

**CLIVE CITY COUNCIL MEETING MINUTES
REGULAR MEETING
AUGUST 14, 2025
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: Ted Weaver, Michael McCoy, Susan Judkins, Eric Klein, Breanne Hocker. 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 Breanne Hocker. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.

Consent Items

Eric Klein moved approval, seconded by Breanne Hocker. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried. 1. City Manager Memo; 2. Approve 07/24/2025 City Council Minutes; 3. Bill List; 4. Approve Appointment of Nathan Borland to Board of Adjustment; 5. Approve Temporary (5 day) Retail Alcohol Sales License Application - Willis Auto / Hy-Vee - 2121 NW 100th Street; 6. Approve New Retail Alcohol Sales License Application - Midnight Coffee - 12695 University Avenue; 7. Approve Retail Alcohol Sales License Renewal Application - Izumi - 1301 NW 114th Street; 8. Approve Retail Alcohol Sales License Renewal Application - Chili's Grill & Bar - 11411 Forest Avenue; 9. Approve Retail Alcohol Sales License Renewal Application - Aura Restaurant - 12851 University Avenue; 10. Approve Retail Alcohol Sales License Renewal Application - John & Nick's Steak & Prime Rib - 15970 Hickman Road; 11. **Resolution 2025-227** Approving Temporary Street Closing - Block Party - NW 103rd street from Sunset Terrace to NW 101st St. - Friday, August 22, 2025 - 4:30 p.m. - 10:30 p.m.; 12. **Resolution 2025-228** Approving Temporary Street Closing - Block Party - NW 92nd Ave. near Lincoln Ave. - Saturday, September 6, 2025 - 10:00 a.m. - 3:00 p.m.; 13. **Resolution 2025-229** Approving Amendment #1 to the Professional Services Agreement for the Douglas Parkway and Berkshire Parkway Signalization Project - Snyder & Associates - \$9,100.00; 14. **Resolution 2025-230** Approving Change Order #1 - Des Moines Asphalt and Paving - Country Club Boulevard HMA Pavement Rehabilitation Project - \$3,307.29; 15. **Resolution 2025-231** Approving Change Order #1 - Caliber Concrete LLC - 2025 NW 138th Street HMA Overlay - \$10,879.00; 16. **Resolution 2025-232** Approving Change Order #7 - Alliance Construction Group - NW 114th Street Reconstruction - \$12,640.09; 17. Approve Pay Request #1 - Hansen Company - Linnan Park Construction Project - \$19,997.50; 18. Approve Pay Request #1 - On Track Construction, LLC - Linnan Park Construction Project - \$72,362.00; 19. Approve Pay Request #2 - Absolute Group - Forest Ave Water Main Replacement - \$87,128.21; 20. Approve Pay Request #2 - Iowa Signal, Inc. - Douglas Parkway and Berkshire Parkway Traffic Signalization Project - \$73,667.55; 21. Approve Pay Request #3 - Hickman Road and NW 108th Street Traffic Signal Warrant Study - Snyder & Associates - \$1,703.00; 22. Approve Pay Request #4 - Country Landscapes - Greenbelt Landing Construction Project - \$78,125.96; 23. Approve Pay Request #4 - Caliber Concrete LLC - 2025 NW 138th St HMA Overlay - \$273,748.51; 24. Approve Pay Request #5 - Concrete Technologies, Inc. - Alice's Road Phase 1A Reconstruction Project - \$303,615.29; 25. Approve Pay Request #5 - Elite Fire Sprinkler - City Hall-Library Renovation Phase 1 Project - \$2,954.50; 26. Approve Pay Request #5 - MidAmerican Glazing - City Hall-Library Renovation Phase 1 Project - \$7,372.00; 27. Approve Pay Request #7 - Calhoun-Burns & Associates - 2025 Bridge Maintenance Repair Program - \$1,099.00; 28. Approve Pay Request #7 - On Track Construction - Greenbelt Landing Construction Project - \$59,787.26; 29. Approve Pay Request #7 - Keystone Construction - City Hall-Library Renovation Phase 1 Project - \$114,034.57; 30. Approve Pay Request #8 - DCI Group - Construction Management Services - City Hall-Library

Phase 1 Renovations - \$13,679.06; 31. Approve Pay Request #9 - University Boulevard Flood Mitigation - Project Scoping Plan - Confluence, Inc. - \$42,154.00; 32. Approve Pay Request #9 - Air-Con Mechanical Corp. - Greenbelt Landing Construction Project - \$41,244.39; 33. Approve Pay Request #10 - Central Iowa Mechanical - Greenbelt Landing Construction Project - \$9,529.94; 34. Approve Pay Request #10 - Keystone Construction - Greenbelt Landing Construction Project - \$128,883.01; 35. Approve Pay Request #15 - Alliance Construction Group - NW 114th Street Reconstruction - \$5,780.18; 36. Approve Pay Request #16 - Alice's Road Reconstruction - Phase 1-Design - Snyder & Associates - \$80,985.00; 37. **Resolution 2025-233** Approving Professional Service Agreement with RES LLC for Bid Package and Support Services - \$39,017.00; 38. **Resolution 2025-234** Approving Proposal for Installation of Streetlights on Alice's Road Reconstruction Project - Phase 1A - MidAmerican Energy Company - \$210,107.77; 39. **Resolution 2025-235** Approving an Agreement for Professional Services - Austin Peter Group, Inc. - \$20,815.00; 40. **Resolution 2025-236** Awarding Contract - Jeremy Jarvis - Harbach Bay Doors Mural Project; 41. **Resolution 2025-237** Setting Public Hearing (8/28/25, 6:00 p.m.) - The Grant of Permanent Sanitary Sewer Easements to the Des Moines Metropolitan Wastewater Reclamation Authority; 42. **Resolution 2025-238** Setting Public Hearing (9/11/2025 6:00pm) - Ordinance Amendment Regarding Commercial Entertainment Uses; 43. **Resolution 2025-239** Setting Public Hearing (9/11/2025 6:00 PM) - City Hall Approach Replacement; 44. **Resolution 2025-240** Setting Public Hearing (9/11/25, 6:00 p.m.) - Designation of the Expanded Clive Urban Renewal Area and on Urban Renewal Plan Amendment; 45. **Resolution 2025-241** Deleting Property from the Clive Urban Renewal Area; 46. **Resolution 2025-242** Levying Special Assessments for Nuisance Abatement Costs - 2184 NW 141st Street - 10540 Juan Calle - 1571 NW 93rd Court; 47. **Resolution 2025-243** Accepting Satisfaction of Agreement to Complete for Silverstar Addition Plat 1, Lot 1 - 15451 Hickman Road; 48. **Resolution 2025-244** Approving 1st Amendment to Zoning Change and Development Agreement - Silverstar Addition Plat 1; 49. **Resolution 2025-245** Approving Satisfaction of Public Improvement Agreement for Deferred Special Assessment for Water and Sewer Improvements - Emerald Isle/McNabb Acres Public Improvements Project - Lot 18 Emerald Isle Place; 50. **Resolution 2025-246** Approving Satisfaction of Public Improvement Agreement for Deferred Special Assessment for Water and Sewer Improvements - Emerald Isle/McNabb Acres Public Improvements Project - Lot 16 Emerald Isle Place; 51. **Resolution 2025-247** Approving Satisfaction of Public Improvement Agreement for Deferred Special Assessment for Water and Sewer Improvements - Emerald Isle/McNabb Acres Public Improvements Project - Lots 14 and 15 Emerald Isle Place; 52. **Resolution 2025-248** Approving Satisfaction of Public Improvement Agreement for Deferred Special Assessment for Water and Sewer Improvements - Emerald Isle/McNabb Acres Public Improvements Project - Lot 13 Emerald Isle Place; 53. **Resolution 2025-249** Approving Satisfaction of Public Improvement Agreement for Deferred Special Assessment for Water and Sewer Improvements - Emerald Isle/McNabb Acres Public Improvements Project - Lot 12 Emerald Isle Place; 54. **Resolution 2025-250** Approving Suspension of Civil Service Commission Practices; 55. Approve 2025-2026 Urban Deer Management Program.

Action Items

1. **Public Hearing - Zoning Ordinance Amendment – Variances.** Public Hearing Notice published 07/28/2025 in the Des Moines Register. Senior Planner Amanda Grutzmacher presented the matter to the Council and recommended approval. Michael McCoy moved to close the public hearing, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
 - a. **Consideration of Proposed Ordinance No. 1165 - Zoning Ordinance Amendment Regarding Variances.** Michael McCoy moved approval, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
2. **Resolution 2025-251 Approving Amended Clive Post Construction Stormwater Management Manual.** Assistant City Manager Pete De Kock presented the matter to the

Council, facilitated discussion, and recommended approval. Eric Klein moved approval, seconded by Breanne Hocker. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.

3. **Site Plan and Preliminary Plat- Dehner Distillery - 1480 NW 86th Street.** Senior Planner Amanda Grutzmacher presented the matter to the Council and recommended approval. Eric Klein moved approval, seconded by Michael McCoy. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.

Correspondence

1. **BRAVO Budget Update**

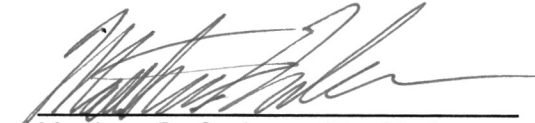
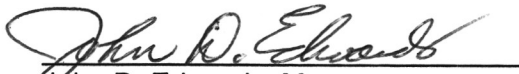
Reports

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 6:46 p.m.


Matthew D. Graham, City Clerk
John D. Edwards, Mayor