

**CLIVE CITY COUNCIL MEETING MINUTES  
REGULAR MEETING  
AUGUST 28, 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, Eric Klein, Breanne Hocker. Absent: Susan Judkins. 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, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.

**Presentation**

1. **Clive Fire Department Process Improvement.** Fire Chief Clay Garcia and Assistant Fire Chief Eric Kallem provided a presentation on the "Simulation in Motion-Iowa" lab for advanced EMS training.

**Consent Items**

Eric Klein moved approval, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Michael McCoy, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.

1. City Manager Memo; 2. City Manager Report - July 2025; 3. Assistant City Manager Tech Services Report - July 2025; 4. Administrative Services Report - July 2025; 5. Community Development Report - July 2025; 6. Fire Department Report - July 2025; 7. Leisure Services Report - July 2025; 8. Police Department Report - July 2025; 9. Public Works Report - July 2025; 10. Treasurer's Report - July 2025; 11. Approve 08/14/2025 City Council Minutes; 12. Bill List; 13. Approve Retail Alcohol Sales License Renewal Application - Maria's Mexican Food - 15950 Hickman Road; 14. Approve Retail Alcohol Sales License Renewal Application - Amruth Indian Grill - 9974 Swanson Boulevard; 15. Approve Retail Alcohol Sales License Ownership Update - Hy-Vee Fast and Fresh - 11925 University Avenue; 16. Approve Retail Alcohol Sales License Temporary Outdoor Service Area Application - Ducktail Lounge - 1809 NW 86th Street; 17. Approve Pay Request #1 - Jeremy Jarvis - Harbach Bay Doors Mural Project; 18. Approve Pay Request #2 - Howrey Construction, Inc. - Little Walnut Creek Trail Reconstruction East of Alice's Road - \$152,311.04; 19. Approve Pay Request #2 - SKOL Trucking, LLC - 2025 Arterial PCC Pavement Rehabilitation Project - \$279,190.73; 20. Approve Pay Request #4 - McClure Engineering - Clive Post Construction Stormwater Manual Update - \$6,715.00; 21. Approve Pay Request #5 - Des Moines Asphalt and Paving - Country Club Boulevard HMA Pavement Rehabilitation Project - \$17,107.83; 22. **Resolution 2025-252** Approving 1st Amendment to Agreement Regarding Public Facility Sign - Bankers Trust - 11111 University Avenue; 23. **Resolution 2025-253** Setting Public Hearing (9/25/25, 6:00 p.m.) - Approval of the Second Amendment to Tower Lease With Option - T-mobile Central, LLC; 24. **Resolution 2025-254** Setting Date for Public Hearing (9/25/2025, 6:00 p.m.) to Consider Amending Provisions of Title 10 Building Regulations of the City of Clive re: Chapter 12 (Rental Housing Code); 25. **Resolution 2025-255** Approving Federal-aid Agreement for a Surface Transportation Block Grant Program Project with the Iowa DOT for the Alice's Road Reconstruction Project - Phase 4; 26. **Resolution 2025-256** Approving Amendment to Grant Agreement for Bravo/Icon Public Art Grant for the Greenbelt Landing Project; 27. **Resolution 2025-257** Accepting 1st Amendment to Overland Flowage and Private Storm Sewer Easement for Shadow Creek Plat 8, Lot 44 - 18112 Tanglewood Drive; 28. **Resolution 2025-258** Accepting 1st Amendment to Overland Flowage and Private Storm Sewer Easement for Shadow Creek Plat 6, Lot 62 - 18210 Tanglewood Drive; 29. **Resolution 2025-259** Accepting Temporary Construction Easements - Streambank Stabilization, Greenbelt Landing Project; 30. **Resolution 2025-260** Approving

Floodplain Stormwater Management Payment In Lieu Agreement - Dehner Distillery, 1480 NW 86th Street; 31. **Resolution 2025-261** Approving 2025 Clive Soil Quality Restoration Program Agreements; 32. Approve Pay Rate - Jayson Gunn - Parks Senior Operations Specialist - Park Grounds - \$40.12/Hr - Effective 9/8/2025; 33. Approve Pay Rate - Ryan Rolfes - Parks Senior Operations Specialist - Natural Resources - \$33.38/Hr - Effective 9/8/2025.

### Action Items

1. **Public Hearing - Clive City Hall Renovations - Phase 2.** Public Hearing Notice published 08/11/2025 in the Des Moines Register. City Manager Matt McQuillen presented the matter to the Council and recommended approval. Ted Weaver moved to close the public hearing, seconded by Eric Klein. Roll Call: Ayes: Ted Weaver, Michael McCoy, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
  - a. **Resolution 2025-262 Approving Plans & Specifications.** Ted Weaver moved to Approve Plans and Spec, seconded by Eric Klein. Roll Call: Ayes: Ted Weaver, Michael McCoy, Eric Klein, Breanne Hocker. 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, Michael McCoy, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
  - c. **Resolution 2025-263 Awarding Contracts for Prime Construction Packages - \$1,204,968.** Ted Weaver moved to award contract, seconded by Eric Klein. Roll Call: Ayes: Ted Weaver, Michael McCoy, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
  - d. **Resolution 2025-264 Approving Construction Manager as Agent (CMA) Contract - DCI Group - City Hall Renovation Phase 2 Project.** Ted Weaver moved approval, seconded by Breanne Hocker. Roll Call: Ayes: Ted Weaver, Michael McCoy, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
  - e. **Resolution 2025-265 Setting Public Hearing (9/25/25, 6:00 PM) to Consider Taking of Bids for the Clive City Hall Remodel Phase 2 Project - Bid Package #2.** Ted Weaver moved approval, seconded by Breanne Hocker. Roll Call: Ayes: Ted Weaver, Michael McCoy, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
2. **Public Hearing - Grant of Permanent Sanitary Sewer Easement to the Des Moines Metropolitan Wastewater Reclamation Authority for the WRA Common Joint Trunk Sewer Phase 1 - Joint Trunk West (Phase 14 Segment 4) Project.** Public Hearing Notice published 08/20/2025 in the Des Moines Register. Public Works Director Jeff May presented the matter to the Council and recommended approval. Eric Klein moved to close the public hearing, seconded by Michael McCoy. Roll Call: Ayes: Ted Weaver, Michael McCoy, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
  - a. **Resolution 2025-266 Approving Grant of Certain Permanent Sanitary Sewer Easements (Parcels 21-25, 27 & 30-35) to the Des Moines Metropolitan Wastewater Reclamation Authority (WRA) for the WRA Common Joint Trunk Sewer Phase 1 - Joint Trunk West (Phase 14, Segment 4) Project.** Eric Klein moved approval, seconded by Breanne Hocker. Roll Call: Ayes: Ted Weaver, Michael McCoy, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
3. **Public Hearing - NW 86th Street Pavement Repair Project.** Public Hearing Notice published 08/11/2025 in the Des Moines Register. Engineering Services Administrator Jim Hagelie presented the matter to the Council and recommended approval. Eric Klein moved to close the public hearing, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Michael McCoy, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
  - a. **Resolution 2025-267 Approving Plans and Specifications.** Eric Klein moved to Approve Plans and Spec, seconded by Michael McCoy. Roll Call: Ayes: Ted Weaver, Michael McCoy, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.

- b. **Receipt of Bids.** Eric Klein moved to receive the bids, seconded by Breanne Hocker. Roll Call: Ayes: Ted Weaver, Michael McCoy, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
  - c. **Resolution 2025-268 Awarding Contract - The Concrete Contracting Co. - \$82,086.00.** Eric Klein moved to award contract, seconded by Breanne Hocker. Roll Call: Ayes: Ted Weaver, Michael McCoy, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
4. **2nd Consideration of Proposed Ordinance 1165 - Zoning Ordinance Amendment Regarding Variances.** City Planner Kathryn Purvis presented the matter to the Council and recommended approval. Ted Weaver moved approval, seconded by Michael McCoy. Roll Call: Ayes: Ted Weaver, Michael McCoy, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.

#### **Presentation**

1. **Greenbelt Landing Signage Concepts.** Leisure Services Director Richard Brown provided a presentation and facilitated discussion.

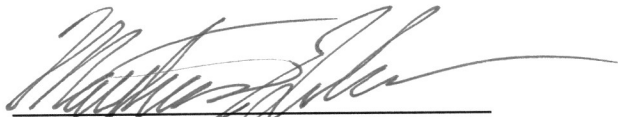
#### **Correspondence**

1. State Historical Museum - Thank You Letter
2. Public Hearing Notice - Voluntary Severance and Annexation

#### **Reports**

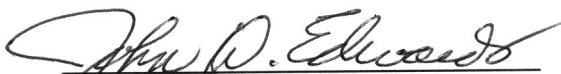
Assistant City Manager Report was given by Pete De Kock.  
Council Member Committee Reports were given.  
City Manager Report was given by Matt McQuillen.

The meeting was adjourned at 7:12 p.m.



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Matthew D. Graham, City Clerk



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John D. Edwards, Mayor