

CLIVE City Council MEETING MINUTES

Regular Meeting

September 11, 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 (Arrived at 6:01 p.m.). 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, Michael McCoy, 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 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 2025-269** 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 2025-270** 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 2025-271** approving 2025/27 Sidewalk Snow Removal Contract Renewal; 34. **Resolution 2025-272** Approving 2025 Clive Soil Quality Restoration Program Agreements; 35. **Resolution 2025-273** Accepting the Donation of the Clive Railroad Depot, Storage Shed, and Personal Property Contained Therein; 36. **Resolution 2025-274** Approving Amended Job Description For Part-Time Position.

Action Items

1. **Public Hearing - City Hall Approach Replacement.** Public Hearing Notice published 08/25/2025 in the Des Moines Register. Civil Engineer Jonathan Cygan 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, Susan Judkins, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
 - a. **Resolution 2025-275 Approving Plans and Specs.** Ted Weaver moved to Approve Plans and Spec, seconded by Eric Klein. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, 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, Susan Judkins, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
 - c. **Resolution 2025-276 Awarding Contract - Stapes Concrete and Grading LLC - \$60,616.00.** Ted Weaver moved to award contract, seconded by Eric Klein. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
2. **Public Hearing - Zoning Ordinance Amendment Regarding Commercial Entertainment Uses.** Public Hearing Notice published 08/25/2025 in the Des Moines Register. Senior Planner Amanda Grutzmacher presented the matter to the Council and recommended approval. Eric Klein moved to close the public hearing, seconded by Breanne Hocker. 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. 1166 - Zoning Ordinance Amendment Regarding Commercial Entertainment Uses.** 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. **Public Hearing - Addition of Property to and Urban Renewal Plan Amendment for the Clive Urban Renewal Area.** Public Hearing Notice published 8/25/2025 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. **Resolution 2025-277 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.** 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.
 - 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.** 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.
4. **3rd Consideration of Proposed Ordinance 1165 - Zoning Ordinance Amendment Regarding Variances.** Senior Planner Amanda Grutzmacher presented the matter to the Council and recommended approval. 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.
Mayor Edwards declared Ordinance 1165 enacted.
5. **1st Consideration of Proposed Ordinance 1167 Liquor Licenses and Beer and Wine Permits.** City Clerk Matthew Graham presented the matter to the Council and recommended approval. Eric Klein moved approval, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.

6. **1st Consideration of Proposed Ordinance 1168 Cigarette & Tobacco Sales.** City Clerk Matthew Graham presented the matter to the Council and recommended approval. 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.
7. **1st Consideration of Proposed Ordinance 1169 Public Hearing Requirements.** City Clerk Matthew Graham presented the matter to the Council and recommended approval. Ted Weaver moved approval, seconded by Eric Klein. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
8. **1st Consideration of Proposed Ordinance 1170 Service Animal Misrepresentation.** City Clerk Matthew Graham presented the matter to the Council and recommended approval. 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.
9. **Resolution 2025-278 Approving Amendment #1 to Alice's Road Reconstruction Project - Phase 1 Professional Services Agreement - Snyder & Associates - \$504,900.00.** Public Works Director Jeff May presented the matter to the Council and recommended approval. Eric Klein moved approval, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
10. **Resolution 2025-279 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.** City Manager Matt McQuillen presented the matter to the Council and recommended approval. Eric Klein moved approval, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.

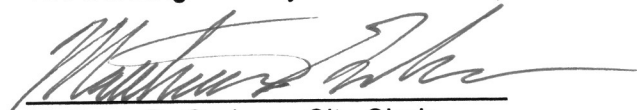
Closed Session

1. **City Manager Matt McQuillen presented the matter to the Council and recommended going into closed session pursuant to Iowa Code section 21.5(1)(j) to discuss the purchase or sale of particular real estate.** At 6:34 p.m. Michael McCoy moved to enter closed session, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried. Council came out of closed session at 7:12 pm.
Mayor Edwards declared that no action was taken while in closed session.

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 7:20 p.m.


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