



CLIVE CITY COUNCIL

AGENDA, REGULAR MEETING

1900 NW 114th Street

September 11, 2025 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/84514883561> - Meeting ID: 845 1488 3561 - One tap
mobile: +13052241968,,84514883561# US

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 08/11/2025 Strategic Planning Minutes
3. Approve 08/13/2025 Strategic Planning Minutes
4. Approve 08/28/2025 City Council Minutes
5. Bill List
6. Approve New Retail Alcohol Sales License Application - Midnight Coffee - 12695 University Avenue
7. Resolution Approving Temporary Street Closing - Block Party - NW 162nd St. Between Sheridan Ave. and Boston Ave. - Sunday, September 14, 2025 - 5:30 p.m. - 10:00 p.m.
8. Resolution Approving Change Order #2 - Caliber Concrete LLC - 2025 NW 138th St HMA Overlay - (-\$25,634.03)
9. Approve Pay Request #1 - The Henley Group - Linnan Park Construction Project - \$62,225.00
10. Approve Pay Request #1 - Burkett Construction - Linnan Park Construction Project - \$113,335.00
11. Approve Pay Request #2 - On Track Construction, LLC - Linnan Park Construction Project - \$170,089.50
12. Approve Pay Request #2 - Hansen Company - Linnan Park Construction Project - \$70,204.24
13. Approve Pay Request #3 - Absolute Group - Forest Ave Water Main Replacement - \$83,218.46

14. Approve Pay Request #3 - Absolute Group - Greenbelt Landing Construction Project - \$3,776.25
15. Approve Pay Request #3 - Iowa Signal, Inc. - Douglas Parkway and Berkshire Parkway Traffic Signalization Project - \$109,381.51
16. Approve Pay Request #5 - Caliber Concrete LLC - 2025 NW 138th St HMA Overlay - \$41,831.26
17. Approve Pay Request #5 - Country Landscapes - Greenbelt Landing Construction Project - \$46,928.12
18. Approve Pay Request #5 - LA Fulton & Sons - City Hall/Library Remodel Project Phase 1 - \$5,049.25
19. Approve Pay Request #6 - Concrete Technologies, Inc. - Alice's Road Phase 1A Reconstruction Project - \$441,584.51
20. Approve Pay Request #6 - DeVries Electric - City Hall/Library Remodel Phase 1 Project - \$147,337.75
21. Approve Pay Request #8 - Keystone Construction - City Hall/Library Remodel Phase 1 Project - \$15,429.73
22. Approve Pay Request #8 - On Track Construction - Greenbelt Landing Construction Project - \$128,891.25
23. Approve Pay Request #10 – University Boulevard Flood Mitigation- Project Scoping Plan – Confluence, Inc. - \$31,731.00
24. Approve Pay Request #10 - Air-Con Mechanical Corp. - Greenbelt Landing Construction Project - \$37,693.79
25. Approve Pay Request #11 - Keystone Construction - Greenbelt Landing Construction Project - \$149,120.41
26. Approve Pay Request #11 - Central Iowa Mechanical - Greenbelt Landing Construction Project - \$14,368.10
27. Approve Pay Request #16 - Alliance Construction Group - NW 114th Street Reconstruction - \$53,850.17
28. Approve Pay Request #17 - Alice's Road Reconstruction - Phase 1 - Design - Snyder & Associates - \$61,049.70
29. Approve Purchase - Greenbelt Landing Landscape Trees & Shrubs - DMF Gardens - \$41,650.00
30. Approve Purchase - Greenbelt Landing Site Furniture - MMCITE' USA LLC- \$10,553.00
31. Approve Purchase - Greenbelt Landing Site Furniture - Graber Manufacturing - \$16,370.51
32. Approve Purchase - Greenbelt Landing Site Furniture - Landscape Forms - \$101,254.94
33. Resolution approving 2025/27 Sidewalk Snow Removal Contract Renewal
34. Resolution Approving 2025 Clive Soil Quality Restoration Program Agreements
35. Resolution Accepting the Donation of the Clive Railroad Depot, Storage Shed, and Personal Property Contained Therein

36. Resolution Approving Amended Job Description For Part-Time Position

Action Items

1. Public Hearing - City Hall Approach Replacement
 - a. Resolution Approving Plans and Specs
 - b. Receipt of Bids
 - c. Resolution Awarding Contract - Stapes Concrete and Grading LLC - \$60,616.00
2. Public Hearing - Zoning Ordinance Amendment Regarding Commercial Entertainment Uses
 - a. Consideration of Proposed Ordinance No. 1166 - Zoning Ordinance Amendment Regarding Commercial Entertainment Uses
3. Public Hearing - Addition of Property to and Urban Renewal Plan Amendment for the Clive Urban Renewal Area
 - a. Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Clive Urban Renewal Area
 - b. 1st Consideration of Proposed Ordinance 1171 Providing for the Division of Taxes Levied on Taxable Property in the September, 2025 Addition to the Clive Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa
4. 3rd Consideration of Proposed Ordinance 1165 - Zoning Ordinance Amendment Regarding Variances
5. 1st Consideration of Proposed Ordinance 1167 Liquor Licenses and Beer and Wine Permits
6. 1st Consideration of Proposed Ordinance 1168 Cigarette & Tobacco Sales
7. 1st Consideration of Proposed Ordinance 1169 Public Hearing Requirements
8. 1st Consideration of Proposed Ordinance 1170 Service Animal Misrepresentation
9. Resolution Approving Amendemnt #1 to Alice's Road Reconstruction Project - Phase 1 Professional Services Agreement - Snyder & Associates - \$504,900.00
10. Resolution Setting the date for a Public Hearing (09/25/2025, 6:00 p.m.) on Proposal to enter into the 2025B General Obligation Loan Agreement and to borrow money thereunder

Closed Session

1. Enter into closed session pursuant to Iowa Code Section 21.5(1)(j) "to discuss the purchase or sale of particular real estate.

Correspondence

Reports

Adjournment