



CLIVE CITY COUNCIL

AGENDA, REGULAR MEETING

1900 NW 114th Street

October 9, 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/81624473147> - Meeting ID: 816 2447 3147 - One tap mobile +13052241968,,81624473147# 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 09/25/2025 City Council Minutes
3. Bill List
4. Approve Retail Alcohol Sales License Renewal Application - Escapology Escape Room - 8801 University Avenue, #107A
5. Approve Retail Alcohol Sales License Renewal Application - Franka Pizzeria - 12695 University Avenue, #100
6. Resolution Approving Change Order #1 - Absolute Group - Forest Ave Water Main Replacement - (-\$73,104.73)
7. Resolution Approving Change Order #1 - Stapes Concrete & Grading LLC - City Hall Approach Replacement Project - \$800.00
8. Resolution Approving Change Order #3 - Caliber Concrete - 2025 NW 138th St HMA Overlay - \$482.05
9. Approve Pay Request #1 - NAI Electrical - City Hall Remodel Phase 2 Project - \$2,667.50
10. Approve Pay Request #1 - Cunningham Inc - City Hall Remodel Phase 2 Project - \$21,141.15
11. Approve Pay Request #1 - The Concrete Company - 2025 Residential PCC Pavement Rehabilitation Project - \$130,873.42
12. Approve Pay Request #1 - Stapes Concrete Concrete & Grading LLC - City Hall Approach Replacement Project - \$11,825.75

13. Approve Pay Request #1 -Caliber Concrete - Linnan Park Construction Project - \$82,222.50
14. Approve Pay Request #2 - Burkett Construction - Linnan Park Construction Project - \$155,467.50
15. Approve Pay Request #3 - Hansen Company - Linnan Park Construction Project - \$40,986.04
16. Approve Pay Request #3 - On Track Construction, LLC - Linnan Park Construction Project - \$245,216.00
17. Approve Pay Request #4 - Absolute Group - Forest Ave Water Main Replacement - \$11,023.71
18. Approve Pay Request #4 - Absolute Group - Greenbelt Landing Construction Project - \$27,146.25
19. Approve Pay Request #6 - Caliber Concrete - 2025 NW 138th St HMA Overlay - \$17,962.90
20. Approve Pay Request #6 - Country Landscapes - Greenbelt Landing Construction Project - \$35,031.88
21. Approve Pay Request #7 - DeVries Electric - City Hall-Library Phase 1 Remodel Project - \$16,138.48
22. Approve Pay Request #7 - Dahl Air Conditioning & Heating - City Hall-Library Remodel Phase 1 Project - \$1,085.85
23. Approve Pay Request #7 - Concrete Technologies, Inc. - Alice's Road Phase 1A Reconstruction Project - \$264,862.67
24. Approve Pay Request #9 - On Track Construction - Greenbelt Landing Construction Project - \$130,520.07
25. Approve Pay Request #9 - Keystone Construction - City Hall-Library Remodel Phase 1 Project - \$24,763.61
26. Approve Pay Request #11 - University Boulevard Flood Mitigation - Project Scoping Plan - Confluence, Inc. - \$9,450.00
27. Approve Pay Request #11 - Air-Con Mechanical Corp. - Greenbelt Landing Construction Project - \$25,558.94
28. Approve Pay Request #12 - Central Iowa Mechanical - Greenbelt Landing Construction Project - \$4,560.00
29. Approve Pay Request #12 - Keystone Construction - Greenbelt Landing Construction Project - \$320,900.02
30. Approve Pay Request #22 - Snyder & Associates - University Boulevard Pump Station Improvements Project - \$3,048.00
31. Approve Purchase - Stiver's Ford - Police Patrol Cars - \$96,800.00.
32. Approve Purchase of Aquatic Center Asphalt Shingle Roofing - Wolf Construction Services - \$69,690.00
33. Approval of Quote for A/V Services for Greenbelt Landing from Conference Technologies, Inc (CTI) - \$27,121.12

34. Resolution Authorizing City Manager to Proceed with Service Two - PFM Group Consulting LLC - Benchmarking Comparison Cities Project - \$18,440.00
35. Resolution Approving Dallas County Nuisance Abatement Assessments - Mowing - 3430 NW 169th Street, 18027 Tanglewood Drive, 18013 Tanglewood Drive
36. Resolution Approving Polk County Nuisance Abatement Assessments - Mowing - 8624 Summit Drive, 10414 Clark Street
37. Resolution Accepting 1st Amendment to Overland Flowage and Private Storm Sewer Easement for Shadow Creek Plat 5, Lot 51 - 17763 Valleyview DR
38. Resolution Setting Public Hearing (11/13/2025, 6:00 p.m.) - Zoning Ordinance Amendment Regarding Boarding and Lodging Houses
39. Resolution Setting Public Hearing (11/13/2025, 6:00 p.m.) - Vacating a Portion of Lot 49 of Shadow Creek Plat 6
40. Approve Pay Rate - Benjamin Graham - Part-Time Firefighter/EMT - \$18.98/Hr - Effective 10/10/2025
41. Approve Pay Rate - Kara Lovan - Part-Time Library Shelver - \$15.12/Hr - Effective 10/10/25
42. Approve Pay Rate - Christopher Allen - Part-Time Firefighter/Paramedic - \$23.22/Hr - Effective 10/10/2025
43. Approve Pay Rate - Jake Martin - Part-Time Firefighter/EMT - \$18.98/Hr - Effective 10/10/2025

Action Items

1. Public Hearing - Proposed Development Agreement with Dehner Distillery, LLC
 - a. Resolution Approving Development Agreement with Dehner Distillery, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
2. Resolution Approving Membership in the Greater Dallas County Development Alliance
3. Resolution Approving Walnut Creek Watershed 5-Year Implementation Plan
4. Resolution Approving the Clive 2025-2030 Strategic Plan
5. Resolution Setting Public Hearing (10/23/2025, 6:00 p.m.) for the sale of General Obligation Urban Renewal Bonds, Series 2025B and authorizing the use of a Preliminary Official Statement in connection therewith
6. 2nd Consideration of No. Ordinance 1172 - Amend Provisions of Title 10 Building Regulations of the City of Clive Regarding: Chapter 12 (Rental Housing Code)
7. 3rd Consideration of Proposed Ordinance 1166 - Zoning Ordinance Amendment Regarding Commercial Entertainment Uses
8. 3rd 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
9. 3rd Consideration of Proposed Ordinance 1167 Liquor Licenses and Beer and Wine Permits

10. 3rd Consideration of Proposed Ordinance 1168 Cigarette & Tobacco Sales
11. 3rd Consideration of Proposed Ordinance 1169 Public Hearing Requirements
12. 3rd Consideration of Proposed Ordinance 1170 Service Animal Misrepresentation

Correspondence

Reports

Adjournment