



CLIVE CITY COUNCIL

AGENDA, REGULAR MEETING

1900 NW 114th Street

December 11, 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/82985390156> - Meeting ID: 829 8539 0156 - One tap mobile +16469313860,,82985390156# US

Call to Order/Roll Call/Pledge of Allegiance

Approval of the Agenda

Presentation

1. Service to the Community Recognition - City Councilmember Michael McCoy

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. City Manager Report - November 2025
3. Assistant City Manager Tech Services Report - November 2025
4. Administrative Services Report - November 2025
5. Community Development Report - November 2025
6. Fire Department Report - November 2025
7. Leisure Services Report - November 2025
8. Police Department Report - November 2025
9. Public Works Department Report - November 2025
10. Treasurer's Report - October 2025
11. Approve 11/13/2025 City Council Meeting Minutes
12. Approve 11/20/2025 City Council Minutes (Work Session)
13. Bill List
14. Approve City Council Calendar - 2026
15. Approve Mayoral Appointments to Regional Boards and Commissions - 2026
16. Approve Mayoral Appointments to Clive Boards and Commissions - 2026
17. Resolution Adopting the City of Clive 2026 Fee Schedule

18. Resolution Approving Renewal of Agreement for Animal Licensing Services with PetData, Inc.
19. Approve Retail Alcohol Sales License Renewal Application - Casey's #2253 - 2070 NW 100th Street
20. Approve Retail Alcohol Sales License Renewal Application - University Tap - 7500 University Avenue, Ste 1
21. Approve Retail Alcohol Sales License Renewal Application - Hy-Vee Fast and Fresh - 11925 University Avenue
22. Resolution Accepting Work - 2025 NW 138th Street HMA Overlay Project
23. Resolution Accepting Work - City Hall Approach Replacement Project
24. Resolution Accepting Work 2025 Clive Soil Quality Restoration Cost Share Program
25. Resolution Approving Contract Amendment with Smithgroup for Greenbelt Landing Construction Administration - \$117,395
26. Resolution Approving Addendum to Agreement No. 2023-6-117 with the Iowa DOT for the I35/80 & Hickman Interchange Project
27. Resolution Approving Change Order #1 - Howrey Construction, Inc. - Little Walnut Creek Trail Reconstruction East of Alice's Road - (-\$74,239.62)
28. Resolution Approving Change Order #1 - The Concrete Company - 2025 Residential PCC Pavement Rehabilitation Project - (-\$7,304.00)
29. Resolution Approving Change Order #1 - The Concrete Company - NW 86th Street Pavement Repair Project - \$6,068.00
30. Resolution Approving Change Order #2 - Stapes Concrete LLC - City Hall Approach Replacement Project - (-\$4,370.00)
31. Resolution Approving Change Order #3 - Concrete Technologies, Inc. - Alice's Road Phase 1A Reconstruction Project - \$77,991.76
32. Resolution Approving Change Order #5 – Iowa Earth Works - Little Walnut Creek Stream Stabilization East of Alice's Road - \$1,790.00
33. Resolution Approving Change Order #9 - Alliance Construction Group - NW 114th Street Reconstruction - \$11,250.00
34. Approve Pay Request #1 - The Concrete Company - NW 86th Street Pavement Repair Project - \$81,108.92
35. Approve Pay Request #2 - Elite Fire Sprinkler - City Hall Remodel Project Phase 2 - \$7,566.00
36. Approve Pay Request #2 - Keystone Construction - City Hall Remodel Project Phase 2 - \$50,081.77
37. Approve Pay Request #3 - Burkett Construction - Linnan Park Construction Project - \$279,585.00
38. Approve Pay Request #3 - Caliber Concrete - Linnan Park Construction Project - \$5,318.10
39. Approve Pay Request #3 - Cunningham Inc - City Hall Remodel Phase 2 Project - \$40,840.88

40. Approve Pay Request #3 - NAI Electrical - City Hall Remodel Project Phase 2 - \$38,268.44
41. Approve Pay Request #4 - SKOL Trucking, LLC - 2025 Arterial PCC Pavement Rehabilitation Project - \$9,024.88
42. Approve Pay Request #5 - On Track Construction, LLC - Linnan Park Construction Project - \$150,641.00
43. Approve Pay Request #5 (Retainage Release) - Boulder Contracting, LLC - NW 114th Street Bridge Repair Project - \$4,832.08
44. Approve Pay Request #5 - Hansen Company - Linnan Park Construction Project - \$35,668.70
45. Approve Pay Request #5 - Howrey Construction, Inc. - Little Walnut Creek Trail Reconstruction East of Alice's Road - \$22,383.77
46. Approve Pay Request #6 - Absolute Group - Greenbelt Landing Construction Project - \$81,358.85
47. Approve Pay Request #6 (Retainage Release) - Iowa Signal, Inc. - Douglas Parkway and Berkshire Parkway Traffic Signalization Project - \$3,741.80
48. Approve Pay Request #7 - Des Moines Asphalt and Paving - Country Club Boulevard HMA Pavement Rehabilitation Project - \$18,821.75
49. Approve Pay Request #8 - Country Landscapes - Greenbelt Landing Construction Project - \$3,455.86
50. Approve Pay Request #11 (Final) - Keystone Construction - City Hall-Library Remodel Project Phase 1 - \$52,586.49
51. Approve Pay Request #11 - On Track Construction - Greenbelt Landing Construction Project - \$142,790.70
52. Approve Pay Request #12 - Iowa Earth Works - Little Walnut Creek Stream Stabilization East of Alice's Road - \$1,700.50
53. Approve Pay Request #13 - Air-Con Mechanical Corp. - Greenbelt Landing Construction Project - \$41,609.06
54. Approve Pay Request #13 (Final) - University Boulevard Flood Mitigation Project Scoping Plan - Confluence, Inc. - \$70,472.93
55. Approve Pay Request #14 - Central Iowa Mechanical - Greenbelt Landing Construction Project - \$8,734.59
56. Approve Pay Request #14 - Keystone Construction - Greenbelt Landing Construction Project - \$167,403.30
57. Approve Pay Request #18 - Alliance Construction Group - NW 114th Street Reconstruction - \$1,500.00
58. Approve Pay Request #19 - Alice's Road Reconstruction - Phase 1 - Design - Snyder & Associates - \$49,773.50
59. Approve Pay Request #23 - University Blvd. Booster Station Facility Upgrade - Snyder & Associates - \$1,194.00
60. Approve Purchase - Ascendance Trucks Midwest - Dump Truck Purchase and Outfitting - \$230,257.00

61. Resolution Approving Professional Services for Hearing Testing - MercyOne - \$1,952.00
62. Resolution Approving Purchase Agreement - 7705 University Boulevard - \$353,000.00
63. Resolutions Approving FY26 Budget Transfers (listing in packet)
64. Resolution Setting a Public Hearing (01/08/2026, 6:00 p.m.) for Consideration of the 2026-2030 Capital Improvement Program
65. Resolution Accepting 1st Amendment to Overland Flowage and Private Storm Sewer Easement for Shadow Creek West, Lot 83 - 3736 NW 183rd ST
66. Resolution Accepting 1st Amendment to Surface Water Flowage Easement for Country Club West Plat 4, Lot 40 - 2187 NW 148th Street
67. Resolution Approving Dallas County Nuisance Abatement Assessments - Mowing - 17865 Valleyview Drive, 4052 NW 175th Street.
68. Resolution Approving 28E Agreement with Polk County for Rural Library Services
69. Resolution Approving Various Full-Time Position Job Descriptions and Seasonal
70. Resolution Approving the Seasonal Employee Pay Matrix
71. Resolution Amending the Seasonal Employee Handbook

Action Items

1. Public Hearing - Proposed Development Agreement with Fortress Bank
 - a. Resolution Approving Development Agreement with Fortress Bank, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
2. Public Hearing - Little Walnut Creek West of Alice's Road - Large Woody Vegetation Management
 - a. Resolution approving plans and specifications
 - b. Receipt of bids
 - c. Resolution awarding contract - HGS, LLC - \$1,795,497.25
3. Public Hearing - 2025/2026 Sanitary Sewer Lining Program
 - a. Resolution Approving Plans and Specifications
 - b. Receipt of Bids
 - c. Resolution Awarding Contract - Hydro-Klean, LLC - \$147,031.20
4. Fire-Emergency Medical Services Consulting - Multi-City Collaboration
 - a. Resolution Approving Professional Services Agreement - Center for Public Safety Management - Fire and Emergency Medical Services Consulting - \$145,775
 - b. Resolution Approving Memorandum of Understanding - Cities of Clive, Urbandale, Waukee and Windsor Heights - Fire and Emergency Medical Services Consulting
5. University Boulevard Flood Mitigation

- a. Receive and File University Boulevard Flood Mitigation - Project Scoping Plan Report
- b. Resolution Authorizing the Acquisition of the Property Located in the University Boulevard Flood Mitigation Area
6. Resolution approving and authorizing execution and delivery of Third Amended and Restated Agreement for the Des Moines Metropolitan Wastewater Reclamation Authority (WRA), consenting to the issuance of Bonds by the Board of the WRA for the purpose of constructing Improvements under the terms of said Agreement, and related matters
7. Second Consideration of Proposed Ordinance No. 1173 - Zoning Ordinance Amendment Regarding Boarding and Lodging Houses
8. Resolution Approving Clive 2026 State Legislative Priorities

Presentation

1. State of Clive's Waters

Correspondence

1. Greater Des Moines Partnership Letter

Reports

Adjournment