

DATE: October 10, 2024

RE: Approve Pay Rate - Gage Hawk - Police Officer - \$36.13/Hr - Effective 10/14/2024

SYNOPSIS:

Gage Hawk is an experienced Police Officer from the City of Rock Island, Illinois. He was sworn in to the police force in March of 2022. He is an Illinois State certified defensive tactics instructor, a certified bicycle patrol officer, and a certified Breath Analysis Operator.

Attachments:

1. Police Officer Job Description
2. G Hawk Resume
3. Hawk Offer



Memo

TO: Mayor and Council members

FROM: Julia McGuire, Administrative Assistant

DATE: October 10, 2024

RE: Public Works Continuous Improvement Report

SYNOPSIS:

Public Works presents its new process to remove erosion control baskets and fallen intake grates

Attachments:

1. PW Continuous Improvement Report with photos 2024

Clive Collaborations
Continuous Improvement Report
Dept: Public Works/Sewer
Date Completed: 8/12/2024
City Council Presentation Date:
10/10/2024



1. Description of the process to be improved and need for improvement:
Process to improve: Erosion control basket removal and dropped intake grate retrieval.

Description of process and need for improvement: Removal of a full erosion control basket requires 2 people. At times, it will need to be cleaned out before removal.

Sometimes a storm intake grate will fall into the intake when someone tries to remove it. We can sometimes use a manhole hook to retrieve a fallen grate. When the hook isn't long enough, we must go into the intake to lift the grate out.

The solution was to come up with a safer and more efficient way to remove erosion control baskets and storm intake grates. Our thoughts went to use the davit crane, which is used for our sluice gates, but we didn't have a way to deploy the crane.

2. Department Staff Involved:
Chase Berry and Jeff Nuss
3. Process improvement result of the efforts:
By making an adapter (see photos), we can put the davit crane on any pickup with a receiver, then use the crane to remove erosion control baskets (no manual cleaning needed) and fallen storm intake grates. The crane makes it possible to place the baskets directly into the back of the truck without doing any manual lifting.
4. Process Improvement Metrics
Beginning Metric:
Heavy erosion control baskets and storm intake grates require two people to remove.

Resulting Metric following Process Improvement:

One person can go out to remove the erosion control baskets and storm intake grates.

5. Additional Training Needs or Assistance:

All training is handled in-house at a tailgate meeting before the work is to be done.

6. Anticipated Policy Change or Budget Request (if any):

No policy change or budget request in the short term.

We already own the davit crane.

All the materials used in fabricating the adapter were on hand.

Making the adapter

Custom making the adapter components



Joining the components



Final adapter





Removing an
erosion
control
basket with
the davit
crane



Retrieving a
storm grate
with the davit
crane





Memo

TO: Mayor and Council members

FROM: Elizabeth Hansen, Director of Administrative Services

DATE: October 10, 2024

RE: 2024B General Obligation Urban Renewal Bonds

SYNOPSIS:

The resolutions of this meeting will set the date of the sale of the 2024B GO Urban Renewal Bonds for Thursday, October 24. This resolution will also approve the electronic bidding process and the attached Preliminary Official Statement (POS). PFM assists in the preparation of the POS, but the ultimate responsibility for its accuracy remains with the City. If you have any questions as you review, please do not hesitate to reach out.

The breakdown of the 2024B borrowing relates to TIF capital projects, which were outlined in the CIP that was approved in December 2023:

- City Hall/Library Renovation Project - \$500,000
- Alice's Road Reconstruction - \$1,700,000 (Essential Purpose)
- Linnan Park Improvements - \$1,000,000 (Essential Purpose)

The Notice of Sale will be published next week as required by law.

The credit call with Standard & Poor's took place on September 24. Matt and I, and PFM staff participated in the call. The results of the review will be received on Wednesday, October 9.

Following the public hearing, for your consideration is a resolution that expresses the City's intent to entero set the date of the sale and issue the bonds. It also authorizes the use of the preliminary official statement.

The remaining schedule for the borrowing is as follows:

- October 24 - Receive the bids in the morning and presentation of the bids received, award the sale of bonds, and authorize issuance proceedings
- November 14 - Closing and delivery of funds

Attachments:

1. Auth POS Set Formal Sale GO UR CP LA (Clive 421346-92) 2024-v3
2. Clive_Iowa_Series_2024B_GO_Preliminary_Official_Statement_for_City_Council

MINUTES TO SET DATE FOR SALE OF
BONDS AND AUTHORIZE OFFICIAL
STATEMENT FOR BONDS

421346-92

Clive, Iowa

October 10, 2024

The City Council of the City of Clive, Iowa, met on October 10, 2024, at _____ o'clock
____.m. at the _____, Clive, Iowa.

The meeting was called to order by the Mayor, and the roll being called, the following
named Council Members were present and absent:

Present: _____

Absent: _____.

After due consideration and discussion, Council Member _____ introduced
the following resolution and moved its adoption, seconded by Council Member
_____. The Mayor put the question upon the adoption of said resolution, and the
roll being called, the following Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted, as hereinafter set out.

• • • •

At the conclusion of the meeting and, upon motion and vote, the City Council adjourned.

Mayor

Attest:

City Clerk

RESOLUTION NO. _____

Resolution setting the date for the sale of General Obligation Urban Renewal Bonds, Series 2024B and authorizing the use of a preliminary official statement in connection therewith

WHEREAS, the City of Clive (the “City”), in Polk and Dallas Counties, State of Iowa, heretofore proposed to enter into a loan agreement (the “Essential Purpose Loan Agreement”), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed \$2,780,000 for the purpose of paying the costs, to that extent, of (a) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; (b) acquiring and installing street lighting, signage and signalization improvements; and (c) undertaking improvements to existing municipal parks, and has published notice of the proposed action and has held a hearing thereon on September 26, 2024; and

WHEREAS, the City also proposed to enter into a loan agreement (the “General Obligation Urban Renewal Loan Agreement” and, together with the Essential Purpose Loan Agreement, the “Loan Agreements”) and to borrow money thereunder in a principal amount not to exceed \$600,000, pursuant to the provisions of Sections 384.24A and 384.24.3(q) of the Code of Iowa, for the purpose of undertaking the City Facilities and Buildings Improvements Project, an urban renewal project in the Clive Urban Renewal Area in the City, authorized by action of the City Council on March 23, 2023 which will include renovating, furnishing and equipping the City Hall/Library facilities, and in lieu of calling an election upon such proposal, has published notice of the proposed action, including notice of the right to petition for an election, and has held a hearing thereon, and as of September 26, 2024 no petition had been filed with the City asking that the question of entering into the General Obligation Urban Renewal Loan Agreement be submitted to the registered voters of the City; and

WHEREAS, pursuant to the provisions of Section 384.28 of the Code of Iowa, the City combined its authority under the Loan Agreements into a single loan agreement (the “Loan Agreement”); and

WHEREAS, a Preliminary Official Statement (the “P.O.S.”) has been prepared to facilitate the sale of General Obligation Urban Renewal Bonds, Series 2024B (the “Bonds”) to be issued in evidence of the obligation of the City under the Loan Agreement, and it is now necessary to make provision for the approval of the P.O.S. and to authorize its use by PFM Financial Advisors LLC, as municipal financial advisor (the “Municipal Advisor”) to the City; and

WHEREAS, it is now necessary to fix a date of meeting of the City Council to consider bids and take action for the sale and issuance of Bonds and to give proper notice of such sale, as required by Chapter 75 of the Code of Iowa;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Clive, Iowa, as follows:

Section 1. The City staff is hereby authorized to take such action as shall be deemed necessary and appropriate, with the assistance of the Municipal Advisor, to prepare the P.O.S.

describing the Bonds and providing for the terms and conditions of their sale, and all action heretofore taken in this regard is hereby ratified and approved.

Section 2. The use by the Municipal Advisor of the P.O.S. in substantially the form as has been presented to and considered by the City Council is hereby approved, and the Municipal Advisor is hereby authorized to prepare and use a final Official Statement for the Bonds substantially in the form of the P.O.S. but with such changes therein as are required to conform the same to the terms of the Bonds and the resolution, when adopted, providing for the sale and issuance of the Bonds, and the Director of Administrative Services is hereby authorized and directed to execute a final Official Statement for the Bonds, if requested by the Municipal Advisor. The P.O.S. as of its date is deemed final by the City within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.

Section 3. Sealed bids for the purchase of the Bonds shall be received and canvassed on behalf of the City until 10:00 a.m. on October 24, 2024, at the office of the Director of Administrative Services, at the City Hall, in the City, and the City Council shall meet on the same date at 6:00 p.m., at the City Hall Chambers, Clive, Iowa, for the purpose of considering such bids received and considering and passing a resolution providing for the award of the Bonds, and the Municipal Advisor is hereby authorized and directed to disseminate the notice of said sale, in compliance with the Internal Revenue Service regulations governing “Issue Price” determinations. The City Clerk is hereby authorized and directed to disseminate the notice of said sale, such notice to be in substantially the following form, and also to be published at least once, not less than four (4) and not more than twenty (20) days before the October 24, 2024 sale date, in a newspaper of general circulation in Polk and Dallas Counties:

**NOTICE OF SALE
CITY OF CLIVE, IOWA
\$3,190,000 GENERAL OBLIGATION URBAN RENEWAL BONDS, SERIES 2024B**

Bids will be received on behalf of the City of Clive, Iowa, until 10:00 a.m. on October 24, 2024, for the purchase of \$3,190,000* General Obligation Urban Renewal Bonds, Series 2024B (the “Bonds”) of the City.

Any of the methods set forth below may be used, but no open bids will be accepted:

Sealed Bidding: Sealed bids will be received by the office of the Director of Administrative Services, City of Clive, City Hall, 1900 NW 114th Street, Clive, Iowa 50325 until 10:00 a.m. CDT.

Electronic Internet Bidding: Electronic internet bids will be received at the office of the City’s Municipal Advisor, PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309 until 10:00 a.m. CDT and must be submitted through PARITY®.

After the deadline for receipt of bids has passed, sealed bids that have been timely received will be opened and announced, and electronic internet bids will be accessed and announced. All bids will be presented to the City Council for consideration at its meeting to be held at 6:00 p.m., on October 24, 2024, at the City Hall, Clive, Iowa.

The Bonds will be issued as fully registered bonds in denominations of \$5,000 or any integral multiple thereof, will be dated November 14, 2024, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing June 1, 2025, and will mature on each June 1 in the following years and amounts:

<u>Date</u>	<u>Principal</u>	<u>Date</u>	<u>Principal</u>
2025	\$100,000	2035	\$160,000
2026	\$105,000	2036	\$165,000
2027	\$110,000	2037	\$175,000
2028	\$115,000	2038	\$180,000
2029	\$120,000	2039	\$190,000
2030	\$130,000	2040	\$195,000
2031	\$135,000	2041	\$205,000
2032	\$140,000	2042	\$210,000
2033	\$150,000	2043	\$220,000
2034	\$155,000	2044	\$230,000

*The City reserves the right to increase or decrease the aggregate principal amount of the issue. Any change will be in increments of \$5,000 and may be made in any of the maturities. The purchase price will be adjusted proportionately to reflect any change in issue size.

The right is reserved to the City to call and redeem all of the Bonds maturing in the years 2033 to 2044, inclusive, in whole or from time to time in part, in one or more units of \$5,000, on June 1, 2032, or on any date thereafter prior to and in any order of maturity (and within a maturity by lot), upon terms of par and accrued interest.

All bids must be for not less than a par amount of \$3,151,720, plus accrued interest. The legal opinion of Dorsey & Whitney LLP, Attorneys, Des Moines, Iowa, will be furnished by the City.

A good faith deposit of ONE PERCENT OF PAR (\$31,900) is required of the successful bidder and may be forfeited to the City in the event the successful bidder fails or refuses to take and pay for the Bonds.

The City reserves the right to reject any or all bids and to waive irregularities in any bid.

The Bonds are being issued pursuant to the provisions of Chapter 384 of the Code of Iowa and will constitute general obligations of the City, payable from taxes levied upon all the taxable property in the City without limitation as to rate or amount.

Bidders should be aware that the official terms of offering to be published in the Official Statement for the Bonds contain additional bidding terms and information relative to the Bonds, including, without limitation, requirements regarding the establishment of issue price for the Bonds. Bidders should prepare their bids on the assumption that the Bonds will be subject to the “hold-the-offering-price” rule, if the requirements for a competitive sale have not been met. Any bid submitted pursuant to this Notice of Sale will be considered a firm offer for the purchase of the Bonds, and bids submitted will not be subject to cancellation or withdrawal. In the event of a variance between statements in this Notice of Sale (except with respect to the time and place of the sale of the Bonds and the principal amount offered for sale) and said official terms of offering, the provisions of the latter shall control.

By order of the City Council of the City of Clive, Iowa.

Matthew Graham
City Clerk

Section 4. Pursuant to Section 75.14 of the Code of Iowa, the City Council hereby authorizes the use of electronic bidding procedures for the sale of the Bonds through PARITY[®], and hereby finds and determines that the PARITY[®] competitive bidding system will provide reasonable security and maintain the integrity of the competitive bidding process and will facilitate the delivery of bids by interested parties under the circumstances of this bond sale.

Section 5. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved October 10, 2024.

Mayor

Attest:

City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA
DALLAS AND POLK COUNTIES SS:
CITY OF CLIVE

I, the undersigned, City Clerk of the City of Clive, do hereby certify that attached hereto is a true and correct copy of all of the proceedings of the City Council relating to the fixing of a date for the sale of General Obligation Urban Renewal Bonds, Series 2024B and approving a preliminary official statement for the sale of the Bonds, as referred to herein.

WITNESS MY HAND this _____ day of _____, 2024.

City Clerk

PUBLICATION CERTIFICATE

(PLEASE NOTE: Do not date and return this certificate until you have received the publisher's affidavit and have verified that the notice of sale was published on the date indicated in the affidavit but please return all other completed pages to us as soon as they are available.)

STATE OF IOWA

DALLAS AND POLK COUNTIES

SS:

CITY OF CLIVE

I, the undersigned, City Clerk of the City of Clive, Iowa, do hereby certify that pursuant to the resolution of the City Council fixing a date for the sale of General Obligation Urban Renewal Bonds, Series 2024B, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper is located in Polk and Dallas Counties.

WITNESS MY HAND this ____ day of _____, 2024.

City Clerk

(Attach here publisher's original affidavit with clipping of the notice of sale as published.)

New Issue

Rating: S&P Global Ratings 

In the opinion of Dorsey & Whitney LLP, Bond Counsel, according to present laws, rulings and decisions and assuming the accuracy of certain representations and compliance with certain covenants, the interest on the Bonds (i) is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 (the "Code") and (ii) is not an item of tax preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers by Section 55 of the Code. Interest on the Bonds may, however, be taken into account in determining adjusted financial statement income for purposes of the federal alternative minimum tax imposed on applicable corporations (as defined in Section 59(k) of the Code) for tax years beginning after December 31, 2022. In the opinion of Bond Counsel, the Bonds will NOT be "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code. Interest on the Bonds is exempt from the taxes imposed by Subchapter II (Personal Net Income Tax) and Subchapter III (Business Tax on Corporations) of Chapter 422 of the Code of Iowa, as amended. Interest on the Bonds is subject to the taxes imposed by Subchapter V (Taxation of Financial Institutions) of Chapter 422 of the Code of Iowa, as amended. See "TAX EXEMPTION AND RELATED TAX MATTERS" herein.

CITY OF CLIVE, IOWA

\$3,190,000* General Obligation Urban Renewal Bonds, Series 2024B

BIDS RECEIVED: Thursday, October 24, 2024, 10:00 A.M., Central Time

AWARD: Thursday, October 24, 2024, 6:00 P.M., Central Time

Dated: Date of Delivery (November 14, 2024)**Principal Due:** June 1, as shown inside front cover

The \$3,190,000* General Obligation Urban Renewal Bonds, Series 2024B (the "Bonds") are being issued pursuant to Subchapter III of Chapter 384 and Chapter 403 of the Code of Iowa, as amended, and a resolution to be adopted by the City Council of the City of Clive, Iowa (the "City"). The Bonds are being issued for the purpose of paying the costs, to that extent, of constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; acquiring and installing street lighting, signage and signalization improvements; undertaking improvements to existing municipal park; undertaking the City Facilities and Buildings Improvements Project, an urban renewal project in the Clive Urban Renewal Area in the City. The purchaser of the Bond agrees to enter into loan agreements (the "Loan Agreements") with the City pursuant to the authority contained in Section 384.24A of the Code of Iowa. The Bonds are issued in evidence of the City's obligations under the Loan Agreements. The Bonds and the interest thereon are general obligations of the City and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.

The Bonds will be issued as fully registered Bonds without coupons and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). DTC will act as securities depository for the Bonds. Individual purchases may be made in book-entry-only form in the principal amount of \$5,000 and integral multiples thereof. The purchaser will not receive certificates representing their interest in the Bonds purchased. Principal of the Bonds, payable annually on each June 1, beginning June 1, 2025 and interest on the Bonds, payable initially on June 1, 2025, and thereafter on each December 1 and June 1, will be paid to DTC by the City's Registrar/Paying Agent, UMB Bank N.A., West Des Moines, Iowa (the "Registrar"). DTC will in turn remit such principal and interest to its participants for subsequent disbursements to the beneficial owners of the Bonds as described herein. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as the 15th day of the month preceding such interest payment date (the "Record Date").

THE BONDS WILL MATURE AS LISTED ON THE INSIDE FRONT COVER

MINIMUM BID:	\$3,151,720
GOOD FAITH DEPOSIT:	\$31,900 Required of Purchaser Only
TAX MATTERS:	Federal: Tax-Exempt State: Tax-Exempt See "TAX EXEMPTION AND RELATED TAX MATTERS" for more information.

The Bonds are offered, subject to prior sale, withdrawal or modification, when, as, and if issued subject to the legal opinion as to legality, validity and tax exemption of Dorsey & Whitney LLP, Bond Counsel, Des Moines, Iowa, to be furnished upon delivery of the Bonds. It is expected the Bonds will be available for delivery on or about November 14, 2024 via Fast Automated Securities Transfer delivery with the Registrar holding the Bonds on behalf of DTC in New York, New York. This Preliminary Official Statement in the form presented is deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to revisions, corrections of modifications as determined to be appropriate, and is authorized to be distributed in connection with the offering of the Bonds for sale.

* Preliminary; subject to change.

CITY OF CLIVE, IOWA

\$3,190,000* General Obligation Urban Renewal Bonds, Series 2024B

MATURITY: The Bonds will mature June 1 in the years and amounts as follows:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2025	\$100,000	2035	\$160,000
2026	105,000	2036	165,000
2027	110,000	2037	175,000
2028	115,000	2038	180,000
2029	120,000	2039	190,000
2030	130,000	2040	195,000
2031	135,000	2041	205,000
2032	140,000	2042	210,000
2033	150,000	2043	220,000
2034	155,000	2044	230,000

*** PRINCIPAL**

ADJUSTMENT: Preliminary; subject to change. The aggregate principal amount of the Bonds is subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each annual maturity in increments of \$5,000 but the total amount to be issued will not exceed \$3,380,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

INTEREST: Interest on the Bonds will be payable on June 1, 2025, and semiannually thereafter.

OPTIONAL

REDEMPTION: The Bonds due after June 1, 2032, will be subject to call for prior redemption on said date or on any day thereafter upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

COMPLIANCE WITH S.E.C. RULE 15c2-12

Municipal obligations (issued in an aggregate amount over \$1,000,000) are subject to General Rules and Regulations, Securities Exchange Act of 1934, Rule 15c2-12 Municipal Securities Disclosure.

Preliminary Official Statement: This Preliminary Official Statement was prepared for the City for dissemination to prospective bidders. Its primary purpose is to disclose information regarding the Bonds to prospective bidders in the interest of receiving competitive bids in accordance with the TERMS OF OFFERING contained herein. Unless an addendum is received prior to the sale, this document shall be deemed the final “Preliminary Official Statement”.

Review Period: This Preliminary Official Statement has been distributed to City staff as well as to prospective bidders for an objective review of its disclosure. Comments, omissions or inaccuracies must be submitted to PFM Financial Advisors LLC (the “Municipal Advisor”) at least two business days prior to the sale. Requests for additional information or corrections in the Preliminary Official Statement received on or before this date will not be considered a qualification of a bid received. If there are any changes, corrections or additions to the Preliminary Official Statement, prospective bidders will be informed by an addendum at least one business day prior to the sale.

Final Official Statement: Upon award of sale of the Bonds, the legislative body will authorize the preparation of a final Official Statement that includes the offering prices, interest rates, aggregate principal amount, principal amount per maturity, selling compensation, anticipated delivery date and other information required by law and the identity of the underwriter (the “Syndicate Manager”) and syndicate members. Copies of the final Official Statement will be delivered to the Syndicate Manager within seven business days following the bid acceptance.

REPRESENTATIONS

No dealer, broker, salesman or other person has been authorized by the City, the Municipal Advisor or the underwriter to give any information or to make any representations other than those contained in this Preliminary Official Statement or the final Official Statement and, if given or made, such information and representations must not be relied upon as having been authorized by the City, the Municipal Advisor or the underwriter. This Preliminary Official Statement or the final Official Statement does not constitute an offer to sell or solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained from the City and other sources which are believed to be reliable, but it is not to be construed as a representation by the Municipal Advisor or underwriter. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Preliminary Official Statement or the final Official Statement, nor any sale made thereafter shall, under any circumstances, create any implication there has been no change in the affairs of the City or in any other information contained herein, since the date hereof.

This Preliminary Official Statement and any addenda thereto were prepared relying on information from the City and other sources, which are believed to be reliable.

The Bonds are being offered when, and if issued by the City and accepted by the underwriter, subject to receipt of an opinion as the legality, validity and tax exemption by Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel. It is expected the Bonds, in the definitive form, will be available on or about November 14, 2024, via Fast Automated Securities Transfer delivery with the Registrar holding the Bonds on behalf of DTC.

Compensation of the Municipal Advisor, payable entirely by the City, is contingent upon the sale of the Bonds.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader’s convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Preliminary Official Statement for purposes of, and as that term is defined in, Securities and Exchange Commission Rule 15c2-12.

CITY OF CLIVE, IOWA

Mayor & City Council

John Edwards, Mayor
Susan Judkins, Council Member
Eric Klein, Council Member
Michael McCoy, Council Member
Srikant Mikkilineni, Council Member
Ted Weaver, Council Member

Administration

Matt McQuillen, City Manager
Elizabeth Hansen, Director of Administrative Services

City Attorney

Kristina M. Stanger
Des Moines, Iowa

Bond Counsel

Dorsey & Whitney LLP
Des Moines, Iowa

Municipal Advisor

PFM Financial Advisors LLC
Des Moines, Iowa

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TERMS OF OFFERING

CITY OF CLIVE, IOWA

\$3,190,000* General Obligation Urban Renewal Bonds, Series 2024B

Bids for the purchase of the City of Clive, Iowa's (the "City") \$3,190,000* General Obligation Urban Renewal Bonds, Series 2024B (the "Bonds") will be received on Thursday, October 24, 2024, before 10:00 A.M., Central Time, after which time they will be tabulated. The City Council will consider award of the Bonds at 6:00 P.M., Central Time, on the same day. Questions regarding the sale of the Bonds should be directed to the City's Municipal Advisor, PFM Financial Advisors LLC (the "Municipal Advisor"), 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309, telephone 515-724-5734. Information may also be obtained from Elizabeth Hansen, Director of Administrative Services, City of Clive, 1900 NW 114th Street, Clive, Iowa 50325, telephone 515-223-6220.

The following section sets forth the description of certain terms of the Bonds as well as the TERMS OF OFFERING with which all bidders and bid proposals are required to comply, as follows:

DETAILS OF THE BONDS

GENERAL OBLIGATION URBAN RENEWAL BONDS, SERIES 2024B, in the principal amount of \$3,190,000* to be dated the date of delivery (anticipated to be November 14, 2024) in the denomination of \$5,000 or multiples thereof, will mature on June 1 as follows:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2025	\$100,000	2035	\$160,000
2026	105,000	2036	165,000
2027	110,000	2037	175,000
2028	115,000	2038	180,000
2029	120,000	2039	190,000
2030	130,000	2040	195,000
2031	135,000	2041	205,000
2032	140,000	2042	210,000
2033	150,000	2043	220,000
2034	155,000	2044	230,000

* Preliminary; subject to change.

ADJUSTMENT TO THE BOND MATURITY AMOUNTS

The aggregate principal amount of the Bonds is subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$3,380,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

INTEREST ON THE BONDS

Interest on the Bonds will be payable on June 1, 2025, and semiannually on the 1st day of December and June thereafter. Principal and interest shall be paid to the registered holder of a Bond as shown on the records of ownership maintained by the Registrar as of the 15th day of the month next preceding the interest payment date (the “Record Date”). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

OPTIONAL REDEMPTION OF THE BONDS

The Bonds, due after June 1, 2032, will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

TERM BOND OPTION

Bidders shall have the option of designating the Bonds as serial bonds or term bonds, or both. The bid must designate whether each of the principal amounts shown above represent a serial maturity or a mandatory redemption requirement for a term bond maturity. (See the OFFICIAL BID FORM for more information.) In any event, the above principal amount scheduled shall be represented by either serial bond maturities or mandatory redemption requirements, or a combination of both.

GOOD FAITH DEPOSIT

A good faith deposit in the amount of \$31,900 for the Bonds (the “Deposit”) is required from the lowest bidder only. The lowest bidder is required to submit such Deposit payable to the order of the City, not later than 12:00 P.M., Central Time, on the day of the sale of the Bonds and in the form of either (i) a cashier’s check provided to the City or its Municipal Advisor, or (ii) a wire transfer as instructed by the City’s Municipal Advisor. If not so received, the bid of the lowest bidder may be rejected and the City may direct the second lowest bidder to submit a deposit and thereafter may award the sale of the Bonds to the same. No interest on the Deposit will accrue to the successful bidder (the “Purchaser”). The Deposit will be applied to the purchase price of the Bonds. In the event a Purchaser fails to honor its accepted bid proposal, the applicable Deposit will be retained by the City.

FORM OF BIDS AND AWARD

All bids shall be unconditional for the entire issue of the Bonds for a price not less than \$3,151,720, plus accrued interest, and shall specify the rate or rates of interest in conformity to the limitations as set forth in the “BIDDING PARAMETERS” section herein. Bids must be submitted on or in substantial compliance with the OFFICIAL BID FORM provided by the City. The Bonds will be awarded to the bidder offering the lowest interest rate to be determined on a true interest cost (the “TIC”) basis assuming compliance with the “ESTABLISHMENT OF ISSUE PRICE” and “GOOD FAITH DEPOSIT” sections herein. The TIC shall be determined by the present value method, i.e., by ascertaining the semiannual rate, compounded semiannually, necessary to discount to present value as of the dated date of the Bonds, the amount payable on each interest payment date and on each stated maturity date or earlier mandatory redemption, so that the aggregate of such amounts will equal the aggregate purchase price offered, therefore. The TIC shall be stated in terms of an annual percentage rate and shall be that rate of interest which is twice the semiannual rate so ascertained (also known as the Canadian Method). The TIC shall be as determined by the Municipal Advisor based on the TERMS OF OFFERING and all amendments, and on the bids as submitted. The Municipal Advisor’s computation of the TIC of each bid shall be controlling. In the event of tie bids for the lowest TIC, the Bonds will be awarded by lot.

The City will reserve the right to (i) waive non-substantive informalities of any bid or of matters relating to the receipt of bids and award of the Bonds, (ii) reject all bids without cause, and (iii) reject any bid which the City determines to have failed to comply with the terms herein.

BIDDING PARAMETERS

The bidder's proposal must conform to the following limitations:

1. Each annual maturity must bear a single rate of interest from the dated date of the Bonds to the date of maturity.
2. Rates of interest bid must be in multiples of one-eighth or one-twentieth of one percent.
3. The initial price to the public for each maturity must be 98% or greater.

RECEIPT OF BIDS

Forms of Bids: Bids must be submitted on or in substantial compliance with the TERMS OF OFFERING and OFFICIAL BID FORM provided by the City or through PARITY[®] competitive bidding system (the "Internet Bid System"). Neither the City nor its agents shall not be responsible for malfunction or mistake made by any person, or as a result of the use of an electronic bid or the means used to deliver or complete a bid. The use of such facilities or means is at the sole risk of the prospective bidder who shall be bound by the terms of the bid as received.

No bid will be accepted after the time specified in the TERMS OF OFFERING and OFFICIAL BID FORM. The time, as maintained by the Internet Bid System, shall constitute the official time with respect to all bids submitted. A bid may be withdrawn before the bid deadline using the same method used to submit the bid. If more than one bid is received from a bidder, the last bid received shall be considered.

Sealed Bidding: Sealed bids may be submitted and will be received at the office of the Director of Administrative Services, City of Clive, 1900 N.W. 114th Street, Clive, Iowa 50325.

Electronic Internet Bidding: Electronic internet bids will be received at the office of the City's Municipal Advisor, PFM Financial Advisors LLC, 801 Grand Avenue, Ste. 3300, Des Moines, Iowa. Electronic internet bids must be submitted through the Internet Bid System. Information about the Internet Bid System may be obtained by calling 212-849-5021.

Each prospective bidder shall be solely responsible for making necessary arrangements to access the Internet Bid System for purposes of submitting its electronic internet bid in a timely manner and in compliance with the requirements of the TERMS OF OFFERING and OFFICIAL BID FORM. The City is permitting bidders to use the services of the Internet Bid System solely as a communication mechanism to conduct the electronic internet bidding and the Internet Bid System is not an agent of the City. Provisions of the TERMS OF OFFERING and OFFICIAL BID FORM shall control in the event of conflict with information provided by the Internet Bid System.

BOOK-ENTRY-ONLY ISSUANCE

The Bonds will be issued by means of a book-entry-only system with no physical distribution of bond certificates made to the public. The Bonds will be issued in fully registered form and one bond certificate, representing the aggregate principal amount of the Bonds maturing in each year, will be registered in the name of Cede & Co. as nominee of The Depository Trust Company ("DTC"), New York, New York, which will act as securities depository of the Bonds. Individual purchases of the Bonds may be made in the principal amount of \$5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the Registrar to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The Purchaser, as a condition of delivery of the Bonds, will be required to deposit the bond certificates with DTC.

MUNICIPAL BOND INSURANCE AT PURCHASER'S OPTION

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefore, at the option of the bidder, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the Purchaser. Any increased costs of issuance of the Bonds resulting from such purchase of insurance, shall be paid by the Purchaser, except that, if the City has requested and received a rating on the Bonds from a rating agency,

the City will pay that initial rating fee. Any other rating agency fees shall be the responsibility of the Purchaser. Failure of the municipal bond insurer to issue the policy after the Bonds have been awarded to the Purchaser shall not constitute cause for failure or refusal by the Purchaser to accept delivery on the Bonds. The City reserves the right in its sole discretion to accept or deny changes to the financing documents requested by the insurer selected by the Purchaser.

DELIVERY

The Bonds will be delivered to the Purchaser via Fast Automated Securities Transfer (“FAST”) delivery with the Registrar holding the Bonds on behalf of DTC, against full payment in immediately available cash or federal funds. The Bonds are expected to be delivered within forty-five days after the sale. Should delivery be delayed beyond sixty days from the date of sale for any reason except failure of performance by the Purchaser, the Purchaser may withdraw their bid and thereafter their interest in and liability for the Bonds will cease. When the Bonds are ready for delivery, the City will give the Purchaser five working days’ notice of the delivery date and the City will expect payment in full on that date, otherwise reserving the right at its option to determine that the Purchaser failed to comply with the offer of purchase.

ESTABLISHMENT OF ISSUE PRICE

In order to establish the issue price of the Bonds for federal income tax purposes, the City requires bidders to agree to the following, and by submitting a bid, each bidder agrees to the following.

If a bid is submitted by a potential underwriter, the bidder confirm that (i) the underwriters have offered or reasonably expect to offer the Bonds to the public on or before the date of the award at the offering price (the “initial offering price”) for each maturity as set forth in the bid, and (ii) the bidder, if it is the winning bidder, shall require any agreement among underwriters, selling group agreement, retail distribution agreement or other agreement relating to the initial sale of the Bonds to the public to which it is a party to include provisions requiring compliance by all parties to such agreements with the provisions contained herein. For purposes hereof, Bonds with a separate CUSIP number constitute a separate “maturity,” and the public does not include underwriters of the Bonds (including members of a selling group or retail distribution group) or persons related to underwriters of the Bonds.

If, however, a bid is submitted for the bidder’s own account in a capacity other than as an underwriter of the Bonds, and the bidder has no current intention to sell, reoffer, or otherwise dispose of the Bonds, the bidder shall notify the City to that effect at the time it submits its bid and shall provide a certificate to that effect in place of the certificate otherwise required below.

If the Purchaser intends to act as an underwriter, the City shall advise the Purchaser at or prior to the time of award whether (i) the competitive sale rule, or (ii) the “hold-the-offering price” rule applies.

If the City advises the Purchaser that the requirements for a competitive sale have been satisfied and that the competitive sale rule applies, the Purchaser will be required to deliver to the City at or prior to closing a certification, substantially in the form attached hereto as EXHIBIT 1-A, as to the reasonably expected initial offering price as of the award date.

If the City advises the Purchaser that the requirements for a competitive sale have not been satisfied and that the hold-the-offering price rule applies, the Purchaser shall (1) upon the request of the City confirm that the underwriters did not offer or sell any maturity of the Bonds to any person at a price higher than the initial offering price of that maturity during the period starting on the award date and ending on the earlier of (a) the close of the fifth business day after the sale date or (b) the date on which the underwriters have sold at least 10% of that maturity to the public at or below the initial offering price; and (2) at or prior to closing, deliver to the City a certification substantially in the form attached hereto as EXHIBIT 1-B, together with a copy of the pricing wire.

Any action to be taken or documentation to be received by the City pursuant hereto may be taken or received on behalf of the City by Municipal Advisor.

Bidders should prepare their bids on the assumption the Bonds will be subject to the “hold-the-offering-price” rule. Any bid submitted pursuant to the TERMS OF OFFERING and OFFICIAL BID FORM shall be considered a firm offer for the purchase of the Bonds, and bids submitted will not be subject to cancellation or withdrawal.

OFFICIAL STATEMENT

The City has authorized the preparation of a Preliminary Official Statement containing pertinent information relative to the Bonds. The Preliminary Official Statement will be further supplemented by offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, anticipated delivery date and underwriter, together with any other information required by law or deemed appropriate by the City, and shall constitute a final Official Statement of the City with respect to the Bonds, as that term is defined in Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the “Rule”). By awarding the Bonds to any underwriter or underwriting syndicate submitting an OFFICIAL BID FORM therefore, the City agrees, that no more than seven (7) business days after the date of such award, it shall provide without cost to the senior managing underwriter of the syndicate to which the Bonds are awarded, up to 25 copies of the final Official Statement to permit each “Participating Underwriter” (as that term is defined in the Rule) to comply with the provisions of the Rule. The City shall treat the senior managing underwriter of the syndicate to which the Bonds are awarded as its designated agent for purposes of distributing copies of the final Official Statement to the Participating Underwriter. Any underwriter executing and delivering an OFFICIAL BID FORM with respect to the Bonds, agrees thereby, if its bid is accepted by the City, (i) it shall accept such designation, and (ii) it shall enter into a contractual relationship with all Participating Underwriters of the Bonds for purposes of assuring the receipt by each such Participating Underwriter of the final Official Statement.

ELECTRONIC EXECUTED DOCUMENTS

Purchaser consents to the receipt of electronic transcripts and acknowledges the City’s intended use of electronically executed documents. Iowa Code chapter 554D establishes electronic signatures have the full weight and legal authority as manual signatures.

CONTINUING DISCLOSURE

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the “Annual Report”), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City no later than twelve months after the close of each fiscal year, commencing with the Fiscal Year ending June 30, 2024, with the Municipal Securities Rulemaking Board, at its internet repository named “Electronic Municipal Market Access” (“EMMA”). The notices of events, if any, are also to be filed with EMMA. See FORM OF CONTINUING DISCLOSURE CERTIFICATE included in APPENDIX D to this Preliminary Official Statement. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in the FORM OF CONTINUING DISCLOSURE CERTIFICATE. These covenants have been made in order to assist the underwriter in complying with SEC Rule 15c2-12(b)(5) of the Rule.

In accordance with the reporting requirements of paragraph (f)(3) of the Rule, within the past five years, the City has not failed to comply, in all material respects, with any previous undertakings it has entered into with respect to the Rule.

Breach of the undertakings will not constitute a default or an “Event of Default” under the Bonds or the resolution for the Bonds. A broker or dealer is to consider a known breach of the undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

CUSIP NUMBERS

It is anticipated that the Committee on Uniform Security Identification Procedures (“CUSIP”) numbers will be printed on the Bonds and the Purchaser must agree in the bid proposal to pay the cost thereof. In no event will the City, Bond Counsel or Municipal Advisor be responsible for the review or express any opinion that the CUSIP numbers are correct. Incorrect CUSIP numbers on said Bonds shall not be cause for the Purchaser to refuse to accept delivery of said Bonds.

BY ORDER OF THE CITY COUNCIL
CITY OF CLIVE

/s/ Elizabeth Hansen, Director of Administrative Services

SCHEDULE OF BOND YEARS

\$3,190,000*

CITY OF CLIVE, IOWA

General Obligation Urban Renewal Bonds, Series 2024B

Bonds Dated: November 14, 2024

Interest Due: June 1, 2025 and each June 1 and December 1 to maturity

Principal Due: June 1, 2025 - 2044

<u>Year</u>	<u>Principal *</u>	<u>Bond Years</u>	<u>Cumulative Bond Years</u>
2025	\$100,000	54.72	54.72
2026	105,000	162.46	217.18
2027	110,000	280.19	497.38
2028	115,000	407.93	905.31
2029	120,000	545.67	1,450.97
2030	130,000	721.14	2,172.11
2031	135,000	883.88	3,055.99
2032	140,000	1,056.61	4,112.60
2033	150,000	1,282.08	5,394.68
2034	155,000	1,479.82	6,874.50
2035	160,000	1,687.56	8,562.06
2036	165,000	1,905.29	10,467.35
2037	175,000	2,195.76	12,663.11
2038	180,000	2,438.50	15,101.61
2039	190,000	2,763.97	17,865.58
2040	195,000	3,031.71	20,897.29
2041	205,000	3,392.18	24,289.47
2042	210,000	3,684.92	27,974.39
2043	220,000	4,080.39	32,054.78
2044	230,000	4,495.86	36,550.64

Average Maturity (dated date): 11.458 Years

* Preliminary; subject to change.

EXHIBIT 1

FORMS OF ISSUE PRICE CERTIFICATES

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EXHIBIT 1-A

**COMPETITIVE SALES WITH AT LEAST THREE BIDS FROM ESTABLISHED
UNDERWRITERS**

**CITY OF CLIVE, IOWA
\$3,190,000
GENERAL OBLIGATION URBAN RENEWAL BONDS, SERIES 2024B**

The undersigned, on behalf of [NAME OF UNDERWRITER] (“[SHORT NAME OF UNDERWRITER]”), hereby certifies as set forth below with respect to the sale of the obligations named above (the “Bonds”).

1. ***Reasonably Expected Initial Offering Price.***

(a) As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by [SHORT NAME OF UNDERWRITER] are the prices listed in Schedule A (the “Expected Offering Prices”). The Expected Offering Prices are the prices for the Maturities of the Bonds used by [SHORT NAME OF UNDERWRITER] in formulating its bid to purchase the Bonds. Attached as Schedule B is a true and correct copy of the bid provided by [SHORT NAME OF UNDERWRITER] to purchase the Bonds.

(b) [SHORT NAME OF UNDERWRITER] was not given the opportunity to review other bids prior to submitting its bid.

(c) The bid submitted by [SHORT NAME OF UNDERWRITER] constituted a firm offer to purchase the Bonds.

2. ***Defined Terms.*** For purposes of this Issue Price Certificate:

(a) *Issuer* means the City of Clive, Iowa.

(b) *Maturity* means Bonds with the same credit and payment terms. Any Bonds with different maturity dates, or with the same maturity date but different stated interest rates, are treated as separate Maturities.

(c) *Member of the Distribution Group* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

(d) *Public* means any person (*i.e.*, an individual, trust, estate, partnership, association, company, or corporation) other than a Member of the Distribution Group or a related party to a Member of the Distribution Group. A person is a “related party” to a Member of the Distribution Group if the Member of the Distribution Group and that person are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(e) *Sale Date* means the first day on which there is a binding contract in writing for the sale of the respective Maturity. The Sale Date of each Maturity was October 24, 2024.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [SHORT NAME OF UNDERWRITER]'s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Closing Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Dorsey & Whitney LLP in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[UNDERWRITER]

By: _____

Name: _____

Dated: November 14, 2024

SCHEDULE A
EXPECTED OFFERING PRICES

(Attached)

SCHEDULE B
COPY OF UNDERWRITER'S BID
(Attached)

EXHIBIT 1-B

COMPETITIVE SALES WITH FEWER THAN THREE BIDS FROM ESTABLISHED UNDERWRITERS

CITY OF CLIVE, IOWA
3,190,000
GENERAL OBLIGATION URBAN RENEWAL BONDS, SERIES 2024B

The undersigned, on behalf of [NAME OF UNDERWRITER/REPRESENTATIVE] ([“[SHORT NAME OF UNDERWRITER]”][the “Representative”]), on behalf of itself and [UNDERWRITER OF OTHER UNDERWRITERS] (together, the “Underwriting Group”), hereby certifies as set forth below with respect to the sale of the obligations named above (the “Bonds”).

1. **Initial Offering Price of the Bonds.** [SHORT NAME OF UNDERWRITER][The Underwriting Group] offered the Bonds to the Public for purchase at the specified initial offering prices listed in Schedule A (the “Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire for the Bonds is attached to this certificate as Schedule B.

2. **First Price at which Sold to the Public.** On the Sale Date, at least 10% of each Maturity [listed in Schedule C] was first sold to the Public at the respective Initial Offering Price [or price specified [therein][in Schedule C], if different].

3. **Hold the Offering Price Rule.** [SHORT NAME OF UNDERWRITER][Each member of the Underwriting Group] has agreed in writing that, (i) for each Maturity less than 10% of which was first sold to the Public at a single price as of the Sale Date, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “Hold-the-Offering-Price Rule”), and (ii) any agreement among underwriters, selling group agreement, or third-party distribution agreement contains the agreement of each underwriter, dealer, or broker-dealer who is a party to such agreement to comply with the Hold-the-Offering-Price Rule. Based on the [Representative][SHORT NAME OF UNDERWRITER]’s own knowledge and, in the case of sales by other Members of the Distribution Group, representations obtained from the other Members of the Distribution Group, no Member of the Distribution Group has offered or sold any such Maturity at a price that is higher than the respective Initial Offering Price during the respective Holding Period.

4. **Defined Terms.** For purposes of this Issue Price Certificate:

(a) **Holding Period** means the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date (October 31, 2024), or (ii) the date on which Members of the Distribution Group have sold at least 10% of such Maturity to the Public at one or more prices, none of which is higher than the Initial Offering Price for such Maturity.

(b) **Issuer** means the City of Clive, Iowa.

(c) **Maturity** means Bonds with the same credit and payment terms. Any Bonds with different maturity dates, or with the same maturity date but different stated interest rates, are treated as separate Maturities.

(d) **Member of the Distribution Group** means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in

clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

(e) *Public* means any person (*i.e.*, an individual, trust, estate, partnership, association, company, or corporation) other than a Member of the Distribution Group or a related party to a Member of the Distribution Group. A person is a “related party” to a Member of the Distribution Group if the Member of the Distribution Group and that person are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(f) *Sale Date* means the first day on which there is a binding contract in writing for the sale of the respective Maturity. The Sale Date of each Maturity was October 24, 2024.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [NAME OF UNDERWRITING FIRM] interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Closing Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Dorsey & Whitney LLP in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer[and the Borrower] from time to time relating to the Bonds.

[UNDERWRITER][REPRESENTATIVE]

By: _____

Name: _____

Dated: November 14, 2024

SCHEDULE A
INITIAL OFFERING PRICES OF THE BONDS
(Attached)

SCHEDULE B
PRICING WIRE
(Attached)

SCHEDULE C

**SALES OF AT LEAST 10% OF MATURITY TO THE PUBLIC ON THE SALE DATE
AT THE INITIAL OFFERING PRICE**

(Attached)

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PRELIMINARY OFFICIAL STATEMENT

CITY OF CLIVE, IOWA

\$3,190,000* General Obligation Urban Renewal Bonds, Series 2024B

INTRODUCTION

This Preliminary Official Statement contains information relating to the City of Clive, Iowa (the “City”) and its issuance of \$3,190,000* General Obligation Urban Renewal Bonds, Series 2024B (the “Bonds”). This Preliminary Official Statement has been executed on behalf of the City and its Director of Administrative Services and may be distributed in connection with the sale of the Bonds authorized therein. Inquiries may be made to PFM Financial Advisors LLC (the “Municipal Advisor”), 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309, telephone 515-724-5734. Information may also be obtained from Elizabeth Hansen, Director of Administrative Services, City of Clive, 1900 NW 114th Street, Clive, Iowa 50325, telephone 515-223-6220.

AUTHORITY AND PURPOSE

The Bonds are being issued pursuant to Subchapter III of Chapter 384 and Chapter 403 of the Code of Iowa and a resolution to be adopted by the City Council of the City. The Bonds are being issued for the purpose of paying the costs, to that extent, of constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; acquiring and installing street lighting, signage and signalization improvements; undertaking improvements to existing municipal park; undertaking the City Facilities and Buildings Improvements Project, an urban renewal project in the Clive Urban Renewal Area in the City.

The estimated sources and uses of the Bonds are as follows:

Source of Funds*

Par Amount of Bonds	\$3,190,000.00
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Uses of Funds*

Deposit to Project Fund	\$3,100,000.00
Underwriters Discount	38,280.00
Cost of Issuance & Contingency	<u>51,720.00</u>
Total Uses	\$3,190,000.00

* Preliminary; subject to change.

INTEREST ON THE BONDS

Interest on the Bonds will be payable on June 1, 2025, and semiannually on the 1st day of June and December thereafter. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as of the close of business on the 15th day of the month next preceding the interest payment date (the “Record Date”). Interest will be computed on the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

OPTIONAL REDEMPTION OF THE BONDS

The Bonds, due after June 1, 2032, will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

PAYMENT OF AND SECURITY FOR THE BONDS

Pursuant to the resolution authorizing the Bonds and the Iowa Code Chapters 76 and 384, as amended, collectively, (the “Act”), the Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.

Section 76.2 of the Act provides that when an Iowa political subdivision issues general obligation bonds, the governing authority of such political subdivision shall, by resolution adopted before issuing the bonds, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds. A certified copy of this resolution shall be filed with the County Auditor in which the City is located, giving rise to a duty of the County Auditor to annually enter this levy for collection from the taxable property within the boundaries of the City, until funds are realized to pay the bonds in full.

For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Bonds as the same become due, the resolution provides for the levy of a tax sufficient for that purpose on all the taxable property in the City in each of the years while the Bonds are outstanding. The City shall file a certified copy of the resolution with the County Auditor, pursuant to which the County Auditor is instructed to enter for collection and assess the tax authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the City and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the City and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Bonds and for no other purpose whatsoever.

Pursuant to the provisions of Section 76.4 of the Act, each year while the Bonds remain outstanding and unpaid, any funds of the City which may lawfully be applied for such purpose, may be appropriated, budgeted and, if received, used for the payment of the principal of and interest on the Bonds as the same become due, and if so appropriated, the taxes for any given fiscal year as provided for in the resolution, shall be reduced by the amount of such alternate funds as have been appropriated for said purpose and evidenced in the City’s budget.

BOOK-ENTRY-ONLY ISSUANCE

The information contained in the following paragraphs of this subsection “Book-Entry-Only Issuance” has been extracted from a schedule prepared by Depository Trust Company (“DTC”) entitled “SAMPLE OFFERING DOCUMENT LANGUAGE DESCRIBING BOOK-ENTRY-ONLY ISSUANCE.” The information in this section concerning DTC and DTC’s book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the securities (the “Securities”). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds \$500 million, one certificate will be issued with respect to each \$500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC’s participants (the “Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain

other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (the “Indirect Participants”). DTC has S&P Global Ratings AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC’s records. The ownership interest of each actual purchaser of each Security (the “Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC’s practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co., nor any other DTC nominee, will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC’s MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the Record Date. The Omnibus Proxy assigns Cede & Co.’s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the Record Date identified in a listing attached to the Omnibus Proxy.

Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC’s practice is to credit Direct Participants’ accounts upon DTC’s receipt of funds and corresponding detail information from the City or Agent, on payable date in accordance with their respective holdings shown on DTC’s records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in “street name,” and will be the responsibility of such Participant and not of DTC, Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC, is the responsibility of the City or Agent, disbursement of such payments to Direct

Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

A Beneficial Owner shall give notice to elect to have its Securities purchased or tendered, through its Participant, to Remarketing Agent, and shall effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to Remarketing Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to Remarketing Agent's DTC account.

DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to the City or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC. The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

FUTURE FINANCING

The City does not anticipate any additional general obligation borrowings within 90 days of the date of this Preliminary Official Statement.

LITIGATION

The City is not aware of any threatened or pending litigation affecting the validity of the Bonds or the City's ability to meet its financial obligations.

At closing, the City will certify that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the Bonds, or the titles of the City officers to their respective positions, or the validity of the Bonds, or the power and duty of the Bonds to provide and apply adequate taxes for the full and prompt payment of the principal and interest of the Bonds, and that no measure or provision for the authorization or issuance of the Bonds has been repealed or rescinded.

DEBT PAYMENT HISTORY

The City knows of no instance in which it has defaulted in the payment of principal or interest on its debt.

LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Bonds and with regard to the tax-exempt status of the interest thereon (see "TAX EXEMPTION AND RELATED TAX MATTERS" herein) are subject to the approving legal opinion of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, a form of which is attached hereto as APPENDIX B to this Preliminary Official Statement. Signed copies of the opinion, dated and premised on law in effect as of the date of original delivery of the Bonds, will be delivered to the purchaser at the time of such original delivery. The Bonds are offered subject to prior sale and to the approval of legality of the Bonds by Bond Counsel.

The legal opinion to be delivered will express the professional judgment of Bond Counsel, and by rendering a legal opinion, Bond Counsel does not become an insurer or guarantor of the result indicated by that expression of professional judgment of the transaction or the future performance of the parties to the transaction.

Bond Counsel has not been engaged, nor has it undertaken, to prepare or to independently verify the accuracy of the Preliminary Official Statement, including but not limited to financial or statistical information of the City and risks associated with the purchase of the Bonds, except Bond Counsel has reviewed the information and statements contained in the Preliminary Official Statement under, "TAX EXEMPTION AND RELATED TAX MATTERS", "LEGAL MATTERS" and "AUTHORITY AND PURPOSE" herein, insofar as such statements contained under such captions purport to summarize certain provisions of the Internal Revenue Code of 1986, the Bonds and any opinions rendered by Bond Counsel. Bond Counsel has prepared the documents contained in APPENDIX B and APPENDIX D to this Preliminary Official Statement.

TAX EXEMPTION AND RELATED TAX MATTERS

Federal Income Tax Exemption: The opinion of Bond Counsel will state that under present laws and rulings, interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers under the Code.

The opinion set forth in the preceding sentence will be subject to the condition that the City comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds. In the resolution authorizing the issuance of the Bonds, the City will covenant to comply with all such requirements.

There may be certain other federal tax consequences to the ownership of the Bonds by certain taxpayers, including without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security and Railroad Retirement benefits, taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations, and corporations that may be subject to the alternative minimum tax. Bond Counsel will express no opinion with respect to other federal tax consequences to owners of the Bonds. Prospective purchasers of the Bonds should consult with their tax advisors as to such matters.

Ownership of the Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Bonds. Prospective purchasers of the Bonds should consult their tax advisors regarding the applicability of any such state and local taxes.

State of Iowa Tax Exemption: The opinion of Bond Counsel will also state that interest on the Bonds is exempt from the taxes imposed by Subchapter II (Personal Net Income Tax) and Subchapter III (Business Tax on Corporations) of Chapter 422 of the Iowa Code. Interest on the Bonds is subject to the taxes imposed by Subchapter V (Taxation of Financial Institutions) of Chapter 422 of the Iowa Code.

Proposed Changes in Federal and State Tax Law: From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Bonds or otherwise prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. Further, such proposals may impact the marketability or market value of the Bonds simply by being proposed. No prediction is made whether such provisions will be enacted as proposed or concerning other future legislation affecting the tax treatment of interest on the Bonds. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax-exempt status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby.

Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Bonds, and Bond

Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

State of Iowa Taxation: The opinion of Bond Counsel will also state that interest on the Bonds is exempt from the taxes imposed by Subchapter II (Personal Net Income Tax) and Subchapter III (Business Tax on Corporations) of Chapter 422 of the Code of Iowa, as amended. Interest on the Bonds is subject to the taxes imposed by Subchapter V (Taxation of Financial Institutions) of Chapter 422 of the Code of Iowa, as amended.

Not Qualified Tax-Exempt Obligations: In the resolution authorizing the issuance of the Bonds, the City will NOT designate the Bonds as “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code relating to the ability of financial institutions to deduct from income for federal income tax purposes a portion of the interest expense that is allocable to tax-exempt obligations. In the opinion of Bond Counsel, the Bonds are “not qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code.

Original Issue Discount: The Bonds maturing in the years _____ (collectively, the “Discount Bonds”) are being sold at a discount from the principal amount payable on such Discount Bonds at maturity. The difference between the price at which a substantial amount of the Discount Bonds of a given maturity is first sold to the public (the “Issue Price”) and the principal amount payable at maturity constitutes “original issue discount” under the Internal Revenue Code. The amount of original issue discount that accrues to a holder of a Discount Bond under section 1288 of the Internal Revenue Code is excluded from federal gross income to the same extent that stated interest on such Discount Bond would be so excluded. The amount of the original issue discount that accrues with respect to a Discount Bond under section 1288 is added to the owner’s federal tax basis in determining gain or loss upon disposition of such Discount Bond (whether by sale, exchange, redemption or payment at maturity).

Interest in the form of original issue discount accrues under section 1288 pursuant to a constant yield method that reflects semiannual compounding on dates that are determined by reference to the maturity date of the Discount Bond. The amount of original issue discount that accrues for any particular semiannual accrual period generally is equal to the excess of (1) the product of (a) one-half of the yield on such Discount Bonds (adjusted as necessary for an initial short period) and (b) the adjusted issue price of such Discount Bonds, over (2) the amount of stated interest actually payable. For purposes of the preceding sentence, the adjusted issue price is determined by adding to the Issue Price for such Discount Bonds the original issue discount that is treated as having accrued during all prior semiannual accrual periods. If a Discount Bond is sold or otherwise disposed of between semiannual compounding dates, then the original issue discount that would have accrued for that semiannual accrual period for federal income tax purposes is allocated ratably to the days in such accrual period.

An owner of a Discount Bond who disposes of such Discount Bond prior to maturity should consult owner’s tax advisor as to the amount of original issue discount accrued over the period held and the amount of taxable gain or loss upon the sale or other disposition of such Discount Bond prior to maturity.

Owners who purchase Discount Bonds in the initial public offering but at a price different than the Issue Price should consult their own tax advisors with respect to the tax consequences of the ownership Discount Bonds.

The Internal Revenue Code contains provisions relating to the accrual of original issue discount in the case of subsequent purchasers of bonds such as the Discount Bonds. Owners who do not purchase Discount Bonds in the initial offering should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

Original issue discount that accrues in each year to an owner of a Discount Bond may result in collateral federal income tax consequences to certain taxpayers. No opinion is expressed as to state and local income tax treatment of original issue discount. All owners of Discount Bonds should consult their own tax advisors with respect to the federal, state, local and foreign tax consequences associated with the purchase, ownership, redemption, sale or other disposition of Discount Bonds.

Original Issue Premium: The Bonds maturing in the years _____ are being issued at a premium to the principal amount payable at maturity. Except in the case of dealers, which are subject to special rules, Bondholders who acquire the Bonds at a premium must, from time to time, reduce their federal tax bases for the Bonds for purposes of determining

gain or loss on the sale or payment of such Bonds. Premium generally is amortized for federal income tax purposes on the basis of a bondholder's constant yield to maturity or to certain call dates with semiannual compounding. Bondholders who acquire any Bonds at a premium might recognize taxable gain upon sale of the Bonds, even if such Bonds are sold for an amount equal to or less than their original cost. Amortized premium is not deductible for federal income tax purposes. Bondholders who acquire any Bonds at a premium should consult their tax advisors concerning the calculation of bond premium and the timing and rate of premium amortization, as well as the state and local tax consequences of owning and selling the Bonds acquired at a premium.

BONDHOLDER'S RISKS

An investment in the Bonds involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Preliminary Official Statement (including the appendices hereto) in order to make a judgment as to whether the Bonds are an appropriate investment.

Tax Levy Procedures: The Bonds are general obligations of the City, payable from and secured by a continuing ad-valorem tax levied against all of the taxable property within the boundaries of the City. As part of the budgetary process of the City, each fiscal year the City will have an obligation to request a debt service levy to be applied against all of the taxable property within the boundaries of the City. A failure on the part of the City to make a timely levy request, or a levy request by the City that is inaccurate or is insufficient to make full payments of the debt service on the Bond for a particular fiscal year, may cause Bondholders to experience delay in the receipt of distributions of principal of and/or interest on the Bonds.

Changes in Property Taxation: The Bonds are general obligations of the City secured by an unlimited ad valorem property tax as described more fully in the "PAYMENT OF AND SECURITY FOR THE BONDS" herein.

From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Any alteration in property taxation structure could affect property tax revenues available to pay the Bonds. Historically, the Iowa General Assembly has applied changes in property taxation structure on a prospective basis; however, there is no assurance that future changes in property taxation structure by the Iowa General Assembly will not be retroactive. It is impossible to predict the outcome of future property tax changes by the Iowa General Assembly or their potential impact on the Bonds and the security for the Bonds.

Proposed State Tax Legislation: From time to time, legislative proposals are made that would, if enacted, alter or amend one or more of the state tax matters described herein in certain respects or would adversely affect the market value of the Bonds. It cannot be predicted whether or in what forms any of such proposals that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Bonds. See "TAX EXEMPTION AND RELATED TAX MATTERS" herein. The Iowa General Assembly can make changes that can alter or amend not just the value of the Bonds, but the method of property taxation. See "BONDHOLDERS' RISKS - Changes in Property Taxation" herein.

Matters Relating to Enforceability of Agreements: Bondholders shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the resolution for the Bonds.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the resolution for the Bonds or the Loan Agreements. The remedies available to the Bondholders upon an event of default under the resolution for the Bonds or the Loan Agreements, in certain respects, may require judicial action, which is often subject to discretion and delay. Under existing law, including specifically the federal bankruptcy code, certain of the remedies specified in the Loan Agreements or the resolution for the Bonds may not be readily available or may be limited. A court may decide not to order the specific performance of the covenants contained in these documents. The legal opinions to be delivered concurrently with the delivery of the Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No representation is made, and no assurance is given, that the enforcement of any remedies will result in sufficient funds to pay all amounts due under the resolution for the Bonds or the Loan Agreements, including principal of and interest on the Bonds.

Secondary Market: There can be no guarantee there will be a secondary market for the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history of economic prospects connected with a particular issue, secondary marketing practices in connection with a particular note or bond issue are suspended or terminated. Additionally, prices of bond or note issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price of the Bonds.

EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT IN THE BONDS AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE BONDS, IF ANY, COULD BE LIMITED.

Rating Loss: S&P Global Ratings (“S&P”) has assigned a rating of to the Bonds. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that the rating will continue for any given period of time, or that such rating will not be revised, suspended or withdrawn, if, in the judgment of the rating agencies, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Bonds. Rating agencies are currently not regulated by any regulatory body. Future regulation of rating agencies could materially alter the methodology, rating levels, and types of ratings available, for example, and these changes, if ever, could materially affect the market value of the Bonds.

Bankruptcy and Insolvency: The rights and remedies provided in the resolution for the Bonds may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditor’s rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Bonds, the Loan Agreements and the resolution for the Bonds, including the opinion of Bond Counsel, will be similarly qualified. If the City were to file a petition under Chapter 9 of the Bankruptcy Code, the owners of the Bonds could be prohibited from taking any steps to enforce their rights under the resolution for the Bonds. In the event the City fails to comply with its covenants under the resolution for the Bonds or fails to make payments on the Bonds, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Bonds.

Under Iowa Code Chapter 76 sections 76.16 and 76.16A of the Act, as amended, a city, county, or other political subdivision may become a debtor under Chapter 9 of the Federal bankruptcy code, if it is rendered insolvent, as defined in 11 U.S.C. §101(32)(c), as a result of a debt involuntarily incurred. As used therein, “debt” means an obligation to pay money, other than pursuant to a valid and binding collective bargaining agreement or previously authorized bond issue, as to which the governing body of the city, county, or other political subdivision has made a specific finding set forth in a duly adopted resolution of each of the following: (1) that all or a portion of such obligation will not be paid from available insurance proceeds and must be paid from an increase in general tax levy; (2) that such increase in the general tax levy will result in a severe, adverse impact on the ability of the city, county, or political subdivision to exercise the powers granted to it under applicable law, including without limitation providing necessary services and promoting economic development; (3) that as a result of such obligation, the city, county, or other political subdivision is unable to pay its debts as they become due; and (4) that the debt is not an obligation to pay money to a city, county, entity organized pursuant to chapter 28E of the Code of Iowa, or other political subdivision.

Forward-Looking Statements: This Preliminary Official Statement contains statements relating to future results that are “forward-looking statements” as defined in the Private Securities Litigation Reform Act of 1995. When used in this Preliminary Official Statement, the words “anticipated,” “plan,” “expect,” “projected,” “estimate,” “budget,” “pro forma,” “forecast,” “intend,” and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward-looking statements and the actual results.

These differences could be material and could impact the availability of funds of the City to pay debt service when due on the Bonds.

Cybersecurity: The City, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including, but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the City will be completely successful to guard against and prevent cyber threats and attacks. Failure to properly maintain functionality, control, security, and integrity of the City's information systems could impact business operations and/or digital networks and systems and the costs of remedying any such damage could be significant. Along with significant liability claims or regulatory penalties, any security breach could have a material adverse impact on the City's operations and financial condition.

The City maintains insurance policies to cover the various aspects of a cyber-attack. See "GENERAL INFORMATION ABOUT THE CITY OF CLIVE, IOWA – THE CITY – subsection "INSURANCE" located in APPENDIX A to this Preliminary Official Statement. The City cannot predict whether these policies would be sufficient in the event of a cyber breach. The Bonds are secured by an unlimited ad valorem property tax as described more fully in the "PAYMENT OF AND SECURITY FOR THE BONDS" herein.

Tax Matters and Loss of Tax Exemption: As discussed under the heading "TAX EXEMPTION AND RELATED TAX MATTERS" herein, the interest on the Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Bonds, as a result of acts or omissions of the City in violation of its covenants in the resolution. Should such an event of taxability occur, the Bonds would not be subject to a special redemption and would remain outstanding until maturity or until redeemed under the redemption provisions contained in the Bonds, and there is no provision for an adjustment of the interest rate on the Bonds.

It is possible that actions of the City after the closing of the Bonds will alter the tax-exempt status of the Bonds, and, in the extreme, remove the tax-exempt status from the Bonds. In that instance, the Bonds are not subject to mandatory prepayment, and the interest rate on the Bonds does not increase or otherwise reset. A determination of taxability on the Bonds, after closing of the Bonds, could materially adversely affect the value and marketability of the Bonds.

Risk of Audit: The Internal Revenue Service has an ongoing program to audit tax-exempt obligations to determine the legitimacy of the tax status of such obligations. No assurance can be given as to whether the Internal Revenue Service will commence an audit of the Bonds. Public awareness of any audit could adversely affect the market value and liquidity of the Bonds during the pendency of the audit, regardless of the ultimate outcome of the audit.

DTC-Beneficial Owners: Beneficial Owners of the Bonds may experience some delay in the receipt of distributions of principal of and interest on the Bonds since such distributions will be forwarded by the Registrar to DTC and DTC will credit such distributions to the accounts of the Participants which will thereafter credit them to the accounts of the Beneficial Owner either directly or indirectly through indirect Participants. Neither the City nor the Registrar will have any responsibility or obligation to assure that any such notice or payment is forwarded by DTC to any Participant or by any Participant to any Beneficial Owner.

In addition, since transactions in the Bonds can be effected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See "BOOK-ENTRY-ONLY SYSTEM" herein.

Proposed Federal Tax Legislation: From time to time, Presidential proposals, federal legislative committee proposals or legislative proposals are made that would, if enacted, alter or amend one or more of the federal tax matters described herein in certain respects or would adversely affect the market value of the Bonds. It cannot be predicted whether or in what forms any of such proposals that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Bonds. In addition, regulatory actions are from time to time announced or proposed, and litigation threatened or commenced, which if implemented or concluded in a particular manner, could adversely affect the market value, marketability, or tax status of the Bonds. It cannot be predicted whether any such regulatory action will be

implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby. See “TAX EXEMPTION AND RELATED TAX MATTERS” herein.

Pension and Other Post-Employment Benefits (“OPEB”) Information: The City contributes to the Iowa Public Employees’ Retirement System (“IPERS”), which is a state-wide multiple-employer cost-sharing defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by State statute to plan members and beneficiaries. All full-time employees of the City are required to participate in IPERS except for those covered by another retirement system. IPERS plan members are required to contribute a percentage of their annual salary, in addition to the City being required to make annual contributions to IPERS. Contribution amounts are set by State statute. The IPERS Actuarial Valuation Report as of June 30, 2023 indicates the funded ratio of IPERS was 89.70%, and the unfunded actuarial liability was \$4.707 billion. The Annual Comprehensive Financial Report for its Fiscal Year ended June 30, 2023 (the “IPERS ACFR”) identifies the IPERS Net Pension Liability/(Asset) at June 30, 2023, at approximately \$4.513 billion, while its net pension liability/(asset) at June 30, 2022 was approximately \$3.778 billion. The IPERS ACFR is available on the IPERS website, or by contacting IPERS at 7401 Register Drive, Des Moines, IA 50321. However, the information presented in such financial reports or on such websites is not incorporated into this Preliminary Official Statement by any references.

In the Fiscal Year ended June 30, 2023, the City’s IPERS contribution totaled \$891,346. The City is current in its obligations to IPERS.

Pursuant to Governmental Accounting Standards Board Statement No. 68, IPERS has allocated the net pension liability (asset) among its members. At June 30, 2023, the City reported a liability of \$2,469,937. While the City’s contributions to IPERS are controlled by state law, there can be no assurance the City will not be required by changes in state law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the City.

Bond Counsel, the Municipal Advisor, the underwriter and the City undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the state auditor’s website or links to other internet sites accessed through the IPERS website.

The City contributes to Municipal Fire and Police Retirement System of Iowa (“MFPRSI”), which is a multiple-employer cost-sharing defined benefit pension plan for fire fighters and police officers, administered under Chapter 411 of the Code of Iowa. MFPRSI plan members are required to contribute a percentage of their annual salary, in addition to the City being required to make annual contributions to MFPRSI. Contribution amounts are set by State statute. The MFPRSI Actuarial Valuation Report indicates that as of July 1, 2023, the date of the most recent actuarial valuation for MFPRSI, the funded ratio of MFPRSI was 82.95%, and the unfunded actuarial liability was \$582.8 million. The MFPRSI Financial Statements for its Fiscal Year ended June 30, 2023 (the “MFPRSI Report”) identifies the MFPRSI Net Pension Liability at June 30, 2023, at approximately \$626.9 million, while its net pension liability at June 30, 2022 was approximately \$561.5 million. The MFPRSI Report is available on the MFPRSI website.

In the Fiscal Year ended June 30, 2023, the City’s MFPRSI contribution totaled approximately \$560,243. The City is current in its obligations to MFPRSI.

At June 30, 2023, the City reported a liability of \$3,499,185 for its proportionate share of the net pension liability of the MFPRSI. While the City’s contributions to MFPRSI are controlled by state law, there can be no assurance the City will not be required by changes in state law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the City.

Bond Counsel, the Municipal Advisor, the underwriter and the City undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the MFPRSI discussed above or included on the MFPRSI website, including, but not limited to, updates of such information on the State Auditor’s website or links to other Internet sites accessed through the MFPRSI website.

The City operates a single-employer retiree benefit plan which provides medical and prescription drug benefits for employees and retirees and their spouses. As of June 30, 2023, there were 118 active and 12 retired/disabled members in

the plan. Participants must be age 55 or older at retirement. Retirees under age 65 pay the same premium for the medical and prescription drug benefits as active employees, which results in an implicit subsidy and OPEB liability. The contribution requirements of plan members are established and may be amended by the City. The City currently finances the retiree benefit plan on a pay-as-you-go basis. For the Fiscal Year ended June 30, 2023, the City contributed \$150,242 to the plan with retirees reimbursing the City \$84,484. See “OTHER POST-EMPLOYMENT BENEFITS” included in APPENDIX A to this Preliminary Official Statement and the City’s June 30, 2023, Independent Auditor’s Reports included in APPENDIX C to this Preliminary Official Statement for additional information.

Summary: The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Preliminary Official Statement and the appendices hereto.

RATING

The Bonds have been rated ‘_____’ by S&P. The existing rating on long-term debt reflects only the view of the rating agencies and any explanation of the significance of such rating may only be obtained from S&P. The ratings described above are not recommendations to buy, sell or hold the Bonds. There is no assurance that any such rating will continue for any period of time or that it will not be revised downward or withdrawn entirely if, in the judgment of S&P, circumstances so warrant. Therefore, after the date hereof, investors should not assume that the ratings are still in effect. A downward revision or withdrawal of either rating is likely to have an adverse effect on the market price and marketability of the Bonds. In addition, Moody’s Investors Service (“Moody’s”) maintains a rating of ‘Aa1’ on the City’s general obligation long-term debt. However, the City has not requested a Moody’s rating on the Bonds. The City has not assumed any responsibility either to notify the owners of the Bonds of any proposed change in or withdrawal of any rating subsequent to the date of this Preliminary Official Statement, except in connection with the reporting of events as provided in the Continuing Disclosure Certificate, or to contest any revision or withdrawal.

MUNICIPAL ADVISOR

The City has retained PFM Financial Advisors LLC Des Moines, Iowa as Municipal Advisor in connection with the preparation of the issuance of the Bonds. In preparing the Preliminary Official Statement, the Municipal Advisor has relied on government officials and other sources to provide accurate information for disclosure purposes. The Municipal Advisor is not obligated to undertake, and has not undertaken, an independent verification of the accuracy, completeness, or fairness of the information contained in the Preliminary Official Statement. PFM Financial Advisors LLC is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities.

CONTINUING DISCLOSURE

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the “Annual Report”), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City no later than twelve months after the close of each fiscal year, commencing with the Fiscal Year ending June 30, 2024, with the Municipal Securities Rulemaking Board, at its internet repository named “Electronic Municipal Market Access” (“EMMA”). The notices of events, if any, are also to be filed with EMMA. See FORM OF CONTINUING DISCLOSURE CERTIFICATE included in APPENDIX D to this Preliminary Official Statement. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in “APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE. These covenants have been made in order to assist the underwriter in complying with paragraph (b)(5) of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended, (the “Rule”).

In accordance with the reporting requirements of paragraph (f)(3) of the Rule, within the past five years, the City has not failed to comply, in all material respects, with any previous undertakings it has entered into with respect to the Rule.

Breach of the undertakings will not constitute a default or an “Event of Default” under the Bonds or the resolution for the Bonds. A broker or dealer is to consider a known breach of the undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the Undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

FINANCIAL STATEMENTS

The City’s June 30, 2023, Independent Auditor’s Reports, as prepared by a certified public accountant, is reproduced as APPENDIX C to this Preliminary Official Statement. The City’s certified public accountant has not consented to distribution of the audited financial statement and has not undertaken added review of their presentation. Further information regarding financial performance and copies of the City’s prior Independent Auditor’s Reports may be obtained from the City’s Municipal Advisor, PFM Financial Advisors LLC.

CERTIFICATION

The City has authorized the distribution of this Preliminary Official Statement for use in connection with the initial sale of the Bonds. I have reviewed the information contained within the Preliminary Official Statement prepared on behalf of the City by PFM Financial Advisors LLC, Des Moines, Iowa, and to the best of my knowledge, information and belief, said Preliminary Official Statement does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading regarding the issuance of \$3,190,000* General Obligation Urban Renewal Bonds, Series 2024B.

CITY OF CLIVE, IOWA

/s/ Elizabeth Hansen, Director of Administrative Services

* Preliminary; subject to change.

APPENDIX A

GENERAL INFORMATION ABOUT THE CITY OF CLIVE, IOWA

The \$3,190,000 General Obligation Urban Renewal Bonds, Series 2024B (the “Bonds”) are general obligations of the City of Clive, Iowa (the “City”) for which the City will pledge its power to levy direct ad valorem taxes against all taxable property within the City without limitation as to rate or amount to the repayment of the Bonds.*

* Preliminary; subject to change.

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CITY PROPERTY VALUES

IOWA PROPERTY VALUATIONS

In compliance with Section 441.21 of the Code of Iowa, the State Director of Revenue annually directs the county auditors to apply prescribed statutory percentages to the assessments of certain categories of real property. The Dallas and Polk County Auditors adjusted the final Actual Values for 2023. The reduced values, determined after the application of rollback percentages, are the taxable values subject to tax levy. For assessment year 2023 (applicable for fiscal year 2024-25), the taxable value rollback rate is 46.3428% of actual value for residential property; 71.8370% of actual value for agricultural property and 100.0000% of the actual value of utility property. The residential taxable value rollback rate of 46.3428% would apply to the value of each property unit of commercial, industrial and railroad property that exceeds zero dollars (\$0), but does not exceed one hundred fifty thousand dollars (\$150,000) with a taxable value rollback rate of 90.0000% to the value that exceeds one hundred fifty thousand dollars (\$150,000). No adjustment was ordered for utility property because its assessed value did not increase enough to qualify for reduction. Utility property is limited to an 8% annual growth.

The Legislature's intent has been to limit the growth of statewide taxable valuations for the specific classes of property to 3% annually. Political subdivisions whose taxable values are thus reduced or are unusually low in growth are allowed to appeal the valuations to the State Appeal Board, in order to continue to fund present services. See "PROPERTY TAX LEGISLATION" herein for a discussion on recent legislative revisions to the administration of certain property taxes in Iowa beginning in Fiscal Year 2024-25.

PROPERTY VALUATIONS (1/1/2023 Valuations for Taxes Payable July 1, 2024 through June 30, 2025)

	<u>100% Actual Value</u>	<u>Taxable Value (With Rollback)</u>
Residential	\$2,678,190,494	\$1,223,303,513
Commercial	729,237,886	633,176,972
Industrial	26,654,100	23,464,150
Utilities w/o Gas & Electric	<u>9,762,406</u>	<u>9,762,406</u>
Gross valuation	\$3,443,844,886	\$1,889,707,041
Less exemptions	<u>(6,329,750)</u>	<u>(6,329,750)</u>
Net valuation	\$3,437,515,136	\$1,883,377,291
TIF increment (used to compute debt service levies and constitutional debt limit)	\$72,081,677	\$72,081,677
Taxed separately:		
Ag. Land & Buildings	\$388,740	\$279,256
Gas & Electric Utilities	\$39,821,729	\$12,216,404

2023 GROSS TAXABLE VALUATION BY CLASS OF PROPERTY ¹⁾

	<u>1/1/2023 Taxable Valuation</u>	<u>Percent Total</u>
Residential	\$1,223,303,513	64.32%
Commercial, Industrial and all Utilities	<u>678,619,932</u>	<u>35.68%</u>
Total Gross Taxable Valuation	\$1,901,923,445	100.00%

1) Includes all Utilities but excludes Taxable TIF Increment and Ag. Land & Buildings

TREND OF VALUATIONS

Assessment Year	Payable Fiscal Year	100% Actual Valuation	Taxable Valuation (With Rollback)	Taxable TIF Increment
2019	2020-21	\$2,541,750,744	\$1,581,494,587	\$44,814,974
2020	2021-22	2,610,730,641	1,642,353,189	49,099,993
2021	2022-23	2,827,921,081	1,718,906,274	55,530,130
2022	2023-24	2,955,113,374	1,776,785,023	56,255,462
2023	2024-25	3,549,807,282	1,895,593,695	72,081,677

The 100% Actual Valuations, before rollback and after reduction of exemptions, include Ag. Land & Buildings, TIF Increment and Gas & Electric Utilities. The Taxable Valuations, with the rollback and after the reduction of exemption, includes Gas & Electric Utilities and exclude Taxable TIF Increments and Ag. Land & Buildings. Iowa counties certify operating levies against Taxable Valuations excluding the Taxable TIF Increment and debt service levies are certified against Taxable Valuations including the Taxable TIF Increment.

LARGER TAXPAYERS

Set forth in the following table are the persons or entities which represent larger taxpayers within the boundaries of the City, as provided by the Dallas and Polk County auditor's offices. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. With the exception of the electric and natural gas provider noted below (which is subject to an excise tax in accordance with Iowa Code chapter 437A), the City's mill levy is uniformly applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the mill levies of the other taxing entities which overlap the properties.

<u>Taxpayer</u> ¹⁾	<u>Type of Property</u>	<u>1/1/2023 Taxable Valuation</u> ²⁾
RJW LLC	Commercial	\$25,247,223
Mercy Properties	Commercial	20,634,514
HCII-12499 University Avenue LLC ³⁾	Commercial	19,824,514
NCMIC Properties LLC	Commercial	18,474,515
Des Moines Medical Properties LLC	Commercial	18,384,514
PHS Walnut Ridge LLC	Residential	16,864,469
Westridge Urban LLC	Commercial	16,450,415
Menard Inc.	Commercial	16,308,214
HCII-12493 University Avenue LLC	Commercial	12,534,514
Glacier Properties Holding Co.	Residential	12,429,139

1) This list represents some of the larger taxpayers in the City, not necessarily the 10 largest taxpayers.

2) The January 1, 2023 Taxable Valuation listed represents only those valuations associated with the title holder and may not necessarily represent the entire taxable valuation.

3) Formerly MD Realty of Des Moines LLC.

Source: Dallas and Polk County Auditor's Offices

LEVIES AND TAX COLLECTIONS

<u>Collection Period</u>	<u>Levy ¹⁾</u>	<u>Collected During Collection Year ²⁾</u>	<u>Percent Collected</u>
2020-21	\$17,278,218	\$17,314,930	100.21%
2021-22	17,992,381	18,028,102	100.20%
2022-23	18,920,814	18,919,485	99.99%
2023-24	19,542,990	19,558,101	100.08%
2024-25	20,615,075	--- In process of collection ---	

1) Levy includes Regular, Ag. and all Utility properties, as well as Taxable TIF Increment.

2) Collections provided by Polk & Dallas County Auditors and include delinquent taxes from prior years.

Property taxes in Iowa are delinquent each October 1 and April 1 and a late payment penalty of 1.5% per month of delinquency is enforced as of those dates. If delinquent taxes are not paid, the property may be offered at the regular tax sale on the third Monday of June following the delinquency date. Purchasers at the tax sale must pay an amount equal to the taxes, special assessments, interest and penalties due on the property and funds so received are applied to taxes. A property owner may redeem from the regular tax sale but, failing redemption within three years, the tax sale purchaser is entitled to a deed, which in general conveys the title free and clear of all liens except future tax installments.

TAX RATES

<u>Dallas County Resident</u>	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>FY 2024-25</u>
	<u>\$/ \$1,000</u>	<u>\$/ \$1,000</u>	<u>\$/ \$1,000</u>	<u>\$/ \$1,000</u>	<u>\$/ \$1,000</u>
Dallas County ¹⁾	4.45572	4.27321	3.89782	3.95118	4.57540
City of Clive	10.14401	10.14268	10.14078	10.14000	9.91971
Waukee CSD	17.80043	17.80270	17.80254	17.80342	17.80429
Des Moines Regional Transit Authority	0.66300	0.62995	0.60414	0.58053	0.58143
Des Moines Area Community College	0.63533	0.67789	0.69448	0.74410	0.75916
Walnut Cemetery	0.01000	0.01400	0.01600	0.00926	0.00800
State of Iowa	<u>0.00270</u>	<u>0.00260</u>	<u>0.00240</u>	<u>0.00180</u>	<u>0.00180</u>
Total Tax Rate City Resident	33.71119	33.54303	33.15816	33.23029	33.64979
 <u>Polk County Resident</u>	 <u>FY 2020-21</u>	 <u>FY 2021-22</u>	 <u>FY 2022-23</u>	 <u>FY 2023-24</u>	 <u>FY 2024-25</u>
	 <u>\$/ \$1,000</u>	 <u>\$/ \$1,000</u>	 <u>\$/ \$1,000</u>	 <u>\$/ \$1,000</u>	 <u>\$/ \$1,000</u>
Polk County ²⁾	10.26623	9.93801	9.60691	9.66460	9.45410
City of Clive	10.14401	10.14268	10.14078	10.14000	9.91971
West Des Moines CSD	13.15863	13.15921	13.15798	13.16057	12.21816
Des Moines Regional Transit Authority	0.66300	0.62995	0.60414	0.58053	0.58143
Des Moines Area Community College	0.63533	0.67789	0.69448	0.74410	0.75916
State of Iowa	<u>0.00270</u>	<u>0.00260</u>	<u>0.00240</u>	<u>0.00180</u>	<u>0.00180</u>
Total Tax Rate City Resident	34.86990	34.55034	34.20669	34.29160	32.93436

1) County rate also includes County Assessor, Ag. Extension and Dallas County Hospital tax rates.

2) County rate also includes County Assessor, Ag. Extension and Broadlawns Medical Center tax rates.

LEVY LIMITS

On May 4, 2023, the Governor signed House File 718 (“HF 718”), a property tax reform law aimed at reducing property tax growth in Iowa. Among other things, HF 718 permanently consolidates several existing city property tax levies and creates a new adjusted city general fund levy (“ACGFL”). To control the growth of property taxes, the new ACGFL is subject to potential limitation or reduction by constraining growth by 2% or 3% each year depending on if certain growth triggers are met or exceeded during the prior year. The levy limitation is only applicable Fiscal Year 2024-25 through Fiscal Year 2027-28 and will be specific to each city. For Fiscal Year 2023-24, the City will calculate the new ACGFL as the baseline rate and the first annual ACGFL adjustment will begin Fiscal Year 2024-25. The ACGFL rates for Fiscal Years 2024-25 through 2027-28 are based on growth in city taxed value and the previous year’s city tax rate. Beginning in Fiscal Year 2028-29, all cities go to a \$8.10 ACGFL maximum and the levy limitation calculation ceases. Certain levies like debt service, pensions, employee benefits and capital improvement reserve fund are not included in the new ACGFL limitation.

The City’s recent property valuation growth has, on occasion, exceeded the new legislative caps. Assuming the City exceeds the legislative caps in the future, the City’s general fund levies will lag its relative valuation growth. For Fiscal Year 2024-25, the City’s non TIF tax valuation growth was 6.7% causing the City’s property tax revenue from the ACGFL to be reduced by 3% of its revenues. The City’s Budget for Fiscal Year 2024-25 accommodated this mitigation of tax revenue relative to its non-TIF tax valuation growth.

On May 1, 2024, new legislation (“SF 2442”) was signed into law by the Governor, which amongst other things, adjusts levy rates modified under HF 718 based on default rates and certain growth parameters for taxes and budgets beginning on or after July 1, 2025.

FUNDS ON HAND (Cash and Investments as of August 31, 2024)

General Fund	\$11,311,044.28
Road Use	1,997,072.04
TIF	273,020.48
Trust & Agency	3,056,205.94
Police Seizures	29,681.72
Debt Service	1,599,822.00
Capital Projects	35,607,489.56
Water Utility	9,720,629.92
Water Utility Deposit	365,965.05
Water Improvement	7,988.15
Sewer Utility	6,981,709.39
Storm Water Utility	459,988.84
Internal Services	688,167.60
Local Option Sales Tax	1,033,611.16
Police K-9	<u>2,323.76</u>
Total Cash and Investments	\$73,134,719.89

CITY INDEBTEDNESS

DEBT LIMIT

Article XI, Section 3 of the State of Iowa Constitution limits the amount of debt outstanding at any time of any county, municipality or other political subdivision to no more than 5% of the actual value of all taxable property within the corporate limits, as taken from the last state and county tax list. The debt limit for the City, based on its 2023 valuation currently applicable to the Fiscal Year 2024-25 follows:

2025 Actual Valuation of Property	\$3,549,807,282 ¹⁾
Legal Debt Limit of 5%	<u>0.05</u>
Legal Debt Limit	\$177,490,364
Less: G.O. Debt Subject to Debt Limit	(47,795,000) *
Less: Developer Rebate Agreements	<u>(362,114)</u>
Net Debt Limit	\$129,333,250 *

1) Actual Valuation as reported by the Iowa Department of Management for Fiscal Year 2024-25.

* Preliminary; subject to change.

DIRECT DEBT

General Obligation Debt Paid by Taxes

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 11/14/24</u>
10/13A	\$1,970,000	City Improvements	6/28	\$650,000
9/16	1,515,000	Refunding	6/25	210,000
4/17A	2,150,000	City Improvements	6/26	375,000
4/17B	1,300,000	City Improvements (Taxable)	6/26	305,000
4/19A	3,388,750	City Improvements & Refunding	6/29	1,325,000
4/20A	2,040,000	City Improvements	6/30	1,145,000
4/21A	3,020,000	City Improvements	6/31	1,765,000
4/22A	4,000,000	City Improvements	6/32	3,125,000
5/23A	3,655,000	City Improvements	6/33	3,555,000
5/24A	5,105,000	City Improvements	6/34	<u>5,105,000</u>
Subtotal				\$17,560,000

General Obligation Debt Paid by Water Revenue

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 11/14/24</u>
4/19A	\$211,000	Refunding	6/26	\$70,000

General Obligation Debt Paid by Tax Increment Revenue (Includes the Bonds)

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 11/14/24</u>
10/19C	\$2,645,000	Street Improvements	6/31	\$1,775,000
11/21C	8,640,000	City Improvements	6/39	8,075,000
11/23B	4,735,000	City Improvements	6/39	4,735,000
11/24B	3,190,000*	City Improvements	6/44	<u>3,190,000</u> *
Subtotal				\$17,775,000 *

* Preliminary; subject to change.

General Obligation Debt Paid by Local Option Sales and Services Tax Revenue

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 11/14/24</u>
10/19B	\$4,510,000	Public Safety Facility	6/39	\$3,550,000
4/20B	5,350,000	Public Safety Facility	6/39	4,465,000
4/21B	5,100,000	Public Safety Facility	6/40	<u>4,375,000</u>
Subtotal				\$12,390,000

Total General Obligation Debt Subject to Debt Limit: \$47,795,000*

* Preliminary; subject to change.

ANNUAL FISCAL YEAR DEBT SERVICE PAYMENTS

General Obligation Debt Paid by Taxes

<u>Fiscal Year</u>	<u>Total Outstanding</u>	
	<u>Principal</u>	<u>Principal & Interest</u>
2024-25	\$2,436,000	\$3,228,705
2025-26	2,324,000	3,007,185
2026-27	1,895,000	2,474,195
2027-28	2,065,000	2,555,010
2028-29	1,965,000	2,361,125
2029-30	1,850,000	2,157,600
2030-31	1,705,000	1,931,950
2031-32	1,500,000	1,657,700
2032-33	1,140,000	1,231,000
2033-34	<u>680,000</u>	714,000
	\$17,560,000	

General Obligation Debt Paid by Water Revenue

<u>Fiscal</u> <u>Year</u>	<u>Total Outstanding</u>	
	<u>Principal</u>	<u>Principal & Interest</u>
2024-25	\$34,000	\$37,500
2025-26	<u>36,000</u>	37,800
	\$70,000	

General Obligation Debt Paid by Tax Increment Revenue (Includes the Bonds)

<u>Fiscal</u> <u>Year</u>	<u>Current Outstanding</u>		<u>The Bonds</u>		<u>Total Outstanding</u>	
	<u>Principal</u>	<u>Principal & Interest</u>	<u>Principal*</u>	<u>Principal & Interest*</u>	<u>Principal*</u>	<u>Principal & Interest*</u>
2024-25	\$745,000	\$1,254,469	\$100,000	\$175,052	\$845,000	\$1,429,521
2025-26	775,000	1,247,369	105,000	237,150	880,000	1,484,519
2026-27	810,000	1,243,769	110,000	236,900	920,000	1,480,669
2027-28	845,000	1,238,319	115,000	236,400	960,000	1,474,719
2028-29	880,000	1,236,219	120,000	235,650	1,000,000	1,471,869
2029-30	915,000	1,232,369	130,000	239,650	1,045,000	1,472,019
2030-31	950,000	1,230,469	135,000	238,150	1,085,000	1,468,619
2031-32	980,000	1,225,719	140,000	236,400	1,120,000	1,462,119
2032-33	1,010,000	1,226,669	150,000	239,400	1,160,000	1,466,069
2033-34	1,040,000	1,226,569	155,000	238,400	1,195,000	1,464,969
2034-35	1,070,000	1,228,769	160,000	237,200	1,230,000	1,465,969
2035-36	1,095,000	1,224,613	165,000	235,800	1,260,000	1,460,413
2036-37	1,125,000	1,224,275	175,000	239,200	1,300,000	1,463,475
2037-38	1,155,000	1,223,000	180,000	237,200	1,335,000	1,460,200
2038-39	<u>1,190,000</u>	1,224,850	190,000	240,000	1,380,000	1,464,850
2039-40			195,000	237,400	195,000	237,400
2040-41			205,000	239,600	205,000	239,600
2041-42			210,000	236,400	210,000	236,400
2042-43			220,000	238,000	220,000	238,000
2043-44			<u>230,000</u>	239,200	<u>230,000</u>	239,200
	\$14,585,000		\$3,190,000*		\$17,775,000*	

* Preliminary; subject to change.

General Obligation Debt Paid by Local Option Sales and Services Tax Revenue

Fiscal Year	<u>Total Outstanding</u>	
	<u>Principal</u>	<u>Principal & Interest</u>
2024-25	\$705,000	\$1,006,843
2025-26	720,000	998,243
2026-27	735,000	989,293
2027-28	745,000	974,843
2028-29	760,000	966,218
2029-30	760,000	942,118
2030-31	775,000	942,498
2031-32	795,000	947,045
2032-33	810,000	946,608
2033-34	825,000	945,423
2034-35	845,000	948,510
2035-36	870,000	955,504
2036-37	885,000	951,935
2037-38	910,000	957,468
2038-39	940,000	967,168
2039-40	<u>310,000</u>	316,200
	\$12,390,000	

REVENUE DEBT

WRA Issued Revenue Debt Supported by Sewer Utility Revenues

The City is a member of the Des Moines Metropolitan Wastewater Reclamation Authority (“WRA”) and has entered into a financing agreement with the WRA to provide for the City’s share of capital contribution for the construction and ongoing expansion of the metropolitan wastewater system. The City is responsible for a portion of the WRA sewer revenue debt payable from the revenues of their sewer system; its responsibilities pursuant to the WRA Financing Agreement stand as nearly as practicable on a parity and equality of rank with the City’s direct sewer revenue bonds and parity obligations listed previously. The amounts listed below are based on Fiscal Year 2024-25 WRA flows. The debt is as follows:

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 11/14/24</u>
6/08A	\$404,740	Sewer Improvements (SRF Loan)	6/39	\$408,962 ¹⁾
6/08B	589,120	Sewer Improvements (SRF Loan)	6/39	247,690 ²⁾
6/08D	237,440	Sewer Improvements (SRF Loan)	6/38	94,837 ³⁾
3/09B	752,640	Sewer Improvements (SRF Loan)	6/39	320,665 ⁴⁾
7/09C	782,000	Sewer Improvements (SRF Loan)	6/39	351,127 ⁵⁾
4/10A	188,700	Sewer Improvements (SRF Loan)	6/40	224,097 ⁶⁾
4/10B	595,000	Sewer Improvements (SRF Loan)	6/40	280,817 ⁷⁾
6/10C-1	66,600	Sewer Improvements (SRF Loan)	6/32	58,467 ⁸⁾
6/10C-2	715,950	Sewer Improvements (SRF Loan)	6/32	291,777 ⁹⁾
5/11A	1,866,213	Sewer Improvements (SRF Loan)	6/42	1,277,747 ¹⁰⁾
3/11B	1,318,139	Sewer Improvements (SRF Loan)	6/41	666,705 ¹¹⁾
5/11C	199,603	Sewer Improvements (SRF Loan)	6/41	265,041 ¹²⁾
12/11D	284,544	Sewer Improvements (SRF Loan)	6/43	455,078 ¹³⁾
5/12B	234,456	Sewer Improvements (SRF Loan)	6/42	121,483 ¹⁴⁾
5/12C	546,840	Sewer Improvements (SRF Loan)	6/43	398,035 ¹⁵⁾
5/12D	212,660	Sewer Improvements (SRF Loan)	6/42	149,020 ¹⁶⁾
11/12E	1,040,334	Sewer Improvements (SRF Loan)	6/43	555,941 ¹⁷⁾
11/12F	120,780	Sewer Improvements (SRF Loan)	6/43	64,436 ¹⁸⁾
11/12G	445,500	Sewer Improvements (SRF Loan)	6/44	728,356 ¹⁹⁾
4/13A	250,019	Sewer Improvements (SRF Loan)	6/43	170,637 ²⁰⁾
2/14A	64,498	Sewer Improvements (SRF Loan)	6/34	29,116 ²¹⁾
2/14C	455,059	Sewer Improvements (SRF Loan)	6/34	187,312 ²²⁾
2/14D	312,008	Sewer Improvements (SRF Loan)	6/34	136,718 ²³⁾
1/15A	487,227	Sewer Improvements (SRF Loan)	6/35	213,633 ²⁴⁾
1/15C	135,840	Sewer Improvements (SRF Loan)	6/35	61,347 ²⁵⁾
5/15E	1,798,161	Sewer Revenue Refunding Bonds	6/36	942,843 ²⁶⁾
2/16A	280,496	Sewer Improvements (SRF Loan)	6/35	138,903 ²⁷⁾
2/16E	52,571	Sewer Improvements (SRF Loan)	6/36	24,830 ²⁸⁾
12/16F	1,061,200	Sewer Improvements (SRF Loan)	6/48	797,905 ²⁹⁾
12/17A	1,199,660	Sewer Improvements (SRF Loan)	6/49	997,734 ³⁰⁾
4/18A	132,594	Sewer Improvements (SRF Loan)	6/40	102,582 ³¹⁾
12/18D-1	315,700	Sewer Improvements (SRF Loan)	6/39	259,337 ³²⁾
12/18D-2	252,560	Sewer Improvements (SRF Loan)	6/33	97,994 ³³⁾
12/18E	356,741	Sewer Improvements (SRF Loan)	6/40	298,629 ³⁴⁾
12/18F	189,420	Sewer Improvements (SRF Loan)	6/39	79,201 ³⁵⁾
12/19A	380,016	Sewer Improvements (SRF Loan)	6/39	275,954 ³⁶⁾
12/20B	349,440	Sewer Improvements (SRF Loan)	6/42	312,452 ³⁷⁾
4/21A	1,828,295	Sewer Revenue Refunding Bonds	6/34	1,290,004 ³⁸⁾
6/22A	617,618	Sewer Improvements (SRF Loan)	6/43	579,083 ³⁹⁾
12/22B	245,484	Sewer Improvements (SRF Loan)	6/43	147,161 ⁴⁰⁾

(Continued on next page)

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Final Maturity</u>	<u>Principal Outstanding As of 11/14/24</u>
12/22C	\$333,520	Sewer Improvements (SRF Loan)	6/43	\$309,099 ⁴¹⁾
12/22D	800,448	Sewer Improvements (SRF Loan)	6/54	776,424 ⁴²⁾
5/23A	927,830	Sewer Improvements (SRF Loan)	6/46	911,710 ⁴³⁾
6/24B	739,662	Sewer Revenue Bonds	6/39	739,662 ⁴⁴⁾
8/24C	223,516	Sewer Improvements (SRF Loan)	6/44	223,516 ⁴⁵⁾
8/24D	294,100	Sewer Improvements (SRF Loan)	6/55	294,100 ⁴⁶⁾
Total				\$17,420,059

The amounts listed represent the City's share of the principal payments of the various WRA bond issues. Other participating WRA communities pay the remaining amounts. Flow-based allocations are subject to change on an annual basis; as such the amount outstanding may be greater than the amount issued due to fluctuations in flow.

Notes:

- 1) The City's flow-based share of the WRA's Series 2008A SRF loan outstanding in the amount of \$10,278,000.
- 2) The City's flow-based share of the WRA's Series 2008B SRF loan outstanding in the amount of \$4,090,000.
- 3) The City's flow-based share of the WRA's Series 2008D SRF loan outstanding in the amount of \$1,566,000.
- 4) The City's flow-based share of the WRA's Series 2009B SRF loan outstanding in the amount of \$5,295,000.
- 5) The City's flow-based share of the WRA's Series 2009C SRF loan outstanding in the amount of \$5,798,000.
- 6) The City's flow-based share of the WRA's Series 2010A SRF loan outstanding in the amount of \$5,632,000.
- 7) The City's flow-based share of the WRA's Series 2010B SRF loan outstanding in the amount of \$4,637,000.
- 8) The City's flow-based share of the WRA's Series 2010C-1 SRF loan outstanding in the amount of \$1,988,000.
- 9) The City's flow-based share of the WRA's Series 2010C-2 SRF loan outstanding in the amount of \$9,921,000.
- 10) The City's flow-based share of the WRA's Series 2011A SRF loan outstanding in the amount of \$43,446,000.
- 11) The City's flow-based share of the WRA's Series 2011B SRF loan outstanding in the amount of \$11,009,000.
- 12) The City's flow-based share of the WRA's Series 2011C SRF loan outstanding in the amount of \$6,661,000.
- 13) The City's flow-based share of the WRA's Series 2011D SRF loan outstanding in the amount of \$11,437,000.
- 14) The City's flow-based share of the WRA's Series 2012B SRF loan outstanding in the amount of \$2,006,000.
- 15) The City's flow-based share of the WRA's Series 2012C SRF loan outstanding in the amount of \$13,534,000.
- 16) The City's flow-based share of the WRA's Series 2012D SRF loan outstanding in the amount of \$5,067,000.
- 17) The City's flow-based share of the WRA's Series 2012E SRF loan outstanding in the amount of \$9,180,000.
- 18) The City's flow-based share of the WRA's Series 2012F SRF loan outstanding in the amount of \$1,064,000.
- 19) The City's flow-based share of the WRA's Series 2012G SRF loan outstanding in the amount of \$18,305,000.
- 20) The City's flow-based share of the WRA's Series 2013A SRF loan outstanding in the amount of \$5,802,000.
- 21) The City's flow-based share of the WRA's Series 2014A SRF loan outstanding in the amount of \$990,000.
- 22) The City's flow-based share of the WRA's Series 2014C SRF loan outstanding in the amount of \$3,093,000.
- 23) The City's flow-based share of the WRA's Series 2014D SRF loan outstanding in the amount of \$3,436,000.
- 24) The City's flow-based share of the WRA's Series 2015A SRF loan outstanding in the amount of \$5,369,000.
- 25) The City's flow-based share of the WRA's Series 2015C SRF loan outstanding in the amount of \$1,013,000.
- 26) The City's flow-based share of the WRA's Series 2015E Sewer Revenue Refunding Bonds outstanding in the amount of \$21,645,000.
- 27) The City's flow-based share of the WRA's Series 2016A SRF loan outstanding in the amount of \$4,723,000.
- 28) The City's flow-based share of the WRA's Series 2016E SRF loan outstanding in the amount of \$410,000.
- 29) The City's flow-based share of the WRA's Series 2016F SRF loan outstanding in the amount of \$34,561,000.
- 30) The City's flow-based share of the WRA's Series 2017A SRF loan outstanding in the amount of \$33,925,000.
- 31) The City's flow-based share of the WRA's Series 2018A SRF loan outstanding in the amount of \$3,488,000.
- 32) The City's flow-based share of the WRA's Series 2018D-1 SRF loan outstanding in the amount of \$8,818,000.
- 33) The City's flow-based share of the WRA's Series 2018D-2 SRF loan outstanding in the amount of \$3,332,000.
- 34) The City's flow-based share of the WRA's Series 2018E SRF loan outstanding in the amount of \$10,154,000.
- 35) The City's flow-based share of the WRA's Series 2018F SRF loan outstanding in the amount of \$2,693,000.
- 36) The City's flow-based share of the WRA's Series 2019A SRF loan outstanding in the amount of \$9,383,000.
- 37) The City's flow-based share of the WRA's Series 2020B SRF loan outstanding in the amount of \$10,624,000.
- 38) The City's flow-based share of the WRA's Series 2021A Sewer Revenue Refunding Bonds outstanding in the amount of \$30,570,000.
- 39) The City's flow-based share of the WRA's Series 2022A SRF loan outstanding in the amount of \$19,690,000.
- 40) The City's flow-based share of the WRA's Series 2022B SRF loan outstanding in the amount of \$2,430,000. The WRA reissued Series 2022B on November 1, 2024 to recognize \$1,000,000 of loan forgiveness.
- 41) The City's flow-based share of the WRA's Series 2022C SRF loan outstanding in the amount of \$10,510,000.
- 42) The City's flow-based share of the WRA's Series 2022D SRF loan outstanding in the amount of \$26,400,000.
- 43) The City's flow-based share of the WRA's Series 2023A SRF loan outstanding in the amount of \$31,000,000.
- 44) The City's flow-based share of the WRA's Series 2024B Sewer Revenue Bonds outstanding in the amount of \$25,150,000.
- 45) The City's flow-based share of the WRA's Series 2024C SRF loan outstanding in the amount of \$7,600,000.
- 46) The City's flow-based share of the WRA's Series 2024D SRF loan outstanding in the amount of \$10,000,000.

OVERLAPPING DEBT

<u>Taxing District</u>	<u>1/1/2023 Taxable Valuation ¹⁾</u>	<u>Taxable Valuation within City</u>	<u>Percent In City</u>	<u>G.O. Debt ²⁾</u>	<u>City's Proportionate Share</u>
Polk County	\$36,021,746,937	\$1,305,684,030	3.62%	\$307,887,000	\$11,145,509
Dallas County	10,055,960,846	662,270,598	6.59%	18,760,000	1,236,284
West Des Moines CSD	6,102,303,067	1,305,684,030	21.40%	45,745,000	9,789,430
Waukee CSD	7,548,038,828	662,270,598	8.77%	351,675,000	30,841,898
DMACC	67,526,147,035	1,967,954,628	2.91%	75,280,000	<u>2,190,648</u>
City share of total overlapping debt					\$55,203,769

- 1) Taxable Valuation is less military exemption and includes Ag. Land & Buildings, Taxable TIF Increment and all Utilities.
2) Includes general obligation bonds, PPEL notes, certificates of participation and new jobs training certificates. Estimate as of September 17, 2024, based on publicly available information.

DEBT RATIOS

	<u>G.O. Debt</u>	<u>Debt/Actual Market Value (\$3,549,807,282) ¹⁾</u>	<u>Debt/18,601 Population ²⁾</u>
Total General Obligation Debt	\$47,795,000*	1.35%*	\$2,569.49*
Less G. O. Debt Paid from Enterprise Funds	<u>(70,000)</u>		
Net General Obligation Debt	\$47,725,000*	1.34%*	\$2,565.72*
City's share of overlapping debt	\$55,203,769	1.56%	\$2,967.79

- 1) Based on the City's 2023 Actual Valuation; includes Ag. Land & Buildings, all Utilities and Taxable TIF Increment.
2) Based on the City's 2020 U.S. Census.

* Preliminary; subject to change.

THE CITY

CITY GOVERNMENT

The City was organized as a municipality in 1956 and is governed under a Mayor-Council form of government which provides, by ordinance, for a City Manager to be appointed by the Council to serve the City. Mr. Matt McQuillen serves as the City Manager. Mr. McQuillen previously served as the Assistant City Manager from March 2011 until he moved into the City Manager role in January 2018. The five-member City Council is elected at large to represent the City.

The City owns their sanitary sewer and water distribution systems. The water and sewer systems are served by the Des Moines Water Works and Wastewater Reclamation Authority respectively, under the direction of the Council and supervision of the Public Works Director. A full-time police department and combined full-time and part-time fire department protect the public safety.

EMPLOYEES AND PENSIONS

The City currently has 136 full-time employees and 58 part-time employees. The City's total employee count increases by approximately 158 during summer months due to operations of the City's Aquatic Center and summer programs.

The City participates in two statewide employee retirement systems, the Iowa Public Employees Retirement System ("IPERS") and the Municipal Fire and Police Retirement System of Iowa ("MFPRSI"). The State of Iowa administers IPERS and a nine-member board of trustees governs the MFPRSI. Though separate and apart from state government, the MFPRSI board is authorized by the state legislature, which also establishes by statute the pension and disability benefits and the system's funding mechanism. All full-time employees, except the city manager, must participate in either IPERS or MFPRSI.

Iowa Public Employees Retirement System: The City contributes to IPERS, which is a cost-sharing, multiple-employer, contributory defined, benefit public employee retirement system administered by the State of Iowa. IPERS provides retirement and death benefits, which are established by state statute, to plan members and beneficiaries. IPERS is authorized to adjust the total contribution rate up or down each year, by no more than one percentage point, based upon the actuarially required contribution rate. The City's contributions to IPERS for the past three fiscal years, as shown below, equal the required contributions for each year.

	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>FY 2022-23</u>
IPERS City Contribution	\$782,581	\$800,211	\$891,346

At June 30, 2023, the City reported a liability of \$2,469,937 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all IPERS participating employers. As of June 30, 2022, the City's proportion was 0.065374% which was a decrease of 0.348795% from its proportion measured as of June 30, 2021.

The IPERS ACFR is available on the IPERS website, or by contacting IPERS at 7401 Register Drive P.O. Box 9117, Des Moines, IA 50321.

Municipal Fire and Police Retirement System of Iowa: The City contributes to MFPRSI, which is a cost-sharing, multiple-employer, defined benefit pension plan mandatory for the City's fire fighters and police officers. MFPRSI provides retirement, disability, and death benefits to plan members and beneficiaries. Benefit provisions are established by state statute, and vest after four years of credited service.

MFPRSI plan members are required to contribute a percentage of their annual covered salary, and the City is required to contribute at an actuarially determined rate of annual covered payroll. The contribution requirements of plan members and the City are established, and may be amended by state statute. The City’s contributions to MFPRSI for the past three fiscal years, as shown below, equal the required contributions for each year.

	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>FY 2022-23</u>
MFPRSI City Contribution	\$492,764	\$550,963	\$560,243

At June 30, 2023, the City reported a liability of \$3,499,185 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net pension liability was based on the City’s share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. As of June 30, 2022, the City’s proportion was 0.623107% which was an increase of 0.023971% from its proportion measured as of June 30, 2021.

The MFPRSI Independent Auditors Report is available on the MFPRSI website, or by contacting MFPRSI at 7155 Lake Drive, Suite 201, West Des Moines, IA 50266.

For additional information on the City’s pensions, refer to Note 6 - “PENSION AND RETIREMENT SYSTEMS”, beginning on page 23 of the City’s June 30, 2023 Independent Auditor’s Reports contained in APPENDIX C to this Preliminary Official Statement.

Bond Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from IPERS and MFPRSI discussed above or included on the IPERS and MFPRSI websites, including, but not limited to, updates of such information on the state auditor’s website or links to other internet sites accessed through the IPERS and MFPRSI websites.

Deferred Compensation: The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457, as amended on August 20, 1996. The plan, available to all full time City employees, permits them to defer a portion of their salary until future years. The City will match the employee’s contribution up to a maximum between 1% and 3.5%. The City’s contribution shall not exceed the amount of the employee’s contribution. Members of MFPRSI hired after January 1, 2011 are not eligible for the City’s contributions. The deferred compensation is held in trust for the exclusive benefit of participants (or their beneficiaries in the event of the participant’s death) until termination, retirement, death or an unforeseeable emergency. The City provides neither administrative service to the plan nor investment advice for the plan. Part time employees who work an average of 20 or more hours per week and have worked for the City longer than one year, are allowed to voluntarily participate in the 457 Plan. The City will not contribute any funds to the plans of part time participants.

OTHER POST EMPLOYMENT BENEFITS

For employees that are at least 55 years old, are voluntarily retiring prior to age 65, and have at least 20 years of service, the City will assist the employee with the cost of single coverage health insurance until that employee reaches age 65, according to a schedule based upon length of continued regular full-time service to the City. The City will also provide \$10,000 in life insurance coverage until normal social security retirement age. Dental and vision coverage can be continued at the expense of the employee. After the retiree reaches age 65, any dependent the retiree has covered under the employee health plan may continue their coverage under the City’s plan at the retiree’s expense, for three more years, or until the dependent reaches age 65, whichever occurs first. The City provides the option of converting the employee’s City-paid policy from term insurance to whole life insurance and of converting the City-paid group long-term disability policy to a personal policy at the individual’s expense.

As of June 30, 2023, there were 118 active and 12 retired/disabled members in the plan. The City currently finances the retiree benefit plan on a pay-as-you-go basis. As of June 30, 2023, active member monthly premiums for the City and plan members were \$531 for single coverage and \$1,675 for family coverage per month. The same premiums apply to retirees per month. For the Fiscal Year ended June 30, 2023, the City contributed \$150,242 to the plan with retirees reimbursing the City \$84,484.

For additional information on the City’s OPEB, refer to Note 15 - “OTHER POST-EMPLOYMENT BENEFITS (OPEB)”, beginning on page 35 of the City’s June 30, 2023, Independent Auditor’s Reports contained in APPENDIX C to this Preliminary Official Statement.

UNION CONTRACTS

The City currently has negotiated contracts with the following unions:

<u>Union Name</u>	<u>Contract Expiration Date</u>
Teamsters Local Union 238	6/30/2025
Local Union 5055 Clive Professional Fire Fighters	6/30/2025

INSURANCE

The City purchases insurance policies providing coverage for business needs including but not limited to workers’ compensation, general liability (including property, products, personal and advertising injury, fire damage, medical expenses), commercial inland marine, commercial automobile (liability, uninsured motorist and underinsured motorist), excess liability, cybersecurity breach, law enforcement and wrongful acts (official error and omissions).

Source: the City

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GENERAL INFORMATION

LOCATION AND TRANSPORTATION

The City, with a 2020 City Census population of 18,601, comprises an area of over 4,700 land acres. The City is located in central Iowa, and is bounded on the east by the City of Windsor Heights, on the north by the City of Urbandale, on the south by the City of West Des Moines and on the west by the City of Waukee. Highways that serve the City include U.S. Interstate Highways No. 35, 80 and 235 and IA 6. Commercial airline service is available at Des Moines International Airport.

LARGER EMPLOYERS

There are many employment opportunities within the greater Des Moines metropolitan area. A representative list of larger employers located within the City is as follows:

<u>Employer</u>	<u>Type of Business</u>	<u>Approximate Number of Employees</u>
Wittern Group	Automated Dispensing Equip.	550
Willis Auto Campus	Vehicle Sales	220
Menards	Home Improvement Store	200
West Des Moines Community School District	Education	188 ¹⁾
Waukee Community School District	Education	186 ¹⁾
City of Clive	Municipal Government	175
Mercy West Medical Clinic	Health Services	150
Iowa Digestive Disease Center	Health Services	125
Mercy Wellness Campus	Health Services	120
NCMIC Group, Inc.	Insurance	119
Mercy Healthy Living	Health Services	100
Chicago Bridge and Iron	Steel/Metal Goods	100
Vision Electric & Plumbing	Utility Services	100
Marzetti Frozen Pasta	Food Distribution	95
Nebraska Furniture Mart	Furniture/Appliance Sales	90
Fareway Stores, Inc.	Grocery Store	85
Kohls Department Store	Retail Sales	75
Carrier Access, Inc.	Technology Solutions	75
Smart Honda	Vehicle Sales	70
Auto Jet Muffler Corporation	Vehicle Maintenance	70
Progressive Insurance	Insurance	60
Mercy Behavioral Health Hospital	Health Services	60
Mercy Rehab Hospital	Health Services	55
Capital Orthopedics and Sports Medicine	Health Services	55
ServiceMaster by Rice	Home Restoration/Improvement	55
Oral Surgeons PC	Health Services	50
Stew Hansen Buick GMC	Vehicle Sales/Service	40
Stew Hansen Hyundai	Vehicle Sales/Service	40
GreenState Credit Union	Financial Banking	40

1) Represents only the number of school district employees located within the City.

Source: The City of Clive, the Greater Des Moines Partnership and company inquiries. The list is updated frequently as changes are identified and is not to be construed as a complete profile.

RETAIL SALES

<u>Fiscal Year</u>	<u>Retail Sales</u>	<u>Taxes Collected</u>	<u>Number of Business</u> ¹⁾
2019	\$454,097,026	\$27,111,675	554
2020	430,949,320	25,743,846	572
2021	460,635,167	27,530,720	587
2022	582,895,524	34,863,462	569
2023	618,363,434	36,978,924	643 ²⁾

1) The number of businesses is estimated by dividing the total number of quarterly returns filed during the fiscal year by four.

2) The Iowa Department of Revenue Annual Reports report the number of returns filed, not the number of businesses.

Source: Iowa Department of Revenue; Iowa Retail Sales & Use Tax Annual Reports

BUILDING PERMITS

City officials reported the following construction activity as of July 31, 2024. Permits for the City are reported on a calendar year basis.

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
<u>Single Family Homes:</u>					
No. of new homes:	123	78	106	150	68
Valuation:	\$47,939,743	\$29,684,137	\$46,402,885	\$68,481,472	\$37,898,825
<u>Multiple Family Dwellings:</u> ¹⁾					
No. of new buildings:	4	4	3	0	12
Valuation:	\$1,035,140	\$1,035,140	\$953,706	\$0	\$4,342,900
<u>Dwelling Additions & Alterations</u>					
Valuation:	\$1,342,907	\$1,540,585	\$1,730,865	\$3,047,689	\$1,488,753
<u>Commercial/Industrial/Other:</u>					
No. of new buildings:	5	2	4	4	2
Valuation:	\$19,436,449	\$9,134,000	\$33,954,777	\$11,618,519	\$2,388,481
<u>Additions & Alterations</u>					
Valuation:	\$8,942,146	\$8,279,107	\$16,242,570	\$6,419,790	\$4,644,239
Total Permits	132	84	113	154	82
Total Valuations	\$78,696,385	\$49,672,969	\$99,284,803	\$89,567,470	\$50,763,198

1) Includes townhomes.

U.S. CENSUS DATA

Population Trend:

1990 U.S. Census	7,462
2000 U.S. Census	12,855
2005 Special City Census	14,125
2010 U.S. Census	15,447
2015 Special City Census	17,506
2020 U.S. Census	18,601

Source: U.S. Census Bureau and the City

UNEMPLOYMENT RATES

		<u>Des Moines MSA</u>	<u>State of Iowa</u>
Annual Averages:	2020	5.4%	5.2%
	2021	3.8%	3.8%
	2022	2.7%	2.8%
	2023	2.8%	2.9%
	2024 (through July)	2.9%	2.9%

Source: U.S. Bureau of Labor Statistics

EDUCATION

Public education is provided to the City by the West Des Moines Community School District, Waukee Community School District and parochial schools.

The Waukee Community School District provides public education with an October 2023 certified enrollment of 13,674.0. The Waukee Community School District, with approximately 2,444 full-time and part-time employees, owns and operates ten elementary schools, three middle schools, two eighth/ninth grade schools, two high schools, and one high school innovation and learning center.

The West Des Moines Community School District provides public education with an October 2023 certified enrollment of 8,614.2. The West Des Moines Community School District, with approximately 1,329 employees, owns and operates eight elementary schools, two middle schools, one ninth grade school and two high schools.

Continuing educational opportunities within commuting distance include Drake University (Des Moines), Grand View University (Des Moines), Upper Iowa University (West Des Moines), Des Moines Area Community College (Ankeny), Iowa State University (Ames) and Simpson College (Indianola).

FINANCIAL SERVICES

Financial services for the City are provided by Peoples Bank¹⁾ and branch offices of Bank of the West, Bankers Trust Company, N.A., First American Bank, Great Southern Bank, Great Western Bank, Legacy Bank, Lincoln Savings Bank and Wells Fargo Bank, N.A. Peoples Bank¹⁾ and Wells Fargo Bank, N.A. offices located within the City, report deposits as of June 30th for each year, as follows:

<u>Year</u>	<u>Peoples Bank¹⁾</u>	<u>Wells Fargo Bank, N.A.</u>
2019	\$41,337,000	\$711,678,000
2020	56,039,000	756,907,000
2021	57,914,000	782,737,000
2022	56,089,000	735,056,000
2023	68,853,000	615,935,000

1) Formerly Peoples Trust & Savings Bank. Acquired by State Bank in August 2017 and changed name to Peoples Bank.

Source: Federal Deposit Insurance Corporation

APPENDIX B

FORM OF LEGAL OPINION

APPENDIX C

JUNE 30, 2023 INDEPENDENT AUDITOR’S REPORTS

APPENDIX D

FORM OF CONTINUING DISCLOSURE CERTIFICATE

OFFICIAL BID FORM

TO: The City Council of
City of Clive, Iowa

Sale Date: October 24, 2024
10:00 A.M., Central Time

RE: \$3,190,000* General Obligation Urban Renewal Bonds, Series 2024B (the "Bonds")

This bid is a firm offer for the purchase of the Bonds identified in the TERMS OF OFFERING, on the terms set forth in this OFFICIAL BID FORM and TERMS OF OFFERING, and is not subject to any conditions, except as permitted by the TERMS OF OFFERING. By submitting this bid, we confirm that we have an established industry reputation for underwriting new issuance of municipal bonds.

For all or none of the above Bonds, in accordance with the TERMS OF OFFERING, we will pay you \$ _____ (not less than \$3,151,720) plus accrued interest to date of delivery for fully registered bonds bearing interest rates and maturing in the stated years as follows:

<u>Coupon</u>	<u>Maturity</u>	<u>Yield</u>	<u>Coupon</u>	<u>Maturity</u>	<u>Yield</u>	<u>Coupon</u>	<u>Maturity</u>	<u>Yield</u>
_____	2025	_____	_____	2032	_____	_____	2039	_____
_____	2026	_____	_____	2033	_____	_____	2040	_____
_____	2027	_____	_____	2034	_____	_____	2041	_____
_____	2028	_____	_____	2035	_____	_____	2042	_____
_____	2029	_____	_____	2036	_____	_____	2043	_____
_____	2030	_____	_____	2037	_____	_____	2044	_____
_____	2031	_____	_____	2038	_____	_____		_____

* Preliminary; subject to change. The aggregate principal amount of the Bonds is subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each scheduled maturity in increments of \$5,000 but the total amount to be issued will not exceed \$3,380,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

We hereby designate that the following Bonds to be aggregated into term bonds maturing on June 1 of the following years and in the following amounts (leave blank if no term bonds are specified):

<u>Years Aggregated</u>	<u>Maturity Year</u>	<u>Aggregate Amount</u>
_____ through _____	_____	_____
_____ through _____	_____	_____
_____ through _____	_____	_____

In making this offer we accept all of the terms and conditions of the TERMS OF OFFERING published in the Preliminary Official Statement dated October 10, 2024. In the event of failure to deliver these Bonds in accordance with the TERMS OF OFFERING as printed in the Preliminary Official Statement and made a part hereof, we reserve the right to withdraw our offer, whereupon the deposit accompanying it will be immediately returned. All blank spaces of this offer are intentional and are not to be construed as an omission.

Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

NET INTEREST COST: \$ _____

TRUE INTEREST COST: _____ % (Based on dated date of November 14, 2024)

Account Manager: _____ By: _____

Account Members: _____

The foregoing offer is hereby accepted by and on behalf of the City Council of City of Clive, Iowa this 24th day of October 2024.

Attest: _____ By: _____

Title: _____ Title: _____



Memo

TO: Mayor and Council members

FROM: Elizabeth Hansen, Director of Administrative Services

DATE: October 10, 2024

RE: Resolution Setting Public Hearing (10/24/24, 6:00 p.m.) for the Sale of General Obligation Urban Renewal Bonds, Series 2024B and authorizing the use of a Preliminary Official Statement in connection therewith

SYNOPSIS:

Attachments:

None



Memo

TO: Mayor and Council members

FROM: Amanda Grutzmacher, Senior Planner

DATE: October 10, 2024

RE: Resolution Setting Date of Public Hearing (11/14/2024, 6:00 pm) to Consider Amending Provisions of the Zoning Ordinance of the City of Clive, Iowa, Regarding Permitted Uses in Commercial Districts

SYNOPSIS:

With adoption of Iowa's 2023 Students First Act and expanded funding for private education, there is interest from private schools to open in additional locations throughout the state. Staff has been approached by a Head of School interested in locating within Clive. Clive was identified as a desirable location based on a variety of community factors, including population characteristics, school district boundaries, and the academic performance of neighboring public schools.

The City's current zoning regulations only allow schools in residential districts by a special use permit. Uses identified as requiring a special use permit are considered to be a permitted use as long as they can meet the criteria identified for approval of a special use permit. Applications for special use permits are considered by Board of Adjustment. The conditions for granting a special use permit, generally, are the proposed location, design, and operation:

- Safeguards health, safety, and general welfare,
- Not impair light and air,
- Not unduly increase congestion in the streets or public danger of fire and safety,
- Not negatively impact surrounding property values,
- Not unduly burden public utilities.

Staff is seeking Council direction on preparing an ordinance amendment for consideration that would allow schools in Commercial Districts. Setting the public hearing will allow staff to complete any necessary research and drafting of an ordinance amendment to be considered by Planning and Zoning Commission and City Council. If Council desires to have staff prepare an ordinance amendment for consideration, staff recommends approval of the Resolution Setting Date of Public Hearing.

Contact me at agrutzmacher@cityofclive.com or 515-223-6221 if you need additional information prior to the meeting.

Attachments:

1. Resolution Setting Public Hearing

RESOLUTION NO. _____

RESOLUTION SETTING DATE OF PUBLIC HEARING TO CONSIDER AMENDING
PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF CLIVE, IOWA,
REGARDING PERMITTED USES IN COMMERCIAL DISTRICTS

WHEREAS, the City Council of the City of Clive, Iowa (the “City”) desires to consider certain amendments to the Zoning Ordinance (the “Zoning Ordinance”) of the City of Clive Code of Ordinances regarding permitted uses in Commercial Districts; and

WHEREAS, it is the desire of the City Council that the proposed amendments to the Zoning Ordinance be considered by the Clive Planning and Zoning Commission and that such Commission file its report with the City Council prior to the time established herein for public hearing on said proposed amendments; and

WHEREAS, a public hearing upon the proposed amendments to the Zoning Ordinance should be held and a time and place for hearing thereon should be fixed.

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

1. That a public hearing be held by the Clive City Council on the proposed amendments to the Zoning Ordinance, at the Clive City Hall, 1900 NW 114th Street, Clive, Iowa, at 6 p.m. on 14th of November, 2024, at which time the City Council will consider any objections to the proposed amendments and will hear all interested persons.
2. That the Mayor and Clerk be and hereby are authorized and instructed to give Notice of said public hearing, as required by law.
3. That the Planning and Zoning Commission be and is hereby directed to consider said proposed amendments to the Zoning Ordinance and to file its report with the City Council prior to the time of said public hearing.

PASSED AND APPROVED THIS ____ of October, 2024.

CITY OF CLIVE, IOWA

By: _____
John Edwards, Mayor

ATTEST:

Matthew Graham, City Clerk



Memo

TO: Mayor and Council members

FROM: Amanda Grutzmacher, Senior Planner

DATE: October 10, 2024

RE: Emerald Isle Drive Public Improvements (Silverstar Addition Plat 01)

SYNOPSIS:

The Zoning Change and Development Agreement associated with Silverstar Addition Plat 1 Preliminary Plat included the Developer's obligation to complete the Emerald Isle Drive Public Improvements. Since the preliminary plat approval, Staff has been working with the Developer and Houston Engineering on the public improvements plans. The north/south run of Emerald Isle Drive will be renamed NW 154th Drive at the time of final plat. The street will be reconstructed at 26' width, including the two-lane intersection at Hickman Road. Streetlights will be installed on the north and east sides of the street. In order to meet stormwater requirements for the street reconstruction, an infiltration pipe will be installed within the right-of-way. There is existing private storm sewer that collects flows from the development area and discharges into the Des Moines Water Works property to the northeast. The storm flows from the street reconstruction will also continue to enter the private pipes; therefore, staff has secured a Storm Sewer System Maintenance Agreement from the two private property owners - DeBrouse Holdings, LLC and Laffoon and Company, Inc.

The street reconstruction is proposed to take place in two primary stages:

Stage 1 will reconstruct the intersection at Hickman Road and approximately 200 feet north. Stage 1 is divided into phase A and phase B to maintain access to the adjacent business property, 4 Paws Unleashed, at all times during the street reconstruction. The Developer would like to construct Stage 1 in 2024, with a proposed start date of November 1 with substantial completion by November 30. The project area will be stabilized with the street open for winter. One temporary construction easement remains to be secured by the Developer for Stage 1.

Stage 2 will reconstruct the remainder of Emerald Isle Drive. Property access will be provided by installation of a temporary 10' gravel access to properties adjacent to Stage 2. The Developer proposes to construct Stage 2 in 2025. The work in Stage 2 is estimated to require 50 working days to complete. The intent is to start construction as soon as weather permits with substantial completion by June 15, 2025. The public improvements are targeted to be fully complete and ready for acceptance in July. Two temporary construction easements remain to be secured by the Developer for Stage 2.

The Developer has not been able to secure voluntary temporary construction easements from three impacted property owners - Dale and Laura Rhiner (15441 Emerald Isle Drive), Hong Cam Phung and Hung Tran (15411 Emerald Isle Drive), and Corrine Priebe (15303 Hickman Road). Attached is a letter from the Developer's legal counsel requesting Council assistance in securing the remaining temporary construction easements.

Staff recommends approval of the Construction Drawings, however, initiation of the construction is not authorized to proceed until the remaining temporary construction easements are obtained and an agreement regarding construction (cost share) is approved by the City Council. Staff recommends approval of the Resolution Accepting Storm Sewer System Maintenance Agreement.

Contact me at 515-223-6221 or at agrutzmacher@cityofclive.com if you have any questions or need additional information prior to the meeting.

Attachments:

1. Letter to City Council
2. Emerald Isle Drive Public Improvements
3. Resolution Approving Storm Sewer System Maintenance Agreements
4. Private Storm Sewer System Maintenance Agreement Debrouse
5. Private Storm Sewer System Maintenance Agreement Laffoon

LILLIS O'MALLEY OLSON MANNING POSE TEMPLEMAN LLP

EUGENE E. OLSON
DANIEL L. MANNING, SR.
CHRISTOPHER R. POSE
JOEL B. TEMPLEMAN*
DANIEL M. MANNING, JR.
MASON W. BURKHART

*LICENSED IN IOWA & ILLINOIS

ATTORNEYS AT LAW
(ESTABLISHED 1917)
505 5th AVENUE, SUITE 1005
DES MOINES, IOWA 50309
TELEPHONE (515) 243-8157
FAX (515) 243-3919
WWW.LILLISOMALLEY.COM

JOHN CONNOLLY, JR. (1891-1975)
GEORGE E. O'MALLEY (1905-1982)
JOHN CONNOLLY III (1918-1998)
BERNARD J. CONNOLLY (1920-1970)
C. I. MCNUTT (1901-1958)
STREETAR CAMERON (1957-2008)
WILLIAM J. LILLIS (1943-2019)
MICHAEL W. O'MALLEY (RETIRED)

Writer's Direct E-Mail: jtempleman@lolaw.com

October 3, 2024

City of Clive City Council
1900 NW 114th St.
Clive, IA 50325

Amanda Grutzmacher
Senior Planner
Community Development
City of Clive
1900 NW 114th St.
Clive, IA 50325

RE: Emerald Isle Drive Improvements

Dear Mayor, City Council Members and Ms. Grutzmacher:

I represent Midwest Fidelity Partners ("MFP") as it relates to the development of a Silverstar Car Wash located at 15451 Hickman Road, Clive, Iowa ("Project"). In order to construct the public improvements described in the Zoning Change and Development Agreement dated August 11, 2023, recorded August 16, 2023, in Book 2023 at Page 12045 of the records of the Recorder for Dallas County, Iowa ("Development Agreement"), MFP has worked diligently to secure temporary construction easements from several of the adjacent private property owners as follows:

1. Laffoon & Company, Inc. (Rob Hatfield) – 15351 Emerald Isle Drive;
2. DeBrouse Holdings, LLC (Corey DeBrouse) – 15245 Emerald Isle Drive;
3. Michael and Jolene Essy – 15370 Emerald Isle Drive; and
4. Emerald Isle Land, LLC (Arun Kalra) – 15595 Emerald Isle Drive and Parcel ID Nos. 1225351003, 1225351004, and 1225351005.

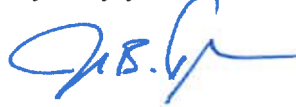
Despite MFP's diligent efforts, it has not yet been able to secure temporary construction easements from the following property owners:

1. Dale and Laura Rhiner – 15441 Emerald Isle Drive;
2. Hong Cam Phung and Hung Tran – 15411 Emerald Isle Drive; and
3. Corrine Priebe (4 Paws Unleashed) – 15303 Hickman Road.

In order to obtain the remaining temporary construction easements required to complete the public improvements in a timely manner pursuant to the terms of the Development Agreement, MFP believes that the City of Clive may need to exercise its eminent domain power pursuant to Iowa Code Chapters 6A and 6B. The construction of the public improvements will benefit MFP's development south of Emerald Isle Drive as well as provide benefits to the citizens of the City of Clive. By this letter, MFP requests the City of Clive to evaluate its options pursuant to its eminent domain authority in order to assist MFP with the completion of the public improvements pursuant to the Development Agreement.

Please include this letter in the City Council materials related to the agenda item concerning the Emerald Isle Drive Bid Plans and Documents for the meeting scheduled for October 10, 2024. Thank you for your attention to this matter and please do not hesitate to contact me should you have any questions.

Very truly yours,

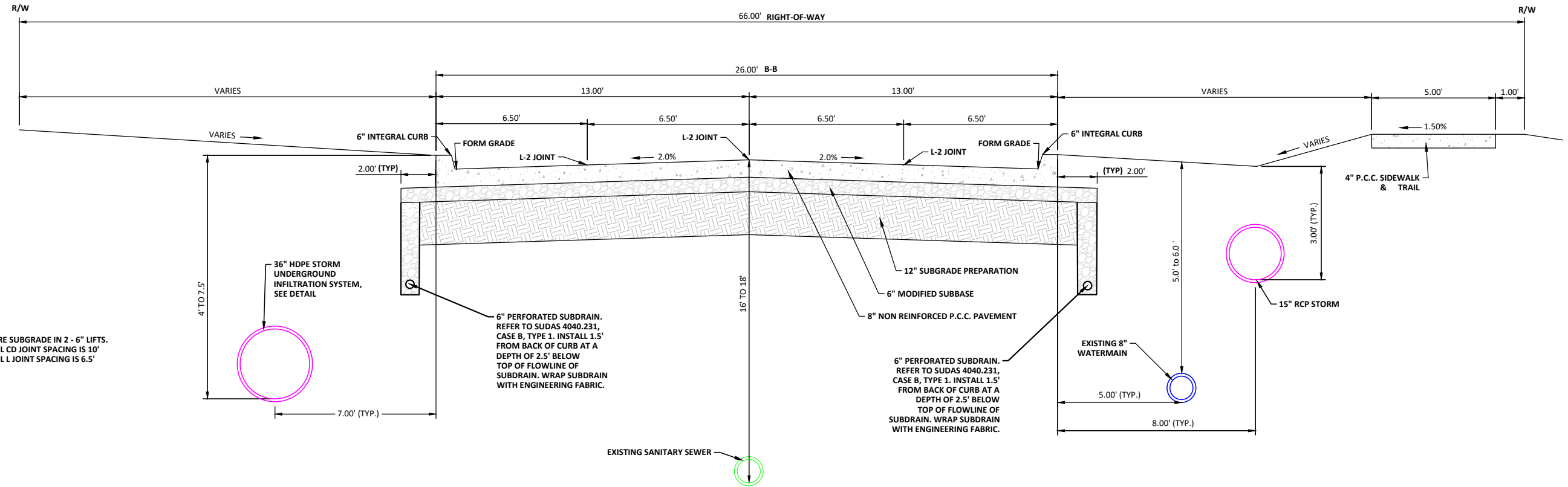


Joel B. Templeman
For the Firm

JBT/bm

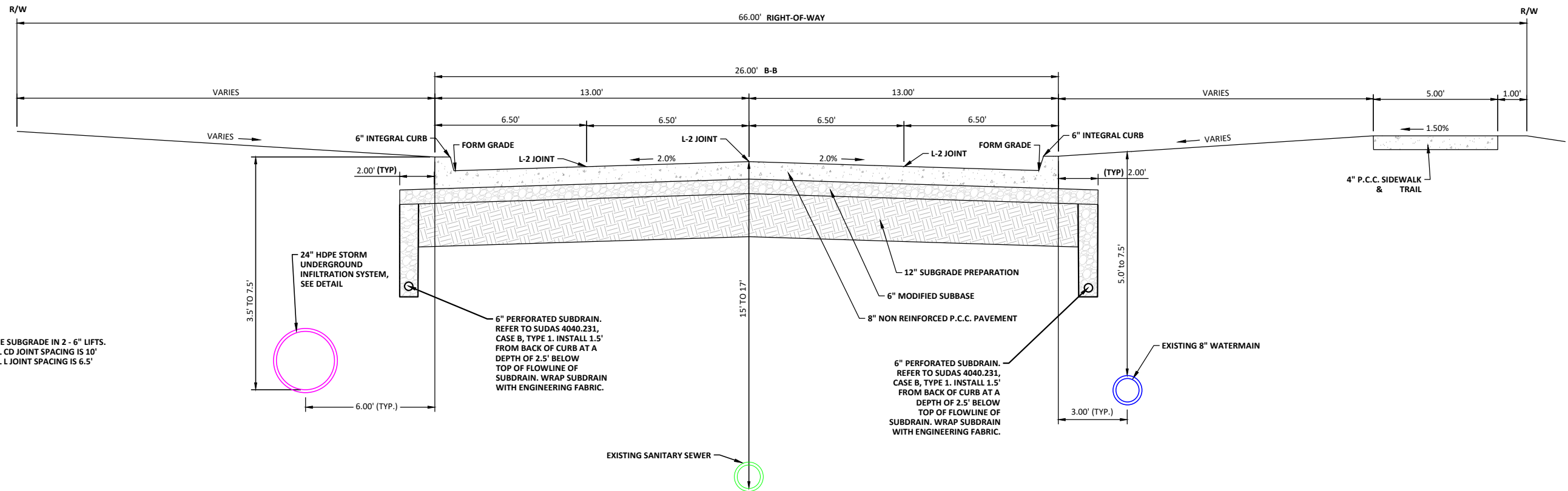
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- NOTES:
1. PREPARE SUBGRADE IN 2 - 6" LIFTS.
 2. TYPICAL CD JOINT SPACING IS 10'
 3. TYPICAL L JOINT SPACING IS 6.5'



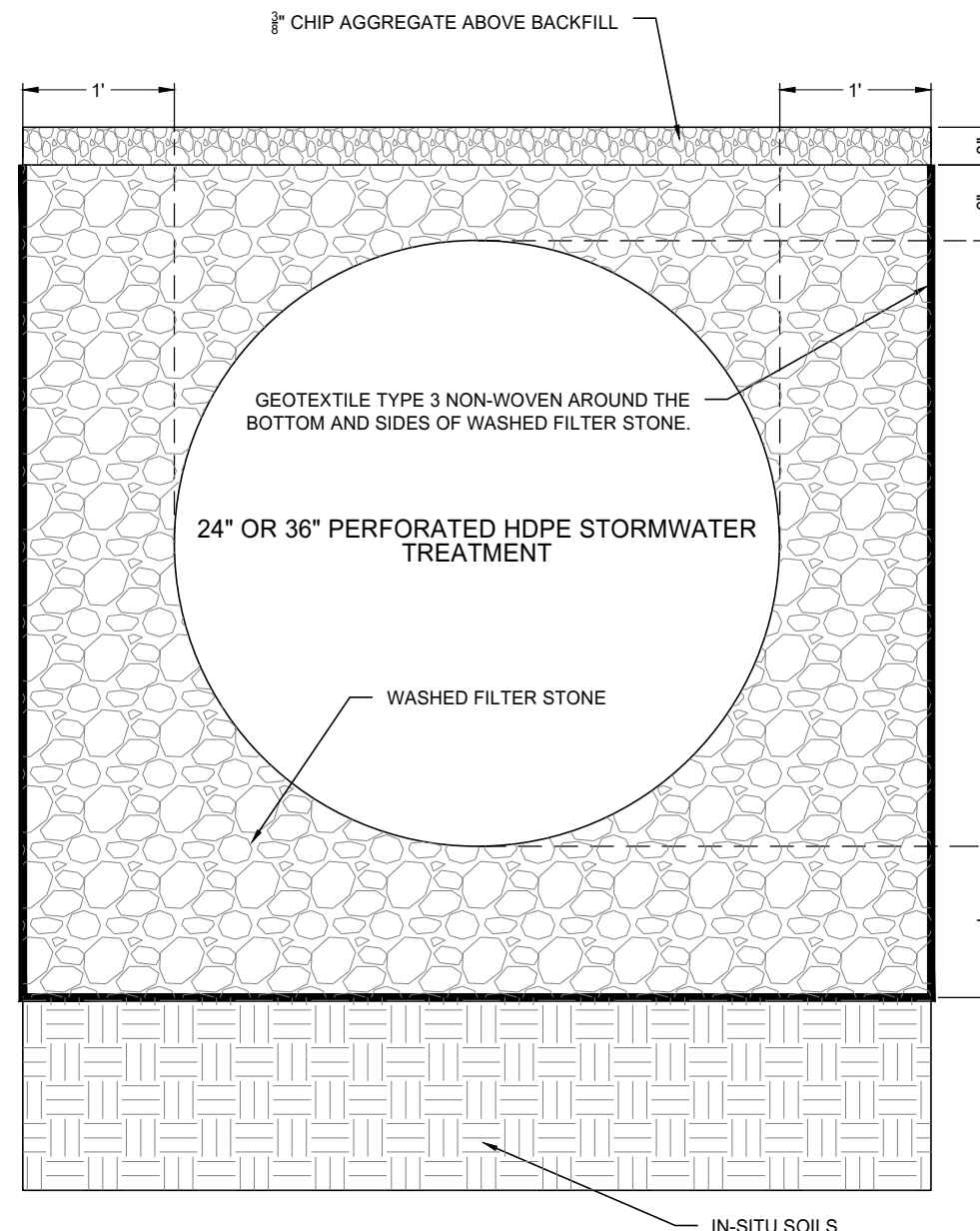
PROPOSED TYPICAL SECTION - EMERALD ISLE DRIVE
NOT TO SCALE 26.00' B-B (SHOWN AT 18+00)

- NOTES:
1. PREPARE SUBGRADE IN 2 - 6" LIFTS.
 2. TYPICAL CD JOINT SPACING IS 10'
 3. TYPICAL L JOINT SPACING IS 6.5'

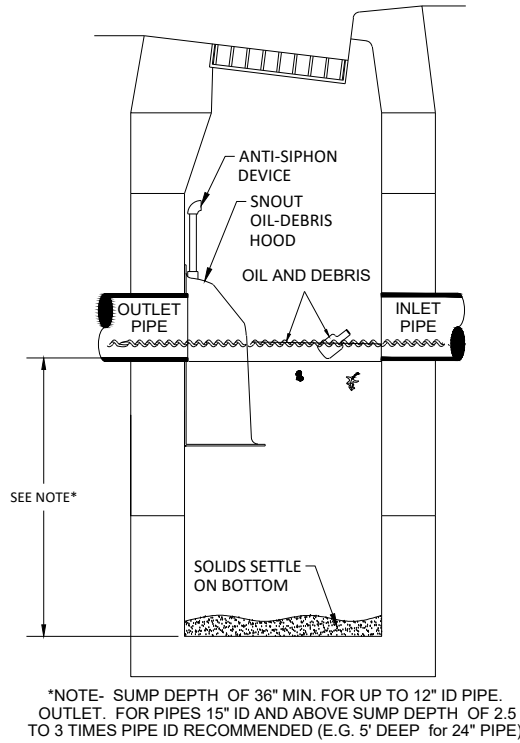
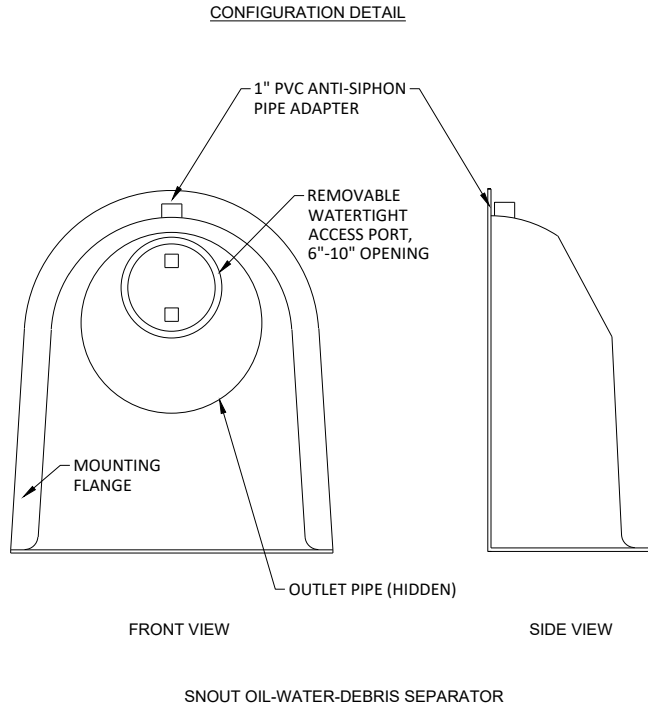


PROPOSED TYPICAL SECTION - 154TH DRIVE
NOT TO SCALE 26.00' B-B (SHOWN AT 101+00)

By	
Date	
Revision	
No.	
TYPICAL SECTIONS	
EMERALD ISLE DRIVE PUBLIC IMPROVEMENTS	
IA8 - 156TH & HICKMAN, LLC	
CLIVE, IOWA	
Drawn By	JLV
Checked By	SMH
Date	9/27/2024
Scale	As Shown
Project No.	10904-0048
SHEET	2



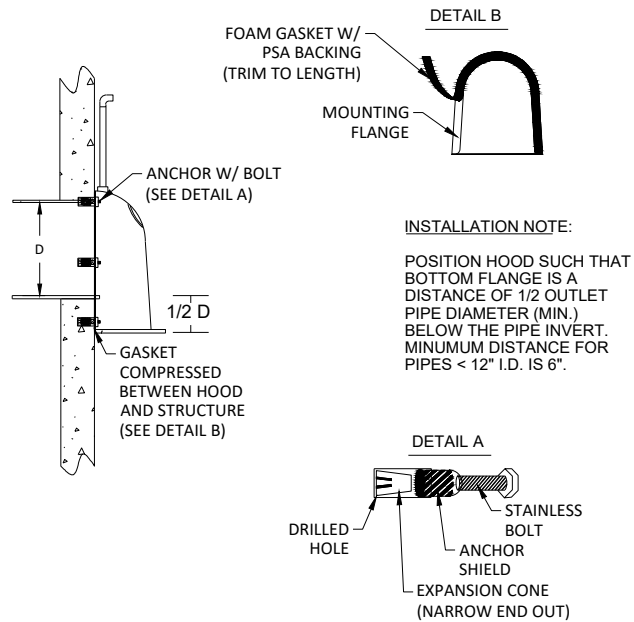
H:\JBM\10900\10904\10904_0048 Emerald Isle Drive\CAD\Plans\Typical Sections.dwg-4 Details-9/27/2024 8:29 AM-(jvandenbos)



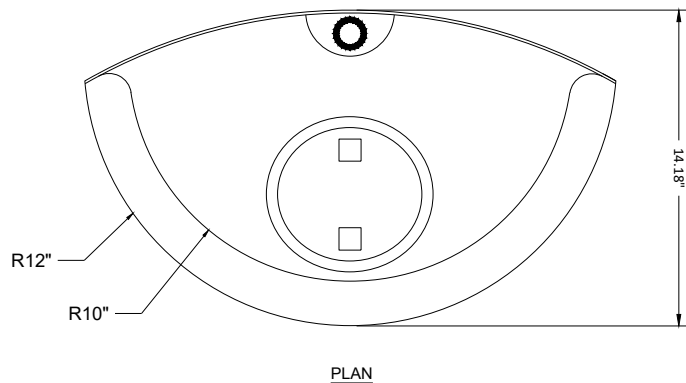
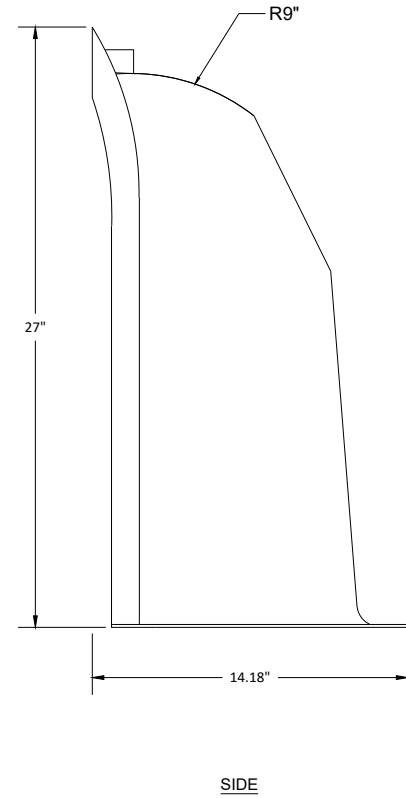
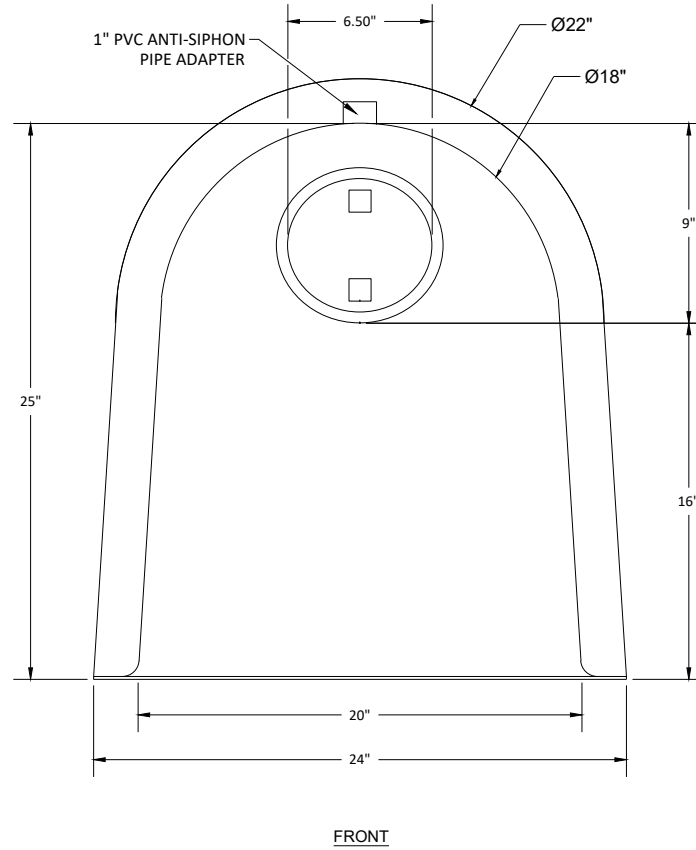
NOTES

- ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY:
BEST MANAGEMENT PRODUCTS, INC.
9 MATHEWS DRIVE, UNIT A1-A2.
EAST HADDAM, CT 06423
TOLL FREE: (800) 504-8008 OR (888) 434-0277, FAX: (877) 434-3197
WEB SITE: www.bmpinc.com
OR PRE-APPROVED EQUAL
- ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
- ALL HOODS SHALL BE EQUIPPED WITH A WATERTIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL)
- THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
- THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES <12" I.D.
- THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
- THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
- ALL STRUCTURE JOINTS SHALL BE WATERTIGHT.
- THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL)
- INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT.
INSTALLATION KIT SHALL INCLUDE:
A. INSTALLATION INSTRUCTIONS
B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER
C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING
D. 3/8" STAINLESS STEEL BOLTS
E. ANCHOR SHIELDS

INSTALLATION DETAIL



18" OR 24" OIL DEBRIS HOOD FOR CATCH BASINS



18" SNOUT OIL & DEBRIS SEPARATOR

EMERALD ISLE DRIVE PUBLIC IMPROVEMENTS
1A8 - 156TH & HICKMAN, LLC
CLIVE, IOWA



Drawn By
JLV

Checked By
SMH

Date
9/27/2024

Scale
As Shown

Project No.
10904-0048

SHEET
4

37	FIRE HYDRANT SHALL BE WATEROUS WB-67-250 OR APPROVED EQUAL. ITEM INCLUDES ALL MATERIAL AND FITTING ACCESSORIES NECESSARY FOR A COMPLETE INSTALLATION. POLY WRAP IS REQUIRED AND INCIDENTAL. FIRE HYDRANT ASSEMBLY SHALL BE COMPLETELY RESTRAINED WITH MEGALUG SERIES 2000/P, OR APPROVED EQUAL. ASSEMBLY SHALL CONTAIN EITHER AN ANCHOR TEE AND ANCHOR PIPE PER SUDAS FIGURE 5020.201, OR A MECHANICAL JOINT TEE, FITTINGS (AS APPLICABLE) AND PIPE SPOOLS WITH DI MJ RESTRAINING GLANDS. COLOR = YELLOW. PROVIDE TRACER WIRE STATION AT HYDRANT LOCATION. REMOVE CHAINS AFTER INSTALLATION.
38-39	REFER TO PLAN AND PROFILE FOR LOCATIONS OF ADJUSTMENTS. ONLY HIGH-DENSITY POLYETHYLENE ADJUSTMENT RINGS OR EXPANDED POLYPROPYLENE ADJUSTMENT RINGS ARE ALLOWED. ALL SANITARY MANHOLE ADJUSTMENTS WILL REQUIRE MOLDED BARRIER SHIELDS WITHIN CASTINGS AND ALL CONE SECTIONS REPLACED WILL NEED STAIRS IF STAIRS EXIST IN THE EXISTING STRUCTURES.
40	ALL PAVEMENT REMOVED FROM THE PROJECT SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ALL FULL DEPTH SAW CUTTING FOR REMOVALS SHALL BE CONSIDERED INCIDENTAL.
41	CLASS C (C-SUD) MIX DESIGN WITH THE FOLLOWING REQUIREMENTS SHALL BE USED ON THE PROJECT (INCLUDING HAND POURS): AGGREGATE PROPORTIONS OF 55% COARSE AND 45% FINE SLAG NOT ALLOWED, 20% CLASS FOR CLASS C FLY ASH SHALL BE USED, 6% TO 8% AIR ENTRAINMENT AFTER PLACEMENT, AND A WATER TO CEMENT RATIO OF 0.40 TO 0.45 MAX. REFER TO FIG. 7010.101 - JOINTS FOR CONSTRUCTION DETAILS. REFER TO PAVEMENT SHEETS FOR JOINTING AND GEOMETRIC PLAN DETAILS. TYPICAL 'C' AND 'CD' JOINT SPACING IS 15 FEET. COARSE AGGREGATE FOR PCC PAVEMENT SHALL BE CLASS 3 DURABILITY.
42-44	REFER TO FIG. 7030.204 - GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK, FIG. 7030.205 - GENERAL SIDEWALK AND CURB RAMP DETAILS, FIG. 7030.207 - CURB RAMP FOR CLASS B OR C SIDEWALK AND FIG. 7030.210 DETECTABLE WARNING PLACEMENT FOR SIDEWALK CURB RAMP AND DETECTABLE WARNING CONSTRUCTION DETAILS. DETECTABLE WARNING PANELS TO BE ARMOR TILE ADA SOLUTIONS OR APPROVED EQUAL, RED IN COLOR. ACCESSIBLE RAMPS AND TURNING SPACES SHALL BE 6" THICK P.C.C. AND CROSS SLOPES SHALL NOT EXCEED 2.00%. REFER TO INTERSECTION DETAILS FOR ACCESSIBLE RAMP SPOT ELEVATIONS. MINOR GRADING ADJACENT TO SIDEWALKS SHALL BE CONSIDERED INCIDENTAL.
45	INCLUDES 6" THICK SIDEWALK CROSSING DRIVEWAY.
46	REFER TO SECTION 7010.3.08 - QUALITY CONTROL FOR MATERIAL OR CONSTRUCTION ITEM ACCEPTANCE SAMPLING AND TESTING REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR ALL TESTING, TO PROVE STANDARDS ARE MET. BEAMS WILL NEED TO BE CAST AND BROKEN TO VERIFY COMPRESSIVE STRENGTH OF PAVEMENT.
47-48	ALL PAINTED PAVEMENT MARKINGS AND PAVEMENT SYMBOLS SHALL BE WATERBORNE PAINT AND MEET MUTCD SPECIFICATIONS. MEASUREMENT AND PAYMENT IS BASED ON A SOLID 4 IN. LINE. PAVEMENT MARKINGS SHALL BE REPAINTED WITH DURABLE PAVEMENT MARKINGS WHEN TEMPERATURES ALLOW FOR APPLICATION.
49	REFER TO TRAFFIC CONTROL NOTES. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE CONTRACTOR SHALL INSTALL AND MAINTAIN ROAD BARRICADES AT THE END OF EXISTING PAVEMENT.
50	REFER TO PHASING AND TRAFFIC CONTROL PLANS. TEMPORARY PAVEMENT MARKINGS WILL BE FULL COMPENSATION TO FURNISH, INSTALL, AND MAINTAIN TEMPORARY (WATERBORNE) PAVEMENT MARKINGS FOR PHASE 1A AND 1B OVER THE WINTER.
51	REFER TO TRAFFIC CONTROL NOTES. TEMPORARY ACCESS ROAD SHALL BE ON AVERAGE 4" THICK GRAVEL MEETING THE REQUIREMENTS SET FORTH FOR GRAVEL SURFACING. THE CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY ACCESS ROAD. ALL MATERIAL, LABOR REQUIRED TO INSTALL AND MAINTAIN TEMPORARY TRAIL CROSSING SHALL BE INCIDENTAL.
52	REFER TO TRAFFIC CONTROL NOTES. TEMPORARY TRAIL CROSSING SHALL MEET ALL PROWAG STANDARDS AND BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY TRAIL CROSSING. ALL MATERIAL, LABOR REQUIRED TO INSTALL AND MAINTAIN TEMPORARY TRAIL CROSSING SHALL BE INCIDENTAL.
53	REFER TO TRAFFIC CONTROL NOTES. TEMPORARY ASPHALT PAVEMENT SHALL BE MINIMUM 4" THICK AND MEET ALL REQUIREMENTS FOR TEMPORARY ASPHALT PAVEMENT PER THE CURRENT EDITION OF SUDAS. THE CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY ASPHALT PAVEMENT OVER WINTER TO THE SATISFACTION OF THE OWNER. ALL MATERIAL, LABOR REQUIRED TO INSTALL AND MAINTAIN TEMPORARY ASPHALT PAVEMENT SHALL BE INCIDENTAL.
54	INCLUDES ALL MATERIALS, EQUIPMENT, AND LABOR NEEDED TO PERFORM SEEDING. THE SITE SEEDING SHALL CONFORM TO THE SPECIFICATION FOR SUDAS TYPE (1) PERMANENT LAWN SEED MIXTURE. CONTRACTOR SHALL SEED ALL DISTURBED AREAS.
55	INCLUDES ALL MATERIALS, EQUIPMENT, AND LABOR NEEDED TO FURNISH, PLACE, AND MAINTAIN END OF SEASON TEMPORARY EROSION CONTROL THROUGHOUT THE WINTER SEASON. THIS ITEM SHALL CONFORM TO SUDAS SPECIFICATIONS AND WILL INCLUDE SEEDING & MULCHING ALL DISTURBED AREAS AT A MINIMUM.
56	REFER TO SEPARATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR CONSTRUCTION DETAILS AND INITIAL EROSION CONTROL PLAN. THE CLIENT/OWNER WILL BE RESPONSIBLE FOR MONITORING THE SITE AND KEEPING THE SWPPP CURRENT THROUGHOUT EACH PHASE OF CONSTRUCTION. THE ENGINEER IS NOT RESPONSIBLE FOR KEEPING THE SWPPP UPDATED THROUGHOUT CONSTRUCTION OR FOR DISTRIBUTION OF THE PLAN TO CONTRACTORS. IT WILL BE THE DUTY OF THE CONTRACTOR TO SEE THAT ALL SUBCONTRACTORS RECEIVE A COPY OF THE SWPPP AND SIGN THE CERTIFICATION STATEMENTS. IT IS ALSO THE DUTY OF THE CONTRACTOR TO PERIODICALLY UPDATE THE SWPPP THROUGHOUT CONSTRUCTION TO MEET ALL EPA, IDNR AND LOCAL GOVERNMENTAL AGENCY'S REQUIREMENTS.
57-59	REFER TO EROSION CONTROL PLANS FOR LOCATIONS.
60-62	ALL STORM SEWER INTAKES WITHIN STREET SURFACING ARE DROP IN. ALL AREA INTAKES AND STORM STRUCTURES ARE SURFACE APPLIED. REFER TO EROSION CONTROL PLANS FOR LOCATIONS.
63	CONCRETE WASHOUTS SHALL BE CONCRETE WASHOUT SYSTEMS, INC. ROLL-OFFS OR APPROVED EQUAL. THE CONTRACTOR SHALL DETERMINE LOCATIONS FOR THE CONCRETE WASHOUTS. BID INCLUDES DELIVERY, VACUUM SERVICE, CLEANOUT, AND REMOVAL OF WASHOUTS. DISPOSAL OF ALL WASHOUT MATERIAL SHALL BE CONSIDERED INCIDENTAL.
64-65	TEMPORARY MAILBOXES TO BE CLUSTERED OUTSIDE OF CONSTRUCTION AREA. COORDINATE WITH POSTAL SERVICE. SEE TRAFFIC CONTROL AND STAGING PLANS.
66	THIS ITEM INCLUDES ALL MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO FURNISH AND REPLACE EXISTING MAILBOXES. REPLACEMENT MAILBOXES SHALL BE 7-INCH BY 9-INCH BLACK POST MOUNTED MAILBOXES OR APPROVED EQUIVALENT BY THE LOCAL USPS OFFICE. HOUSE NUMBERS SHALL BE AFFIXED TO THE FRONT OF THE NEW BOX.
67	PROVIDE ALL SURVEY, CONSTRUCTION LAYOUT AND STAKING FOR THE PROJECT. ITEM INCLUDES RESETTING OF PROJECT CONTROL POINTS, RESTAKING AND ANY ADDITIONAL STAKING NEEDED.
68	THE MOVEMENT OF PERSONNEL, EQUIPMENT, AND SUPPLIES TO THE PROJECT SITE; THE ESTABLISHMENT OF OFFICES, BUILDINGS, AND OTHER FACILITIES NECESSARY FOR THE PROJECT; AND BONDING, PERMITS, AND OTHER EXPENSES INCURRED PRIOR TO CONSTRUCTION.



HOUSTON
engineering, inc.

GENERAL NOTES

3. WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THESE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATIONS AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.
2. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY (48 HRS NOTICE) THE FOLLOWING:
 - A. CITY OF CLIVE
 - B. APPROPRIATE UTILITY COMPANIES
 - C. OWNER
 - D. ENGINEER
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF CLIVE AT LEAST ONE WEEK PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGE DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK BETWEEN ALL SUPPLIERS AND SUBCONTRACTORS INVOLVED IN THE PROJECT. INCLUDING STAGING OF CONSTRUCTION DETAILS.
6. FOR THE ENTIRETY OF THE PROJECT, THE CONTRACTOR SHALL COORDINATE AND MAINTAIN REASONABLE ACCESS TO ALL ADJACENT PROPERTIES INCLUDING ACCESS AND COORDINATION FOR, BUT NOT LIMITED TO: MAIL, GARBAGE, AND EMERGENCY SERVICES. THIS MAY REQUIRE PHASING THE PROJECT OR PROVIDING TEMPORARY ACCESS AT NO ADDITIONAL COST TO THE OWNER.
7. THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
8. THE CONTRACTOR MAY BE REQUIRED AS DIRECTED BY THE ENGINEER OR THE CITY, TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY. THIS WILL BE INCIDENTAL TO THE BID ITEM TRAFFIC CONTROL.
9. SPECIAL CARE SHALL BE TAKEN WHEN FORMING AT INTERSECTIONS SO THE PROFILES SHOWN ON THE PLANS AND THE ELEVATIONS SHOWN ON THE INTERSECTIONS DETAILS ARE OBTAINED. SHORT LENGTHS OF FORMS OR FLEXIBLE FORMS MAY BE NECESSARY AT THESE LOCATIONS.
10. TO OBTAIN THE CORRECT FORM GRADES AT LOW POINTS WHERE INTAKES ARE LOCATED, THE CONTRACTOR MUST EXERCISE ADDITIONAL CARE WHEN PAVING FULL WIDTH PAVEMENTS. THIS MAY REQUIRE POURING ONE HALF OF THE PAVEMENT AT A TIME OR OTHER METHODS APPROVED BY THE ENGINEER.
11. THE CONTRACTOR SHALL CONFINE THEIR GRADING OPERATIONS TO WITHIN THE PROPOSED AND EXISTING RIGHT OF WAY, CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS.
12. PLAN AND PROFILE SHEETS INCLUDED IN THE PROJECT ARE FOR THE PURPOSE OF ALIGNMENT, LOCATON AND SPECIFIC DIRECTIONS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT. IRRELEVANT DATA ON THESE SHEETS IS NOT TO BE CONSIDERED A PART OF THIS CONTRACT.
13. THE CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH AND COMPLY WITH OSHA STANDARDS. NOTHING WITHIN THESE CONSTRUCTION PLANS SHALL RELIEVE THE CONTRACTOR OF THIS REQUIREMENT.
14. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES REQUIRED ON THE STORM WATER POLLUTION PREVENTION PLAN.
15. ALL DISTURBED WETLANDS SHOWN ON THE PLANS HAVE BEEN PERMITTED AND MITIGATED OFF SITE. THE CONTRACTOR SHALL NOT DISTURB ANY WETLANDS OUTSIDE OF THE IMPACED WETLANDS SHOWN ON THE PLANS. PROTECT UNDISTURBED WETLANDS WITH ORANGE PLASTIC SAFETY FENCE.
16. IN THE EVENT OF A DISCREPANCY BETWEEN DETAILED PLANS AND QUANTITIES, THE DETAILED PLANS SHALL GOVERN.
17. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL. ALL TRAFFIC CONTROL SHALL COMPLY WITH MUTCD AND SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION.
18. ALL SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING.
19. ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
20. ALL FIELD TILES ENCOUNTERED SHALL BE REPAIRED AND CONNECTED TO STORM SEWERS WHERE POSSIBLE. LOCATIONS SHALL BE PROVIDED TO ENGINEER FOR NOTATION ON AS-BUILTS INCLUDING LOCATION, TYPE OF TILE, & TILE ELEVATION.
21. PRIOR TO ANY WORK AT THIS SITE, CONTRACTOR SHALL EXAMINE ANY APPLICABLE DRAWINGS AVAILABLE FROM THE OWNER OR ENGINEER, AND CONSULT WITH OWNER'S PERSONNEL AND UTILITY COMPANY REPRESENTATIVES. NO COMPENSATION WILL BE ALLOWED FOR DAMAGE FROM FAILURE TO COMPLY WITH THIS REQUIREMENT.
22. CONTRACTOR SHALL COMPLY WITH ALL PROWAG A.D.A. REQUIREMENTS FOR ACCESSIBLE SIDEWALK RAMPS INCLUDING RAISED TRUNCATED DOME DETECTABLE WARNINGS.
23. CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR WILL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OF MATERIALS. PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
24. ALL MATERIAL TESTING SHALL BE CONSIDERED INCIDENTAL TO OTHER CONSTRUCTION.
25. THE GRADING OF THE DETECTION FACILITY AND INSTALLATION OF THE STORM SEWER SYSTEM SHALL BE COMPLETED AND FUNCTIONAL PRIOR TO ANY INCREASE IN THE SIZE OF IMPERVIOUS SURFACES WITHIN THE SITE OR THE PREVIOUSLY MENTIONED ITEMS SHALL BE GRADED/INSTALLED AS SOON AS PRACTICAL.

CITY OF CLIVE TYPICAL NOTES FOR CONSTRUCTION DRAWINGS AND SITE PLAN IMPROVEMENTS

GENERAL NOTES:

THE CONTRACTOR SHALL NOTIFY THE CITY OF CLIVE AND ONE CALL 48 HOURS PRIOR TO COMMENCING CONSTRUCTION AND PRIOR TO UTILITY CONSTRUCTION, SUBGRADE PREP, MAIN LINE PAVING AND BOX-OUT PAVING.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS AND CLIVE SPECIAL CONDITIONS, CURRENT AT THE COMMENCEMENT OF CONSTRUCTION.

THE CONTRACTOR AND DEVELOPER'S ENGINEER SHALL ATTEND A REQUIRED PRE-CONSTRUCTION WITH THE CITY PUBLIC WORKS AND ENGINEERING DEPARTMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE CITY AND THE OWNER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING THE AS-BUILT LOCATION OF ALL SANITARY SEWER, SUMPS AND WATER MAIN SERVICES AND VERIFYING LOCATIONS ON THE AS-BUILT DRAWINGS.

RECONNECT ANY FIELD TILE THAT IS INTERCEPTED DURING UTILITY CONSTRUCTION, LOCATION OF FIELD TILE SHALL BE NOTIED ON THE AS-BUILT DRAWINGS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE CURRENT VERSION OF MUTCD.

PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS, AS-BUILT RECORD DRAWINGS (HORIZONTAL AND VERTICAL AS-BUILT DATA IN STATE PLANE COORDINATES AND NGVD 29 DATUM) FOR ALL WATER, SANITARY SEWER, STORM SEWER PIPING AND ASSOCIATED APPURTENANCES, AND SITE GRADING WILL BE PROVIDED (VOLUME CALCULATIONS FOR ALL STORM WATER DETENTION FACILITIES SHALL ALSO BE PROVIDED). THE MINIMUM PERMITTED DEPTH OF PONDS AT THE DESIGNED BOTTOM SHALL BE 12 FEET PRIOR TO ACCEPTANCE. AT LEAST 25% OF THE WATER SURFACE AREA SHALL HAVE A DEPTH OF 8-FEET.

 HOUSTON <i>engineering, inc.</i>	EMERALD ISLE DRIVE PUBLIC IMPROVEMENTS IA8 - 156TH & HICKMAN, LLC CLIVE, IOWA					
	GENERAL NOTES			No.	Revision	By
	Drawn By	JLV				
	Checked By	SMH				
	Date	9/27/2024				
	Scale	As Shown				
	Project No.	10904-0048				
SHEET		6				

HICKMAN ROAD IS A HIGH VOLUME ROADWAY, CONSTRUCTION ACTIVITY IN THE AREA WILL DISTURB TRAFFIC. THEREFORE, IT IS ADVISABLE TO ADOPT A CONSTRUCTION SEQUENCE WHICH DIRECTS ACTIVITIES IN AN ORDERLY MANNER AND MINIMIZES DISRUPTIONS TO TRAFFIC AS MUCH AS PRACTICAL.

STAGING AND CONSTRUCTION ACTIVITIES MUST BE COORDINATED WITH ADJACENT PROJECTS. KNOWN PROJECTS IN THE AREA INCLUDE:

- EMERALD ISLE TOWNHOMES IN NE QUADRANT OF HICKMAN RD AND NW 156TH STREET INTERSECTION.

UTILITIES:
CONTRACTOR SHALL WORK WITH EACH UTILITY COMPANY TO RESOLVE EACH KNOWN AND UNKNOWN CONFLICTS AND INCORPORATE THEM INTO THE OVERALL CONSTRUCTION SCHEDULE.

GARBAGE AND RECYCLING SERVICES:
CONTRACTOR TO COORDINATE LOCATION OF COMMON COLLECTION POINT FOR TEMPORARY RESIDENTIAL TRASH AND RECYCLING SERVICES DURING CONSTRUCTION.

PLACE PDMS BOARDS SEVEN (7) DAYS IN ADVANCE OF THE START OF CONSTRUCTION. COORDINATE MESSAGE WITH ENGINEER AND CITY.

STAGE 1B: FUTURE 154TH STREET FROM PHASE 1A TO STA 102+90

- COORDINATE WITH UTILITY COMPANIES
- COORDINATE WITH THE FOLLOWING SERVICES PRIOR TO STARTING CONSTRUCTION:
 - POSTAL SERVICE
 - SCHOOL BUS ROUTES
 - TRASH AND RECYCLING PICK UP
 - EMERGENCY SERVICES
- INSTALL TRAFFIC CONTROL SIGNAGE AS SHOWN FOR STAGE 1B
- MAINTAIN PROPERTY/BUSINESS ACCESS AT ALL TIMES AND AS SHOWN
- MAINTAIN TWO LANES IN EACH DIRECTION ALONG HICKMAN ROAD AT ALL TIMES AS SHOWN.
- INSTALL TEMPORARY ASPHALT TAPER BETWEEN NEW AND EXISTING SURFACES AT MIN 20:1 SLOPE, 24' WIDE.
- COMPLETE CONSTRUCTION AND REOPEN STAGE.

IN ORDER TO MINIMIZE VEHICLE TRAFFIC CONGESTION, THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING TRAFFIC CONTROL RESTRICTIONS FOR THE DURATION OF CONSTRUCTION.

HICKMAN ROAD:

1. TRAFFIC ON HICKMAN ROAD WILL BE MAINTAINED AT ALL TIMES.
2. MAINTAIN TWO-LANE TRAFFIC (IN EACH DIRECTION) ALONG HICKMAN ROAD. IF/WHEN A LANE CLOSURE IS REQUIRED (PAVEMENT MARKING CHANGES OR OTHER), LANE CLOSURES WILL NOT BE ALLOWED DURING THE FOLLOWING TIMES:
 - 6:00 A.M. TO 9:00 A.M. MONDAY THROUGH FRIDAY
 - 3:00 P.M. TO 7:00 P.M. MONDAY THROUGH FRIDAY
3. DURING NON-WORKING HOURS, A 6:1 TEMPORARY FILLET IS REQUIRED FOR ANY PAVEMENT DROP-OFF WITHIN 4 FEET OF THE TRAVELED WAY.

1. REFER TO THE REMAINING SHEETS FOR SPECIAL LAYOUTS OF CONSTRUCTION SIGNING AND STAGING.
2. TRAFFIC CONTROL ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS AS ADOPTED BY THE IOWA DEPARTMENT OF TRANSPORTATION PER 761 OF THE IOWA ADMINISTRATIVE CODE CHAPTER 130.
3. ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED, CLEANED, AND REMOVED BY THE CONTRACTOR. ALL TRAFFIC CONTROL WILL REMAIN THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL CHECK TRAFFIC CONTROL DEVICES DAILY AND REPAIR OR REPLACE DAMAGED DEVICES PROMPTLY.
4. THE LOCATION OF STORAGE EQUIPMENT BY THE CONTRACTOR DURING NONWORKING HOURS SHALL BE AS APPROVED BY THE ENGINEER IN CHARGE OF CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR SECURING A SAFE STORAGE AREA FOR EQUIPMENT AND MATERIALS.

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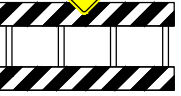
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W20-1



W1-4R



LONGITUDINAL
PEDESTRIAN BARRICADE



END
ROAD WORK
G20-2a-48



R11-4a
ROAD
CLOSED



R11-2
TYPE III BARRICADE



W21-5bR



W1-4L



4 PAWS
BUSINESS
ACCESS



R3-1



R3-2



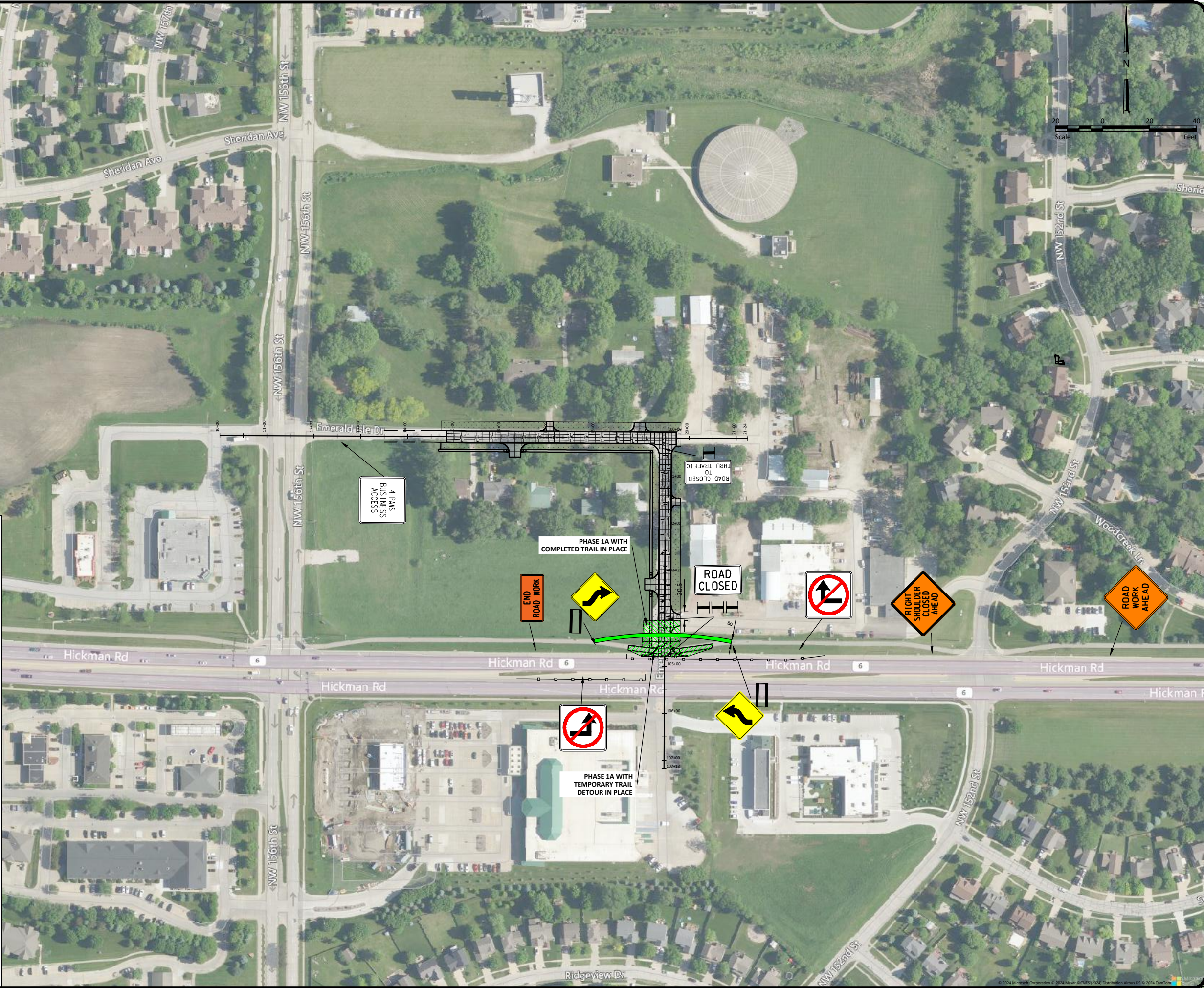
BARRELS
& CONES



TEMP TRAIL

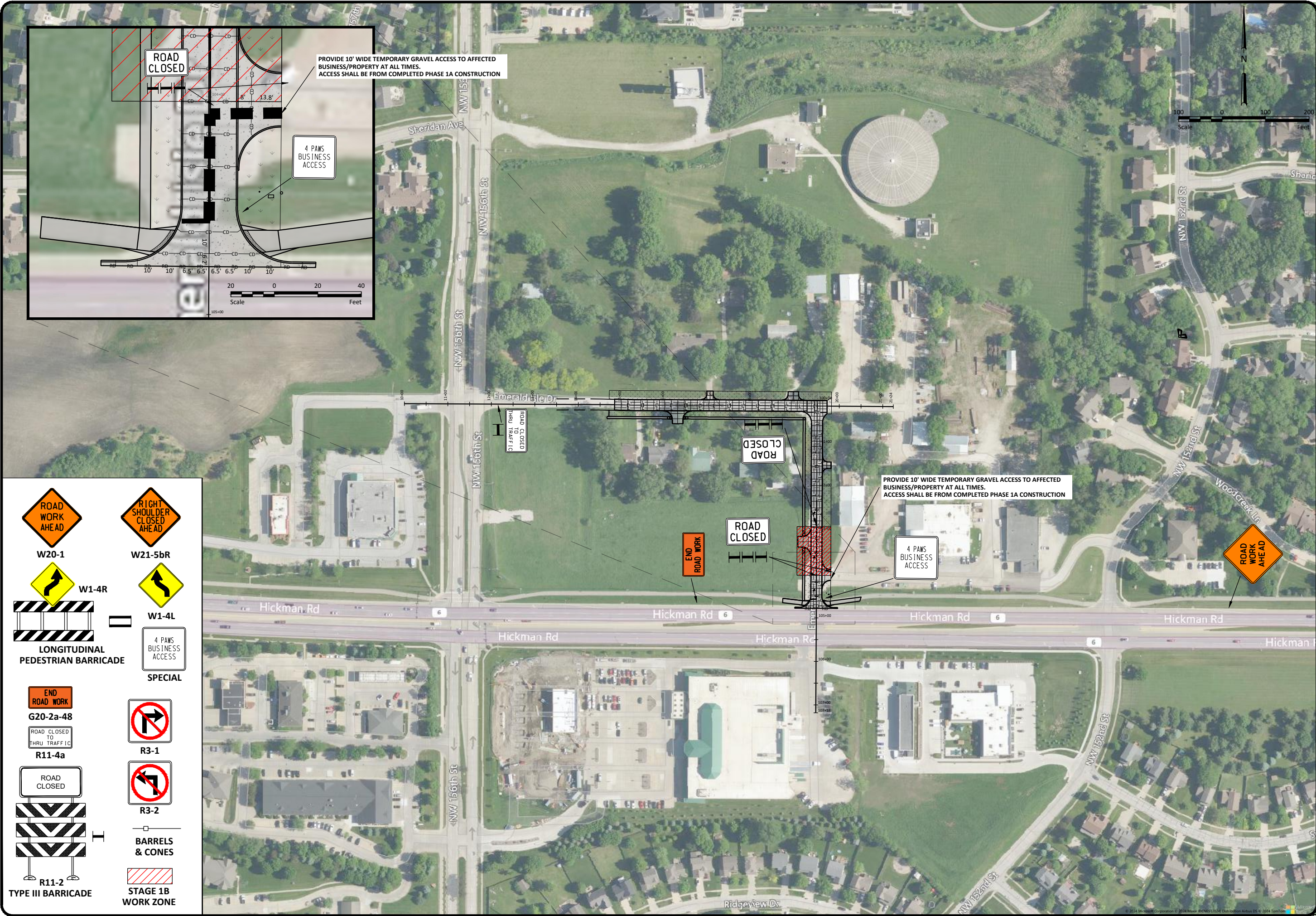


STAGE 1A
WORK ZONE



EMERALD ISLE DRIVE PUBLIC IMPROVEMENTS 1A8 - 156TH & HICKMAN, LLC CLIVE, IOWA		No.	Revision	Date	By
TRAFFIC CONTROL AND STAGING PLAN PHASE 1A					
		Drawn By JLV			
		Checked By SMH			
		Date 9/27/2024			
		Scale As Shown			
		Project No. 10904-0048			
		SHEET 8			

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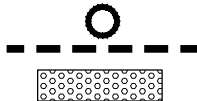
EMERALD ISLE DRIVE PUBLIC IMPROVEMENTS 1A8 - 156TH & HICKMAN, LLC CLIVE, IOWA	TRAFFIC CONTROL AND STAGING PHASE 1B	Drawn By JLV	Checked By SMH	Date 9/27/2024	Scale As Shown	Project No. 10904-0048	SHEET 9
No.	Revision	Date	By				



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EROSION CONTROL LEGEND

- LA INLET PROTECTION
O FILTER SOCK
O CONSTRUCTION ENTRANCE



RHINER, DALE L & LAURA A
JTRS

LOTS 3 & 4 & S
50' OF RR ROW

PHUNG, HONG C & TRAN
HUNG JTRS

LOT 1 & E 66' ON EAST
SIDE & LOT 2, EXCEPT
W 55', S 50' OF RR ROW

INLET PROTECTION



EMERALD ISLE DRIVE

EROSION CONTROL GOOD HOUSEKEEPING PRACTICES

GENERAL NOTES FOR ALL PHASES

1. REFERENCE SWPPP FOR MORE INFORMATION REGARDING EROSION CONTROL.
2. THE SPREAD OF TRACK OUT IS TO BE MITIGATED DAILY. IN AREAS WHERE CONSTRUCTION VEHICLES EXIT MUDDY WORK AREAS AND ENTER CITY STREETS, PLACE STABILIZED CONSTRUCTION ENTRANCE BETWEEN MUDDY WORK AREA AND CITY STREET.
3. PAVEMENT MUST BE SWEEPED DAILY AND CLEARED OF DIRT AND OTHER DEBRIS.
4. TRASH MUST BE PICKED UP DAILY.
5. INLET PROTECTION TO BE PROVIDED FOR ALL EXISTING AND NEW STORM INTAKES.
6. DO NOT ALLOW ANYTHING BUT CLEAN, CLEAR WATER TO ENTER THE EXISTING AND PROPOSED STORM INTAKES. ANYTHING ELSE MAY RESULT IN AN ILICIT DISCHARGE CITATION, AS WELL AS REMOVING ANY SEDIMENT AND/OR DEBRIS FROM THE AREA AT THE CONTRACTOR'S EXPENSE.
7. EROSION CONTROL MEASURES TO BE ADJUSTED AS NEEDED TO MEET NPDES GENERAL PERMIT 2 REQUIREMENTS.

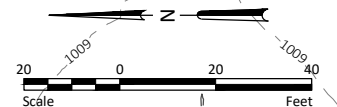
DEMOLITION AND GRADING PHASE

1. PERIMETER EROSION CONTROL MUST BE IN PLACE AND FUNCTIONING PRIOR TO LAND--DISTURBING ACTIVITIES.
2. INSTALL AND MAINTAIN FILTER SOCK AT THE TOE OF FRESH SLOPES.
3. INLET PROTECTION FOR EXISTING STORM INTAKES MUST BE IN PLACE AND FUNCTIONING PRIOR TO LAND --DISTURBING ACTIVITIES.
4. INLET PROTECTION TO REMAIN IN PLACE UNTIL ENTIRE UPHILL AREA IS FINAL STABILIZED.
5. CONSTRUCTION EXIT/ENTRANCE MUST BE MONITORED FOR PROPER FUNCTION AT ALL TIMES. WHEN HALF OF THE ROCKS SURFACE BECOME FOULED, OR IF TRACK-OUT IS NOT BEING PREVENTED, THE ROCK MUST BE REPLACED WITH CLEAN MATERIAL.

FINISHED PAVEMENT AND STRUCTURES PHASE

1. INLET PROTECTION FOR NEW STORM INTAKES MUST BE IN PLACE AND FUNCTION IMMEDIATELY FOLLOWING INSTALLATION.
2. INLET PROTECTION TO REMAIN IN PLACE UNTIL ENTIRE UPHILL AREA IS FINAL STABILIZED.
3. MAINTAIN FILTER SOCKS AT THE TOE OF FRESH SLOPES AND BACK OF CURB ADJACENT TO DISTURBED SOILS UNTIL UPHILL AREA IS STABILIZED.
4. INLET PROTECTION IS REQUIRED FOR ALL EXISTING AND NEW STORM INTAKES. LEAVE ALL INLET PROTECTION IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND UPHILL AREA IS STABILIZED. REPLACE ANY DAMAGED OR NON-FUNCTIONING INLET PROTECTION IMMEDIATELY.

PRIEBE, CORRINE L
PARCEL "B" LOT 1



(FUTURE)
NW 154TH DRIVE

FILTER SOCK

INLET PROTECTION

FILTER SOCK

FILTER SOCK

CONSTRUCTION ENTRANCE

CONCRETE WASHOUT,
SEE SITE PLAN

LOT 16

LOT 18

EMERALD ISLE DRIVE PUBLIC IMPROVEMENTS
IA8 - 156TH & HICKMAN, LLC
CLIVE, IOWA

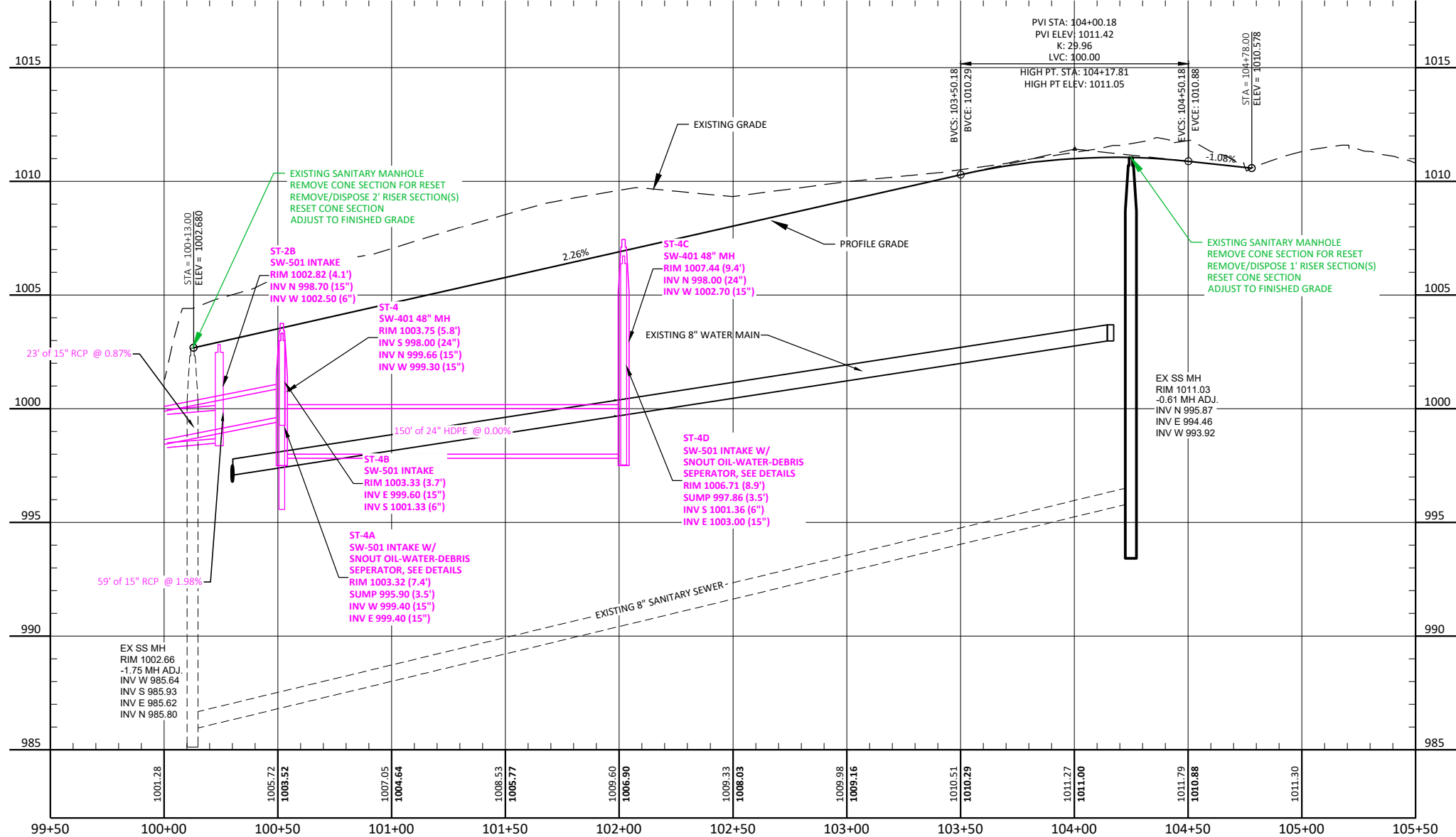
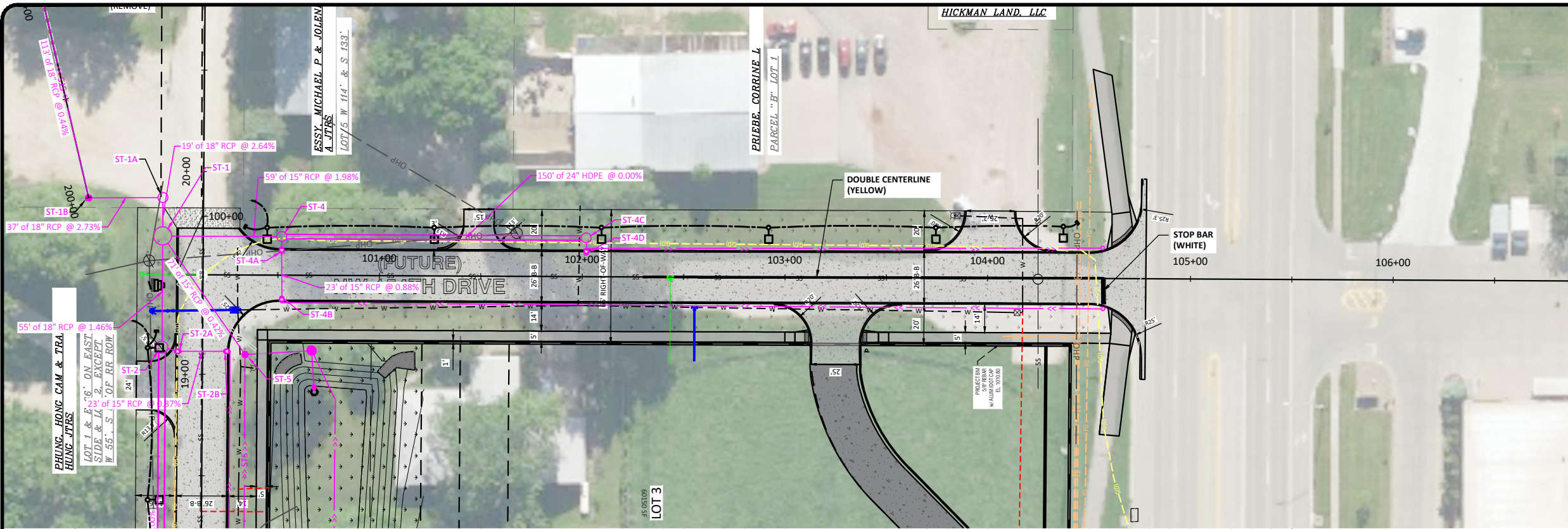
EROSION CONTROL



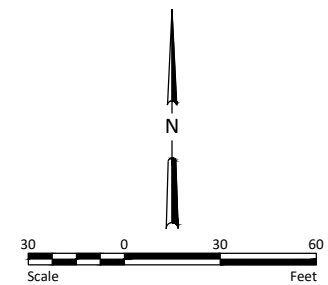
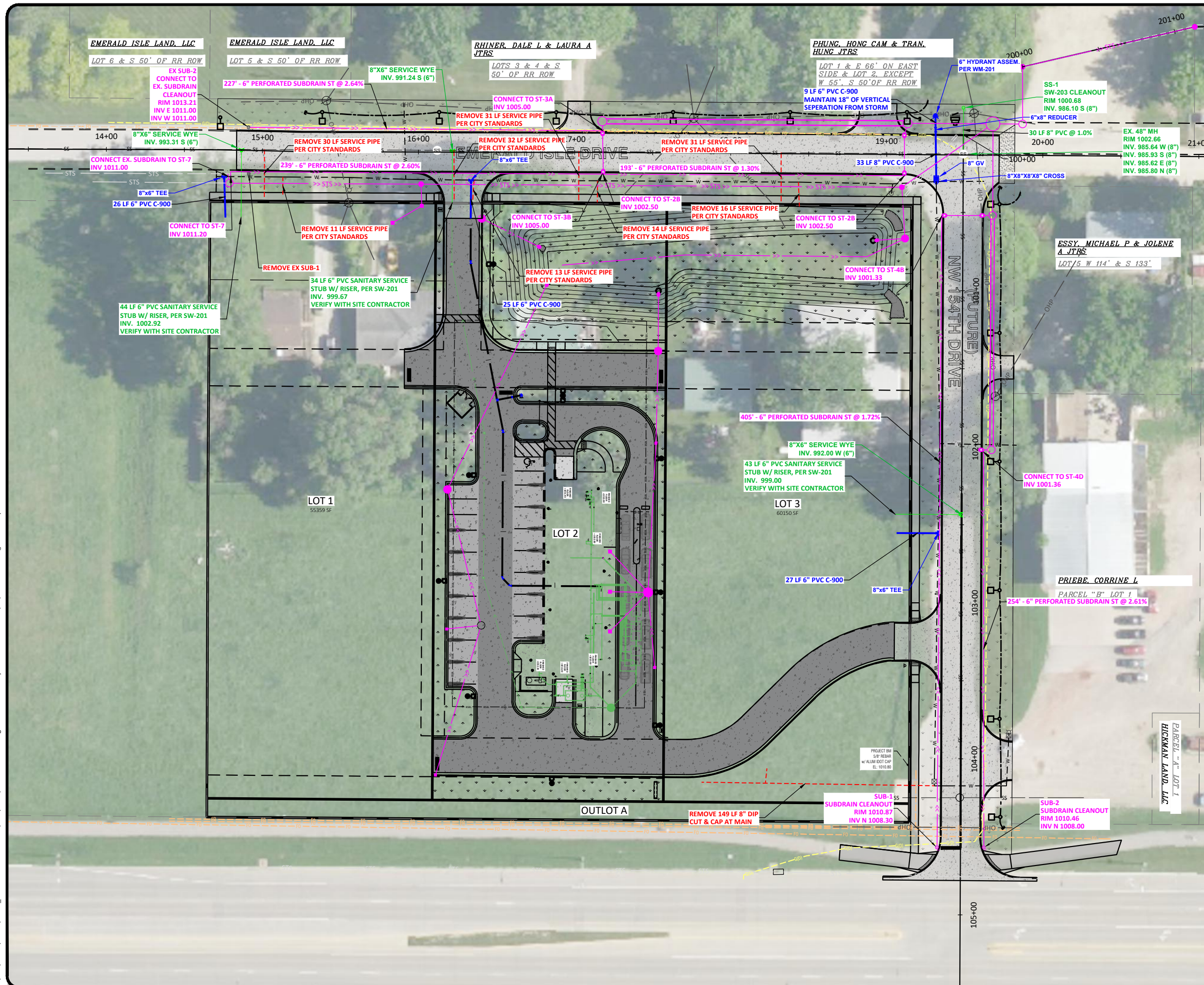
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1A8 - 156TH & HICKMAN, LLC			
CLIVE, IOWA			
PLAN AND PROFILE			
Houston Engineering, Inc.			
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 HOUSTON Engineering, Inc.	EMERALD ISLE DRIVE PUBLIC IMPROVEMENTS IAS8 - 156TH & HICKMAN, LLC CLIVE, IOWA				
	WATER, SANITARY, AND SUBDRAIN PLAN				
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	Date 9/27/2024	Scale As Shown	Project No. 10904-0048		
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EMERALD ISLE LAND, LLC WALD ISLE LAND, LLC

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JTRS

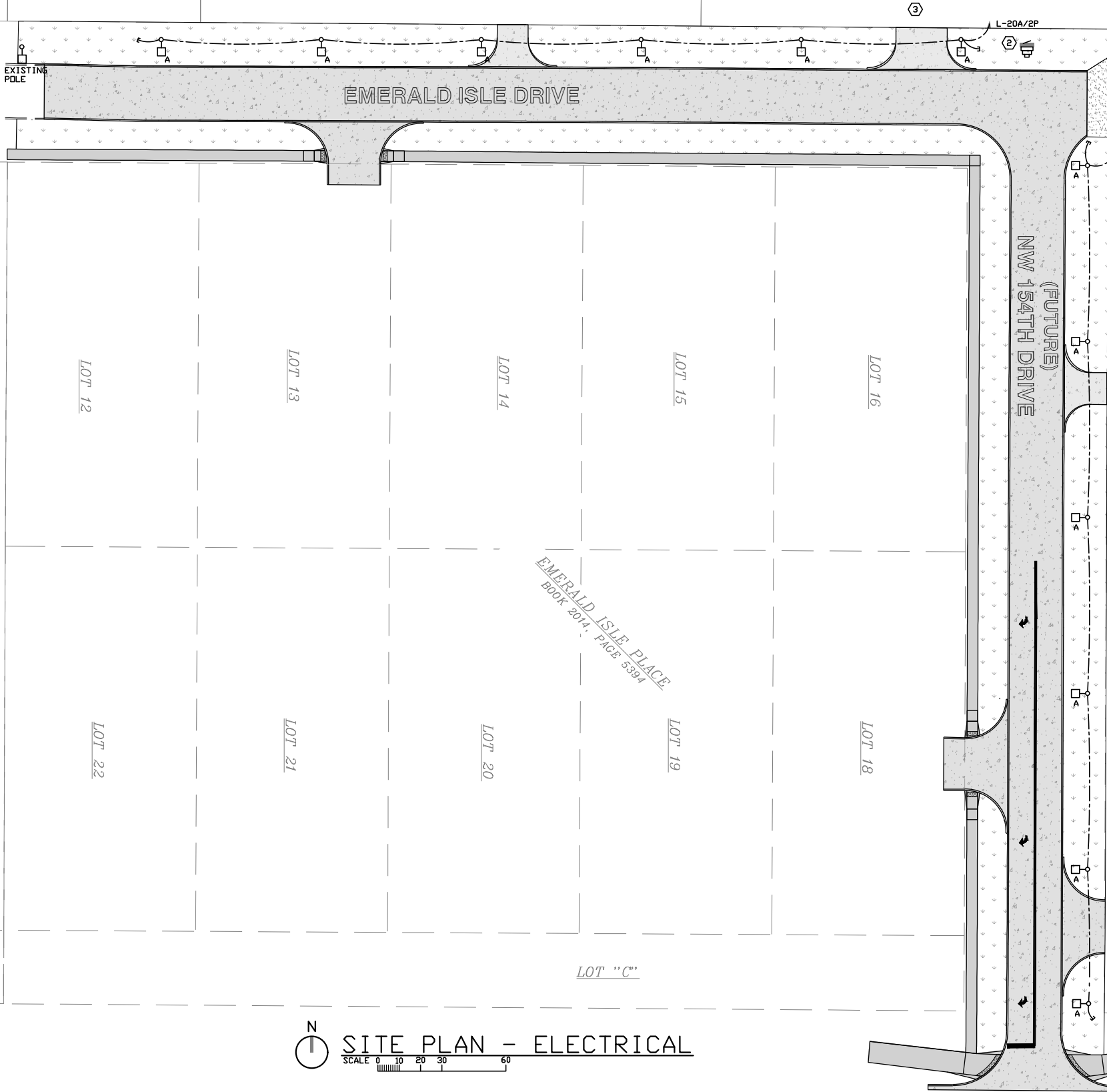
PHUNG, HONG CAM & TRAN,
HUNG JTRS

LAFFOON & COMPANY,

ESSY, MICHAEL P & JOL
A JTRS

PRIEBE, CORRINE L

HICKMAN LAND, LLC



SITE PLAN - ELECTRICAL

SCALE 0 10 20 30 60



ELECTRICAL NOTES

1. PROVIDE POLE MOUNTED LIGHT FIXTURE TYPE A AS SHOWN ON THE PLANS. LIGHT FIXTURE SHALL BE EQUAL TO SOLIAS LIGHTING NO. HL1-5-2M-740-STD-10-10-7-GY MOUNTED TO A POLE EQUAL TO VALMOUNT NO. P34S-EMB-6 ARM. LIGHT FIXTURE SHALL BE A 5,500 LUMENS, TYPE II MEDIUM DISTRIBUTION, 70+ CRI, 4000K TEMPERATURE, STANDARD VOLTAGE, 0-10 VOLT DIMMING, 10KV SKVA SURGE, PHOTO CELL. POLE SHALL BE A DIRECT EMBEDDED, 28 FEET POLE WITH SINGLE 6' MAST ARM, STEEL MATERIAL, ROUND, GALVANIZED, BASE DIAMETER OF 8.5". LOCATE POLE 6' OFF OF CURB.

2. PROVIDE GROUND MOUNTED METER PEDESTAL 100 AMP 120/240 VOLT SINGLE PHASE 3 WIRE, WITH 100 AMP MAIN CIRCUIT BREAKER AND 10 SINGLE POLE BRANCH CIRCUIT SPACES WITH TWO 20A/2P CIRCUIT BREAKER AND 4 20A/1P CIRCUIT BREAKERS. PEDESTAL SHALL BE EQUAL TO MILBANK U6221 SERIES RATED AT 42,000 AIC. COORDINATE METER SOCKET TYPE AND AIC RATING WITH SERVING UTILITY COMPANY.

3. PROVIDE 100 AMP 120/240 VOLT SINGLE PHASE 3 WIRE SERVICE TO METER PEDESTAL FROM AN EXISTING POLE MOUNTED TRANSFORMER LOCATED ON THE NORTH SIDE OF THE NEW EMERALD DRIVE ROAD. INSTALL THE 100 AMP RATED FIXTURE IN CONDUIT UNDER NEW ROAD AND UP EXISTING POLE WITH WEATHER PROOF CONDUIT SERVICE ENTRANCE CAP. COORDINATE LOCATION WITH SERVING UTILITY COMPANY.

4. ELECTRICAL WORK SHALL BE INSTALLED AS PER THE CURRENT NATIONAL ELECTRICAL CODE AND ADDITIONAL ELECTRICAL REQUIREMENTS FROM THE CITY OF CLIVE. ALL WIRING METHODS SHALL CONSIST OF PVC CONDUIT WITH INDIVIDUAL CONDUCTORS AS REQUIRED.

LIGHTING TO BE BID AND CONSTRUCTED BY OTHERS (MID AMERICAN ENERGY). CONTRACTOR TO COORDINATE ROADWAY WORK IN CONJUNCTION WITH MID AMERICAN ENERGY. LIGHTING PLANS FOR CONTRACTOR REFERENCE ONLY.



Professional Design
Engineers

48371 265th Street
Brandon, SD 57005
(605)582-5717
Fax 582-5717

PDE JOB NO.: 2024015

DRAWN BY: RKK

APPROVED BY: DEM

DATE: 08-21-24

REVISIONS:

REVISIONS:



EMERALD ISLE DRIVE PUBLIC IMPROVEMENTS
1A8 - 156TH & HICKMAN, LLC
CLIVE, IOWA

STREET LIGHTING



Drawn By

JLV

Checked By

SMH

Date

9/27/2024

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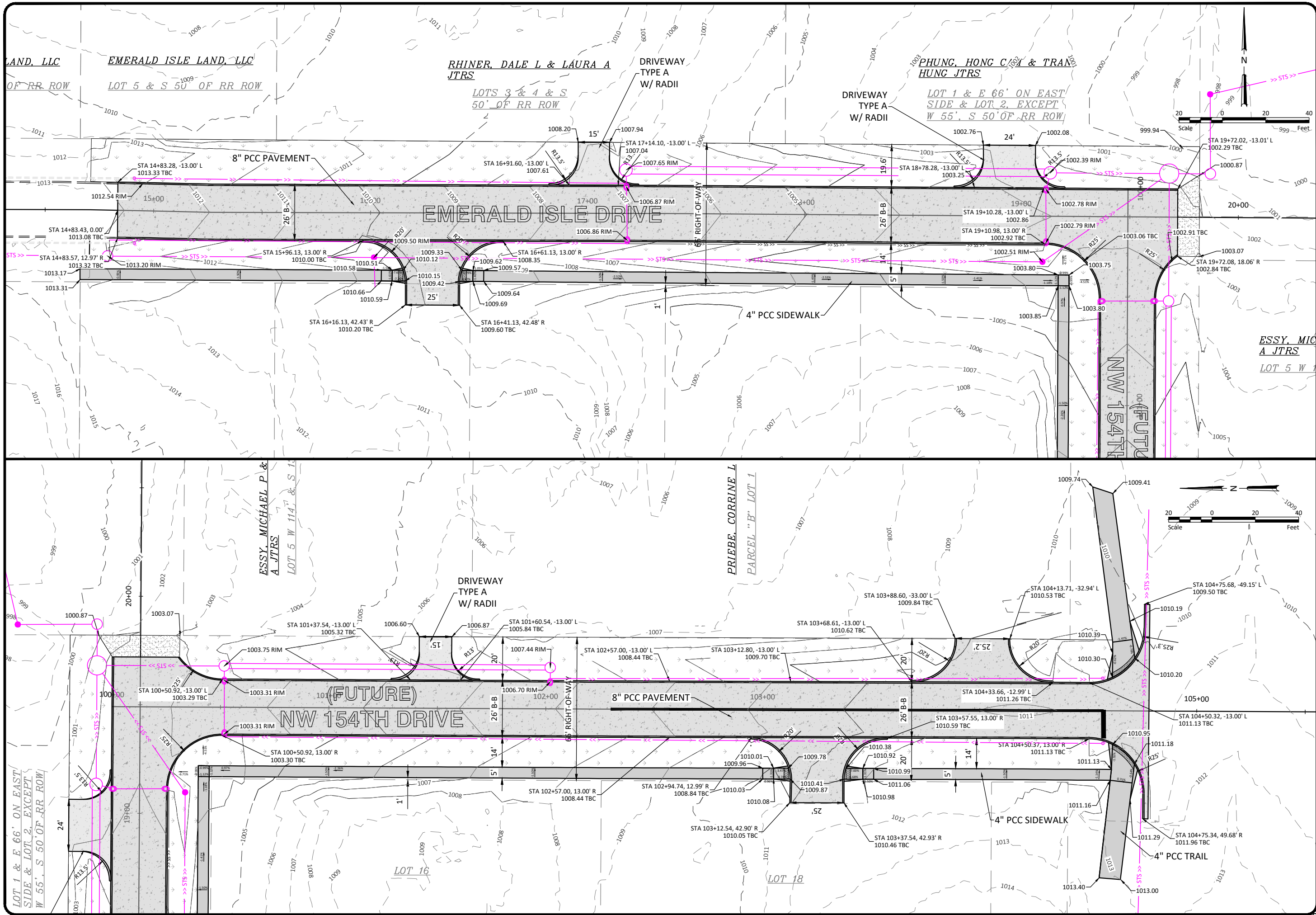
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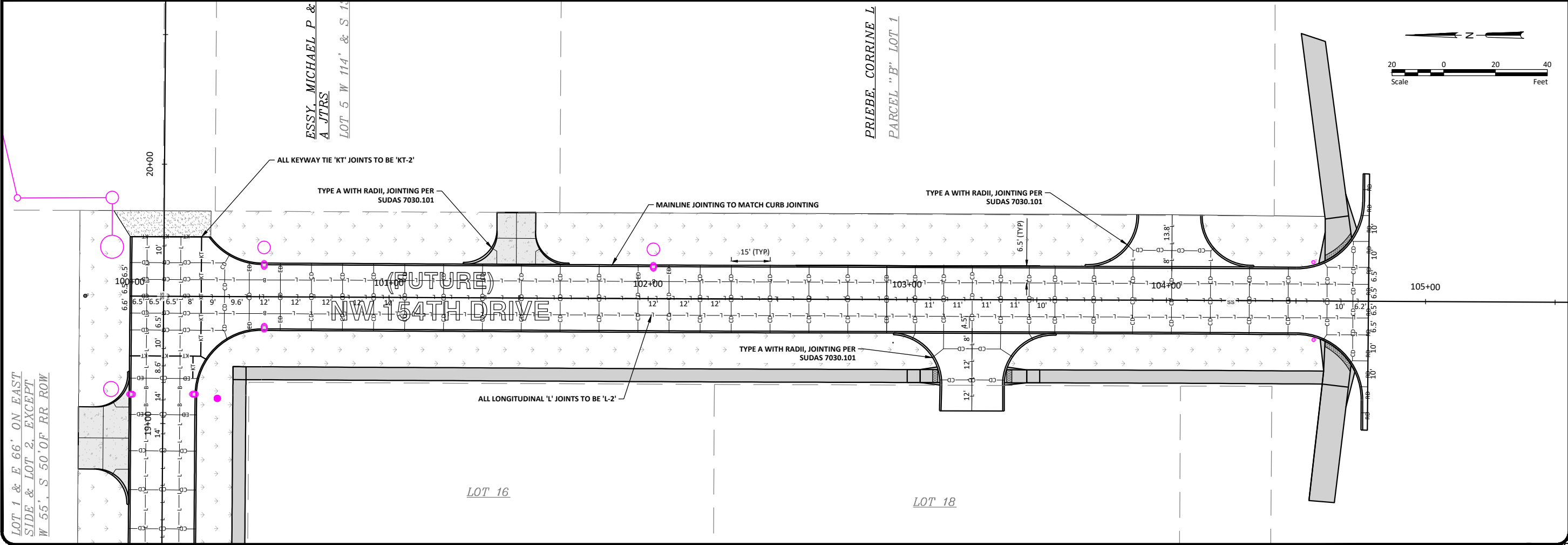
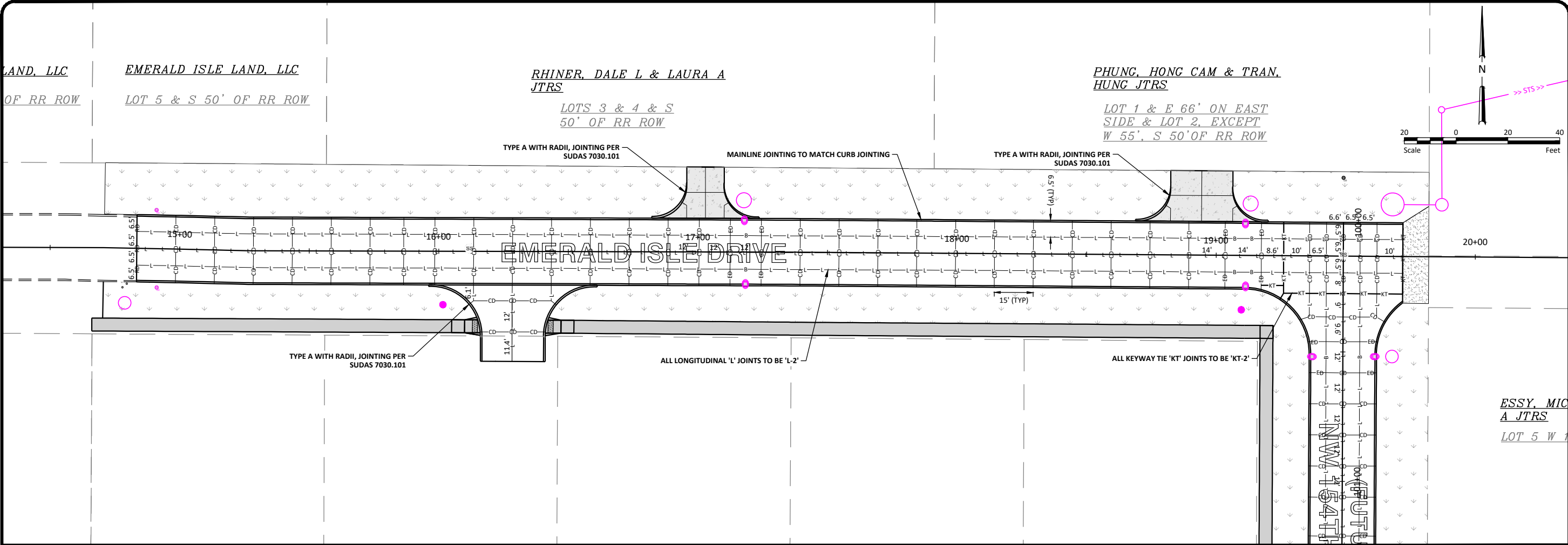
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EMERALD ISLE DRIVE PUBLIC IMPROVEMENTS IA8 - 156TH & HICKMAN, LLC CLIVE, IOWA			
GRADING			
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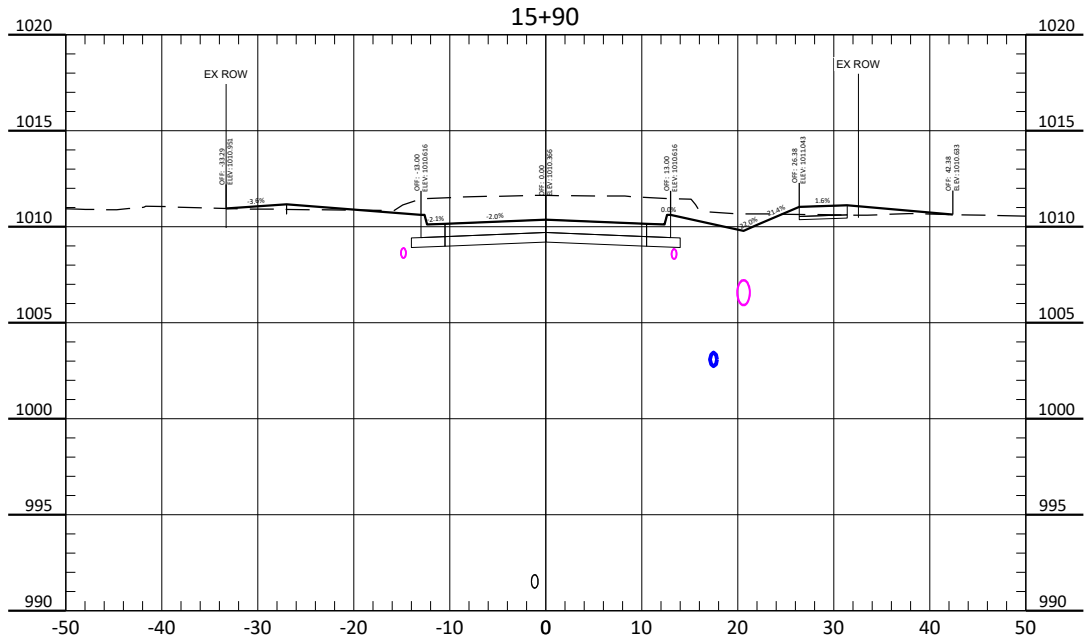
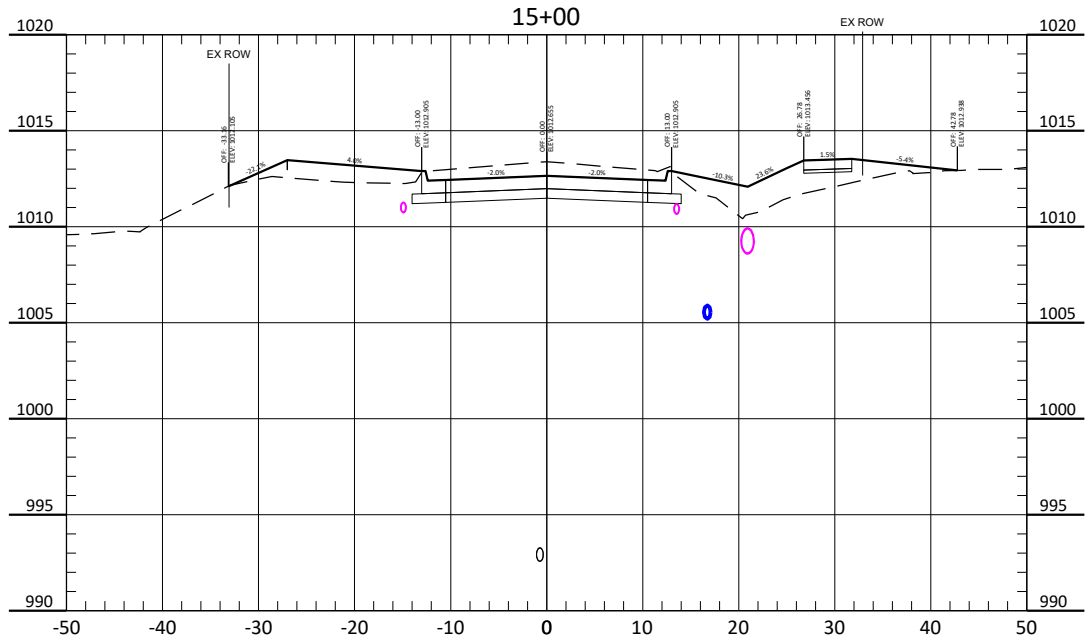
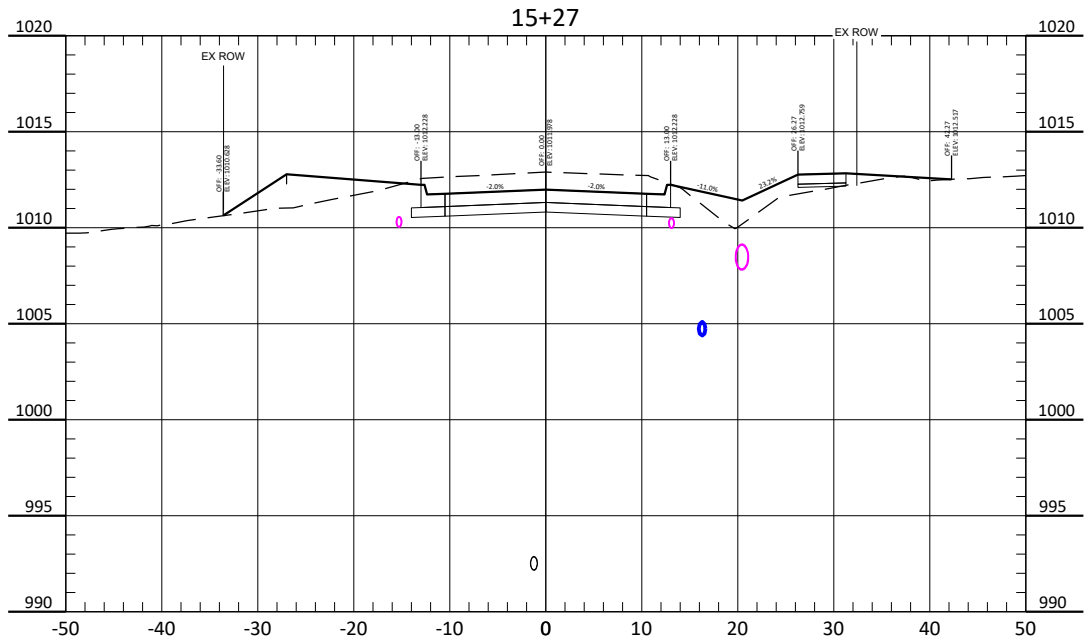
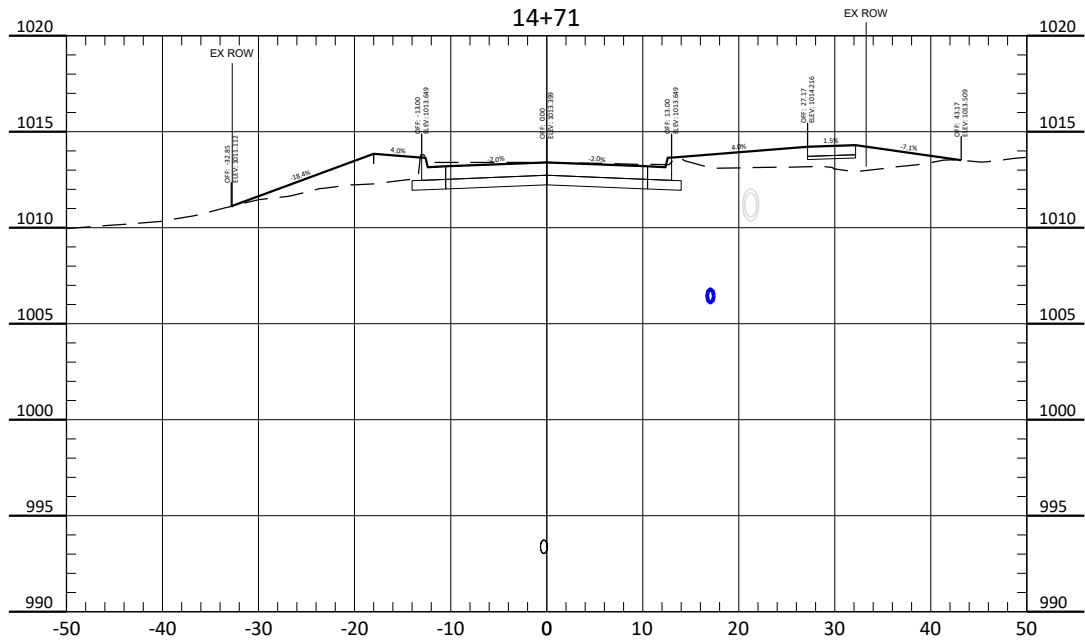
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LOT 1 & E 66' ON EAST
SIDE & LOT 2, EXCEPT
W 55', S 50' OF RR ROW



By	Date	Revision	No.
EMERALD ISLE DRIVE PUBLIC IMPROVEMENTS 1A8 - 156TH & HICKMAN, LLC CLIVE, IOWA			
PAVEMENT DETAILS			
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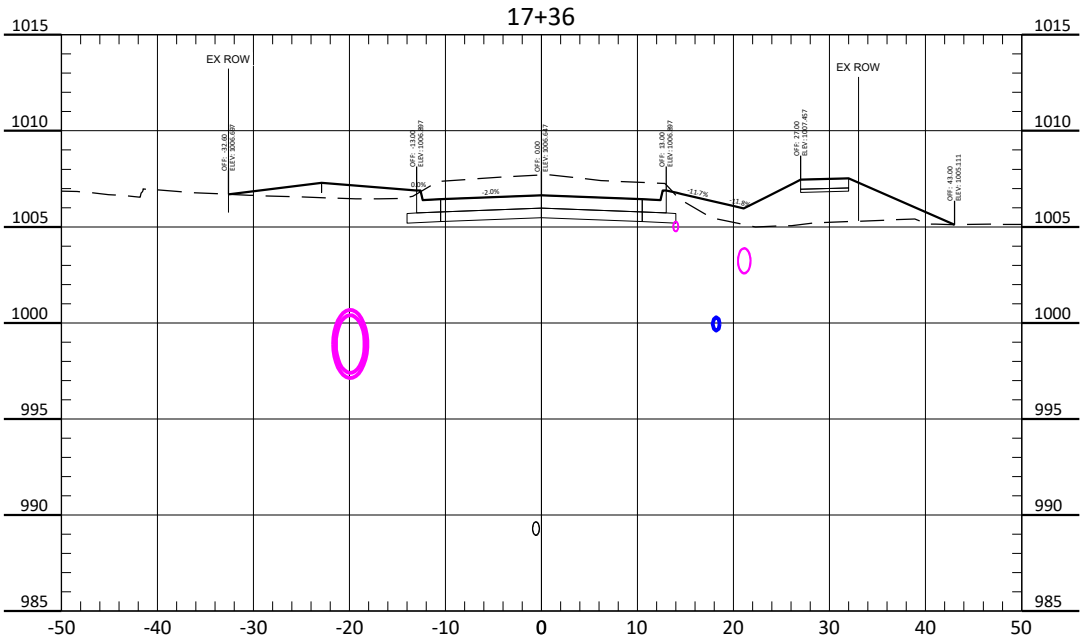
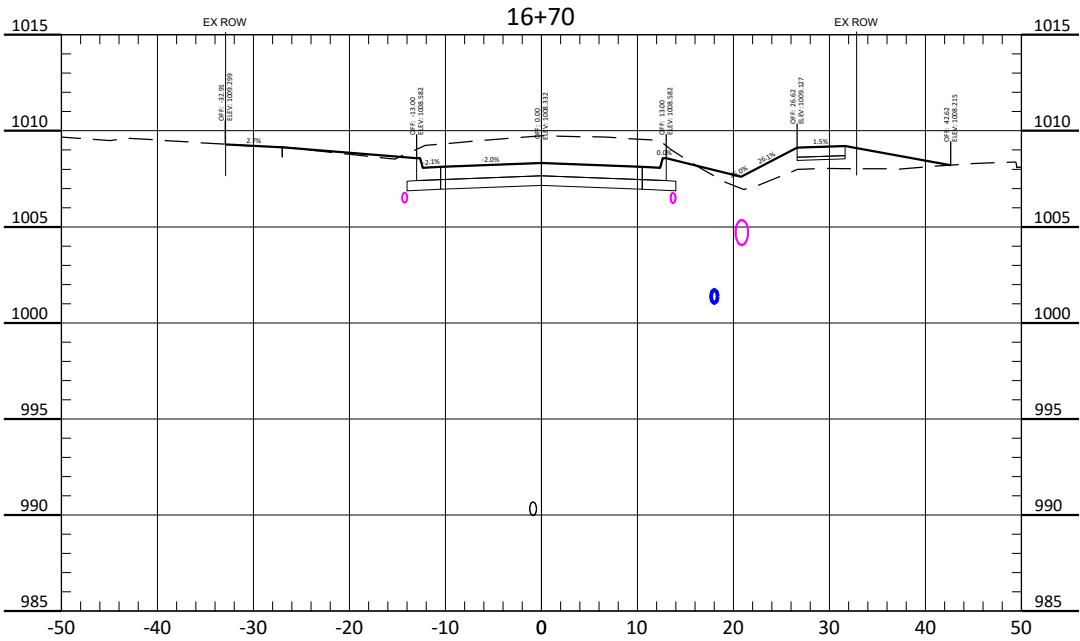
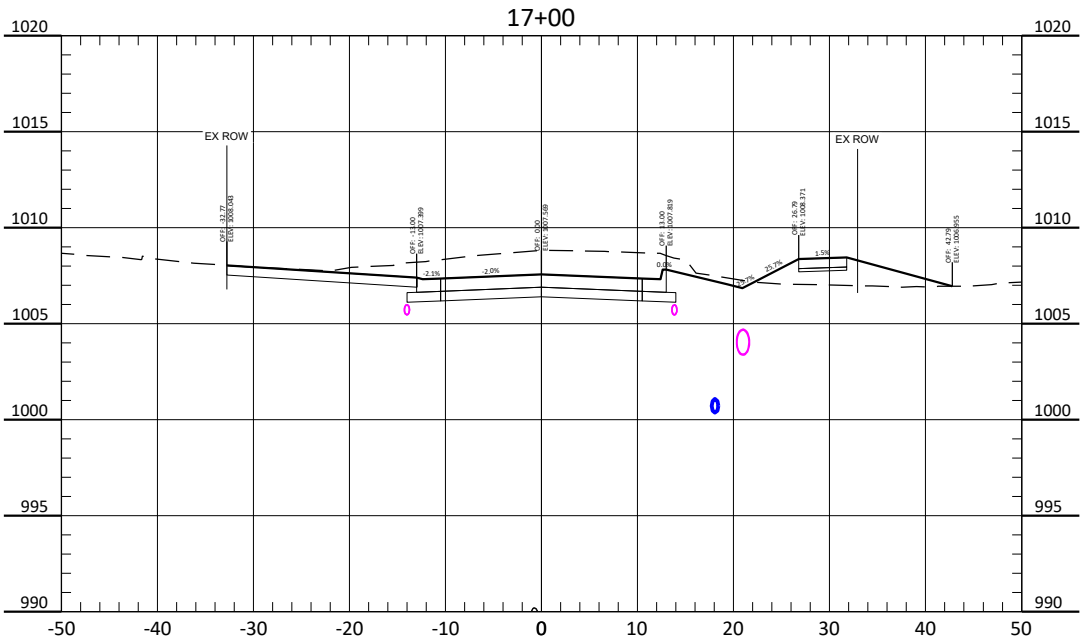
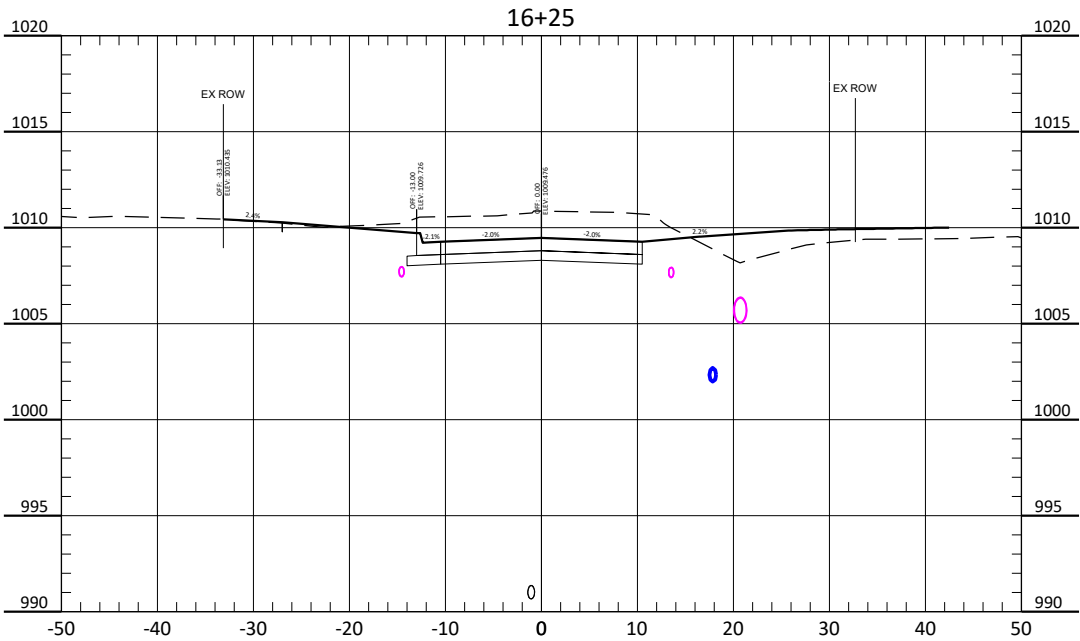
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EMERALD ISLE DRIVE PUBLIC IMPROVEMENTS
IA8 - 156TH & HICKMAN, LLC
CLIVE, IOWA

CROSS SECTIONS EW

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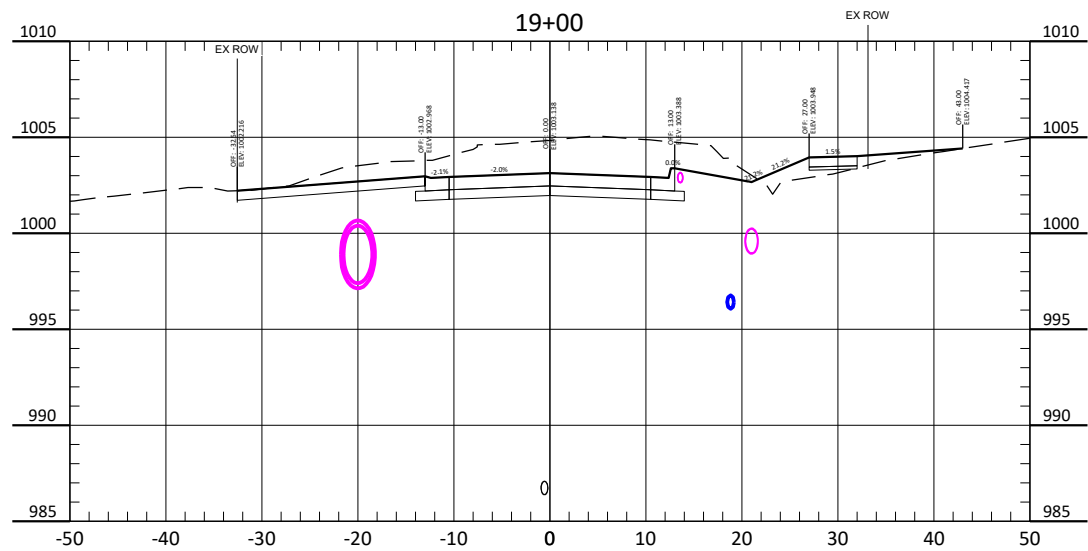
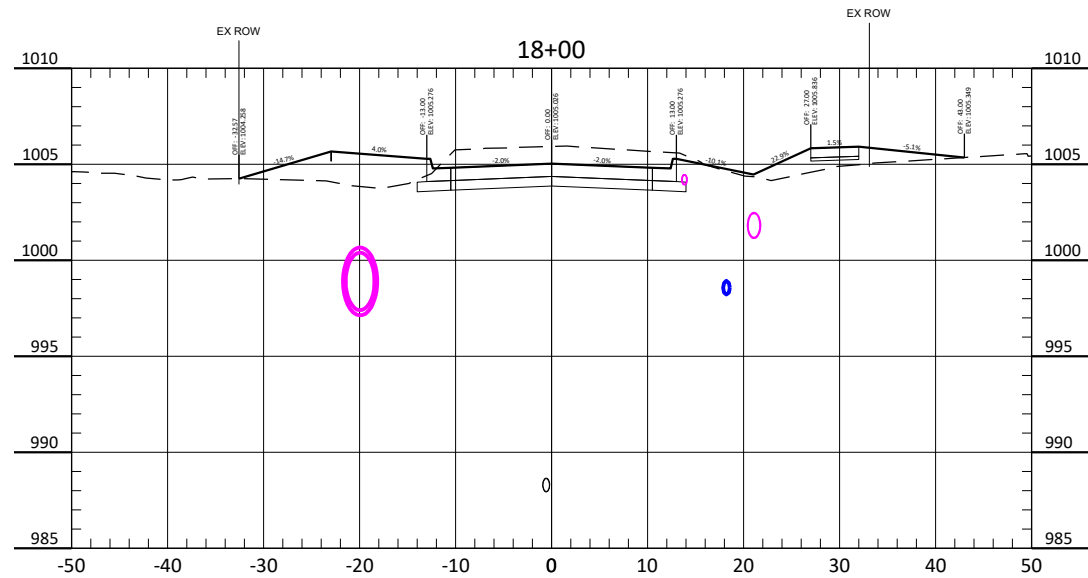
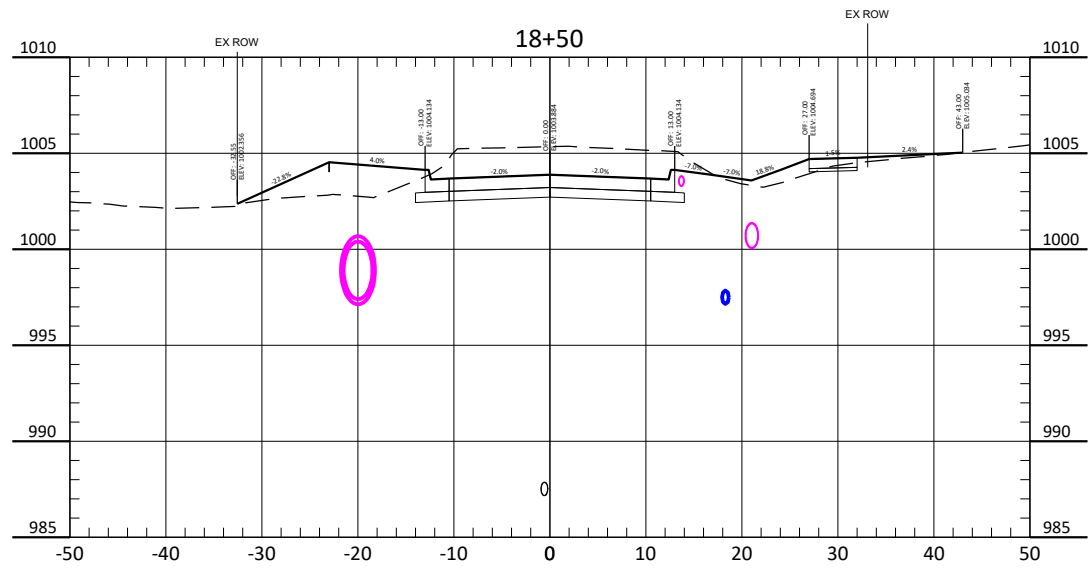
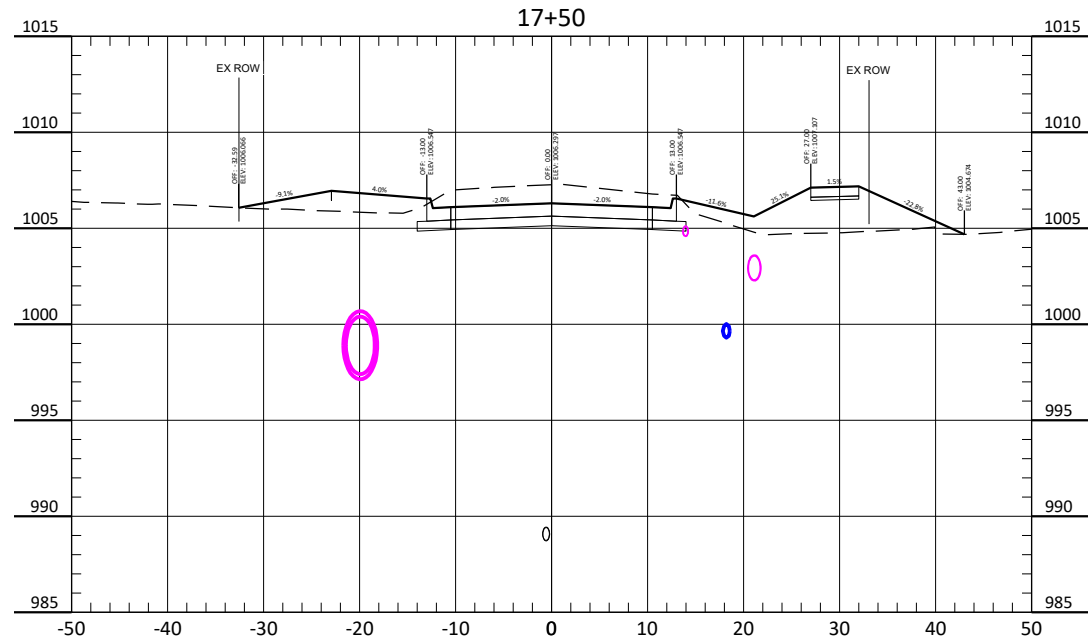


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IA8 - 156TH & HICKMAN, LLC
CLIVE, IOWA
CROSS SECTIONS EW

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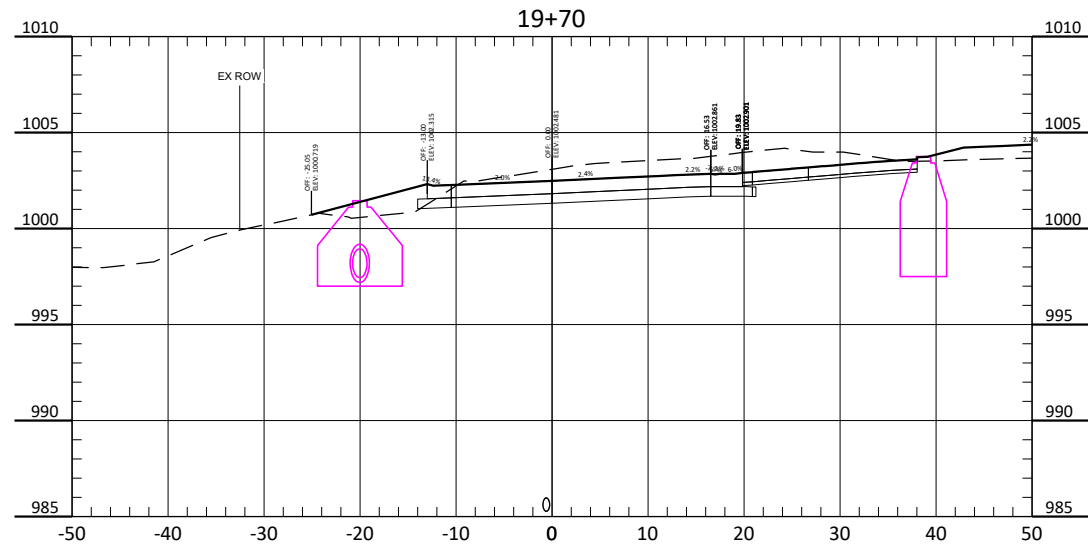
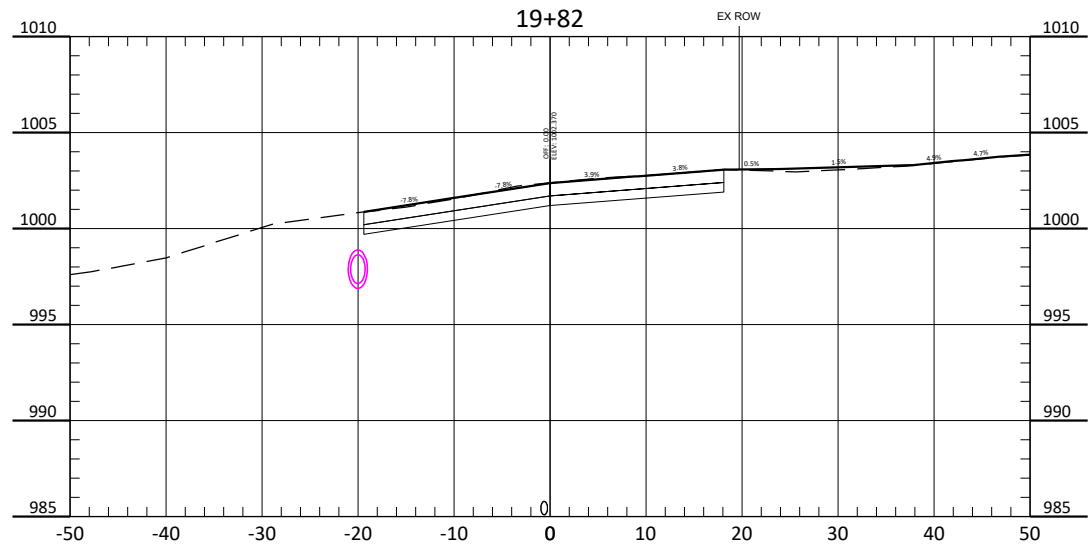
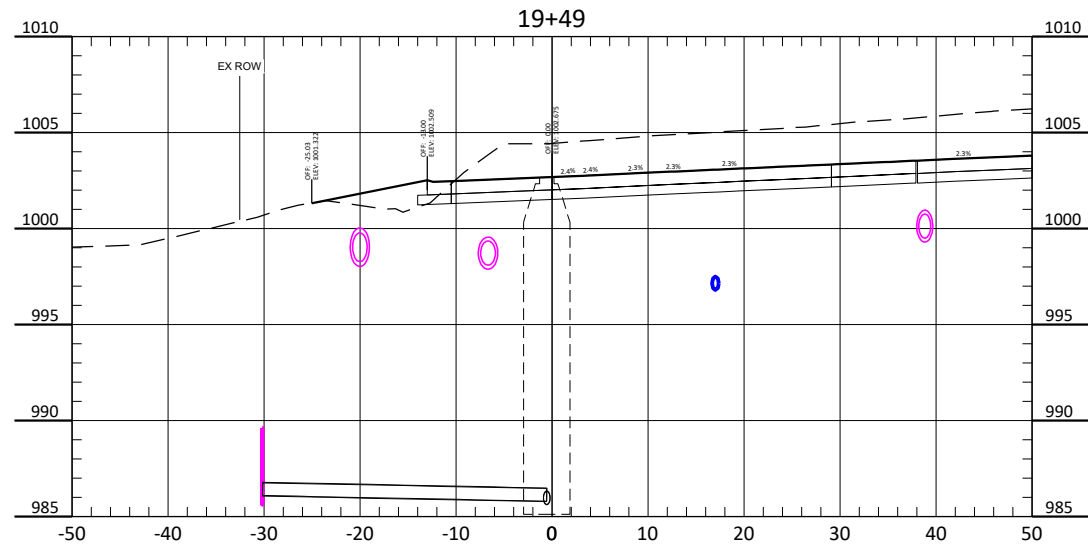


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IA8 - 156TH & HICKMAN, LLC
CLIVE, IOWA
CROSS SECTIONS EW

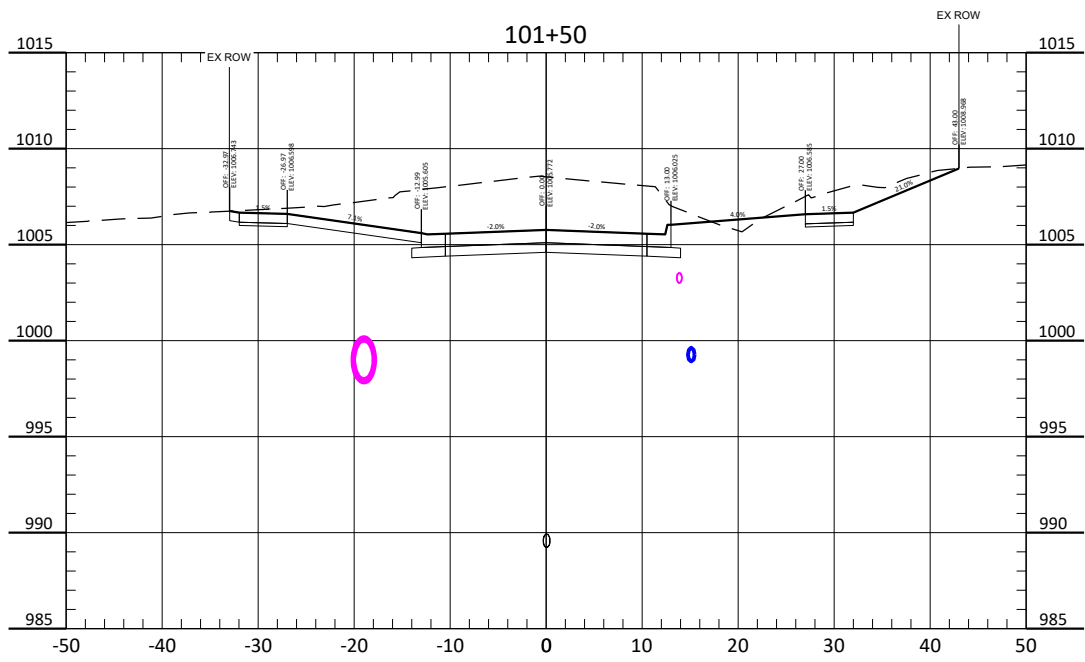
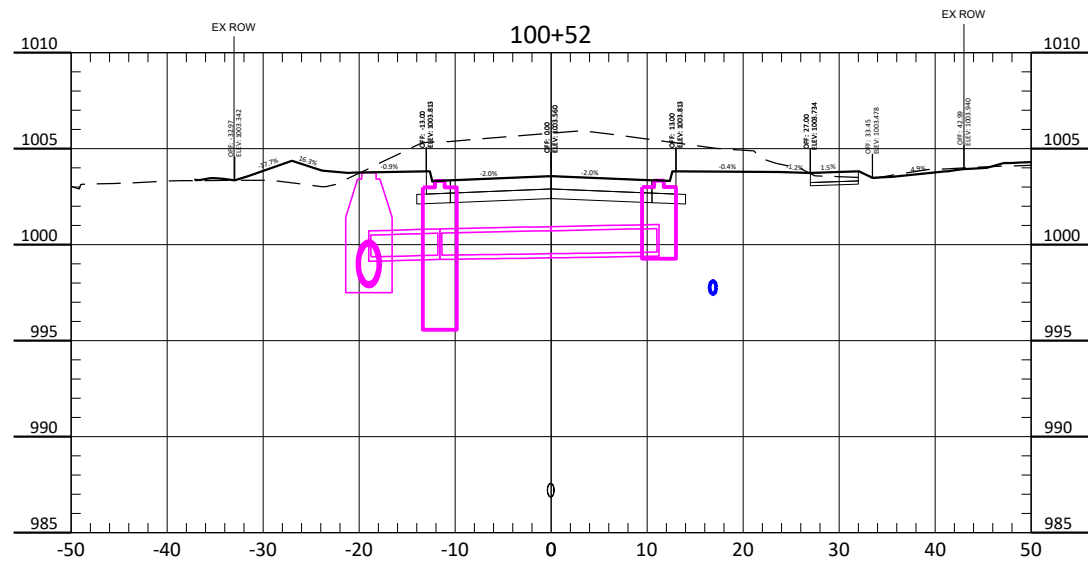
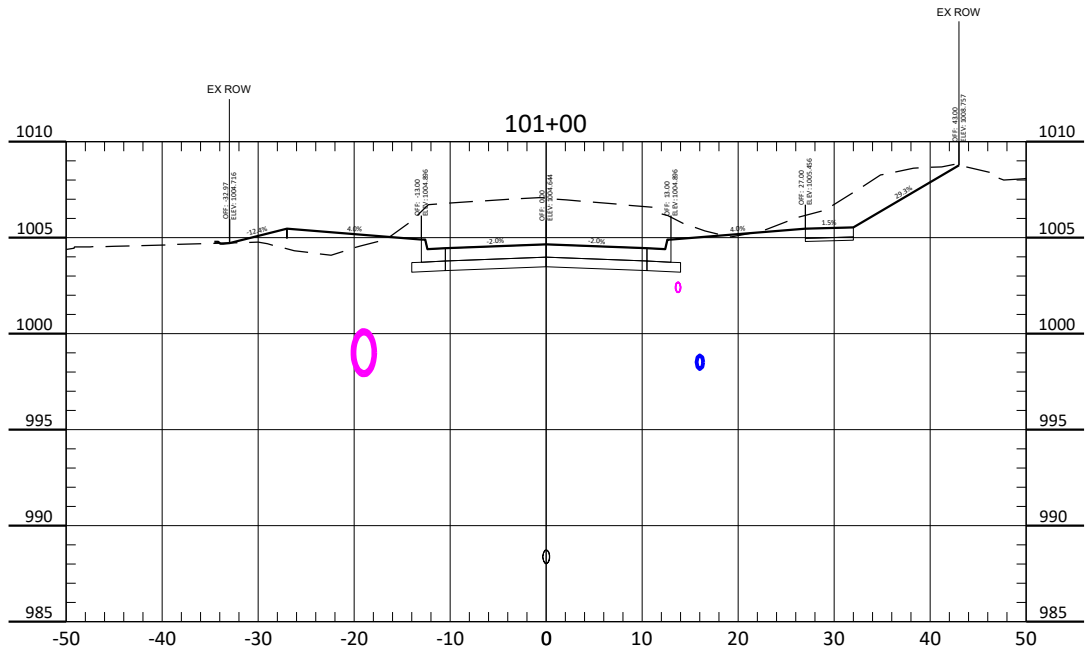
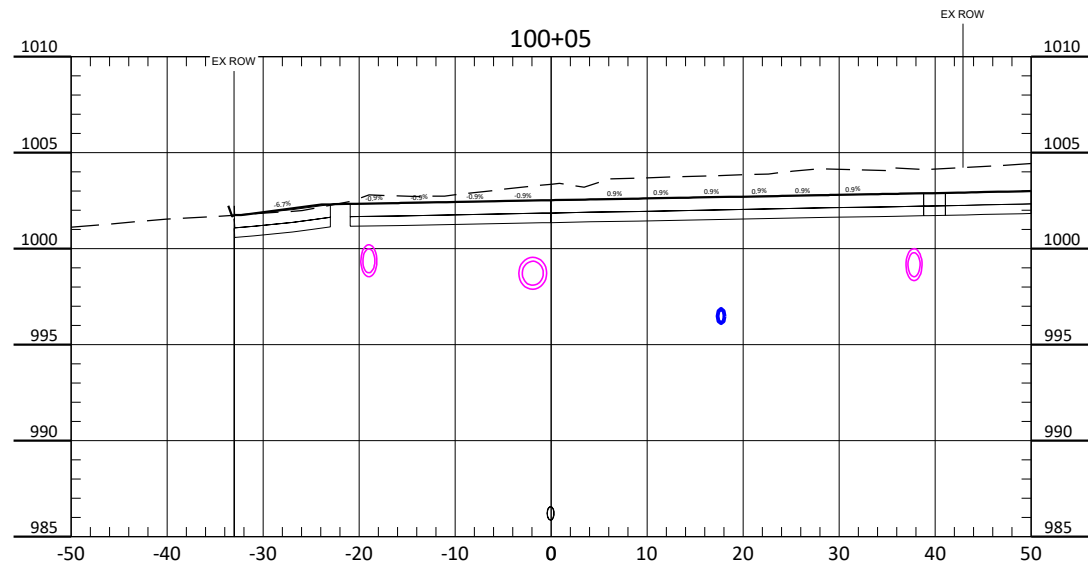
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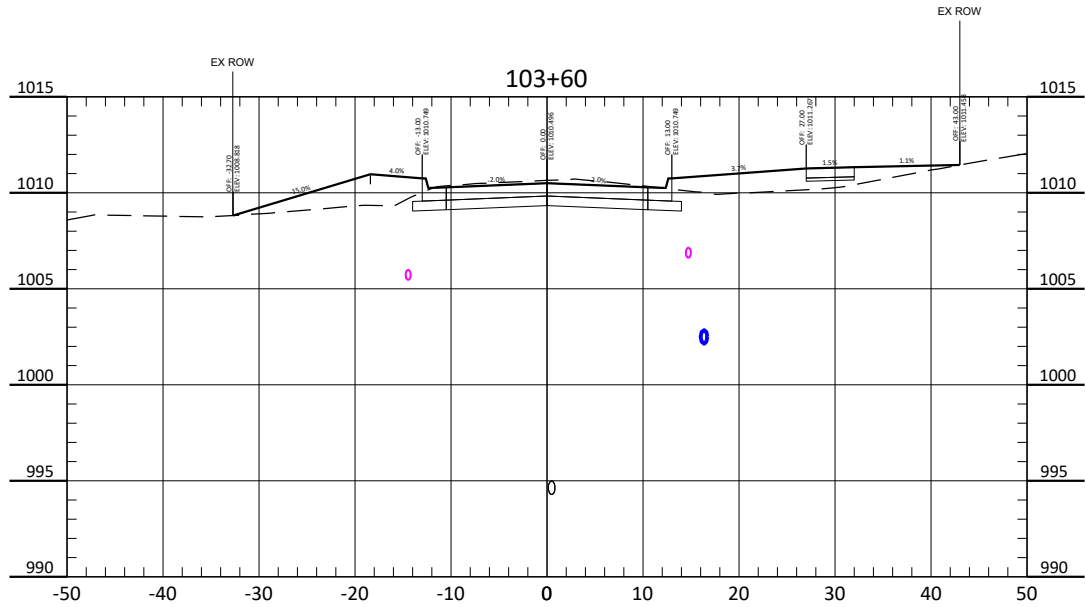
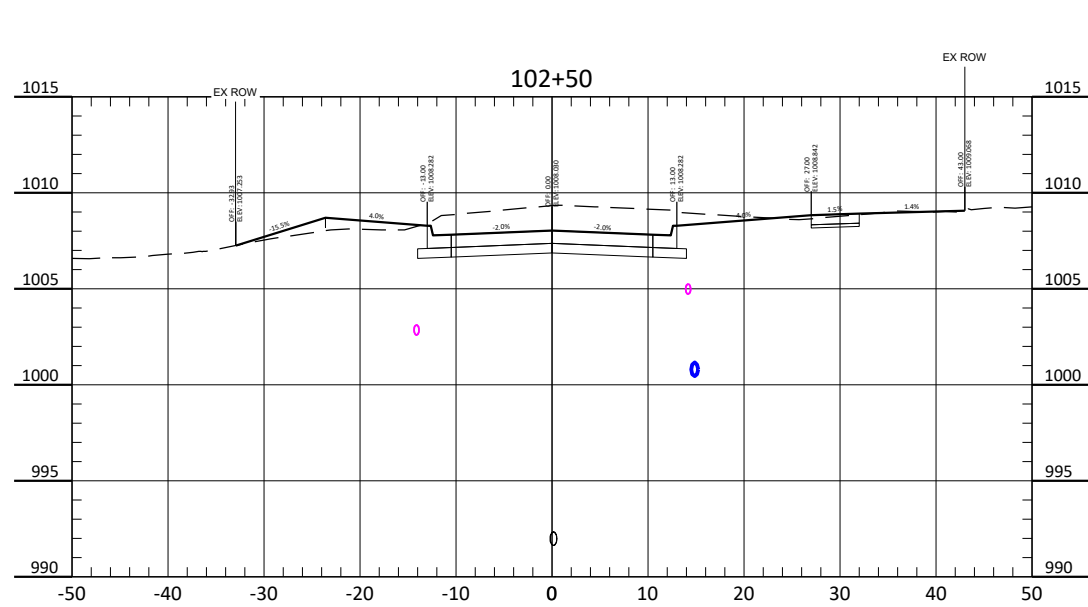
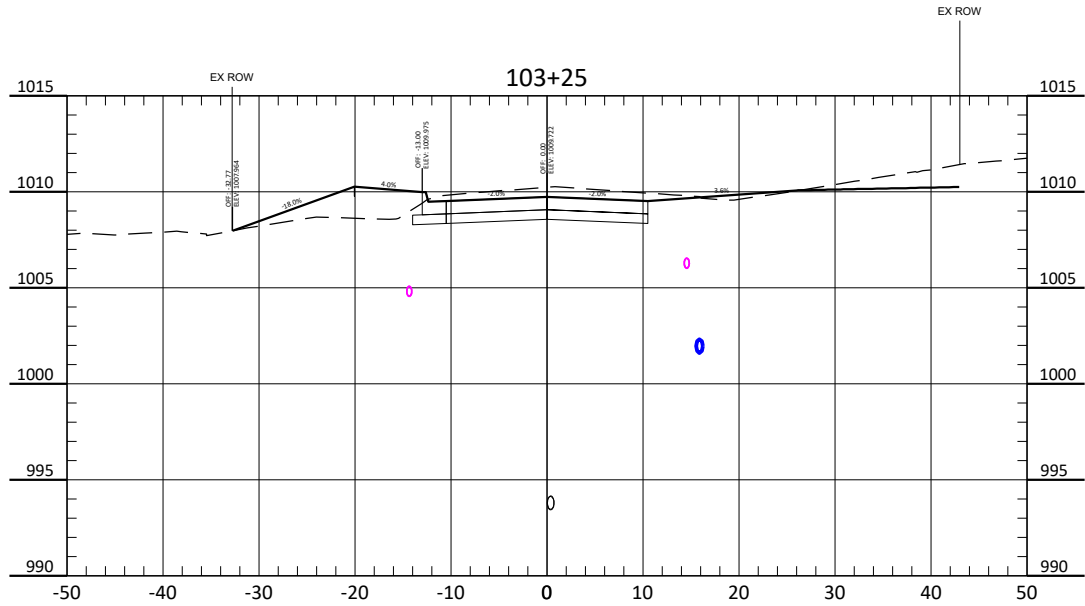
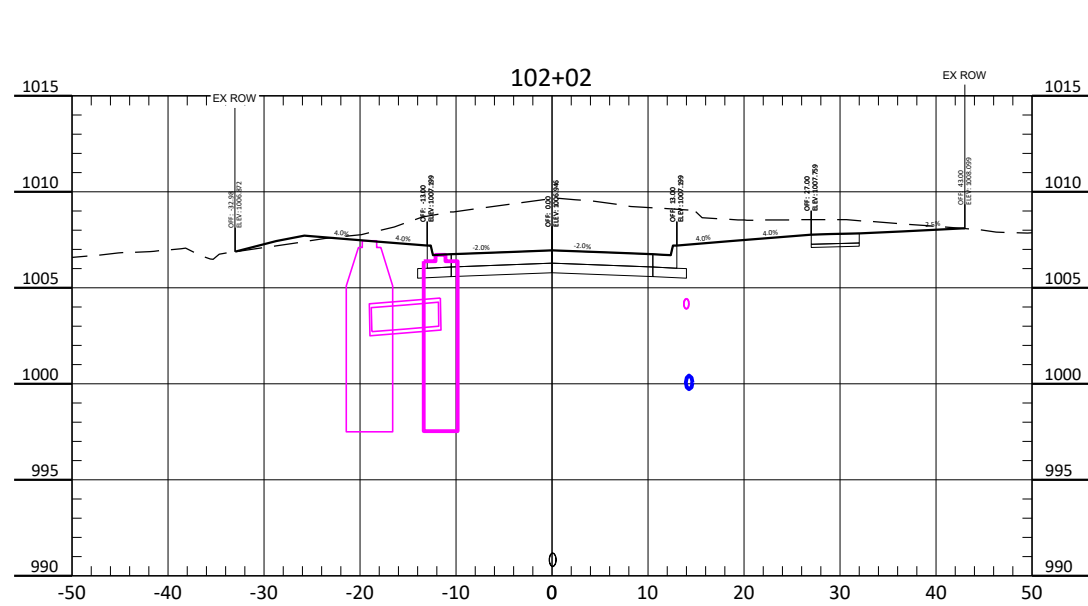


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IA8 - 156TH & HICKMAN, LLC
CLIVE, IOWA
CROSS SECTIONS NS

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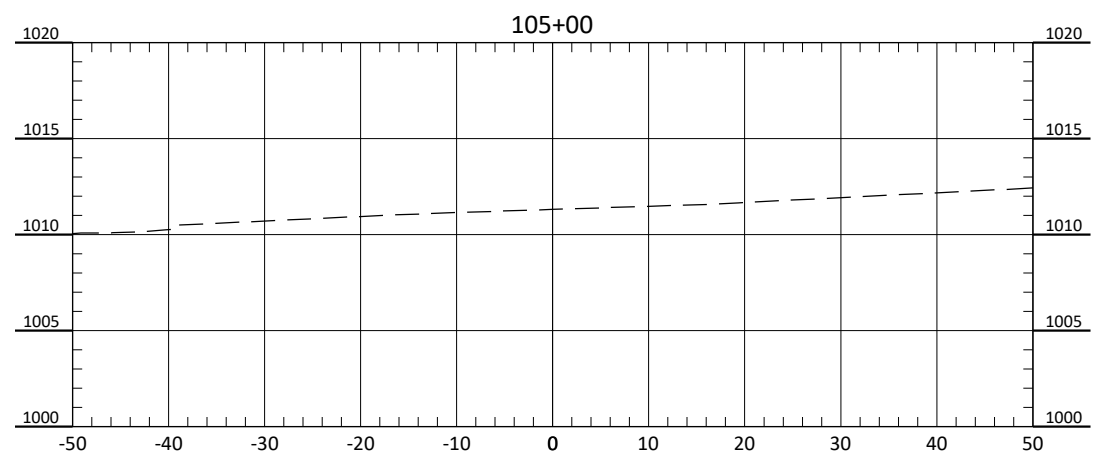
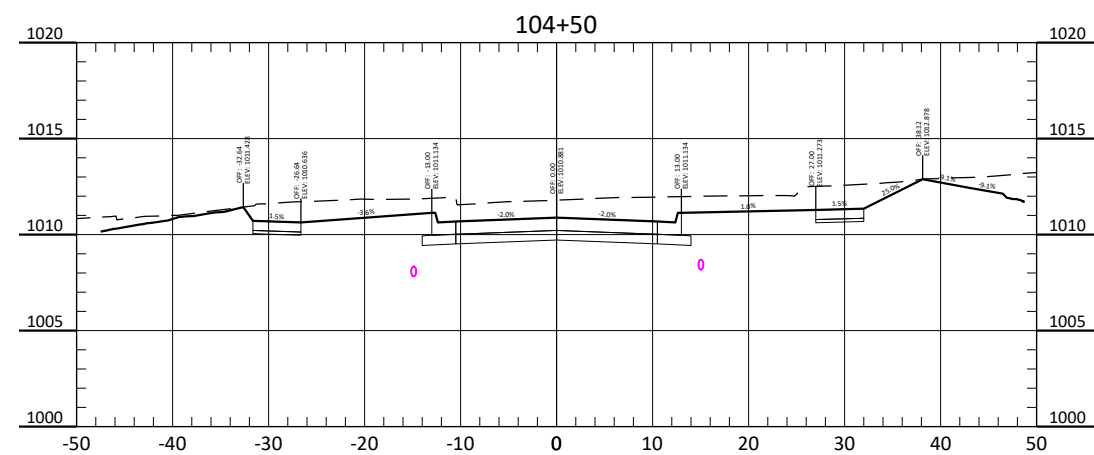
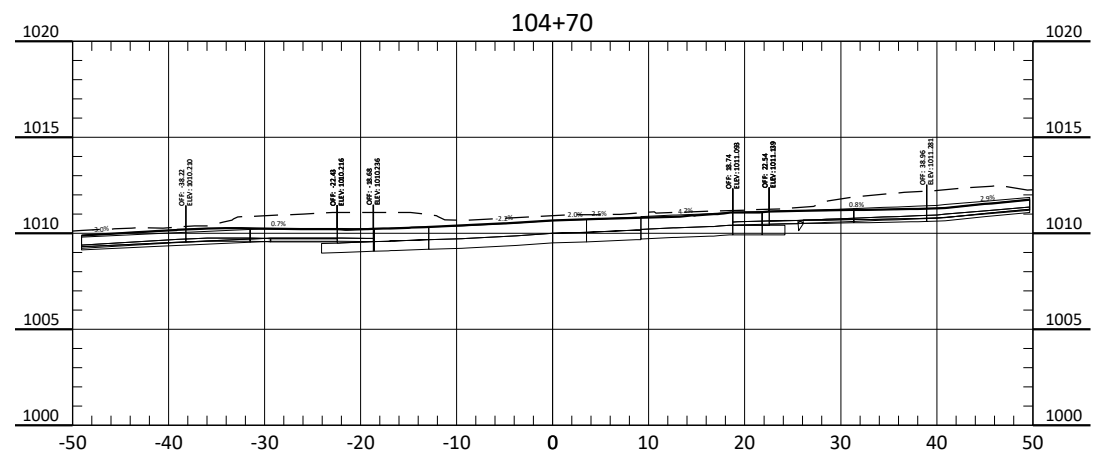
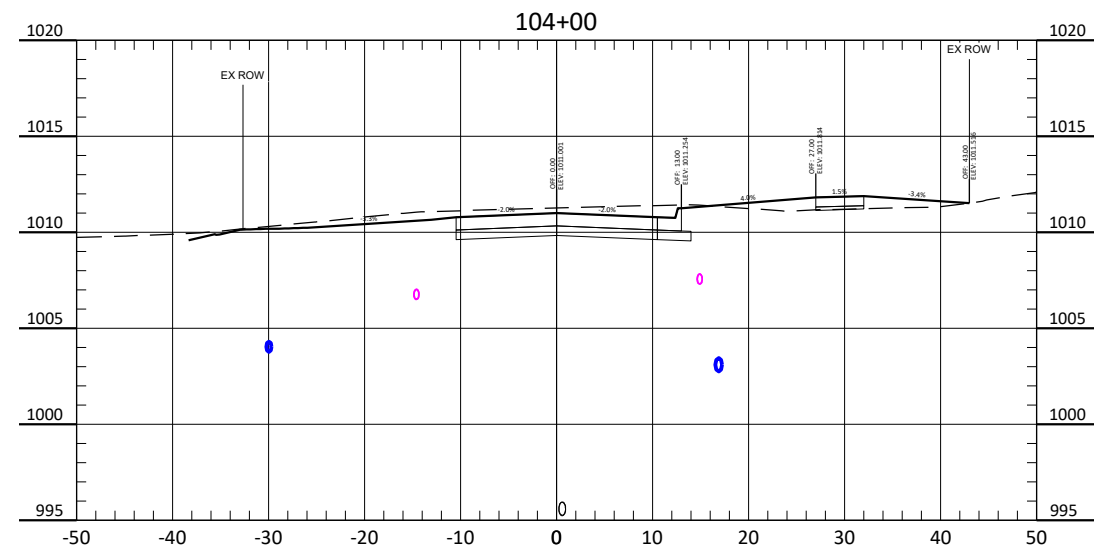
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IA8 - 156TH & HICKMAN, LLC
CLIVE, IOWA
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EMERALD ISLE DRIVE PUBLIC IMPROVEMENTS
IA8 - 156TH & HICKMAN, LLC
CLIVE, IOWA

CROSS SECTIONS NS



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RESOLUTION ACCEPTING STORM SEWER SYSTEM MAINTENANCE AGREEMENTS

WHEREAS, Laffoon and Company, Inc, an Iowa Domestic Profit Corporation, owns certain property located at 15351 Emerald Isle Drive, more specifically defined as Lot 6 of McNabb Acres, an official plat in Dallas County, Iowa; and

WHEREAS, Debrouse Holdings, LLC, an Iowa Limited Liability Company, owns certain property located at 15245 Emerald Isle Drive, more specifically defined as Lot 5 of McNabb Acres, an official plat in Dallas County, Iowa, except the west 114 feet of the south 133 feet of Lot 5; and

WHEREAS, an overland flowage and underground piped storm sewer conveyance system (the “Storm Sewer System”) was previously installed by, and is maintained by, the property owners to manage the flow of storm water across the properties; and

WHEREAS, it is the intent of the Storm Sewer System Maintenance Agreement to provide a means for the City of Clive to perform maintenance or repair work on the Storm Sewer System benefiting, affecting or necessitating the use of the Property; and

WHEREAS, the property owners have each agreed to enter into a Storm Sewer System Maintenance Agreement.

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

1. That the Storm Sewer System Maintenance Agreements are hereby accepted and approved by the City Council of the City of Clive, Iowa.
2. That the City Clerk is hereby authorized and directed to file the Storm Sewer System Maintenance Agreements with the Dallas County Recorder.

PASSED AND APPROVED this ____ day of October, 2024.

John Edwards, Mayor

ATTEST:

Matthew Graham, City Clerk

Return to: Matthew Graham, City Clerk, 1900 NW 114th ST, Clive, IA 50325

Prepared by: Doug Ollendike, Community Development Dir., 1900 NW 114th ST, Clive, IA 50325 (515) 233-6221

STORM SEWER SYSTEM MAINTENANCE AGREEMENT

WHEREAS, Debrouse Holdings, LLC, an Iowa Limited Liability Company, the undersigned (the “Property Owner”), owns certain property located at 15245 Emerald Isle Drive, more specifically defined as Lot 5 of McNabb Acres, an official plat in Dallas County, Iowa, except the west 114 feet of the south 133 feet of Lot 5 (the “Property”); and

WHEREAS, an overland flowage and underground piped storm sewer conveyance system (the “Storm Sewer System”), as shown on the attached Exhibit A, was previously installed by, and is maintained by, the Property Owner to manage the flow of storm water across the Property; and

WHEREAS, it is the intent of this Storm Sewer System Maintenance Agreement to provide a means for the City of Clive (the “City”) to perform maintenance or repair work on the Storm Sewer System benefiting, affecting or necessitating the use of the Property; and

WHEREAS, in the event that the Property Owner does not perform all necessary Storm Sewer maintenance and repair work to keep the Storm Sewer System functioning at its original intended capacity, the City may perform said maintenance and repair work to maintain or restore the capacity of the Storm Sewer System.

WHEREFORE, in consideration of the above premises and the promises and covenants hereinafter stated, and other good and valuable consideration, receipt of which is hereby acknowledged, the Property Owner and the City agree as follows:

1. In the event that the Property Owner does not perform all necessary Storm Sewer System maintenance and repair work to keep the Storm Sewer System functioning at its original intended capacity, the City may, at its sole discretion, perform such maintenance and repair at the cost of the City.

2. The Property Owner hereby grants to the City the use of and access under, over, on, through, across and within the Property for such maintenance and repair work and authorizes the City to use such repair material as the City deems necessary and appropriate to carry out such work to the Storm Sewer System.
3. Other than in an emergency situation, the City agrees to provide not less than 48 hour notice to the Property Owner of its intent to perform Storm Sewer System maintenance or repair work on the Property. For the purpose of this notice, the City shall contact the following individual at the address below, or using other contact information provided by the Property Owner:

Name: Corey DeBrouse

Address: 15201 Hickman Road
Clive, IA 50325
4. The City agrees to restore the Property to a condition equal to the existing prior to the performance by the City of said maintenance or repair work, subject to the changes necessarily caused by the conduct or performance of the Storm Sewer System work.
5. Notwithstanding any obligations or duties assumed by the City herein, except as stated in paragraph 4 above, the Property Owner retains sole responsibility for maintaining and repairing the Property and the Storm Sewer System.
6. This Agreement shall be in full force and effect until such time as the City determines that the Storm Sewer System is no longer necessary.

(REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK; SIGNATURE PAGES FOLLOWS)

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

CITY OF CLIVE, IOWA

By: _____

John Edwards, Mayor

ATTEST:

By: _____

Matthew Graham, City Clerk

STATE OF IOWA)

) ss.

COUNTY OF POLK)

On this ____ day of _____, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared John Edwards and Matthew Graham, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Clive, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council, under Roll Call of the City Council on the ____ day of _____, 2024, and that John Edwards and Matthew Graham acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the State of Iowa
My Commission expires _____

Corey DeBrouse
Property Owner

Name: Corey DeBrouse
Title: Owner

STATE OF IOWA)
) ss:
COUNTY OF _____)

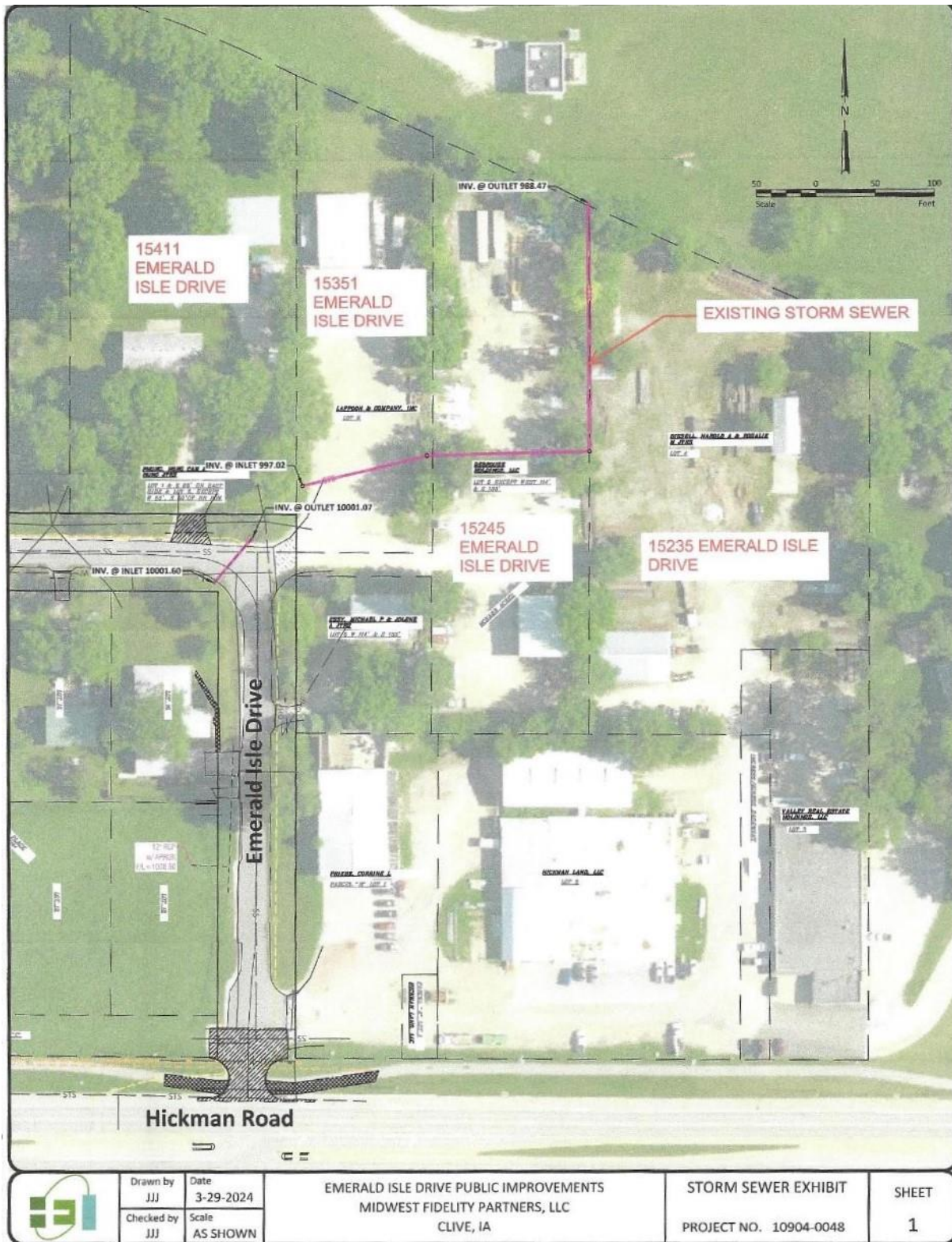
This record was acknowledged before me on August 5, 2024 by
Corey DeBrouse as owner of DeBrouse Holdings, an
Iowa limited liability company.



Lisa A. Hanson
Notary Public in and for the State of Iowa

Exhibit A

(Location of Storm Sewer System)



Return to: Matthew Graham, City Clerk, 1900 NW 114th ST, Clive, IA 50325

Prepared by: Doug Ollendike, Community Development Dir., 1900 NW 114th ST, Clive, IA 50325 (515) 233-6221

STORM SEWER SYSTEM MAINTENANCE AGREEMENT

WHEREAS, Laffoon and Company, Inc, an Iowa Domestic Profit Corporation, the undersigned (the “Property Owner”), owns certain property located at 15351 Emerald Isle Drive, more specifically defined as Lot 6 of McNabb Acres, an official plat in Dallas County, Iowa, (the “Property”); and

WHEREAS, an overland flowage and underground piped storm sewer conveyance system (the “Storm Sewer System”), as shown on the attached Exhibit A, was previously installed by, and is maintained by, the Property Owner to manage the flow of storm water across the Property; and

WHEREAS, it is the intent of this Storm Sewer System Maintenance Agreement to provide a means for the City of Clive (the “City”) to perform maintenance or repair work on the Storm Sewer System benefiting, affecting or necessitating the use of the Property; and

WHEREAS, in the event that the Property Owner does not perform all necessary Storm Sewer maintenance and repair work to keep the Storm Sewer System functioning at its original intended capacity, the City may perform said maintenance and repair work to maintain or restore the capacity of the Storm Sewer System.

WHEREFORE, in consideration of the above premises and the promises and covenants hereinafter stated, and other good and valuable consideration, receipt of which is hereby acknowledged, the Property Owner and the City agree as follows:

1. In the event that the Property Owner does not perform all necessary Storm Sewer System maintenance and repair work to keep the Storm Sewer System functioning at its original intended capacity, the City may, at its sole discretion, perform such maintenance and repair at the cost of the City.

2. The Property Owner hereby grants to the City the use of and access under, over, on, through, across and within the Property for such maintenance and repair work and authorizes the City to use such repair material as the City deems necessary and appropriate to carry out such work to the Storm Sewer System.
3. Other than in an emergency situation, the City agrees to provide not less than 48 hour notice to the Property Owner of its intent to perform Storm Sewer System maintenance or repair work on the Property. For the purpose of this notice, the City shall contact the following individual at the address below, or using other contact information provided by the Property Owner:

Name: Robert Hatfield

Address: 5670 SE 36th Street
Des Moines, IA 50320
4. The City agrees to restore the Property to a condition equal to the existing prior to the performance by the City of said maintenance or repair work, subject to the changes necessarily caused by the conduct or performance of the Storm Sewer System work.
5. Notwithstanding any obligations or duties assumed by the City herein, except as stated in paragraph 4 above, the Property Owner retains sole responsibility for maintaining and repairing the Property and the Storm Sewer System.
6. This Agreement shall be in full force and effect until such time as the City determines that the Storm Sewer System is no longer necessary.

(REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK; SIGNATURE PAGES FOLLOWS)

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

CITY OF CLIVE, IOWA

By: _____

John Edwards, Mayor

ATTEST:

By: _____

Matthew Graham, City Clerk

STATE OF IOWA)

) ss.

COUNTY OF POLK)

On this ____ day of _____, 2024, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared John Edwards and Matthew Graham, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Clive, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council, under Roll Call of the City Council on the ____ day of _____, 2024, and that John Edwards and Matthew Graham acknowledged the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Notary Public in and for the State of Iowa
My Commission expires _____

Laffoon & Co. Inc.

Property Owner

Name: [Signature]

Title: President

STATE OF IOWA)

) ss:

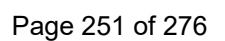
COUNTY OF Warren)

This record was acknowledged before me on 5-29, 2024 by
Robert Hatfield as President of Laffoon & Co. Inc., an
Iowa limited liability company.



[Signature]
Notary Public in and for the State of Iowa

(Location of Storm Sewer System)





Memo

TO: Mayor and Council members

FROM: Richard Brown, Leisure Services Director

DATE: October 10, 2024

RE: Linnan Park Update

SYNOPSIS:

Members of the design team and staff will present the City Council with a summary of the public input received for the major elements of the proposed conceptual plan for Linnan Park. Significant input was received in regard to the playground, sprayground and shelter/restroom building, which is helping to drive the development of the design for those park elements. Additionally, there will be discussion about the budget and timeline for construction.

Attachments:

1. Presentation

Linnan Park City Council Update

October 10, 2024

PUBLIC INPUT STRATEGIES

IN-PERSON OPEN HOUSE – 8.9.24

- Local community residents
- Younger demographic
- Everyday users



ONLINE SURVEY

**183 RESPONDENTS –
8.9.24 – 9.4.24**

- 69% Local Community Members
- 55% Live farther than a mile
- Older demographic
- Not everyday users

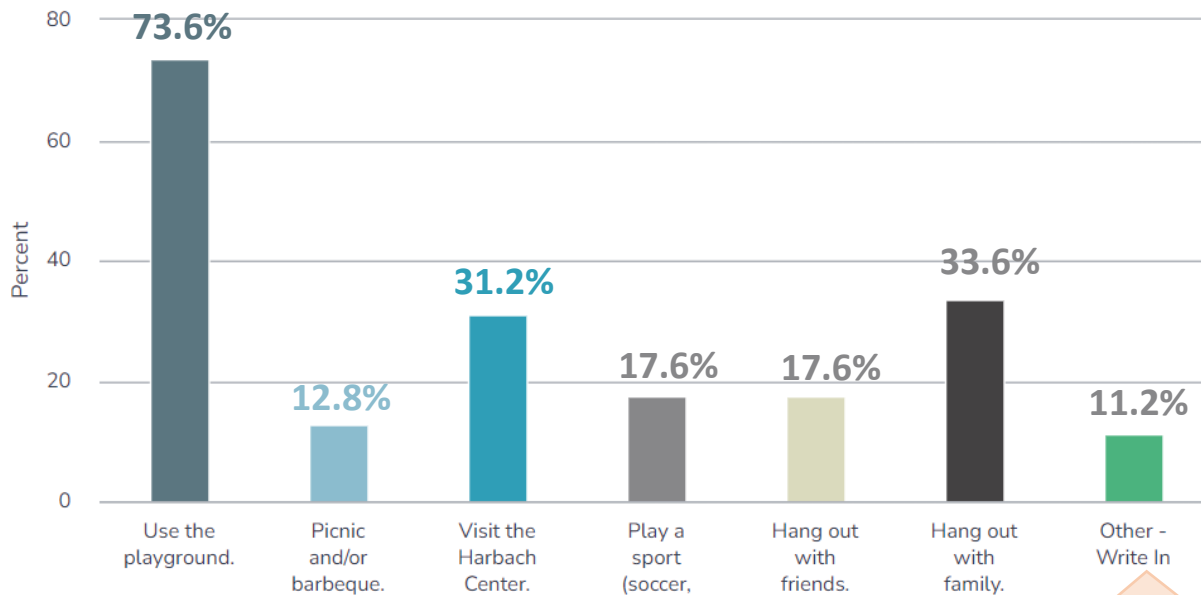


ONLINE QUESTIONNAIRE SUMMARY

PARK PROGRAMS

8. When you visit Linnan Park, how do you spend your time?

73.6% respondents come to use the playground.



Library hosted activities, also egg hunts

community events Homeschool meet ups

concerts food trucks

Walk

Attend an event

Check in on it after hours

I liked the small wading pool. Walk my dog.

Bring students from Crestview

Watch the sports going on. Love the diversity

9. What do you do most often?

“Use the playground” tops NO.1.

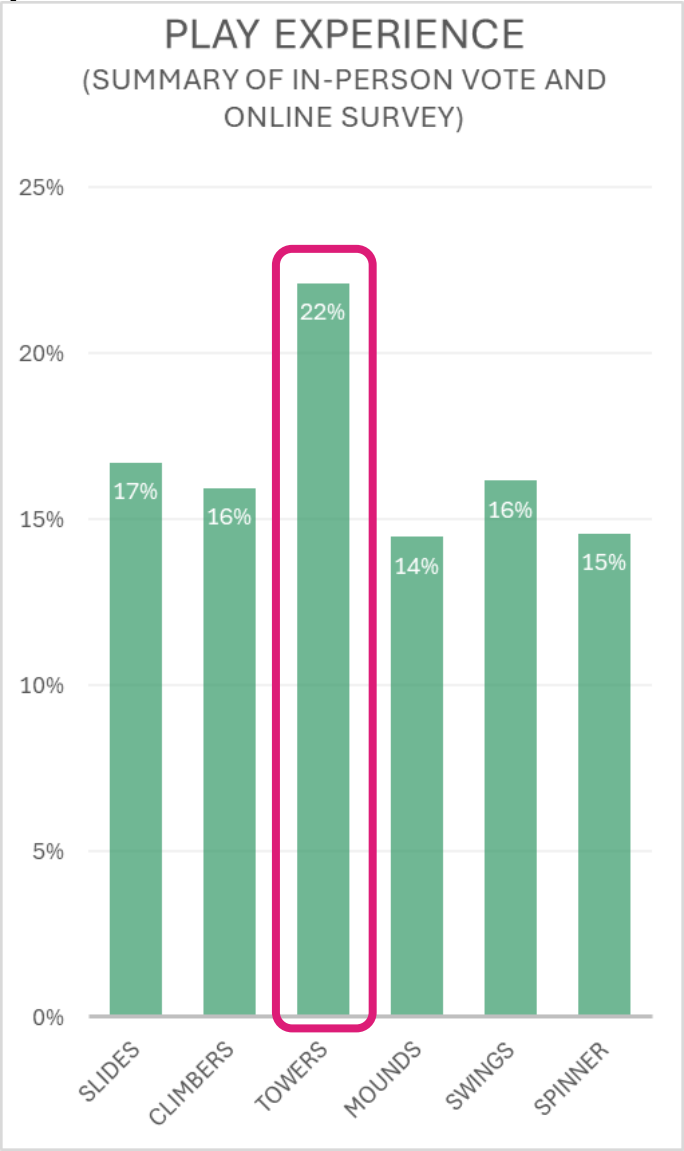
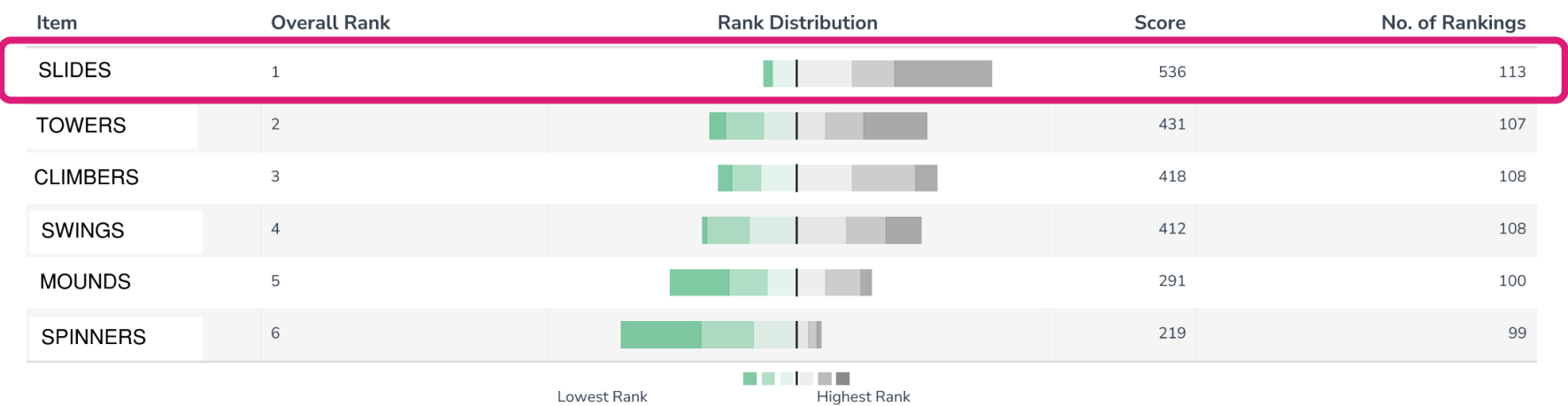
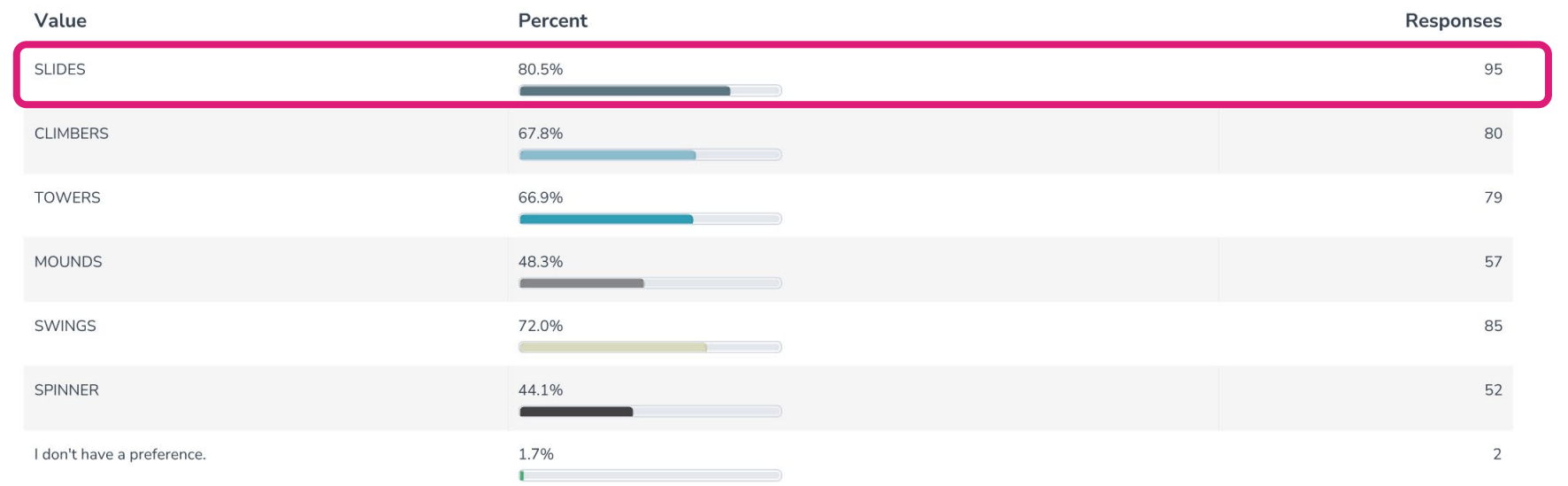
Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Use the playground.	1		704	110
Hang out with family.	2		389	74
Visit the Harbach Center	3		311	64
Hang out with friends.	4		258	55
Picnic and/or barbeque.	5		240	56
Play a sport (soccer, baseball, basketball, takraw, futsal, other).	6		237	54
Other (This content aligns with the "Other" answer to the last question)	7		75	25



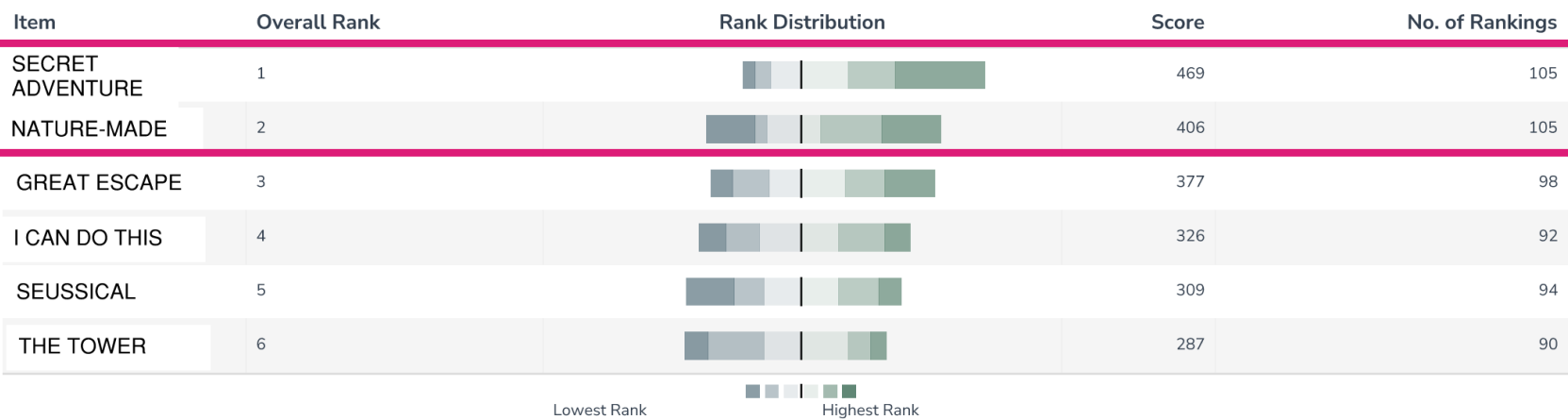
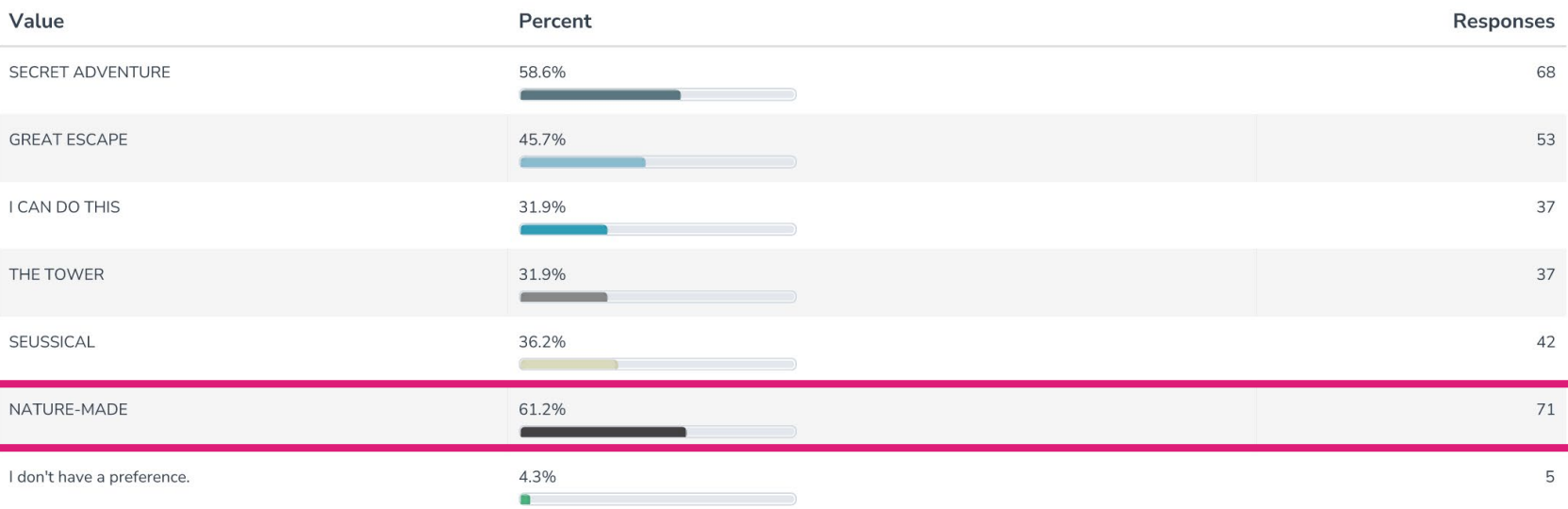
Lowest Rank

Highest Rank

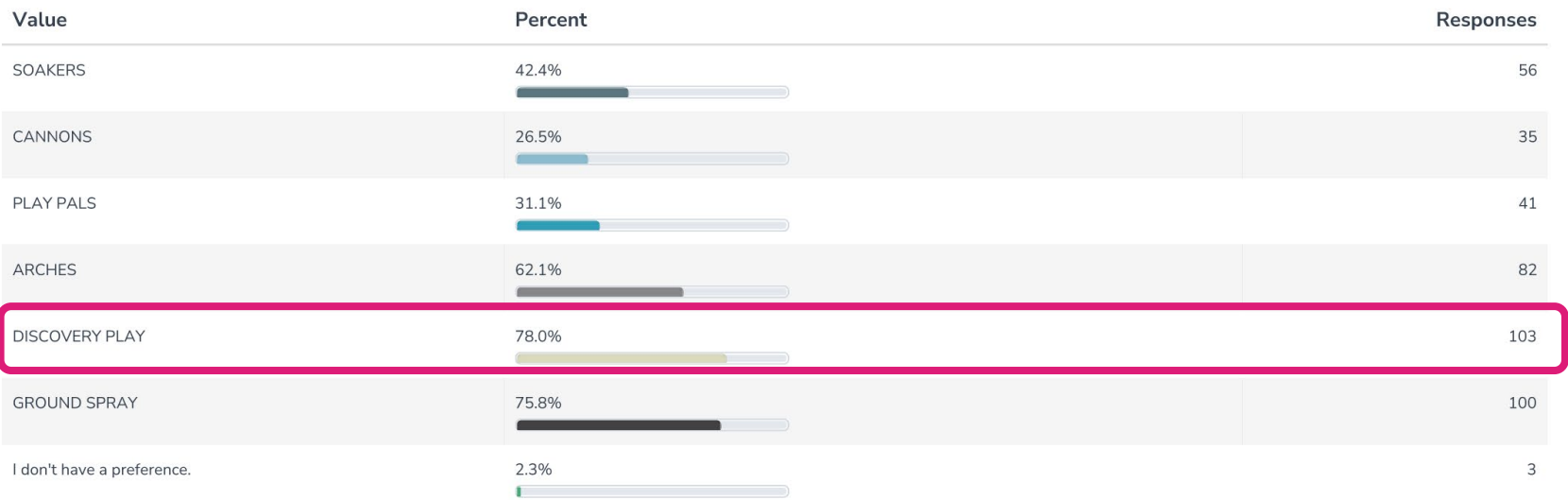
PLAY EXPERIENCE VOTE RESULTS (ONLINE)



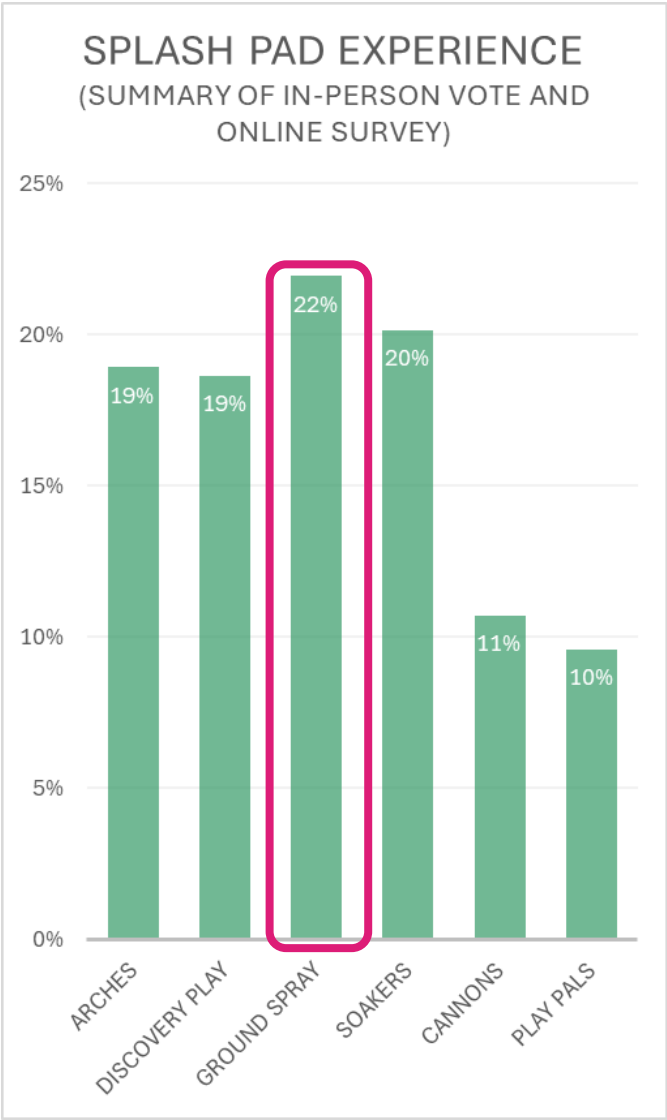
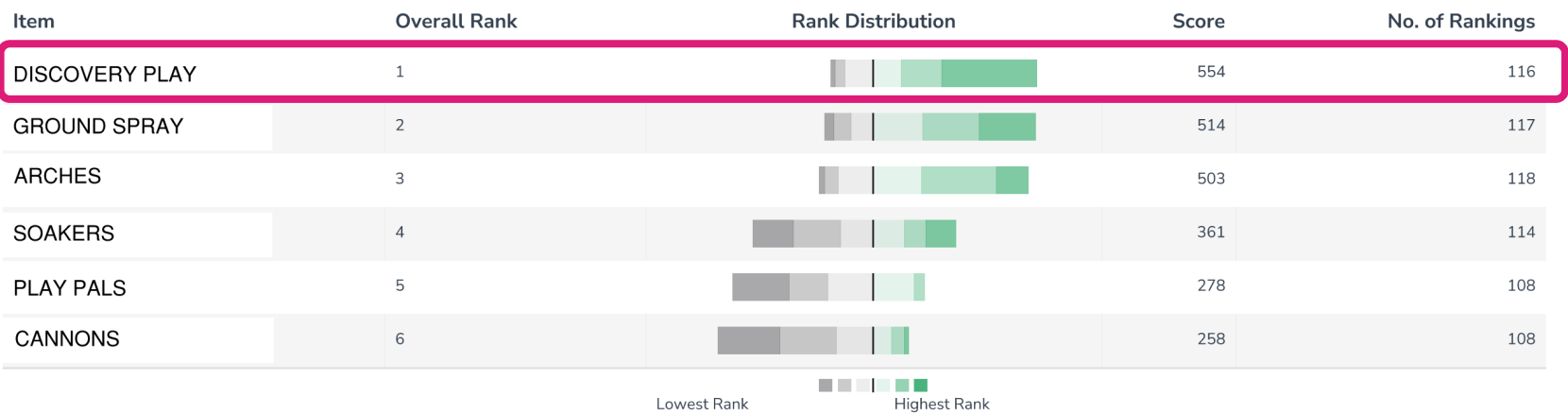
PLAY CHARACTER RESULTS (ONLINE)



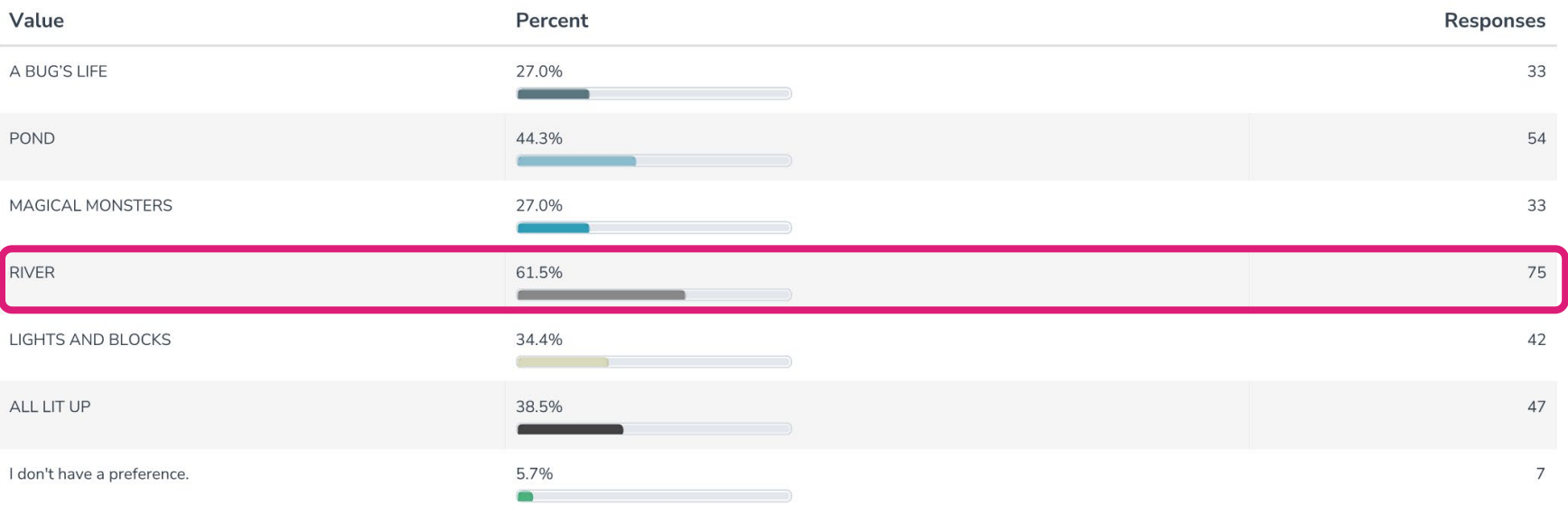
SPLASH PAD EXPERIENCE RESULTS (ONLINE)



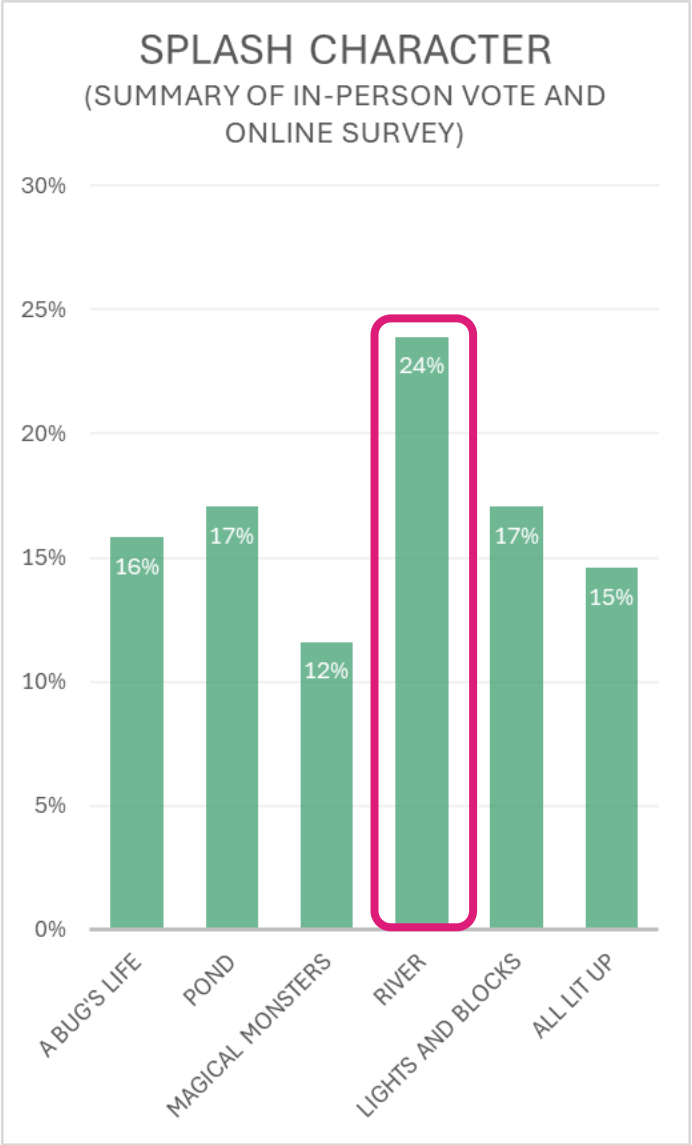
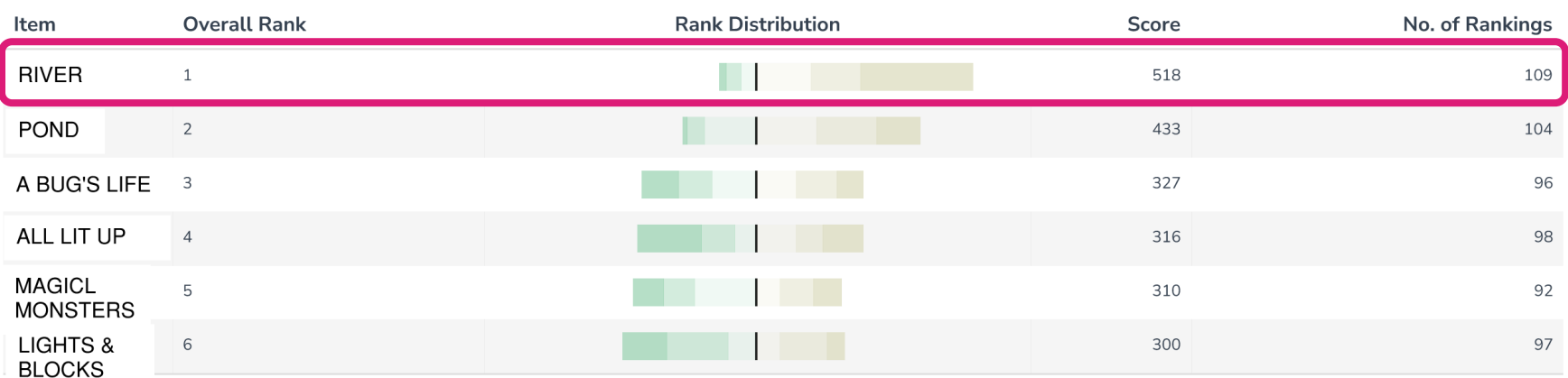
11. Please rank the splash experiences that you like from top to bottom. You don't have to use all options.



SPLASH PAD CHARACTER RESULTS (ONLINE)



13. Please rank the splash pad characters that you like from top to bottom. You don't have to use all options.



PARK SHELTER RESULTS (in-person)

66

LINNAN PARK SHELTER OPTION 1

OPCIÓN 1 DE REFUGIO DEL PARQUE LINNAN

PLACE A GREEN DOT ON THE ARCHITECTURE OPTION YOU WOULD LIKE TO HAVE.

COLOQUE UN PUNTO VERDE EN LA OPCIÓN DE ARQUITECTURA QUE LE GUSTARÍA TENER

ARCHITECTURE FOOTPRINT

HUELLA ARQUITECTÓNICA

SPLASH PAD

SERVING COUNTER

OPTION 1

SHELTER AREA: 1,000 SF

ESQUEMA DE ÁREA DE REFUGIO

CAPACITY: 10 PERSONS

Clive

ACCESS ONLINE SURVEY

ACCEDER A LA ENCUESTA EN LÍNEA

YK VEENSTRA & KIMM INC.

SMITHGROUP

95

LINNAN PARK SHELTER OPTION 2

OPCIÓN 2 DE REFUGIO DEL PARQUE LINNAN

PLACE A GREEN DOT ON THE ARCHITECTURE OPTION YOU WOULD LIKE TO HAVE.

COLOQUE UN PUNTO VERDE EN LA OPCIÓN DE ARQUITECTURA QUE LE GUSTARÍA TENER

ARCHITECTURE FOOTPRINT

HUELLA ARQUITECTÓNICA

SPLASH PAD

SERVING COUNTER

OPTION 2

SHELTER AREA: 1,000 SF

ESQUEMA DE ÁREA DE REFUGIO

CAPACITY: 10 PERSONS

Clive

ACCESS ONLINE SURVEY

ACCEDER A LA ENCUESTA EN LÍNEA

YK VEENSTRA & KIMM INC.

SMITHGROUP

76

LINNAN PARK SHELTER OPTION 3

OPCIÓN 3 DE REFUGIO DEL PARQUE LINNAN

PLACE A GREEN DOT ON THE ARCHITECTURE OPTION YOU WOULD LIKE TO HAVE.

COLOQUE UN PUNTO VERDE EN LA OPCIÓN DE ARQUITECTURA QUE LE GUSTARÍA TENER

ARCHITECTURE FOOTPRINT

HUELLA ARQUITECTÓNICA

SPLASH PAD

PRIVACY SCREEN

SERVING COUNTER

OPTION 3

SHELTER AREA: 1,000 SF

ESQUEMA DE ÁREA DE REFUGIO

CAPACITY: 10 PERSONS

Clive

ACCESS ONLINE SURVEY

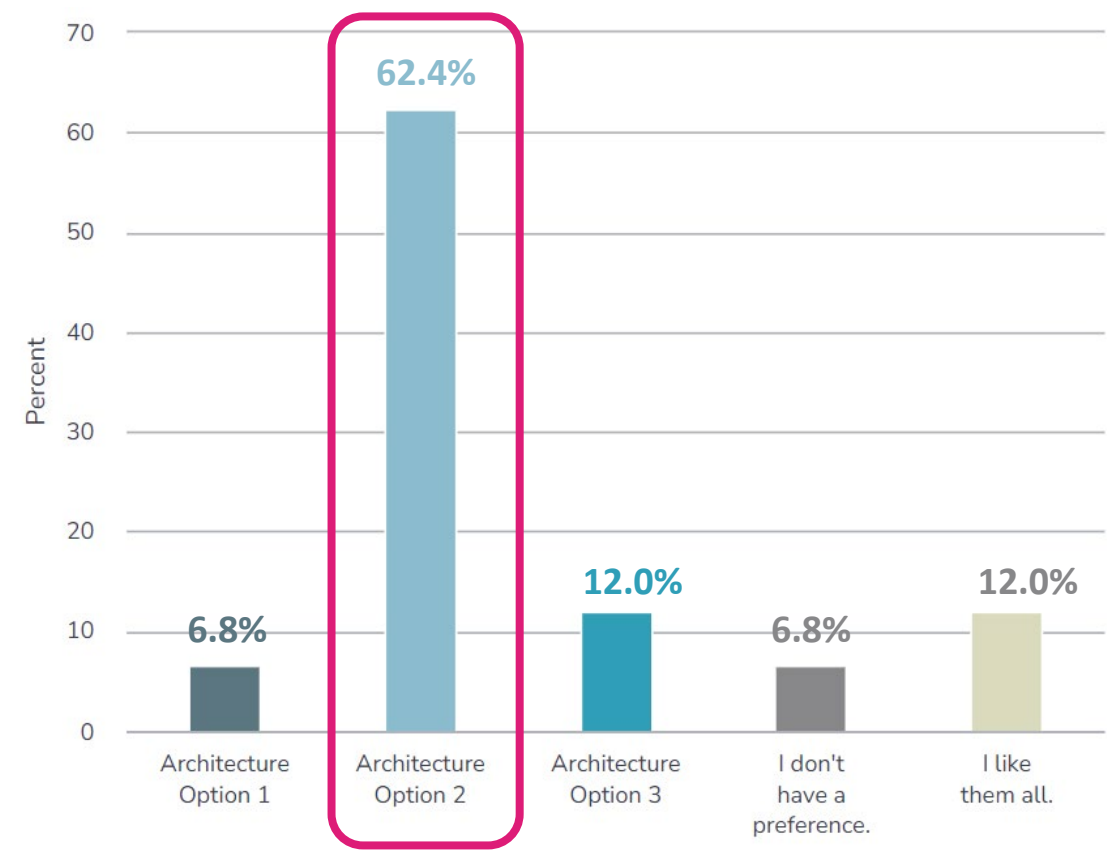
ACCEDER A LA ENCUESTA EN LÍNEA

YK VEENSTRA & KIMM INC.

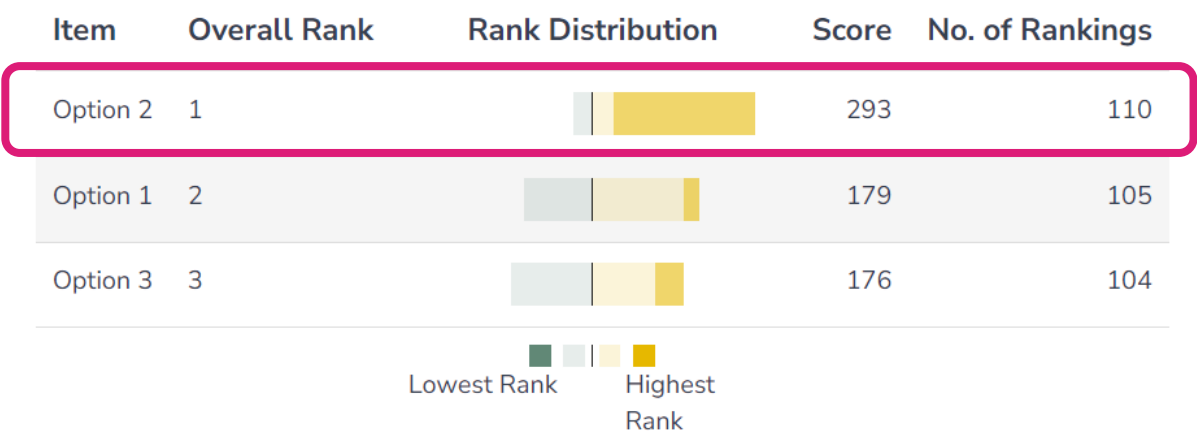
SMITHGROUP

PARK SHELTER RESULTS (online)

Please choose your favorite architecture design



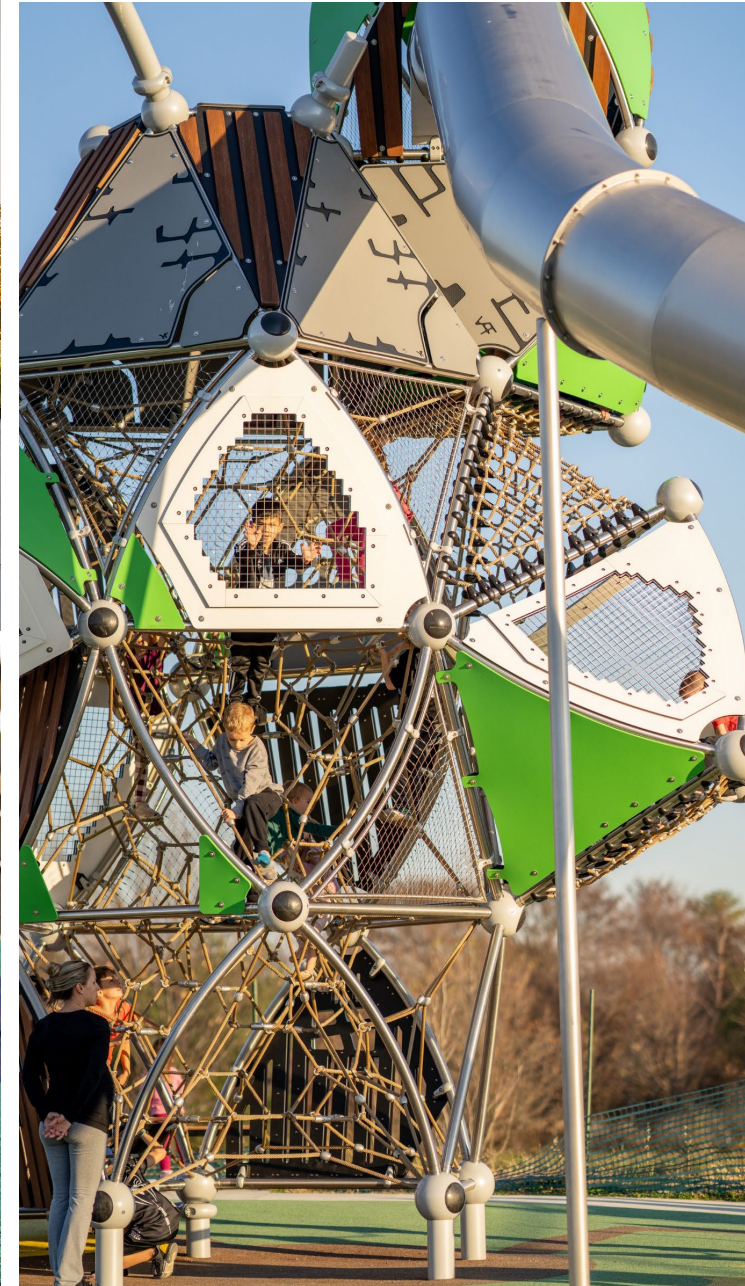
Please rank the architecture design



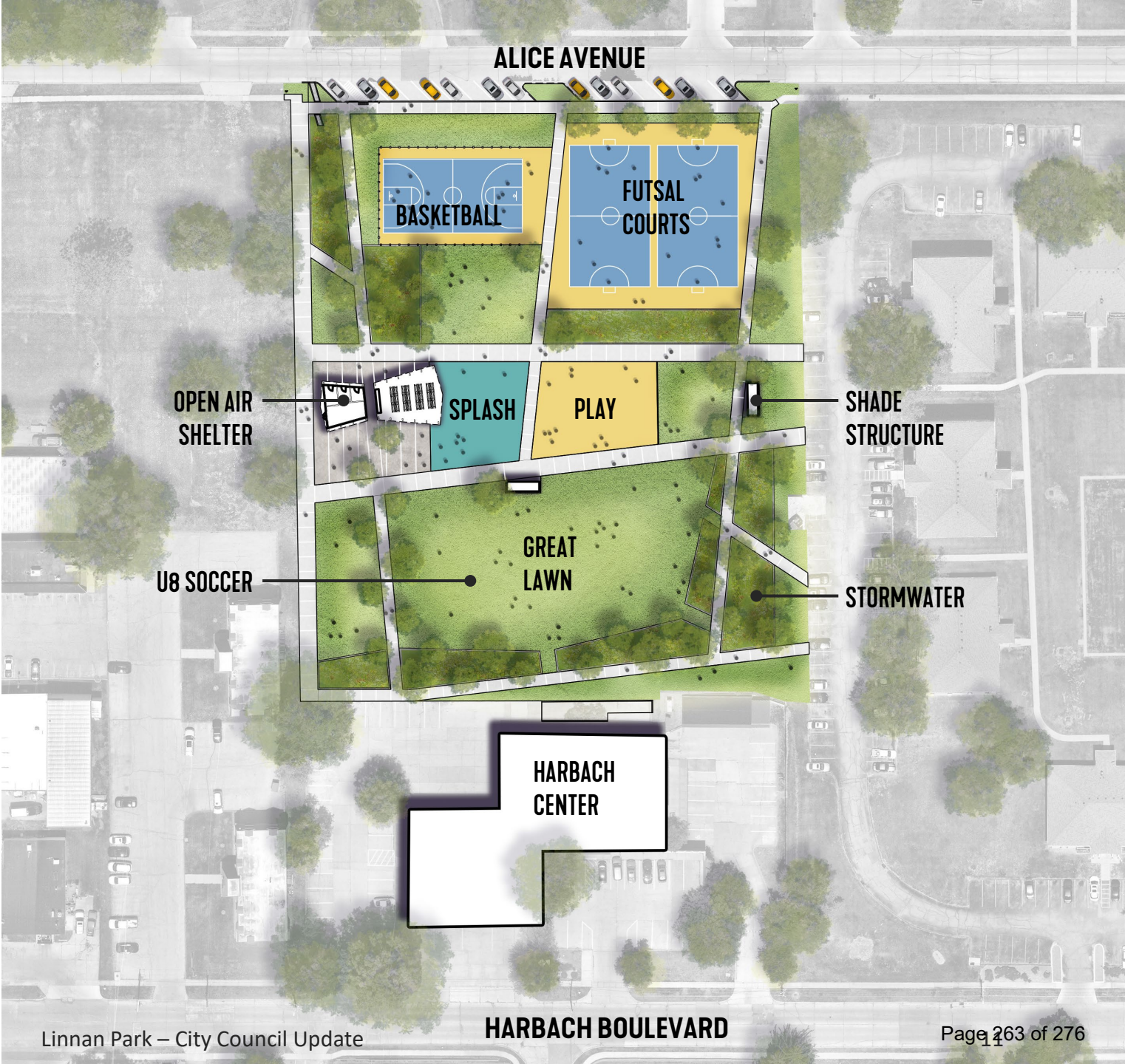
HOW DOES THIS PUSH THE DESIGN?

DRIVERS:

1. Focus attention at the project's core: playground, splash play, new public park shelter.
2. Play needs to include a large tower with slides.
3. Water play needs to include big overhead water and ground-level water experiences.
4. The flexible open spaces are important for pick up games, picnicking, and group gathering.



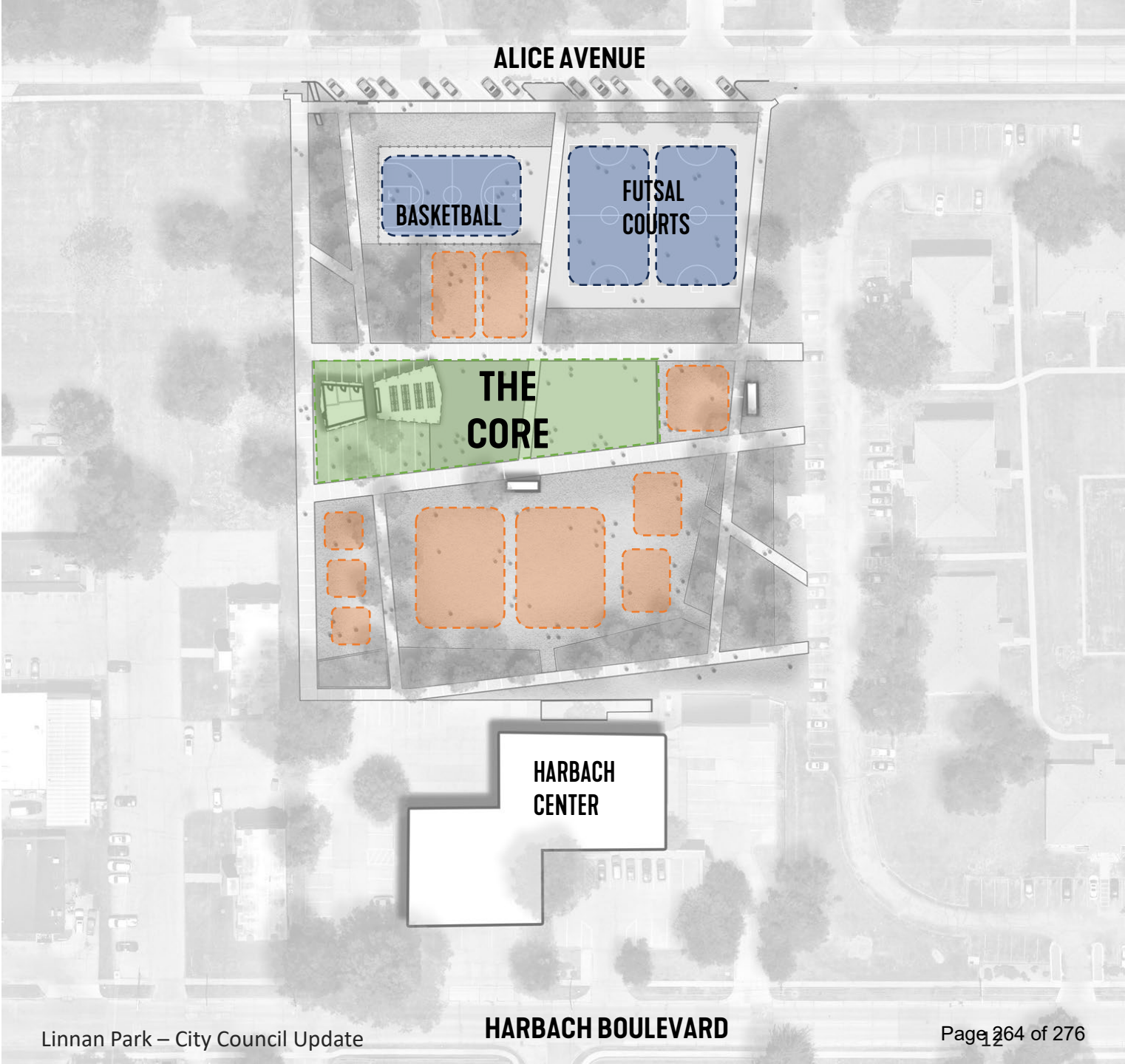
UPDATED CONCEPT



UPDATED CONCEPT

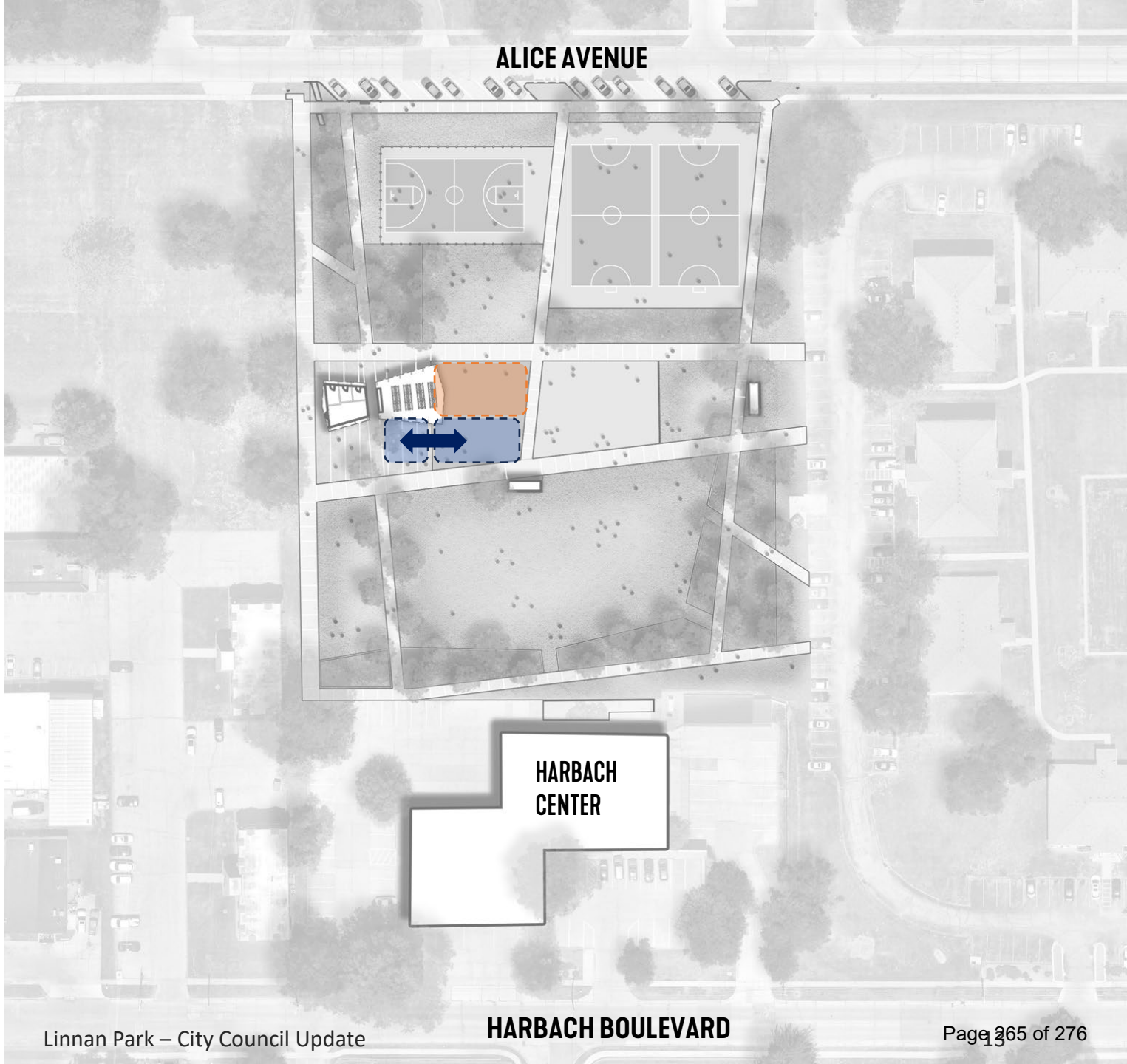
FLEX SPACE / PICK-UP PLAY

-  COURT RECREATION
-  FLEXIBLE OPEN SPACE
 - SOCCER
 - FRISBEE
 - BADMINTON
 - TAKRAW
 - PICNIC
 - ETC.



UPDATED CONCEPT SPLASH

-  LARGE VOLUME WATER PLAY
-  GROUND SPRAY



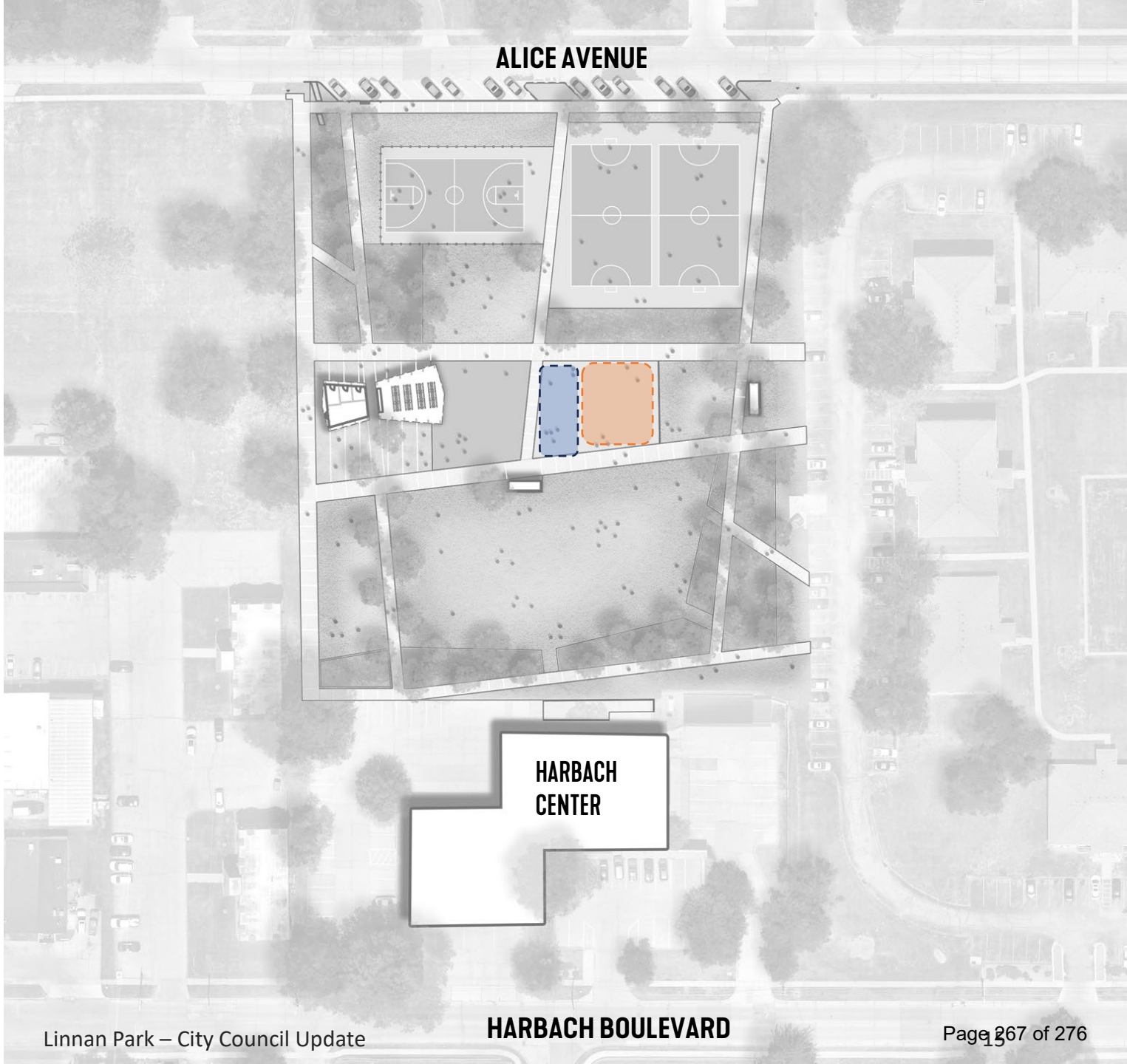
UPDATED CONCEPT SPLASH

- Ground Spray
- Soakers
- Pass-trough
- Discovery



UPDATED CONCEPT PLAYGROUND

-  TOWER STRUCTURE
-  YOUNGER PLAY



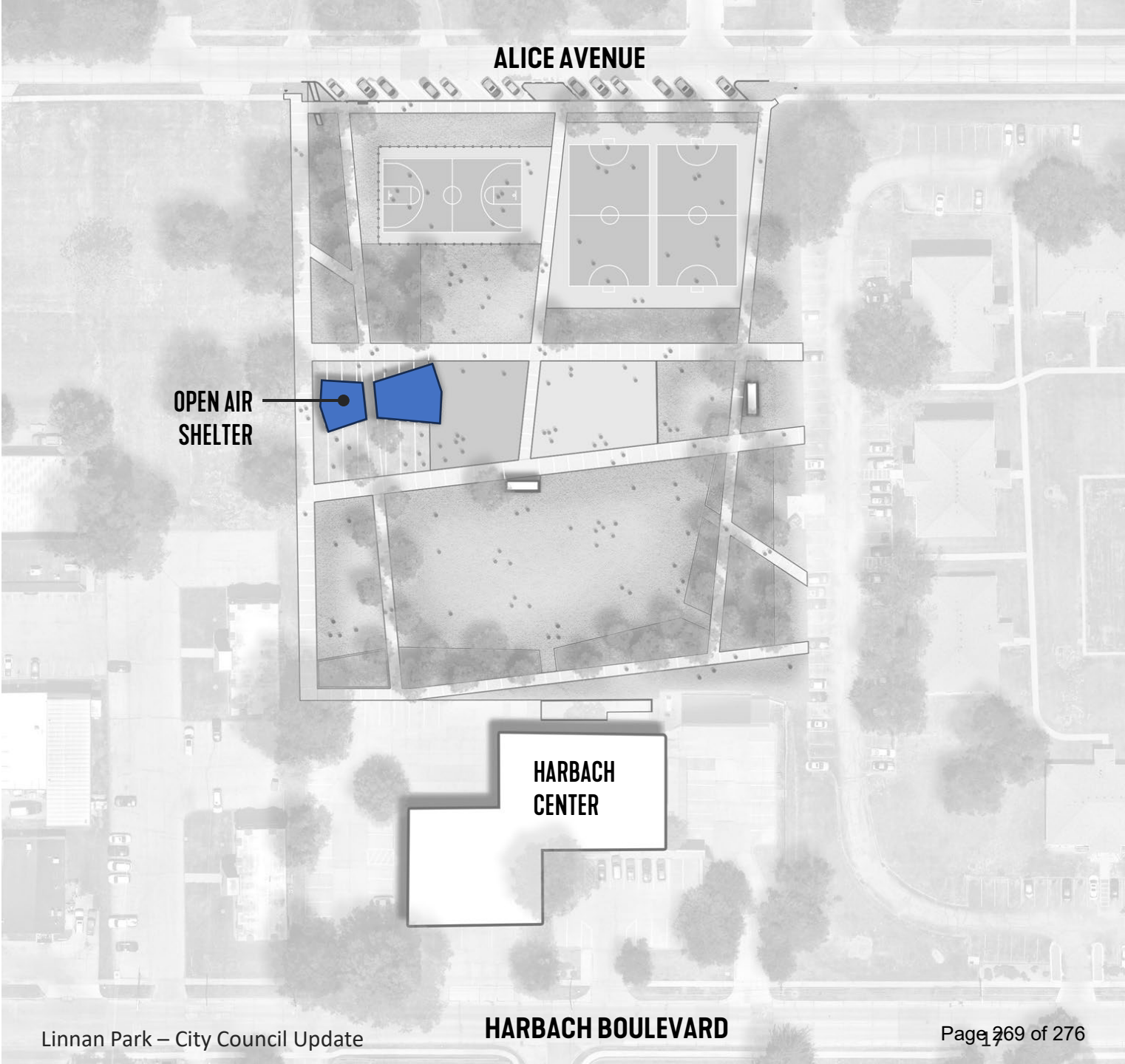
UPDATED CONCEPT

PLAYGROUND

- Large towers
- Slides
- Multiple play experiences
- Great Escape & Nature-Made character

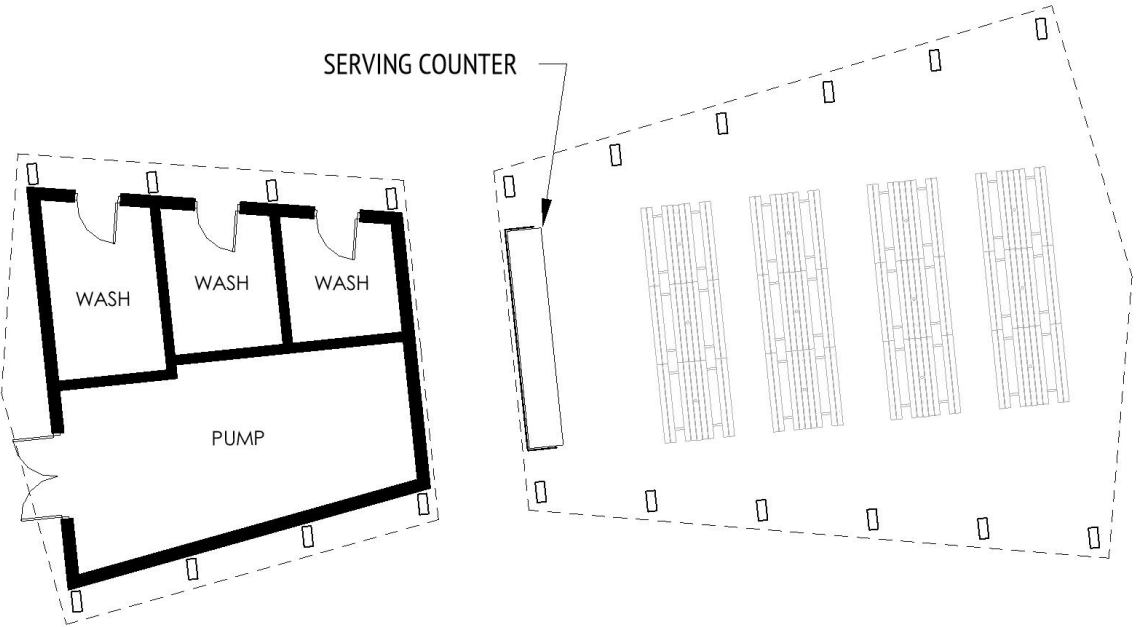


UPDATED CONCEPT ARCHITECTURE

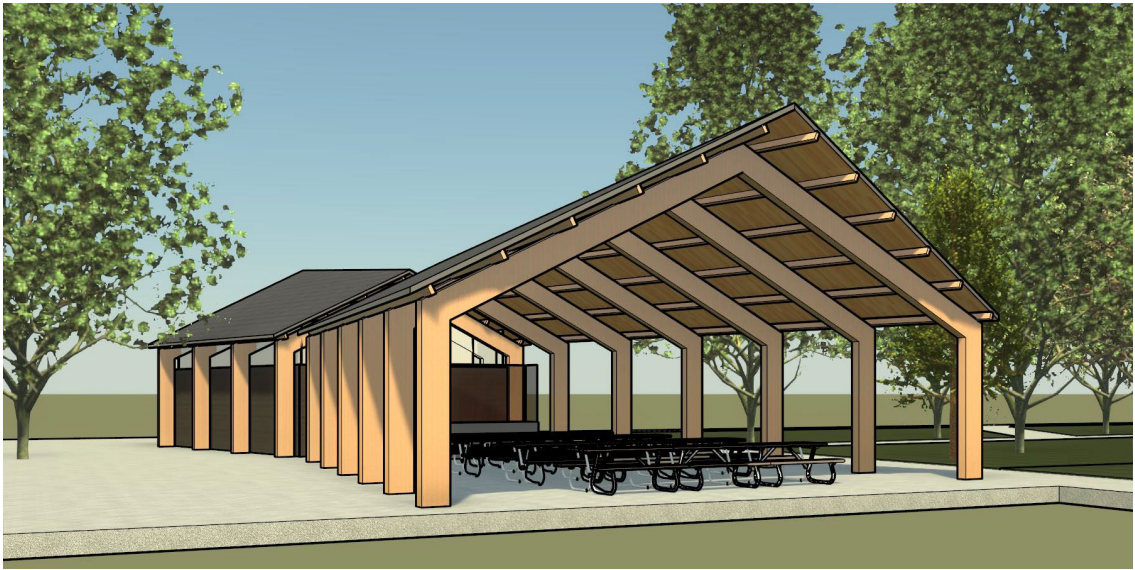


OPEN AIR SHELTER

PREFERRED CONCEPT



Plan View



Perspective - East



Perspective - South

BUDGET



Phase/Feature	Amount
General Requirements	\$ 375,000
Utilities	\$ 165,000
New Shelter and Shade Structures	\$ 915,000
Playground	\$ 920,000
Splash Play	\$ 560,000
Storm Control	\$ 900,000
Site Work	\$ 750,000
Landscaping	\$ 235,000
Furnishings	\$ 180,000
TOTAL	\$ 5,000,000

SCHEDULE



Date	Milestone
Oct 29 th	Confirmation of Design with the Public
End of October	Initial Construction Drawing Review with City Staff and Public Works
Early December	Draft Final Construction Drawings to City
Early February	CD's to Planning and Zoning Meeting
Early February	CD's to City Council Meeting
Mid February	Final Construction Documents
End of February	Bid Letting
End of March	Bid Opening
April	Bid Award

Questions and Discussion



5160 Maple Drive, Suite A
Pleasant Hill, IA 50327-8440
Ph: 515.262.9368
Fax: 515.262.9570
pleasanthilliowa.org

September 10, 2024

John Edwards, Mayor
City of Clive
1900 NW 114th St
Clive, IA 50325

Re: Pleasant Hill Notice of Withdrawal

Dear Mayor Edwards:

Pursuant to Article XVI of the Amended and Restated Agreement for the Des Moines Regional Transit Authority, the City of Pleasant Hill (Pleasant Hill) hereby gives its notice of withdrawal from the Des Moines Area Regional Transit Authority (DART) effective July 2026. Pursuant to Article XVI, Section 2 and 3, Pleasant Hill further states:

1. That Pleasant Hill requests that DART provide no further transit services to Pleasant Hill effective July 1, 2026, and understands that the DART Commission could choose to end service earlier than that date.
2. That Pleasant Hill will annually levy or annually pay its share of the outstanding bond or credit obligations under this agreement until Pleasant Hill's share of such bond or credit obligations have been fully paid.
3. That until its share of such bond or credit obligations have been fully paid, Pleasant Hill will continue to make an annual payment of the base transit levy rate as provided under Article VIII, Section 4(a)(1) of the Amended and Restated Agreement for the Des Moines Regional Transit Authority.
4. That Pleasant Hill is entitled to a pro rata share of DART System capital improvements and equipment pursuant to Article XVI, Section 3.

It is our understanding from the agreement that this withdrawal is contingent upon approval by the DART commission, but that the minimum 18-month notice begins when this letter is received.

Pleasant Hill further advises DART that it reserves any other legal rights that it has available to it, within the DART agreement or outside of the DART agreement, as it concerns its legal relationship with DART.

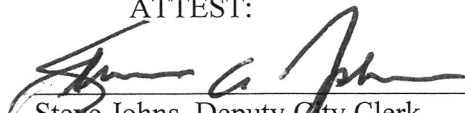
Mayor	City Manager	Assistant City Manager	City Clerk Finance Director	Public Works Director	Police Chief	Fire Chief	Library Director
515.262.9368	515.309.9460	515.309.9464	515.262.9368	515.309.9455	515.309.9440	515.309.9415	515.309.9470

Should you have any questions about this letter, please do not hesitate to contact me. Thank you for your consideration.

CITY OF PLEASANT HILL


Sara Kurovski, Mayor

ATTEST:


Steve Johns, Deputy City Clerk

CC: City of Alleman
City of Altoona
City of Ankeny
City of Bondurant
City of Carlisle
City of Clive
City of Des Moines
City of Elkhart
City of Granger
City of Grimes
City of Johnston
City of Mitchellville
City of Pleasant Hill
City of Polk City
City of Runnells
City of Sheldahl
City of Urbandale
City of West Des Moines
City of Windsor Heights
Polk County

RESOLUTION #091024-07

A RESOLUTION WITHDRAWING THE CITY OF PLEASANT HILL FROM THE DES MOINES AREA REGIONAL TRANSIT AUTHORITY

WHEREAS, the City of Pleasant Hill is currently a member of the Des Moines Area Regional Transit Authority (DART); and

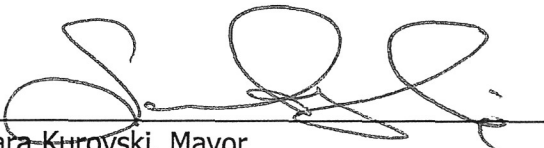
WHEREAS, the City of Pleasant Hill has been a strong supporter of DART and has complied with its obligations as a Participating Community under the DART agreement by financially supporting DART; and

WHEREAS, the City of Pleasant Hill has dramatically increased its financial support of DART since it became a Participating Community; and

WHEREAS, the City Council finds that the services provided by DART are no longer a net benefit to the community due to the high financial cost of continuing as a Participating Community under the DART agreement; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Pleasant Hill, Iowa, in Polk County, Iowa, does hereby declare its intent to withdraw from DART, authorizes the Mayor and City Clerk to sign the attached letter (Exhibit A) giving notice to the DART Commission and other participating communities pursuant to Article XVI of the Dart agreement, and directs the City Manager to negotiate with DART representatives any terms and conditions necessary to execute the withdrawal subject to further City Council approval.

ADOPTED this 10th day of Sept, 2024.



Sara Kurovski, Mayor

ATTEST:



Steve Johns, Deputy City Clerk