

**CLIVE CITY COUNCIL MEETING MINUTES
REGULAR MEETING
OCTOBER 9, 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 to amend Action Item 6 to be "1st Consideration" and approve the amended agenda, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.

Citizens Presentation

William Boots, 12960 Clark Street, addressed the Council regarding a requirement to add multiple gates when constructing a fence on his property, due to an existing overland flowage easement. Council directed staff to research the matter and prepare a report including options for an easement amendment, for their consideration.

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 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 2025-289** Approving Change Order #1 - Absolute Group - Forest Ave Water Main Replacement - (-\$73,104.73); 7. **Resolution 2025-290** Approving Change Order #1 - Stapes Concrete & Grading LLC - City Hall Approach Replacement Project - \$800.00; 8. **Resolution 2025-291** 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 & 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 2025-292** Authorizing City Manager to Proceed with Service Two - PFM Group Consulting LLC - Benchmarking Comparison Cities Project - \$18,440.00; 35. **Resolution 2025-293** Approving Dallas County Nuisance Abatement Assessments - Mowing - 3430 NW 169th Street, 18027 Tanglewood Drive, 18013 Tanglewood Drive; 36. **Resolution 2025-294** Approving Polk County Nuisance Abatement Assessments - Mowing - 8624 Summit Drive, 10414 Clark Street; 37. **Resolution 2025-295** Accepting 1st Amendment to Overland Flowage and Private Storm Sewer Easement for Shadow Creek Plat 5, Lot 51 - 17763 Valleyview DR; 38. **Resolution 2025-296** Setting Public Hearing (11/13/2025, 6:00 p.m.) - Zoning Ordinance Amendment Regarding Boarding and Lodging Houses; 39. **Resolution 2025-297** 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.** Public Hearing Notice published 0926/2025 in the Des Moines Register. Senior Planner Amanda Grutzmacher 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 2025-298 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.** 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.
2. **Resolution 2025-299 Approving Membership in the Greater Dallas County Development Alliance.** Assistant City Manager Pete De Kock and Rachel Whacker with the Greater Dallas County Development Alliance presented the matter to the Council and recommended approval. Eric Klein 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.
3. **Resolution 2025-300 Approving Walnut Creek Watershed 5-Year Implementation Plan.** Assistant City Manager Pete De Kock presented the matter to the Council and recommended approval. Susan Judkins 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.
4. **Resolution 2025-301 Approving the Clive 2025-2030 Strategic Plan.** Assistant City Manager Pete De Kock 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.

5. **Resolution 2025-302 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.** Director of Administrative Services Elizabeth Hansen presented the matter to the Council 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.
6. **2nd 1st Consideration of No. Ordinance 1172 - Amend Provisions of Title 10 Building Regulations of the City of Clive Regarding: Chapter 12 (Rental Housing Code).** Construction Services Administrator Ryan Mayer presented the matter to the Council and recommended approval. City Attorney Kristina Stanger explained to Council that the need to amend this item to be a first reading is due to the changes that have been made since the prior reading. 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.
7. **3rd Consideration of Proposed Ordinance 1166 - Zoning Ordinance Amendment Regarding Commercial Entertainment Uses.** Senior Planner Amanda Grutzmacher presented the matter to the Council and recommended approval. Eric Klein 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 1166 enacted.
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.** Senior Planner Amanda Grutzmacher 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.
Mayor Edwards declared Ordinance 1171 enacted.
9. **3rd 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. Ted Weaver 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.
Mayor Edwards declared Ordinance 1167 enacted.
10. **3rd Consideration of Proposed Ordinance 1168 Cigarette & Tobacco Sales.** City Clerk Matthew Graham presented the matter to the Council and recommended approval. Ted Weaver 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.
Mayor Edwards declared Ordinance 1168 enacted.
11. **3rd 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.
Mayor Edwards declared Ordinance 1169 enacted.
12. **3rd Consideration of Proposed Ordinance 1170 Service Animal Misrepresentation.** 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.

Mayor Edwards declared Ordinance 1170 enacted.

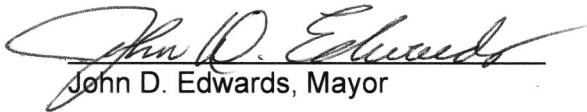
Reports

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

The meeting was adjourned at 6:51 p.m.

A handwritten signature in black ink, appearing to read "Matthew D. Graham", written over a horizontal line.

Matthew D. Graham, City Clerk

A handwritten signature in black ink, appearing to read "John D. Edwards", written over a horizontal line.

John D. Edwards, Mayor