

**CLIVE CITY COUNCIL MEETING MINUTES
REGULAR MEETING
NOVEMBER 13, 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 approval, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.

Presentation

1. **Departments of Administrative Services, Community Development, and Information Technology Process Improvement.** Presentation on recent improvements to how commercial stormwater utility fees are calculated and billed was provided by Corey Eastman.

Consent Items

Eric Klein moved approval with removal of Consent Item 50 for separate consideration, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried. 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 2025-324** Approving Contract Amendment with DCI Group for Construction Management of Greenbelt Landing Project - \$193,781.49; 14. **Resolution 2025-325** Approving Change Order #4 - Caliber Concrete LLC - 2025 NW 138th St HMA Overlay - \$4,500.00; 15. **Resolution 2025-326** Approving Change Order #4 - Iowa Earth Works - Little Walnut Creek Stream Stabilization East of Alice's Road - (-\$100,287.77); 16. **Resolution 2025-327** Approving Change Order #2 - Boulder Contracting, LLC - NW 114th Street Bridge Repair Project - (-\$4,938.20); 17. **Resolution 2025-328** Approving Change Order #2 - Des Moines Asphalt and Paving - Country Club Boulevard HMA Pavement Rehabilitation Project - (-\$1,951.75); 18. **Resolution 2025-329** Approving Change Order #2 - Iowa Signal, Inc. - Douglas Parkway and Berkshire Parkway Traffic Signalization Project - (-\$8,453.87); 19. **Resolution 2025-330** 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 Phase 1 Project - \$3,061.15; 37. Approve Pay Request #7 - Caliber Concrete LLC. - 2025 NW 138th Street HMA Overlay - \$30,000.00; 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; 51. **Resolution 2025-331** Approving Substantial Completion and Accepting the Work - City Hall & Library Renovation Phase 1 Project; 52. **Resolution 2025-332** Accepting Work - NW 114th Street Bridge Repair Project; 53. **Resolution 2025-333** Accepting Work for the Little Walnut Creek Stream Stabilization East of Alice's Road Project; 54. **Resolution 2025-334** 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 2025-335** 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 2025-336** Approving Annual IDOT Street Financial Report; 60. **Resolution 2025-337** Approving the State of Iowa FY2025 Annual Financial Report; 61. **Resolution 2025-338** Approving Debt Certification Forms, Appropriating Funds, and Directing Filing of Certifications; 62. **Resolution 2025-339** Obligating Urban Renewal Funds - Annual Appropriation - Nebraska Furniture Mart Development - \$136,227.20; 63. **Resolution 2025-340** Accepting Public Improvements in Berkshire North Plat 10; 64. **Resolution 2025-341** Setting Public Hearing (12/11/25, 6:00 p.m.) - Little Walnut Creek West of Alice's Road Large Woody Vegetation Management; 65. **Resolution 2025-342** 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 2025-343** Accepting 1st Amendment to Surface Water Flowage Easement for Deer Ridge West Plat 3, Lot 9 - 2688 NW 152nd ST; 67. **Resolution 2025-344** Accepting 1st Amendment to Storm Sewer Easement for Indian Hills Plat 7, Lot 42 - 10215 Lincoln AVE; 68. **Resolution 2025-345** Accepting 1st Amendment to Overland Flowage and Private Storm Sewer Easement for Shadow Creek Plat 7, Lot 34 - 17583 Hammontree DR; 69. **Resolution 2025-346** Accepting 1st Amendment to Permanent Surface Water Flowage Easement for Huntington Ridge Plat 3, Lot 0 - 12960 Clark ST; 70. **Resolution 2025-347** Accepting 1st Amendment to Surface Water Flowage Easement for Berkshire North Plat 6, Lot 7 - 16657 Dellwood DR; 71. **Resolution 2025-348** Accepting 1st Amendment to Overland Flowage and Private Storm Sewer Easement for Shadow Creek Plat 8, Lot 15 - 17976 Townsend DR; 72. **Resolution 2025-349** 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 2025-350** 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.

Consent Item 50. Approve Pay Request #17 - Stantec Consulting Services - Little Walnut Creek Restoration and Trail Construction - \$32,250.85. Public Works Director Jeff May provided additional information on Consent Item 50 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.

Action Items

1. **Public Hearing - Parkland Vacation.** Public Hearing Notice published 10/29/2025 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. **Resolution 2025-351 Vacating a Portion of Greenbelt Park.** 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.
 - b. **Resolution 2025-352 Approving Purchase Agreement and Quit Claim Deed - Parcel 23-45.** 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.
 - c. **Resolution 2025-353 Approving Lot Tie Agreement - Parcel 23-45 and Lot 49, Shadow Creek Plat 6.** 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.
2. **Public Hearing - Zoning Ordinance Amendment Regarding Boarding and Lodging Houses.** Public Hearing Notice published 10/29/2025 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. **1st Consideration of Proposed Ordinance No. 1173 - Zoning Ordinance Amendment Regarding Boarding and Lodging Houses.** 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.
3. **Public Hearing - Hickman Road Right-of-Way Vacation.** Public Hearing Notice published 10/29/2025 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 Susan Judkins. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Eric Klein, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
 - a. **Resolution 2025-354 Approving Public Improvements Agreement - 11140 Hickman Road.** 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.
 - b. **Resolution 2025-355 Vacating a Portion of Hickman Road Right-of-Way.** 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.

- c. **Site Plan and Preliminary Plat - Fortress Bank - 11140 Hickman Road.** 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.

- 4. **Annual Financial Audit Report FY2025.** Presentation provided by Brad Theisen, Eide Bailly. Director of Administrative Services Elizabeth Hansen provided further information and recommended approval.

- a. **Resolution 2025-356 Approving Annual Audit Report for FY2025.** 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 2025-357 Approving Purchase - City Hall Renovation Phase 2 - Furniture Acquisition and Installation - All Makes, Inc. - \$191,124.90.** 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.

- 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).** Community Development Director Doug Ollendike 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.

Mayor Edwards declared Ordinance No. 1172 enacted.

- a. **Resolution 2025-358 Approving Updated Rental Housing Program Guidelines, Fee Schedule, Rental Owner Checklist And Rental Owner Inspection Guide.** 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.

Discussion

- 1. **University Boulevard Flood Mitigation- Project Scoping Plan Presentation.** Community Development Director Doug Ollendike and Confluence Project Manager Mimi Wagner presented the matter to the Council and facilitated discussion.
- 2. **Draft 2026 State Legislative Priorities.** Assistant City Manager Pete De Kock presented the matter to the Council and facilitated discussion.
- 3. **City Owned Pond Policy Review and Discussion.** Leisure Services Director Richard Brown presented the matter to the Council and facilitated discussion.
- 4. **Regional Entities - City Council Direction on Key Decisions.** City Manager Matt McQuillen presented the matter to the Council and facilitated discussion.

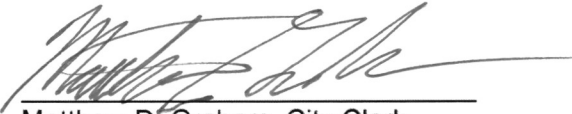
Reports

Assistant City Manager Report was given by Pete De Kock.

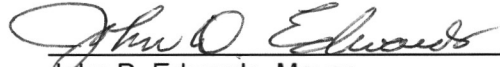
Council Member Committee Reports were given.

City Manager Report was given by Matt McQuillen.

The meeting was adjourned at 9:29 p.m.



Matthew D. Graham, City Clerk



John D. Edwards, Mayor