



CLIVE CITY COUNCIL

AGENDA, REGULAR MEETING

1900 NW 114th Street

November 13, 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/82278126549> - Meeting ID: 822 7812 6549 - One tap
mobile: +13126266799,,82278126549#

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.

Presentation

1. Departments of Administrative Services, Community Development, and Information Technology Process Improvement

Consent Items

1. City Manager Memo
2. City Manager Report - October 2025
3. Assistant City Manager Report - October 2025
4. Administrative Services Report - October 2025
5. Community Development Report - October 2025
6. Fire Department Report - October 2025
7. Leisure Services Report - October 2025
8. Police Department Report - October 2025
9. Public Works Report - October 2025
10. Approve 10/23/2025 City Council Minutes
11. Bill List
12. Approve Retail Alcohol Sales License Renewal Application - Crown Liquors - 7700 University Avenue, Suite A
13. Resolution Approving Contract Amendment with DCI Group for Construction Management of Greenbelt Landing Project - \$193,781.49
14. Resolution Approving Change Order #4 - Caliber Concrete LLC - 2025 NW 138th St HMA Overlay - \$4,500.00

15. Resolution Approving Change Order #4 - Iowa Earth Works - Little Walnut Creek Stream Stabilization East of Alice's Road - (-\$100,287.77)
16. Resolution Approving Change Order #2 - Boulder Contracting, LLC - NW 114th Street Bridge Repair Project - (-\$4,938.20)
17. Resolution Approving Change Order #2 - Des Moines Asphalt and Paving - Country Club Boulevard HMA Pavement Rehabilitation Project - (-\$1,951.75)
18. Resolution Approving Change Order #2 - Iowa Signal, Inc. - Douglas Parkway and Berkshire Parkway Traffic Signalization Project - (-\$8,453.87)
19. Resolution Approving Change Order #8 - Alliance Construction Group - NW 114th Street Reconstruction - (-\$31,695.70)
20. Approve Pay Request #1 - DCI Group - City Hall Remodel Phase 2 Project - \$36,924.34
21. Approve Pay Request #1 - Elite Fire Sprinkler - City Hall Remodel Phase 2 Project - \$8,584.50
22. Approve Pay Request #1 - Elite Glass and Metal - City Hall Remodel Phase 2 Project - \$9,513.18
23. Approve Pay Request #1 - Keystone Construction - City Hall Remodel Phase 2 Project - \$44,586.15
24. Approve Pay Request #2 - Caliber Concrete - Linnan Park Construction Project - \$16,026.50
25. Approve Pay Request #2 - Cunningham, Inc. - City Hall Remodel Phase 2 Project - \$17,702.50
26. Approve Pay Request #2 - DCI Group - City Hall Remodel Phase 2 Project - \$30,513.63
27. Approve Pay Request #2 - NAI Electrical - City Hall Remodel Phase 2 Project - \$24,067.64
28. Approve Pay Request #2 - Stapes Concrete and Grading LLC - City Hall Approach Replacement Project - \$43,452.12
29. Approve Pay Request #2 - The Concrete Company - 2025 Residential PCC Pavement Rehabilitation Project - \$475,726.75
30. Approve Pay Request #4 - Hansen Company - Linnan Park Construction Project - \$66,181.27
31. Approve Pay Request #4 - On Track Construction, LLC - Linnan Park Construction Project - \$308,314.50
32. Approve Pay Request #5 - Absolute Group - Greenbelt Landing Construction Project - \$5,874.80
33. Approve Pay Request #5 (Final) - Iowa Signal, Inc. - Douglas Parkway and Berkshire Parkway Traffic Signalization Project - \$3,805.81
34. Approve Pay Request #6 (Final) - Elite Fire Sprinkler - City Hall & Library Renovation Phase 1 Project - \$1,685.00
35. Approve Pay Request #6 (Final) - LA Fulton & Sons - City Hall & Library Renovation Phase 1 Project - \$4,839.50

36. Approve Pay Request #6 (Final) - Mid-American Glazing Systems - City Hall & Library Renovation Phase1 Project - \$3,061.15
37. Approve Pay Request #7 - Caliber Concrete LLC. - 2025 NW 138th Street HMA Overlay - \$30,000
38. Approve Pay Request #7 - Country Landscapes - Greenbelt Landing Construction Project - \$10,257.00
39. Approve Pay Request #8 - Concrete Technologies, Inc. - Alice's Road Phase 1A Reconstruction Project - \$935,972.96
40. Approve Pay Request #8 (Final) - Dahl Air Condition & Heating - City Hall & Library Renovation Phase 1 Project - \$14,602.50
41. Approve Pay Request #10 - DCI Group - City Hall-Library Remodel Phase 1 Project - \$25,749.82
42. Approve Pay Request #10 - Keystone Construction - City Hall & Library Renovation Phase 1 Project - \$8,330.03
43. Approve Pay Request #10 - On Track Construction - Greenbelt Landing Construction Project - \$96,638.75
44. Approve Pay Request #11 - Iowa Earth Works - Little Walnut Creek Stream Stabilization East of Alice's Road - \$ 21,988.02
45. Approve Pay Request #12 - Air-Con Mechanical Corp. - Greenbelt Landing Construction Project - \$15,518.68
46. Approve Pay Request #12 - University Boulevard Flood Mitigation - Project Scoping Plan - Confluence, Inc. - \$18,661.25
47. Approve Pay Request #13 - Central Iowa Mechanical - Greenbelt Landing Construction Project - \$7,600.00
48. Approve Pay Request #13 - Keystone Construction - Greenbelt Landing Construction Project - \$344,734.67
49. Approve Pay Request #17 - Alliance Construction Group - NW 114th Street Reconstruction - \$14,949.91
50. Approve Pay Request #17 - Stantec Consulting Services - Little Walnut Creek Restoration and Trail Construction - \$ 32,250.85
51. Resolution Approving Substantial Completion and Accepting the Work - City Hall & Library Renovation Phase1 Project
52. Resolution Accepting Work - NW 114th Street Bridge Repair Project
53. Resolution Accepting Work for the Little Walnut Creek Stream Stabilization East of Alice's Road Project
54. Resolution Accepting Work - Douglas Parkway and Berkshire Parkway Traffic Signalization Project
55. Approve Purchase - Capitol City Equipment Company - 2026 Bobcat T76 Compact Track Loader (Unit #790) - \$53,604.44
56. Approve Purchase - NeoGov Perform Module - \$5,347.62 Yr 1, \$7,274.08 Yr 2, and \$7,856.01 Yr 3

57. Approve Capital Equipment Purchase - Chrysler Voyager Minivan - Stew Hansen Dodge - \$39,995.00
58. Resolution Approving the Acquisition of 4120 Alices Road for the Alices Road Reconstruction Project, Including a Purchase Agreement, Relocation Benefits, and a Related Lease Agreement
59. Resolution Approving Annual IDOT Street Financial Report
60. Resolution Approving the State of Iowa FY2025 Annual Financial Report
61. Resolution Approving Debt Certification Forms, Appropriating Funds, and Directing Filing of Certifications
62. Resolution Obligating Urban Renewal Funds - Annual Appropriation - Nebraska Furniture Mart Development - \$136,227.20
63. Resolution Accepting Public Improvements in Berkshire North Plat 10
64. Resolution Setting Public Hearing (12/11/25, 6:00 p.m.) - Little Walnut Creek West of Alice's Road Large Woody Vegetation Management
65. Resolution Setting a Date (12/11/2025, 6:00 p.m.) of Meeting at Which it is Proposed to Approve a Development Agreement with Fortress Bank, Including Annual Appropriation Tax Increment Payments
66. Resolution Accepting 1st Amendment to Surface Water Flowage Easement for Deer Ridge West Plat 3, Lot 9 - 2688 NW 152nd ST
67. Resolution Accepting 1st Amendment to Storm Sewer Easement for Indian Hills Plat 7, Lot 42 - 10215 Lincoln AVE
68. Resolution Accepting 1st Amendment to Overland Flowage and Private Storm Sewer Easement for Shadow Creek Plat 7, Lot 34 - 17583 Hammontree DR
69. Resolution Accepting 1st Amendment to Permanent Surface Water Flowage Easement for Huntington Ridge Plat 3, Lot 0 - 12960 Clark ST
70. Resolution Accepting 1st Amendment to Surface Water Flowage Easement for Berkshire North Plat 6, Lot 7 - 16657 Dellwood DR
71. Resolution Accepting 1st Amendment to Overland Flowage and Private Storm Sewer Easement for Shadow Creek Plat 8, Lot 15 - 17976 Townsend DR
72. Resolution Accepting Emerald Isle Drive Public Improvements
73. Receive and File Board of Adjustment Minutes - 09/16/2025
74. Accept Decision & Order for Board of Adjustment Case# BOA25-000002: 2555 Berkshire Parkway - Shaw Spine and Sport
75. Resolution Approving Grant Application for USA Swimming Youth Learn to Swim for Clive
76. Approve Pay Rate - Jonathan Cygan - Engineering Administrator - \$128,000/Yr - Effective 04/12/2026
77. Approve Pay Rate - Daniel Lass - Building Inspector II - \$39.03/Hr - Effective 11/23/2025

Action Items

1. Public Hearing - Parkland Vacation

- a. Resolution Vacating a Portion of Greenbelt Park
 - b. Resolution Approving Purchase Agreement and Quit Claim Deed - Parcel 23-45
 - c. Resolution Approving Lot Tie Agreement - Parcel 23-45 and Lot 49, Shadow Creek Plat 6
2. Public Hearing - Zoning Ordinance Amendment Regarding Boarding and Lodging Houses
 - a. Consideration of Proposed Ordinance No. 1173 - Zoning Ordinance Amendment Regarding Boarding and Lodging Houses
3. Public Hearing - Hickman Road Right-of-Way Vacation
 - a. Resolution Approving Public Improvements Agreement - 11140 Hickman Road
 - b. Resolution Vacating a Portion of Hickman Road Right-of-Way
 - c. Site Plan and Preliminary Plat - Fortress Bank - 11140 Hickman Road
4. Annual Financial Audit Report FY2025 - Presentation by Brad Theisen, Eide Bailly
 - a. Resolution Approving Annual Audit Report for FY2025
5. Resolution Approving Purchase - City Hall Renovation Phase 2 - Furniture Acquisition and Installation - All Makes, Inc. - \$191,124.90
6. 3rd Consideration of Ordinance No. 1172 - Amend Provisions of Title 10 Building Regulations of the City of Clive Regarding - Chapter 12 (Rental Housing Code)
 - a. Resolution Approving Updated Rental Housing Program Guidelines, Fee Schedule, Rental Owner Checklist And Rental Owner Inspection Guide

Discussion

1. University Boulevard Flood Mitigation- Project Scoping Plan Presentation
2. Draft 2026 State Legislative Priorities
3. City Owned Pond Policy Review and Discussion
4. Regional Entities - City Council Direction on Key Decisions

Correspondence

Reports

Adjournment