

**CLIVE CITY COUNCIL MEETING MINUTES
REGULAR MEETING
DECEMBER 11, 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, Breanne Hocker. Absent: Eric Klein. 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

Ted Weaver moved approval, seconded by Breanne Hocker. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Breanne Hocker. Nays: None. Abstained: None. Motion carried.

Presentation

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

Consent Items

Susan Judkins moved approval with a noted amendment to Consent Item 15, adding Matt McQuillen as the Primary and Liz Hansen as the Alternate to the WRA Finance Committee, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Breanne Hocker. Nays: None. Abstained: None. Motion carried. 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 2025-359** Adopting the City of Clive 2026 Fee Schedule; 18. **Resolution 2025-360** 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 2025-361** Accepting Work - 2025 NW 138th Street HMA Overlay Project; 23. **Resolution 2025-362** Accepting Work - City Hall Approach Replacement Project; 24. **Resolution 2025-363** Accepting Work - 2025 Clive Soil Quality Restoration Cost Share Program; 25. **Resolution 2025-364** Approving Contract Amendment with Smithgroup for Greenbelt Landing Construction Administration - \$117,395.00; 26. **Resolution 2025-365** Approving Addendum to Agreement No. 2023-6-117 with the Iowa DOT for the I35/80 & Hickman Interchange Project; 27. **Resolution 2025-366** Approving Change Order #1 - Howrey Construction, Inc. - Little Walnut Creek Trail Reconstruction East of Alice's Road - (-\$74,239.62); 28. **Resolution 2025-367** Approving Change Order #1 - The Concrete Company - 2025 Residential PCC Pavement Rehabilitation Project - (-\$7,304.00); 29. **Resolution 2025-368** Approving Change Order #1 - The Concrete Company - NW 86th Street Pavement Repair Project - \$6,068.00; 30. **Resolution 2025-369** Approving Change Order #2 - Stapes Concrete LLC - City Hall Approach Replacement Project - (-\$4,370.00); 31. **Resolution 2025-370** Approving Change Order #3 - Concrete Technologies, Inc. - Alice's Road Phase 1A Reconstruction Project - \$77,991.76; 32. **Resolution 2025-371** Approving Change Order #5 - Iowa Earth Works - Little Walnut Creek Stream Stabilization East of Alice's Road - \$1,790.00; 33. **Resolution 2025-372** 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 2025-373** Approving Professional Services for Hearing Testing - MercyOne - \$1,952.00; 62. **Resolution 2025-374** Approving Purchase Agreement - 7705 University Boulevard - \$353,000.00; 63. **Resolution 2025-375 through Resolution 2025-392** Approving FY26 Budget Transfers; 64. **Resolution 2025-393** Setting a Public Hearing (01/08/2026, 6:00 p.m.) for Consideration of the 2026-2030 Capital Improvement Program; 65. **Resolution 2025-394** Accepting 1st Amendment to Overland Flowage and Private Storm Sewer Easement for Shadow Creek West, Lot 83 - 3736 NW 183rd Street; 66. **Resolution 2025-395** Accepting 1st Amendment to Surface Water Flowage Easement for Country Club West Plat 4, Lot 40 - 2187 NW 148th Street; 67. **Resolution 2025-396** Approving Dallas County Nuisance Abatement Assessments - Mowing - 17865 Valleyview Drive, 4052 NW 175th Street; 68. **Resolution 2025-397** Approving 28E Agreement with Polk County for Rural Library Services; 69. **Resolution 2025-398** Approving Various Full-Time Position Job Descriptions and Seasonal; 70. **Resolution 2025-399** Approving the Seasonal Employee Pay Matrix; 71. **Resolution 2025-400** Amending the Seasonal Employee Handbook.

Action Items

1. **Public Hearing - Proposed Development Agreement with Fortress Bank.** Public Hearing Notice published 11/24/2025 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 Breanne Hocker. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Breanne Hocker. Nays: None. Abstained: None. Motion carried.

- a. **Resolution 2025-401 Approving Development Agreement with Fortress Bank, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement.** Ted Weaver moved approval, seconded by Breanne Hocker. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
2. **Public Hearing - Little Walnut Creek West of Alice's Road - Large Woody Vegetation Management.** Public Hearing Notice published 11/24/2025 in the Des Moines Register. Leisure Services Director Richard Brown presented the matter to the Council and recommended continuing the Public Hearing to the 01/08/2026 Council Meeting to allow time to receive clarification regarding possible impacts to future revenue from the stream credit banking instrument if work is started before the bank is finalized. Ted Weaver moved to continue the Public Hearing, seconded by Breanne Hocker. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Breanne Hocker. Nays: None. Abstained: None. Motion carried. Ted Weaver moved to table the **Resolution 2025-402** approving plans and specs, receipt of bids, and the **Resolution 2025-403** awarding the contract to the 01/08/2026 Council Meeting, seconded by Breanne Hocker. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
3. **Public Hearing - 2025/2026 Sanitary Sewer Lining Program.** Public Hearing Notice published 11/24/2025 in the Des Moines Register. Public Works Operations Administrator Jerry Freestone presented the matter to the Council and recommended approval. Ted Weaver moved to close the public hearing, seconded by Michael McCoy. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
 - a. **Resolution 2025-404 Approving Plans and Specifications.** Ted Weaver moved to approve plans and spec, seconded by Michael McCoy. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
 - b. **Receipt of Bids.** Ted Weaver moved to receive the bids, seconded by Michael McCoy. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
 - c. **Resolution 2025-405 Awarding Contract - Hydro-Klean, LLC - \$147,031.20.** Ted Weaver moved to award contract, seconded by Michael McCoy. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
4. **Fire-Emergency Medical Services Consulting - Multi-City Collaboration.** City Manager Matt McQuillen presented the matter to the Council and recommended approval.
 - a. **Resolution 2025-406 Approving Professional Services Agreement - Center for Public Safety Management - Fire and Emergency Medical Services Consulting - \$145,775.** Michael McCoy moved approval, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
 - b. **Resolution 2025-407 Approving Memorandum of Understanding - Cities of Clive, Urbandale, Waukee and Windsor Heights - Fire and Emergency Medical Services Consulting.** Michael McCoy moved approval, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
5. **University Boulevard Flood Mitigation.** Community Development Director Doug Ollendike presented the matter to the Council and recommended approval.
 - a. **Receive and File University Boulevard Flood Mitigation - Project Scoping Plan Report.** Michael McCoy moved approval, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Breanne Hocker. Nays: None. Abstained: None. Motion carried.

- b. **Resolution 2025-408 Authorizing the Acquisition of the Property Located in the University Boulevard Flood Mitigation Area.** Michael McCoy moved approval, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
6. **Resolution 2025-409 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.** City Manager Matt McQuillen presented the matter to the Council and recommended approval. Ted Weaver moved approval, seconded by Breanne Hocker. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
7. **Second Consideration of Proposed Ordinance No. 1173 - Zoning Ordinance Amendment Regarding Boarding and Lodging Houses.** Senior Planner Amanda Grutzmacher presented the matter to the Council and recommended approval. Grutzmacher further recommended suspending the requirement for three separate readings and moving to adoption. Ted Weaver moved to suspend the rule requiring three separate readings of an ordinance prior to adoption, seconded by Michael McCoy. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Breanne Hocker. Nays: None. Abstained: None. Motion carried. Ted Weaver moved approval, seconded by Michael McCoy. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Breanne Hocker. Nays: None. Abstained: None. Motion carried.
Mayor Edwards declared Ordinance 1173 enacted.
8. **Resolution 2025-410 Approving Clive 2026 State Legislative Priorities.** Assistant City Manager Pete De Kock presented the matter to the Council and recommended approval. Michael McCoy moved approval, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Michael McCoy, Susan Judkins, Breanne Hocker. Nays: None. Abstained: None. Motion carried.

Presentation

1. **State of Clive's Waters.** Assistant City Manager Pete De Kock presented the matter to the Council and facilitated discussion.

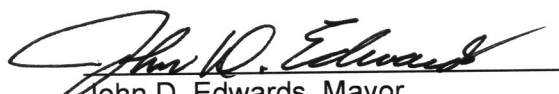
Correspondence

1. Greater Des Moines Partnership Letter

Reports

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

The meeting was adjourned at 7:47 p.m.


Matthew D. Graham, City Clerk
John D. Edwards, Mayor