CLIVE CITY COUNCIL

AGENDA, REGULAR MEETING
1900 NW 114th Street
January 29, 2026 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/88941689153 - Meeting ID: 889 4168 9153 - One tap mobile: +13052241968,,88941689153# US

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. Trees Forever 1 Million Trees Campaign
2. Library Fine Free Program Update

Consent Items

1. City Manager Memo
2. City Manager Report - December 2025
3. Assistant City Manager Tech Services Report - December 2025
4. Administrative Services Report - December 2025
5. Community Development Monthly Report - December 2025
6. Fire Department Report - December 2025
7. Leisure Services Report - December 2025
8. Police Department Monthly Report - December 2025
9. Public Works Monthly Report - December 2025
10. Treasurer's Report - November 2025
11. Treasurer's Report - December 2025
12. Approve 01/08/2026 City Council Minutes
13. Bill List
14. Approve Retail Alcohol Sales License Ownership Update - Walgreens #05060 - 12753 University Avenue
15. Approve Retail Alcohol Sales License Ownership Update - Walgreens #07967 - 15601 Hickman Road

16. Approve Retail Alcohol Sales License Renewal Application - Wildwood Lodge - 11431 Forest Avenue
17. Approve Retail Alcohol Sales License Renewal Application - World Liquor & Tobacco - 1775 NW 86th Street
18. Resolution Approving Greenbelt Landing Contract Amendments
19. Resolution Accepting Work - NW 114th Street Reconstruction Project
20. Resolution Approving Change Order #1 - HGS, LLC - Little Walnut Creek West of Alice's Road Large Woody Vegetation Management - (-$51.22)
21. Approve Pay Request #1 - Center for Public Safety Management - Fire-EMS Collaboration Study - $53,510.00
22. Approve Pay Request #18 - Stantec Consulting Services - Little Walnut Creek Restoration and Trail Construction - $26,551.00
23. Approve Pay Request #19 - Stantec Consulting Services - Little Walnut Creek Restoration and Trail Construction - $2,588.00
24. Approve Pay Request #20 - Alice's Road Reconstruction - Phase 1 - Design - Snyder & Associates - $68,753.20
25. Approve Pay Request #20 - Stantec Consulting Services - Little Walnut Creek Restoration and Trail Construction - $9,028.75
26. Resolution Approving Memorandum of Understanding with Day Camp Adventures for 2026 Park Shelter Usage
27. Resolution Approving T-Mobile Hometown Grant Application
28. Resolution Authorizing Submission of Hazard Mitigation Assistance Grant Program Application
29. Resolution Approving ICAP Grant Application Relating to Clive Aquatic Center
30. Resolution Approving 2026 Bank Depositories and Maximum Balances
31. Resolution Setting Public Hearing (3/12/2026, 6:00 pm) - Harbach Blvd. Phase 2 Reconstruction Project
32. Resolution Setting Public Hearing (3/12/2026, 6:00 pm) - City Hall Parking Lot Improvements Project
33. Resolution Setting Public Hearing (2/26/2026, 6:00 pm) - Demolition Associated With 7705 University Avenue
34. Approve Pay Rate - Tanner Peterson - Full-Time Firefigthter/EMT - $21.09/Hr - Effective 01/30/2026
35. Approve Pay Rate - Conner Seymour - Full-Time Firefighter/EMT - $21.09/Hr - Effective 01/30/2026

Action Items

1. Resolution Approving Purchase of Furniture for Creekside Pavilion - All Makes - $147,299.04 and Pay App #1 - $73,649.52

Discussion

1. Clive 2026 Community Engagement Strategy

2. Encroachment Policy Discussion

Reports

Adjournment

Memo

TO: Mayor and Council members
FROM: Pete De Kock, Assistant City Manager
DATE: January 29, 2026
RE: Trees Forever 1 Million Trees Campaign

SYNOPSIS:
Trees Forever board member Larry James will share information on the Central Iowa One Million Trees Campaign.

Attachments:
1. 1M Trees - Council Presentation

Trees Forever: Planting a Better Tomorrow

Larry James, Trees Forever, Board Member

TREES FOREVER
Planting a better tomorrow™

35 Years of Making a Difference

- Established in 1989 in Marion, Iowa
- Charitable 501(c) 3 organization
- Planted over 3.5 million trees
- Serve Iowa, Illinois, and Wisconsin





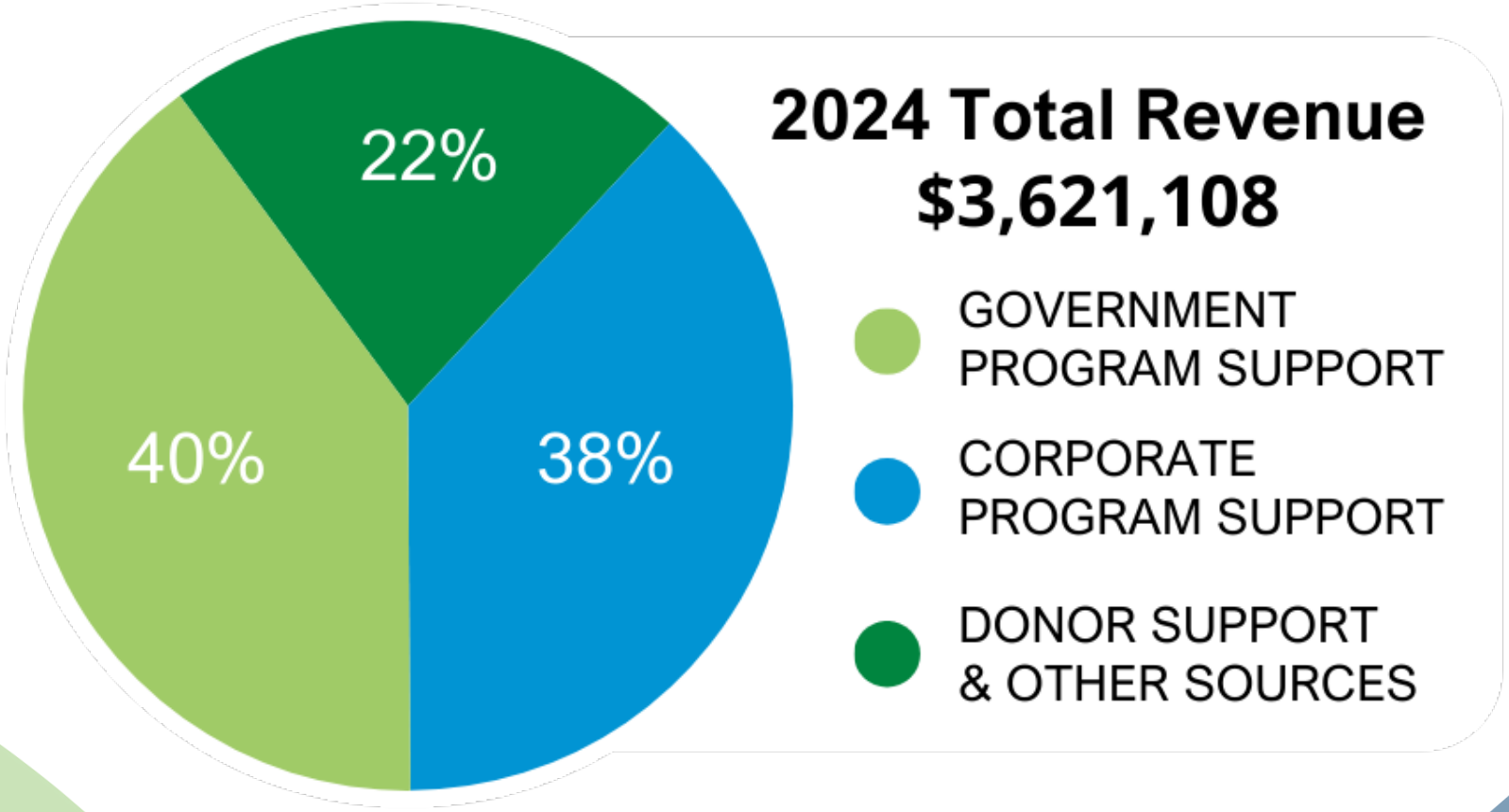
TREES FOREVER
Planting a better tomorrow™

Investing in Green Communities

- Assist 200+ communities and landowners on tree plans
- Host 7,000 volunteer encounters
- Award $650,000+ in grants with technical assistance



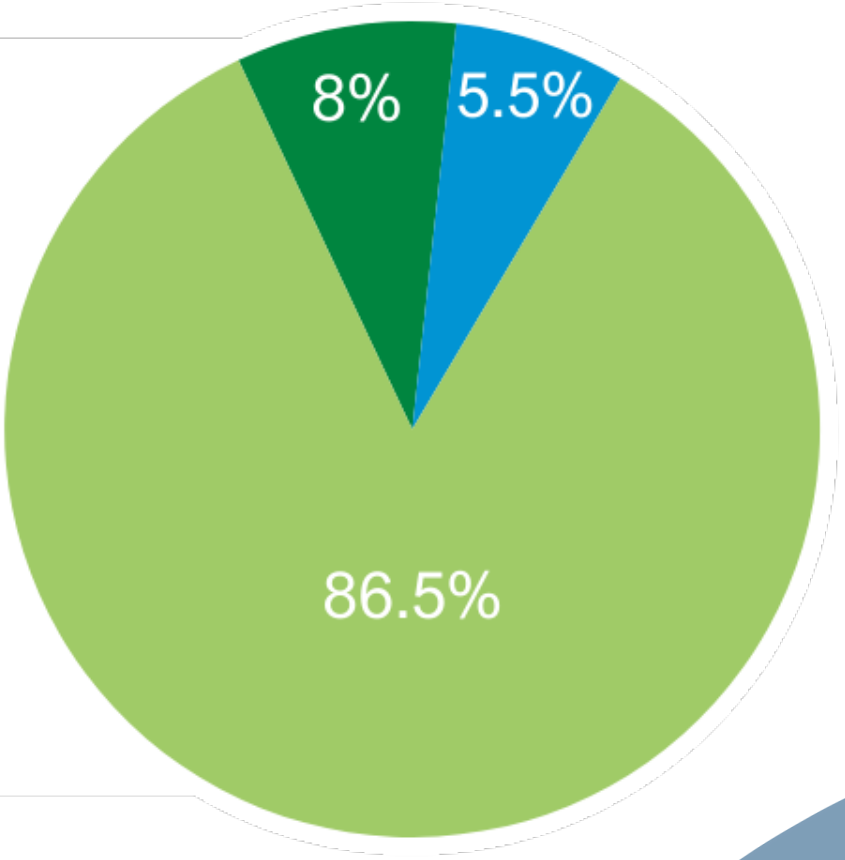
Trees Forever
Planting a better tomorrow™



TREES FOREVER
Planting a better tomorrow™

2024 Total Expenses
$3,635,415

- DIRECT PROGRAM SERVICES & SUPPORT
- OPERATIONS & ADMINISTRATION
- FUNDRAISING EXPENSES



TREES FOREVER
Planting a better tomorrow™

WHAT WE DO



Plant and care for tens of thousands of trees



Educate volunteers and youth on conservation practices



Build more resilient, diverse, and native tree canopies



Engage communities in natural disaster recovery

TREES FOREVER
Planting a better tomorrow™

WHY WE DO IT

In other words – let's talk about the amazing things trees do.



Benefits of Trees



SEQUESTERING CARBON
A single mature tree may take about 50 pounds of carbon dioxide per year, equivalent to the CO2 emissions from driving a car about 50 miles.

SAVING ENERGY
Shade trees can lower air conditioning costs, which in turn lowers carbon emissions.

CLEANER AIR
Trees absorb pollutants and filter particulates out of the air by trapping them on their leaves and bark.

BEAUTY
Trees add character to our communities with their colors, flowers, textures, and shapes.

CONNECTING WITH NEIGHBORS
Trees can encourage civic pride while tree plantings provide opportunities for community involvement.

SHADE AND COOLING
Trees provide not only shade but also cooling due to evapotranspiration from leaves.

FRESH FOOD
Trees provide food in the form of fruits and nuts.

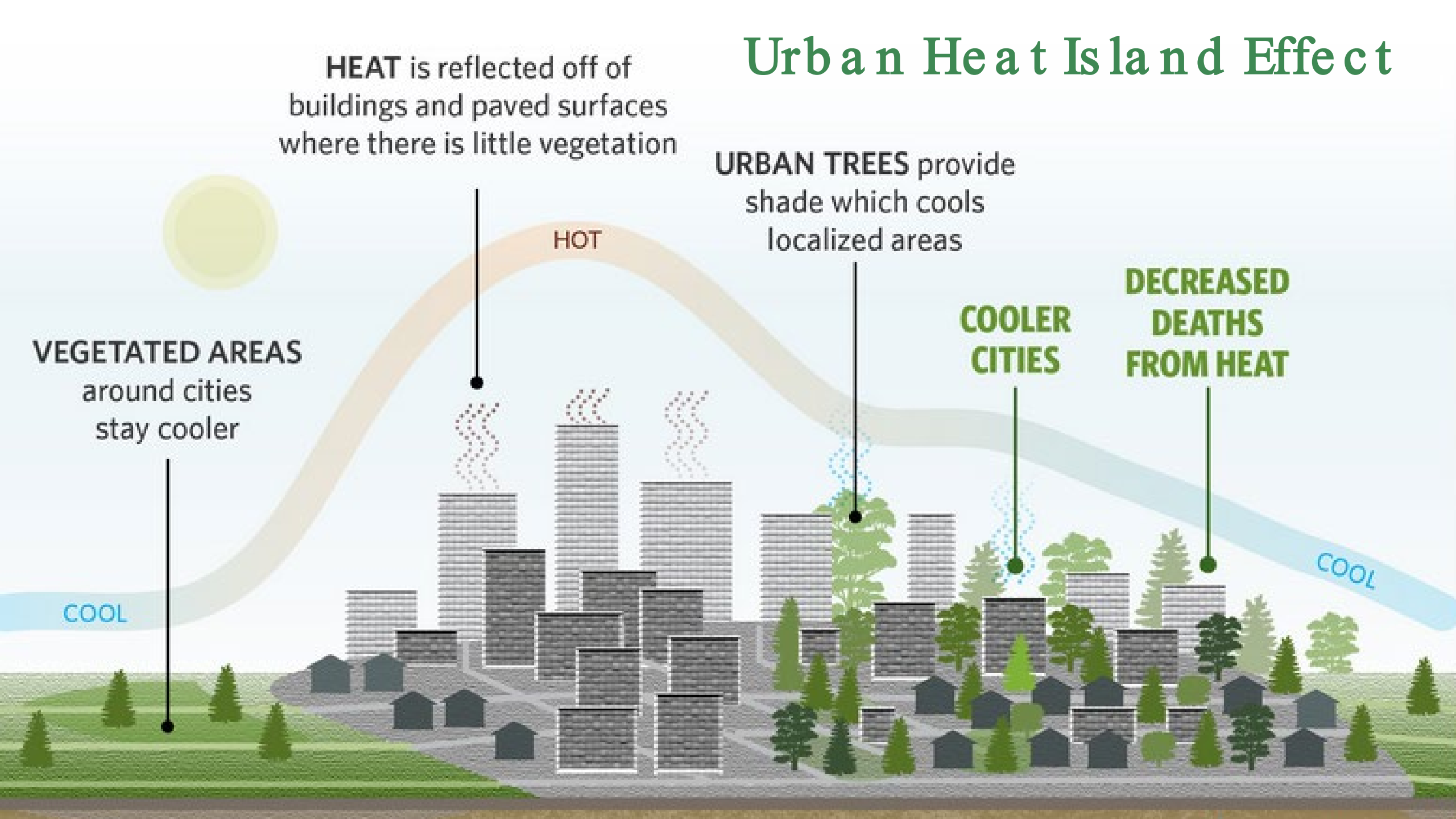
WILDLIFE HABITAT
Trees support the lives of many wildlife and insect species and provide them with food, shelter, and nesting sites.

HEALTHIER COMMUNITIES
Trees improve mental and physical health and wellbeing in many ways, including by decreasing respiratory illnesses, calming traffic, and encouraging outdoor recreation.

RAINWATER CAPTURE
Trees capture rainfall, recharging groundwater supplies and helping prevent stormwater from carrying pollutants to the ocean.

TREES FOREVER
Planting a better tomorrow™

Urban Heat Island Effect



Placemaking: Urban Tree Planting

- Recommendations for a Successful Urban Tree Planting Initiative:
  - FUND: Ensure adequate funding for all phases of the project
  - PLACE: Adopt place-based landscape design practices
  - PEOPLE: Conduct deep civic engagement and invest in communities
  - PLANT: Follow arborcultural best practices
  - LEARN: Evaluate performance of trees and outcomes of planting and adapt management practices accordingly

Journal of the American Planning Association: Beyond the Golden Shovel



TREES FOREVER
Planting a better tomorrow™

Placemaking: Urban Tree Planting

- Recommendations for a Successful Urban Tree Planting Initiative:
  - Deep community engagement is critical to the success
  - Community engagement starts well before any tree is planted
  - Use tree planting as a community organizing strategy
  - Invest in communication, collaboration, and engagement with an inclusive array of residents and community leaders in the development of goals, planting and management plans, maintenance strategies, and long-term stewardship
  - The highest tree survival rate came from projects with extensive paid and volunteer labor for planting and maintenance

Journal of the American Planning Association: Beyond the Golden Shovel

TREES FOREVER
Planting a better tomorrow™

ONE MILLION TREES CENTRAL IOWA

A Collaborative Effort to Grow Central Iowa's Tree Cover by 2032



TREES FOREVER
Planting a better tomorrow™

Planting

- Communities, nonprofits, and corporate groups organize, lead, and participate in tree plantings
- Encourage tree planting in city-owned properties
- Support public planting projects
- Emphasize private property planting in residential yards, businesses, and in or near parking lots



TREES FOREVER
Planting a better tomorrow™

Preservation

- Identify and purchase forests for protection
- Place private land into conservation easements
- Protect and preserve trees during development



TREES FOREVER
Planting a better tomorrow™

Policy

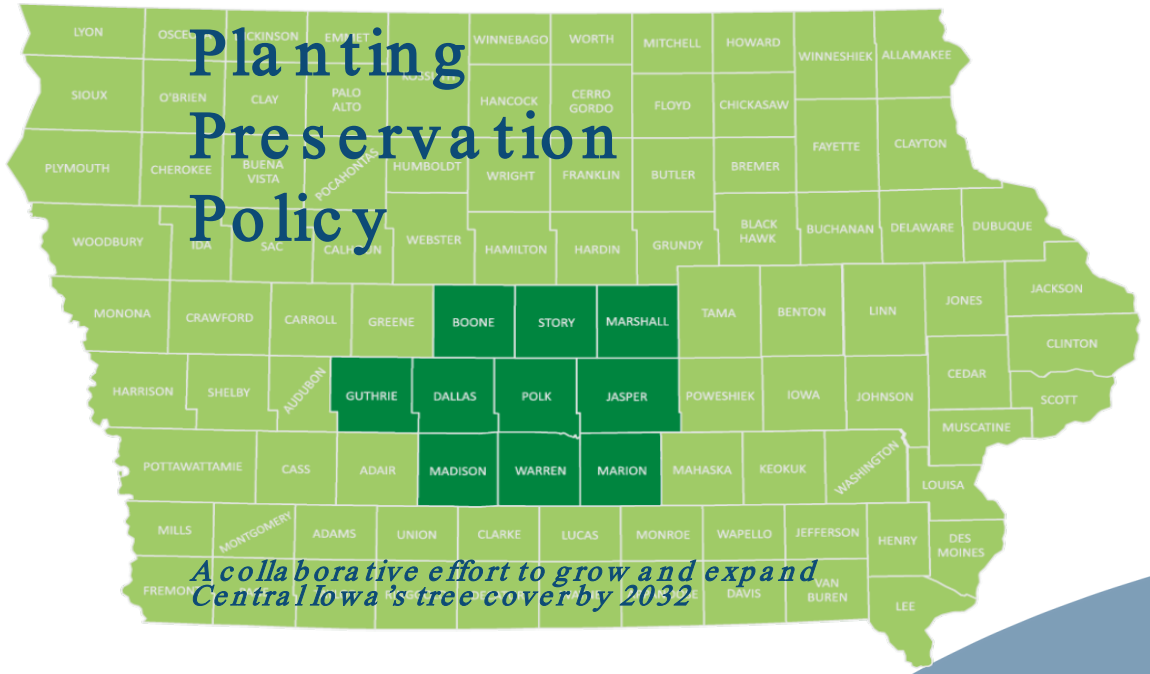
- Strengthen city tree ordinances
- Implement tree preservation protocols during development and construction



TREES FOREVER
Planting a better tomorrow™

Join the Movement!

- Review and improve ordinances and tree preservation policy
- Track and report trees planted or preserved to Trees Forever
- Conduct a tree planting or join an organization for a sponsored event
- Drive participation in OMT by promoting involvement
- Identify land to purchase for conservation
- TreesForever.org/OneMillionTrees



TREES FOREVER
Planting a better tomorrow™

Why Trees Matter

- Trees help businesses thrive.
  - Studies show that shoppers spend up to 12% more in retail settings with nearby trees.
  - Customers will travel farther to visit a shopping district with high-quality trees and will spend more time there.
- Trees make properties more desirable.
  - Mature trees on a home's property increase house prices by as much as (%.
  - Commercial offices with trees and high-quality landscaping command 7% higher rental rates.
- Trees make our neighborhoods and streets safer.
  - Apartment buildings with trees and other landscaping had 53% fewer total crimes, 48% fewer property crimes, and 56% fewer violent cr5imes than buildings with minimal or no vegetation.

TREES FOREVER
Planting a better tomorrow™

HOW TO GET INVOLVED



Trees Forever
Planting a better tomorrow™

Volunteering

- Get outside and get your hands dirty while caring for and building your community forest
- Volunteer plantings typically held on Wednesdays, Fridays, and Saturdays during the Spring and Fall
- To learn more visit: TreesForever.org/Volunteer



TREES FOREVER
Planting a better tomorrow™

Growing Futures



- Youth employment program for high schoolers aged 14-18
- Teen employees plant and care for trees around Des Moines
- Employees receive professional development opportunities to learn more about the environment, life skills, and entering the workforce
- Seasons in Spring, Summer, and Fall
- https://treesforever.org/growingfutures/

TREES FOREVER
Planting a better tomorrow™

Green Iowa AmeriCorps

- State-wide community service program operating out of the University of Northern Iowa
- GIA Members are partnered with host sites to perform a wide variety of tasks ranging from field work to administrative tasks
- Opportunities for professional development, training, and certification
- Members receive a living stipend, possible education award, and student loan deferment
- https://www.greeniowaamericorps.org/



Trees Forever
Planting a better tomorrow™

Trees Forever TreeKeepers

- Spring and Fall classes, topics include:
  - Tree Biology, Identification, Planting, Care, Pruning, Pests & Diseases, and Tree Benefits.
- Field Days follow each class session to allow for practical application of skills learned in virtual classes.
- TreesForever.org/TreeKeepers



TREES FOREVER
Planting a better tomorrow™

Donate

- Every tree planted shapes a greener, cooler, and more resilient Central Iowa
- Your donation will support local planting projects and long-term care
- To support Trees Forever, visit: TreesForever.org/Donate



TREES FOREVER
Planting a better tomorrow™

Des Moines Metro Team

- Megan Schneider, Program Director Des Moines Metro
- Shaila Claibourn, Urban Forestry Project Manager
- Seth Adamson, Des Moines Growing Futures Program Coordinator
- Bianca Cook, Des Moines Volunteer and Community Education Coordinator









TREES FOREVER
Planting a better tomorrow™

Thank you!

www.TreesForever.org

Presenter(s) Email

TREES FOREVER
Planting a better tomorrow™

Memo

TO: Mayor and Council members
FROM: Stephanie Keller, Library Manager
DATE: January 29, 2026
RE: Library Fine Free Program Update

SYNOPSIS:
Staff will provide an update to the City Council regarding the librrary's Fine Free Program.

Attachments:
1. Clive_Public_Library_Fine_Free_Council_Report
2. fine free council graphic

Clive Public Library — Fine-Free Council Report

Reporting period: 2019–2025 (2025 figures as of December, 2025)

Executive Summary

The Clive Public Library's transition to fine-free borrowing has reduced barriers to access, significantly lowered the number of blocked patrons, and maintained strong circulation and engagement metrics. While fee revenue declined relative to pre-pandemic levels, overall usage—including annual checkouts and new card registrations—shows sustained community demand. This report summarizes key outcomes and operational indicators since adopting fine-free policies, drawing on data from the State of Iowa Annual Report and the Clive Public Library Board Report.

Key Outcomes

• **Blocked patrons decreased from 1470 pre fine-free to 331 post fine-free (–77.5%).**

• Annual checkouts rebounded from pandemic-era lows and remain high, peaking at 180044 in 2024.

• New library cards averaged 1201 annually from 2022–2025, supporting ongoing patron growth.

• Library visits have stabilized post-COVID, with 49753 visits recorded in 2025.

• Lost items remained manageable, with 150 in 2025, and continued recovery of lost materials (20 returned in FY25).

Fee Revenue (2019–2025)

Annual fees paid (e.g., fines and related charges) reflect a decline after the fine-free transition, consistent with policy goals to remove financial barriers to access.

Year	Fees Paid (USD)
2019	$21,172
2020	$8,690
2021	$13,723
2022	$9,495
2023	$9,435

2024	$10,882
2025	$16,048

Usage & Engagement Metrics

Yearly Checkouts:

Year	Checkouts
2019	200,805
2020	115,185
2021	149,110
2022	154,052
2023	176,244
2024	180,044
2025	154,593

New Library Cards:

Year	New Cards Issued
2019	1,398
2020	575
2021	882
2022	1,136
2023	1,301
2024	1,253
2025	1,114

Library Visits:

Year	Visits
2019	67,075

2020	18,880
2021	32,643
2022	45,262
2023	59,443
2024	50,781
2025	49,753

Access Impact: Blocked Patrons

Pre fine-free policy, 1470 patrons were unable to use services due to blocks. Post fine-free, this number dropped to 331, a substantial improvement in equitable access.

Holds & Collections

Average hold pick-up time shifted from 16.1 days pre-policy to 19.4 days post-policy (measured from the date the hold was placed). Post-COVID publishing and shipping delays continue to affect fulfillment timelines.

Lost Items (annual):

Year	Lost Items
2022	148
2023	227
2024	227
2025	150

Patron Reactivations & Lost Items Returned (Fiscal Years):

Fiscal Year	Reactivated Patrons	Lost Items Returned
FY23	24	16
FY24	4	21
FY25	12	20

Trends in Fine Free Policies

- Eliminating small daily fines- while often retaining fees for lost or damaged items- helps remove economic barriers, particularly affecting low income and youth patrons.
- Staff report fewer confrontational interactions, leading to improved job satisfaction
- Major systems going fine-free: Chicaglo, San Diego, Baltimore, Denver, Salt Lake City, Nashville, St Paul, Oakland.

Conclusion & Next Steps

The fine-free policy has measurably improved access while sustaining strong usage across circulation, card issuance, and visits. Continued focus on patron communication, collection turnover, and holds management will help optimize service levels. Recommendations include: (1) maintaining fine-free status and communicating its benefits, (2) monitoring hold fulfillment times and supplier delays, (3) promoting card sign-ups and reactivation outreach, and (4) ongoing item recovery campaigns to minimize replacement costs.

Sources: State of Iowa Annual Report; Clive Public Library Board Report; Clive Public Library internal metrics (2025 figures as of June 30, 2025).

CLIVE PUBLIC LIBRARY FINE FREE

Fines create an obstacle to library access that can be harder for some patrons to overcome than for other borrowers.

FEES PAID

2019 = $21172
2020 = $8690
2021 = $13723
2022 = $9495
2023 = $9435
2024 = $10882
2025 = $16048

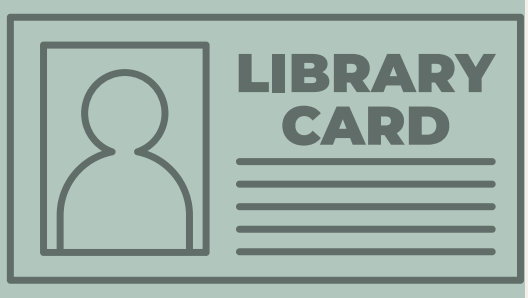
BLOCKED PATRONS



Pre Fine Free we had 1470 unable to use library services.
Post Fine Free we have 331 unable to use library services.

NEW LIBRARY CARDS

2019 = 1398
2020 = 575
2021 = 882
2022 = 1136
2023 = 1301
2024 = 1253
2025 = 1114



LIBRARY VISITS

2019 = 67075
2020 = 18880
2021 = 32643
2022 = 45262
2023 = 59443
2024 = 50781
2025 = 49753



YEARLY CHECKOUTS

2019 = 200805
2020 = 115185
2021 = 149110
2022 = 154052
2023 = 176244
2024 = 180044
2025 = 154593



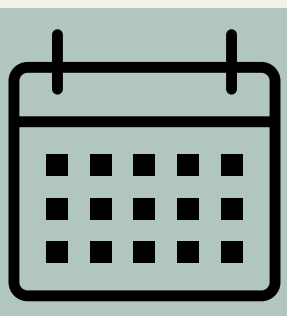
REFERENCES

State of Iowa Annual Report
Clive Public Library Board Report

CLIVE PUBLIC LIBRARY FINE FREE

Fines create an obstacle to library access that can be harder for some patrons to overcome than for other borrowers.

HOLD PICK UP TIME



Average Post-Fine Free 16.1 days
Average Post-Fine Free 19.4 days
*days from the date the hold was placed

*Post-COVID publishing houses are still having trouble publishing and shipping titles.

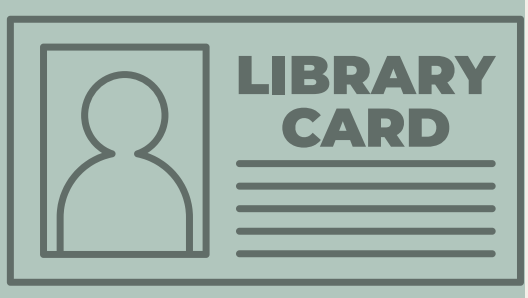
LOST ITEMS

2022 = 148
2023 = 227
2024 = 227
2025 = 150



REACTIVATED PATRONS

FY23 = 24
FY24 = 4
FY25 = 12



LOST ITEMS RETURNED

FY23 = 16
FY24 = 21
FY25 = 20



***ALL NUMBERS FOR 2025 AS OF JUNE 30, 2025**

Memo

TO: Mayor and Council members
FROM: Matt McQuillen, City Manager
DATE: January 29, 2026
RE: City Manager Memo

SYNOPSIS:
Attached please find the City Manager's Memo for the January 29 meeting of the Clive City Council.

Attachments:
1. General Info Memo 1-29-26

MEMO

To: Mayor Edwards and Clive City Council

From: City Manager Matt McQuillen

Date: January 26, 2026

Re: General Information Memo – January 29, 2026 City Council Meeting

The January 29, 2026, City Council meeting will be in-person in the Council Chambers at Clive City Hall & virtually at: https://us06web.zoom.us/j/88941689153

Consent Agenda – There are several items to note on the consent agenda. First, due to an aggressive start to the winter in November, the completion date for Greenbelt Landing will need to be pushed back to May 15, 2026. As shown in the Greenbelt Landing Contract Amendments on the consent agenda, this results in minor cost adjustments to existing contractor contracts, with only two of the six needing financial adjustment as the wetland walkway board walk and site concrete pouring could not be completed before the snow and cold temperatures set in. Staff would recommend approval of the amendments.

Second, due to a request from the State of Iowa the City has been asked to modify our Hazard Mitigation Assistance Grant application for acquisition of properties at 7405 and 8031 University. Third, staff are ready to set public hearing dates for additional capital improvement projects, the first is to review bids received for the demolition of property at 7705 University Ave for the Flood Prone Property Buyout Program on February 26 and hearings on March 12 for bids received for the Harbach Blvd Phase 2 Reconstruction and City Hall Parking Lot Improvements Projects. Finally, staff would recommend approval of the wage rates for two new full-time firefighter/paramedics to fill recent vacancies.

Presentation – We will have two presentations at the beginning of the January 29 meeting. First, Larry James will be in attendance to provide the City Council information on the One Million Trees campaign by the Trees Forever Organization and second, Clive Library staff will provide an update on Library Fine Free Program.

Creekside Pavilion Furniture Purchase – Following the official naming of the Clive Creekside Pavilion, staff has been working with All Makes to finalize the furniture plan for the remodeled Pavilion. The new furniture will allow the Pavilion to be set up in multiple configurations to serve the various uses of the facility, such as rentals, classroom/training, presentations and social events. To maintain consistency between the City's recent furniture purchases at the Clive Public Safety Center and Clive City Hall-Library Facility, staff worked with All Makes to acquire furniture through the state bid process. Included in the packet are the details of the purchase agreement with All Makes and approval of the first pay application to have the furniture on-site when the Pavilion is reopened to the public in May. Staff would recommend approval.

Discussion Items – Two discussion items are listed for the January 29 agenda. First, Communications Specialist Molly Elder and Assistant City Manager Pete De Kock will provide a City communications recap

for the 2nd half of 2025 and discuss the 2026 community engagement priorities for the coming year. The second discussion item will be an initial review/feedback session on the proposed Greenbelt/Park Encroachments Policy. The City Council identified this item as a high priority policy item for the coming year and Leisure Services Director Richard Brown will provide an overview of the policy framework that has been developed and discuss with you a series of policy questions for your feedback and direction.

Tentative Upcoming Agenda Items

February 12

- Public Hearings – Alice's Road Reconstruction Phase 1B, 2026 Residential PCC and HMA Pavement Rehabilitation Projects.
- Presentation/Discussion – Strategic Plan Update and the City Manager's FY 26-27 Proposed Budget Workshop #1: Public Works Department, Road Use Tax and Municipal Utility Funds.

February 26

- Public Hearings – 7705 University Ave Demolition, Alice's Road Reconstruction Phase 1B, 2026 Residential PCC and HMA Pavement Rehabilitation Projects.
- Presentation/Discussion – City Manager's FY 26-27 Proposed Budget Workshop #2: General and Trust & Agency Funds.

March 12

- Public Hearings – Harbach Blvd Phase 2 Reconstruction Project and City Hall Parking Lot Improvements Project.
- Presentation/Discussion – PFM 10-Year Financial Analysis

Memo

TO: Mayor and Council members
FROM: Matt McQuillen, City Manager
DATE: January 29, 2026
RE: City Manager Report - December 2025

SYNOPSIS:
Attached please find the City Manager's monthly report for December 2025.

Attachments:
1. CM Report 1-29-26

MEMO

To: Mayor Edwards and Clive City Council

From: City Manager Matt McQuillen

Date: 1/26/26

Re: City Manager's Report – December 2025

City Manager Expenditure Authorization Report (Up to $25,000 Per Item)

Consultant/Entity	Amount	Date	Services To Be Provided
Cunningham, Inc.	$2,710.51	12/12/25	City Hall Phase 2 CO#2 – Toilet substitution, additional insulation for roof drain, additional floor drain, sanitary sewer cleanout work.
Latitude Signage/Design	$7,687.00	12/16/25	City Hall Phase 2 – Interior Signage Fabrication/Install
On Track Construction	$24,059.94	1/10/26	GB Landing CO #5 – Kayak Launch additional excavation and additional parking lot demo/114th St.
Air-Con Electric	$1,045.97	1/10/26	GB Landing CO #7 – Upgrade of existing lighting ground box to traffic rated grade at City's request.
Keystone Construction	$11,770.77	1/10/26	GB Landing CO #7 – Addition costs due to storefront wall detail needs, painting diffusers in building and boardwalk footing adjustments due to staking.
Absolute Group Concrete	$17,384.25	1/10/26	GB Landing CO #5 – Additional costs associated with City request for change in concrete mix, winter charges.
NAI Electrical	$3,187.92	1/21/26	City Hall Phase 2 CO #3 – Card reader relocation and under slab electrical line and conduit repairs.

Clive Plan 2024-2029-2039

Not Started is Shown in Red In Progress is Shown in Blue Completed is Shown in Green

Policy Agenda Items – Top Priority

Financial "Dip" Plan – In December staff continued to engage with the PFM team on finalizing the 10-year financial model for the City including PFM modeling a series of short-term initiatives for both revenues and expenditures to be tested against the financial model for potential adjustments in the upcoming budget cycle. In addition, in October the Council approved moving forward with Service 2 of this effort (Comparison City identification) in parallel with the completion of the financial model. The goal is to present to Council the financial model with short-term initiatives during the upcoming budget proposal process and work on the comparison city component will continue in the first quarter of 2026.

Fire-EMS Collaboration with Multi-Communities Study – The project is a collaborative study amongst multiple westside cities to evaluate and understand the opportunities for further Fire-EMS service delivery collaborations. A scope of services and contract was approved in December for the Center for Public Safety Management (CPSM) to be the consultant for the study effort. Clive is serving as the fiscal agent for the study with the study costs being distributed based on population. Also in December, a Memorandum of Understanding (MOU) was approved by Clive, Waukee, Windsor Heights and Urbandale to memorialize the relationship between the cities for the study. In early January, CPSM and the staff teams from each city held a kickoff meeting and documentation and data collection for each Fire/EMS agency is underway.

Clive's Regional Role: Discussion and Framework for the Future – For the coming year the City Council will be asked to weigh in regarding several regional entity questions that impact Clive. The entities include Central Iowa Water Works (CIWW) regarding the after-action review from the irrigation ban earlier this summer and potential changes in anticipation of future water shortage events, Des Moines Area Regional Transit (DART) and the changes proposed in the Reimagine DART plan impacting bus routes in Clive and Clive's funding of DART, Clive's role in the regional homelessness efforts through the Homeless Blueprint and the newly formed Housing Solutions Alliance (HAS) and Clive's perspective on Polk County Emergency Management Agency's (PCEMA) proposal to initiate a small property tax rate to provide ongoing support for the operations of PCEMA. In November the Council reviewed the status of the DART and PCEMA items. In December the City Manager and Councilmember Judkins met with Doug Romig from the Housing Solutions Alliance (HSA) to better understand the potential role for cities in regional homelessness programs. Currently Clive has not received any formal funding/role requests from HSA and further discussions regarding this topic are pending.

Organization Effectiveness, Health and Capacity – This item has three components including an organizational health evaluation led by the Executive Team, development of a Middle Management Cohort Training program and a City Council discussion in March 2026 on the role of strategic planning now and going forward in the organization, including research on alternative initiatives such as Traction/EOS. Work on this item has not started yet.

<u>Policy Agenda Items – Moderate Priority</u>

Comprehensive Financial Policy and Strategy – The annual Capital Improvements Plan and Operating Budget development process has begun at the staff level. In November departments submitted their proposed line-item budgets in accordance with the strategic plan priorities. In early January the Council formally adopted the 2026-2030 CIP. Coming up in February the City Manager will be presented the proposed FY 2026-27 Operating Budget in two budget workshops with the first one focused on the Road Use Tax and Utility Funds and the second reviewing the proposed operating budget for the General and

Trust & Agency Funds. Pending Council discussions on the proposed budget, formal adoption will occur later in April.

Management Agenda Items – High Priority

City Hall Remodel Phase 2 – In December work in the Phase 2 area transitioned to dry wall and HVAC, plumbing and electrical installations. In addition, following an RFP to local signage companies, the Council approved a quote with Chestnut Signs for updating the exterior signage for the City Hall-Library Facility. Currently the construction is on schedule and on budget for completion in April.

Clive-WDM Schools Collaboration – Indian Hills Greenspace – During recent meetings of the City-School Collaborations Committee, both Clive and WDM School officials have identified a partnership opportunity for the future visioning and reinvestment in the school-owned greenspace north of Indian Hills Junior High. Following the result of the approved WDM School's Bond Referendum in November 2025, the City will be engaging with the School on identifying a neighborhood engagement process for a master planning effort for the Indian Hills Greenspace Area. The City's funding support for such a master planning effort was included within the proposed 2026-2030 CIP. The next meeting of the Collaborations Committee is scheduled for January 29.

Management Agenda Items – Moderate Priority

City Legal Services Evaluation – During the strategic planning workshops the City Council affirmed our relationship with Nyemaster as the City's legal counsel and with this affirmation the City will continue the incorporation of a new Assistant City Attorney into the legal team, Lisa Wieland. Over the next number of months, the City Council will see a greater presence of Lisa during City Council meetings and the staff is already working with her on several projects. City Attorney Kristina Stanger and the City Manager will continue to review and discuss future transition decisions and find time for building a relationship between the City Council and Lisa over the next year.

Management In Progress Items

Citywide Process Improvements: Departmental Reports –Annually each department is asked to present a process improvement project/initiative staff has taken on to the City Council. All departments completed their 2025 presentations, and the Council will see new presentations in 2026.

State Agenda Advocacy and Lobbying: Property Tax and TIF Reform –The City Manager's Office will continue to be engaged in state legislative advocacy, especially in the areas of property tax and Tax Increment Financing (TIF) reform. In December, the City Manager group continued assisting the League in producing financial models to show the impacts of proactive proposals and being ready to evaluate new legislative proposals for property tax reform on Iowa cities. The League has identified Piper Sandler as the financial firm working the models and the City Manager will be participating in the steering committee to assist Piper with modeling ideas and proposals from the League on property tax reform to be discussed during the legislative session. Two pieces of legislation outlining property tax reform have been introduced by the Iowa Senate and Governor's Office, and the League expects the Iowa House to also have a proposal.

Memo

TO: Mayor and Council members
FROM: Pete De Kock, Assistant City Manager
DATE: January 29, 2026
RE: Assistant City Manager Tech Services Report - December 2025

SYNOPSIS:
Assistant City Manager Tech Services Report

Attachments:
1. December 2025 ACM and Tech Services Report

Assistant City Manager and Tech Services Monthly Report

Target	Milestones	Orig	Rev	Lead	Status	Notes
Major Streets and Crosswalks More Walkable: Goals, Best Practices, Report with Options, Direction, and Funding	86th: 86th and Alice Avenue and 86th and Franklin; research best practices for intersection	Dec-25		ACM	In Progress	
	86th: Complete plan and present to Council	Jan-1		ACM	In Progress	
	86th: Prepare budget request	Dec-24		ACM	Done	
	86th: SS4A grant announcement	Feb-25		ACM	Done	University planning funded 86th St. not funded
	86th: Design improvements (in-house or contract?)	Apr-25		ACM	Not Started	
	86th: DECISION: BUDGET FY 26//27 Adoption	Jul-25		ACM	Not Started	
	86th: Start intersection improvements 7/26UNI: Re-engage WDM; ensure focus on walkability and connectivity during mall redev.	Aug-25		ACM	Ongoing	
	UNI: SS4A grant announcement	Jan-26		ACM	Done	See above
	UNI: If SS4A is successful, prepare budget request as needed	Jan-26		ACM	Done	
	UNI: If SS4A grant is successful, execute firm selection and start planning process	May-26		ACM	Not Started	
	UNI: determine interim measures to take on targeted intersections in the corridor	Jun-26		ACM	Not Started	
	GAPS: Evaluate MUTCD changes which may require that all intersections have painted crosswalks	Dec-25		ACM	In Progress	
	GAPS: Develop budget request if needed	Jan-26		ACM	In Progress	
	GAPS: Conduct online community survey on sidewalk and trail connectivity gaps and other issues	Feb-26		ACM	Not Started	
	GAPS: DECISION: BUDGET FY 26/27 Adoption	Apr-26		ACM	Not Started	

Assistant City Manager and Tech Services Monthly Report

	GAPS: PW intersection safety and connectivity projects 11/26	Nov-26		ACM	Not Started	
Water Resources Master Plan Implementation	DECISION: Walnut Creek WMA Five-Year Goals Adoption 9/25	Sep-25		ACM	Done	
	Ongoing engagement with HBA and other stakeholders on updated stormwater manual; Ongoing	Ongoing		ACM	Ongoing	
	State of Clive Water Presentation 12/25	Nov-25		ACM	Done	
	In CIP process, identify/prioritize list of regional stormwater opportunities 11/25	Nov-25		ACM	Done	
	Annual PW stormwater project 11/25	Nov-25		ACM	Done	
	LAWN: Support CIWW grant applications aimed at decreasing water waste and improving irrigation 11/25	Nov-25		ACM	Done	
	LAWN: with CIWW or alone, research/recommend best practices 12/25	Dec-25	Feb-25	ACM	In-Progress	
	LAWN: PRESENTATION: Preliminary strategies for discussion/feedback State of Water 12/25	Dec-25	Mar-25	ACM	In Progress	
	Collaborate with willing communities to plan and implement smart irrigation practices 3/26	Mar-26		ACM	In Progress	
	MS4 Permit Renewal TBD	TBD		ACM	In Progress	
	Annual Tree Sale 5/26	May-26		ACM	Not Started	
	Annual SQR Cost-Share Program 10/26	Nov-26		ACM	Not Started	
	SwAP Grant Program Ongoing	Ongoing		ACM	In-Progress	
University Avenue Corridor Redevelopment: Outcomes/Vision, Problem Areas, Options, Direction, and Actions	Re-engage WDM economic development staff on interest in aspects of the corridor plan 11/25	Nov-25		ACM	Done	
	Engages corridor property owners and businesses to	Feb-26		ACM	Not Started	

	understand opportunities/needs 2/26					
	REPORT: Staff summary on corridor property owner engagement 5/26	May-26		ACM	Not Started	
	If SS4A grant is successful, select consulting partner and start creating corridor safety plan 6/26	Jun-26		ACM	Not Started	
	Participate in WDM-led community engagement on Valley West Mall redevelopment TBD	TBD		ACM	Not Started	
Economic Development through the Greater Dallas County Development Alliance	Finalize agreement document and KPIs 9/25	Spe-25		ACM	Done	
	DECISION: Alliance Agreement and begin attending regular meetings 10/25	Oct-25		ACM	Done	
	Alliance and Clive staff “onboarding” and knowledge sharing 12/25	Dec-25		ACM	Done	
	Alliance engagement and relationship building with targeted property owners 1/26	Jan-26		ACM	Not Started	
	Business visits with Partnership and City staff participation 2/26	Feb-26		ACM	Not Started	
	PRESENTATION: Prioritized Opportunities and Strategies Report and review of year one activities 6/26	Jun-26		ACM	Not Started	
AI Strategy/Capacity Building: Direction and Funding	Complete Intensive AI Training	Nov-25		ACM	Done	
	Survey staff on their current AI use/operations	Jan-26		ACM	In Progress	
	Identify/Create Clive AI Staff Team	Jan-26		ACM	In Progress	
	Complete Clive AI use guidelines	Jan-26		ACM	In Progress	
	Deploy Grammarly enterprise license to targeted staff; building “Clive Voice” 2/26Prioritize "rusty nail" projects	Jan-26		ACM	In Progress	

Assistant City Manager and Tech Services Monthly Report

	Prepare budget proposal	Feb-26		ACM	In Progress	
	Research AI project management tools, including within tools we already have	Apr-26		ACM	In Progress	
	Research Aviglion	Apr-26		ACM	Not Started	
	DECISION: Budget FY 26-27 Adoption	Apr-26		ACM	Not Started	
	Execute work on prioritized "rusty nail" projects	Ongoing		ACM	In Progress	
Clive Community Survey		Jul-26		ACM	In Progress	
City-State Legislative Agenda 2025: Approval		Dec-25		ACM	Done	
Annual Community Engagement Plan		Jan-26		ACM	Done	
City-Federal Legislative Agenda 2025: Approval		May-26		ACM	Not Started	
Clive's Various e-Newsletters Standardization and Monthly Newsletter		May-26		ACM	In Progress	
Greenbelt Trail Education Campaign: Safety and Etiquette		Apr-26		ACM	Ongoing	
Greenbelt Landing Individual Donor (Goal: $100,000)		Dec-26		ACM	Ongoing	

Monthly Highlights

- GDCDA onboarding throughout the month regarding targeted economic development opportunities.
- Partnership state legislative breakfast, 12/3
- Presented at Presbyterian Homes on GBL and 80/35-Hickman construction on 12/5
- State of Clive Water presentation to Council on 12/11
- CIWW board meeting on 12/17
- Supported onboarding for Councilmember Gasparatto throughout the month

Technology Services Report – December 2025

Dennis Harken, TS/IT Manager, has prepared the following report detailing the activities of the Technology Services (TS) staff for **December 2025.**

2025-2026 Approved Strategic Goals Status

Project	Status	Notes	Due	Completed
MIP–Computer Replacements for Public Works & Admin Services	In Progress		Nov 2025	
MIP-Lucity asset management implementation: Parks	Not Started		Sep 2026	
MIP-Enterprise GIS System Upgrade	In Progress		Nov 2025	
MIP-Annual Security Penetration Testing	Not Started		Dec 2025	
MIP-Disaster Recovery/Business Continuity of Operations Framework Documentation	Not Started		Feb 2026	

MIP-Backup Data Center Testing	Not Started		Oct 2025	
MIP-Technology Subject Matter Experts Development	In Progress		Jan 2026	
MIP-Breach Reporting and Incident Response Updates	Not Started	Annual review and update of Incident Response Plan documentation	Mar 2026	
MIP-Increased Use of M365/SharePoint/Teams	In Progress		Jan 2026	
MIP-Parks EAMS (Lucity) – Facility Maintenance Launch	Not Started		Jul 2026	
MIP-iMap Server Decommission	Not Started		Jan 2026	
MIP-City Wi-Fi Access Improvements	In Progress		Nov 2025	
MIP-Door Access Security for Public Works, Water Towers, and Special Events Facility	In Progress		Apr 2026	

Metric #1 – Limit average outstanding Helpdesk tickets with medium or higher priority to 5 or less

- Average medium or higher outstanding tickets since the start of the fiscal year: **0.01%**

Metric #2 – Limit unplanned network interruptions to less than 0.5% of operations.

- Percentage of unplanned interruption since the start of the fiscal year: **0.01%**

Metric #3 – Limit professional fee costs to 5% of the department budget or less.

- Percentage of professional fee costs since the start of the fiscal year: **2.34%**

2025-2026 Miscellaneous Technology Services Project Status

Project	Status	Notes	Due	Completed
Server Operating System Upgrades/ Maintenance	In Progress	Preemption, Sharefile, OOS, & Access Control svrs to Server 2022 as the opportunity arises.	Ongoing	
Additional cancellation of old copper analog POTS lines	In Progress		Ongoing	
Assist Public Works with Citizen Serve project	In Progress		Oct 2025	
Security Cameras for Public Works facility	In Progress	Some cameras are configured and ready.	Nov 2025	
Relocation of City Hall staff to Harbach Center	Done	Prepared Harbach Center space and relocated Admin Services and CommDev staff.	Sep 2025	Sep 2025
Census Office Setup	Done	Laptops, phones, printing, etc for census worker space	Sep 2025	Sep 2025
EAMS (Lucity) server upgrades	In Progress	An upgrade to the Lucity system is needed to troubleshoot issues with new iPads	Jan 2026	
Relocation of rack equipment	Not Started	Relocation of some networking equipment is needed for City Hall Phase 2 data cabling	Feb 2026	

Conferences, Training, Meetings, & Other

Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: January 29, 2026
RE: Administrative Services Report - December 2025

SYNOPSIS:
Please see the attached report and supplemental materials.

Attachments:
1. 12-Monthly Report December.2025
2. December 25 Admin Report Materials

MEMO

To: Mayor Edwards and Council Members

From: Elizabeth Hansen, Director of Administrative Services

Date: January 15, 2026

Re: Monthly Report – December 2025

Administrator Services Department

General Administration/Finance:

Utility Billing/Xpress Bill Pay (XBP):

A. To date, 7,105 customers have set up online accounts on the Xpress Bill Pay system. Of those customers, 2,997 have selected the electronic billing feature. All utility customers have XBP accounts and 42% receive electronic statements. Since we reached the 35% goal, now the goal is to maintain that percentage and increase it even more.

B. 364 utility bill reminders were sent, and 28 customers were scheduled to be shut off this month.

C. 90 work orders were processed – None were for new construction so all 90 were for other work.

D. 79 warning tags were delivered/service shut-offs for non-payment.

Permits/Licenses Purchased:

Permit/License	Quantity	Amount
Mobile Food Vendors	0	
Noise Permits	0	
Solicitor Permits	0	
Open Records Requests	5	
Pet Licenses	333	$6,147.00
Parking Tickets	17	$435.00
Yard Waste Stickers	0	$0.00
Miscellaneous Waste Stickers	220	$321.00

Income Offset Program (IOP) – We did not receive any funding from the State of Iowa for IOP and from MCOA in December.

Human Resources:

A. During December, the NeoGov Insight/OHC system was used for advertising Seasonal Aquatics and Recreation positions, FT Civil Engineer or Civil Engineer Non-PE, FT Firefighter/Paramedic, FT Certified Police Officer, and PT Fire positions (ongoing). Below are the hiring and promotions for calendar years 2017 to the present:

B. Hires -

	2025	2024	2023	2022	2021	2020	2019	2018	2017
Full Time	9	14	22	14	15	16	15	9	4
Part-Time	6	10	7	22	10	1	7	9	7
Seasonal	154	159	159	132	130	73	130	151	133
Promotional	9	9	15	7	8	7	4	4	3

C. Separations –

	As of July 1, 2025 – June 30, 2026
Fire	5 PT - Other employment, 1 FT – Other employment
Police	1 FT
Public Works	2 FT - Other employment, 1 Seasonal
Library	1 PT – Other employment
Parks	2 Seasonal
Recreation	131 Aquatic, 5 Recreation Seasonal
Administration	1 FT – Retirement
Comm Development	1 Intern

D. Staff Events:

- 4 - HR Hours – Employee Communication – 12/5/25, 12/12/25, 12/19/25, 12/26/25
- Benefits & Safety Fair – Employee Education – 12/3/25
- Morgan Stanley 1:1s – Employee Financial Education – 12/3/25
- Employee Appreciation – Staff Appreciation – 12/12/25

Departmental Projects – Strategic Planning: Carry over items from FY25 to FY26
Not Started ***In Progress*** ***Completed***

City Clerk Division

2025 Partial Special Census – Field operations for the City's 2025 partial special census are now underway. With the federal government reopened, the U.S. Census Bureau has resumed field work, and census workers have begun door-to-door enumeration in the targeted census blocks. Enumerators are actively visiting residences that did not respond during the Internet Self-Reporting (ISR) period to complete in-person interviews. Despite staffing disruptions caused by the earlier shutdown, the Census Bureau has confirmed that sufficient personnel are in place to proceed with field operations.

City Communications staff have resumed public outreach to inform residents that in-person census visits are currently occurring and to reinforce the importance and legitimacy of the census. Federal officials have indicated they are working to complete field enumeration by January 30, if possible, in light of the potential for another federal government shutdown. While this remains an aggressive timeline, field work is actively moving forward.

By way of background, City staff have been preparing for this partial special census since August 2023. The effort was initially delayed due to a federal hiring freeze and later by a federal government shutdown, which temporarily paused all U.S. Census Bureau field operations. During that period, the City continued to incur costs associated with maintaining the local Special Census Field Office (rent, phone, internet, etc.), even though field work could not occur.

Prior to the shutdown, four mailings were sent to residents in the targeted census blocks providing notice of the census and an opportunity to respond through Internet Self-Reporting. The ISR period concluded on September 25 with a strong 46% self-response rate, which is above average and positioned the City well for a successful count.

This partial special census remains fully funded with local dollars totaling $391,208, and staff continue to coordinate closely with federal partners to support timely completion of the enumeration and protect the City's investment.

2025 City/School Election – The 2025 City/School Election held on November 4, 2025, resulted in the re-election of Mayor Edwards, Councilmember Klein, and the election of Councilmember Gasparotto.

2025 State Senate Special Election – On December 30, 2025, voters in Iowa Senate District 16, which includes portions of West Des Moines, Clive, and Windsor Heights, elected Renee Hardman in a special election to fill the seat vacated by the October 2025 death of State Senator Claire Celsi.

Finance Division

New Utility Billing Rate Structure and Process Improvements: Title 8 Ordinance Adjustments and Regular Water Rate Restructuring – Staff is currently researching and developing proposals for utility ordinance adjustments (Fixed and Variable Rate for Water and enforcement capabilities). Staff are scheduled to meet with City Manager McQuillen and PFM to review the utility cashflows and review any proposed changes to the utility billing rates in September. Recommendations will be made to City Council as part of the budgeting process. Following our joining the CIWW, staff will be updating Title 8 (Utilities) to ensure consistency between the city and CIWW requirements and regulations. Staff will also be updating operational procedures within the city utilities.

Financial Audit FY 24-25 Completion – Virtual fieldwork for the annual financial audit for the year ending 6/30/25 began the week of September 2 with Eide Bailly. The audit has been completed and will be presented to City Council during the November 13th council meeting.

Annual Capital Improvement Plan 2026: Update – The 2026-2030 CIP is underway with the finance team already scheduling meetings with project managers and with City Manager McQuillen. Staff presented the 2026-2030 CIP to the City Council in November. The public hearing and the meeting for Council to consider approval is on January 8, 2026.

2025B/2026A Bond Sales: Completion (Including Bond Rating) – Staff met with PFM for the sale of bonds to fund the capital improvement projects for the 2025/26 construction season. The process for issuing the 2025B bond is underway with a bond rating call with S&P in late September. The bond sale was on October 23, and the proceeds were received on November 13.

Bill Payment Vendor Transition (ZIFT) – The purchase of the cash receipting module, community portal, and ZIFT software has been completed. Staff will familiarize themselves with the system while at Harbach during Phase 2 of the City Hall remodel. Once staff are back at city hall in the spring of 2026, the transition from Xpress Bill Pay to ZIFT will start. A three-month transition is scheduled to move all utility customers over to the new system and additional

training for other city staff. As part of the transition to Zift will be the development of online payment forms through the Community Portal. This work has already begun and will soon be completed prior to the transition of utility billing customers.

Budget FY 26/27: Development – The finance team kicked off FY 26-27 Budget Development Process in September, and departmental budgets will be submitted in November. The first Budget Workshop is scheduled to occur in February 2025.

Human Resources Division

Non-Union Compensation: Evaluation, Report and Direction, and Funding Implementation – We are in the process of completing group meetings with Employees in September. Austin Peters Group will implement and compile market analysis and the employee survey results. A final report will be provided in December. An Employee Personnel Committee and Employees Benefit & Wellness Committee meeting will take place and the recommendations on the Compensation and Benefits, including Major Life Event Leave will come before the Council in the budgeting process.

Management and Employee Succession Planning Program: Update Report – Department Directors will have development discussions and Human Resources will educate employees of the succession planning process during the mid-year check ins in December 2025. A report will come before the Council ahead of next year's strategic planning process.

Recruitment and New Employee Orientation Process Improvements: Completion – A new employee orientation program has been formulated. Department Directors met with our Communication Specialist to create a welcoming and introductory video of each of our departments. The "classes" will be held on the first Thursday of the month each quarter (January, April, July, and October). This is a requirement of the employee during their probationary period. The first class was held on October 2.

Onboarding Seasonal Employees Process Improvements: Completion (with Leisure Services) – HR and Payroll staff held an after-action meeting in September and October to review issues with onboarding seasonal employees from the past couple of years. A proposed task and timeline will be updated and the group discussed tasks and responsibilities, proposed changes to wages and the seasonal employee handbook so that changes and improvements can be made before the hiring.

Safety Training Program: Development (with Incident Review Expansion) – In September, the committee met and did their first Incident Review. The process was updated and implemented.

Employee Handbook Annual Update – Staff is continually reviewing policies to keep current and in compliance. Notes are made throughout the year and presented as updates each spring, which then is brought to the Council in June. As is the traditional process, changes will be reviewed by the Council Personnel Committee, Executive Team, and Employee Benefits Committee before they are presented for City Council approval.

Public Works Leadership Transition –

A. ***Engineering Administrator –*** With the help of the Public Works Director, Human Resources completed the process of recruiting our next Engineering Administrator. The

promotion was approved on November 13; therefore, HR began recruiting a Civil Engineer. The goal is to have a new Civil Engineer in April 2026.

B. ***Public Works Director –*** We have begun the review of the Public Works Director Job Description. We are hoping to have a new attractive recruitment video made by January 2026 so we can post this position in February 2026, and applications will be due in March 2026. We would like a new Public Works Director overlapping a bit with Jeff in June 2026.

Cross-training UB/Deputy City Clerk/Comm Dev Front Desk – With the lower half of the City Hall Remodel Project placed into Phase II for construction in 2026, the cross-training of duties will begin after the new Community Development Administrative Specialist gets acclimated.

Council Year to Date Report

EXPENDITURES

FUND	FY 2024-25 ACTUAL	FY 2025-26 BUDGET	CURRENT YTD	CURRENT YTD UNEXPENDED	BUDGET % EXPENDED
GENERAL	**12,112,450**	**25,307,359**	**12,112,450**	**13,194,909**	**47.86%**
POLICE DEPARTMENT	2,444,258	4,551,522	2,444,258	2,107,264	53.70%
FIRE PROTECTION	476,735	2,540,931	476,735	2,064,196	18.76%
RESCUE DEPARTMENT	1,191,323	2,311,616	1,191,323	1,120,294	51.54%
DISASTER CONTROL DEPARTMENT	32	14,015	32	13,983	0.23%
ANIMAL CONTROL	17,415	20,000	17,415	2,585	87.08%
PUBLIC WORKS ADMINISTRATION	321,830	628,615	321,830	306,785	51.20%
STREET LIGHTING	86,269	224,000	86,269	137,731	38.51%
TRAFFIC SAFETY DEPARTMENT	87,920	259,263	87,920	171,343	33.91%
ENGINEERING	530,596	960,534	530,596	429,938	55.24%
SOLID WASTE COLLECT & DISPOSAL	608,805	1,227,000	608,805	618,195	49.62%
MOSQUITO CONTROL DEPARTMENT	5,149	14,330	5,149	9,181	35.93%
WELLNESS PROGRAM	6,035	16,000	6,035	9,965	37.72%
LIBRARY SERVICES	532,270	1,082,705	532,270	550,435	49.16%
MUSEUMS & CENTERS	356,524	625,000	356,524	268,476	57.04%
PARKS & PLAYGROUNDS	955,735	1,764,035	955,735	808,300	54.18%
RECREATION	492,252	887,309	492,252	395,057	55.48%
RECREATION	89,082	251,049	89,082	161,967	35.48%
PUBLIC ART PROGRAM	477	10,500	477	10,023	4.55%
SWIMMING POOLS	561,445	845,079	561,445	283,634	66.44%
BUILDING & HOUSING SAFETY	191,317	354,076	191,317	162,759	54.03%
PLANNING & ZONING	352,400	558,769	352,400	206,369	63.07%
CODE ENFORCEMENT	58,920	109,457	58,920	50,537	53.83%
LEGISLATIVE (COUNCIL & MAYOR)	29,487	90,996	29,487	61,509	32.40%
EXEC. & ADM. (MGR, ASST MGR)	335,393	598,323	335,393	262,930	56.06%
HUMAN RESOURCES	149,112	305,610	149,112	156,498	48.79%
FINANCIAL ADMINISTRATION	1,344,498	3,387,475	1,344,498	2,042,977	39.69%
ELECTIONS	-	8,000	-	8,000	0.00%
LEGAL SERVICES	69,183	70,000	69,183	817	98.83%
CITY HALL	198,539	487,760	198,539	289,221	40.70%
MISCELLANEOUS UNALLOCATED	58,332	51,250	58,332	(7,082)	113.82%
IT	561,118	1,052,140	561,118	491,022	53.33%
PERS SERV. (CIVIL SERVICE)	-	-	-	-	0.00%
ROADWAY MAINTENANCE	**1,063,879**	**3,081,808**	**1,063,879**	**2,017,929**	**34.52%**
LOCAL OPTIONS SALES TAX	**1,718,170**	**4,105,043**	**1,718,170**	**2,386,873**	**41.86%**
WATER	**5,064,181**	**6,547,552**	**5,064,181**	**1,483,371**	**77.34%**
SANITARY SEWERS	**2,874,719**	**4,091,702**	**2,874,719**	**1,216,983**	**70.26%**
STORM SEWERS	**315,695**	**1,857,598**	**315,695**	**1,541,903**	**16.99%**
INTERNAL SERVICE- Cap Equip	**1,275,253**	**2,619,382**	**1,275,253**	**1,344,129**	**48.69%**
TOTAL*	**24,424,348**	**47,610,444**	**24,424,348**	**23,186,096**	**51.30%**

REVENUES

FUND	FY 2024 ACTUAL	FY 2024-25 BUDGET	CURRENT YTD	CURRENT YTD UNCOLLECTED	BUDGET % COLLECTED
GENERAL	**12,248,017**	**24,059,646**	**12,248,017**	**11,811,630**	**50.91%**
NON-PROGRAM GENERAL REVENUE	10,271,039	20,205,302	10,271,039	9,934,263	50.83%
POLICE DEPARTMENT	23,008	73,000	23,008	49,992	31.52%
FIRE PROTECTION	4,963	9,500	4,963	4,537	52.24%
RESCUE DEPARTMENT	578,878	700,500	578,878	121,622	82.64%
ANIMAL CONTROL	2,950	18,000	2,950	15,050	16.39%
ROADWAY MAINTENANCE	5,000	31,000	5,000	26,000	16.13%
SOLID WASTE COLLECT & DISPOSAL	631,169	1,269,600	631,169	638,431	49.71%
LIBRARY SERVICES	31,667	40,984	31,667	9,317	77.27%
PARKS & PLAYGROUNDS	11,017	42,000	11,017	30,983	26.23%
RECREATION	245,056	460,650	245,056	215,594	53.20%
PUBLIC ART PROGRAM	-	-	-	-	0.00%
SWIMMING POOLS	282,826	734,610	282,826	451,784	38.50%
BUILDING & HOUSING SAFETY	26,144	94,500	26,144	68,356	27.67%
PLANNING & ZONING	134,299	380,000	134,299	245,701	35.34%
ROADWAY MAINTENANCE	**1,341,681**	**3,041,178**	**1,341,681**	**1,699,497**	**44.12%**
LOCAL OPTIONS SALES TAX	**2,154,695**	**4,480,000**	**2,154,695**	**2,325,305**	**48.10%**
WATER	**3,806,066**	**6,894,785**	**3,806,066**	**3,088,719**	**55.20%**
SANITARY SEWERS	**2,177,246**	**4,046,152**	**2,177,246**	**1,868,906**	**53.81%**
STORM SEWERS	**968,818**	**1,877,838**	**968,818**	**909,020**	**51.59%**
INTERNAL SERVICE- Cap Equip	**2,089,405**	**2,556,104**	**2,089,405**	**466,699**	**81.74%**
TOTAL*	**24,785,927.90**	**46,955,703.47**	**24,785,927.90**	**22,169,775.57**	**52.79%**

*The totals shown in the above charts reflect only a portion of the City's overall budget

Cash and Interest Breakdown

Dec-25	LSB Operating **LSB (1254)**	LSB Operating ICS **LSB ICS (1254)**	LSB Flex Funds **LSB (8776)**	LSB Flex Funds ICS **LSB ICS (8776)**	 **Express Bill Pay**	Lincoln CD 11-29-2024 **3001048949**	Lincoln CD 11/29/2024 **3001049019**
Beg Balance	$ 250,000.00	$ 78,759,532.54	$ 20,000.00	$ 77,044.83	$ 496,074.01	$ 500,000.00	$ 483,708.51
Revenues							
Interest	$ 801.37	$ 249,780.32	$ -	$ -	$ -	$ -	$ -
Revenue	$ 9,266,249.43	$ 3,415,685.89	$ -	$ -	$384,472.81	$ -	$ -
Adjustments	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Rev Sub Totals	$ 9,267,050.80	$ 3,665,466.21	$ -	$ -	$ 384,472.81	$ -	$ -
Expenditures							
Expenses	$ 9,267,050.80	$ 3,653,311.00	$ -	$ -	$841,564.33	$ -	$ -
Adjustments	$ -	$ -	$ -	$ -			
Exp Sub Totals	$ 9,267,050.80	$ 3,653,311.00	$ -	$ -	$ 841,564.33	$ -	$ -
Statement End Balance	$ 250,000.00	$ 78,771,687.75	$ 20,000.00	$ 77,044.83	$ 38,982.49	$ 500,000.00	$ 483,708.51
Adjustments							
Outstanding Sweep	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Adj Totals	**$ 250,000.00**	**$ 78,771,687.75**	**$ 20,000.00**	**$ 77,044.83**	**$ 38,982.49**	**$ 500,000.00**	**$ 483,708.51**

Interest Worksheet Report

December 31, 2025

	LSB Operating	LSB Operating ICS	Other	LSB Flex	Total
Interest Received	$ 801.37	$ 249,780.32	$ -	$ -	$ 250,581.69

Interest Spread	GL Acct / Fund #	GL Acct/ Fund Bal	% of Total Balance	Interest Deposited		
Flex Funding (EBS)	173		100.00%	$ -		
				$ 250,581.69		
General Fund	001-4000-4-4300	11,744,791.84	18.61%	46,624.31	1501	001
Debt Service	200-4710-4-4300	2,072,615.58	3.28%	8,227.84	160	200
Water Fund (Utl)	600-4810-3-4300	8,483,080.87	13.44%	33,676.02	1581	600
Sewer Fund (Utl)	610-4815-3-4300	6,632,331.09	10.51%	26,328.93	1582	610
Storm Water Fund (Utl)	740-4865-3-4300	884,184.28	1.40%	3,510.02	1583	740
Capital Project Funding		-	0.00%	-		
TIF - start in Jan 2017	123-4520-4-4300	1,492,931.73	2.37%	5,926.62	1530	123
University Flood Prone	342-4750-3-4300	2,355,932.26	3.73%	9,352.55	1584	342
City Facility Improv	350-4750-3-4300	2,159,382.60	3.42%	8,572.29	1504	350
2025 FIRE ENGINE	354-4750-3-4300	864,597.77	1.37%	3,432.27	1537	354
Greenbelt Landing	374-4750-3-4300	1,844,980.81	2.92%	7,324.18	1533	374
Linnan Park	387-4750-3-4300	3,164,094.82	5.01%	12,560.78	1534	387
NN PHASE III TRL	389-4750-3-4300	8,064,150.70	12.78%	32,012.95	1535	389
Storm Water	427-4750-3-4300	611,938.76	0.97%	2,429.27	1524	427
Sewer Cap	433-4750-3-4300	353,142.61	0.56%	1,401.90	1511	433
Water Cap	435-4750-3-4300	547,177.08	0.87%	2,172.18	1525	435
Alice's Road Ph1 (1A)	441-4750-4-4300	6,768,785.40	10.72%	26,870.63	1585	441
Alice's Road Ph3	442-4750-4-4300	1,339,444.66	2.12%	5,317.31	1586	442
Alice's Rd Improv	464-4750-3-4300	3,738,654.45	5.92%	14,841.66	1514	464
Franchise	476-4750-3-4300	-	0.00%	-	1526	476
Totals		63,122,217.31	100.00%	250,581.69		

RECONCILIATION OF UTILITY BILLINGS, COLLECTIONS, AND DELINQUENCIES

FY25/26 **Month of: December 2025**

Aged trial balance- Report Date:	11/30/2025		$ 968,160.87
BILLINGS			
Billings for the month of:	NOVEMBER	$ 1,013,424.62	
Billings for the month of:	DECEMBER	$ 942,960.65	
Total billings for the months of November and December, 2025 (includes penalties and finals)			$ 1,956,385.27
TOTAL BILLINGS			$ 2,924,546.14
LESS COLLECTIONS			
Revenues collected for the month of: (Includes final bill payments, County Treasurer payments, etc.)	DECEMBER	$1,052,276.19	
Council Write-Offs		$0.00	
City Accounts- write-off/adjustments		$0.00	
Deposit amounts applied		$1,216.85	
Payment adjustments		$0.00	
TOTAL COLLECTIONS			$ 1,053,493.04
SUB TOTAL			$ 1,871,053.10
Aging report balance for:	12/31/2025		$ 879,554.05
Aging report 12/31/2025 for accounts 30 days or more past due			$ 101,822.02

Prepared by: Stephanie Marquardt, Utility Billing Department, 01/08/2026

Memo

TO: Mayor and Council members
FROM: Kathryn Purvis, Planner
DATE: January 29, 2026
RE: Community Development Monthly Report - December 2025

SYNOPSIS:

Single-Family Construction
1 new single-family home was permitted in December with a valuation of $591,983. A total of 12 permits were issued, which included new construction, remodels, additions, fences, decks, sheds, etc.

Residential Development
Emerald Isle Townhomes, 15595 Emerald Isle Drive, the south row of (6) townhomes are completed, but no final inspection has been conducted. The second row on the north side is in the finishing stages of completion.

Commercial Development
Country Club Glen Plat 13, 15935 Hickman Road, Site Plan and Preliminary Plat showing two commercial buildings was approved by Council on October 24, 2024. A building permit was issued for the first shell building (Starbucks) on November 27, 2024; Starbucks has since terminated agreements related to the property and the building permit is closed due to no activity. Staff is working with the property owner to clean up the site and secure the building.
Fortress Bank, 11140 Hickman Rd, has been placed on hold indefinitely. Staff is working with the developer to resolve the obligations within the Development Agreement, including the right-of-way vacation. Application for building permit and plans had been reviewed and approved; the applicant has been billed for plan review time.
Dehner Distillery, 1480 NW 86th St, has received site plan approval. Council has approved the Urban Renewal Plan Amendment and Development Agreement. Staff is awaiting receipt of construction drawings related to the streetlight installations. A public hearing will be scheduled in the future to consider the easement for the trail connection and a small portion of private storm sewer within city property.

Commercial Construction and Remodels
Vision Electric, 2163 NW 111th Street, is waiting for final inspection.
McCoy Apartments**,** 11040 Hickman Road, interior work completed. The handicap parking has yet to be completed.
Kalon Collective, 12931 University Ave, the electrical service still needs to be updated. The contractor is waiting on parts.
Greenbelt Landing, 1801 NW 114th St, is a work in progress.
Genesis Health, 10930 Hickman Road, interior remodel work still in progress. Replacement trees have been installed throughout the site. Additional site landscaping and restoration is planned for spring.
Weissenburger Investments, 16400 Sheridan Road, finishing stages of construction for the addition.
Mister Car Wash, 8727 University Ave, staff working with owner to satisfy the floodproofing certificate requirements.
City Hall Remodel**,** 1900 NW 114th Street, interior finishes in progress.

Pure Wellness Remodel, 1250 NW 128th Street Ste 120, waiting for final inspection.
Calvary Chapel Living Hope, 9051 Swanson Blvd, waiting for final inspection.

Zoning Compliance Certificates Issued
1860 NW 118th St – DTS, PLC
15600 Hickman Rd - 7Brew Headquarters
1350 NW 138th St, Ste 500 - Sahabah Services

Code Enforcement
118 new violation cases were opened - 65 through proactive enforcement and 35 through complaints. Staff completed 82 follow-up inspections for a total of 200 inspections. Last month's voluntary compliance rate was 100%. 22 illegal signs were removed from City right-of-way.

NEW VIOLATIONS CASE BREAKDOWN		
REFERENCE CODE SECTION	GENERAL EXPLANATION OF CODE SECTION	CASES
6-4-2	Parking For Certain Purposes Illegal	1
5-6-2(1)(K)	Junk	1
7-1-8	Debris Deposits Prohibited	1
7-1-16	Dumping of Snow	2
7-2-6	Removal of Snow and Ice	81
8-5-10 (B)	Solid Waste Storage Containers (Removal)	2
8-5-10 (C)	Solid Waste Storage Containers (Location)	3
11-13-5(12)(A)	Vehicle Storage (Off-Street Parking)	3
10-11-1	Erosion Control	2
11-12-22	Signs on Public Property	2
11-12-23	Sign Permit Required	2

Zoning Ordinance Updates
Staff presented additional information and ideas to Planning and Zoning Commission regarding updates to Landscaping and Open Space requirements. Planning and Zoning were supportive of staff's proposed direction and staff is preparing more formal recommendations for consideration.
Staff is finalizing recommendations for Off-Street Parking and Circulation requirements and anticipates setting public hearing at an upcoming Council meeting.

Strategic Planning Project Highlights
The 86th Street Neighborhoods Plan was approved by Council on September 9, 2022. Staff are working on implementation. Planning staff efforts over the past six months has focused on research and development of a housing improvement program.

Parkway Trees program continues to take shape after method guidance from Council in January 2026.
Sidewalk Repair Program is underway. More details on progress and next steps to come.

Attachments:
None

Memo

TO: Mayor and Council members
FROM: Clay Garcia, Fire Chief
DATE: January 29, 2026
RE: Fire Department Report - December 2025

SYNOPSIS:
Fire Department Report - December 2025

Attachments:
1. 12 - December 2025 Council Report

Clive Fire Department
8800 Hickman Road, Clive, IA
50325
(515) 223-1595

Memo

TO: Honorable Mayor, City Council, City Manager

FROM: Clayton Garcia, Fire Chief

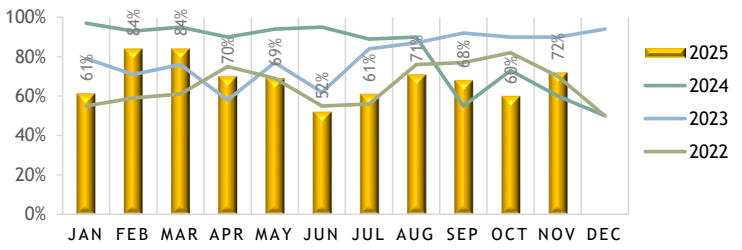
DATE: 1/6/2025

RE: December 2025 Monthly Report

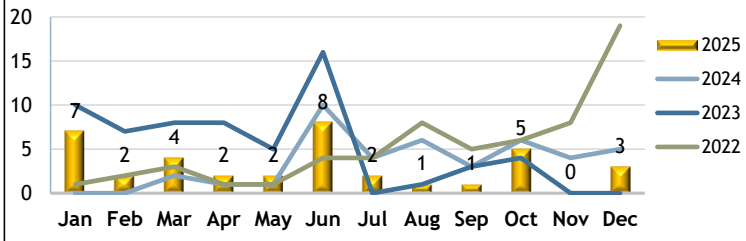
Top Priority	Milestones	Status
Fire-EMS Collaboration with Multi-Communities Study: Completion, Reporting and Direction (including Concept of Fire District)	Initiate Multi-Community Study	In Progress
	Complete Multi-Community Study	In Progress
	Analyze study with participating agencies	Not Started
	Present study finding to City Council	Not Started
	Discuss direction of Clive Fire Department per study	Not Started
	Identify number of staff members needed for assess	Not Started
High Priority	**Milestones**	**Status**
Fire Station 22 with City of West Des Moines: Report, Direction and Funding	Initiate Station 22 St. of Coverage	In Progress
	Evaluate St. 22 Response	In Progress
	Report St. 22 Findings	Not Started
	Discuss direction of Clive Fire Department per study	In Progress
Management Projects		**Status**
Fire Department SOP & SOG Merger/Revamp		In Progress

Clive Fire Department
Monthly Report
December 2025

100% Staffing of On-Duty Shifts



Mandatory Overtime Shifts

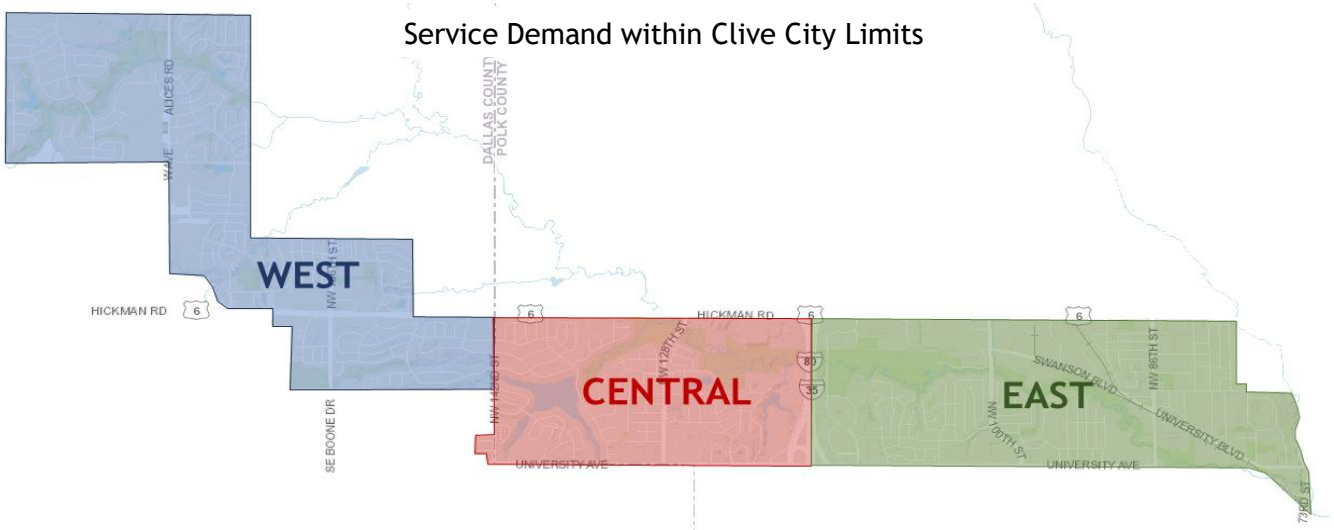


Citizen Satisfaction for Safety in Clive Above Customized and National Benchmarks

Source: 2022 Citizen Satisfaction Survey Results

	Percent Positive	Benchmark	Rank	Rank Percentile
Fire Services	97	Similar	39/317	92%
Emergency Medical Services	95	Similar	29/293	90%
Fire Prevention	92	Similar	21/282	92%
Emergency Preparedness	88	Higher	2/281	99%

Service Demand within Clive City Limits



WEST		
EMS	1	1.1%
Fire	1	1.1%
Total	2	2.3%

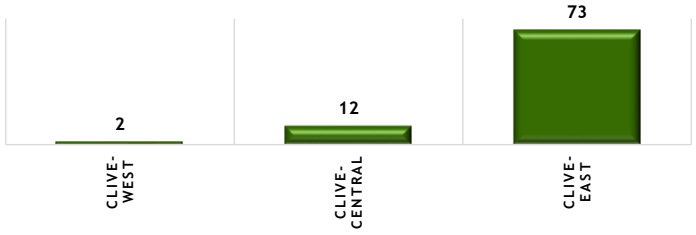
CENTRAL		
EMS	10	11.5%
Fire	2	2.3%
Total	12	13.8%

EAST		
EMS	50	57.5%
Fire	23	26.4%
Total	73	83.9%

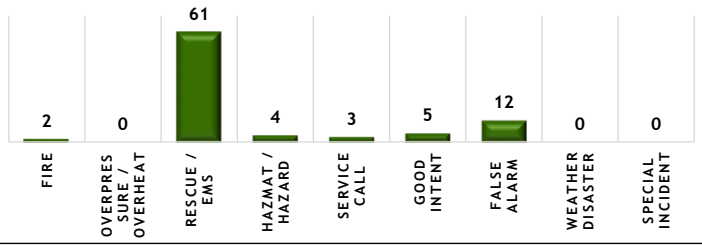
Clive Fire Department
Service Demand
December 2025

City of Clive

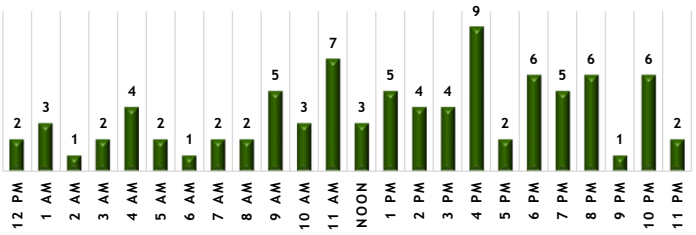
SERVICE DEMAND BY RESPONSE AREA



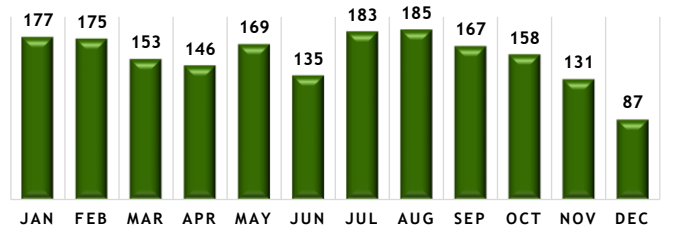
SERVICE DEMAND BY NFIRS CATEGORY



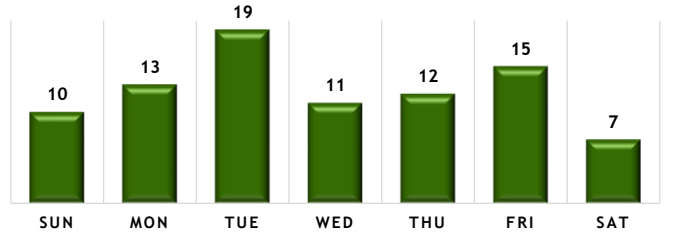
SERVICE DEMAND BY HOUR OF THE DAY



SERVICE DEMAND BY MONTH OF THE YEAR

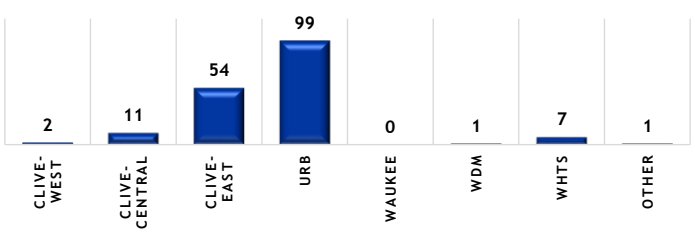


SERVICE DEMAND BY DAY OF THE WEEK

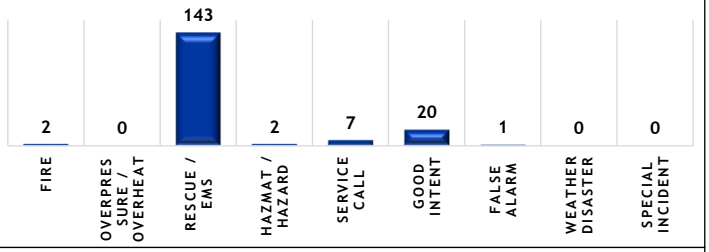


Station 32

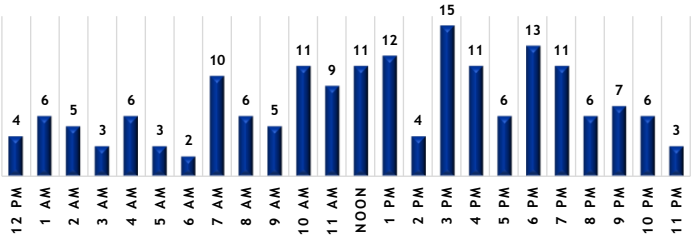
SERVICE DEMAND BY RESPONSE AREA



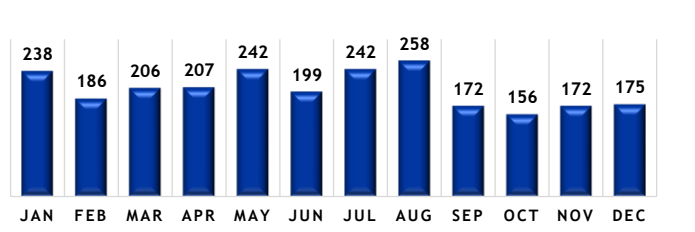
SERVICE DEMAND BY NFIRS CATEGORY



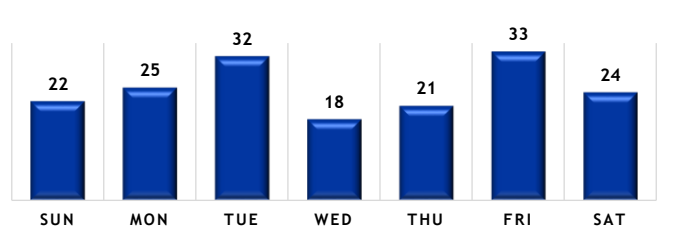
SERVICE DEMAND BY HOUR OF THE DAY



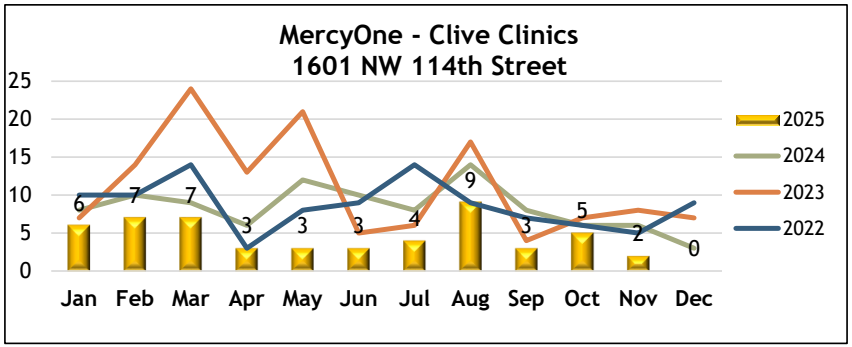
SERVICE DEMAND BY MONTH OF THE YEAR

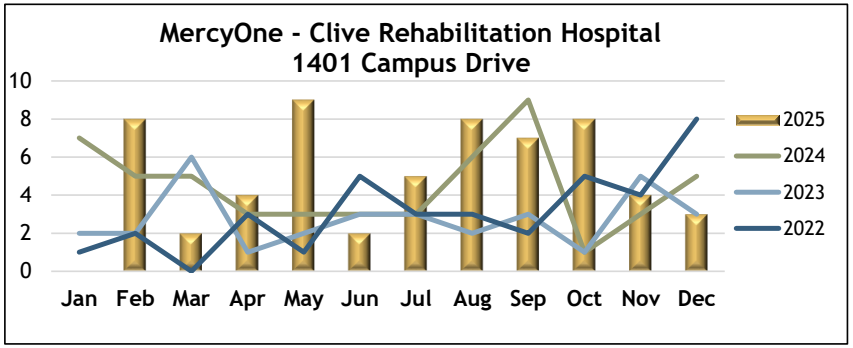


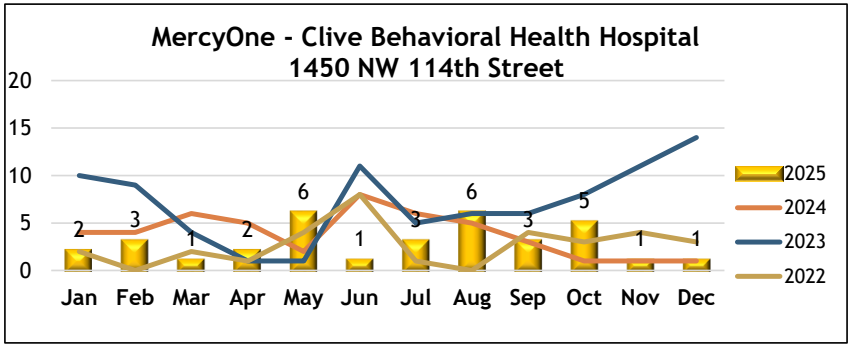
SERVICE DEMAND BY DAY OF THE WEEK

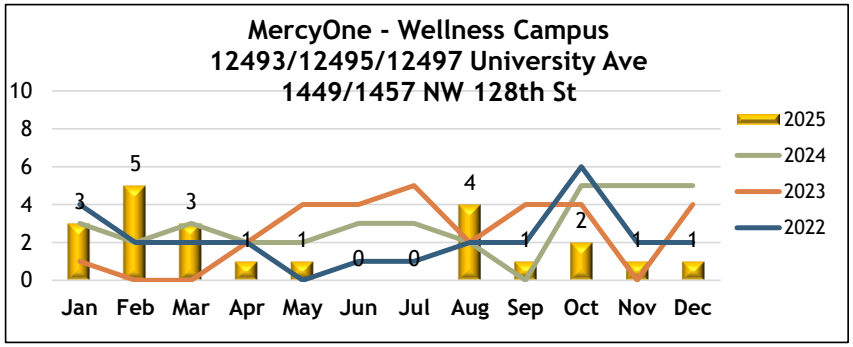


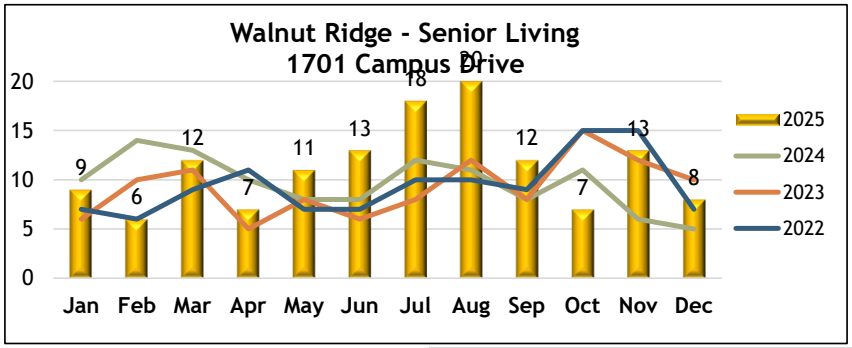
Clive Fire Department
Service Demand - EMS
December 2025

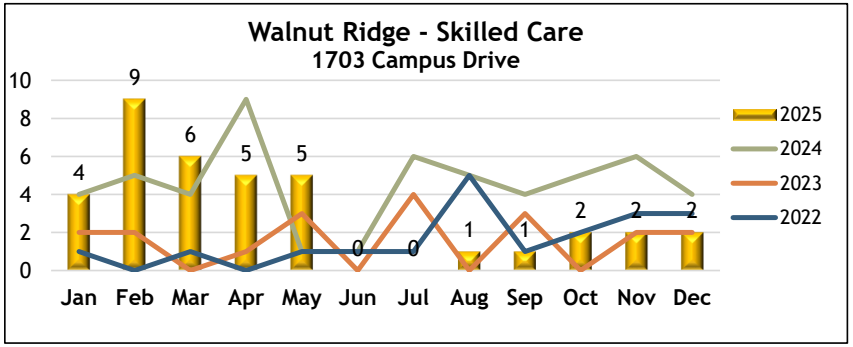


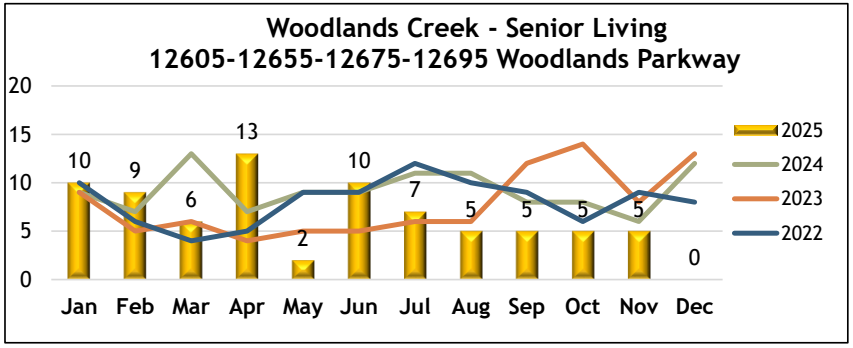




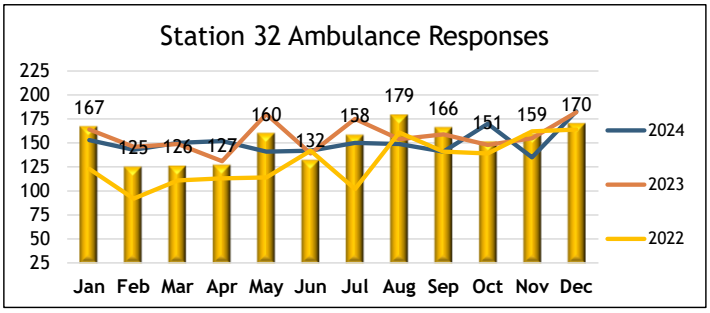


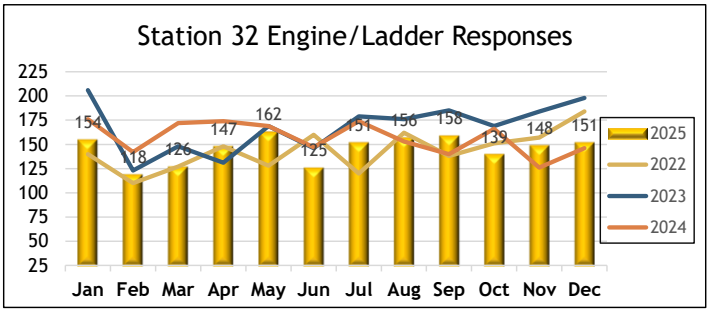


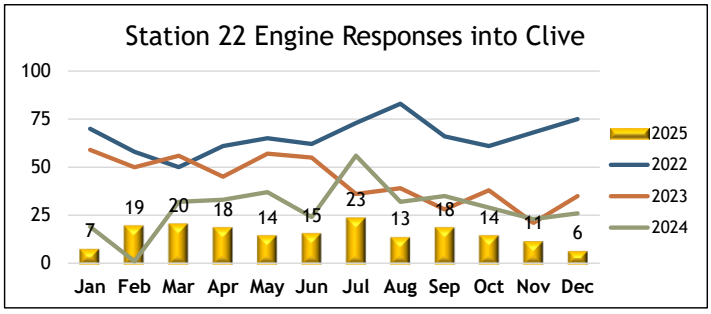


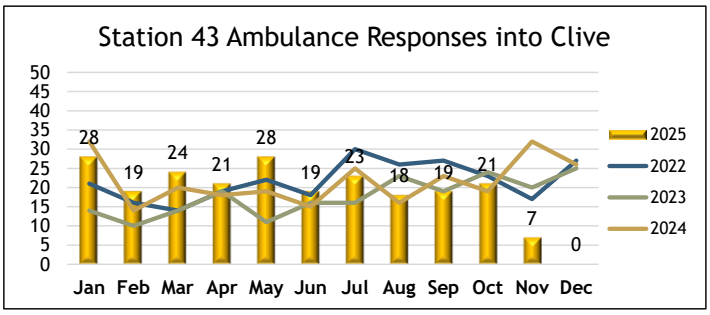


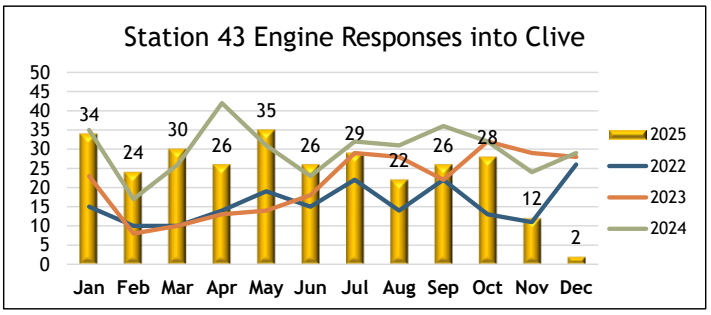
Clive Fire Department
Monthly Report
December 2025

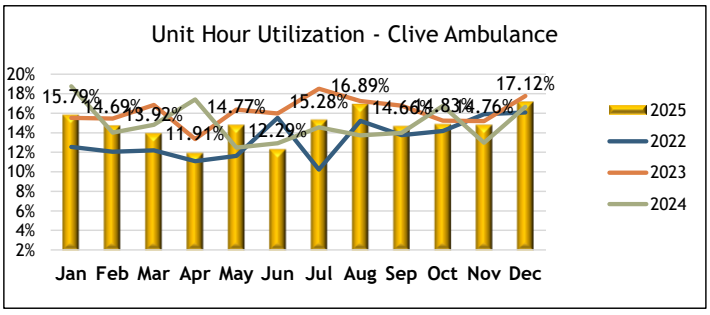


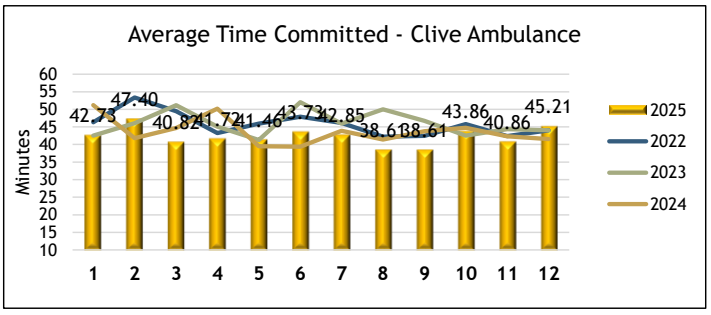


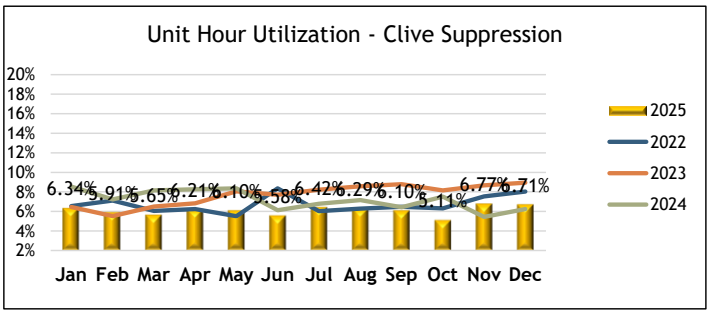


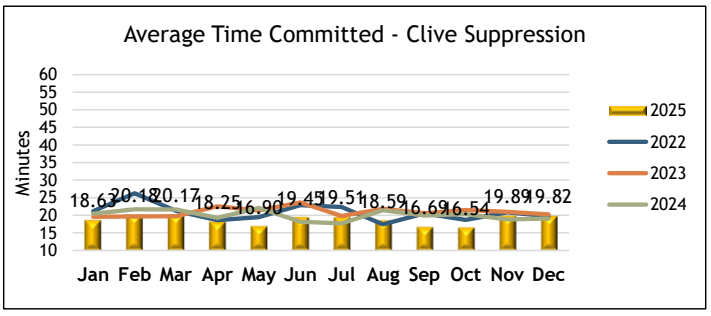




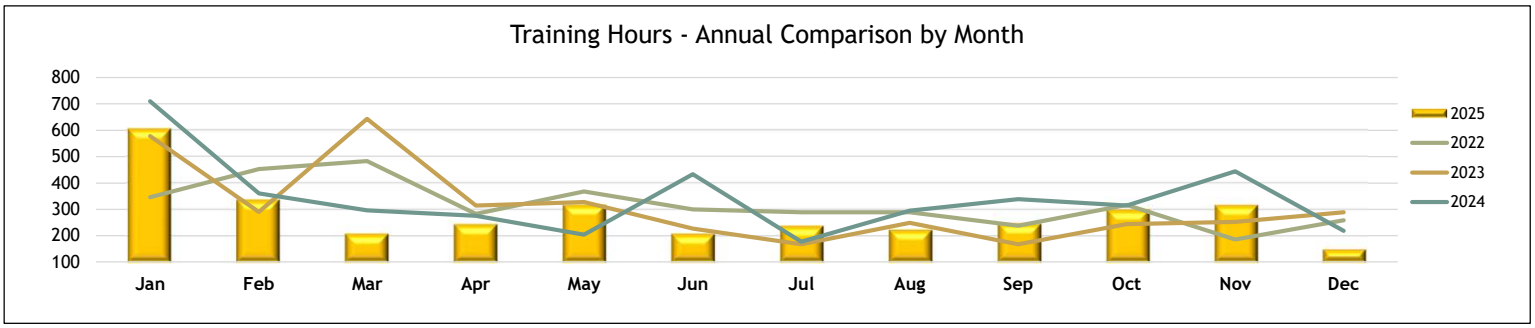


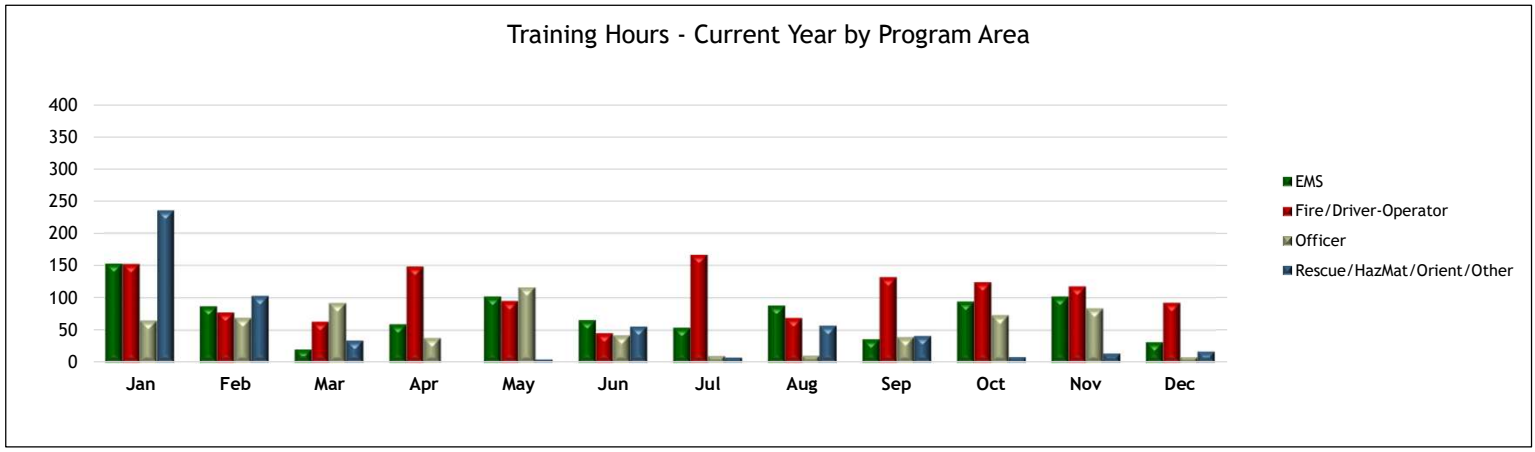




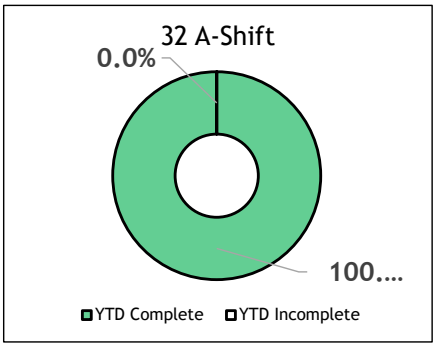


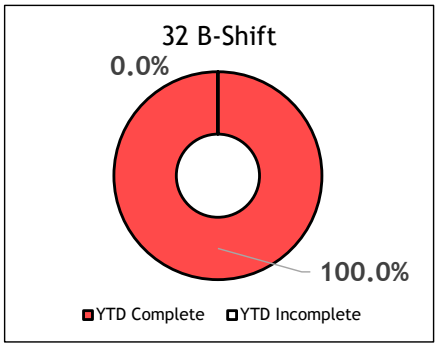
Clive Fire Department
Training
December 2025

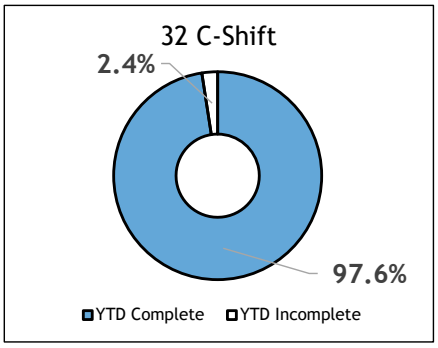




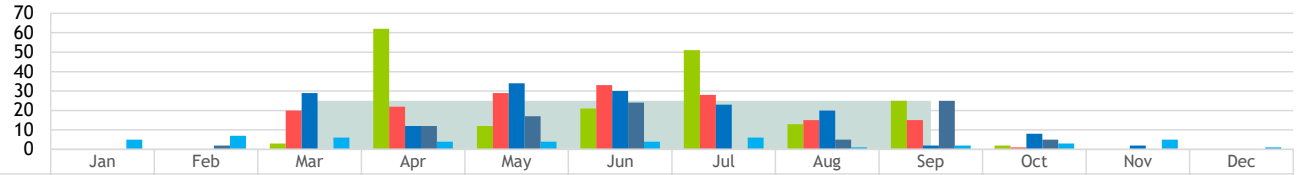
Clive Fire Department
Inspection/Prevention Monthly Report
December 2025





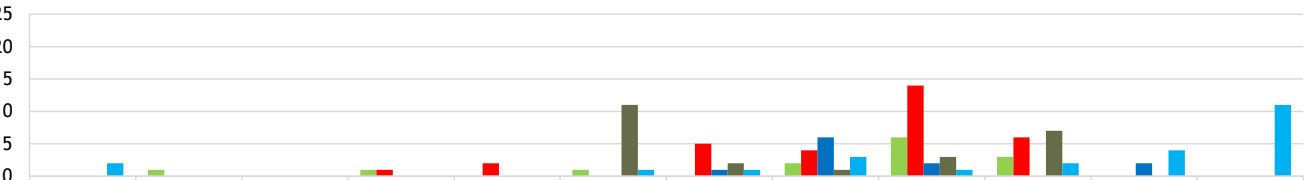


Inspections by Shift



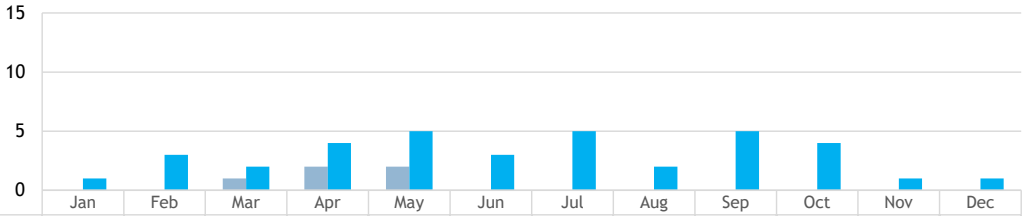
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Goal			25	25	25	25	25	25	25			
32-A	0	0	3	62	12	21	51	13	25	2		
32-B	0	0	20	22	29	33	28	15	15	1		
32-C	0	0	29	12	34	30	23	20	2	8	2	
43	0	2	0	12	17	24	0	5	25	5		
Fire Prev	5	7	6	4	4	4	6	1	2	3	5	1

Re-Inspections by Shift



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
32-A	0	1	0	1	0	1	0	2	6	3		
32-B	0	0	0	1	2	0	5	4	14	6		
32-C	0	0	0	0	0	0	1	6	2	0	2	
43	0	0	0	0	0	11	2	1	3	7	0	
Fire Prev	2	0	0	0	0	1	1	3	1	2	4	11

Public Relations



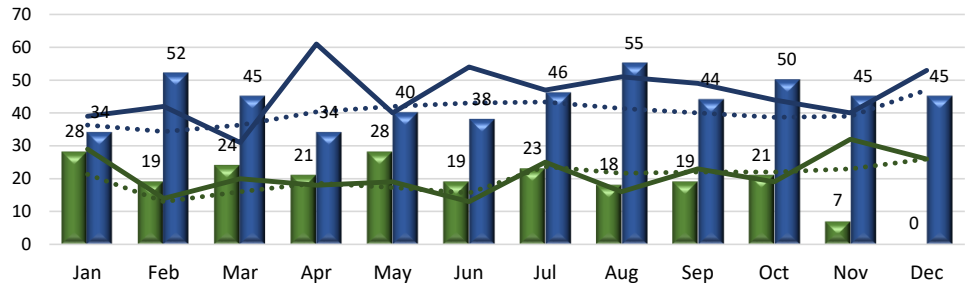
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mobile Food Vendor Inspections	0	0	1	2	2	0	0	0	0	0	0	0
Child Safety Seat Installations/Checks	1	3	2	4	5	3	5	2	5	4	1	1

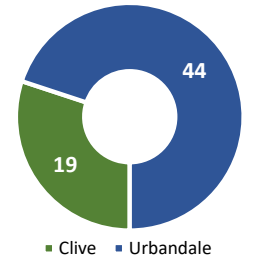
Clive Fire Department
Shared Services Report
December 2025

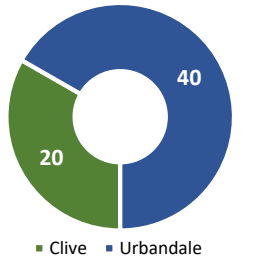
Urbandale - Station 43

Station 43 Became Operational March 10, 2020

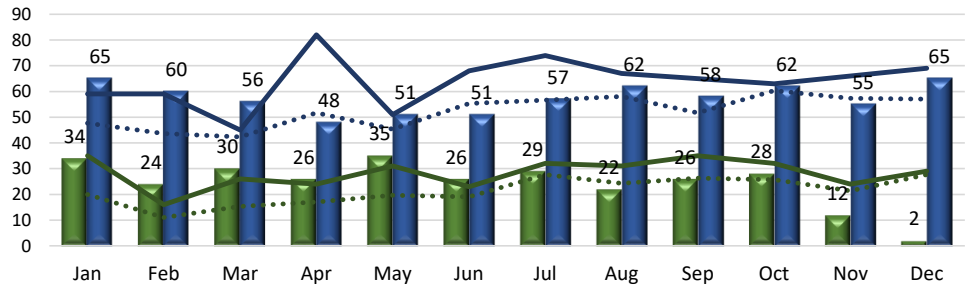
Ambulance

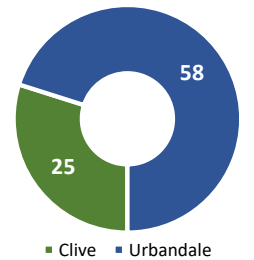


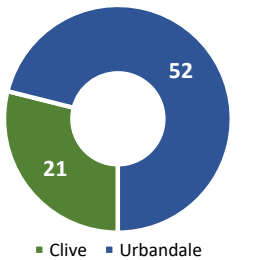




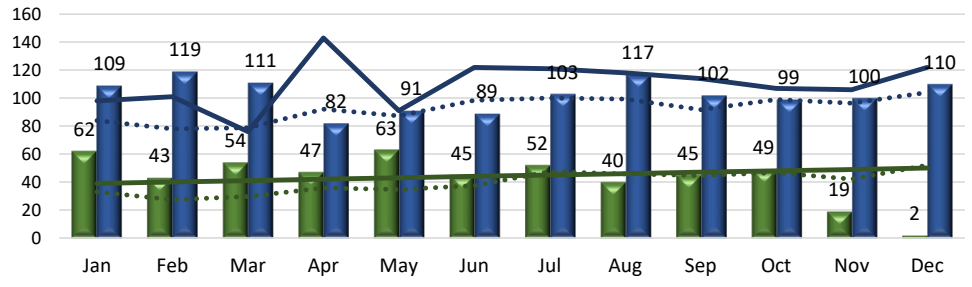
Engine

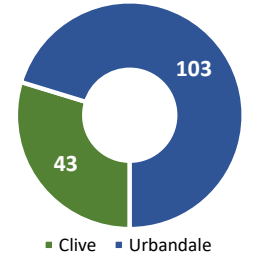


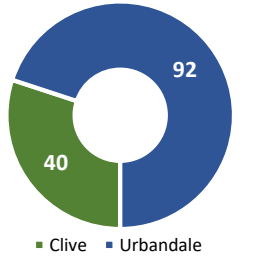




Total (Ambulance & Engine)

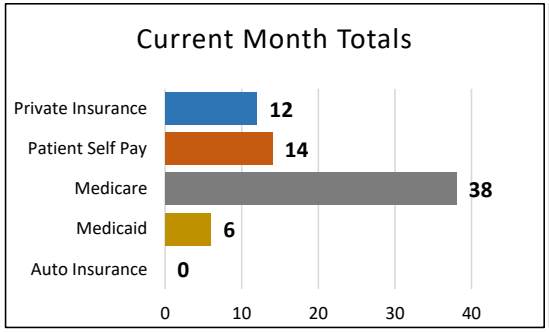


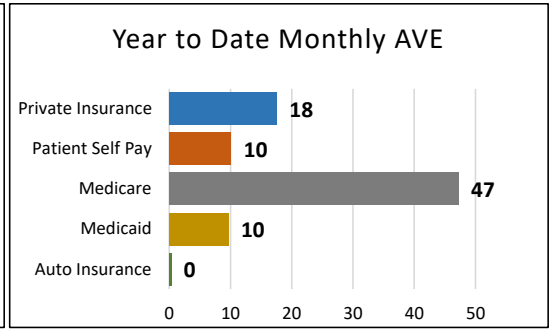


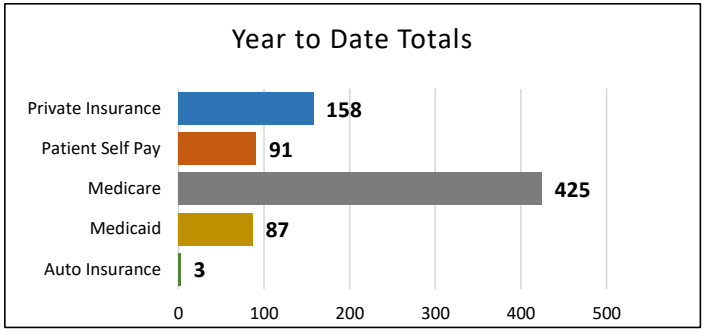


Clive Fire Department
EMS Billing Report
September
2025

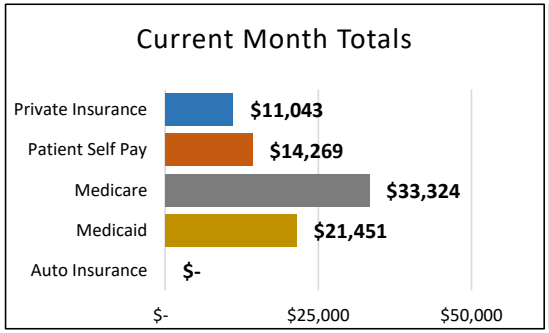
PAYOR BY TRIPS

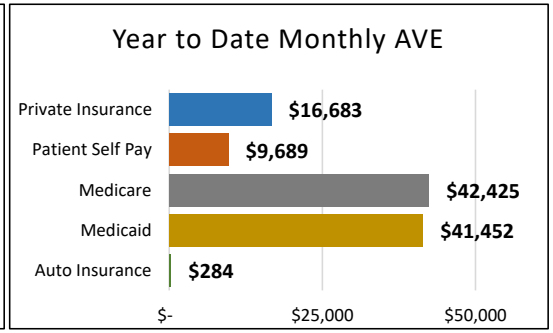


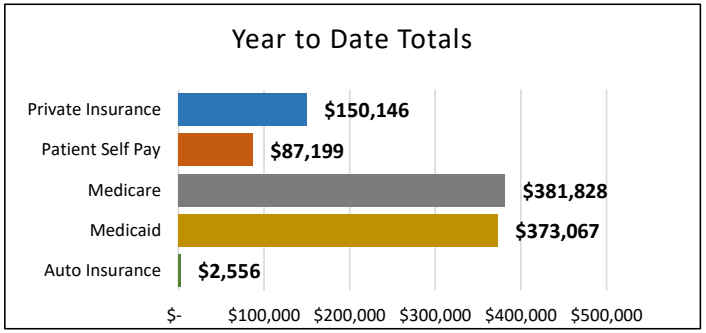




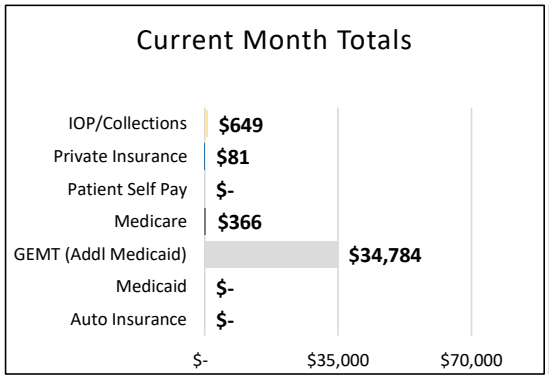
PAYOR BY GROSS CHARGES

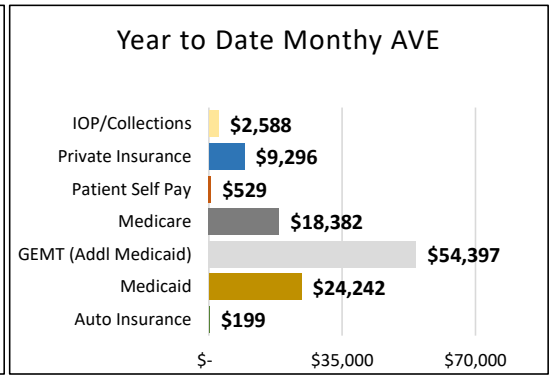


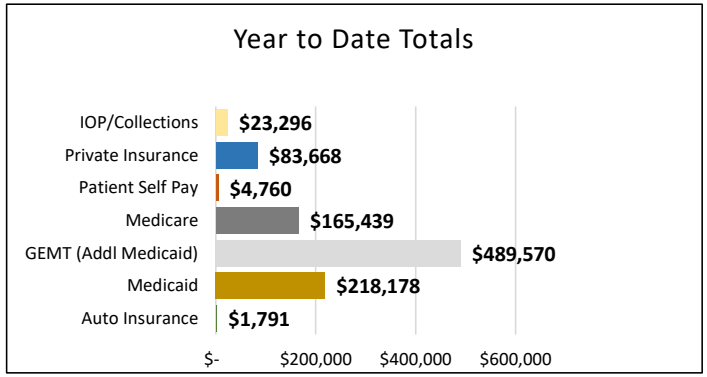




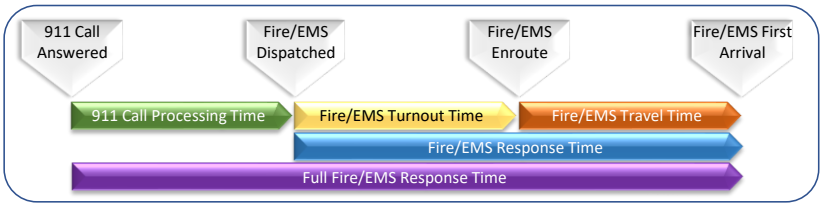
PAYOR BY $ PAYMENTS





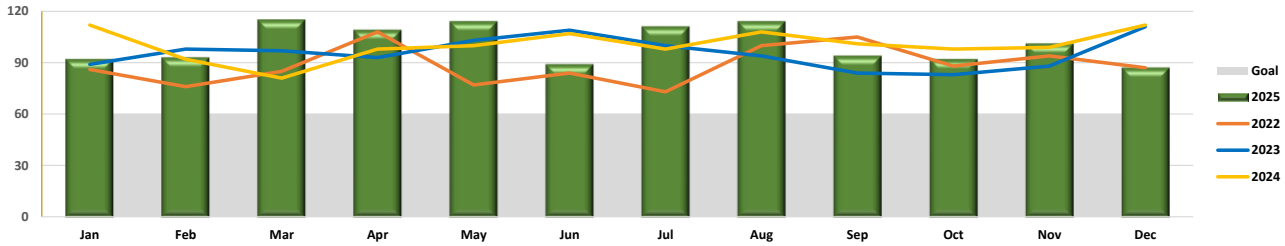


Clive Fire Department
Standard of Cover Performance Report
Performance Area: City of Clive
December 2025



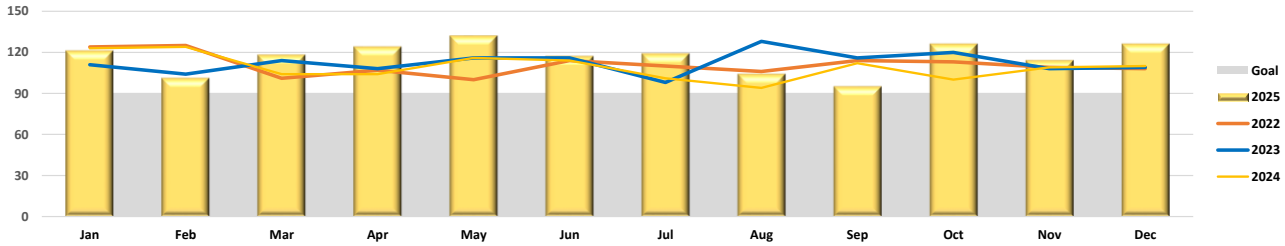
911 Call Processing Time

911 Call Received to Fire/EMS Dispatched
Goal (60 Seconds / 90% of the Time) v Performance (90%)



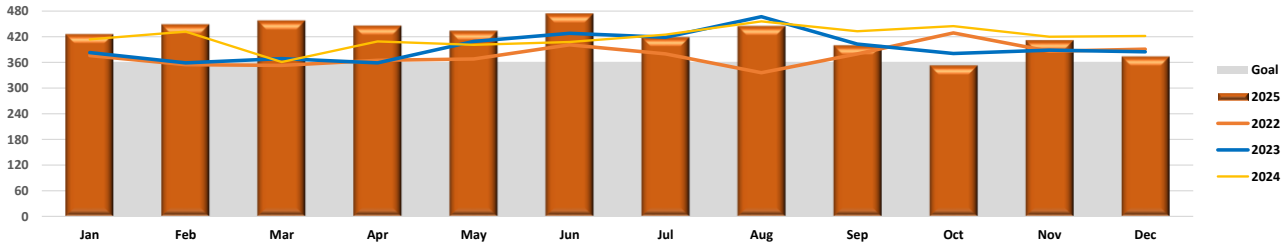
Turnout Time

Fire/EMS Dispatched to Enroute
Goal (90 Seconds / 90% of the Time) v Performance (90%)



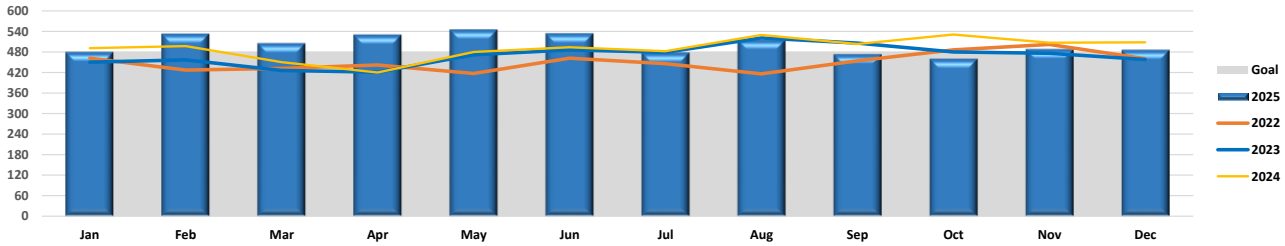
Travel Time

First Arriving Apparatus - Fire/EMS Enroute to Arrival - Emergent Incidents
Goal (360 Seconds [6 minutes] / 90% of the Time) v Performance (90%)



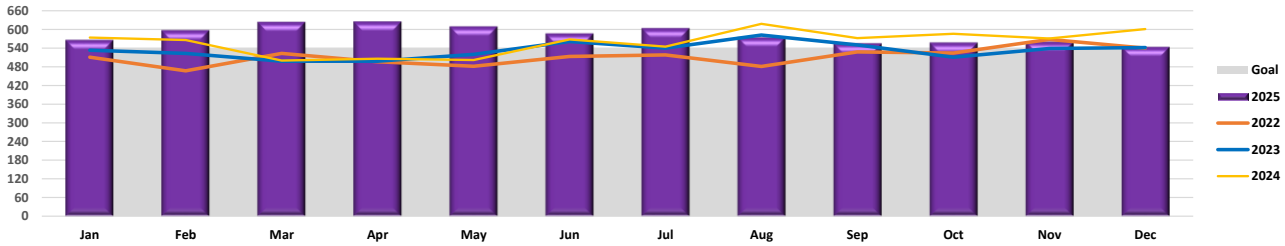
Response Time

First Arriving Apparatus - Fire/EMS Dispatch to Arrival - Emergent Incidents
Goal (480 Seconds [8 Minutes] / 90% of the Time) v 90% Performance (90%)



Total Response Time

911 Call Received to First Apparatus on Scene - Emergent Incidents
Goal (540 Seconds [9 Minutes] / 90% of the Time) v 90% Performance (90%)



Memo

TO: Mayor and Council members
FROM:
DATE: January 29, 2026
RE: Leisure Services Report - December 2025

SYNOPSIS:
Leisure Services Report for the month of December 2025

Attachments:
1. Leisure Services Council Report December 2025

Leisure Services Department

December 2025



Mayor's Tree Lighting

Over 250 visitors attended Clive's annual Mayor's Tree Lighting on Friday, December 5. Attendees came to enjoy carolers, a bell choir, cookie decorating, visiting Santa and the principal event: the lighting of the tree! This was the first year the event was held in the renovated Library/City Hall complex and the new space allowed for an easy loop of events that visitors could circle through and return to at their leisure. With the new setup we can continue making the event brighter and better every year.

Pella Public Library Visit

On December 19, the Clive Public Library had the pleasure of hosting staff from the Pella Public Library. During their visit, we provided a tour of our newly remodeled work areas and the library stacks. Our teams discussed circulation workflows, programming ideas, and shelving challenges and solutions. The visit was a great opportunity to share best practices and learn from one another. A fun highlight was the Greenbelt Goats merchandise, which was very popular—almost every Pella librarian took home a piece of Clive spirit! We were delighted to host the Pella staff and hope they left with fresh ideas and inspiration. These exchanges strengthen our library community and showcase the value of collaboration. Thank you for your continued support of the Clive Public Library and its efforts to build partnerships across Iowa.



Puzzlepalooza

Clive Public Library's inaugural puzzle competition, Puzzlepalooza, took place from December 27 to 31. The event included two divisions, adult with a 500-piece puzzle, and family with a 300-piece puzzle. Participants scheduled their own competition times and staff recorded the time it took to finish. Over the four-day event, we hosted 70 participants with overwhelmingly positive feedback. The winners completed the puzzles in 36 minutes for the adult division by the Kester team and 23.5 minutes for the family division by the Kucera family.

Freya's Library Journey

On Tuesday, December 23, a mother and her young daughter (age 2) visited the library. They approached the front desk to say hello and presented us with a special token that said, "Freya's Library Journey" and mentioned that we were the 208th library they had visited! We asked more about their journey. Originally from the Denver area, there were many libraries nearby, so they set a goal to visit them all. The idea grew from there, and they started adding libraries stops during their travels so Freya could stretch and play on long car rides. After moving to the Kansas area, they began visiting libraries there. When they visited us they were on a trip heading to Minnesota. Freya shared her token with us, and her mom told us their story. We talked about our library, and they were excited to see the goats before they left. She mentioned that her next stop on the way home might just be our Harbach location.



Clive Aquatic Center Season Pass Sale

2026 Clive Aquatic Center season pass sales have begun! A new pricing structure was approved at the December 12 Council meeting. Passes will now be sold per person, not by household. This makes the purchasing process simpler to complete and easier to understand. It also compliments pricing structure at West Des Moines and Ankeny aquatic facilities. We have sold $23,208 in passes since sales opened.

Natural Resources

Within phase 2 of the Greenbelt Restoration the natural resource team continues to remove invasive trees and forestry mulch. They also finished the final work for the Little Walnut Creek bank repairs east of Alice's Road mending damaged areas along the trail, seeding, and hydro mulching. Staff have begun prep work in the Little Walnut Creek restoration areas west of Alice's Road, including finishing temporary fencing to protect desirable trees and marking the invasive and undesirable trees for removal.

Grounds

Bryce Boston completed his final testing for his applicators license (Core, 3 OT, and 6). He is now certified to apply fertilizer and broad leaf weed control in City parks and City-maintained rights-of-way. Jayson Gunn attended and passed a course to re-certify as a playground safety inspector. This course teaches the individual to identify and properly repair safety issues that arise on playground equipment.



Facilities

The facilities team replaced the sand filter media in the lap pool consisting of 808 bags of various sizes. This filter media replacement is essential to maintain proper filtration for water quality and clarity in the 400,000-gallon lap Pool. Staff also put the final touches on the Porter Greenbelt shelter installing new drip edge, facia boards and finished the final installation of metal pro rib steel roofing panels.

Volunteers

Recreation hosted 8 volunteers for goats in the month of December for a total of 8 volunteer hours. The library had 6 volunteers for a total of 14 volunteer hours. There were no volunteers for the Parks division in December.

ACTION: Harbach Center: Vision Concept and Operations, Partnership with West Des Moines School District and Update Report on Experiences and Building Conditions

PRIORITY
Policy Top

Key Issues

- Success will be to define how we measure success and determine a vision for the programming versus the building need itself
- Costs for renovation of existing facility
- What is needed in the neighborhood?
- Private investment in current facility if remodeled?
- Ongoing staff costs and operation costs for a remodeled facility
- Role of Crestview School of Inquiry in some of these activities
- Data collection on uses/users, especially unique users
- If we don't have a cheap space to do it would we still want to do it?
- Are we financially all in for this in the long term? If we are not willing to go all in, then it does not make much sense to do the visioning process
- What is the data that council needs to make that decision?
- How to we define the value of having a branch library?
- How should we measure success?
- Link to Future Development Project

Activities/Milestones	*Time*
A. Building Conditions and Facility Usage Report	
1. Have Parks/Facilities Team develops report on status on mechanical components at the Harbach Center	1/26
2. Develop report on facility usage over the past two years	1/26
B. Partnership with West Des Moines School District	
1. Develop better working relationships with local school staff and explore opportunities	Ongoing
2. Back to School Bash at Harbach Center	8/26
C. Harbach Center Future Vision	
1. Draft measures for success and define space needs for success	1/26
2. BUDGET WORKSHOP: Presentation proposed measures for success and overview of what it would take to financially go "All In"	**2/26**
3. Develop next steps depending on the outcome of the Council discussion	3/26

Responsibility: Leisure Services

ACTION: Linnan Park: Construction Complete, Neighborhood Engagement, Programming and Ribbon Cutting

PRIORITY
Mgmt Top

Key Issues

- Success will be construction is completed; the public can use the park and a ribbon cutting event has been held
- Tight change order budget for project and unknowns that may come up during construction
- Construction got a late start due to rainy July
- Public art mural on the Harbach Center
- Public engagement with mural painting
- Making sure the surrounding neighborhood knows these improvements are for the entire neighborhood, not just the multi-family properties

Activities/Milestones	*Time*
1. Complete Harbach Center mural painting	10/25
2. Complete Construction	6/26
3. Conduct Ribbon Cutting Celebration with defined neighborhood engagement strategy	7/26
4. Develop programming plan for new amenities in the park	7/26
5. Conduct Back to School Bash	8/26
6. PRESENTATION: Linnan Park Programming Plan discussion and feedback	**8/26**

Responsibility: Leisure Services

ACTION: Clive-WDM Schools Collaboration – Indian Hills Greenspace Redevelopment/Master Plan

PRIORITY
Mgmt High

Key Issues

- Success will be the kickoff of a master planning effort for the outdoor space at Indian Hills Junior High in coloration with the School District
- Is this dependent on a WDSM schools bond issue passing?
- Neighborhood needs
- School district needs
- Public engagement
- Agreement needed to allow public use and shared maintenance
- Funding for master plan
- Funding for construction
- School district bond referendum
- No playground in this neighborhood
- Define service area for this park/school space
- Traffic and parking issues and resolution

Activities/Milestones	*Time*
1. Research best practices for shared school and park sites	11/25
2. Develop working team with West Des Moines Schools and City of Clive	12/25
3. Develop scope of services and budget proposal for master planning effort	12/25
4. **BUDGET WORKSHOP: Master Planning Proposal/Cost Sharing**	**2/26**
5. Develop and distribute RFP for master planning effort	2/26
6. DECISION: Budget FY 26/27 Approval	**4/26**
7. Master Planning efforts begin with initial neighborhood/public engagement	5/26

Responsibility: Leisure Services

ACTION: Encroachments Policy/Strategy/City Actions: Problem Analysis, Report with Options, Degree of Aggressiveness, Community Engagement, and Direction

PRIORITY
Policy High

Key Issues	*Activities/Milestones*	*Time*
• Success in the next year will be an adopted policy with clear expectations of property owners adjacent to City property and enforcement of policy • Wide variety of encroachments • Private use of publicly owned land • Understanding the level of public engagement desired during policy development • Enforcement tactics will have different levels depending on the policy choices made • Long-term success with this action is no private encroachments on City property	1. Research local examples of policies and practices as well as best practices across the country 2. Gather data regarding the full extent of the encroachment issue 3. Analyze and develop report regarding the extent of encroachment issues citywide **4. PRESENTATION/DIRECTION: Review draft framework, determine level of public engagement** 5. Develop public engagement plan for development of policy 6. Develop final draft policy for review 7. Public engagement (as needed) **8. DECISION: Review and approval of policy**	10/25 12/25 12/25 **1/26** 3/26 3/26 5/26 **8/26**

Responsibility: Leisure Services

ACTION: Greenbelt Landing Project: Construction, Dedication, Programming and Clive Festival 2026

PRIORITY
Mgmt Top

Key Issues

- Success will be the project entirely completed and 50th Clive Festival is held at the new stage
- Completion of construction
- Programming plan development
- Potential partnership with outside entities for management of the space, events and stage
- 50th Clive Festival Celebration
- Small donor campaign goal of $100,000 to support project, wetland walkway plaques, etc.
- Naming considerations of the community building? Such as Greenbelt Pavilion, Greenhouse, Landing Hall, Creekside Pavilion, The Canopy, Oxbow Pavilion, Creekside Hall, etc.

Activities/Milestones	*Time*
1. Complete Substantial Construction	1/26
2. Develop Programming and Operations Plan	3/26
3. PRESENTATION: Greenbelt Landing Programming and Operations Plan Discussion and Feedback	**4/26**
4. Install Project and Donor Recognition Signage Installed	5/26
5. Install Public Art Installed	5/26
6. Complete All Construction	6/26
7. Conduct Ribbon Cutting Event	6/26
8. Have 50th Clive Festival held at Greenbelt Landing	7/26
9. Complete Small Donor Campaign	12/26

Responsibility: Leisure Services

Memo

TO: Mayor and Council members
FROM: Mark Rehberg, Captain / Operations Commander
DATE: January 29, 2026
RE: Police Department Monthly Report - December 2025

SYNOPSIS:
December 2025 monthly report of police activity.

Attachments:
1. Dec 25



Clive Police Department
Monthly Report
December 2025

Table of Contents

Mission, Vision & Values 3

Organization & Staffing 4

Update - Strategic Planning 5

Calls For Service/Crash Data 6

Special Unit Activity/CIT 6

Group A Offences/ Clearance Rates 7

K-9 Deployments 8

Highlights and Outreach 9

Employee Spotlight 12

Mission, Vision & Values

Mission

“To provide exceptional police services while ensuring the safety, security and well-being of all of our citizens”.

Vision Statement

The twenty-nine Certified Police Officers and seven civilian employees of the Clive Police Department serve the City through excellent community policing, fair and timely investigations, regular patrols of Clive neighborhoods, and multiple public education and partnership programs. Crime prevention and community safety require good collaboration among police, residents, and businesses.

Values

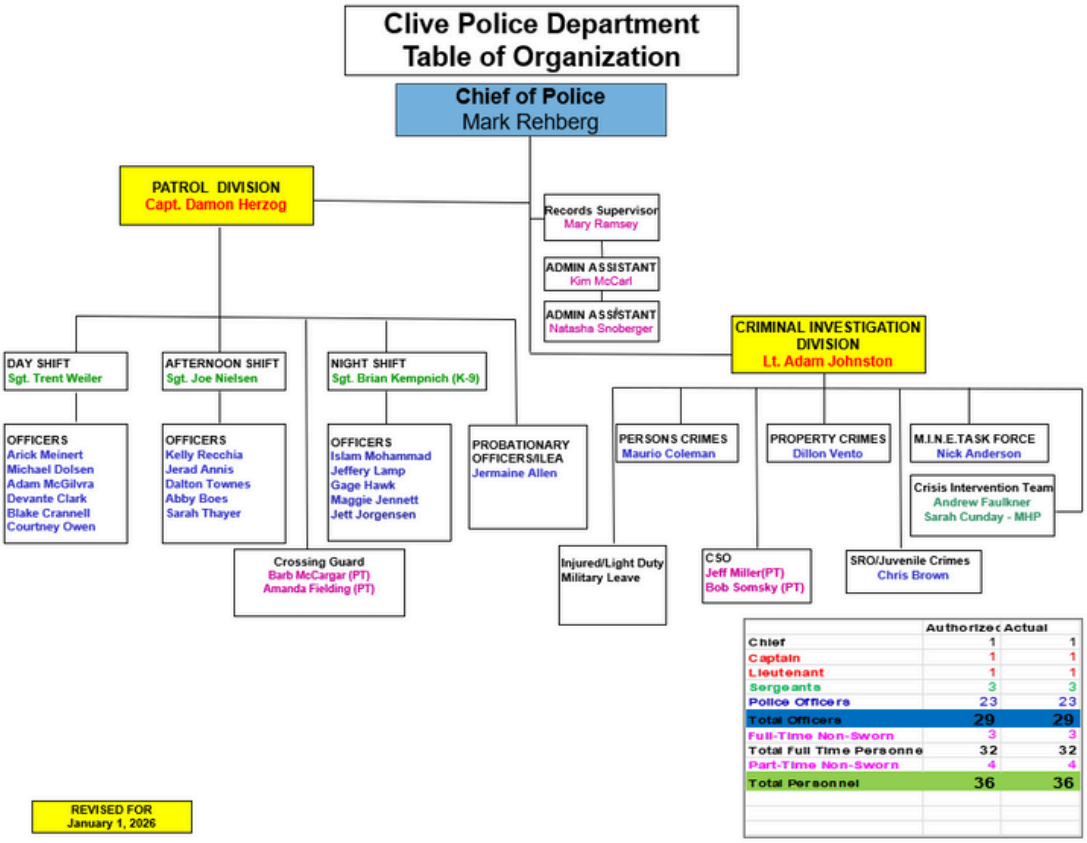
Committed - Striving for accountability, effectiveness, and equality.

Professional - Taking pride in our actions, duties, development, and appearance.

Determined - A team that is resolute and purposeful in action.

Committed - Professional - Determined

Organization & Staffing



Staffing

Sworn Staffing Summary (Current)	
Total Authorized Commissioned	29
Current Operating Commissioned	28
Officers in Field Training	1
Probationary Officers in Academy	0
Military Leave	0
Light Duty	0
Officers still need to Recruit	0

Sworn Staffing by Assignment		
Assignment	Assigned	Vacant
Command Staff	3	0
Patrol Sergeants	3	0
Patrol Officers	17	0
Detectives	3	0
School Resource Officers	1	0
Crisis Intervention	1	0
ILEA/Military/Light Duty	1	0

Strategic Planning Update - Speeding and Safety on Trails.

As we look ahead to the 2025-2026 period, our community is poised to address critical challenges and opportunities surrounding the integration of electric vehicles and the enhancement of trail safety and etiquette. This strategic plan serves as a roadmap to ensure the safety, accessibility, and sustainability of our public spaces and roadways.

Through a collaborative approach, we intend to lower speeds on trails, educate users on the responsible use of electric vehicles, and develop regional solutions that prioritize the well-being of all residents. With milestones set to identify key issues, gather actionable data, and establish enforcement policies, this plan reflects our commitment to fostering a safer and more connected community.

2025-2026 Strategic Planning

ELECTRIC VEHICLES/TRAIL SAFETY AND ETIQUETTE - REVISE ORDINANCE	
Key Issues	**Completion Date**
Lower speed on trails/increase safety and ettiquette	In-Progress
Educate on use of electric vehicles in parks/trails	In-Progress
Address electric vehicles on public roadways	In-Progress
Reduce injury to users	May-26
Regional solution to issue	In-Progress
Enforcement	Jun-26
Milestones	**Completion Date**
Identify specific complaints/Incidents/Reports	Done
Identify other municipalities and actions taken	Done
Establish working group of stakeholders	Done
Find Options	Jan-26
Gather/Identify data for report to council	Mar-26
Street v. Trails	
Speed and Motor size/ Definitions	
CC: Decision: Ordinance (if any)	Jun-26
Success	**Completion Date**
Develop Regional solution via MPO or MAC	In-Progress
Enforcement plans/policies metrowide	Jun-26
Community acceptance of strategy	Jun-26

Calls for Service and Dispatch Area

Dispatch Incident Distribution					
	December		YTD		
Agency	2024	2025	2024	2025	%
Calls for Service	1162	1225	15,821	14,893	-6%
Incident reports	166	131	1884	1835	-3%
Adult Arrests (On view)	47	37	647	532	-18%
Juvenile Arrests (On view)	4	1	41	51	24%
Traffic Citations/Warnings	340	222	2984	3019	1%

Crash Data

Motor Vehicle Crash (MVC)					
	December		YTD		
Crash Type	2024	2025	2024	2025	% Change
Fatal	0	0	0	0	0%
Injury	4	6	84	106	26%
Property Damage	43	56	465	609	30%
Total	47	62	549	714	30%

Crisis Intervention Team

Crisis Intervention Team (CIT)				
	December		YTD	
Response Type	2024	2025	2024	2025
Mental Health-related Calls	7	19	89	188
Diversion/Referral	5	9	19	77
Clive Behavioral	1	1	23	36
Ed Thomas Notification	0	1	0	5

Group A and B Offenses

In the context of the FBI's Uniform Crime Reporting (UCR) system, "Group A offenses" refer to a category of more serious crimes like murder, robbery, rape, and burglary, which are reported for every incident by law enforcement agencies, while "Group B offenses" are less serious crimes where only arrest data is reported to the UCR system; essentially, Group A offenses are considered more significant crimes than Group B offenses.

Clearance Rate

Group A Crimes					
Type	December		YTD		
	2024	2025	2024	2025	% Change
Crimes v. Persons	14	5	165	133	-15%
Crimes v. Property	43	15	432	238	-43%
Crimes v Society	14	10	215	156	-27%
Total “A” Offences	71	30	812	527	-33%
Hate Crimes	--	0	--	1	--
LEOKA	--	0	--	9	
Clearance Rate (by month)	39.44%	50%	--	--	

K9 Deployments and Activity

K9 Deployments				
Deployment Purpose	December		YTD	
	2024	2025	2024	2025
Narcotics Search	--	17	--	260
Tracking	--	3	--	19
Total Deployments	--	20	--	279

Evidence Located			
Drug Type/Quantity	December 2025		
Methamphetamine	493.4 g	Ecstasy	18.6 g
Marijuana	297.5 g	Alprazolam	591 g
THC	4 g		
Cocaine	591 g	Firearms	--

Dutch continues to be a valued asset in the metro. He was once again heavily utilized by the United States Postal Inspectors and was able to locate pound of Cocaine Powder and 1.5 pounds of Alprazolam (Xanax) in one of the packages. In the second, he alerted to a pound of Methamphetamine. Between these two packages, a total value of over $227,000 in illegal narcotics were recovered.









Highlights & Outreach

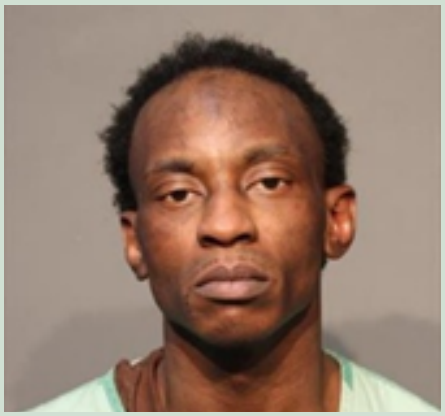
Improper Lane Change cause of two Truck Crash.

On 12-21-25 at approximately 0325 hours, Officer Hawk, Officer Lamp, and Sergeant Kempnich were dispatched to an injury accident on Interstate 80/35 northbound at the 124.7-mile marker. When Officers arrived, they learned two semis had crashed into each other and one of the semi's struck the concrete barrier that was protecting the construction area. The driver and passenger of the semi that struck the barrier were transported to the hospital.



Something doesn't smell right...

On December 3rd Officer Townes was dispatched to Walgreens 12753 University Avenue in reference to a theft. The male stole several Men's fragrances valued over $371.00. After gathering the information for the report and reviewing video surveillance, Officer Townes was able to locate the suspect at Days Inn, 1600 NW 114th Street. The male, Paris McGhee was arrested on theft 3rd charge due to prior theft convictions.



If at first you don't succeed... Try Again.

On December 18th, Officer Annis was dispatched to 11111 University Avenue, Bankers Trust, reference a Fraud Forgery. Bankers Trust Employee advised that a male was inside the bank attempting to cash a check. The male was not a member of the bank but was known to employees as someone who had committed fraud in the past. Darin Crider was later charged with forgery and identity theft. Crider also had active warrants out of Des Moines and Polk County for forgery and Theft 2nd probation violation.



Missing person, quickly located.

On December 27th Officer Townes and Sgt. Nielsen were dispatched to 1250 NW 128th Street (Mandarin Grill) on a Missing Person at 6:08 PM. A male who was diagnosed with Alzheimer's and run away from his wife while out for dinner. After searching the area, making social media posts, and conducting an Alert Iowa notification in the area, Stephen was located by staff at the La Quinta hotel, located off NW 118th Street in Clive at 8:03 PM. He was given a ride back home and reunited with his wife.



It's a Maverick Christmas!!



On December 25th Officer Townes, Officer Boes, Officer Crannell and Officer Annis were dispatched to 1725 NW 86th Street on a dispute disturbance with a weapon. As officers were arriving, they observed a mother and son arguing inside the gas station. The male and female both parent a three-year-old child who was also present. All parties were intoxicated. Mom, who works at the store was called to cover a shift to due an absent employee. After reviewing some video surveillance, the male was arrested transported to the Polk County Jail for felon in possession of a firearm, persons ineligible to carry a firearm, child endangerment with substantial risk, and public intoxication.

Tis the Season

Our friends from Holmes Murphy stopped by to say thanks to the Police and Fire Team



Shop with a Cop in Dallas County 2025



Pack the Police Car to Benefit Clive Community Services was held during the Mayors Tree Lighting on December 5th!





HAPPY HOLIDAYS FROM YOUR CLIVE POLICE DEPARTMENT TEAM!! Thanks for a great 2025 and here's looking ahead to what 2026 brings us!!

Employee Spotlight





Officer Blake Crannell

Hired during the Blitzkrieg of 2020, Officer Blake Crannell was one of 6 new officers brought on at the same time. He was part of the Covid Classes at ILEA that saw recruit officers completing hi-bred training online for the academy, before classes were allowed to gather together for in person training. Blake has been a valuable member of the Patrol Division since joining us, serving as a member of the Suburban Emergency Response Team (SERT) and as an instructor for Defensive Tactics, Taser and Firearms. He was recognized in 2023 by the Optimists of Western Des Moines with the Respect for Law Award. Blakes history with Clive extends beyond his work at the Police Department. He was a seasonal employee with the Parks Department for several years while he attended Iowa State University, where he graduated from in 2022.

Memo

TO: Mayor and Council members
FROM: Tieryn Potratz, Administrative Assistant
DATE: January 29, 2026
RE: Public Works Monthly Report - December 2025

SYNOPSIS:
Public Works Monthly Report - December 2025

Attachments:
1. December 2025 Monthly Report

Clive Public Works December 2025 Monthly Report

December Events

- **December 6th-7th—** Snow event: spreading and removal operations.
- **December 8th—** Staff repaired a water main break at 10900 block of Hawthorn Dr.
- **Week of December 8th—** City-wide hearing tests were hosted in the Public Works conference room.
- **December 10th—** Pest Control Operators training with the county. Attending: Jesse James, Jost Tatman and Chris Saltmarsh.
- **December 10th-11th—** Mobotrex IMSA user group conference in Davenport. Attending: Jerry Freestone.
- **December 14th—** Staff repaired a water main break at the intersection of Alice Ave and NW 86th St.
- **December 19th—** Staff repaired a water main break at the 1600 block of NW 84th St.
- **December 27th—** Staff repaired a water main break at the 9800 block of Clark St.
- **December 30th—** Staff repaired a water main break at the 13300 block of Hickman Road

ROW Permits in Dec. 2025

Type of permit	Number issued
Fiber	0
Cable Drop	1
Metro Right of Way	6
Small wireless facilities	0

2023-2024 Clive Strategic Plan

Not Started is shown in Red **In Progress** is Shown in Blue **Completed** is Shown in Green **Changes Shown in Bold**

2025-26 Policy Agenda Actions: Top Priority

Alice's Road Reconstruction: Funding, Planning & Conceptual Design w/ Waukee (JM/JH) – Clive is the lead on this project. Staff reviewed RFQ's and selected Snyder & Associates (Snyder) for the design work. Staff worked with Waukee and Snyder to identify the scope for the Professional Services Agreement (PSA) and Council approved the PSA in the amount of $1,937,000, at the January 11, 2024, Council meeting.

Snyder discussed the project with Clive Council at the April 11, 2024 Council meeting. Snyder discussed the project with Waukee at their May 13th workshop. A Public Meeting was held in Waukee on June 11th. Phase 1 was divided into two projects, Phase 1A and Phase 1B, with Phase 1A reconstructing Alice's Road from south of Horizon to just south of Dellwood and Phase 1B from south of Dellwood to south of Douglas.

Snyder met with property owners to discuss easements and property acquisitions. Staff discussed the project again with Council during the November 7, 2024 CIP workshop. A Public Hearing was held at the February 13, 2025 Council meeting for the Eminent Domain Process. That Public Hearing was continued to the February 27, 2025 Council meeting. All acquisitions for Phase 1A were acquired without the use of eminent domain. The Public Hearing for the eminent domain process was opened and closed without any action at the February 27, 2025 Council meeting.

The letting for Phase 1A was held on February 4, 2025 and the project was awarded to Concrete Technologies, Inc. (CTI), in the amount of $4,294,120.31, at the February 13, 2025 Council meeting. Message boards were put out on March 17 notifying the Public of the upcoming closure. Alice's Road was closed the week of March 24 for the start of construction. The intersection of Horizon opened on 11/7/25. The remainder of Alices Road opened to thru traffic on the Wednesday before Thanksgiving. The contractor did not finish the project in 2025. The roundabout at Boston and the remainder of Phase 1A will be completed in 2026.

The consultant has completed the design for Phase 1B and bids will be received on February 5, 2026

Funding Information

Waukee submitted STBG grant requests for this project and received $1.5M that was to be utilized in Phase 2. Clive submitted an STBG grant and received $500,000 for Phase 3 of the project. Clive has worked with Waukee to move all Federal funding to Phase 4 to minimize costs associated with the use of federal funds. Phase 4 now includes the intersection of Berkshire Parkway. The current schedule is as follows:

Phase 1A – Completed in mid-2026
Phase 1B – Constructed in 2026
Phase 4 – Constructed in 2027
Phase 3 – Constructed in 2028
Phase 2 – Constructed in 2029

The construction of the phases was moved around to accommodate the federal funding in Phase 4 and the need to construct stormwater improvements from Little Walnut Creek to the south to provide storm sewer for the improvements in Phases 2 and 3. In addition, Waukee currently has the reconstruction of the bridge on Warrior Lane scheduled for 2027 and 2028. It is anticipated the bridge project will take 2 years to complete and Waukee would like to avoid having both Warrior Lane and Douglas closed at the same time.

2025-26 Policy Agenda Actions: High Priority

Street Services Level and Projects Strategy: PCI Data and Study Update (JM)- This includes an update of the PCI data and an update of the maintenance, rehabilitation and reconstruction costs included in the 2017 Study. The project will also include training of Clive's Civil Engineer for the dTims software used to keep the PCI data. Council approved the Professional Services Agreement for the update at the December 12, 2024, Council meeting. A kickoff meeting for the update was held on January 6, 2025. HR Green has completed the report, and staff reviewed the report with City staff on September 25, 2025, and with Council at the November 20, 2025, workshop.

2025-26 Policy Agenda Actions: Priority

Little Walnut Creek Restoration Project (RT) – At the January 12, 2023, Council Meeting, Council approved a PSA with Stantec for the streambank restoration design, trail design, mitigation banking and ecological restoration and Stantec is currently working on the design elements. The design and construction was coordinated with the construction of the Waukee NE Outfall Sewer. Council approved an amendment to the PSA with Stantec at the May 4, 2023, Council meeting. Staff provided Council with a project update at the August 10, 2023, Council meeting. The City awarded the east streambank improvements project to Iowa Earth Works at the December 14, 2023, City Council Meeting in the amount of $762,452.95, which was 51% below the project estimate. Council approved an addendum extending the date for substantial completion to December 31, 2024, to accommodate the delay in obtaining the DNR permit. The contractor did not complete the work in 2024 but completed the work on the east streambank in 2025. A walkthrough was completed the week of April 14, 2025**. Council accepted the Little Walnut Creek East Streambank improvements on Final acceptance of this project will be on November 13, 2025.**

The East Trail project was awarded to Howrey Construction in the amount of $807,787.50 at the March 13, 2025, Council meeting. **The contractor completed the trail and Council accepted the east trail improvements on January 8, 2026.**

The vegetative management project that needs to be completed prior to the west streambank and west trail improvements was awarded at the January 1, 2026 Council meeting. The project is being managed by the Parks Department.

The City has received 90% plans for the west stream bank improvements and Stantec is working on 90% plans for the west trail. The draft prospectus for the Mitigation Banking has been accepted and Stantec is working on updating the draft banking element of the project. In addition, Stantec is working on the ecological restoration portion of the project.

Current Construction Schedule:	East Streambank work	Accepted at 11/13/25 Council Meeting
	East Trail reconstruction	**Accepted at 1/8/26 Council Meeting**
	Vegetative Management	**Awarded at 1/8/26 Council Meeting**
	Trail Bridge	2026
	West Streambank work	2026-27
	West Trail construction	2028

2025-26 Management Agenda Actions: Top Priority

Hickman Road & I35/80 Interchange Project (JM) – This is an Iowa DOT project. Clive and Urbandale worked together to add additional elements to the project. The additional elements include pedestrian and bicycle facilities, stormwater management, aesthetics, and gateway/landscaping improvements. The cities contracted with Snyder and Associates to provide the additional elements for the project along with access management and funding strategy considerations**.** Most of the elements included in the original Professional Services Agreement with Snyder and Associates were completed and Council approved a Professional Services Agreement (PSA) Amendment for the design of the additional elements at the January 12, 2023, Council Meeting. Snyder is working on the design work for the additional elements for the interchange project. Additionally, staff has confirmed with the IDOT that the $2.5 M in STBG funds and $800K in TAP funds received for the project will be credited to Clive and Urbandale's funding contribution. Staff has obtained the easements needed to connect the trail on the north side of Hickman to the Greenbelt Trail. An application for State Recreational Trails (SRT) Grant was submitted. An application for a REAP Grant was submitted for the trail connection to the Clive Greenbelt and staff was notified that the project scored very well but was the first project to NOT receive funding. Staff submitted a Federal Recreational Trails grant application. An application for a $25M RAISE grant has been submitted. If successful, the grant would cover all of Clive and Urbandale's project costs and any the remaining grant would be used by the Iowa DOT. The first phase of this project was let on July 16, 2024. The contractor has is finishing work on Stage 1 of the project. The trial has been closed and will be closed through 2025. Phase 2 of the project has been let and awarded. The southbound on-ramp from Hickman to I35/80 and the southbound off-ramp from I35/80 to University were closed on Monday, April 21, 2025, and were reopened September 4, 2025. In addition, the northbound on-ramp from Hickman to I35/80 was closed and reopened on September 11, 2025. The northbound onramps at University and Hickman and the southbound offramp at Hickman were closed on September 4, 2025**.** The northbound onramp at Hickman has opened. The contractor has completed setting girders which required the closing of Hickman. Over the next few weeks there will be some lane closures on Hickman for work on the bridges, but no more full closures. **Opening of closed ramps is targeted for February or March.**

2025-26 Management Agenda Actions: High Priority

University Boulevard Pump Station Relocation Project (JH/JC/KF) – This project includes the upgrading of the pump station controls and the covering of the station. Council approved a PSA with Snyder and Associates and the design process started with a kickoff meeting on April 21, 2022. The consultant is working on the project and has identified 2 options. Staff met with Snyder on April 18, 2023, and discussed the options. Snyder met with staff on August 2nd to review the preliminary plans. Staff met with Snyder on March 28, 2024. Snyder is updating the opinion of probable cost (OPC) and will finish preliminary plans in preparation for submitting a mitigation funding grant. Doug Ollendike obtained state assistance on preparation of the grant and staff has started working on the grant application process**.** Council approved an addendum for the design of the pump station relocation at the November 14, 2024, Council meeting and staff is currently working on preparation of a BRIC Grant submittal**.** The BRIC grant program has been discontinued. Staff is working on another funding opportunity for the project. Work continues on the design.

2025-26 Management Agenda Actions:

WRA Parallel Common Trunk Sewer (JM) – The WRA is preparing to install a parallel trunk sewer that will pass through the Clive greenbelt from NW 73rd Street to west of NW 128th Street where it crosses Hickman Road into Urbandale. Staff met with the WRA's consultant on August 7, 2023. Staff received Phase 1 60% plans and met with the Consultant on July 25' 2024 to go over the plans**.** The WRA consultant has been working with impacted residents and has changed the alignment due to those discussions. Staff completed review of the 90% plans for Phase 1, from west of I35/80 to the west/northwest. The Consultant has completed the private easement acquisitions for Phase 1. The City approved the easement acquisitions the WRA needed from the City at the August 28, 2025, Council meeting. **Phase 1 was let on November 18, 2025 and was awarded to Langman Construction. Langman has started clearing and grubbing and plans to start boring of the streets by early February. Staff reached an agreement on the payment for trees and the City will receive $165,746. Now that clearing and grubbing has started, staff will submit a letter requesting payment for the trees.**

The 60% plans for Phase 2 were received, and staff reviewed and submitted comments to the consultant. The Phase 2 letting planned for late 2026.

Plan for Converting Radio to Fiber Communications in Water Distribution System (JF/KF) – The City currently utilizes radio communications for meter reads and water system information. Staff has identified the fiber needed to connect the entire system with fiber and is talking with Waukee and West Des Moines to inquire about the availability of fiber in their systems to provide some redundancy for our fiber system. An estimate for the work was included in the proposed 2025 CIP.

Snow Removal Policy and Related Ordinances (JM/JF) - This includes a review of the City's Snow Removal Policy and related Ordinances. Staff plans to collect data over the 25/26 winter. Staff has started collecting data.

Right-of-Way Management Right-of-Way Management - ROW Policies for Private Infrastructure (JM/JF/JA) – Staff is working on the fiber/ROW policy.

Herbicide & Pesticide Policy (MS4 Review) (JM/RT) – One of the items identified in the last MS4 review was the need to make sure we are not applying more herbicides and pesticides than are actually needed. Staff will be reviewing our operations to see what changes are needed to ensure we are only applying what is needed and making recommendations on how we should proceed with chemical applications in the future. Staff is reviewing the final draft of the report and will submit the report to the City Manager.

2025-26 Management in Progress

Public Works Certification (JF) – This is an on-going project. Two years ago, the City implemented certification incentives for water and wastewater certifications. We continue to work with staff to obtain the available certifications. The City hosted a sanitary sewer collection system certification test and had 9 employees receive their Collection System Grade 1 and 1 received their Grade 2**.** Another employee has received their Grade 3 water distribution certification.

Staff CDL Training Program (JM/JF) – New requirements for obtaining a Commercial Driver's License (CDL) have been established that include online training and classroom training. The costs and time associated with obtaining a CDL become an issue. In addition, hiring new staff that already have a CDL has become difficult. Staff has researched options and has found a company in Ankeny, CDL Now, that provides the necessary training and provides the truck for their students to drive. The cost is $1,050 per person, which is less than half of other options. Two Public Works employee have obtained their CDL through this company and based on how well this company has worked. Staff has finalized the policy and has submitted it to City Hall.

Large Meter Replacement (KF) – The City was previously replacing large meters that had reached the end of their service life and reached the point where no more needed to be replaced. We are now to the point where we need to start replacing large meters again. Staff continues to work on large meter replacements.

Clive Detention Basins and Ongoing Development Basins Maintenance/Repair Schedule (RT) – Staff has completed inspections of all public basins. Staff still need to inspect the private basins. Staff is working on a maintenance plan.

Clark Street Pilot Green Infrastructure Evaluation After Action Report (RT) – Staff will complete the review.

Traffic Not Stopping at Stop Signs Policy (JM) –Staff is working on a draft policy and plans to present it to Council for discussion. This project has grown to include a look at all stop signs in the City and staff is currently comparing what is in the field to what is in the Code. Staff has completed the field survey and is **currently finalizing the draft report.**

MS4: 2025 Annual Reporting, Annual Inspection, Process Improvement (RT) – Staff has submitted the 2025 report.

Development Infrastructure Polices/SOP (JM) – Staff is working on these policies.

Informational Handouts for Private Improvements (JM/JH/JF) – Staff is finalizing the handouts**.**

5-Year Implementation Plan of Recommendations of 2016 Watershed MP (RT) **–** Staff is working on the recommendations.

Railroad Crossing Swanson Blvd Rehab: Evaluation Report (JH/JC) **-** Staff is working on identifying funding opportunities and working with CBI on their private spur.

Harbach Boulevard Phase 2 Reconstruction Project Easement with Glacier Properties: (JC) - Staff is working on the acquisition of the easements.

Stormwater Sewer Shed Development: Review (RT) **-** Staff will complete the review of the stormwater sewer shed.

Harbach District 1/Harbach Blvd Stormwater Pilot Program: Re-Evaluation (RT) - Staff will review the Pilot Program.

2025-26 Major Projects

2026 Annual Soil Quality Restoration (SQR) Citywide Cost-Share Program (JM/JMc) **-** This is scheduled for the fall of 2026.

2026 Annual Traffic Detection (CS) – This project includes the upgrade of traffic detection at one intersection each year. **This is planned for summer of 2026.**

2026 Annual ACT Cabinet: Installation (JF/CS) - This project includes the replacement of the ACT cabinet at NW 156th and Hickman. **This is planned for the spring of 2026.**

Completion of ACT Traffic Cabinets Replacement: (JF/CS) - This project was included the CIP approved on December 12, 2024, and is scheduled to be completed in 2026. The project includes the replacement/ upgrade of the remaining traffic cabinets to ACT cabinets.

2026 Annual Berkshire and Boston Street Light LED Relamp (CS) – The project will be completed in 2026 and this will be the final year of the retrofit. Following the completion of this project all City owned streetlights will be LED.

2026 Annual City Owned Street Light Pole Painting: Completion (JF/CS) - The project will be completed in 2026.

2025 Walk/Don't Walk Countdown Signals: Installation (CS) **–** The countdown signals at NW 138th and University have been installed.

2026 Walk/Don't Walk Countdown Signals: Installation (CS) – Staff plans to install the countdown signals in the fall of 2026.

Flashing School Safety Systems at Douglas Ave and Shuler Elementary (JF/CS) - The flashing school safety systems have been installed.

2024 Annual Pavement Rehabilitation Projects (JH/JC) – **Asphalt Overlay - Country Club Boulevard** – This is the work remaining from the 2024 Annual Pavement Rehabilitation Projects. A second asphalt overlay project on Country Club Boulevard was let and awarded to Des Moines Asphalt in the amount of $626,036.25 at the June 27, 2024, Council meeting. The contractor has completed the project and restoration. **The contractor completed the work and Council accepted the improvements on January 8, 2026.**

2025 Annual Pavement Rehabilitation Projects (JH/JC) – **(A) Residential PCC Patching** – Staff has completed plans for this project and the project was awarded to The Concrete Company in the amount of $634,965.00 at the March 13, 2025, Council Meeting. **The contractor has completed the work and final closeout remains.** **(B) Arterial PCC Patching** – This project was be let on February 4, 2025, and was awarded to SKOL Trucking, LLC, in the amount of $418,691.00 at the February 13,2025 Council meeting. The Contractor has completed the work, but punch list items remain. (This includes the NW 142nd & University intersection) **(C) Asphalt Overlay** – This project was let on February 4, 2025, and was awarded to Caliber Concrete in the amount of $770,789.72 at the February 13,2025 Council meeting. The contractor has completed the work on this project. **The contractor completed the work and Council accepted the improvements on December 12, 2025.**

2026 Annual Pavement Rehabilitation Projects (JH/JC) – **(A) Residential PCC Patching** – **The 2026 project targets the area east of NW 156th and north of Hickman. The project is out for bids and bids are scheduled to be received on February 5, 2026.** **(B) Arterial PCC Patching –** The 2026 project will target University between NW 128th and Lake Pointe and Swanson Boulevard. **The City plans to receive bids for this project on March 5, 2026.** **(C) Asphalt Overlay** – The 2026 project will target the Country Club West area. **The project is out for bids and bids are scheduled to be received on February 5, 2026.**

Emerald Isle Drive Reconstruction (JH/JC) – The developer plans to complete the sanitary sewer connection for the car wash this year. Emerald Isle has been opened to traffic. **The City accepted the improvements at the November 13, 2025 Council meeting.**

2026 Annual Storm Sewer Intake Restoration Projects: (JM/JN) **-** This project will include the replacement of intakes in conjunction with the street rehabilitation projects.

2025 Annual Stormwater Restoration Projects: Completion (RT) – PW staff is finalizing the work on this project which included a WQI Grant for work on a basin north of Little Walnut Creek and South of NW 168th Street**.** This project has been completed.

2021-22 Annual Sewer Lining Program (JM) – This project is currently under contract with AccuJet and had a completion date of March 31, 2022. The preconstruction meeting was held on November 29th, 2021. The project is incomplete and there are some spots to touchup. Staff has contacted the contractor and requested immediate completion of the work. The contractor is not responding to our calls. Staff has completed the review of Accujet's work and is finalizing the identification of the deficiencies. Staff will then work with the City's legal staff to contact the bonding company to complete this project.

2025-26 Annual Sewer Lining Program (JM) – **The Public Hearing was set at the October 23, 2025 City Council Meeting. Bids were received on November 18, 2025 and the project was awarded to Hydro-Klean, LLC, in the amount of $147,031.20 at the December 11, 2025, City Council meeting. The contractor has completed the cleaning work on the project.**

NW 114th Street Reconstruction (JH/JC) – This project included the reconstruction of NW 111th /NW 114th from where the pavement currently narrows, west and south to the Walnut Creek bridge. The reconstruction included the addition of a turning lane. Staff met with the 3 impacted businesses. Staff completed the final design for this project and bids were received on January 25, 2024. The project was awarded at the February 1,2024 Council meeting, to the Alliance Construction Group in the amount of $1,349,523.50. The preconstruction meeting was held on April 2, 2024 and the contractor started removals on April 23, 2024. The contractor could not start working on utilities until MidAmerican completed their relocation work. MidAmerican did not complete their relocations until Labor day. This project was delayed almost 8 weeks by MidAmerican's relocations. The contractor completed stage 1 and stage 2 in 2024. The delays caused by MidAmerican resulted in stage 3 being completed in the spring/summer of 2025. The contractor closed NW 114th Street on March 31st, 2025 and completed the work in July 2025. **The project will be on the January 29, 2026 Council agenda for acceptance of the project.**

2026 Annual City Owned Street Light Pole Painting Completion (JF/CS) - This work will be completed in 2026**.**

Public Works Site Improvements Design & Approval (JM) **–** Staff will develop the plans for proposed future site plan improvements at the Public Works site.

Public Works Lobby Security: Completion (JM/JS) - **Public Works is working to finish up the work on this project.**

Public Works Security Camera Installation and Public Works Entrance Improvements: (JM/JS) – **Public Works is working to finish up the work on this project.**

Forest Ave Water Main Replacement: Completion (JC) – Plans are complete and the project was let on February 18, 2025. The project was awarded to the Absolute Group in the amount of $388,066.50 at the February 27, 2025 Council meeting. The contractor has completed the work. Final close out remains.

Harbach Boulevard Reconstruction Phase 2 – 82nd to 86th: Design, Construction & ROW Acquisition (JH/JC) – **This project was delayed to allow coordination with the Linnan Park improvements. The conceptual design of this section of Harbach was by a consultant as part of the Linnan Park improvements design. Engineering completed the final design of the project. The setting of the Public Hearing will be on the January 29, 2026 Council agenda, with bids scheduled to be received on March 5, 2026.**

Douglas and Berkshire Intersection Signalization Project (JH) - This project was let on April 17, 2025 and awarded to Iowa Signal, Inc, in the amount of $235,174.00 at the April 24, 2025 Council meeting. The contractor has completed work on this project and the signals are in operation. T**his project was accepted at the November 13, 2025 Council meeting.**

NW 78th & NW 80th Watermain Replacement Design: (JH/JC) - This project is scheduled for construction in 2027.

NW 86th Street Pavement Repair: (JH) – This project was awarded to the Concrete Contracting Company at the August 28, 2025 Council meeting, in the amount of $82,086.00. **The Contractor has completed the repairs**. **Final close out remains.**

NW 156th and Hickman ADA Improvements: (JH/JC) - This project is needed to bring the NW 156th Street intersection into ADA compliance. The project will be included in the upcoming CIP for construction in 2026.

NW 114th Street Bridge Repair Project: (JH) - This project was awarded to Boulder Contracting at the April 10, 2025 Council meeting, in the amount of $154,007.66. The bridge deck work was scheduled to be completed while NW 114th was closed for reconstruction. The bridge deck repairs were completed while NW 114th was closed. The new bridge railing has been completed. **This project was accepted at the November 13, 2025 Council meeting.**

Automatic Valves at Hawthorn, NW 86th and NW 118th – Replace valves and vaults – (KF) **–** The valves have been installed.

Little Walnut Creek Stream Bank Repairs East of Alice's Road: (RT/JS) – Parts of the restored streambank, east of Alice's Road were damaged due to heavy rains. **Public Works has completed the repairs.**

City Hall Approach Replacement: (JC) – This project was awarded to Stapes Concrete at the September 11, 2025 Council meeting, in the amount of $60,616.00. **This project is on the December 11, 2025 Council agenda for acceptance.**

City Hall Parking Lot Improvements/Overlay: (JC) – This project will include the milling and overlaying of the City Hall Parking lot. This project is scheduled to be completed in the spring of 2026. **Engineering is finalizing the design of the project. The setting of the Public Hearing will be on the January 29, 2026, Council agenda, with bids scheduled to be received on March 5, 2026.**

Little Walnut Creek Stream Bank Restoration East of Alice's Road: (RT/JS) **– This project included the stabilization of the Little Walnut Creek streambanks, east of Alice's Road. This project was accepted at the November 13, 2025 Council meeting.**

Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: January 29, 2026
RE: Treasurer's Report - November 2025

SYNOPSIS:
Please see the attached report.

Attachments:
1. November 25 Treasurer's Report

To the Mayor and City Council:

TREASURER'S MONTHLY REPORT - CITY OF CLIVE

November 30, 2025

The following is the statement of Receipts, Cash and Investments of all funds of the City for the Month of November

CASH

FUND	Clerks' Balance Last Report	Revenue	Expenditures	Flex PR Clearing -Net Change	Clerk's Balance	Outstanding Checks	Treasurer's Balance
GENERAL	12,924,634.08	926,160.03	1,790,465.43	(556.01)	12,059,772.67	279,453.92	11,780,318.75
ROAD USE	2,019,317.87	221,323.29	197,873.83	-	2,042,767.33	582.82	2,042,184.51
LOCAL OPTION SALES TAX	2,394,603.66	0.00	0.00	-	2,394,603.66	-	2,394,603.66
TIF	1,695,595.31	31,943.37	0.00	-	1,727,538.68	-	1,727,538.68
POLICE K-9	5,246.86	0.00	0.00	-	5,246.86	-	5,246.86
TRUST & AGENCY	3,587,615.74	161,834.15	231,251.29	-	3,518,198.60	61,767.37	3,456,431.23
POLICE SEIZURES	30,968.48	0.00	335.00	-	30,633.48	201.00	30,432.48
DEBT SERVICE	2,556,849.98	159,628.76	944,265.48	-	1,772,213.26	-	1,772,213.26
CAPITAL PROJECTS	33,527,740.30	6,137,274.67	3,686,247.14	-	35,978,767.83	-	35,978,767.83
SPECIAL ASSESSMENT	-15,143.00	0.00	0.00	-	-15,143.00	-	-15,143.00
WATER UTILITY	10,952,639.52	775,769.92	332,353.29	-	11,396,056.15	685.67	11,395,370.48
WATER UTILITY DEPOSIT	372,540.77	2,050.00	998.79	-	373,591.98	1,576.90	372,015.08
WATER IMPROVEMENT	7,988.15	0.00	0.00	-	7,988.15	-	7,988.15
SEWER UTILITY	7,691,442.08	358,280.28	35,371.74	-	8,014,350.62	192.23	8,014,158.39
STORM WATER	635,754.56	155,659.80	41,820.43	-	749,593.93	17,908.79	731,685.14
INTERNAL SERVICES	-334,619.45	0.00	69,690.00	-	-404,309.45	-	-404,309.45
SUBTOTAL	78,053,174.91	8,929,924.27	7,330,672.42	(556.01)	79,651,870.75	362,368.70	79,289,502.05
PETTY CASH	700.00	0.00			700.00		700.00
TOTAL COMB CASH	78,053,874.91	8,929,924.27	7,330,672.42	(556.01)	79,652,570.75	362,368.70	79,290,202.05
EBS- PSF FUNDING	346,858.67	0.00	0.00	-	346,858.67	-	346,858.67
EBS- FLEX FUNDING*	99,350.90	6,309.45	4,003.38	-	101,656.97	-	101,656.97
GRAND TOTAL	72,171,283.75	8,929,924.27	7,330,672.42	(556.01)	79,999,429.42	362,368.70	79,637,060.72

I hereby certify that the above statement is true and correct.

Finance Manager

The above indicated Clerk's balance agrees with those upon the Clerk's books.

Director of Administrative Services/ Treasurer

CITY OF CLIVE
COMBINED CASH INVESTMENT
NOVEMBER 30, 2025

COMBINED CASH ACCOUNTS

999-10100	CASH	79,152,447.53	
999-10101	PETTY CASH	700.00	
999-10106	EBS- PSF	346,858.67	
999-10110	XPRESS DEPOSIT ACCOUNT	499,423.22	
	TOTAL COMBINED CASH		79,999,429.42
	TOTAL ALLOCATED CASH		(79,999,429.42)
	TOTAL UNALLOCATED CASH		.00

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND		12,059,772.67
110	ALLOCATION TO ROAD USE TAX		2,042,767.33
121	ALLOCATION TO LOCAL OPTION SALES TAX		2,394,603.66
123	ALLOCATION TO TIF FUND		1,727,538.68
167	ALLOCATION TO POLICE K9	5,246.86	
168	ALLOCATION TO T & A FUND - BENEFITS & INSUR	3,466,110.18	
169	ALLOCATION TO T & A FUND - LIBRARY	22,975.11	
170	ALLOCATION TO T & A FUND - PUBLIC ART MAINT	21,102.00	
172	ALLOCATION TO PSF- EBS ACCOUNT	346,858.67	
174	ALLOCATION TO T & A FUND - PARK RESERVE	8,011.31	
	TOTAL T&A		3,870,304.13
178	ALLOCATION TO POLICE SEIZURES		30,633.48
200	ALLOCATION TO DEBT SERVICE		1,772,213.26
330	ALLOCATION TO CAP PJTS - TIF PROJECTS	18,263.39	
332	ALLOCATION TO CAP PJTS - SOIL QUALITY RES	61,644.93	
334	ALLOCATION TO CAP PJTS-TRAFFIC IMPROVE & SAF	652,531.36	
335	ALLOCATION TO CAP PJTS - SW PAY IN LIEU	183,374.42	
337	ALLOCATION TO CAP PJTS - PUBLIC SAFETY FACIL	24,839.15	
338	ALLOCATION TO CAP PJTS - PW ROOF AND DOORS	50,785.42	
339	ALLOCATION TO CAP PJTS -NW 86TH LAND ACQ	86,398.85	
341	ALLOCATION TO CAP PJTS - FLOOD ALERT	38,330.39	
342	ALLOCATION TO CAP PJTS - FLOOD PRONE PROPERT	2,346,608.65	
344	ALLOCATION TO CAP PJTS - 2015 CENSUS	(1,845.91)	
345	ALLOCATION TO CAP PJTS - EMERALD ISLE DEVEL	(495,977.13)	
346	ALLOCATION TO CAP PJTS - 2022 HMGP SUBAWARD	506,423.50	
348	ALLOCATION TO CAP PJTS - FLD BUYOUT TEMP PK	180,382.72	
349	ALLOCATION TO CAP PJTS - UNIV BLVD FLD MIT	(169,074.25)	
350	ALLOCATION TO CAP PJTS- CITY FACILITY IMPR	2,355,259.22	
354	ALLOCATION TO CAP PJTS -2025 FIRE ENGINE	861,166.95	
356	ALLOCATION TO CAP PJTS - WEST PET	18,618.91	
357	ALLOCATION TO CAP PJTS - WATER RESOURCE GRTS	8,841.78	
358	ALLOCATION TO CAP PJTS - TREE SALE	9,638.30	
363	ALLOCATION TO CAP PJTS - WALNUT RIDGE PARK	(4,000.00)	
366	ALLOCATION TO CAP PJTS-PORTER SHELTER AREA	209,588.00	
369	ALLOCATION TO CAP PJTS - CAMPBELL REC AREA	31,977.00	
371	ALLOCATION TO CAP PJTS - N NEIGHB PK LAND	66,394.90	
372	ALLOCATION TO CAP PJTS -CANARY PARK DEVELOP	24,199.22	
374	ALLOCATION TO CAP PJTS - GREENBELT LANDING	2,317,641.70	
375	ALLOCATION TO CAP PJTS - GREENBELT MGMT PLAN	137,992.11	

381	ALLOCATION TO CAP PJTS -82ND ST TRL PROJ	(30,568.00)	
382	ALLOCATION TO CAP PJTS - 86TH ST IMPL PLAN	40,000.00	
387	ALLOCATION TO CAP PJTS - LINNAN PK	3,629,624.53	
389	ALLOCATION TO CAP PJTS - LITTLE WALNUT CREEK	8,091,298.75	
390	ALLOCATION TO CAP PJTS - CIRKSENA PARK	(19,241.93)	
391	ALLOCATION TO CAP PJTS - TRAIL PAVE/PARK CAP	22,638.53	
392	ALLOCATION TO CAP PJTS -CITY WIDE SIGN PROG	37,920.83	
393	ALLOCATION TO CAP PJTS - WALNUT HILLS STORMW	(52,890.55)	
395	ALLOCATION TO CAP PJTS - HARBACH RECON	110,610.07	
396	ALLOCATION TO CAP PJTS - NW 128TH & HICKMAN	881,130.67	
399	ALLOCATION TO CAP PJTS - NW161ST/HICKMAN RD	137,410.00	
400	ALLOCATION TO CAP PJTS - NW161ST/HICKMAN LP	646,738.19	
427	ALLOCATION TO CAP PJTS - STORM WATER CAPITAL	609,510.52	
428	ALLOCATION TO CAP PJTS - 103RD ST STORM WAT	100,000.00	
429	ALLOCATION TO CAP PJTS - SEWER REHAB	228,232.79	
430	ALLOCATION TO CAP PJTS - METER/VALVE CHG OUT	65,186.42	
433	ALLOCATION TO CAP PJTS - SEWER CAPITAL	351,741.30	
435	ALLOCATION TO CAP PJTS - WATER CAPITAL	56,114.74	
436	ALLOCATION TO CAP PJTS - UNIV BLVD PUMP STAT	117,884.50	
440	ALLOCATION TO CAP PJTS -ALICES RD PH1 (1A)	(228,022.47)	
441	ALLOCATION TO CAP PJTS -ALICES RD PH1 (1B)	5,902,835.40	
442	ALLOCATION TO CAP PJTS -ALICES RD PHASE 2	1,277,354.59	
445	ALLOCATION TO CAP PJTS -ALICES RD PHASE 5	(121,054.38)	
454	ALLOCATION TO CAP PJTS - NORTH NEIGHBOR IMPR	155,753.98	
457	ALLOCATION TO CAP PJTS - N NEIGH ARTERIAL RD	793,256.55	
462	ALLOCATION TO CAP PJTS - HICKMAN I-35/80 INT	315,607.67	
464	ALLOCATION TO CAP PJTS -ALICES RD IMPROV	4,183,429.22	
468	ALLOCATION TO CAP PJTS - N NEIGHBOR ST LIGHT	2,656.01	
471	ALLOCATION TO CAP PJTS - 111TH & HICKMAN INT	(106,778.62)	
476	ALLOCATION TO CAP PJTS - FRANCHISE ST PROJ	(1,349,208.49)	
482	ALLOCATION TO CAP PJTS-DEVELOPMENT PLANNING	8,289.65	
483	ALLOCATION TO CAP PJTS- AIRPORT TERMINAL	517,260.00	
485	ALLOCATION TO CAP PJTS - PUBLIC ART CAPITAL	66,043.78	
487	ALLOCATION TO FUND 487	18,000.00	
	TOTAL PROJECTS		35,978,767.83
495	ALLOCATION TO SPEC ASSMT-UNIV BLVD PH I,II,	(15,143.00)	
	TOTAL SPECIAL ASSESMENTS		(15,143.00)
600	ALLOCATION TO WATER UTILITY FUND	11,396,056.15	
601	ALLOCATION TO WATER UTILITY DEPOSIT FUND	373,591.98	
604	ALLOCATION TO WATER IMPROVEMENT FUND	7,988.15	
610	ALLOCATION TO SEWER UTILITY FUND	8,014,350.62	
740	ALLOCATION TO STORM WATER FUND	749,593.93	
810	ALLOCATION TO INTERNAL SERVICE FUND	84,185.55	
820	ALLOCATION TO INTERNAL SERVICE FUND	(488,495.00)	
830	ALLOCATION TO PETTY CASH FUND	700.00	

CITY OF CLIVE
COMBINED CASH INVESTMENT
NOVEMBER 30, 2025

TOTAL		20,137,971.38
TOTAL ESCROW ACCOUNT		.00
TOTAL ALLOCATIONS TO OTHER FUNDS		79,999,429.42
ALLOCATION FROM COMBINED CASH FUND - 999-10111		(79,999,429.42)
ZERO PROOF IF ALLOCATIONS BALANCE		.00

Memo

TO: Mayor and Council members
FROM:
DATE: January 29, 2026
RE: Treasurer's Report - December 2025

SYNOPSIS:
Please see the attached report.

Attachments:
1. December 25 Treasuer's Report

To the Mayor and City Council:

TREASURER'S MONTHLY REPORT - CITY OF CLIVE

December 31, 2025

The following is the statement of Receipts, Cash and Investments of all funds of the City for the Month of December

CASH

FUND	Clerks' Balance Last Report	Revenue	Expenditures	Flex PR Clearing -Net Change	Clerk's Balance	Outstanding Checks	Treasurer's Balance
GENERAL	12,059,772.67	2,001,943.90	2,316,924.56	(0.17)	11,744,791.84	18,532.61	11,726,259.23
ROAD USE	2,042,767.33	206,410.62	145,653.33	-	2,103,524.62	938.82	2,102,585.80
LOCAL OPTION SALES TAX	2,394,603.66	686,644.34	1,718,170.00	-	1,363,078.00	-	1,363,078.00
TIF	1,727,538.68	17,816.05	252,423.00	-	1,492,931.73	-	1,492,931.73
POLICE K-9	5,246.86	0.00	168.00	-	5,078.86	-	5,078.86
TRUST & AGENCY	3,518,198.60	197,413.26	265,721.87	-	3,449,889.99	31,479.53	3,418,410.46
POLICE SEIZURES	30,633.48	7.50	0.00	-	30,640.98	-	30,640.98
DEBT SERVICE	1,772,213.26	302,052.32	1,650.00	-	2,072,615.58	-	2,072,615.58
CAPITAL PROJECTS	35,978,767.83	6,260,247.38	2,418,723.59	-	39,820,291.62	358,019.13	39,462,272.49
SPECIAL ASSESSMENT	-15,143.00	15,143.00	0.00	-	0.00	-	0.00
WATER UTILITY	11,396,056.15	476,233.84	3,389,209.12	-	8,483,080.87	631.27	8,482,449.60
WATER UTILITY DEPOSIT	373,591.98	1,740.00	1,258.27	-	374,073.71	1,592.53	372,481.18
WATER IMPROVEMENT	7,988.15	0.00	0.00	-	7,988.15	-	7,988.15
SEWER UTILITY	8,014,350.62	350,801.78	1,732,821.31	-	6,632,331.09	192.23	6,632,138.86
STORM WATER	749,593.93	183,472.24	48,881.89	-	884,184.28	17,908.79	866,275.49
INTERNAL SERVICES	-404,309.45	1,777,772.75	202,585.93	-	1,170,877.37	-	1,170,877.37
SUBTOTAL	79,651,870.75	12,477,698.98	12,494,190.87	(0.17)	79,635,378.69	429,294.91	79,206,083.78
PETTY CASH	700.00	0.00			700.00		700.00
TOTAL COMB CASH	79,652,570.75	12,477,698.98	12,494,190.87	(0.17)	79,636,078.69	429,294.91	79,206,783.78
EBS- PSF FUNDING	346,858.67	0.00	0.00	-	346,858.67	-	346,858.67
EBS- FLEX FUNDING*	101,656.97	6,282.61	12,707.03	-	95,232.55	-	95,232.55
GRAND TOTAL	79,999,429.42	12,477,698.98	12,494,190.87	(0.17)	79,982,937.36	429,294.91	79,553,642.45

I hereby certify that the above statement is true and correct.

Finance Manager

The above indicated Clerk's balance agrees with those upon the Clerk's books.

Elizabeth A Hansen

Director of Administrative Services/ Treasurer

CITY OF CLIVE
COMBINED CASH INVESTMENT
DECEMBER 31, 2025

COMBINED CASH ACCOUNTS

999-10100	CASH	79,576,959.14	
999-10101	PETTY CASH	700.00	
999-10106	EBS- PSF	346,858.67	
999-10110	XPRESS DEPOSIT ACCOUNT	58,419.55	
	TOTAL COMBINED CASH		79,982,937.36
	TOTAL ALLOCATED CASH		(79,982,937.36)
	TOTAL UNALLOCATED CASH		.00

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND		11,744,791.84
110	ALLOCATION TO ROAD USE TAX		2,103,524.62
121	ALLOCATION TO LOCAL OPTION SALES TAX		1,363,078.00
123	ALLOCATION TO TIF FUND		1,492,931.73
167	ALLOCATION TO POLICE K9	5,078.86	
168	ALLOCATION TO T & A FUND - BENEFITS & INSUR	3,396,828.34	
169	ALLOCATION TO T & A FUND - LIBRARY	23,948.34	
170	ALLOCATION TO T & A FUND - PUBLIC ART MAINT	21,102.00	
172	ALLOCATION TO PSF- EBS ACCOUNT	346,858.67	
174	ALLOCATION TO T & A FUND - PARK RESERVE	8,011.31	
	TOTAL T&A		3,801,827.52
178	ALLOCATION TO POLICE SEIZURES		30,640.98
200	ALLOCATION TO DEBT SERVICE		2,072,615.58
330	ALLOCATION TO CAP PJTS - TIF PROJECTS	18,263.39	
332	ALLOCATION TO CAP PJTS - SOIL QUALITY RES	111,644.93	
334	ALLOCATION TO CAP PJTS-TRAFFIC IMPROVE & SAF	654,405.36	
335	ALLOCATION TO CAP PJTS - SW PAY IN LIEU	183,374.42	
337	ALLOCATION TO CAP PJTS - PUBLIC SAFETY FACIL	24,839.15	
338	ALLOCATION TO CAP PJTS - PW ROOF AND DOORS	50,785.42	
339	ALLOCATION TO CAP PJTS -NW 86TH LAND ACQ	86,398.85	
341	ALLOCATION TO CAP PJTS - FLOOD ALERT	38,330.39	
342	ALLOCATION TO CAP PJTS - FLOOD PRONE PROPERT	2,355,932.26	
344	ALLOCATION TO CAP PJTS - 2015 CENSUS	(3,437.44)	
345	ALLOCATION TO CAP PJTS - EMERALD ISLE DEVEL	(495,977.13)	
346	ALLOCATION TO CAP PJTS - 2022 HMGP SUBAWARD	506,423.50	
348	ALLOCATION TO CAP PJTS - FLD BUYOUT TEMP PK	180,382.72	
349	ALLOCATION TO CAP PJTS - UNIV BLVD FLD MIT	(239,547.18)	
350	ALLOCATION TO CAP PJTS- CITY FACILITY IMPR	2,159,382.60	
354	ALLOCATION TO CAP PJTS -2025 FIRE ENGINE	864,597.77	
356	ALLOCATION TO CAP PJTS - WEST PET	18,618.91	
357	ALLOCATION TO CAP PJTS - WATER RESOURCE GRTS	7,518.38	
358	ALLOCATION TO CAP PJTS - TREE SALE	19,638.30	
363	ALLOCATION TO CAP PJTS - WALNUT RIDGE PARK	(4,000.00)	
366	ALLOCATION TO CAP PJTS-PORTER SHELTER AREA	209,588.00	
369	ALLOCATION TO CAP PJTS - CAMPBELL REC AREA	31,977.00	
371	ALLOCATION TO CAP PJTS - N NEIGHB PK LAND	191,394.90	
372	ALLOCATION TO CAP PJTS -CANARY PARK DEVELOP	24,199.22	
374	ALLOCATION TO CAP PJTS - GREENBELT LANDING	1,844,980.81	
375	ALLOCATION TO CAP PJTS - GREENBELT MGMT PLAN	137,992.11	

381	ALLOCATION TO CAP PJTS -82ND ST TRL PROJ	(30,568.00)	
382	ALLOCATION TO CAP PJTS - 86TH ST IMPL PLAN	40,000.00	
387	ALLOCATION TO CAP PJTS - LINNAN PK	3,164,094.82	
389	ALLOCATION TO CAP PJTS - LITTLE WALNUT CREEK	8,064,150.70	
390	ALLOCATION TO CAP PJTS - CIRKSENA PARK	(683.93)	
391	ALLOCATION TO CAP PJTS - TRAIL PAVE/PARK CAP	22,638.53	
392	ALLOCATION TO CAP PJTS -CITY WIDE SIGN PROG	37,920.83	
393	ALLOCATION TO CAP PJTS - WALNUT HILLS STORMW	(52,890.55)	
395	ALLOCATION TO CAP PJTS - HARBACH RECON	996,904.07	
396	ALLOCATION TO CAP PJTS - NW 128TH & HICKMAN	881,130.67	
399	ALLOCATION TO CAP PJTS - NW161ST/HICKMAN RD	139,765.00	
400	ALLOCATION TO CAP PJTS - NW161ST/HICKMAN LP	646,738.19	
427	ALLOCATION TO CAP PJTS - STORM WATER CAPITAL	611,938.76	
428	ALLOCATION TO CAP PJTS - 103RD ST STORM WAT	100,000.00	
429	ALLOCATION TO CAP PJTS - SEWER REHAB	228,232.79	
430	ALLOCATION TO CAP PJTS - METER/VALVE CHG OUT	65,186.42	
433	ALLOCATION TO CAP PJTS - SEWER CAPITAL	353,142.61	
435	ALLOCATION TO CAP PJTS - WATER CAPITAL	547,177.08	
436	ALLOCATION TO CAP PJTS - UNIV BLVD PUMP STAT	116,690.50	
440	ALLOCATION TO CAP PJTS -ALICES RD PH1 (1A)	2,656,925.44	
441	ALLOCATION TO CAP PJTS -ALICES RD PH1 (1B)	6,768,785.40	
442	ALLOCATION TO CAP PJTS -ALICES RD PHASE 2	1,339,444.66	
445	ALLOCATION TO CAP PJTS -ALICES RD PHASE 5	(127,928.28)	
454	ALLOCATION TO CAP PJTS - NORTH NEIGHBOR IMPR	155,753.98	
457	ALLOCATION TO CAP PJTS - N NEIGH ARTERIAL RD	793,256.55	
462	ALLOCATION TO CAP PJTS - HICKMAN I-35/80 INT	315,607.67	
464	ALLOCATION TO CAP PJTS -ALICES RD IMPROV	3,738,654.45	
468	ALLOCATION TO CAP PJTS - N NEIGHBOR ST LIGHT	2,656.01	
471	ALLOCATION TO CAP PJTS - 111TH & HICKMAN INT	(113,110.70)	
476	ALLOCATION TO CAP PJTS - FRANCHISE ST PROJ	(711,362.12)	
482	ALLOCATION TO CAP PJTS-DEVELOPMENT PLANNING	(508,970.35)	
483	ALLOCATION TO CAP PJTS- AIRPORT TERMINAL	517,260.00	
485	ALLOCATION TO CAP PJTS - PUBLIC ART CAPITAL	66,043.78	
487	ALLOCATION TO FUND 487	18,000.00	
	TOTAL PROJECTS		39,820,291.62
	TOTAL SPECIAL ASSESMENTS		.00
600	ALLOCATION TO WATER UTILITY FUND	8,483,080.87	
601	ALLOCATION TO WATER UTILITY DEPOSIT FUND	374,073.71	
604	ALLOCATION TO WATER IMPROVEMENT FUND	7,988.15	
610	ALLOCATION TO SEWER UTILITY FUND	6,632,331.09	
740	ALLOCATION TO STORM WATER FUND	884,184.28	
810	ALLOCATION TO INTERNAL SERVICE FUND	1,659,372.37	
820	ALLOCATION TO INTERNAL SERVICE FUND	(488,495.00)	
830	ALLOCATION TO PETTY CASH FUND	700.00	

CITY OF CLIVE
COMBINED CASH INVESTMENT
DECEMBER 31, 2025

TOTAL	17,553,235.47
TOTAL ESCROW ACCOUNT	.00
TOTAL ALLOCATIONS TO OTHER FUNDS	79,982,937.36
ALLOCATION FROM COMBINED CASH FUND - 999-10111	(79,982,937.36)
ZERO PROOF IF ALLOCATIONS BALANCE	.00

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: January 29, 2026
RE: Approve 01/08/2026 City Council Minutes

SYNOPSIS:

Attachments:
1. cc Minutes 01_08_2026

CLIVE CITY COUNCIL MEETING MINUTES
REGULAR MEETING
JANUARY 8, 2026
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, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. 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, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.

Citizens Presentation
Clive resident Greg Jameson provided comments regarding his support of the proposed Parkway Street Tree Maintenance Plan, particularly proposed option 3.

Presentation
1. **Oath of Office Ceremony - Mayor Edwards and Councilmembers Klein, Hocker and Gasparotto.**

2. **EveryStep - Healthy Homes Iowa.** Molly Gosselink, Becky Borgman, and Tray Wade provided a presentation to the Council

3. **Process Improvement - Police Department.** Police Chief Mark Rehberg provided a presentation to the Council.

Consent Items
Eric Klein moved approval, seconded by Breanne Hocker. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried. 1. City Manager Memo; 2. Approve 12/11/2025 City Council Minutes; 3. Bill List; 4. Approve New Retail Tobacco Sales License Application - Cedar and Smoke LLC - 2023 NW 92nd Ct, Ste B; 5. Approve New Retail Alcohol Sales License Application - El Pollo Catracho - 1945 NW 86th Street; 6. Approve Retail Alcohol Sales License Renewal Application - Git-N-Go - 11408 Forest Avenue; 7. Approve Retail Alcohol Sales License Renewal Application - Horizons Event Center - 2100 NW 100th Street; 8. Approve Retail Alcohol Sales License Renewal Application - Nicks Bar and Grill - 9769 University Avenue; 9. Approve Retail Alcohol Sales License Renewal Application - Outback Steakhouse - 10901 University Avenue; 10. Approve Retail Alcohol Sales License Renewal Application - Cosi Cucina - 1975 NW 86th Street; 11. **Resolution 2026-001** Approving Change Order #10 - Alliance Construction Group - NW 114th Street Reconstruction - (-$750.00); 12. Approve Pay Request #1 (Final) - A+ Lawn and Landscape - 2025 Clive Soil Quality Restoration Cost-Share Program - $104,636.39; 13. Approve Pay Request #2 (Final) - The Concrete Company - NW 86th Street Pavement Repair Project - $4,582.50; 14. Approve Pay Request #2 - Elite Glass and Metal - City Hall Remodel Phase 2 Project - $17,077.79; 15. Approve Pay Request # 2 - RES - Little Walnut Creek Bid Package & Support Services - $16,028.88; 16. Approve Pay Request #3 - The Concrete Company - 2025 Residential PCC Pavement Rehabilitation Project - $11,645.91; 17. Approve Pay Request #3 - DCI Group - City Hall Remodel Phase 2 Project - $26,246.11; 18. Approve Pay Request #3 - Keystone Construction - City Hall Remodel Phase 2 Project - $73,824.77; 19. Approve Final Pay Request #3 - RES - Little Walnut Creek Bid Package & Support Services - $5,775.60; 20. Approve Pay Request #4 - Burkett Construction - Linnan Park Construction Project - $107,179.00; 21. Approve Pay Request #4 - Cunningham Inc. - City Hall Remodel Phase 2 Project - $108,054.12; 22. Approve Pay Request #4 - DCI Group - City Hall Remodel

Phase 2 Project - $28,883.06; 23. Approve Pay Request #4 - NAI Electrical - City Hall Remodel Phase 2 Project - $76,116.87; 24. Approve Pay Request #6 - Hansen Company - Linnan Park Construction Project - $16,710.50; 25. Approve Pay Request #6 (Final) - Howrey Construction, Inc. - Little WalnutCreek Trail Reconstruction East of Alice's Road - $26,841.11; 26. Approve Pay Request #6 - On Track Construction, LLC - Linnan Park Construction Project - $46,913.08; 27. Approve Pay Request #8 (Final) - Release of Retainage - Caliber Concrete LLC - 2025 NW 138th Street HMA Overlay - $8,026.73; 28. Approve Pay Request #8 (Final) - DeVries Electric - City Hall-Library Renovation Phase 1 Project - $32,028.68; 29. Approve Pay Request #12 - On Track Construction - Greenbelt Landing Construction Project - $84,294.45; 30. Approve Pay Request #13 (Final) - Release of Retainage - Iowa Earth Works - Little Walnut Creek Stream Stabilization East of Alice's Road - $32,060.40; 31. Approve Pay Request #14 - Air-Con Mechanical Corp. - Greenbelt Landing Construction Project - $28,652.12; 32. Approve Pay Request #15 - Central Iowa Mechanical - Greenbelt Landing Construction Project - $5,837.75; 33. Approve Pay Request #15 - Keystone Construction - Greenbelt Landing Construction Project - $237,979.31; 34. Approve Pay Request #19 - Alliance Construction Group - NW 114th Street Reconstruction - $8,400.00; 35. Approve Pay Request #24 - University Blvd. Booster Station Facility Upgrade - Snyder & Associates - $1,282.50; 36. Approve Proposal - Chestnut Signs - City Hall-Library Exterior Signage Project - $51,030.00; 37. **Resolution 2026-002** Accepting Work - Country Club Boulevard HMA Pavement Rehabilitation Project; 38. **Resolution 2026-003** Accepting Work - NW 86th Street Pavement Repair Project; 39. **Resolution 2026-004** Accepting Work - Little Walnut Creek Trail Reconstruction East of Alice's Road; 40. **Resolution 2026-005** Approving Single Audit for FY2025; 41. **Resolution 2026-006** Approving Grant Agreement - Bravo Public Art Grant - The Listening Field - $11,200.00; 42. **Resolution 2026-007** Accepting 1st Amendment to Storm Sewer, Overland Flowage and Access Easement for Shadow Creek Plat 6, Lot 64 - 18256 Tanglewood Drive; 43. **Resolution 2026-008** Setting Public Hearing (2/12/26, 6:00 p.m.) - Alice's Road Reconstruction Project - Phase 1B; 44. **Resolution 2026-009** Setting Public Hearing (2/12/2026, 6:00 pm) - 2026 Residential PCC Pavement Rehabilitation Project; 45. **Resolution 2026-010** Setting Public Hearing (2/12/2026, 6:00 pm) - 2026 Residential HMA Pavement Rehabilitation Project; 46. Receive and File BCAB Minutes; 47. Accept Decision & Order for Building Codes Appeal Board Case #25-0001: 2024 NW 92nd Ct. Caldwell Parrish; 48. Approve City Legal Rates for 2026 – Nyemaster; 49. Approve Pay Rate - Lincoln Sauser - PW Operations Specialist - $27.78/Hr - Effective 01/12/2026.

Action Items

1. **Public Hearing - FY2026-2030 Capital Improvement Plan.** Public Hearing Notice published 12/22/2025 in the Des Moines Register. Director of Administrative Services Elizabeth Hansen 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, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.
    a. **Resolution 2026-011 Approving 2026-2030 Capital Improvement Plan.** Ted Weaver moved approval, seconded by Eric Klein. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.

2. **Public Hearing - Little Walnut Creek West of Alice's Road - Large Woody Vegetation Management.** Mayor Edwards declared that this was the time for the continuation of this Public Hearing from the 12/11/2025 Council Meeting. Leisure Services Director Richard Brown 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, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried. Eric Klein moved to consider previously tabled items, seconded by Breanne Hocker. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.
    a. **Resolution 2025-402 Approving Plans and Specifications.** Eric Klein moved to Approve Plans and Spec, seconded by Breanne Hocker. Roll Call: Ayes: Ted Weaver,

Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.

b. **Receipt of Bids.** Eric Klein moved to receive the bids, seconded by Breanne Hocker. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.

c. **Resolution 2025-403 Awarding Contract - HGS, LLC - $1,795,497.25.** Eric Klein moved to award contract, seconded by Breanne Hocker. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.

3. **Resolution 2026-012 Approving Public Pond Management Policy.** Leisure Services Director Richard Brown presented the matter to the Council and recommended approval. Ted Weaver moved approval, seconded by Eric Klein. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.

4. **Resolution 2026-013 Approving New Name for Special Events Building.** Leisure Services Director Richard Brown presented the matter to the Council and recommended approval. Ted Weaver moved approval to name the Special Events Building "Clive Creekside Pavilion", seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.

Discussion

1. **Parkway Street Tree Maintenance Plan.** Code Enforcement Officer Mark Mertens presented the matter to the Council and facilitated discussions.

2. **Clive Artificial Intelligence Policy, Use Cases, and Framework for Evaluating Risks and Benefits to the Clive Community.** Assistant City Manager Pete De Kock presented the matter to the Council and facilitated discussions.

Closed Session

1. **Discuss Litigation Strategy - Pursuant to Iowa Code 21.5(1)(c).** Ted Weaver moved to enter closed session at 7:54 p.m., seconded by Eric Klein. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried. Ted Weaver moved to come out of closed session at 8:54 p.m., seconded by Eric Klein. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried. Mayor Edwards declared the no action was taken while in closed session.

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 9:03 p.m.

_____
Matthew D. Graham, City Clerk

_____
John D. Edwards, Mayor

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: January 29, 2026
RE: Bill List

SYNOPSIS:

Attachments:
1. Bill List

Date Paid	Vendor Name	Description	Amount Paid
01/26/2026	121 ACQUISITION COMPANY LLC	NBF TAX REBATE	66,538.11
01/08/2026	A PLUS LAWN & LANDSCAPE	2025 SQR COST SHARE	104,636.39
01/26/2026	ABSOLUTE SOFTWARE, INC	NETMOTION RENEWAL	904.96
01/26/2026	ACME TOOLS	EQUIPMENT	879.00
01/09/2026	AFLAC	CURRENT PAY WITHHOLDING AFLAC PRE TAX Pay Period: 01/03/2026	91.32
01/23/2026	AFLAC	CURRENT PAY WITHHOLDING AFLAC PRE TAX Pay Period: 01/17/2026	91.32
01/26/2026	AIA CORPORATION	CLEMENT UNIFORM ALLOWANCE	200.55
01/08/2026	AIR-CON MECHANICAL CORP	GREENBELT LANDING PRJCT PAY REQ 14	28,652.12
01/26/2026	ALLENDER BUTZKE ENGINEERS INC	LINNAN PARK CONSTRUCTION ENGINEERING	2,042.38
01/08/2026	ALLIANCE CONSTRUCTION GROUP LLC	NW 114TH ST RECON PAY REQ 19	8,400.00
01/26/2026	AMAZON CAPITAL SERVICES	TREE ID BOOK	43.28
01/26/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	31.54
01/26/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CC	11.50
01/26/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	29.84
01/26/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	48.95
01/26/2026	AMAZON CAPITAL SERVICES	UNIFORM ALLOW - I. MOHAMMAD	118.00
01/26/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	49.29
01/26/2026	AMAZON CAPITAL SERVICES	YOUTH BOOKS	17.66
01/26/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	94.72
01/26/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	9.30
01/26/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CC	3.64
01/26/2026	AMAZON CAPITAL SERVICES	SEWER PIPE CUTTING TOOLS	67.45
01/26/2026	AMAZON CAPITAL SERVICES	BUILDING MAINT	76.00
01/26/2026	AMAZON CAPITAL SERVICES	REFUND - AUDIO TOTE	84.00-
01/26/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	24.99
01/26/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	40.19
01/26/2026	AMAZON CAPITAL SERVICES	CHILDREN	40.19
01/26/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	36.87
01/26/2026	AMAZON CAPITAL SERVICES	CHILDREN	28.00
01/26/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	28.01
01/26/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CC	52.21
01/26/2026	AMAZON CAPITAL SERVICES	ELECTRICAL CONNECTORS	412.50
01/26/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	48.11
01/26/2026	AMAZON CAPITAL SERVICES	CHILDREN BOOKS	17.48
01/26/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	294.84
01/26/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	17.49
01/26/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	16.19
01/26/2026	AMAZON CAPITAL SERVICES	BUILDING SUPPLIES	269.98
01/26/2026	AMAZON CAPITAL SERVICES	CREDIT	31.86-
01/26/2026	AMAZON CAPITAL SERVICES	CREDIT	11.94-
01/26/2026	AMAZON CAPITAL SERVICES	CREDIT	57.07-
01/26/2026	AMAZON CAPITAL SERVICES	CREDIT	31.86-
01/26/2026	AMAZON CAPITAL SERVICES	TAPE MEASURES	50.21
01/26/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	6.29
01/26/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	123.19
01/26/2026	AMAZON CAPITAL SERVICES	HARBACH REC SUPPLIES	135.85
01/26/2026	AMAZON CAPITAL SERVICES	BUILDING MAINT	13.24
01/26/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	33.06
01/26/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	50.05
01/26/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	19.96
01/26/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CC	17.85
01/26/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CC	27.98
01/26/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	333.67
01/26/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	19.99
01/26/2026	AMAZON CAPITAL SERVICES	KEY LOCK CABINETS	106.57
01/26/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	55.69
01/26/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	6.99
01/26/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	210.10

Date Paid	Vendor Name	Description	Amount Paid
01/26/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	61.39
01/26/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	12.80
01/26/2026	AMAZON CAPITAL SERVICES	BULLETIN BOARD	85.98
01/26/2026	AMAZON CAPITAL SERVICES	BULLETIN BOARD	85.98
01/26/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	33.00
01/26/2026	AMAZON CAPITAL SERVICES	FLOOR MATS	289.99
01/26/2026	AMAZON CAPITAL SERVICES	TOOL HANGERS	31.63
01/26/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	118.13
01/26/2026	AMAZON CAPITAL SERVICES	BOOTS	122.39
01/26/2026	AMAZON CAPITAL SERVICES	BOOTS	122.39
01/26/2026	AMAZON CAPITAL SERVICES	BOOTS	45.89
01/26/2026	AMAZON CAPITAL SERVICES	BOOTS	219.28
01/26/2026	AMAZON CAPITAL SERVICES	HARDWARE	59.63
01/26/2026	AMAZON CAPITAL SERVICES	BUFFER PADS FOR FLOOR CLEANING	14.30
01/26/2026	AMAZON CAPITAL SERVICES	BUFFER PADS FOR FLOOR CLEANING	14.29
01/26/2026	AMAZON CAPITAL SERVICES	BUFFER PADS FOR FLOOR CLEANING	14.29
01/26/2026	AMAZON CAPITAL SERVICES	BUFFER PADS FOR FLOOR CLEANING	14.30
01/26/2026	AMAZON CAPITAL SERVICES	BUILDING MAINT	96.90
01/26/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	29.99
01/26/2026	AMAZON CAPITAL SERVICES	PA SYSTEM BAG TAGS	17.24
01/26/2026	AMAZON CAPITAL SERVICES	CHILDREN BOOKS HARBACH	3.80
01/26/2026	AMAZON CAPITAL SERVICES	CHILDREN BOOKS	7.60
01/26/2026	AMAZON CAPITAL SERVICES	EQUIPMENT REPAIR	37.51
01/26/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	21.11
01/26/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	45.76
01/26/2026	AMAZON CAPITAL SERVICES	SUPPLIES	67.21
01/26/2026	AMAZON CAPITAL SERVICES	ADULT PROGRAM SUPPLIES	27.48
01/26/2026	AMAZON CAPITAL SERVICES	AUDIO EQUIPMENT CASE	92.83
01/26/2026	AMAZON CAPITAL SERVICES	MISC SUPPLIES	62.99
01/26/2026	AMAZON CAPITAL SERVICES	DUES SUBSCRIPTION MEMBERSHIP-AMAZON BUSINESS	179.00
01/26/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	312.91
01/26/2026	AMAZON CAPITAL SERVICES	EQUIPMENT CARTS	292.98
01/26/2026	AMAZON CAPITAL SERVICES	CHILDREN BOOKS	80.24
01/26/2026	AMAZON CAPITAL SERVICES	CHILDREN BOOKS HARBACH	5.84
01/26/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES-5SDAY	230.60
01/26/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS HARBACH	48.40
01/26/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	29.98
01/26/2026	AMAZON CAPITAL SERVICES	FLOOR MAT	203.90
01/26/2026	AMAZON CAPITAL SERVICES	SCRAPER OUITDOOR FLOOR MAT	46.54
01/26/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	20.56
01/09/2026	AMERITAS LIFE INSURANCE GRP- VISION	CURRENT PAY WITHHOLDING VISION INSURANCE Pay Period: 01/03/2026	579.18
01/23/2026	AMERITAS LIFE INSURANCE GRP- VISION	CURRENT PAY WITHHOLDING VISION INSURANCE Pay Period: 01/17/2026	537.46
01/26/2026	ANGEL CONCRETE CORP	SIDEWALK RAMP	3,300.00
01/26/2026	ANN DRUMMOND	MISC CONTR WORK	150.00
01/26/2026	ARNOLD MOTOR SUPPLY	VEHICLE MAINT	61.77
01/26/2026	ARNOLD MOTOR SUPPLY	SHOP TOOLS	17.50
01/26/2026	ARNOLD MOTOR SUPPLY	FILTERS	81.50
01/26/2026	ARNOLD MOTOR SUPPLY	FILTERS	69.18
01/26/2026	ARNOLD MOTOR SUPPLY	PARTS	495.16
01/26/2026	ARNOLD MOTOR SUPPLY	#706 HOOD SUPPORTS	39.84
01/26/2026	ARNOLD MOTOR SUPPLY	VEHICLE REPAIR	242.99
01/26/2026	ARNOLD MOTOR SUPPLY	VEHICLE MAINT	48.95
01/26/2026	ARNOLD MOTOR SUPPLY	PARTS	81.93
01/26/2026	ARNOLD MOTOR SUPPLY	PARTS	71.27
01/26/2026	ARNOLD MOTOR SUPPLY	SHOP SUPPLIES	28.99
01/26/2026	AT & T MOBILITY	PATROL CELL PHONES	647.30
01/26/2026	AT & T MOBILITY	GPS DATA PLAN	35.28
01/26/2026	AUREON COMMUNICATIONS	CANCELLATION LINE	6.40

Date Paid	Vendor Name	Description	Amount Paid
01/26/2026	AUREON COMMUNICATIONS	INTERNET CH	787.50
01/26/2026	BAKER GROUP	GREENBELT LANDING CONSTRUCTION WORK	2,000.00
01/26/2026	BAKER GROUP	GREENBELT LANDING CONSTRUCTION	5,000.00
01/26/2026	BAKER GROUP	GREENBELT LANDING CONSTRUCTION	12,000.00
01/26/2026	BAKER GROUP	GREENBELT LANDING CONSTRUCTION	2,767.70
01/26/2026	BAX SALES INC	SHOP TOOLS	162.58
01/26/2026	BAX SALES INC	SUPPLIES FOR SHOP	151.91
01/26/2026	BOUND TREE MEDICAL LLC	EMS BAG	216.15
01/26/2026	BOUND TREE MEDICAL LLC	EMS MEDICAL SUPPLIES	459.43
01/26/2026	BOUND TREE MEDICAL LLC	EMS MEDICAL SUPPLIES	558.76
01/26/2026	BOUND TREE MEDICAL LLC	EMS MEDICAL SUPPLIES	301.37
01/26/2026	BRAVO GREATER DES MOINES	25% HOTEL/MOTEL DEC 25	15,284.25
01/26/2026	BRILLIANT BORDERS	SIDEWALK SNOW REMOVAL	1,019.20
01/26/2026	BRILLIANT BORDERS	SIDEWALK SNOW REMOVAL	1,018.68
01/26/2026	BULLZEYE INC	CONTRACT CUSTODIAL SERVICES	10,373.00
01/26/2026	BULLZEYE INC	CONTRACT CUSTODIAL SERVICES	2,445.75
01/26/2026	BULLZEYE INC	CONTRACT CUSTODIAL SERVICES	659.17
01/26/2026	BULLZEYE INC	CONTRACT CUSTODIAL SERVICES	1,441.08
01/26/2026	BULLZEYE INC	JANITORIAL SUPPLIES	109.49
01/26/2026	BULLZEYE INC	JANITORIAL SUPPLIES	195.18
01/08/2026	BURKETT CONSTRUCTION	LINNAN PK CONSTRUCTION PAY REQ 4	107,179.00
01/08/2026	CALIBER CONCRETE LLC	2025 NW 138TH OVERLAY PAY REQ 8	8,026.73
01/26/2026	CAPITAL CITY EQUIPMENT CO	EQUIPMENT MAINT	101.88
01/08/2026	CENTRAL IOWA MECHANICAL	GREENBELT LANDING PJCT PAY REQ 15	5,837.75
01/26/2026	CENTRAL IOWA OFFICIALS LLC	YOUTH BB OFFICIALS ADDITIONAL GAMES WINTER 2025-26	80.00
01/26/2026	CENTRAL IOWA OFFICIALS LLC	OFFICIALS - FINAL PAYMENT 25-26 YOUTH BB SEASON 2	11,440.00
01/26/2026	CENTRAL IOWA READY MIX	WATER MAIN BREAK CONCRETE	503.00
01/26/2026	CENTURY LINK	CAC PHONE LINES	131.50
01/26/2026	CERTIFIED POWER INC	#718 REPAIR	335.51
01/26/2026	CHESTNUT SIGN CO INC	CH SIGNAGE DEPOSIT	25,515.00
01/26/2026	CINTAS CORPORATION #22M	PARKS LAUNDRY & UNIFORM SERVICE	514.46
01/26/2026	CINTAS CORPORATION #22M	PARKS LAUNDRY & UNIFORM SERVICE	514.46
01/26/2026	CINTAS CORPORATION #22M	PARKS LAUNDRY & UNIFORM SERVICE	514.46
01/26/2026	CITY OF DES MOINES	WRA - JAN 26	182,381.50
01/26/2026	CITY OF URBANDALE	STREET LIGHTS	536.24
01/26/2026	CITY OF WEST DES MOINES	PAY TO OTHER AGENCIES - OPS LICENSES REIMBURSEMENT	122.46
01/26/2026	CITY OF WEST DES MOINES	5 FIELD OPS LICENSES	302.48
01/26/2026	CITY OF WEST DES MOINES	WESTCOM 7-12/25	315,430.56
01/26/2026	CITY OF WEST DES MOINES	WESTCOM 1/26	52,571.76
01/09/2026	CLIVE COMMUNITY SERVICES	CURRENT PAY WITHHOLDING CLIVE COMM SERVICES Pay Period: 01/03/20	19.23
01/23/2026	CLIVE COMMUNITY SERVICES	CURRENT PAY WITHHOLDING CLIVE COMM SERVICES Pay Period: 01/17/20	19.23
01/09/2026	COLLECTION SERVICES CENTER	CURRENT PAY WITHHOLDING CHILD SUPPORT Pay Period: 01/03/2026	1,775.96
01/23/2026	COLLECTION SERVICES CENTER	CURRENT PAY WITHHOLDING CHILD SUPPORT Pay Period: 01/17/2026	1,775.96
01/26/2026	COMMERCE BANK	STAFF TRAINING SUPPLIES__ ADAMS	636.52
01/26/2026	COMMERCE BANK	FB MARKETING__ BELIEU	361.54
01/26/2026	COMMERCE BANK	TREE LIGHTING SUPPLIES__ BELIEU	285.00
01/26/2026	COMMERCE BANK	VEHICLE REPAIR__ BOYLE	54.38
01/26/2026	COMMERCE BANK	MEMBERSHIPS__ BOYLE	530.00
01/26/2026	COMMERCE BANK	MEETING EXPENSE__ BOYLE	23.11
01/26/2026	COMMERCE BANK	SUPPLIES__ WIRTH	161.40
01/26/2026	COMMERCE BANK	EMPLOYEE APPREC SUPPLIES__ WIRTH	118.05
01/26/2026	COMMERCE BANK	CAPITAL IMPROVEMENT__ TOKUHISA	865.00
01/26/2026	COMMERCE BANK	LICENSE RENEWAL__ TOKUHISA	100.00
01/26/2026	COMMERCE BANK	REFUND TRAINING__ TOKUHISA	2.88
01/26/2026	COMMERCE BANK	MEETING EXPENSE__ VENTO	14.40
01/26/2026	COMMERCE BANK	TRAINING__ WEILER	300.00
01/26/2026	COMMERCE BANK	PRINTING__ WELLING	456.00
01/26/2026	COMMERCE BANK	VEHICLE REPAIR__ SOMSKY	7,926.34

Date Paid	Vendor Name	Description	Amount Paid
01/26/2026	COMMERCE BANK	MEETING EXPENSE__ SOMSKY	27.79
01/26/2026	COMMERCE BANK	VEHICLE REPAIR__ SOMSKY	97.68
01/26/2026	COMMERCE BANK	VEHICLE REPAIR__ THIELEN	321.00
01/26/2026	COMMERCE BANK	PESTICIDE LICENSE__ THIELEN	46.80
01/26/2026	COMMERCE BANK	VEHICLE REPAIR__ THIELEN	21.00-
01/26/2026	COMMERCE BANK	YOUTH PROGRAM SUPPLIES__ SHALON-DEUR	126.48
01/26/2026	COMMERCE BANK	EMPLOYEE APPREC SUPPLIES__ SNOBERGER	282.10
01/26/2026	COMMERCE BANK	SUSTENANCE SUPPLIES__ SNOBERGER	126.70
01/26/2026	COMMERCE BANK	MEETING EXPENSE__ SNOBERGER	58.81
01/26/2026	COMMERCE BANK	EQUIPMENT__ SNOBERGER	2,182.62
01/26/2026	COMMERCE BANK	SUSTENANCE SUPPLIES__ SNOBERGER	186.30
01/26/2026	COMMERCE BANK	GOAT SUPPLIES__ ROLFES	507.27
01/26/2026	COMMERCE BANK	TRAINING__ RUNKEL	11.00
01/26/2026	COMMERCE BANK	SUPPLIES__ SALTMARSH	15.00
01/26/2026	COMMERCE BANK	OFFICE SUPPLIES__ SHALON-DEUR	9.98
01/26/2026	COMMERCE BANK	YOUTH PROGRAM SUPPLIES__ SHALON-DEUR	16.39
01/26/2026	COMMERCE BANK	CONFERENCE EXPENSE__ SHALON-DEUR	549.00
01/26/2026	COMMERCE BANK	BUILDING REPAIRS__ PFAFF	199.00
01/26/2026	COMMERCE BANK	CONTRACT WORK__ PHELPS	975.00
01/26/2026	COMMERCE BANK	SUPPLIES__ POTRATZ	25.80
01/26/2026	COMMERCE BANK	MEETING EXPENSE__ REHBERG	214.00
01/26/2026	COMMERCE BANK	DUES AND MEMBERSHIPS__ REHBERG	125.00
01/26/2026	COMMERCE BANK	EQUIPMENT__ REHBERG	74.94
01/26/2026	COMMERCE BANK	MEMBERSHIPS__ NISIC	215.00
01/26/2026	COMMERCE BANK	MEMBERSHIPS__ NISIC	299.00
01/26/2026	COMMERCE BANK	PRINTING__ NISIC	124.45
01/26/2026	COMMERCE BANK	MEMBERSHIPS__ NIXON	525.00
01/26/2026	COMMERCE BANK	MEMBERSHIPS__ OLLENDIKE	40.00
01/26/2026	COMMERCE BANK	PESTICIDE LICENSE__ PASCO	90.00
01/26/2026	COMMERCE BANK	LIBRARY MEDIA__ NELSON	45.95
01/26/2026	COMMERCE BANK	OFFICE SUPPLIES__ NELSON	46.93
01/26/2026	COMMERCE BANK	DUES AND MEMBERSHIPS__ NELSON	11.04
01/26/2026	COMMERCE BANK	UNIFORM ALLOWANCE__ NIELSEN	186.99
01/26/2026	COMMERCE BANK	TRAINING__ NIELSEN	399.00
01/26/2026	COMMERCE BANK	PROFESSIONAL FEES__ NISIC	615.02
01/26/2026	COMMERCE BANK	MEMBERSHIPS__ NAPIER	435.00
01/26/2026	COMMERCE BANK	OFFICE SUPPLIES__ NAPIER	82.25
01/26/2026	COMMERCE BANK	BUILDING REPAIRS__ NELSON	142.74
01/26/2026	COMMERCE BANK	ADULT LIBRARY BOOKS__ NELSON	59.15
01/26/2026	COMMERCE BANK	LIBRARY MEDIA__ NELSON	155.27
01/26/2026	COMMERCE BANK	ADULT PROGRAM SUPPLIES__ NELSON	26.88
01/26/2026	COMMERCE BANK	SUSTENANCE SUPPLIES__ MEASE	99.88
01/26/2026	COMMERCE BANK	SUPPLIES__ MEASE	95.76
01/26/2026	COMMERCE BANK	SUBSCRIPTION__ MILLER	2,503.80
01/26/2026	COMMERCE BANK	EQUIPMENT__ MILLER	222.83
01/26/2026	COMMERCE BANK	TRAINING__ MORRIS	370.00
01/26/2026	COMMERCE BANK	CREDIT OFFICE SUPPLIES__ NAPIER	7.80-
01/26/2026	COMMERCE BANK	SUBSCRIPTION__ MAYER	40.17
01/26/2026	COMMERCE BANK	EMPLOYEE APPREC SUPPLIES__ MCCARL	28.01
01/26/2026	COMMERCE BANK	SUBSCRIPTION__ MCGILVRA	15.00
01/26/2026	COMMERCE BANK	MEETING EXPENSE__ MCQUILLEN	116.21
01/26/2026	COMMERCE BANK	EMPLOYEE APPREC SUPPLIES__ MEASE	342.98
01/26/2026	COMMERCE BANK	MEETING EXPENSE__ MEASE	42.52
01/26/2026	COMMERCE BANK	ILA DUES__ LLAMAS	95.00
01/26/2026	COMMERCE BANK	CONTRACT WORK__ LUCAS	1,190.00
01/26/2026	COMMERCE BANK	ADVERTISING__ LUCAS	340.00
01/26/2026	COMMERCE BANK	SUPPLIES__ MARTIN	8.47
01/26/2026	COMMERCE BANK	MEETING EXPENSE__ MAY	15.29

Date Paid	Vendor Name	Description	Amount Paid
01/26/2026	COMMERCE BANK	SUBSCRIPTION__ MAYER	425.68
01/26/2026	COMMERCE BANK	EQUIPMENT__ KALLEM	42.60
01/26/2026	COMMERCE BANK	OFFICE SUPPLIES__ KELLER	255.00
01/26/2026	COMMERCE BANK	ILA MEMBERSHIP__ KELLER	225.00
01/26/2026	COMMERCE BANK	EQUIPMENT__ KEMPNICH	659.91
01/26/2026	COMMERCE BANK	MAINT CONTRACTS__ KUZHIKANDATHIL	754.00
01/26/2026	COMMERCE BANK	SUBSCRIPTION__ LASS	525.00
01/26/2026	COMMERCE BANK	TRAINING__ GRAHAM	60.00
01/26/2026	COMMERCE BANK	MEMBERSHIPS__ GRUTZMACHER	873.40
01/26/2026	COMMERCE BANK	SUBSCRIPTION__ HANSEN	600.00
01/26/2026	COMMERCE BANK	SOFTWARE RENEWAL__ HARKEN	990.00
01/26/2026	COMMERCE BANK	DUES AND SUBSCRIPTIONS__ HERZOG	320.00
01/26/2026	COMMERCE BANK	TRAINING__ HUFF	271.00
01/26/2026	COMMERCE BANK	CONTRACT WORK__ GARCIA	110.20
01/26/2026	COMMERCE BANK	EVENT CENTER PAYMENTS__ GIBBS	7,455.00
01/26/2026	COMMERCE BANK	SUBSCRIPTION__ GIBBS	107.99
01/26/2026	COMMERCE BANK	CENSUS OFFICE RENT__ GRAHAM	1,544.85
01/26/2026	COMMERCE BANK	RECORDING FEES__ GRAHAM	315.56
01/26/2026	COMMERCE BANK	SUBSCRIPTION__ GRAHAM	21.40
01/26/2026	COMMERCE BANK	SHIPPING__ FARLOW	462.73
01/26/2026	COMMERCE BANK	UNIFORMS__ FREESTONE	259.98
01/26/2026	COMMERCE BANK	UNIFORMS__ FREESTONE	104.99
01/26/2026	COMMERCE BANK	MEETING EXPENSE__ FREESTONE	350.43
01/26/2026	COMMERCE BANK	UNIFORMS__ FREESTONE	129.99
01/26/2026	COMMERCE BANK	PUBLIC EDUCATION__ GARCIA	14.99
01/26/2026	COMMERCE BANK	SUPPLIES__ EASTMAN	45.00
01/26/2026	COMMERCE BANK	SUSTENANCE SUPPLIES__ EASTMAN	93.15
01/26/2026	COMMERCE BANK	MEETING EXPENSE__ EASTMAN	22.43
01/26/2026	COMMERCE BANK	SUSTENANCE SUPPLIES__ FARLOW	85.75
01/26/2026	COMMERCE BANK	TRAINING__ FARLOW	32.29
01/26/2026	COMMERCE BANK	SUPPLIES__ FARLOW	453.99
01/26/2026	COMMERCE BANK	DUES__ COLEMAN	36.77
01/26/2026	COMMERCE BANK	ASCE MEMBERSHIP__ CYGAN	296.00
01/26/2026	COMMERCE BANK	TRAINING__ DANIELS	15.00
01/26/2026	COMMERCE BANK	TRAINING__ DE KOCK	795.00
01/26/2026	COMMERCE BANK	MEETING EXPENSE__ DE KOCK	150.00
01/26/2026	COMMERCE BANK	SUBSCRIPTION__ EASTMAN	21.40
01/08/2026	CONCRETE COMPANY	NW 86TH ST REPAIR PAY REQ 2	4,582.50
01/08/2026	CONCRETE COMPANY	2025 RESIDENTIAL PAVEMENT REHAB PAY REQ 3	11,645.91
01/26/2026	CONSENSUS CLOUD SOLUTIONS, LLC	HOSTED FAX	92.97
01/26/2026	CONSOLIDATED COMMUNICATIONS	PHONES LINES	1,157.85
01/26/2026	CORE & MAIN LP	SLUICE GATE REPAIR PARTS	1,862.50
01/26/2026	CORE & MAIN LP	MUD PLUGS	448.00
01/26/2026	CORE & MAIN LP	REPAIR BANDS FOR WATER MAIN BREAKS	729.49
01/26/2026	CRABTREE PUBLISHING CO	CLIVE CHILDRENS BOOKS	263.40
01/26/2026	CRESCENT ELECTRIC SUPPLY CO.	LIBRARY LIGHT BULBS	98.22
01/26/2026	CTI	GREENBELT LANDING CONTRUCTION PROJECT EQUIPMENT	16,272.67
01/08/2026	CUNNINGHAM INC	CH REMODEL PH 2 PAY REQ 4	108,054.12
01/26/2026	CUSTOM AWARDS & EMBROIDERY	SERVICE AWARD FOR COUNCILMEMBER MICHAEL MCCOY	72.10
01/26/2026	CUSTOM AWARDS & EMBROIDERY	NAMEPLATE	36.00
01/26/2026	DAKOTA SUPPLY GROUP	BLUE FLAGS FOR WATER	538.64
01/26/2026	DAKOTA SUPPLY GROUP	STORM FLAGS	292.59
01/26/2026	DAKOTA SUPPLY GROUP	SEWER FLAGS	399.13
01/26/2026	DCI GROUP	GREENBELT LANDING CONSTRUCTION SERVICES	48,552.29
01/26/2026	DCI GROUP	GREENBELT LANDING CONSTRUCTION WORK	52,051.31
01/08/2026	DCI GROUP	CH REMODEL PH 2 PAY REQ 3	26,246.11
01/08/2026	DCI GROUP	CH REMODEL PH 2 PAY REQ 4	28,883.06
01/26/2026	DES MOINES IRON & SUPPLY	OIL HEATER STAND	348.39

Date Paid	Vendor Name	Description	Amount Paid
01/26/2026	DES MOINES REGISTER	NEWSPAPER SUBSCRIPTION	562.92
01/26/2026	DES MOINES STAMP MFG.CO.	NAME PLATES	17.50
01/26/2026	DES MOINES STAMP MFG.CO.	NAME PLATES	17.50
01/26/2026	DES MOINES STAMP MFG.CO.	OFFICE SUPPLIES-LIBRARY	64.15
01/26/2026	DES MOINES STAMP MFG.CO.	NAME PLATES	20.00
01/26/2026	DES MOINES WATER WORKS	LP MOON PUMP STATION Q3	15,141.70
01/26/2026	DES MOINES WATER WORKS	TESTING	668.00
01/26/2026	DES MOINES WATER WORKS	CIWW FIXED JAN2026	80,934.00
01/26/2026	DES MOINES WATER WORKS	WATER PURCHASED DEC2025	99,998.45
01/08/2026	DEVRIES ELECTRIC	CH/LIB RENOVATION PAY REQ 8	32,028.68
12/31/2025	EBS	Medical / Dental Ins -Dec	13,847.93
12/31/2025	EBS	Medical / Dental Ins -Dec	29,510.11
12/31/2025	EBS	Medical / Dental Ins -Dec	6,594.31
12/31/2025	EBS	Medical / Dental Ins -Dec	15,391.22
12/31/2025	EBS	Medical / Dental Ins -Dec	6,305.84
12/31/2025	EBS	Medical / Dental Ins -Dec	5,719.93
12/31/2025	EBS	Flex Admin - Dec	13.80
12/31/2025	EBS	Flex Admin - Dec	4.60
12/31/2025	EBS	Cobra Admin	150.08
12/31/2025	EBS	Flex Admin - Dec	4.60
12/31/2025	EBS	Flex Admin - Dec	9.20
12/31/2025	EBS	Flex Admin - Dec	4.60
12/31/2025	EBS	Flex Admin - Dec	13.80
12/31/2025	EBS	Flex Admin - Dec	4.60
12/31/2025	EBS	Flex Admin - Dec	27.60
12/31/2025	EBS	Flex Admin - Dec	41.40
12/31/2025	EBS	Flex Admin - Dec	9.20
12/31/2025	EBS	Flex Admin - Dec	18.40
12/31/2025	EBS	Flex Admin - Dec	4.60
12/31/2025	EBS	Flex Admin - Dec	4.60
12/31/2025	EBS	Flex Admin - Dec	13.80
12/31/2025	EBS	Life, LTD, AD&D Ins - Dec	58.27
12/31/2025	EBS	Life, LTD, AD&D Ins - Dec	142.36
12/31/2025	EBS	Life, LTD, AD&D Ins - Dec	128.87
12/31/2025	EBS	Life, LTD, AD&D Ins - Dec	97.02
12/31/2025	EBS	Life, LTD, AD&D Ins - Dec	154.10
12/31/2025	EBS	Flex Admin - Dec	13.80
12/31/2025	EBS	Life, LTD, AD&D Ins - Dec	119.17
12/31/2025	EBS	Life, LTD, AD&D Ins - Dec	204.60
12/31/2025	EBS	Life, LTD, AD&D Ins - Dec	35.77
12/31/2025	EBS	Life, LTD, AD&D Ins - Dec	177.41
12/31/2025	EBS	Life, LTD, AD&D Ins - Dec	59.49
12/31/2025	EBS	Life, LTD, AD&D Ins - Dec	242.44
12/31/2025	EBS	Life, LTD, AD&D Ins - Dec	197.88
12/31/2025	EBS	Life, LTD, AD&D Ins - Dec	296.93
12/31/2025	EBS	Life, LTD, AD&D Ins - Dec	197.62
12/31/2025	EBS	Life, LTD, AD&D Ins - Dec	380.14
12/31/2025	EBS	Life, LTD, AD&D Ins - Dec	123.71
12/31/2025	EBS	Life, LTD, AD&D Ins - Dec	33.70
12/31/2025	EBS	Vision Ins - Dec	37.12
12/31/2025	EBS	Vision Ins - Dec	55.68
12/31/2025	EBS	Life, LTD, AD&D Ins - Dec	292.18
12/31/2025	EBS	Life, LTD, AD&D Ins - Dec	491.02
12/31/2025	EBS	Life, LTD, AD&D Ins - Dec	209.77
12/31/2025	EBS	Life, LTD, AD&D Ins - Dec	506.56
12/31/2025	EBS	Vision Ins - Dec	18.56
12/31/2025	EBS	Vision Ins - Dec	64.96
12/31/2025	EBS	Vision Ins - Dec	18.56

Date Paid	Vendor Name	Description	Amount Paid
12/31/2025	EBS	Vision Ins - Dec	125.40
12/31/2025	EBS	Vision Ins - Dec	27.84
12/31/2025	EBS	Vision Ins - Dec	46.40
12/31/2025	EBS	Vision Ins - Dec	30.93
12/31/2025	EBS	Vision Ins - Dec	9.28
12/31/2025	EBS	Vision Ins - Dec	27.84
12/31/2025	EBS	Vision Ins - Dec	46.40
12/31/2025	EBS	Vision Ins - Dec	9.28
12/31/2025	EBS	Vision Ins - Dec	27.84
12/31/2025	EBS	Vision Ins - Dec	50.11
12/31/2025	EBS	Vision Ins - Dec	135.49
12/31/2025	EBS	Vision Ins - Dec	46.40
12/31/2025	EBS	Vision Ins - Dec	64.96
12/31/2025	EBS	Vision Ins - Dec	49.49
12/31/2025	EBS	Vision Ins - Dec	105.17
12/31/2025	EBS	Medical / Dental Ins -Dec	4,744.09
12/31/2025	EBS	Medical / Dental Ins -Dec	7,183.94
12/31/2025	EBS	Medical / Dental Ins -Dec	5,008.96
12/31/2025	EBS	Medical / Dental Ins -Dec	3,737.83
12/31/2025	EBS	Vision Ins - Dec	130.00
12/31/2025	EBS	Vision Ins - Dec	296.96
12/31/2025	EBS	Medical / Dental Ins -Dec	1,569.43
12/31/2025	EBS	Medical / Dental Ins -Dec	2,483.14
12/31/2025	EBS	Medical / Dental Ins -Dec	1,336.10
12/31/2025	EBS	Medical / Dental Ins -Dec	9,594.93
12/31/2025	EBS	Medical / Dental Ins -Dec	3,138.86
12/31/2025	EBS	Medical / Dental Ins -Dec	13,734.93
12/31/2025	EBS	Medical / Dental Ins -Dec	6,203.40
12/31/2025	EBS	Medical / Dental Ins -Dec	12,215.49
12/31/2025	EBS	Medical / Dental Ins -Dec	4,111.34
12/31/2025	EBS	Medical / Dental Ins -Dec	661.23
12/31/2025	EBS	Medical / Dental Ins -Dec	3,740.44
12/31/2025	EBS	Medical / Dental Ins -Dec	6,676.15
01/09/2026	EBS	MEDICAL WITHHOLDING MED W 750 FAMILY EXEMPT Pay Period: 01/03/202	7,277.94
01/09/2026	EBS	MEDICAL WITHHOLDING MED W 750 EMPE + 1 EXEMPT Pay Period: 01/03/2	2,121.85
01/09/2026	EBS	MEDICAL WITHHOLDING MED W 750 SINGLE EXEMPT Pay Period: 01/03/202	3,695.62
01/09/2026	EBS	MEDICAL WITHHOLDING MED - HDHP FAMILY Pay Period: 01/03/2026	1,417.66
01/09/2026	EBS	MEDICAL WITHHOLDING MED-HDHP EMPL +1 Pay Period: 01/03/2026	205.20
01/09/2026	EBS	MEDICAL WITHHOLDING MED HDHP SINGLE Pay Period: 01/03/2026	452.16
01/09/2026	EBS	MEDICAL WITHHOLDING DENTAL INSURANCE - DELTA (EBS) Pay Period: 01/	2,295.39
01/23/2026	EBS	MEDICAL WITHHOLDING MED W 750 FAMILY EXEMPT Pay Period: 01/17/202	7,618.12
01/23/2026	EBS	MEDICAL WITHHOLDING MED W 750 EMPE + 1 EXEMPT Pay Period: 01/17/2	2,121.85
01/23/2026	EBS	MEDICAL WITHHOLDING MED W 750 SINGLE EXEMPT Pay Period: 01/17/202	609.37
01/23/2026	EBS	MEDICAL WITHHOLDING MED - HDHP FAMILY Pay Period: 01/17/2026	1,417.66
01/23/2026	EBS	MEDICAL WITHHOLDING MED-HDHP EMPL +1 Pay Period: 01/17/2026	205.20
01/23/2026	EBS	MEDICAL WITHHOLDING MED HDHP SINGLE Pay Period: 01/17/2026	504.00
01/23/2026	EBS	MEDICAL WITHHOLDING DENTAL INSURANCE - DELTA (EBS) Pay Period: 01/	2,167.62
01/09/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY SOCIAL SECURITY Pay Period: 01/03/2	35,417.87
01/09/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY SOCIAL SECURITY Pay Period: 01/03/2	35,417.87
01/09/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY MEDICARE Pay Period: 01/03/2026	8,316.41
01/09/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY MEDICARE Pay Period: 01/03/2026	8,316.41
01/09/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY FEDERAL WITHHOLDING TAX Pay Peri	60,240.87
01/23/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY SOCIAL SECURITY Pay Period: 01/17/2	32,262.94
01/23/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY SOCIAL SECURITY Pay Period: 01/17/2	32,262.94
01/23/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY MEDICARE Pay Period: 01/17/2026	7,545.46
01/23/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY MEDICARE Pay Period: 01/17/2026	7,545.46
01/23/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY FEDERAL WITHHOLDING TAX Pay Peri	51,818.44
01/26/2026	EIDE BAILLY LLP	AUDIT	3,000.00

Date Paid	Vendor Name	Description	Amount Paid
01/08/2026	ELITE GLASS AND METAL LLC	CH REMODEL PH 2 PAY REQ 2	17,077.79
01/26/2026	EMS MANAGEMENT & CONSULTANTS INC	EMS BILLING FEE	145.75
01/26/2026	EPIC iO TECHNOLOGIES	PHONE LINES	155.35
01/26/2026	FABIAN RUIZ	PROFESSIONAL FEE - INTERPRETER	70.00
01/26/2026	FABIAN RUIZ	PROFESSIONAL FEES - INTERPRETER	70.00
01/26/2026	FERGUSON ENTERPRISES INC	BACK FLOW	839.05
01/26/2026	FERRELLGAS	FORKLIFT FUEL	246.05
01/26/2026	FIELDS OUTDOOR ADVENTURES	MISC AMMO	5,520.00
01/26/2026	FIRE SERVICE TRAINING BUREAU	FO2 CERTIFICATE BRAD LUNDQUIST	50.00
01/26/2026	FIRST RESPONDER SUPPLY, LLC	UNIFORM ALLOW - A. JOHNSTON	75.00
01/26/2026	FREEDOM FIRST AID & SAFETY LLC	FIRST AID SUPPLIES	74.74
01/26/2026	FREEDOM FIRST AID & SAFETY LLC	SAFETY EQUIPMENT	17.38
01/26/2026	FREEDOM FIRST AID & SAFETY LLC	SAFETY EQUIPMENT	17.37
01/26/2026	FREEDOM FIRST AID & SAFETY LLC	SAFETY EQUIPMENT	17.37
01/26/2026	FREEDOM FIRST AID & SAFETY LLC	SAFETY EQUIPMENT	17.37
01/26/2026	FREEDOM TIRE & AUTO	#704 TIRES	604.32
01/26/2026	FREEDOM TIRE & AUTO	REPLACEMENT TIRES	1,013.20
01/26/2026	GANNETT IOWA LOCALIQ	PH NOTICE	113.88
01/26/2026	GANNETT IOWA LOCALIQ	MINUTES	597.28
01/26/2026	GANNETT IOWA LOCALIQ	ORDINANCES	46.96
01/26/2026	GOVERNMENTJOBS.COM, INC	POWERDMS	8,304.81
01/26/2026	GRAINGER	3/4" IMPACT GUN PARTS	26.90
01/26/2026	GTR DM CONVENTION & VISITORS B	HOTEL MOTEL DEC 25	15,284.25
01/08/2026	HANSEN COMPANY	LINNAN PARK PJCT PAY REQ 6	16,710.50
01/08/2026	HOWREY CONSTRUCTION	LITTLE WALNUT CREEK PAY REQ 6	26,841.11
01/26/2026	HUTCHINSON SALT COMPANY INC	ROAD SALT	43,400.24
01/09/2026	ICMA	LOAN REPAYMENT LOAN REPAYMENT Pay Period: 01/03/2026	622.01
01/23/2026	ICMA	LOAN REPAYMENT LOAN REPAYMENT Pay Period: 01/17/2026	622.01
01/09/2026	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA -DEF COMP Pay Period: 01/03/2026	21,989.43
01/09/2026	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA ROTH DEF COMP Pay Period: 01/03/202	11,043.05
01/09/2026	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA CITY OUT DEF COMP - Pay Period: 01/0	7,472.27
01/23/2026	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA -DEF COMP Pay Period: 01/17/2026	11,639.43
01/23/2026	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA ROTH DEF COMP Pay Period: 01/17/202	11,054.46
01/23/2026	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA CITY OUT DEF COMP - Pay Period: 01/1	7,350.73
01/26/2026	IDRISSA DERA	PROFESSIONAL FEES - WITNESS FESS	22.00
01/26/2026	IMAGE SOLUTIONS	LOGOED APPAREL PW	404.95
01/26/2026	IMAGE SOLUTIONS	LOGOED APPAREL LIB	192.70
01/26/2026	IMAGE SOLUTIONS	LOGOED APPAREL PKS	269.50
01/26/2026	IMAGE SOLUTIONS	LOGOED APPAREL PD	68.00
01/26/2026	IMAGE SOLUTIONS	LOGOED APPAREL FD	138.00
01/26/2026	IMWCA	WC INSTALL #7	10,819.00
01/26/2026	INFOMAX OFFICE SYSTEMS INC	PLOTTER INK	104.89
01/26/2026	INFOMAX OFFICE SYSTEMS INC	COPIER REPLACEMENT	12,813.40
01/26/2026	INGRAM LIBRARY SERVICES	ADULT LIBRARY BKS CC	44.04
01/26/2026	INGRAM LIBRARY SERVICES	CHILDREN	22.84
01/26/2026	INGRAM LIBRARY SERVICES	ADULT LIBRARY BOOKS	178.03
01/26/2026	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	6.07
01/26/2026	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	44.77
01/26/2026	INGRAM LIBRARY SERVICES	ADULT LIBRARY BOOKS	18.66
01/26/2026	INGRAM LIBRARY SERVICES	ADULT LIBRARY BOOKS	17.41
01/26/2026	INGRAM LIBRARY SERVICES	ADULT BOOKS	18.64
01/26/2026	INGRAM LIBRARY SERVICES	ADULT BOOKS	29.60
01/26/2026	INGRAM LIBRARY SERVICES	ADULT BOOKS	17.44
01/26/2026	INGRAM LIBRARY SERVICES	ADULT BOOKS	23.68
01/26/2026	INGRAM LIBRARY SERVICES	ADULT BOOKS-HARBACH	18.13
01/26/2026	INGRAM LIBRARY SERVICES	BOOKS-YOUNG ADULT	23.96
01/26/2026	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	6.38
01/26/2026	INGRAM LIBRARY SERVICES	ADULT BOOKS-HARBACH	30.17

Date Paid	Vendor Name	Description	Amount Paid
01/26/2026	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	53.66
01/26/2026	INGRAM LIBRARY SERVICES	YOUNG ADULT	34.47
01/26/2026	INGRAM LIBRARY SERVICES	ADULT BOOKS	32.04
01/26/2026	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	11.16
01/26/2026	INGRAM LIBRARY SERVICES	ADULT BOOKS	46.61
01/26/2026	INGRAM LIBRARY SERVICES	ADULT BOOKS	29.05
01/26/2026	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	89.49
01/26/2026	INGRAM LIBRARY SERVICES	ADULT BOOKS	151.95
01/26/2026	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	38.43
01/26/2026	INGRAM LIBRARY SERVICES	BOOKS-HARBACH-CHILDREN	7.49
01/26/2026	INGRAM LIBRARY SERVICES	ADULT BOOKS	11.39
01/26/2026	INGRAM LIBRARY SERVICES	BOOKS-YOUNG ADULT	102.00
01/26/2026	INGRAM LIBRARY SERVICES	BOOKS-HARBACH-YOUNG ADULT	11.37
01/26/2026	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	359.82
01/26/2026	INGRAM LIBRARY SERVICES	BOOKS-HARBACH-CHILDREN	68.97
01/26/2026	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	11.51
01/26/2026	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	28.05
01/26/2026	INGRAM LIBRARY SERVICES	BOOKS-YOUNG ADULT	14.07
01/26/2026	INGRAM LIBRARY SERVICES	ADULT BOOKS	22.42
01/26/2026	INGRAM LIBRARY SERVICES	ADULT BOOKS	22.67
01/26/2026	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	9.76
01/26/2026	INGRAM LIBRARY SERVICES	ADULT BOOKS	68.78
01/26/2026	INTERSTATE ALL BATTERY CENTER	#786 BATTERY	210.60
01/26/2026	INTERSTATE ALL BATTERY CENTER	#783 PARTS	535.00
01/26/2026	INTERSTATE ALL BATTERY CENTER	KUBOTA MOWER BATTERY REPLACEMENT	114.40
01/26/2026	INTERSTATE ALL BATTERY CENTER	#753 BATTERIES	1,132.50
01/08/2026	IOWA EARTH WORKS	LITTLE WALNUT CREEK PAY REQ 13	32,060.40
01/26/2026	IOWA EMPLOYMENT CONFERENCE	TRAINING	510.00
01/26/2026	IOWA INTERSTATE RAILROAD LTD	R AND R MAINTENANCE FEE (2026 ANNUAL)	8,641.92
01/26/2026	IOWA IRRIGATION & DEVELOPMENT LLC	IRRIGATION CONTROLLER	2,000.00
01/26/2026	IOWA IRRIGATION & DEVELOPMENT LLC	IRRIGATION REPAIRS	153.08
01/26/2026	IOWA PRISON INDUSTRIES	ANNUAL SIGNING PROJECT	5,090.80
01/26/2026	IOWA PRISON INDUSTRIES	SIGNS	196.15
01/26/2026	IOWA-DES MOINES SUPPLY INC	BUILDING SUPPLIES	131.24
01/26/2026	IOWA-DES MOINES SUPPLY INC	MISC SUPPLIES	335.34
01/09/2026	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS-REGULAR MEMBERS Pay Perio	20,636.92
01/09/2026	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS-REGULAR MEMBERS Pay Perio	30,971.80
01/09/2026	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS RETIREMENT -FIRE Pay Period:	6,663.72
01/09/2026	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS RETIREMENT -FIRE Pay Period:	9,661.55
01/09/2026	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS-ELECTED OFFICIALS Pay Perio	144.06
01/09/2026	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS-ELECTED OFFICIALS Pay Perio	216.20
01/08/2026	KEYSTONE CONSTRUCTION SERVICES	CH REMODEL PH 2 PAY REQ 3	73,824.77
01/08/2026	KEYSTONE CONSTRUCTION SERVICES	GREENBELT LANDING PAY REQ 15	237,979.31
01/26/2026	KNOX COMPANY	1 YEAR KNOXCONNECT LICENSE	721.00
01/26/2026	LARRYS WINDOW SERVICE INC.	WINDOW CLEANING-CITY HALL	1,129.60
01/26/2026	LARRYS WINDOW SERVICE INC.	8800 HICKMAN WINDOW CLEANING	381.98
01/26/2026	LARRYS WINDOW SERVICE INC.	8800 HICKMAN WINDOW CLEANING	102.95
01/26/2026	LARRYS WINDOW SERVICE INC.	8800 HICKMAN WINDOW CLEANING	225.07
01/26/2026	LINDE GAS & EQUIPMENT INC	OXYGEN REFILL AND TANK RENTAL	966.66
01/26/2026	LOCUTION SYSTEMS INC	ANNUAL MAINT SYSTEM ON ALERT SYSTEM	5,102.00
01/26/2026	LOGOED APPAREL & PROMOTIONS	HI-VIZ CLOTHES	3,331.24
01/26/2026	LOGOED APPAREL & PROMOTIONS	HI-VIZ CLOTHES	1,425.00
01/26/2026	LOGOED APPAREL & PROMOTIONS	HI-VIZ CLOTHES	1,165.00
01/26/2026	LOGOED APPAREL & PROMOTIONS	HI-VIZ CLOTHES	1,020.00
01/26/2026	LOGOED APPAREL & PROMOTIONS	HATS AND STOCKING CAPS	1,310.64
01/26/2026	LOGOED APPAREL & PROMOTIONS	HI-VIZ CLOTHES	2,345.80
01/26/2026	LOGOED APPAREL & PROMOTIONS	HI-VIZ CLOTHES	1,309.28
01/26/2026	LOGOED APPAREL & PROMOTIONS	HI-VIZ CLOTHES	1,309.28

Date Paid	Vendor Name	Description	Amount Paid
01/26/2026	LOGOED APPAREL & PROMOTIONS	HI-VIZ CLOTHES	490.98
01/26/2026	MAIL SERVICES	POSTAGE	191.52
01/26/2026	MAIL SERVICES	STORWATER BILLS	68.84
01/26/2026	MAIL SERVICES	NEWSLETTER MAILING	1,093.83
01/26/2026	MAIL SERVICES	POSTAGE	2,779.87
01/26/2026	MAIL SERVICES	BILLING	847.36
01/26/2026	MARTIN MARIETTA MATERIALS	ROCK FOR WATER MAIN BREAK	1,012.57
01/26/2026	MARTIN MARIETTA MATERIALS	ROCK FOR WATER MAIN BREAK	644.41
01/26/2026	MARTIN MARIETTA MATERIALS	ROCK FOR WATER MAIN BREAK	1,117.84
01/26/2026	MARTIN MARIETTA MATERIALS	ROCK FOR WATER MAIN BREAKS	741.85
01/26/2026	MEDIACOM	LIBRARY INTERNET	304.90
01/26/2026	MEDIACOM	LIBRARY INTERNET	19.95
01/26/2026	MENARDS	HEATER INSTALL	36.84
01/26/2026	MENARDS	HEATER INSTALL	36.84
01/26/2026	MENARDS	HEATER INSTALL	36.84
01/26/2026	MENARDS	HEATER INSTALL	36.84
01/26/2026	MENARDS	FENCING CABLE TIES	38.94
01/26/2026	MENARDS	BACKPACK	27.99
01/26/2026	MENARDS	LUMBER	8.76
01/26/2026	MENARDS	BUILDING REPAIRS	82.88
01/26/2026	MENARDS	SOAP DISPENSER INSTALLATION	22.03
01/26/2026	MENARDS	VEHICLE MAINT	31.97
01/26/2026	MENARDS	REMODEL	368.78
01/26/2026	MENARDS	BUILDING REPAIR	290.41
01/26/2026	MENARDS	FENCE	321.84
01/26/2026	MENARDS	COAT AND BAG HOOKS	20.73
01/26/2026	MENARDS	EQUIPMENT MAINT	13.18
01/26/2026	MENARDS	GUTTER SUPPLIES	39.69
01/26/2026	MENARDS	SUPPLIES	17.98
01/26/2026	MENARDS	BRUSHES FOR VEHICLES	41.97
01/26/2026	MENARDS	PEAT MOSS	149.90
01/26/2026	MENARDS	SUPPLIES	25.92
01/26/2026	MENARDS	MISC SUPPLIES	200.45
01/26/2026	MENARDS	SPRAYER AND NOZZLE	25.95
01/26/2026	MENARDS	HOSE PROP MATERIALS	298.29
01/26/2026	MENARDS	TOOLS	42.98
01/26/2026	MENARDS	PAINTING SUPPLIES	138.43
01/26/2026	MENARDS	LOAD HOSE PROP MATERIALS	101.96
01/26/2026	MENARDS	BUILDING SUPPLIES	39.31
01/26/2026	MENARDS	BUILDING SUPPLIES	39.31
01/26/2026	MENARDS	BUILDING SUPPLIES	39.31
01/26/2026	MENARDS	TOOL REPLACEMENT	89.71
01/26/2026	MENARDS	BUILDING SUPPLIES	39.31
01/26/2026	MENARDS	SUPPLIES	14.97
01/26/2026	MENARDS	HEATER INSTALL	2.93
01/26/2026	MENARDS	HEATER INSTALL	2.92
01/26/2026	MENARDS	HEATER INSTALL	2.92
01/26/2026	MENARDS	HEATER INSTALL	2.92
01/26/2026	MENARDS	HEATER INSTALL	3.42
01/26/2026	MENARDS	HEATER INSTALL	3.42
01/26/2026	MENARDS	HEATER INSTALL	3.42
01/26/2026	MENARDS	HEATER INSTALL	3.43
01/26/2026	MENARDS	BUILDING MAINT	21.99
01/26/2026	MENARDS	PW REMODEL	18.44
01/26/2026	MENARDS	PARTS	29.98
01/26/2026	MENARDS	PAINT SUPPLIES	152.38
01/26/2026	MENARDS	TREE MARKING PAINT AND FLAG TAPE	186.92
01/26/2026	MENARDS	BUILDING MAINT	74.92

Date Paid	Vendor Name	Description	Amount Paid
01/26/2026	MENARDS	PARTS	232.43
01/26/2026	MENARDS	REMODEL	16.35
01/26/2026	MENARDS	OFFICE SUPPLIES	17.98
01/26/2026	MENARDS	PARTS	17.26
01/26/2026	MENARDS	BUILDING MAINT	18.96
01/26/2026	MENARDS	BUILDING MAINT	27.94
01/26/2026	MENARDS	BUILDING MAINT	27.94
01/26/2026	MENARDS	BUILDING MAINT	27.94
01/26/2026	MENARDS	BUILDING MAINT	27.95
01/26/2026	MENARDS	OIL RACK	10.34
01/26/2026	MENARDS	OIL RACK	10.34
01/26/2026	MENARDS	OIL RACK	10.34
01/26/2026	MENARDS	OIL RACK	10.32
01/26/2026	MENARDS	PARTS	9.55
01/26/2026	MENARDS	EQUIPMENT MAINT	11.04
01/26/2026	MENARDS	BUILDING MAINT	97.72
01/26/2026	MENARDS	FENCE SUPPLIES	237.67
01/26/2026	MENARDS	VEHICLE MAINT	171.56
01/26/2026	MENARDS	PAINT SUPPLIES	70.42
01/26/2026	MENARDS	EQUIPMENT MAINT	15.19
01/26/2026	MERCYONE CLIVE PHARMACY	EMS MEDICATION	258.48
01/26/2026	MERCYONE HEALTH & FITNESS CENTER	WELLNESS COACHING	320.00
01/26/2026	MERCYONE HEALTH & FITNESS CENTER	WELLNESS COACHING	240.00
01/26/2026	MERCYONE OCCUPATIONAL HEALTH	PHYSICALS & DRUG SCREENS	917.00
01/26/2026	METRO WASTE AUTHORITY	CURB IT - DEC 25	28,327.20
01/26/2026	METRO WASTE AUTHORITY	SOLID WASTE DEC 25	72,565.60
01/26/2026	METRO WASTE AUTHORITY	YARD WASTE STICKERS	200.00
01/26/2026	METRONET	INTERNET PS	1,039.95
01/26/2026	MIDAMERICAN ENERGY DAV	TRAFFIC LIGHTS	1,202.90
01/26/2026	MIDAMERICAN ENERGY DAV	WATER FACILITIES	1,042.88
01/26/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	308.63
01/26/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE AQUATICS	1,528.44
01/26/2026	MIDAMERICAN ENERGY DAV	STREET LIGHTS	16,521.19
01/26/2026	MIDAMERICAN ENERGY DAV	STREET LIGHTS	16,234.04
01/26/2026	MIDAMERICAN ENERGY DAV	ELECTRIC & GAS SERVICE CITY HALL	2,297.57
01/26/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE CPSC	1,010.43
01/26/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE CPSC	2,209.00
01/26/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE CPSC	3,749.03
01/26/2026	MIDAMERICAN ENERGY DAV	ELECTRIC & GAS SERVICE HARBACH	1,917.98
01/26/2026	MIDAMERICAN ENERGY DAV	TRAFFIC LIGHTS	25.60
01/26/2026	MIDAMERICAN ENERGY DAV	TRAFFIC LIGHTS	26.35
01/26/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	467.06
01/26/2026	MID-STATES ORGANIZED	MEMBERSHIP FEES - MOCIC	200.00
01/26/2026	MIDWEST GUTTER SYSTEMS	BUILDING MAINT	1,076.50
01/26/2026	MIDWEST LEADERSHIP INSTITUTE	2026 SEMINAR DEKOCK	3,400.00
01/26/2026	MIDWEST TAPE, LLC	HOOPLA FLEX	397.97
01/26/2026	MIDWEST TAPE, LLC	HOOPLA FLEX	38.00
01/26/2026	MIDWEST WHEEL COMPANIES	MIRROR BRACKET	22.98
01/26/2026	MS FOSTER & ASSOCIATES INC	TIRE CHAIN REPAIR PARTS/CAMERA WASH PARTS	2,104.63
01/09/2026	MUNICIPAL FIRE & POLICE	CURRENT PAY WITHHOLDING MUNICIPAL FIRE & POLICE RETIRE Pay Perio	9,931.25
01/09/2026	MUNICIPAL FIRE & POLICE	CURRENT PAY WITHHOLDING MUNICIPAL FIRE & POLICE RETIRE Pay Perio	23,152.41
01/23/2026	MUNICIPAL FIRE & POLICE	CURRENT PAY WITHHOLDING MUNICIPAL FIRE & POLICE RETIRE Pay Perio	10,066.38
01/23/2026	MUNICIPAL FIRE & POLICE	CURRENT PAY WITHHOLDING MUNICIPAL FIRE & POLICE RETIRE Pay Perio	23,467.38
01/26/2026	NAPA DISTRIBUTION CENTER	FORESTRY MULCHER GREASE GUN	45.25
01/26/2026	NETWORKS	PROFESSIONAL FEES	75.00
01/26/2026	NETWORKS	SOFTWARE SUBSCRIPTION	7.70
01/26/2026	NETWORKS	BARRACUDA RENEWAL	25,800.00
01/08/2026	NIKKEL & ASSOCIATES INC	CH REMODEL PH 2 PAY REQ 4	76,116.87

Date Paid	Vendor Name	Description	Amount Paid
01/26/2026	NORTHLAND PRODUCTS CO	OIL SAMPLE KITS	195.68
01/26/2026	NYEMASTER-GOODE	PROSECUTIONS	8,450.50
01/26/2026	NYEMASTER-GOODE	CITY COUNCIL	850.00
01/26/2026	NYEMASTER-GOODE	LEGAL GENERAL	9,876.50
01/26/2026	NYEMASTER-GOODE	LEGAL	1,475.00
01/26/2026	NYEMASTER-GOODE	LEGAL	600.00
01/26/2026	NYEMASTER-GOODE	LEGAL	850.00
01/26/2026	NYEMASTER-GOODE	LEGAL	400.00
12/31/2025	OBRIEN SETTLEMENT SERVICES	PROPERTY ACQ - DETAEYE	406,631.48
01/08/2026	ON TRACK CONSTRUCTION	LINNAN PK PRJCT PAY REQ 6	46,913.08
01/08/2026	ON TRACK CONSTRUCTION	GREENBELT LANDING PAY REQ 12	84,294.45
01/26/2026	ONE SOURCE	BACKGROUND CHECKS	50.00
01/26/2026	P J IOWA LC	SUMMER INVOICE	28.95
01/26/2026	PATTISON COMPANY LLC	RIP RAP FOR STREAM REPAIRS	5,256.57
01/26/2026	PATTISON COMPANY LLC	RIP RAP FOR STREAM REPAIRS	5,320.83
12/31/2025	PAYMENTECH - CHASE BANK	Dec CC Fees	3,061.84
12/31/2025	PAYMENTECH - CHASE BANK	Dec CC Fees	2,449.48
12/31/2025	PAYMENTECH - CHASE BANK	Dec CC Fees	612.37
12/31/2025	PAYMENTECH - CHASE BANK	Dec CC Fees	30.51
12/31/2025	PAYMENTECH - CHASE BANK	Dec CC Fees	23.34
12/31/2025	PAYMENTECH - CHASE BANK	Dec CC Fees	99.62
12/31/2025	PAYMENTECH - CHASE BANK	Dec CC Fees	99.62
12/31/2025	PAYMENTECH - CHASE BANK	Dec CC Fees	593.23
12/31/2025	PAYMENTECH - CHASE BANK	Dec CC Fees	56.05
12/31/2025	PAYMENTECH - CHASE BANK	Dec CC Fees	1.64
01/26/2026	PER MAR SECURITY SERVICES	SECURITY SERVICES	806.40
01/26/2026	PER MAR SECURITY SERVICES	SECURITY SERVICES	941.64
01/26/2026	PER MAR SECURITY SERVICES	SECURITY SERVICES	2,224.80
01/26/2026	PER MAR SECURITY SERVICES	YEARLY SECURITY MONITORING	639.96
01/26/2026	PER MAR SECURITY SERVICES	SECURITY SERVICES	941.76
01/26/2026	PINGEL MUDJACKING, LC	MUDJACKING S SHORT AND LAKESHORE INTAKE	18,450.00
01/26/2026	PLAYAWAY PRODUCTS LLC	YOUTH MEDIA	868.16
01/26/2026	PLUMB SUPPLY	DRINKING FOUNTAIN WATER FILTERS	331.40
01/26/2026	POLK COUNTY EMERGENCY	FY25/26 EMERGENCY MGMT	5,517.00
01/26/2026	PRODIGY CARE SERVICES	411 RX	1,511.43
01/26/2026	PRODIGY CARE SERVICES	411 RX	21.32
01/26/2026	PRODIGY CARE SERVICES	411 RX	36.74
01/26/2026	PRODIGY CARE SERVICES	411 RX	49.45
01/26/2026	PRODIGY CARE SERVICES	411 RX	1,660.66
01/26/2026	PRODIGY CARE SERVICES	411 RX	870.97
12/31/2025	PROFESSIONAL SOLUTIONS	CLOVER CC FEES	285.68
01/26/2026	QUADIENT INC	POSTAGE METER RENTAL	189.00
01/26/2026	QUALITY RESOURCE GROUP INC	GOAT SHIRT	44.36-
01/26/2026	QUALITY RESOURCE GROUP INC	GOAT SHIRTS	1,936.74
01/26/2026	R3 COMMERCIAL ROOFING	ROOF REPAIRS	2,466.71
01/26/2026	R3 COMMERCIAL ROOFING	ROOF REPAIRS	617.18
01/26/2026	RELIABLE MINI STORAGE	REIMBURSEMENT FOR IRRIGATION DAMAGES	246.10
01/09/2026	RELIANCE STANDARD LIFE INSURANCE	VOL LIFE INSURANCE Pay Period: 01/03/2026	1,198.99
01/23/2026	RELIANCE STANDARD LIFE INSURANCE	VOL LIFE INSURANCE Pay Period: 01/17/2026	1,198.99
01/08/2026	RES GREAT LAKES, LLC	LITTLE WALNUT CREEK PAY REQ 2	16,028.88
01/08/2026	RES GREAT LAKES, LLC	LITTLE WALNUT CREEK PAY REQ 3	5,775.60
01/26/2026	RINGCENTRAL INC	HOSTED VOICE	2,694.19
01/26/2026	ROSEN PUBLISHING	CHILDRENS BOOKS	1,048.65
01/26/2026	ROSEN PUBLISHING	CHILDRENS BOOKS HB	141.40
01/26/2026	SECTOR	NEW CAR BUILD #203	11,391.75
01/26/2026	SECTOR	NEW CAR BUILD #204	12,684.75
01/26/2026	SECURITY EQUIPMENT INC	BUILDING MAINT	17.44
01/26/2026	SILVERSTAR CAR WASH	CAR WASHES - REC	60.00

Date Paid	Vendor Name	Description	Amount Paid
01/26/2026	SILVERSTAR CAR WASH	CAR WASHES - PW	40.00
01/26/2026	SILVERSTAR CAR WASH	CAR WASHES - PW	80.00
01/26/2026	SILVERSTAR CAR WASH	CAR WASHES - PARKS	40.00
01/26/2026	SKYLAR WATSON	PROFESSIONAL FEES - WITNESS FEES	31.50
01/26/2026	SMITHGROUP, INC	LINNAN PARK DESIGN WORK	11,106.00
01/08/2026	SNYDER & ASSOCIATES	UNIVERSITY BLVD STATION PAY REQ 24	1,282.50
01/26/2026	SPECTRUM PAINT	PAINT AND PAINTING SUPPLIES	157.94
01/26/2026	SPECTRUM PAINT	PAINT AND PAINTING SUPPLIES	147.95
01/26/2026	SPECTRUM PAINT	PAINT AND PAINTING SUPPLIES	157.94
01/26/2026	STAPLES	CALENDARS FOR ENGINEERING AND OFFICE SUPPLIES	102.87
01/26/2026	STAPLES	BREAKROOM SUPPLIES	38.98
01/26/2026	STAPLES	COPY PAPER	43.49
01/26/2026	STATE AUDITOR	AUDIT FILING FEE	850.00
01/26/2026	SUPERIOR PEST CONTROL	PEST CONTROL HARBACH	250.00
01/26/2026	SUPERIOR PEST CONTROL	PEST CONTROL CITY HALL	331.00
01/26/2026	SUPERIOR PEST CONTROL	PEST CONTROL CPSC	104.61
01/26/2026	SUPERIOR PEST CONTROL	PEST CONTROL CPSC	177.54
01/26/2026	SUPERIOR PEST CONTROL	PEST CONTROL CPSC	47.85
01/26/2026	THE CHILDS WORLD	CHILDRENS BOOKS	2,518.05
01/09/2026	TREAS - STATE OF IA WH TAX	STATE WITHHOLDING STATE WITHHOLDING TAX Pay Period: 01/03/2026	26,826.00
01/23/2026	TREAS - STATE OF IA WH TAX	STATE WITHHOLDING STATE WITHHOLDING TAX Pay Period: 01/17/2026	23,838.00
12/31/2025	TREASURER STATE OF IOWA	REC SALES TAX	423.50
12/31/2025	TREASURER STATE OF IOWA	UB Sales Tax	10,013.22
12/31/2025	TREASURER STATE OF IOWA	WATER EXCISE TAX	37,301.72
01/26/2026	TRINITY HEALTH	PAY TO OTHER AGENCIES - BLOOD DRAWALS LAB FEE	25.00
01/26/2026	TRUCK EQUIPMENT INC	EQUIPMENT REPAIR	528.46
01/26/2026	TRUCK EQUIPMENT INC	EQUIPMENT REPAIR	143.77
01/26/2026	TRUCK EQUIPMENT INC	TRUCK MAINT	36.00
01/26/2026	TRUCK EQUIPMENT INC	EQUIPMENT MAINT	468.00
01/26/2026	ULINE	PARTS ROOM ORGANIZERS	153.71
01/26/2026	ULINE	PARTS ROOM ORGANIZERS	153.71
01/26/2026	ULINE	PARTS ROOM ORGANIZERS	153.70
01/26/2026	ULINE	PARTS ROOM ORGANIZERS	153.70
12/31/2025	UMB Bank	REG FEE 2013SA	250.00
12/31/2025	UMB Bank	REG FEE 2017B	250.00
12/31/2025	UMB Bank	REG FEE 2017A	250.00
12/31/2025	UMB Bank	REG FEE 2019A	300.00
12/31/2025	UMB Bank	REG FEE 2021C	600.00
01/09/2026	UNITED WAY	CURRENT PAY WITHHOLDING UNITED WAY Pay Period: 01/03/2026	57.69
01/23/2026	UNITED WAY	CURRENT PAY WITHHOLDING UNITED WAY Pay Period: 01/17/2026	57.69
01/26/2026	VAN METER INC	OIL BURNER INSTALL	50.88
01/26/2026	VAN METER INC	OIL BURNER INSTALL	50.88
01/26/2026	VAN METER INC	OIL BURNER INSTALL	50.88
01/26/2026	VAN METER INC	OIL BURNER INSTALL	50.87
01/26/2026	VAN METER INC	OIL BURNER INSTALL	28.66
01/26/2026	VERIZON	CELL DATA SERVICE	115.44
01/26/2026	VERIZON	CELL DATA SERVICE	38.48
01/26/2026	VERIZON	CELL DATA SERVICE	115.44
01/26/2026	VERIZON	DCU CELL	125.12
01/26/2026	VERIZON	DATA PLANS	1,159.64
01/26/2026	VERIZON	CENSUS PHONES	118.26
01/26/2026	VESTIS	UNIFORMS	100.74
01/26/2026	VESTIS	UNIFORMS	56.22
01/26/2026	VESTIS	UNIFORMS	56.22
01/26/2026	VESTIS	UNIFORMS	21.09
01/26/2026	VESTIS	UNIFORMS	103.62
01/26/2026	VESTIS	UNIFORMS	57.83
01/26/2026	VESTIS	UNIFORMS	57.83

Date Paid	Vendor Name	Description	Amount Paid
01/26/2026	VESTIS	UNIFORMS	21.69
01/26/2026	VESTIS	UNIFORMS	100.74
01/26/2026	VESTIS	UNIFORMS	56.22
01/26/2026	VESTIS	UNIFORMS	56.22
01/26/2026	VESTIS	UNIFORMS	21.09
01/26/2026	WALNUT CREEK BASEBALL	REFUND STORMWATER DEC25/JAN26	1,057.20
01/26/2026	WAUKEE COMMUNITY SCHOOL DISTRICT	YOUTH BB GYM RENTAL	6,885.00
01/26/2026	WEST DES MOINES WATER WORKS	WATER FACILITIES	208.89
01/26/2026	WESTSIDE AUTO PROS	REPAIR	185.62
01/26/2026	WEX BANK	FUEL	46.79
01/26/2026	WEX BANK	FUEL	37.69
01/26/2026	WEX BANK	FUEL	670.76
01/26/2026	WEX BANK	FUEL	662.88
01/26/2026	WEX BANK	FUEL	1,285.93
01/26/2026	WEX BANK	FUEL	4,707.09
01/26/2026	WEX BANK	FUEL	275.18
01/26/2026	WEX BANK	FUEL	494.45
01/26/2026	WEX BANK	FUEL	690.82
01/26/2026	WEX BANK	FUEL	864.90
01/26/2026	WEX BANK	FUEL	599.34
01/26/2026	WEX BANK	FUEL	96.09
01/26/2026	WEX BANK	FUEL	100.42
01/26/2026	WRIGHT OUTDOOR SOLUTIONS INC	TREE LIGHTING REMOVAL	485.00
12/31/2025	XPRESS BILL PAY	Tran Fees- UB	1,857.80
12/31/2025	XPRESS BILL PAY	Tran Fees- UB	1,486.24
12/31/2025	XPRESS BILL PAY	Tran Fees- UB	371.56
12/31/2025	XPRESS BILL PAY	Tran Fees- PD	20.72
12/31/2025	XPRESS BILL PAY	Tran Fees- Rec	22.94
12/31/2025	XPRESS BILL PAY	Tran Fees- Pool	22.94
12/31/2025	XPRESS BILL PAY	Tran Fees- CD	64.38
12/31/2025	XPRESS BILL PAY	Tran Fees- PW	4.44
12/31/2025	XPRESS BILL PAY	Tran Fees- Admin	.74
01/26/2026	ZIEGLER INC	EMERGENCY GENERATOR REPAIR	95.71
01/26/2026	ZIEGLER INC	EMERGENCY GENERATOR REPAIR	95.71
01/26/2026	ZIEGLER INC	EMERGENCY GENERATOR REPAIR	95.71
01/26/2026	ZIEGLER INC	EMERGENCY GENERATOR REPAIR	95.69
12/31/2025	ZIFT PAYMENT PROCESSING	CC Fees - Zift	137.87
Grand Totals:			3,906,964.20

Date Paid	Vendor Name	Description	Amount Paid

The following expenditures have been reviewed and authorized as being justified and properly due and made in accordance to city guidelines. This listing has been prepared by Finance Department staff and is being submitted to the City Council for approval.

Bill List Claims (01/06/2026 - 1/26/2026)	$	3,906,964.20
Payroll (01/09/2026)		371,178.98
Payroll (01/23/2026)		342,079.02
Total	$	4,620,222.20

Of the total payrolls, $962.57 are expense reimbursements.

_____ Date: _____
Elizabeth Hansen, Director of Administrative Services

Dated: _____

City Council:

Breanne Hocker _____

Eric Klein _____

Ted Weaver _____

Sadie Gasparotto _____

Susan Judkins _____

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: January 29, 2026
RE: Approve Retail Alcohol Sales License Ownership Update - Walgreens #05060 - 12753 University Avenue

SYNOPSIS:
Staff recommends approval.

Attachments:
1. Walgreens #05060 06_19_2025 Ownership Update

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: January 29, 2026
RE: Approve Retail Alcohol Sales License Ownership Update - Walgreens #07967 - 15601 Hickman Road

SYNOPSIS:
Staff recommends approval.

Attachments:
1. Walgreens #07967 06_19_2025 Ownership Update

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: January 29, 2026
RE: Approve Retail Alcohol Sales License Renewal Application - Wildwood Lodge - 11431 Forest Avenue

SYNOPSIS:
Staff recommends approval.

Attachments:
1. Wildwood Lodge 02_05_2026

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: January 29, 2026
RE: Approve Retail Alcohol Sales License Renewal Application - World Liquor & Tobacco - 1775 NW 86th Street

SYNOPSIS:
Staff recommends approval.

Attachments:
1. World Liquor & Tobacco 03_01_2026

Memo

TO: Mayor and Council members
FROM:
DATE: January 29, 2026
RE: Resolution Approving Greenbelt Landing Contract Amendments

SYNOPSIS:
The original construction contracts for Greenbelt Landing expired on July 30, 2025 and were subsequently amended to expire on December 31, 2025 and May 15, 2026. Due to delays in getting construction started last summer, the project was not completed as was expected when the construction contracts were amended. As a result of these delays, the construction contracts for all six of the prime contracts need to be amended with new completion dates and updated costs.

Working with the City's construction manager, it has been determined that the contracts need to be extended to June 24, 2026. DCI negotiated with the contractors with regard to change orders related to the increase in length of the contracts. Four of the six contracts are only amendments to the completion date and do not include a financial increase due to the extension of the completion date. For two of the contracts, Keystone and Absolute Group, the contract amendment comes with a cost. A majority of the increases come from increased costs for materials and extended length of work time that were outside the contractor's control.

Contract Amendment Amounts
- Keystone Construction - $25,000
- OnTrack Construction - $0
- Air-Con - $0
- Central Iowa Mechanical - $0
- Absolute Group - $6,630.41
- Country Landscapes - $0

The total amount of change orders for these contract amendments is $31,630.41

City staff have reviewed these costs with DCI and believe that they are all warranted and would recommend approval of the contract amendments.

Attachments:
1. Country Landscapes
2. Central Iowa Mechanical
3. Absolute Group
4. On Track
5. AirCon
6. Keystone
7. Resolution - Prime Construction Contracts Amendment

Docusign Envelope ID: 3740C030-8A0E-4FB5-B0E9-9E9E1AA5A109

AIA® Document G731™ – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: *(name and address)*
Clive Greenbelt Landing

OWNER: *(name and address)*
City of Clive
1900 NW 114th St., Clive IA 50325

CONTRACTOR: *(name and address)*
Country Landscapes, Inc.
3801 Lincoln Way, Ames IA 50010

CONTRACT INFORMATION:
Contract For: 32.1 Landscaping
Date: 9/12/25

ARCHITECT: *(name and address)*
Smith Group
233 North Water St., Suite 502
Milwaukee WI 53202

CHANGE ORDER INFORMATION:
Change Order Number: 002
Date: 1/21/26

CONSTRUCTION MANAGER: *(name and address)*
DCI Group
220 SE 6th St., Suite 200 Des Moines IA 50309

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Extend all contractor's completion to June 24, 2026 to match updated project schedule. Schedule developed through review of remaining scope with owner & contractor's. Phase 1 Substantial completion date will be February 9, 2026. Phase 2 Substantial Completion date will be June 24, 2026.

The original Contract Sum was	$	925,000.00
Net change by previously authorized Change Orders	$	17,620.00
The Contract Sum prior to this Change Order was	$	942,620.00
The Contract Sum will be unchanged by this Change Order in the amount of	$	0.00
The new Contract Sum including this Change Order will be	$	942,620.00

The Contract Time will be increased by forty (40) days.
The Contractor's Work shall be substantially complete on June 24, 2026.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.

Smith Group	DCI Group
ARCHITECT *(Firm name)*	**CONSTRUCTION MANAGER** *(Firm name)*
	Drew Johnson
SIGNATURE	**SIGNATURE**
Bruce Morrow, Architect	Drew Johnson, Project Manager
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**
DATE:	**DATE:** 01/22/2026
Country Landscapes Inc.	City of Clive
CONTRACTOR *(Firm name)*	**OWNER** *(Firm name)*
SIGNATURE	**SIGNATURE**
Trever Ewalt, Project Manager	John Edwards, Mayor
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**
DATE:	**DATE:**

AIA Document G731 – 2019 (formerly G701™CMa – 1992). Copyright © 1992 and 2019. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 17:00:09 ET on 01/21/2026 under Order No.4104246173 which expires on 12/31/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (3B9ADA40)

Docusign Envelope ID: 3740C030-8A0E-4FB5-B0E9-9E9E1AA5A109

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
1	**GREENBELT LANDING CITY OF CLIVE - BP 6**						
2	**GENERAL CONDITIONS & MILESTONES**						
3	A4670	PHASE 1 SUBSTANTIAL COMPLETION - STAGE/BUILDING/PATIO/114TH ST PAVING	0	0		09-Feb-26	
4	A1010	WEATHER CONTINGENCY	15	15	04-Jun-26	24-Jun-26	
5	A4690	PHASE 2 SUBSTANTIAL COMPLETION - CREEK/BOARDWALK/PLAYGROUND/WETLA	0	0		24-Jun-26	
6	A1020	FINISH CONSTRUCTION	0	0		25-Jun-26	
7	**PROCUREMENT**						
8	A4320	TRELLIS/WETLAND SWING SUBMITTALS (KEYSTONE)	5	5	16-Oct-24 A	23-Jan-26	Keystone
9	A4340	DECORATIVE METAL RAILINGS SUBMITTALS (KEYSTONE)	5	5	16-Oct-24 A	23-Jan-26	Keystone
10	A4390	CATENARY/STAGE EVENT LIGHTING FABRICATION (AIR CON)	40	15	19-Sep-25 A	06-Feb-26	Air-Con Mech
11	A3420	WINDOW ROLLER SHADE FABRICATION (KEYSTONE)	20	1	15-Dec-25 A	19-Jan-26	Keystone
12	A6600	COUNTERTOPS FABRICATE (KEYSTONE)	10	5	12-Jan-26 A	23-Jan-26	Keystone
13	A4330	WETLAND SWING FABRICATION (KEYSTONE)	60	60	26-Jan-26	17-Apr-26	Keystone
14	A4350	DECORATIVE METAL RAILINGS FABRICATION (KEYSTONE)	30	30	26-Jan-26	06-Mar-26	Keystone
15	**EAST STORMWATER POND**						
16	A5480	FINISH AGGREGATE PAVING & DONOR STONE (COUNTRY)	2	2	29-Apr-26	30-Apr-26	Country Land
17	A6770	AGGREGATE PAVING TRAIL FINAL GRADE (WILLIAMS)	1	1	06-May-26	06-May-26	On Track
18	A6710	LANDSCAPING TREES AREAS 105 (CITY OF CLIVE)	2	2	07-May-26	08-May-26	
19	A5400	NATIVE SEEDING/SODDING AREAS 105 (COUNTRY)	3	3	11-May-26	13-May-26	Country Land
20	A4770	STORMWATER POND DCI PUNCH LIST AND CORRECTIONS	5	5	21-May-26	28-May-26*	
21	A6720	ACCENT PLANTING BEDS AREA 105	1	1	27-May-26	27-May-26	Country Land
22	**STAGE & EVENT LAWN**						
23	A3720	LINEAR METAL CEILINGS (KEYSTONE)	10	5	08-Dec-25 A	23-Jan-26	Keystone
24	A3680	STAGE LIGHT FIXTURES (AIRCON)	2	2	22-Jan-26	23-Jan-26	Air-Con Mech
25	A3690	STAGE ELECTRICAL PANEL (AIRCON)	5	5	26-Jan-26	30-Jan-26	Air-Con Mech
26	A6230	STAGE DCI PUNCH LIST & CORRECTIONS	5	5	02-Feb-26	06-Feb-26	
27	A1970	WALNUT CREEK BRIDGE RAILINGS DEMO (ON TRACK)	2	2	05-Mar-26	06-Mar-26	On Track
28	A2040	WALNUT CREEK BRIDGE DECORATIVE RAILINGS (KEYSTONE)	2	2	09-Mar-26	10-Mar-26	Keystone
29	A6780	STAGE SIGNAGE (KEYSTONE)	3	3	13-Apr-26	15-Apr-26	Keystone
30	A6970	ART STRUCTURAL CONCRETE INSTALL	4	4	16-Apr-26	21-Apr-26	
31	A3590	FINISH 104/105 PAVEMENT (ABSOLUTE)	5	5	22-Apr-26*	28-Apr-26	Absolute
32	A6870	IRRIGATION SLEEVES UNDER SIDEWALKS	1	1	23-Apr-26	23-Apr-26	IA Irrigation
33	A2320	GRADING FINAL & TOPSOIL RESPREAD AROUND ALL EAST TRAILS & SIDEWALKS (\	5	5	29-Apr-26	05-May-26	On Track
34	A4650	8" FLUSH CURBS AT STAGE EVENT LAWN (ABSOLUTE)	5	5	29-Apr-26	05-May-26	Absolute
35	A3700	CATENARY LIGHTING POLES (AIRCON)	3	3	01-May-26	05-May-26	Air-Con Mech
36	A5390	LANDSCAPING TREES @ EVENT LAWN AGGREGATE PAVING (CITY OF CLIVE)	2	2	01-May-26	04-May-26	
37	A3150	PERMANENT IRRIGATION INSTALLATION AT STAGE LAWN (IOWA IRRIGATION)	5	5	04-May-26	08-May-26	IA Irrigation
38	A2980	LANDSCAPING TREES/SHRUBS AREA 104 SEEDING/SODDING AREAS (CITY OF CLI'	3	3	04-May-26	06-May-26	
39	A6000	TEMP IRRIGATION EAST SIDE TRAILS/SIDEWALKS (IOWA IRRIGATION)	5	5	04-May-26	08-May-26	IA Irrigation
40	A6380	CITY OF CLIVE COMPACTION TESTING	0	0		05-May-26	
41	A2960	RELOCATE STAGE EVENT LAWN LIGHTING PANEL (AIRCON)	2	2	06-May-26	07-May-26	Air-Con Mech
42	A3810	TRASH RECEPTACLE PADS (KEYSTONE)	2	2	06-May-26	07-May-26	Keystone
43	A5130	AGGREGATE PAVING SUBBASE AND PAVING @ EVENT LAWN (COUNTRY)	3	3	06-May-26	08-May-26	Country Land
44	A2970	TURF REINFORCEMENT MAT @ KAYAK LAUNCH (ALPHA)	2	2	06-May-26	07-May-26	Alpha

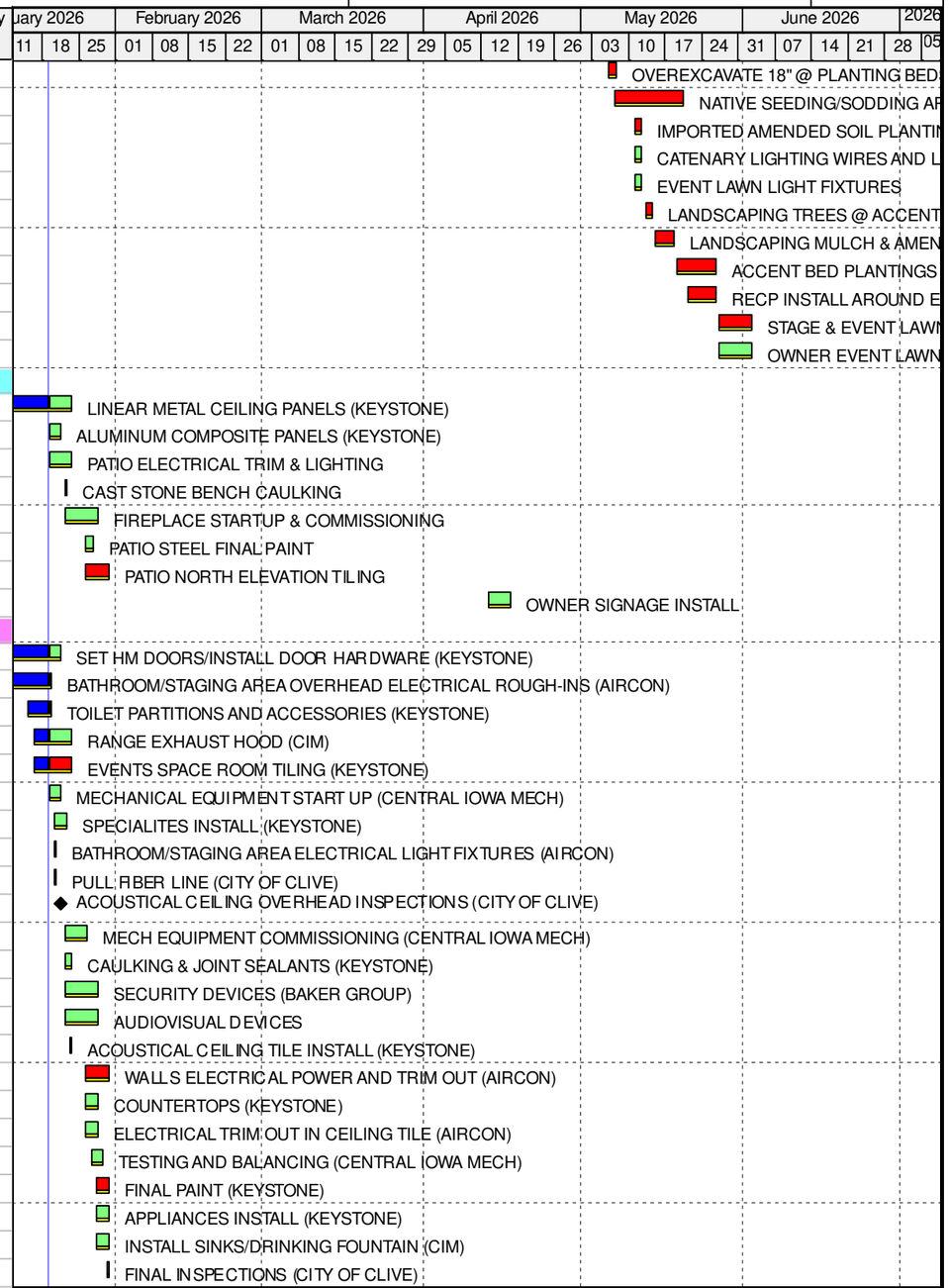


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 3740C030-8A0E-4FB5-B0E9-9E9E1AA5A109

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
45	A6630	OVEREXCAVATE 18" @ PLANTING BEDS (WILLIAMS)	2	2	06-May-26	07-May-26	On Track
46	A2330	NATIVE SEEDING/SODDING AREA 104 (COUNTRY)	10	10	07-May-26	20-May-26	Country Land
47	A5490	IMPORTED AMENDED SOIL PLANTING BEDS (COUNTRY)	2	2	11-May-26	12-May-26	Country Land
48	A6990	CATENARY LIGHTING WIRES AND LIGHTS (AIR-CON)	2	2	11-May-26	12-May-26	Air-Con Mech
49	A7040	EVENT LAWN LIGHT FIXTURES	2	2	11-May-26	12-May-26	Air-Con Mech
50	A6890	LANDSCAPING TREES @ ACCENT PLANTING BEDS (CITY OF CLIVE)	2	2	13-May-26	14-May-26	
51	A2370	LANDSCAPING MULCH & AMENDED SOIL GROUNDCOVER (COUNTRY)	2	2	15-May-26	18-May-26	Country Land
52	A4940	ACCENT BED PLANTINGS AREA 104 (COUNTRY)	5	5	19-May-26*	26-May-26	Country Land
53	A5900	RECP INSTALL AROUND EAST TRAILS & SIDEWALKS (COUNTRY)	3	3	21-May-26	26-May-26	Country Land
54	A4660	STAGE & EVENT LAWN DCI PUNCHLIST AND CORRECTIONS	5	5	27-May-26	02-Jun-26	
55	A6810	OWNER EVENT LAWN ACCESORY INSTALL	5	5	27-May-26	02-Jun-26	
56	**PATIO**						
57	A2530	LINEAR METAL CEILING PANELS (KEYSTONE)	5	5	17-Nov-25 A	23-Jan-26	Keystone
58	A4540	ALUMINUM COMPOSITE PANELS (KEYSTONE)	3	3	19-Jan-26	21-Jan-26	Keystone
59	A6820	PATIO ELECTRICAL TRIM & LIGHTING	5	5	19-Jan-26	23-Jan-26	Air-Con Mech
60	A6840	CAST STONE BENCH CAULKING	1	1	22-Jan-26	22-Jan-26	Keystone
61	A6850	FIREPLACE STARTUP & COMMISSIONING	5	5	22-Jan-26	28-Jan-26	Keystone
62	A6830	PATIO STEEL FINAL PAINT	2	2	26-Jan-26	27-Jan-26	Keystone
63	A7030	PATIO NORTH ELEVATION TILING	5	5	26-Jan-26	30-Jan-26	Keystone
64	A6950	OWNER SIGNAGE INSTALL	5	5	13-Apr-26	17-Apr-26	
65	**BUILDING RENOVATION**						
66	A1330	SET HM DOORS/INSTALL DOOR HARDWARE (KEYSTONE)	3	3	07-Jan-26 A	21-Jan-26	Keystone
67	A6900	BATHROOM/STAGING AREA OVERHEAD ELECTRICAL ROUGH-INS (AIRCON)	1	1	08-Jan-26 A	19-Jan-26	Air-Con Mech
68	A1740	TOILET PARTITIONS AND ACCESSORIES (KEYSTONE)	3	1	15-Jan-26 A	19-Jan-26	Keystone
69	A1710	RANGE EXHAUST HOOD (CIM)	5	5	16-Jan-26 A	23-Jan-26	Central IA Mec
70	A2270	EVENTS SPACE ROOM TILING (KEYSTONE)	5	5	16-Jan-26 A	23-Jan-26	Keystone
71	A1850	MECHANICAL EQUIPMENT START UP (CENTRAL IOWA MECH)	3	3	19-Jan-26	21-Jan-26	Central IA Mec
72	A1410	SPECIALITES INSTALL (KEYSTONE)	3	3	20-Jan-26	22-Jan-26	Keystone
73	A2410	BATHROOM/STAGING AREA ELECTRICAL LIGHT FIXTURES (AIRCON)	1	1	20-Jan-26	20-Jan-26	Air-Con Mech
74	A7000	PULL FIBER LINE (CITY OF CLIVE)	1	1	20-Jan-26	20-Jan-26	
75	A1380	ACOUSTICAL CEILING OVERHEAD INSPECTIONS (CITY OF CLIVE)	0	0		21-Jan-26	
76	A1270	MECH EQUIPMENT COMMISSIONING (CENTRAL IOWA MECH)	3	3	22-Jan-26	26-Jan-26	Central IA Mec
77	A1580	CAULKING & JOINT SEALANTS (KEYSTONE)	2	2	22-Jan-26	23-Jan-26	Keystone
78	A1540	SECURITY DEVICES (BAKER GROUP)	5	5	22-Jan-26	28-Jan-26	Baker Group
79	A1840	AUDIOVISUAL DEVICES	5	5	22-Jan-26	28-Jan-26	
80	A3030	ACOUSTICAL CEILING TILE INSTALL (KEYSTONE)	1	1	23-Jan-26	23-Jan-26	Keystone
81	A1230	WALLS ELECTRICAL POWER AND TRIM OUT (AIRCON)	5	5	26-Jan-26	30-Jan-26	Air-Con Mech
82	A3100	COUNTERTOPS (KEYSTONE)	3	3	26-Jan-26	28-Jan-26	Keystone
83	A6920	ELECTRICAL TRIM OUT IN CEILING TILE (AIRCON)	3	3	26-Jan-26	28-Jan-26	Air-Con Mech
84	A1730	TESTING AND BALANCING (CENTRAL IOWA MECH)	3	3	27-Jan-26	29-Jan-26	Central IA Mec
85	A1350	FINAL PAINT (KEYSTONE)	3	3	28-Jan-26	30-Jan-26	Keystone
86	A1830	APPLIANCES INSTALL (KEYSTONE)	3	3	28-Jan-26	30-Jan-26	Keystone
87	A7010	INSTALL SINKS/DRINKING FOUNTAIN (CIM)	3	3	28-Jan-26	30-Jan-26	Central IA Mec
88	A2390	FINAL INSPECTIONS (CITY OF CLIVE)	1	1	30-Jan-26	30-Jan-26	

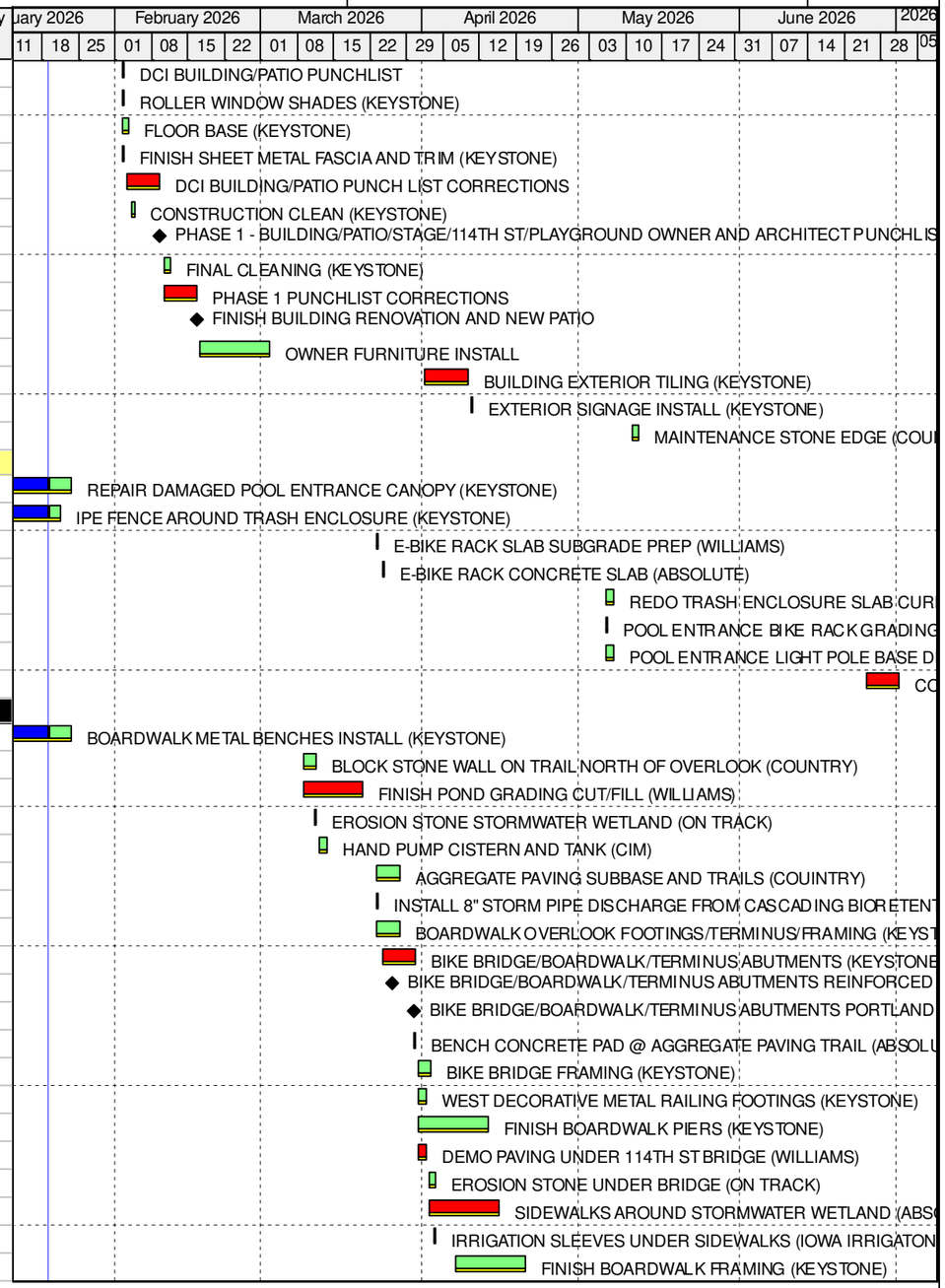


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 3740C030-8A0E-4FB5-B0E9-9E9E1AA5A109

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
89	A3190	DCI BUILDING/PATIO PUNCHLIST	1	1	02-Feb-26	02-Feb-26	
90	A3430	ROLLER WINDOW SHADES (KEYSTONE)	1	1	02-Feb-26	02-Feb-26	Keystone
91	A4420	FLOOR BASE (KEYSTONE)	2	2	02-Feb-26	03-Feb-26	Keystone
92	A7020	FINISH SHEET METAL FASCIA AND TRIM (KEYSTONE)	1	1	02-Feb-26	02-Feb-26	Keystone
93	A1550	DCI BUILDING/PATIO PUNCH LIST CORRECTIONS	5	5	03-Feb-26	09-Feb-26	
94	A1440	CONSTRUCTION CLEAN (KEYSTONE)	1	1	04-Feb-26	04-Feb-26	Keystone
95	A6210	PHASE 1 - BUILDING/PATIO/STAGE/114TH ST/PLAYGROUND OWNER AND ARCHITEC	0	0		09-Feb-26	
96	A1370	FINAL CLEANING (KEYSTONE)	2	2	10-Feb-26	11-Feb-26	Keystone
97	A6860	PHASE 1 PUNCHLIST CORRECTIONS	5	5	10-Feb-26	16-Feb-26	
98	A1770	FINISH BUILDING RENOVATION AND NEW PATIO	0	0		16-Feb-26*	
99	A6960	OWNER FURNITURE INSTALL	10	10	17-Feb-26	02-Mar-26	
100	A1790	BUILDING EXTERIOR TILING (KEYSTONE)	7	7	01-Apr-26*	09-Apr-26	Keystone
101	A2360	EXTERIOR SIGNAGE INSTALL (KEYSTONE)	1	1	10-Apr-26	10-Apr-26	Keystone
102	A4970	MAINTENANCE STONE EDGE (COUNTRY)	2	2	11-May-26	12-May-26	Country Land
103	**PARKING LOT**						
104	A4580	REPAIR DAMAGED POOL ENTRANCE CANOPY (KEYSTONE)	1	5	24-Nov-25 A	23-Jan-26	Keystone
105	A6640	IPE FENCE AROUND TRASH ENCLOSURE (KEYSTONE)	3	3	06-Jan-26 A	21-Jan-26	Keystone
106	A5000	E-BIKE RACK SLAB SUBGRADE PREP (WILLIAMS)	1	1	23-Mar-26	23-Mar-26	On Track
107	A4990	E-BIKE RACK CONCRETE SLAB (ABSOLUTE)	1	1	24-Mar-26	24-Mar-26	Absolute
108	A5940	REDO TRASH ENCLOSURE SLAB CURBS (ABSOLUTE)	2	2	06-May-26	07-May-26	Absolute
109	A6140	POOL ENTRANCE BIKE RACK GRADING READJUSTMENTS (WILLIAMS)	1	1	06-May-26	06-May-26	On Track
110	A6150	POOL ENTRANCE LIGHT POLE BASE DEMO (AIR CON)	2	2	06-May-26	07-May-26	Air-Con Mech
111	A6930	CONTRACTOR DEMOBILIZATON/SITE CLEANING	5	5	25-Jun-26	01-Jul-26	
112	**BOARDWALK/PLAYGROUND/STORMWATER WETLAND**						
113	A6350	BOARDWALK METAL BENCHES INSTALL (KEYSTONE)	5	5	09-Jan-26 A	23-Jan-26	Keystone
114	A3130	BLOCK STONE WALL ON TRAIL NORTH OF OVERLOOK (COUNTRY)	3	3	09-Mar-26	11-Mar-26	Country Land
115	A6470	FINISH POND GRADING CUT/FILL (WILLIAMS)	10	10	09-Mar-26	20-Mar-26	On Track
116	A3440	EROSION STONE STORMWATER WETLAND (ON TRACK)	1	1	11-Mar-26	11-Mar-26	On Track
117	A5460	HAND PUMP CISTERN AND TANK (CIM)	2	2	12-Mar-26	13-Mar-26	Central IA Mec
118	A5140	AGGREGATE PAVING SUBBASE AND TRAILS (COUINTRY)	5	5	23-Mar-26	27-Mar-26	Country Land
119	A6490	INSTALL 8" STORM PIPE DISCHARGE FROM CASCADING BIORETENTION BASINS (C	1	1	23-Mar-26	23-Mar-26	On Track
120	A6530	BOARDWALK OVERLOOK FOOTINGS/TERMINUS/FRAMING (KEYSTONE)	5	5	23-Mar-26	27-Mar-26	Keystone
121	A3840	BIKE BRIDGE/BOARDWALK/TERMINUS ABUTMENTS (KEYSTONE)	5	5	24-Mar-26	30-Mar-26	Keystone
122	A4170	BIKE BRIDGE/BOARDWALK/TERMINUS ABUTMENTS REINFORCED CONCRETE SPE	0	0	26-Mar-26		
123	A4180	BIKE BRIDGE/BOARDWALK/TERMINUS ABUTMENTS PORTLAND CEMENT TESTING	0	0	30-Mar-26		
124	A6420	BENCH CONCRETE PAD @ AGGREGATE PAVING TRAIL (ABSOLUTE)	1	1	30-Mar-26	30-Mar-26	Absolute
125	A3850	BIKE BRIDGE FRAMING (KEYSTONE)	3	3	31-Mar-26	02-Apr-26	Keystone
126	A5910	WEST DECORATIVE METAL RAILING FOOTINGS (KEYSTONE)	2	2	31-Mar-26	01-Apr-26	Keystone
127	A5630	FINISH BOARDWALK PIERS (KEYSTONE)	10	10	31-Mar-26	13-Apr-26	Keystone
128	A6560	DEMO PAVING UNDER 114TH ST BRIDGE (WILLIAMS)	2	2	31-Mar-26	01-Apr-26	On Track
129	A6320	EROSION STONE UNDER BRIDGE (ON TRACK)	2	2	02-Apr-26	03-Apr-26	On Track
130	A6550	SIDEWALKS AROUND STORMWATER WETLAND (ABSOLUTE)	10	10	02-Apr-26	15-Apr-26	Absolute
131	A6330	IRRIGATION SLEEVES UNDER SIDEWALKS (IOWA IRRIGATON)	1	1	03-Apr-26	03-Apr-26	IA Irrigation
132	A6090	FINISH BOARDWALK FRAMING (KEYSTONE)	10	10	07-Apr-26	20-Apr-26	Keystone



Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 3740C030-8A0E-4FB5-B0E9-9E9E1AA5A109

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
133	A6540	FINAL GRADING AROUND POND (WILLIAMS)	5	5	16-Apr-26	22-Apr-26	On Track
134	A2130	WETLAND SWINGS (KEYSTONE)	3	3	20-Apr-26	22-Apr-26	Keystone
135	A4190	STORMWATER BACKFILL SPECIAL INSPECTION (TERRACON)	0	0	23-Apr-26		
136	A4860	STORMWATER WETLAND TURF REINFORCEMENT MAT INSTALL (ALPHA)	2	2	23-Apr-26	24-Apr-26	Alpha
137	A5920	WEST DECORATIVE METAL RAILING (KEYSTONE)	2	2	23-Apr-26	24-Apr-26	Keystone
138	A6730	OVEREXCAVATE 18" @ PLAYGROUND PLANTING BEDS (WILLIAMS)	2	2	23-Apr-26	24-Apr-26	On Track
139	A6760	LANDSCAPING TREES AREA STORMWATER WETLAND (CITY OF CLIVE)	5	5	23-Apr-26	29-Apr-26	
140	A5470	INSTALL DRINKING FOUNTAIN & FRENCH DRAIN TANK	2	2	06-May-26	07-May-26	Central IA Mec
141	A4900	STORMWATER WETLANDS NATIVE SEED & PLUG MIX (COUNTRY)	5	5	07-May-26	13-May-26	Country Land
142	A6740	IMPORTED AMENDED SOIL @ PLAYGROUND PLANTING BEDS (COUNTRY)	2	2	13-May-26	14-May-26	Country Land
143	A4870	STORMWATER WETLAND RECP INSTALL (COUNTRY)	5	5	14-May-26	20-May-26	Country Land
144	A6880	LANDSCAPING TREES @ PLAYGROUND (CITY OF CLIVE)	1	1	15-May-26	15-May-26	
145	A6750	LANDSCAPING MULCH AND AMENDED SOIL GROUND COVER @ PLAYGROUND (C	1	1	19-May-26	19-May-26	Country Land
146	A2340	BOARDWALK/PLAYGROUNDS/STORMWMATER WETLANDS DCI PUNCH LIST AND C	5	5	21-May-26	28-May-26	
147	A4880	PLAYGROUND ACCENT BED PLANTINGS (COUNTRY)	2	2	28-May-26	29-May-26	Country Land
148		**BIORETENTION CELLS/114TH STREET**					
149	A3010	CASCADING BIORETENTION BASINS GRADING CUT/FILL (WILLIAMS)	2	2	27-Feb-26	02-Mar-26	On Track
150	A2810	CASCADING BIORETENTION BASINS SUBDRAIN SLEEVES (ON TRACK)	1	1	03-Mar-26	03-Mar-26	On Track
151	A4060	PARKING LOT BIORETENTION CELL GRADING CUT/FILL (WILLIAMS)	3	3	03-Mar-26	05-Mar-26	On Track
152	A2150	STONE WEIRS AT CASCADING BIORETENTION BASINS (COUNTRY)	4	4	04-Mar-26	09-Mar-26	Country Land
153	A4600	PARKING LOT BIORETENTION CELLS TRACER WIRE & SUBDRAINS (ON TRACK)	2	2	06-Mar-26	09-Mar-26	On Track
154	A4090	PARKING LOT BIORETENTION CELL SUBGRADE PREP (WILLIAMS)	3	3	10-Mar-26	12-Mar-26	On Track
155	A6170	CASCADING BIORETENTION CELLS SUBDRAINS AND TRACER WIRE (ON TRACK)	2	2	10-Mar-26	11-Mar-26	On Track
156	A2200	CASCADING BIORETENTION BASINS SUBGRADE PREP (WILLIAMS)	3	3	12-Mar-26	16-Mar-26	On Track
157	A5830	PARKING LOT BIORETENTION CELLS STORAGE AGGREGATE, CHOKER COURSE (O	2	2	13-Mar-26	16-Mar-26	On Track
158	A4070	CASCADING BIORETENTION BASINS SUBGRADE PREP SPECIAL INSPECTION (TER	0	0	17-Mar-26		
159	A5870	CASCADING BIORETENTION BASINS STORAGE AGGREGATE, CHOKER COURSE	2	2	17-Mar-26	18-Mar-26	On Track
160	A5890	CASCADING BIORETENTION BASINS ENGINEERED SOIL (COUNTRY)	2	2	19-Mar-26	20-Mar-26	Country Land
161	A6050	CITY OF CLIVE BIORETENTION BASINS ENGINEERED SOIL FLOOD TEST	0	0		23-Mar-26	
162	A5880	CASCADING BIORETENTION BASINS TOPSOIL (WILLIAMS)	2	2	24-Mar-26	25-Mar-26	On Track
163	A5840	PARKING LOT BIORETENTION CELLS ENGINEERED SOIL (COUNTRY)	2	2	25-Mar-26*	26-Mar-26	Country Land
164	A5010	CITY OF CLIVE COMPACTION TESTING	0	0		25-Mar-26	
165	A4840	CASCADING BIORETENTION BASINS TURF REINFORCEMENT MAT INSTALL (ALPHA	2	2	26-Mar-26	27-Mar-26	Alpha
166	A6060	CITY OF CLIVE PARKING LOT BIORETENTION CELLS ENGINEERED SOIL FLOOD TES	0	0		27-Mar-26	
167	A5120	PARKING LOT BIORETENTION CELLS TOPSOIL (WILLIAMS)	2	2	30-Mar-26	31-Mar-26	On Track
168	A6080	CASCADING BIORETENTION BASINS MULCH (COUNTRY)	2	2	30-Mar-26	31-Mar-26	Country Land
169	A6130	CASCADING BIORETENTION BASINS SCOUR PROTECTION WEIR STONES (COUNTI	2	2	30-Mar-26	31-Mar-26	Country Land
170	A5850	PARKING LOT BIORETENTION CELL TURF REINFORCEMENT MAT (ALPHA)	2	2	01-Apr-26	02-Apr-26	Alpha
171	A6670	CASCADING BIORETENTION CELLS PLUG/SEED MIX (COUNTRY)	3	3	01-Apr-26	03-Apr-26	Country Land
172	A6070	PARKING LOT BIORETENTION CELLS MULCH (COUNTRY)	2	2	03-Apr-26	06-Apr-26	Country Land
173	A4850	CASCADING BIORETENTION BASINS RECP INSTALL (COUNTRY)	3	3	06-Apr-26	08-Apr-26	Country Land
174	A6700	PARKING LOT BIORETENTION CELL SEED/PLUG MIX (COUNTRY)	3	3	07-Apr-26	09-Apr-26	Country Land
175	A5860	PARKING LOT BIORETENTION CELL RECP INSTALL (COUNTRY)	3	3	10-Apr-26	14-Apr-26	Country Land
176	A3610	NORTH PARKING LOT CURB CUTS (ABSOLUTE)	3	3	10-Apr-26	14-Apr-26	Absolute
177	A4610	WEST SIDE CONCRETE SIDEWALK/TRAILS PAVEMENT (ABSOLUTE)	4	4	16-Apr-26	21-Apr-26	Absolute

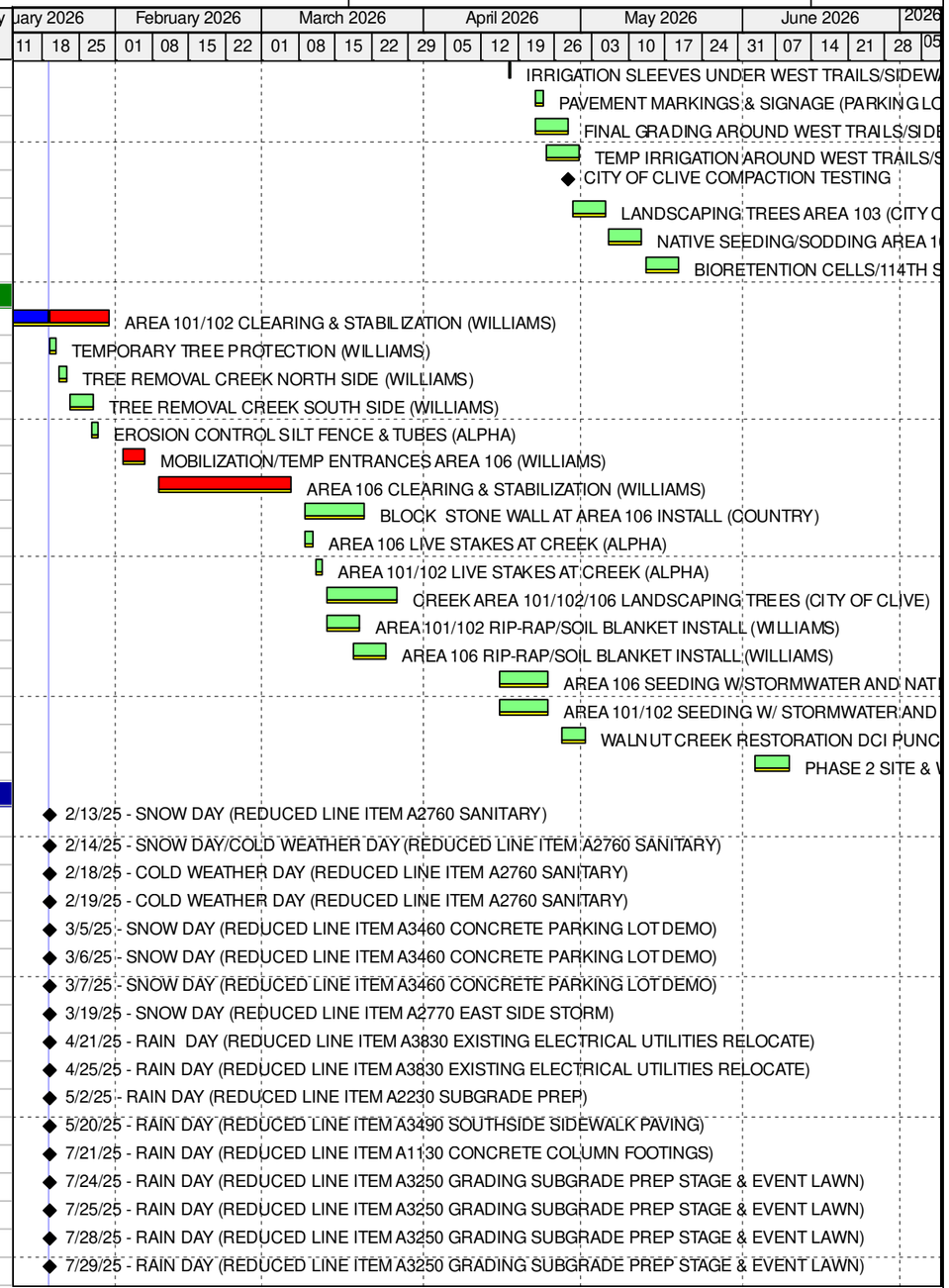


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 3740C030-8A0E-4FB5-B0E9-9E9E1AA5A109

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
178	A6100	IRRIGATION SLEEVES UNDER WEST TRAILS/SIDEWALKS (IOWA IRRIGATION)	1	1	17-Apr-26	17-Apr-26	IA Irrigation
179	A2280	PAVEMENT MARKINGS & SIGNAGE (PARKING LOT SPECIALTIES)	2	2	22-Apr-26	23-Apr-26	Parking Lot
180	A4800	FINAL GRADING AROUND WEST TRAILS/SIDEWALKS (WILLIAMS)	5	5	22-Apr-26	28-Apr-26	On Track
181	A5970	TEMP IRRIGATION AROUND WEST TRAILS/SIDEWALKS (IA IRRIGATION)	5	5	24-Apr-26	30-Apr-26	IA Irrigation
182	A6370	CITY OF CLIVE COMPACTION TESTING	0	0		28-Apr-26	
183	A6680	LANDSCAPING TREES AREA 103 (CITY OF CLIVE)	5	5	29-Apr-26	05-May-26	
184	A6690	NATIVE SEEDING/SODDING AREA 103 (COUNTRY)	5	5	06-May-26	12-May-26	Country Land
185	A4680	BIORETENTION CELLS/114TH STREET REPAVING DCI PUNCH LIST AND CORRECTI	5	5	13-May-26	19-May-26	
186	**WALNUT CREEK RESTORATION**						
187	A1880	AREA 101/102 CLEARING & STABILIZATION (WILLIAMS)	25	10	12-Jan-26 A	30-Jan-26	On Track
188	A1960	TEMPORARY TREE PROTECTION (WILLIAMS)	2	2	19-Jan-26	20-Jan-26	On Track
189	A1950	TREE REMOVAL CREEK NORTH SIDE (WILLIAMS)	2	2	21-Jan-26	22-Jan-26	On Track
190	A2790	TREE REMOVAL CREEK SOUTH SIDE (WILLIAMS)	3	3	23-Jan-26	27-Jan-26	On Track
191	A1980	EROSION CONTROL SILT FENCE & TUBES (ALPHA)	2	2	27-Jan-26	28-Jan-26	Alpha
192	A5090	MOBILIZATION/TEMP ENTRANCES AREA 106 (WILLIAMS)	5	5	02-Feb-26	06-Feb-26	On Track
193	A1890	AREA 106 CLEARING & STABILIZATION (WILLIAMS)	20	20	09-Feb-26	06-Mar-26	On Track
194	A2590	BLOCK STONE WALL AT AREA 106 INSTALL (COUNTRY)	10	10	09-Mar-26	20-Mar-26	Country Land
195	A1990	AREA 106 LIVE STAKES AT CREEK (ALPHA)	2	2	09-Mar-26	10-Mar-26	Alpha
196	A3000	AREA 101/102 LIVE STAKES AT CREEK (ALPHA)	2	2	11-Mar-26	12-Mar-26	Alpha
197	A2350	CREEK AREA 101/102/106 LANDSCAPING TREES (CITY OF CLIVE)	10	10	13-Mar-26	26-Mar-26	
198	A3660	AREA 101/102 RIP-RAP/SOIL BLANKET INSTALL (WILLIAMS)	5	5	13-Mar-26	19-Mar-26	On Track
199	A3670	AREA 106 RIP-RAP/SOIL BLANKET INSTALL (WILLIAMS)	5	5	18-Mar-26	24-Mar-26	On Track
200	A1900	AREA 106 SEEDING W/STORMWATER AND NATIVE MIXES (COUNTRY)	8	8	15-Apr-26*	24-Apr-26	Country Land
201	A5100	AREA 101/102 SEEDING W/ STORMWATER AND NATIVE MIXES (COUNTRY)	8	8	15-Apr-26*	24-Apr-26	Country Land
202	A5930	WALNUT CREEK RESTORATION DCI PUNCH LIST AND CORRECTIONS	5	5	27-Apr-26	01-May-26	
203	A6240	PHASE 2 SITE & WALNUT CREEK RESTORATION OWNER AND ARCHITECT PUNCH	5	5	03-Jun-26	09-Jun-26	
204	**WEATHER DAYS**						
205	A1060	2/13/25 - SNOW DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
206	A1210	2/14/25 - SNOW DAY/COLD WEATHER DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
207	A3630	2/18/25 - COLD WEATHER DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
208	A3640	2/19/25 - COLD WEATHER DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
209	A4290	3/5/25 - SNOW DAY (REDUCED LINE ITEM A3460 CONCRETE PARKING LOT DEMO)	0	0		19-Jan-26	
210	A4300	3/6/25 - SNOW DAY (REDUCED LINE ITEM A3460 CONCRETE PARKING LOT DEMO)	0	0		19-Jan-26	
211	A4310	3/7/25 - SNOW DAY (REDUCED LINE ITEM A3460 CONCRETE PARKING LOT DEMO)	0	0		19-Jan-26	
212	A4311	3/19/25 - SNOW DAY (REDUCED LINE ITEM A2770 EAST SIDE STORM)	0	0		19-Jan-26	
213	A4321	4/21/25 - RAIN DAY (REDUCED LINE ITEM A3830 EXISTING ELECTRICAL UTILITIES F	0	0		19-Jan-26	
214	A4331	4/25/25 - RAIN DAY (REDUCED LINE ITEM A3830 EXISTING ELECTRICAL UTILITIES F	0	0		19-Jan-26	
215	A4341	5/2/25 - RAIN DAY (REDUCED LINE ITEM A2230 SUBGRADE PREP)	0	0		19-Jan-26	
216	A5050	5/20/25 - RAIN DAY (REDUCED LINE ITEM A3490 SOUTHSIDE SIDEWALK PAVING)	0	0		19-Jan-26	
217	A1070	7/21/25 - RAIN DAY (REDUCED LINE ITEM A1130 CONCRETE COLUMN FOOTINGS)	0	0		19-Jan-26	
218	A5230	7/24/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
219	A5240	7/25/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
220	A5250	7/28/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
221	A5330	7/29/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	

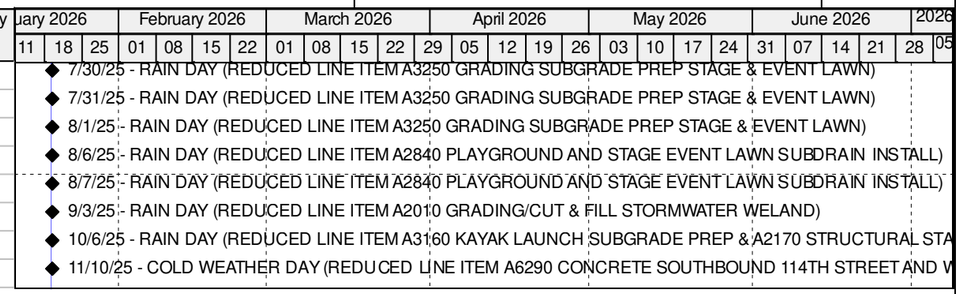


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 3740C030-8A0E-4FB5-B0E9-9E9E1AA5A109

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
222	A5340	7/30/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
223	A5350	7/31/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
224	A5360	8/1/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
225	A5370	8/6/25 - RAIN DAY (REDUCED LINE ITEM A2840 PLAYGROUND AND STAGE EVENT L	0	0		19-Jan-26	
226	A5380	8/7/25 - RAIN DAY (REDUCED LINE ITEM A2840 PLAYGROUND AND STAGE EVENT L	0	0		19-Jan-26	
227	A5680	9/3/25 - RAIN DAY (REDUCED LINE ITEM A2010 GRADING/CUT & FILL STORMWATER	0	0		19-Jan-26	
228	A5950	10/6/25 - RAIN DAY (REDUCED LINE ITEM A3160 KAYAK LAUNCH SUBGRADE PREP	0	0		19-Jan-26	
229	A4790	11/10/25 - COLD WEATHER DAY (REDUCED LINE ITEM A6290 CONCRETE SOUTHBC	0	0		19-Jan-26	



Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 6ED8AF6D-8CD6-455F-8753-D8AEFD8DF134

AIA® Document G731™ – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: *(name and address)*
Clive Greenbelt Landing

OWNER: *(name and address)*
City of Clive
1900 NW 114th St., Clive IA 50325

CONTRACTOR: *(name and address)*
Central Iowa Mechanical
1720 Fuller Rd., Suite 100 West Des Moines IA 50265

CONTRACT INFORMATION:
Contract For: General Construction
Date: 9/12/24

ARCHITECT: *(name and address)*
Smith Group
233 North Water St., Suite 502
Milwaukee WI 53202

CHANGE ORDER INFORMATION:
Change Order Number: 005
Date: 1/21/26

CONSTRUCTION MANAGER: *(name and address)*
DCI Group
220 SE 6th St., Suite 200 Des Moines IA 50309

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Extend all contractor's completion to June 24, 2026 to match updated project schedule. Schedule developed through review of remaining scope with owner & contractor's. Phase 1 Substantial completion date will be February 9, 2026. Phase 2 Substantial Completion date will be June 24, 2026.

The original Contract Sum was	$	259,869.00
Net change by previously authorized Change Orders	$	20,040.50
The Contract Sum prior to this Change Order was	$	279,909.50
The Contract Sum will be unchanged by this Change Order in the amount of	$	0.00
The new Contract Sum including this Change Order will be	$	279,909.50

The Contract Time will be increased by two hundred and five (205) days.
The Contractor's Work shall be substantially complete on June 24, 2026.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.

Smith Group	DCI Group
ARCHITECT *(Firm name)*	**CONSTRUCTION MANAGER** *(Firm name)*
SIGNATURE Bruce Morrow	**SIGNATURE** Drew Johnson
Bruce Morrow, Architect	Drew Johnson, Project Manager
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**
DATE: 01/21/2026	**DATE:** 01/21/2026
Central Iowa Mechanical	City of Clive
CONTRACTOR *(Firm name)*	**OWNER** *(Firm name)*
SIGNATURE	**SIGNATURE**
Norm Page, Project Manager	John Edwards, Mayor
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**
DATE:	**DATE:**

AIA Document G731 – 2019 (formerly G701™CMa – 1992). Copyright © 1992 and 2019. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 16:38:23 ET on 01/21/2026 under Order No.4104246173 which expires on 12/31/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (3B9ADA46)

Docusign Envelope ID: 6ED8AF6D-8CD6-455F-8753-D8AEFD8DF134

GREENBELT LANDING CITY OF CLIVE - BP 6
DCI - Full Print - 11X17 DCI RESP

19-Jan-26

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
1		**GREENBELT LANDING CITY OF CLIVE - BP 6**					
2		**GENERAL CONDITIONS & MILESTONES**					
3	A4670	PHASE 1 SUBSTANTIAL COMPLETION - STAGE/BUILDING/PATIO/114TH ST PAVING	0	0		09-Feb-26	
4	A1010	WEATHER CONTINGENCY	15	15	04-Jun-26	24-Jun-26	
5	A4690	PHASE 2 SUBSTANTIAL COMPLETION - CREEK/BOARDWALK/PLAYGROUND/WETLA	0	0		24-Jun-26	
6	A1020	FINISH CONSTRUCTION	0	0		25-Jun-26	
7		**PROCUREMENT**					
8	A4320	TRELLIS/WETLAND SWING SUBMITTALS (KEYSTONE)	5	5	16-Oct-24 A	23-Jan-26	Keystone
9	A4340	DECORATIVE METAL RAILINGS SUBMITTALS (KEYSTONE)	5	5	16-Oct-24 A	23-Jan-26	Keystone
10	A4390	CATENARY/STAGE EVENT LIGHTING FABRICATION (AIR CON)	40	15	19-Sep-25 A	06-Feb-26	Air-Con Mech
11	A3420	WINDOW ROLLER SHADE FABRICATION (KEYSTONE)	20	1	15-Dec-25 A	19-Jan-26	Keystone
12	A6600	COUNTERTOPS FABRICATE (KEYSTONE)	10	5	12-Jan-26 A	23-Jan-26	Keystone
13	A4330	WETLAND SWING FABRICATION (KEYSTONE)	60	60	26-Jan-26	17-Apr-26	Keystone
14	A4350	DECORATIVE METAL RAILINGS FABRICATION (KEYSTONE)	30	30	26-Jan-26	06-Mar-26	Keystone
15		**EAST STORMWATER POND**					
16	A5480	FINISH AGGREGATE PAVING & DONOR STONE (COUNTRY)	2	2	29-Apr-26	30-Apr-26	Country Land
17	A6770	AGGREGATE PAVING TRAIL FINAL GRADE (WILLIAMS)	1	1	06-May-26	06-May-26	On Track
18	A6710	LANDSCAPING TREES AREAS 105 (CITY OF CLIVE)	2	2	07-May-26	08-May-26	
19	A5400	NATIVE SEEDING/SODDING AREAS 105 (COUNTRY)	3	3	11-May-26	13-May-26	Country Land
20	A4770	STORMWATER POND DCI PUNCH LIST AND CORRECTIONS	5	5	21-May-26	28-May-26*	
21	A6720	ACCENT PLANTING BEDS AREA 105	1	1	27-May-26	27-May-26	Country Land
22		**STAGE & EVENT LAWN**					
23	A3720	LINEAR METAL CEILINGS (KEYSTONE)	10	5	08-Dec-25 A	23-Jan-26	Keystone
24	A3680	STAGE LIGHT FIXTURES (AIRCON)	2	2	22-Jan-26	23-Jan-26	Air-Con Mech
25	A3690	STAGE ELECTRICAL PANEL (AIRCON)	5	5	26-Jan-26	30-Jan-26	Air-Con Mech
26	A6230	STAGE DCI PUNCH LIST & CORRECTIONS	5	5	02-Feb-26	06-Feb-26	
27	A1970	WALNUT CREEK BRIDGE RAILINGS DEMO (ON TRACK)	2	2	05-Mar-26	06-Mar-26	On Track
28	A2040	WALNUT CREEK BRIDGE DECORATIVE RAILINGS (KEYSTONE)	2	2	09-Mar-26	10-Mar-26	Keystone
29	A6780	STAGE SIGNAGE (KEYSTONE)	3	3	13-Apr-26	15-Apr-26	Keystone
30	A6970	ART STRUCTURAL CONCRETE INSTALL	4	4	16-Apr-26	21-Apr-26	
31	A3590	FINISH 104/105 PAVEMENT (ABSOLUTE)	5	5	22-Apr-26*	28-Apr-26	Absolute
32	A6870	IRRIGATION SLEEVES UNDER SIDEWALKS	1	1	23-Apr-26	23-Apr-26	IA Irrigation
33	A2320	GRADING FINAL & TOPSOIL RESPREAD AROUND ALL EAST TRAILS & SIDEWALKS (\	5	5	29-Apr-26	05-May-26	On Track
34	A4650	8" FLUSH CURBS AT STAGE EVENT LAWN (ABSOLUTE)	5	5	29-Apr-26	05-May-26	Absolute
35	A3700	CATENARY LIGHTING POLES (AIRCON)	3	3	01-May-26	05-May-26	Air-Con Mech
36	A5390	LANDSCAPING TREES @ EVENT LAWN AGGREGATE PAVING (CITY OF CLIVE)	2	2	01-May-26	04-May-26	
37	A3150	PERMANENT IRRIGATION INSTALLATION AT STAGE LAWN (IOWA IRRIGATION)	5	5	04-May-26	08-May-26	IA Irrigation
38	A2980	LANDSCAPING TREES/SHRUBS AREA 104 SEEDING/SODDING AREAS (CITY OF CLI'	3	3	04-May-26	06-May-26	
39	A6000	TEMP IRRIGATION EAST SIDE TRAILS/SIDEWALKS (IOWA IRRIGATION)	5	5	04-May-26	08-May-26	IA Irrigation
40	A6380	CITY OF CLIVE COMPACTION TESTING	0	0		05-May-26	
41	A2960	RELOCATE STAGE EVENT LAWN LIGHTING PANEL (AIRCON)	2	2	06-May-26	07-May-26	Air-Con Mech
42	A3810	TRASH RECEPTACLE PADS (KEYSTONE)	2	2	06-May-26	07-May-26	Keystone
43	A5130	AGGREGATE PAVING SUBBASE AND PAVING @ EVENT LAWN (COUNTRY)	3	3	06-May-26	08-May-26	Country Land
44	A2970	TURF REINFORCEMENT MAT @ KAYAK LAUNCH (ALPHA)	2	2	06-May-26	07-May-26	Alpha

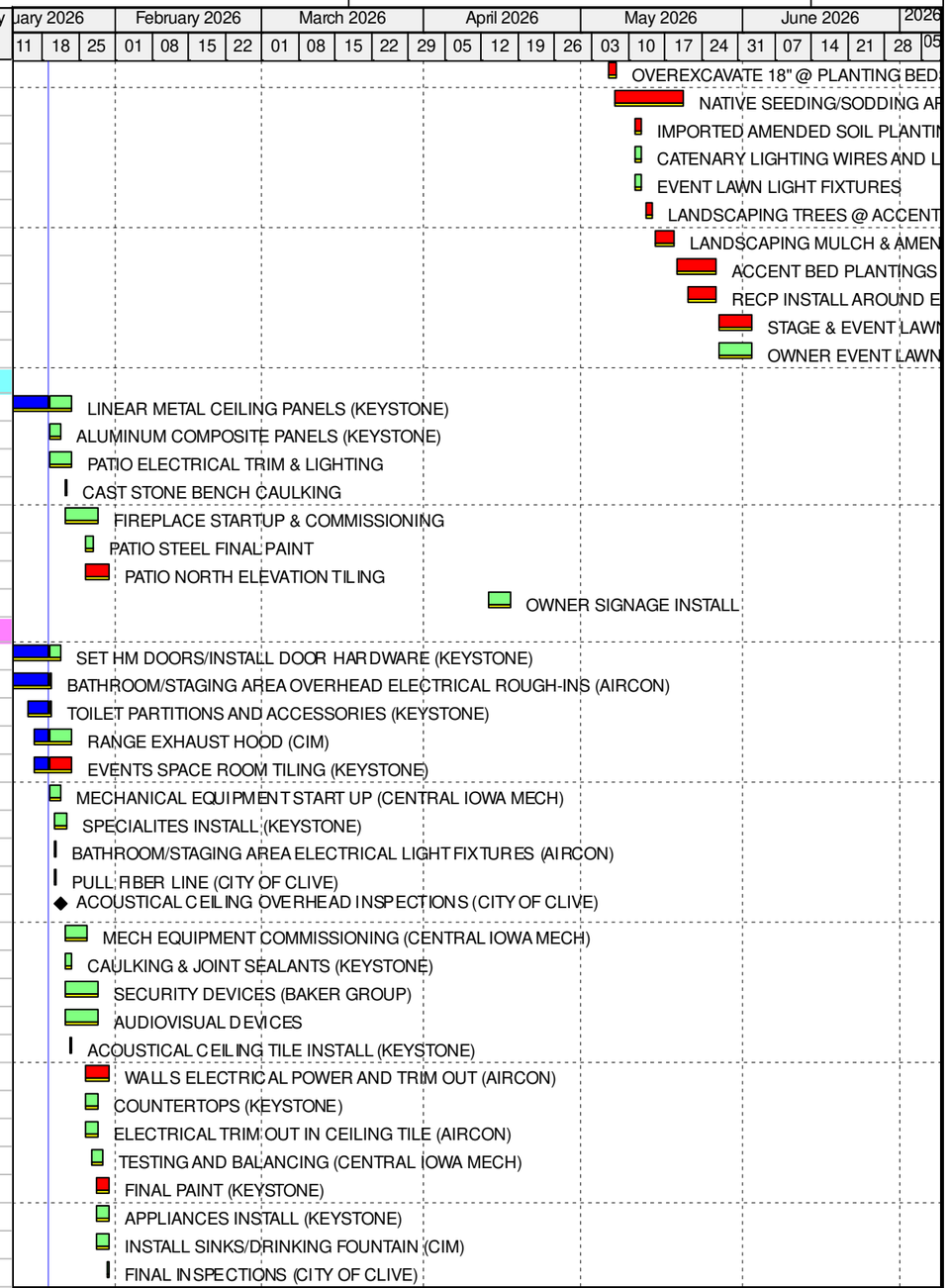


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 6ED8AF6D-8CD6-455F-8753-D8AEFD8DF134

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
45	A6630	OVEREXCAVATE 18" @ PLANTING BEDS (WILLIAMS)	2	2	06-May-26	07-May-26	On Track
46	A2330	NATIVE SEEDING/SODDING AREA 104 (COUNTRY)	10	10	07-May-26	20-May-26	Country Land
47	A5490	IMPORTED AMENDED SOIL PLANTING BEDS (COUNTRY)	2	2	11-May-26	12-May-26	Country Land
48	A6990	CATENARY LIGHTING WIRES AND LIGHTS (AIR-CON)	2	2	11-May-26	12-May-26	Air-Con Mech
49	A7040	EVENT LAWN LIGHT FIXTURES	2	2	11-May-26	12-May-26	Air-Con Mech
50	A6890	LANDSCAPING TREES @ ACCENT PLANTING BEDS (CITY OF CLIVE)	2	2	13-May-26	14-May-26	
51	A2370	LANDSCAPING MULCH & AMENDED SOIL GROUNDCOVER (COUNTRY)	2	2	15-May-26	18-May-26	Country Land
52	A4940	ACCENT BED PLANTINGS AREA 104 (COUNTRY)	5	5	19-May-26*	26-May-26	Country Land
53	A5900	RECP INSTALL AROUND EAST TRAILS & SIDEWALKS (COUNTRY)	3	3	21-May-26	26-May-26	Country Land
54	A4660	STAGE & EVENT LAWN DCI PUNCHLIST AND CORRECTIONS	5	5	27-May-26	02-Jun-26	
55	A6810	OWNER EVENT LAWN ACCESORY INSTALL	5	5	27-May-26	02-Jun-26	
56	**PATIO**						
57	A2530	LINEAR METAL CEILING PANELS (KEYSTONE)	5	5	17-Nov-25 A	23-Jan-26	Keystone
58	A4540	ALUMINUM COMPOSITE PANELS (KEYSTONE)	3	3	19-Jan-26	21-Jan-26	Keystone
59	A6820	PATIO ELECTRICAL TRIM & LIGHTING	5	5	19-Jan-26	23-Jan-26	Air-Con Mech
60	A6840	CAST STONE BENCH CAULKING	1	1	22-Jan-26	22-Jan-26	Keystone
61	A6850	FIREPLACE STARTUP & COMMISSIONING	5	5	22-Jan-26	28-Jan-26	Keystone
62	A6830	PATIO STEEL FINAL PAINT	2	2	26-Jan-26	27-Jan-26	Keystone
63	A7030	PATIO NORTH ELEVATION TILING	5	5	26-Jan-26	30-Jan-26	Keystone
64	A6950	OWNER SIGNAGE INSTALL	5	5	13-Apr-26	17-Apr-26	
65	**BUILDING RENOVATION**						
66	A1330	SET HM DOORS/INSTALL DOOR HARDWARE (KEYSTONE)	3	3	07-Jan-26 A	21-Jan-26	Keystone
67	A6900	BATHROOM/STAGING AREA OVERHEAD ELECTRICAL ROUGH-INS (AIRCON)	1	1	08-Jan-26 A	19-Jan-26	Air-Con Mech
68	A1740	TOILET PARTITIONS AND ACCESSORIES (KEYSTONE)	3	1	15-Jan-26 A	19-Jan-26	Keystone
69	A1710	RANGE EXHAUST HOOD (CIM)	5	5	16-Jan-26 A	23-Jan-26	Central IA Mec
70	A2270	EVENTS SPACE ROOM TILING (KEYSTONE)	5	5	16-Jan-26 A	23-Jan-26	Keystone
71	A1850	MECHANICAL EQUIPMENT START UP (CENTRAL IOWA MECH)	3	3	19-Jan-26	21-Jan-26	Central IA Mec
72	A1410	SPECIALITES INSTALL (KEYSTONE)	3	3	20-Jan-26	22-Jan-26	Keystone
73	A2410	BATHROOM/STAGING AREA ELECTRICAL LIGHT FIXTURES (AIRCON)	1	1	20-Jan-26	20-Jan-26	Air-Con Mech
74	A7000	PULL FIBER LINE (CITY OF CLIVE)	1	1	20-Jan-26	20-Jan-26	
75	A1380	ACOUSTICAL CEILING OVERHEAD INSPECTIONS (CITY OF CLIVE)	0	0		21-Jan-26	
76	A1270	MECH EQUIPMENT COMMISSIONING (CENTRAL IOWA MECH)	3	3	22-Jan-26	26-Jan-26	Central IA Mec
77	A1580	CAULKING & JOINT SEALANTS (KEYSTONE)	2	2	22-Jan-26	23-Jan-26	Keystone
78	A1540	SECURITY DEVICES (BAKER GROUP)	5	5	22-Jan-26	28-Jan-26	Baker Group
79	A1840	AUDIOVISUAL DEVICES	5	5	22-Jan-26	28-Jan-26	
80	A3030	ACOUSTICAL CEILING TILE INSTALL (KEYSTONE)	1	1	23-Jan-26	23-Jan-26	Keystone
81	A1230	WALLS ELECTRICAL POWER AND TRIM OUT (AIRCON)	5	5	26-Jan-26	30-Jan-26	Air-Con Mech
82	A3100	COUNTERTOPS (KEYSTONE)	3	3	26-Jan-26	28-Jan-26	Keystone
83	A6920	ELECTRICAL TRIM OUT IN CEILING TILE (AIRCON)	3	3	26-Jan-26	28-Jan-26	Air-Con Mech
84	A1730	TESTING AND BALANCING (CENTRAL IOWA MECH)	3	3	27-Jan-26	29-Jan-26	Central IA Mec
85	A1350	FINAL PAINT (KEYSTONE)	3	3	28-Jan-26	30-Jan-26	Keystone
86	A1830	APPLIANCES INSTALL (KEYSTONE)	3	3	28-Jan-26	30-Jan-26	Keystone
87	A7010	INSTALL SINKS/DRINKING FOUNTAIN (CIM)	3	3	28-Jan-26	30-Jan-26	Central IA Mec
88	A2390	FINAL INSPECTIONS (CITY OF CLIVE)	1	1	30-Jan-26	30-Jan-26	

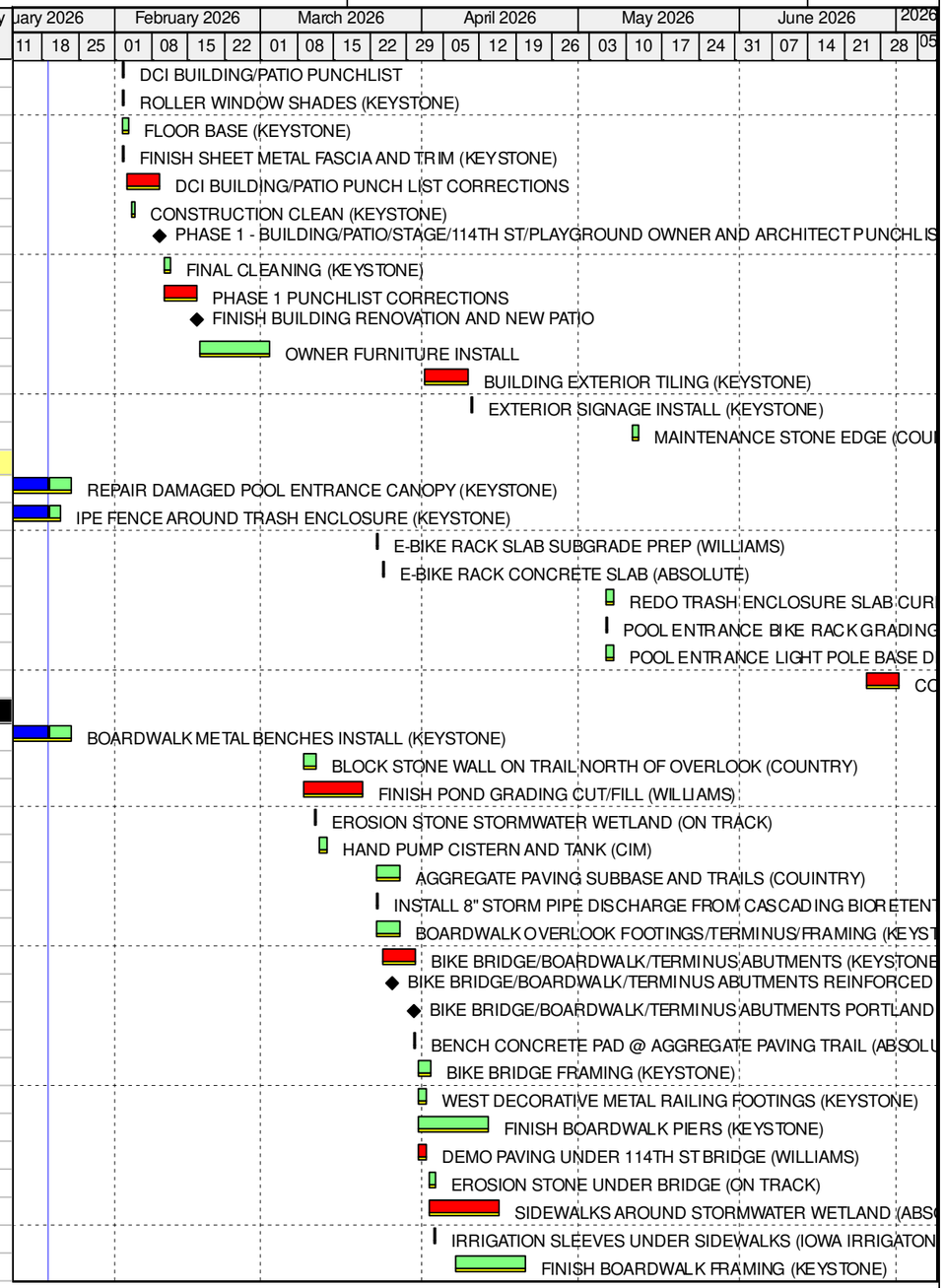


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 6ED8AF6D-8CD6-455F-8753-D8AEFD8DF134

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
89	A3190	DCI BUILDING/PATIO PUNCHLIST	1	1	02-Feb-26	02-Feb-26	
90	A3430	ROLLER WINDOW SHADES (KEYSTONE)	1	1	02-Feb-26	02-Feb-26	Keystone
91	A4420	FLOOR BASE (KEYSTONE)	2	2	02-Feb-26	03-Feb-26	Keystone
92	A7020	FINISH SHEET METAL FASCIA AND TRIM (KEYSTONE)	1	1	02-Feb-26	02-Feb-26	Keystone
93	A1550	DCI BUILDING/PATIO PUNCH LIST CORRECTIONS	5	5	03-Feb-26	09-Feb-26	
94	A1440	CONSTRUCTION CLEAN (KEYSTONE)	1	1	04-Feb-26	04-Feb-26	Keystone
95	A6210	PHASE 1 - BUILDING/PATIO/STAGE/114TH ST/PLAYGROUND OWNER AND ARCHITEC	0	0		09-Feb-26	
96	A1370	FINAL CLEANING (KEYSTONE)	2	2	10-Feb-26	11-Feb-26	Keystone
97	A6860	PHASE 1 PUNCHLIST CORRECTIONS	5	5	10-Feb-26	16-Feb-26	
98	A1770	FINISH BUILDING RENOVATION AND NEW PATIO	0	0		16-Feb-26*	
99	A6960	OWNER FURNITURE INSTALL	10	10	17-Feb-26	02-Mar-26	
100	A1790	BUILDING EXTERIOR TILING (KEYSTONE)	7	7	01-Apr-26*	09-Apr-26	Keystone
101	A2360	EXTERIOR SIGNAGE INSTALL (KEYSTONE)	1	1	10-Apr-26	10-Apr-26	Keystone
102	A4970	MAINTENANCE STONE EDGE (COUNTRY)	2	2	11-May-26	12-May-26	Country Land
103	**PARKING LOT**						
104	A4580	REPAIR DAMAGED POOL ENTRANCE CANOPY (KEYSTONE)	1	5	24-Nov-25 A	23-Jan-26	Keystone
105	A6640	IPE FENCE AROUND TRASH ENCLOSURE (KEYSTONE)	3	3	06-Jan-26 A	21-Jan-26	Keystone
106	A5000	E-BIKE RACK SLAB SUBGRADE PREP (WILLIAMS)	1	1	23-Mar-26	23-Mar-26	On Track
107	A4990	E-BIKE RACK CONCRETE SLAB (ABSOLUTE)	1	1	24-Mar-26	24-Mar-26	Absolute
108	A5940	REDO TRASH ENCLOSURE SLAB CURBS (ABSOLUTE)	2	2	06-May-26	07-May-26	Absolute
109	A6140	POOL ENTRANCE BIKE RACK GRADING READJUSTMENTS (WILLIAMS)	1	1	06-May-26	06-May-26	On Track
110	A6150	POOL ENTRANCE LIGHT POLE BASE DEMO (AIR CON)	2	2	06-May-26	07-May-26	Air-Con Mech
111	A6930	CONTRACTOR DEMOBILIZATON/SITE CLEANING	5	5	25-Jun-26	01-Jul-26	
112	**BOARDWALK/PLAYGROUND/STORMWATER WETLAND**						
113	A6350	BOARDWALK METAL BENCHES INSTALL (KEYSTONE)	5	5	09-Jan-26 A	23-Jan-26	Keystone
114	A3130	BLOCK STONE WALL ON TRAIL NORTH OF OVERLOOK (COUNTRY)	3	3	09-Mar-26	11-Mar-26	Country Land
115	A6470	FINISH POND GRADING CUT/FILL (WILLIAMS)	10	10	09-Mar-26	20-Mar-26	On Track
116	A3440	EROSION STONE STORMWATER WETLAND (ON TRACK)	1	1	11-Mar-26	11-Mar-26	On Track
117	A5460	HAND PUMP CISTERN AND TANK (CIM)	2	2	12-Mar-26	13-Mar-26	Central IA Mec
118	A5140	AGGREGATE PAVING SUBBASE AND TRAILS (COUINTRY)	5	5	23-Mar-26	27-Mar-26	Country Land
119	A6490	INSTALL 8" STORM PIPE DISCHARGE FROM CASCADING BIORETENTION BASINS (C	1	1	23-Mar-26	23-Mar-26	On Track
120	A6530	BOARDWALK OVERLOOK FOOTINGS/TERMINUS/FRAMING (KEYSTONE)	5	5	23-Mar-26	27-Mar-26	Keystone
121	A3840	BIKE BRIDGE/BOARDWALK/TERMINUS ABUTMENTS (KEYSTONE)	5	5	24-Mar-26	30-Mar-26	Keystone
122	A4170	BIKE BRIDGE/BOARDWALK/TERMINUS ABUTMENTS REINFORCED CONCRETE SPE	0	0	26-Mar-26		
123	A4180	BIKE BRIDGE/BOARDWALK/TERMINUS ABUTMENTS PORTLAND CEMENT TESTING	0	0	30-Mar-26		
124	A6420	BENCH CONCRETE PAD @ AGGREGATE PAVING TRAIL (ABSOLUTE)	1	1	30-Mar-26	30-Mar-26	Absolute
125	A3850	BIKE BRIDGE FRAMING (KEYSTONE)	3	3	31-Mar-26	02-Apr-26	Keystone
126	A5910	WEST DECORATIVE METAL RAILING FOOTINGS (KEYSTONE)	2	2	31-Mar-26	01-Apr-26	Keystone
127	A5630	FINISH BOARDWALK PIERS (KEYSTONE)	10	10	31-Mar-26	13-Apr-26	Keystone
128	A6560	DEMO PAVING UNDER 114TH ST BRIDGE (WILLIAMS)	2	2	31-Mar-26	01-Apr-26	On Track
129	A6320	EROSION STONE UNDER BRIDGE (ON TRACK)	2	2	02-Apr-26	03-Apr-26	On Track
130	A6550	SIDEWALKS AROUND STORMWATER WETLAND (ABSOLUTE)	10	10	02-Apr-26	15-Apr-26	Absolute
131	A6330	IRRIGATION SLEEVES UNDER SIDEWALKS (IOWA IRRIGATON)	1	1	03-Apr-26	03-Apr-26	IA Irrigation
132	A6090	FINISH BOARDWALK FRAMING (KEYSTONE)	10	10	07-Apr-26	20-Apr-26	Keystone



Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 6ED8AF6D-8CD6-455F-8753-D8AEFD8DF134

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
133	A6540	FINAL GRADING AROUND POND (WILLIAMS)	5	5	16-Apr-26	22-Apr-26	On Track
134	A2130	WETLAND SWINGS (KEYSTONE)	3	3	20-Apr-26	22-Apr-26	Keystone
135	A4190	STORMWATER BACKFILL SPECIAL INSPECTION (TERRACON)	0	0	23-Apr-26		
136	A4860	STORMWATER WETLAND TURF REINFORCEMENT MAT INSTALL (ALPHA)	2	2	23-Apr-26	24-Apr-26	Alpha
137	A5920	WEST DECORATIVE METAL RAILING (KEYSTONE)	2	2	23-Apr-26	24-Apr-26	Keystone
138	A6730	OVEREXCAVATE 18" @ PLAYGROUND PLANTING BEDS (WILLIAMS)	2	2	23-Apr-26	24-Apr-26	On Track
139	A6760	LANDSCAPING TREES AREA STORMWATER WETLAND (CITY OF CLIVE)	5	5	23-Apr-26	29-Apr-26	
140	A5470	INSTALL DRINKING FOUNTAIN & FRENCH DRAIN TANK	2	2	06-May-26	07-May-26	Central IA Mec
141	A4900	STORMWATER WETLANDS NATIVE SEED & PLUG MIX (COUNTRY)	5	5	07-May-26	13-May-26	Country Land
142	A6740	IMPORTED AMENDED SOIL @ PLAYGROUND PLANTING BEDS (COUNTRY)	2	2	13-May-26	14-May-26	Country Land
143	A4870	STORMWATER WETLAND RECP INSTALL (COUNTRY)	5	5	14-May-26	20-May-26	Country Land
144	A6880	LANDSCAPING TREES @ PLAYGROUND (CITY OF CLIVE)	1	1	15-May-26	15-May-26	
145	A6750	LANDSCAPING MULCH AND AMENDED SOIL GROUND COVER @ PLAYGROUND (C	1	1	19-May-26	19-May-26	Country Land
146	A2340	BOARDWALK/PLAYGROUNDS/STORMWMATER WETLANDS DCI PUNCH LIST AND C	5	5	21-May-26	28-May-26	
147	A4880	PLAYGROUND ACCENT BED PLANTINGS (COUNTRY)	2	2	28-May-26	29-May-26	Country Land
148		**BIORETENTION CELLS/114TH STREET**					
149	A3010	CASCADING BIORETENTION BASINS GRADING CUT/FILL (WILLIAMS)	2	2	27-Feb-26	02-Mar-26	On Track
150	A2810	CASCADING BIORETENTION BASINS SUBDRAIN SLEEVES (ON TRACK)	1	1	03-Mar-26	03-Mar-26	On Track
151	A4060	PARKING LOT BIORETENTION CELL GRADING CUT/FILL (WILLIAMS)	3	3	03-Mar-26	05-Mar-26	On Track
152	A2150	STONE WEIRS AT CASCADING BIORETENTION BASINS (COUNTRY)	4	4	04-Mar-26	09-Mar-26	Country Land
153	A4600	PARKING LOT BIORETENTION CELLS TRACER WIRE & SUBDRAINS (ON TRACK)	2	2	06-Mar-26	09-Mar-26	On Track
154	A4090	PARKING LOT BIORETENTION CELL SUBGRADE PREP (WILLIAMS)	3	3	10-Mar-26	12-Mar-26	On Track
155	A6170	CASCADING BIORETENTION CELLS SUBDRAINS AND TRACER WIRE (ON TRACK)	2	2	10-Mar-26	11-Mar-26	On Track
156	A2200	CASCADING BIORETENTION BASINS SUBGRADE PREP (WILLIAMS)	3	3	12-Mar-26	16-Mar-26	On Track
157	A5830	PARKING LOT BIORETENTION CELLS STORAGE AGGREGATE, CHOKER COURSE (O	2	2	13-Mar-26	16-Mar-26	On Track
158	A4070	CASCADING BIORETENTION BASINS SUBGRADE PREP SPECIAL INSPECTION (TER	0	0	17-Mar-26		
159	A5870	CASCADING BIORETENTION BASINS STORAGE AGGREGATE, CHOKER COURSE	2	2	17-Mar-26	18-Mar-26	On Track
160	A5890	CASCADING BIORETENTION BASINS ENGINEERED SOIL (COUNTRY)	2	2	19-Mar-26	20-Mar-26	Country Land
161	A6050	CITY OF CLIVE BIORETENTION BASINS ENGINEERED SOIL FLOOD TEST	0	0		23-Mar-26	
162	A5880	CASCADING BIORETENTION BASINS TOPSOIL (WILLIAMS)	2	2	24-Mar-26	25-Mar-26	On Track
163	A5840	PARKING LOT BIORETENTION CELLS ENGINEERED SOIL (COUNTRY)	2	2	25-Mar-26*	26-Mar-26	Country Land
164	A5010	CITY OF CLIVE COMPACTION TESTING	0	0		25-Mar-26	
165	A4840	CASCADING BIORETENTION BASINS TURF REINFORCEMENT MAT INSTALL (ALPHA	2	2	26-Mar-26	27-Mar-26	Alpha
166	A6060	CITY OF CLIVE PARKING LOT BIORETENTION CELLS ENGINEERED SOIL FLOOD TES	0	0		27-Mar-26	
167	A5120	PARKING LOT BIORETENTION CELLS TOPSOIL (WILLIAMS)	2	2	30-Mar-26	31-Mar-26	On Track
168	A6080	CASCADING BIORETENTION BASINS MULCH (COUNTRY)	2	2	30-Mar-26	31-Mar-26	Country Land
169	A6130	CASCADING BIORETENTION BASINS SCOUR PROTECTION WEIR STONES (COUNTI	2	2	30-Mar-26	31-Mar-26	Country Land
170	A5850	PARKING LOT BIORETENTION CELL TURF REINFORCEMENT MAT (ALPHA)	2	2	01-Apr-26	02-Apr-26	Alpha
171	A6670	CASCADING BIORETENTION CELLS PLUG/SEED MIX (COUNTRY)	3	3	01-Apr-26	03-Apr-26	Country Land
172	A6070	PARKING LOT BIORETENTION CELLS MULCH (COUNTRY)	2	2	03-Apr-26	06-Apr-26	Country Land
173	A4850	CASCADING BIORETENTION BASINS RECP INSTALL (COUNTRY)	3	3	06-Apr-26	08-Apr-26	Country Land
174	A6700	PARKING LOT BIORETENTION CELL SEED/PLUG MIX (COUNTRY)	3	3	07-Apr-26	09-Apr-26	Country Land
175	A5860	PARKING LOT BIORETENTION CELL RECP INSTALL (COUNTRY)	3	3	10-Apr-26	14-Apr-26	Country Land
176	A3610	NORTH PARKING LOT CURB CUTS (ABSOLUTE)	3	3	10-Apr-26	14-Apr-26	Absolute
177	A4610	WEST SIDE CONCRETE SIDEWALK/TRAILS PAVEMENT (ABSOLUTE)	4	4	16-Apr-26	21-Apr-26	Absolute

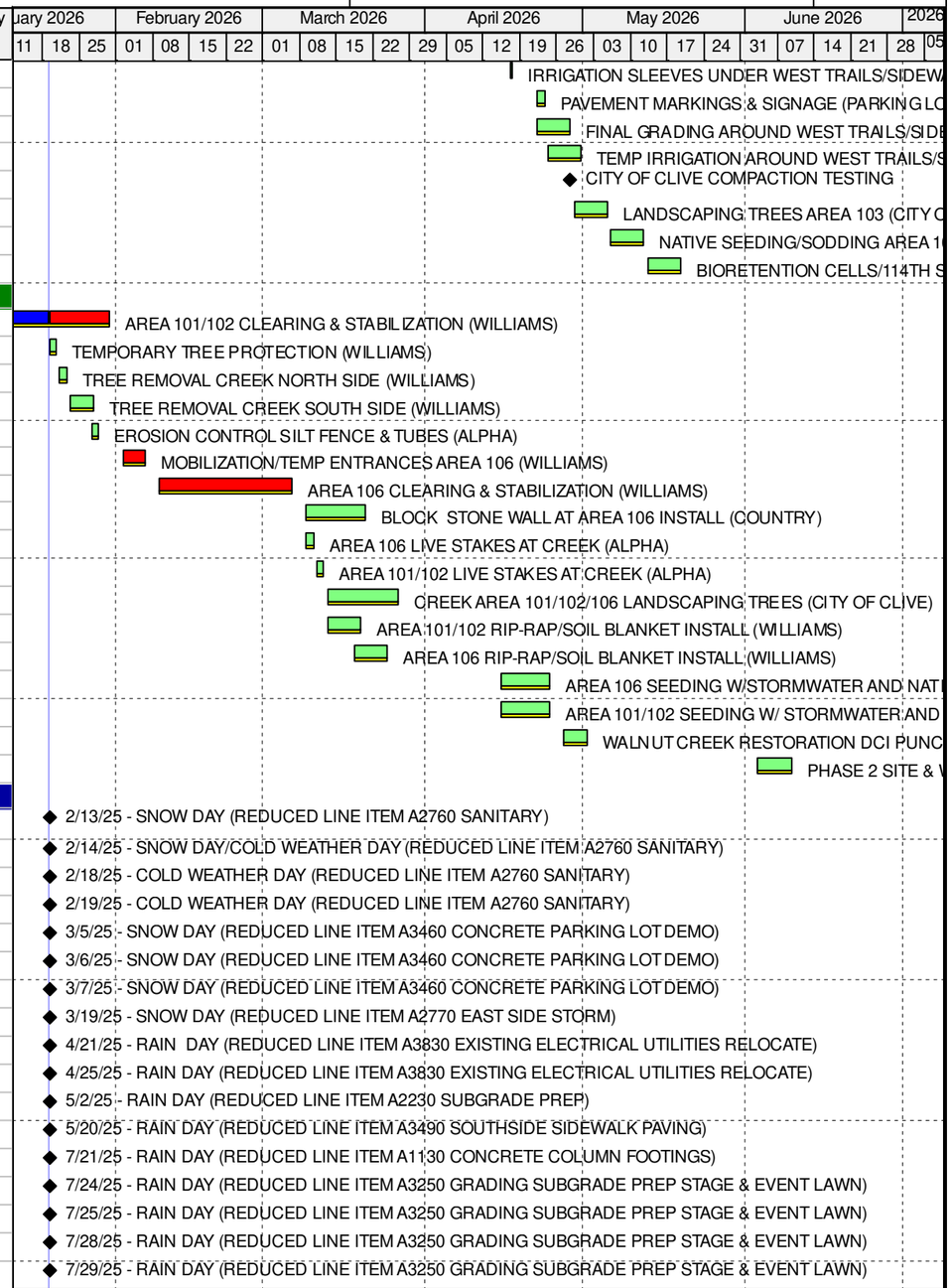


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 6ED8AF6D-8CD6-455F-8753-D8AEFD8DF134

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
178	A6100	IRRIGATION SLEEVES UNDER WEST TRAILS/SIDEWALKS (IOWA IRRIGATION)	1	1	17-Apr-26	17-Apr-26	IA Irrigation
179	A2280	PAVEMENT MARKINGS & SIGNAGE (PARKING LOT SPECIALTIES)	2	2	22-Apr-26	23-Apr-26	Parking Lot
180	A4800	FINAL GRADING AROUND WEST TRAILS/SIDEWALKS (WILLIAMS)	5	5	22-Apr-26	28-Apr-26	On Track
181	A5970	TEMP IRRIGATION AROUND WEST TRAILS/SIDEWALKS (IA IRRIGATION)	5	5	24-Apr-26	30-Apr-26	IA Irrigation
182	A6370	CITY OF CLIVE COMPACTION TESTING	0	0		28-Apr-26	
183	A6680	LANDSCAPING TREES AREA 103 (CITY OF CLIVE)	5	5	29-Apr-26	05-May-26	
184	A6690	NATIVE SEEDING/SODDING AREA 103 (COUNTRY)	5	5	06-May-26	12-May-26	Country Land
185	A4680	BIORETENTION CELLS/114TH STREET REPAVING DCI PUNCH LIST AND CORRECTI	5	5	13-May-26	19-May-26	
186	**WALNUT CREEK RESTORATION**						
187	A1880	AREA 101/102 CLEARING & STABILIZATION (WILLIAMS)	25	10	12-Jan-26 A	30-Jan-26	On Track
188	A1960	TEMPORARY TREE PROTECTION (WILLIAMS)	2	2	19-Jan-26	20-Jan-26	On Track
189	A1950	TREE REMOVAL CREEK NORTH SIDE (WILLIAMS)	2	2	21-Jan-26	22-Jan-26	On Track
190	A2790	TREE REMOVAL CREEK SOUTH SIDE (WILLIAMS)	3	3	23-Jan-26	27-Jan-26	On Track
191	A1980	EROSION CONTROL SILT FENCE & TUBES (ALPHA)	2	2	27-Jan-26	28-Jan-26	Alpha
192	A5090	MOBILIZATION/TEMP ENTRANCES AREA 106 (WILLIAMS)	5	5	02-Feb-26	06-Feb-26	On Track
193	A1890	AREA 106 CLEARING & STABILIZATION (WILLIAMS)	20	20	09-Feb-26	06-Mar-26	On Track
194	A2590	BLOCK STONE WALL AT AREA 106 INSTALL (COUNTRY)	10	10	09-Mar-26	20-Mar-26	Country Land
195	A1990	AREA 106 LIVE STAKES AT CREEK (ALPHA)	2	2	09-Mar-26	10-Mar-26	Alpha
196	A3000	AREA 101/102 LIVE STAKES AT CREEK (ALPHA)	2	2	11-Mar-26	12-Mar-26	Alpha
197	A2350	CREEK AREA 101/102/106 LANDSCAPING TREES (CITY OF CLIVE)	10	10	13-Mar-26	26-Mar-26	
198	A3660	AREA 101/102 RIP-RAP/SOIL BLANKET INSTALL (WILLIAMS)	5	5	13-Mar-26	19-Mar-26	On Track
199	A3670	AREA 106 RIP-RAP/SOIL BLANKET INSTALL (WILLIAMS)	5	5	18-Mar-26	24-Mar-26	On Track
200	A1900	AREA 106 SEEDING W/STORMWATER AND NATIVE MIXES (COUNTRY)	8	8	15-Apr-26*	24-Apr-26	Country Land
201	A5100	AREA 101/102 SEEDING W/ STORMWATER AND NATIVE MIXES (COUNTRY)	8	8	15-Apr-26*	24-Apr-26	Country Land
202	A5930	WALNUT CREEK RESTORATION DCI PUNCH LIST AND CORRECTIONS	5	5	27-Apr-26	01-May-26	
203	A6240	PHASE 2 SITE & WALNUT CREEK RESTORATION OWNER AND ARCHITECT PUNCH	5	5	03-Jun-26	09-Jun-26	
204	**WEATHER DAYS**						
205	A1060	2/13/25 - SNOW DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
206	A1210	2/14/25 - SNOW DAY/COLD WEATHER DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
207	A3630	2/18/25 - COLD WEATHER DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
208	A3640	2/19/25 - COLD WEATHER DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
209	A4290	3/5/25 - SNOW DAY (REDUCED LINE ITEM A3460 CONCRETE PARKING LOT DEMO)	0	0		19-Jan-26	
210	A4300	3/6/25 - SNOW DAY (REDUCED LINE ITEM A3460 CONCRETE PARKING LOT DEMO)	0	0		19-Jan-26	
211	A4310	3/7/25 - SNOW DAY (REDUCED LINE ITEM A3460 CONCRETE PARKING LOT DEMO)	0	0		19-Jan-26	
212	A4311	3/19/25 - SNOW DAY (REDUCED LINE ITEM A2770 EAST SIDE STORM)	0	0		19-Jan-26	
213	A4321	4/21/25 - RAIN DAY (REDUCED LINE ITEM A3830 EXISTING ELECTRICAL UTILITIES F	0	0		19-Jan-26	
214	A4331	4/25/25 - RAIN DAY (REDUCED LINE ITEM A3830 EXISTING ELECTRICAL UTILITIES F	0	0		19-Jan-26	
215	A4341	5/2/25 - RAIN DAY (REDUCED LINE ITEM A2230 SUBGRADE PREP)	0	0		19-Jan-26	
216	A5050	5/20/25 - RAIN DAY (REDUCED LINE ITEM A3490 SOUTHSIDE SIDEWALK PAVING)	0	0		19-Jan-26	
217	A1070	7/21/25 - RAIN DAY (REDUCED LINE ITEM A1130 CONCRETE COLUMN FOOTINGS)	0	0		19-Jan-26	
218	A5230	7/24/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
219	A5240	7/25/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
220	A5250	7/28/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
221	A5330	7/29/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	

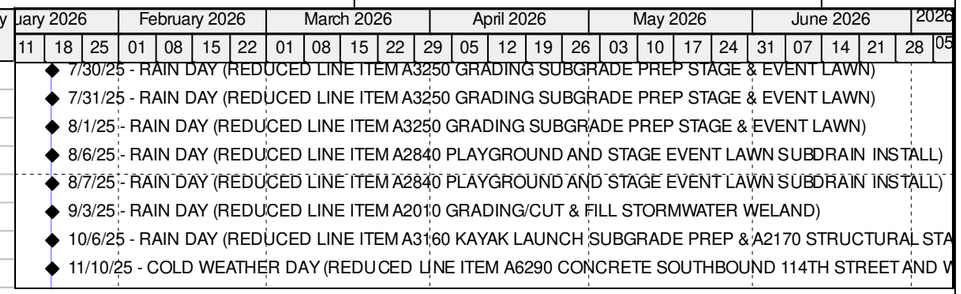


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 6ED8AF6D-8CD6-455F-8753-D8AEFD8DF134

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
222	A5340	7/30/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
223	A5350	7/31/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
224	A5360	8/1/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
225	A5370	8/6/25 - RAIN DAY (REDUCED LINE ITEM A2840 PLAYGROUND AND STAGE EVENT L	0	0		19-Jan-26	
226	A5380	8/7/25 - RAIN DAY (REDUCED LINE ITEM A2840 PLAYGROUND AND STAGE EVENT L	0	0		19-Jan-26	
227	A5680	9/3/25 - RAIN DAY (REDUCED LINE ITEM A2010 GRADING/CUT & FILL STORMWATER	0	0		19-Jan-26	
228	A5950	10/6/25 - RAIN DAY (REDUCED LINE ITEM A3160 KAYAK LAUNCH SUBGRADE PREP	0	0		19-Jan-26	
229	A4790	11/10/25 - COLD WEATHER DAY (REDUCED LINE ITEM A6290 CONCRETE SOUTHBC	0	0		19-Jan-26	



Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: C2986292-164D-4901-8BC6-E546A9BDB35D

AIA® Document G731™ – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: *(name and address)*
Clive Greenbelt Landing

OWNER: *(name and address)*
City of Clive
1900 NW 114th St., Clive IA 50325

CONTRACTOR: *(name and address)*
Absolute Concrete Construction Inc. DBA
Absolute Group
1800 Burr Oak Blvd, Granger IA 50109

CONTRACT INFORMATION:
Contract For: Paving BP#32
Date: 9/13/24

ARCHITECT: *(name and address)*
Smith Group
233 North Water St., Ste 502
Milwaukee WI 53202

CHANGE ORDER INFORMATION:
Change Order Number: 006
Date: 1/21/26

CONSTRUCTION MANAGER: *(name and address)*
DCI Group
220 SE 6th St., Suite 200 Des Moines IA 50309

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Clive Greenbelt Landing - Extend all contractor's completion to June 24, 2026 to match updated project schedule. Schedule developed through review of remaining scope with owner & contractor's. Phase 1 Substantial completion date will be February 9, 2026. Phase 2 Substantial Completion date will be June 24, 2026.

The original Contract Sum was	$	635,188.00
Net change by previously authorized Change Orders	$	48,590.56
The Contract Sum prior to this Change Order was	$	683,778.56
The Contract Sum will be increased by this Change Order in the amount of	$	6,630.41
The new Contract Sum including this Change Order will be	$	690,408.97

The Contract Time will be increased by two hundred and five (205) days.
The Contractor's Work shall be substantially complete on June 24, 2026.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.

Smith Group	DCI Group
ARCHITECT *(Firm name)*	**CONSTRUCTION MANAGER** *(Firm name)*
SIGNATURE Bruce Morrow	**SIGNATURE** Drew Johnson
Bruce Morrow, Architect	Drew Johnson, Project Manager
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**
DATE: 01/21/2026	**DATE:** 01/21/2026
Absolute Concrete Construction Inc. DBA Absolute Group	City of Clive
CONTRACTOR *(Firm name)*	**OWNER** *(Firm name)*
SIGNATURE Isaac Erbes	**SIGNATURE**
Isaac Erbes, Project Manager	John Edwards, Mayor
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**
DATE: 01/21/2026	**DATE:**

AIA Document G731 – 2019 (formerly G701™CMa – 1992). Copyright © 1992 and 2019. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 16:00:46 ET on 01/21/2026 under Order No.4104246173 which expires on 12/31/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (3B9ADA40)

Docusign Envelope ID: C2986292-164D-4901-8BC6-E546A9BDB35D

Absolute Group

1800 Burr Oak Blvd
Granger, IA 50109

Phone: (515) 497-6140
Fax: (515) 497-6143

Change Order Proposal

Project: Greenbelt Landing PB #32

Date: 1/16/26

To: Drew Johnson

Job Number: 01PM-24011

Change Order Proposal Number: 13

Description of Proposed Change:
Working in the 2026 Season

Item	Description	Quantity	Units	Unit Price	Amount
1	Ready Mix Increase	357.6	CY	$ 7.00	$ 2,503.20
~~2~~	~~Misc Material Increase~~	~~1~~	~~LS~~	~~$ 1,250.00~~	~~$ 1,250.00~~
~~3~~	~~Labor Increase (3.5% Raises) 22 Days (Fed Zone 1)~~	~~1~~	~~LS~~	~~$ 4,600.73~~	~~$ 4,600.73~~
4	Additional Project Management	4	Months	$ 785.00	$ 3,140.00
5	Sub Contractor Increase 2026	1	LS	$ 987.21	$ 987.21
			Total	$	6,630.41

Additional Days Requested: x

Accepted:

DCI Group

By: _____
Drew Johnson

Date: _____

Absolute Group

By: _____
Isaac Erbes

Date: _____

Docusign Envelope ID: C2986292-164D-4901-8BC6-E546A9BDB35D

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
1	**GREENBELT LANDING CITY OF CLIVE - BP 6**						
2	**GENERAL CONDITIONS & MILESTONES**						
3	A4670	PHASE 1 SUBSTANTIAL COMPLETION - STAGE/BUILDING/PATIO/114TH ST PAVING	0	0		09-Feb-26	
4	A1010	WEATHER CONTINGENCY	15	15	04-Jun-26	24-Jun-26	
5	A4690	PHASE 2 SUBSTANTIAL COMPLETION - CREEK/BOARDWALK/PLAYGROUND/WETLA	0	0		24-Jun-26	
6	A1020	FINISH CONSTRUCTION	0	0		25-Jun-26	
7	**PROCUREMENT**						
8	A4320	TRELLIS/WETLAND SWING SUBMITTALS (KEYSTONE)	5	5	16-Oct-24 A	23-Jan-26	Keystone
9	A4340	DECORATIVE METAL RAILINGS SUBMITTALS (KEYSTONE)	5	5	16-Oct-24 A	23-Jan-26	Keystone
10	A4390	CATENARY/STAGE EVENT LIGHTING FABRICATION (AIR CON)	40	15	19-Sep-25 A	06-Feb-26	Air-Con Mech
11	A3420	WINDOW ROLLER SHADE FABRICATION (KEYSTONE)	20	1	15-Dec-25 A	19-Jan-26	Keystone
12	A6600	COUNTERTOPS FABRICATE (KEYSTONE)	10	5	12-Jan-26 A	23-Jan-26	Keystone
13	A4330	WETLAND SWING FABRICATION (KEYSTONE)	60	60	26-Jan-26	17-Apr-26	Keystone
14	A4350	DECORATIVE METAL RAILINGS FABRICATION (KEYSTONE)	30	30	26-Jan-26	06-Mar-26	Keystone
15	**EAST STORMWATER POND**						
16	A5480	FINISH AGGREGATE PAVING & DONOR STONE (COUNTRY)	2	2	29-Apr-26	30-Apr-26	Country Land
17	A6770	AGGREGATE PAVING TRAIL FINAL GRADE (WILLIAMS)	1	1	06-May-26	06-May-26	On Track
18	A6710	LANDSCAPING TREES AREAS 105 (CITY OF CLIVE)	2	2	07-May-26	08-May-26	
19	A5400	NATIVE SEEDING/SODDING AREAS 105 (COUNTRY)	3	3	11-May-26	13-May-26	Country Land
20	A4770	STORMWATER POND DCI PUNCH LIST AND CORRECTIONS	5	5	21-May-26	28-May-26*	
21	A6720	ACCENT PLANTING BEDS AREA 105	1	1	27-May-26	27-May-26	Country Land
22	**STAGE & EVENT LAWN**						
23	A3720	LINEAR METAL CEILINGS (KEYSTONE)	10	5	08-Dec-25 A	23-Jan-26	Keystone
24	A3680	STAGE LIGHT FIXTURES (AIRCON)	2	2	22-Jan-26	23-Jan-26	Air-Con Mech
25	A3690	STAGE ELECTRICAL PANEL (AIRCON)	5	5	26-Jan-26	30-Jan-26	Air-Con Mech
26	A6230	STAGE DCI PUNCH LIST & CORRECTIONS	5	5	02-Feb-26	06-Feb-26	
27	A1970	WALNUT CREEK BRIDGE RAILINGS DEMO (ON TRACK)	2	2	05-Mar-26	06-Mar-26	On Track
28	A2040	WALNUT CREEK BRIDGE DECORATIVE RAILINGS (KEYSTONE)	2	2	09-Mar-26	10-Mar-26	Keystone
29	A6780	STAGE SIGNAGE (KEYSTONE)	3	3	13-Apr-26	15-Apr-26	Keystone
30	A6970	ART STRUCTURAL CONCRETE INSTALL	4	4	16-Apr-26	21-Apr-26	
31	A3590	FINISH 104/105 PAVEMENT (ABSOLUTE)	5	5	22-Apr-26*	28-Apr-26	Absolute
32	A6870	IRRIGATION SLEEVES UNDER SIDEWALKS	1	1	23-Apr-26	23-Apr-26	IA Irrigation
33	A2320	GRADING FINAL & TOPSOIL RESPREAD AROUND ALL EAST TRAILS & SIDEWALKS (\	5	5	29-Apr-26	05-May-26	On Track
34	A4650	8" FLUSH CURBS AT STAGE EVENT LAWN (ABSOLUTE)	5	5	29-Apr-26	05-May-26	Absolute
35	A3700	CATENARY LIGHTING POLES (AIRCON)	3	3	01-May-26	05-May-26	Air-Con Mech
36	A5390	LANDSCAPING TREES @ EVENT LAWN AGGREGATE PAVING (CITY OF CLIVE)	2	2	01-May-26	04-May-26	
37	A3150	PERMANENT IRRIGATION INSTALLATION AT STAGE LAWN (IOWA IRRIGATION)	5	5	04-May-26	08-May-26	IA Irrigation
38	A2980	LANDSCAPING TREES/SHRUBS AREA 104 SEEDING/SODDING AREAS (CITY OF CLI'	3	3	04-May-26	06-May-26	
39	A6000	TEMP IRRIGATION EAST SIDE TRAILS/SIDEWALKS (IOWA IRRIGATION)	5	5	04-May-26	08-May-26	IA Irrigation
40	A6380	CITY OF CLIVE COMPACTION TESTING	0	0		05-May-26	
41	A2960	RELOCATE STAGE EVENT LAWN LIGHTING PANEL (AIRCON)	2	2	06-May-26	07-May-26	Air-Con Mech
42	A3810	TRASH RECEPTACLE PADS (KEYSTONE)	2	2	06-May-26	07-May-26	Keystone
43	A5130	AGGREGATE PAVING SUBBASE AND PAVING @ EVENT LAWN (COUNTRY)	3	3	06-May-26	08-May-26	Country Land
44	A2970	TURF REINFORCEMENT MAT @ KAYAK LAUNCH (ALPHA)	2	2	06-May-26	07-May-26	Alpha

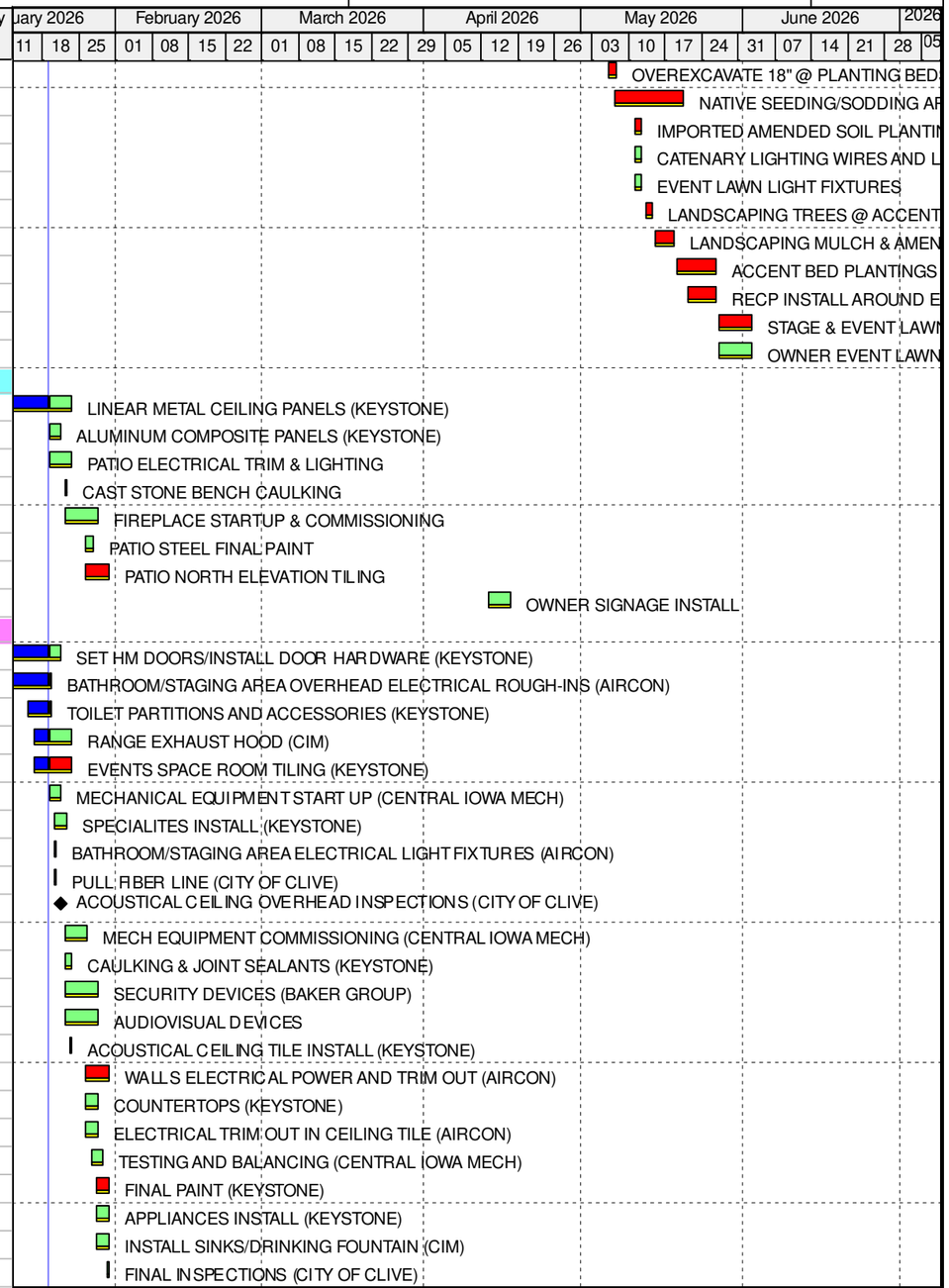


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: C2986292-164D-4901-8BC6-E546A9BDB35D

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
45	A6630	OVEREXCAVATE 18" @ PLANTING BEDS (WILLIAMS)	2	2	06-May-26	07-May-26	On Track
46	A2330	NATIVE SEEDING/SODDING AREA 104 (COUNTRY)	10	10	07-May-26	20-May-26	Country Land
47	A5490	IMPORTED AMENDED SOIL PLANTING BEDS (COUNTRY)	2	2	11-May-26	12-May-26	Country Land
48	A6990	CATENARY LIGHTING WIRES AND LIGHTS (AIR-CON)	2	2	11-May-26	12-May-26	Air-Con Mech
49	A7040	EVENT LAWN LIGHT FIXTURES	2	2	11-May-26	12-May-26	Air-Con Mech
50	A6890	LANDSCAPING TREES @ ACCENT PLANTING BEDS (CITY OF CLIVE)	2	2	13-May-26	14-May-26	
51	A2370	LANDSCAPING MULCH & AMENDED SOIL GROUNDCOVER (COUNTRY)	2	2	15-May-26	18-May-26	Country Land
52	A4940	ACCENT BED PLANTINGS AREA 104 (COUNTRY)	5	5	19-May-26*	26-May-26	Country Land
53	A5900	RECP INSTALL AROUND EAST TRAILS & SIDEWALKS (COUNTRY)	3	3	21-May-26	26-May-26	Country Land
54	A4660	STAGE & EVENT LAWN DCI PUNCHLIST AND CORRECTIONS	5	5	27-May-26	02-Jun-26	
55	A6810	OWNER EVENT LAWN ACCESORY INSTALL	5	5	27-May-26	02-Jun-26	
56	**PATIO**						
57	A2530	LINEAR METAL CEILING PANELS (KEYSTONE)	5	5	17-Nov-25 A	23-Jan-26	Keystone
58	A4540	ALUMINUM COMPOSITE PANELS (KEYSTONE)	3	3	19-Jan-26	21-Jan-26	Keystone
59	A6820	PATIO ELECTRICAL TRIM & LIGHTING	5	5	19-Jan-26	23-Jan-26	Air-Con Mech
60	A6840	CAST STONE BENCH CAULKING	1	1	22-Jan-26	22-Jan-26	Keystone
61	A6850	FIREPLACE STARTUP & COMMISSIONING	5	5	22-Jan-26	28-Jan-26	Keystone
62	A6830	PATIO STEEL FINAL PAINT	2	2	26-Jan-26	27-Jan-26	Keystone
63	A7030	PATIO NORTH ELEVATION TILING	5	5	26-Jan-26	30-Jan-26	Keystone
64	A6950	OWNER SIGNAGE INSTALL	5	5	13-Apr-26	17-Apr-26	
65	**BUILDING RENOVATION**						
66	A1330	SET HM DOORS/INSTALL DOOR HARDWARE (KEYSTONE)	3	3	07-Jan-26 A	21-Jan-26	Keystone
67	A6900	BATHROOM/STAGING AREA OVERHEAD ELECTRICAL ROUGH-INS (AIRCON)	1	1	08-Jan-26 A	19-Jan-26	Air-Con Mech
68	A1740	TOILET PARTITIONS AND ACCESSORIES (KEYSTONE)	3	1	15-Jan-26 A	19-Jan-26	Keystone
69	A1710	RANGE EXHAUST HOOD (CIM)	5	5	16-Jan-26 A	23-Jan-26	Central IA Mec
70	A2270	EVENTS SPACE ROOM TILING (KEYSTONE)	5	5	16-Jan-26 A	23-Jan-26	Keystone
71	A1850	MECHANICAL EQUIPMENT START UP (CENTRAL IOWA MECH)	3	3	19-Jan-26	21-Jan-26	Central IA Mec
72	A1410	SPECIALITES INSTALL (KEYSTONE)	3	3	20-Jan-26	22-Jan-26	Keystone
73	A2410	BATHROOM/STAGING AREA ELECTRICAL LIGHT FIXTURES (AIRCON)	1	1	20-Jan-26	20-Jan-26	Air-Con Mech
74	A7000	PULL FIBER LINE (CITY OF CLIVE)	1	1	20-Jan-26	20-Jan-26	
75	A1380	ACOUSTICAL CEILING OVERHEAD INSPECTIONS (CITY OF CLIVE)	0	0		21-Jan-26	
76	A1270	MECH EQUIPMENT COMMISSIONING (CENTRAL IOWA MECH)	3	3	22-Jan-26	26-Jan-26	Central IA Mec
77	A1580	CAULKING & JOINT SEALANTS (KEYSTONE)	2	2	22-Jan-26	23-Jan-26	Keystone
78	A1540	SECURITY DEVICES (BAKER GROUP)	5	5	22-Jan-26	28-Jan-26	Baker Group
79	A1840	AUDIOVISUAL DEVICES	5	5	22-Jan-26	28-Jan-26	
80	A3030	ACOUSTICAL CEILING TILE INSTALL (KEYSTONE)	1	1	23-Jan-26	23-Jan-26	Keystone
81	A1230	WALLS ELECTRICAL POWER AND TRIM OUT (AIRCON)	5	5	26-Jan-26	30-Jan-26	Air-Con Mech
82	A3100	COUNTERTOPS (KEYSTONE)	3	3	26-Jan-26	28-Jan-26	Keystone
83	A6920	ELECTRICAL TRIM OUT IN CEILING TILE (AIRCON)	3	3	26-Jan-26	28-Jan-26	Air-Con Mech
84	A1730	TESTING AND BALANCING (CENTRAL IOWA MECH)	3	3	27-Jan-26	29-Jan-26	Central IA Mec
85	A1350	FINAL PAINT (KEYSTONE)	3	3	28-Jan-26	30-Jan-26	Keystone
86	A1830	APPLIANCES INSTALL (KEYSTONE)	3	3	28-Jan-26	30-Jan-26	Keystone
87	A7010	INSTALL SINKS/DRINKING FOUNTAIN (CIM)	3	3	28-Jan-26	30-Jan-26	Central IA Mec
88	A2390	FINAL INSPECTIONS (CITY OF CLIVE)	1	1	30-Jan-26	30-Jan-26	

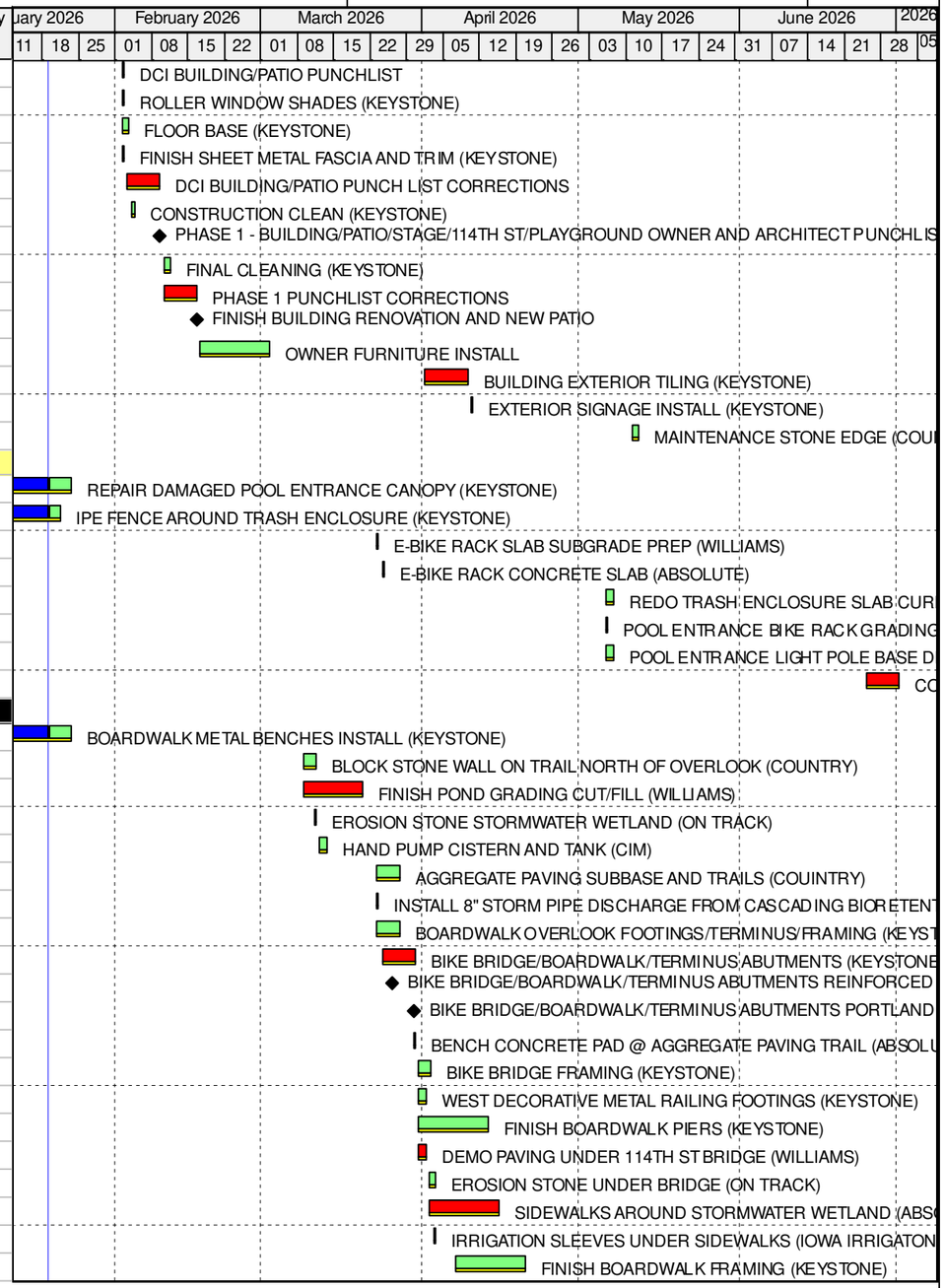


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: C2986292-164D-4901-8BC6-E546A9BDB35D

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
89	A3190	DCI BUILDING/PATIO PUNCHLIST	1	1	02-Feb-26	02-Feb-26	
90	A3430	ROLLER WINDOW SHADES (KEYSTONE)	1	1	02-Feb-26	02-Feb-26	Keystone
91	A4420	FLOOR BASE (KEYSTONE)	2	2	02-Feb-26	03-Feb-26	Keystone
92	A7020	FINISH SHEET METAL FASCIA AND TRIM (KEYSTONE)	1	1	02-Feb-26	02-Feb-26	Keystone
93	A1550	DCI BUILDING/PATIO PUNCH LIST CORRECTIONS	5	5	03-Feb-26	09-Feb-26	
94	A1440	CONSTRUCTION CLEAN (KEYSTONE)	1	1	04-Feb-26	04-Feb-26	Keystone
95	A6210	PHASE 1 - BUILDING/PATIO/STAGE/114TH ST/PLAYGROUND OWNER AND ARCHITEC	0	0		09-Feb-26	
96	A1370	FINAL CLEANING (KEYSTONE)	2	2	10-Feb-26	11-Feb-26	Keystone
97	A6860	PHASE 1 PUNCHLIST CORRECTIONS	5	5	10-Feb-26	16-Feb-26	
98	A1770	FINISH BUILDING RENOVATION AND NEW PATIO	0	0		16-Feb-26*	
99	A6960	OWNER FURNITURE INSTALL	10	10	17-Feb-26	02-Mar-26	
100	A1790	BUILDING EXTERIOR TILING (KEYSTONE)	7	7	01-Apr-26*	09-Apr-26	Keystone
101	A2360	EXTERIOR SIGNAGE INSTALL (KEYSTONE)	1	1	10-Apr-26	10-Apr-26	Keystone
102	A4970	MAINTENANCE STONE EDGE (COUNTRY)	2	2	11-May-26	12-May-26	Country Land
103	**PARKING LOT**						
104	A4580	REPAIR DAMAGED POOL ENTRANCE CANOPY (KEYSTONE)	1	5	24-Nov-25 A	23-Jan-26	Keystone
105	A6640	IPE FENCE AROUND TRASH ENCLOSURE (KEYSTONE)	3	3	06-Jan-26 A	21-Jan-26	Keystone
106	A5000	E-BIKE RACK SLAB SUBGRADE PREP (WILLIAMS)	1	1	23-Mar-26	23-Mar-26	On Track
107	A4990	E-BIKE RACK CONCRETE SLAB (ABSOLUTE)	1	1	24-Mar-26	24-Mar-26	Absolute
108	A5940	REDO TRASH ENCLOSURE SLAB CURBS (ABSOLUTE)	2	2	06-May-26	07-May-26	Absolute
109	A6140	POOL ENTRANCE BIKE RACK GRADING READJUSTMENTS (WILLIAMS)	1	1	06-May-26	06-May-26	On Track
110	A6150	POOL ENTRANCE LIGHT POLE BASE DEMO (AIR CON)	2	2	06-May-26	07-May-26	Air-Con Mech
111	A6930	CONTRACTOR DEMOBILIZATON/SITE CLEANING	5	5	25-Jun-26	01-Jul-26	
112	**BOARDWALK/PLAYGROUND/STORMWATER WETLAND**						
113	A6350	BOARDWALK METAL BENCHES INSTALL (KEYSTONE)	5	5	09-Jan-26 A	23-Jan-26	Keystone
114	A3130	BLOCK STONE WALL ON TRAIL NORTH OF OVERLOOK (COUNTRY)	3	3	09-Mar-26	11-Mar-26	Country Land
115	A6470	FINISH POND GRADING CUT/FILL (WILLIAMS)	10	10	09-Mar-26	20-Mar-26	On Track
116	A3440	EROSION STONE STORMWATER WETLAND (ON TRACK)	1	1	11-Mar-26	11-Mar-26	On Track
117	A5460	HAND PUMP CISTERN AND TANK (CIM)	2	2	12-Mar-26	13-Mar-26	Central IA Mec
118	A5140	AGGREGATE PAVING SUBBASE AND TRAILS (COUINTRY)	5	5	23-Mar-26	27-Mar-26	Country Land
119	A6490	INSTALL 8" STORM PIPE DISCHARGE FROM CASCADING BIORETENTION BASINS (C	1	1	23-Mar-26	23-Mar-26	On Track
120	A6530	BOARDWALK OVERLOOK FOOTINGS/TERMINUS/FRAMING (KEYSTONE)	5	5	23-Mar-26	27-Mar-26	Keystone
121	A3840	BIKE BRIDGE/BOARDWALK/TERMINUS ABUTMENTS (KEYSTONE)	5	5	24-Mar-26	30-Mar-26	Keystone
122	A4170	BIKE BRIDGE/BOARDWALK/TERMINUS ABUTMENTS REINFORCED CONCRETE SPE	0	0	26-Mar-26		
123	A4180	BIKE BRIDGE/BOARDWALK/TERMINUS ABUTMENTS PORTLAND CEMENT TESTING	0	0	30-Mar-26		
124	A6420	BENCH CONCRETE PAD @ AGGREGATE PAVING TRAIL (ABSOLUTE)	1	1	30-Mar-26	30-Mar-26	Absolute
125	A3850	BIKE BRIDGE FRAMING (KEYSTONE)	3	3	31-Mar-26	02-Apr-26	Keystone
126	A5910	WEST DECORATIVE METAL RAILING FOOTINGS (KEYSTONE)	2	2	31-Mar-26	01-Apr-26	Keystone
127	A5630	FINISH BOARDWALK PIERS (KEYSTONE)	10	10	31-Mar-26	13-Apr-26	Keystone
128	A6560	DEMO PAVING UNDER 114TH ST BRIDGE (WILLIAMS)	2	2	31-Mar-26	01-Apr-26	On Track
129	A6320	EROSION STONE UNDER BRIDGE (ON TRACK)	2	2	02-Apr-26	03-Apr-26	On Track
130	A6550	SIDEWALKS AROUND STORMWATER WETLAND (ABSOLUTE)	10	10	02-Apr-26	15-Apr-26	Absolute
131	A6330	IRRIGATION SLEEVES UNDER SIDEWALKS (IOWA IRRIGATON)	1	1	03-Apr-26	03-Apr-26	IA Irrigation
132	A6090	FINISH BOARDWALK FRAMING (KEYSTONE)	10	10	07-Apr-26	20-Apr-26	Keystone



Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: C2986292-164D-4901-8BC6-E546A9BDB35D

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
133	A6540	FINAL GRADING AROUND POND (WILLIAMS)	5	5	16-Apr-26	22-Apr-26	On Track
134	A2130	WETLAND SWINGS (KEYSTONE)	3	3	20-Apr-26	22-Apr-26	Keystone
135	A4190	STORMWATER BACKFILL SPECIAL INSPECTION (TERRACON)	0	0	23-Apr-26		
136	A4860	STORMWATER WETLAND TURF REINFORCEMENT MAT INSTALL (ALPHA)	2	2	23-Apr-26	24-Apr-26	Alpha
137	A5920	WEST DECORATIVE METAL RAILING (KEYSTONE)	2	2	23-Apr-26	24-Apr-26	Keystone
138	A6730	OVEREXCAVATE 18" @ PLAYGROUND PLANTING BEDS (WILLIAMS)	2	2	23-Apr-26	24-Apr-26	On Track
139	A6760	LANDSCAPING TREES AREA STORMWATER WETLAND (CITY OF CLIVE)	5	5	23-Apr-26	29-Apr-26	
140	A5470	INSTALL DRINKING FOUNTAIN & FRENCH DRAIN TANK	2	2	06-May-26	07-May-26	Central IA Mec
141	A4900	STORMWATER WETLANDS NATIVE SEED & PLUG MIX (COUNTRY)	5	5	07-May-26	13-May-26	Country Land
142	A6740	IMPORTED AMENDED SOIL @ PLAYGROUND PLANTING BEDS (COUNTRY)	2	2	13-May-26	14-May-26	Country Land
143	A4870	STORMWATER WETLAND RECP INSTALL (COUNTRY)	5	5	14-May-26	20-May-26	Country Land
144	A6880	LANDSCAPING TREES @ PLAYGROUND (CITY OF CLIVE)	1	1	15-May-26	15-May-26	
145	A6750	LANDSCAPING MULCH AND AMENDED SOIL GROUND COVER @ PLAYGROUND (C	1	1	19-May-26	19-May-26	Country Land
146	A2340	BOARDWALK/PLAYGROUNDS/STORMWMATER WETLANDS DCI PUNCH LIST AND C	5	5	21-May-26	28-May-26	
147	A4880	PLAYGROUND ACCENT BED PLANTINGS (COUNTRY)	2	2	28-May-26	29-May-26	Country Land
148		**BIORETENTION CELLS/114TH STREET**					
149	A3010	CASCADING BIORETENTION BASINS GRADING CUT/FILL (WILLIAMS)	2	2	27-Feb-26	02-Mar-26	On Track
150	A2810	CASCADING BIORETENTION BASINS SUBDRAIN SLEEVES (ON TRACK)	1	1	03-Mar-26	03-Mar-26	On Track
151	A4060	PARKING LOT BIORETENTION CELL GRADING CUT/FILL (WILLIAMS)	3	3	03-Mar-26	05-Mar-26	On Track
152	A2150	STONE WEIRS AT CASCADING BIORETENTION BASINS (COUNTRY)	4	4	04-Mar-26	09-Mar-26	Country Land
153	A4600	PARKING LOT BIORETENTION CELLS TRACER WIRE & SUBDRAINS (ON TRACK)	2	2	06-Mar-26	09-Mar-26	On Track
154	A4090	PARKING LOT BIORETENTION CELL SUBGRADE PREP (WILLIAMS)	3	3	10-Mar-26	12-Mar-26	On Track
155	A6170	CASCADING BIORETENTION CELLS SUBDRAINS AND TRACER WIRE (ON TRACK)	2	2	10-Mar-26	11-Mar-26	On Track
156	A2200	CASCADING BIORETENTION BASINS SUBGRADE PREP (WILLIAMS)	3	3	12-Mar-26	16-Mar-26	On Track
157	A5830	PARKING LOT BIORETENTION CELLS STORAGE AGGREGATE, CHOKER COURSE (O	2	2	13-Mar-26	16-Mar-26	On Track
158	A4070	CASCADING BIORETENTION BASINS SUBGRADE PREP SPECIAL INSPECTION (TER	0	0	17-Mar-26		
159	A5870	CASCADING BIORETENTION BASINS STORAGE AGGREGATE, CHOKER COURSE	2	2	17-Mar-26	18-Mar-26	On Track
160	A5890	CASCADING BIORETENTION BASINS ENGINEERED SOIL (COUNTRY)	2	2	19-Mar-26	20-Mar-26	Country Land
161	A6050	CITY OF CLIVE BIORETENTION BASINS ENGINEERED SOIL FLOOD TEST	0	0		23-Mar-26	
162	A5880	CASCADING BIORETENTION BASINS TOPSOIL (WILLIAMS)	2	2	24-Mar-26	25-Mar-26	On Track
163	A5840	PARKING LOT BIORETENTION CELLS ENGINEERED SOIL (COUNTRY)	2	2	25-Mar-26*	26-Mar-26	Country Land
164	A5010	CITY OF CLIVE COMPACTION TESTING	0	0		25-Mar-26	
165	A4840	CASCADING BIORETENTION BASINS TURF REINFORCEMENT MAT INSTALL (ALPHA	2	2	26-Mar-26	27-Mar-26	Alpha
166	A6060	CITY OF CLIVE PARKING LOT BIORETENTION CELLS ENGINEERED SOIL FLOOD TES	0	0		27-Mar-26	
167	A5120	PARKING LOT BIORETENTION CELLS TOPSOIL (WILLIAMS)	2	2	30-Mar-26	31-Mar-26	On Track
168	A6080	CASCADING BIORETENTION BASINS MULCH (COUNTRY)	2	2	30-Mar-26	31-Mar-26	Country Land
169	A6130	CASCADING BIORETENTION BASINS SCOUR PROTECTION WEIR STONES (COUNTI	2	2	30-Mar-26	31-Mar-26	Country Land
170	A5850	PARKING LOT BIORETENTION CELL TURF REINFORCEMENT MAT (ALPHA)	2	2	01-Apr-26	02-Apr-26	Alpha
171	A6670	CASCADING BIORETENTION CELLS PLUG/SEED MIX (COUNTRY)	3	3	01-Apr-26	03-Apr-26	Country Land
172	A6070	PARKING LOT BIORETENTION CELLS MULCH (COUNTRY)	2	2	03-Apr-26	06-Apr-26	Country Land
173	A4850	CASCADING BIORETENTION BASINS RECP INSTALL (COUNTRY)	3	3	06-Apr-26	08-Apr-26	Country Land
174	A6700	PARKING LOT BIORETENTION CELL SEED/PLUG MIX (COUNTRY)	3	3	07-Apr-26	09-Apr-26	Country Land
175	A5860	PARKING LOT BIORETENTION CELL RECP INSTALL (COUNTRY)	3	3	10-Apr-26	14-Apr-26	Country Land
176	A3610	NORTH PARKING LOT CURB CUTS (ABSOLUTE)	3	3	10-Apr-26	14-Apr-26	Absolute
177	A4610	WEST SIDE CONCRETE SIDEWALK/TRAILS PAVEMENT (ABSOLUTE)	4	4	16-Apr-26	21-Apr-26	Absolute

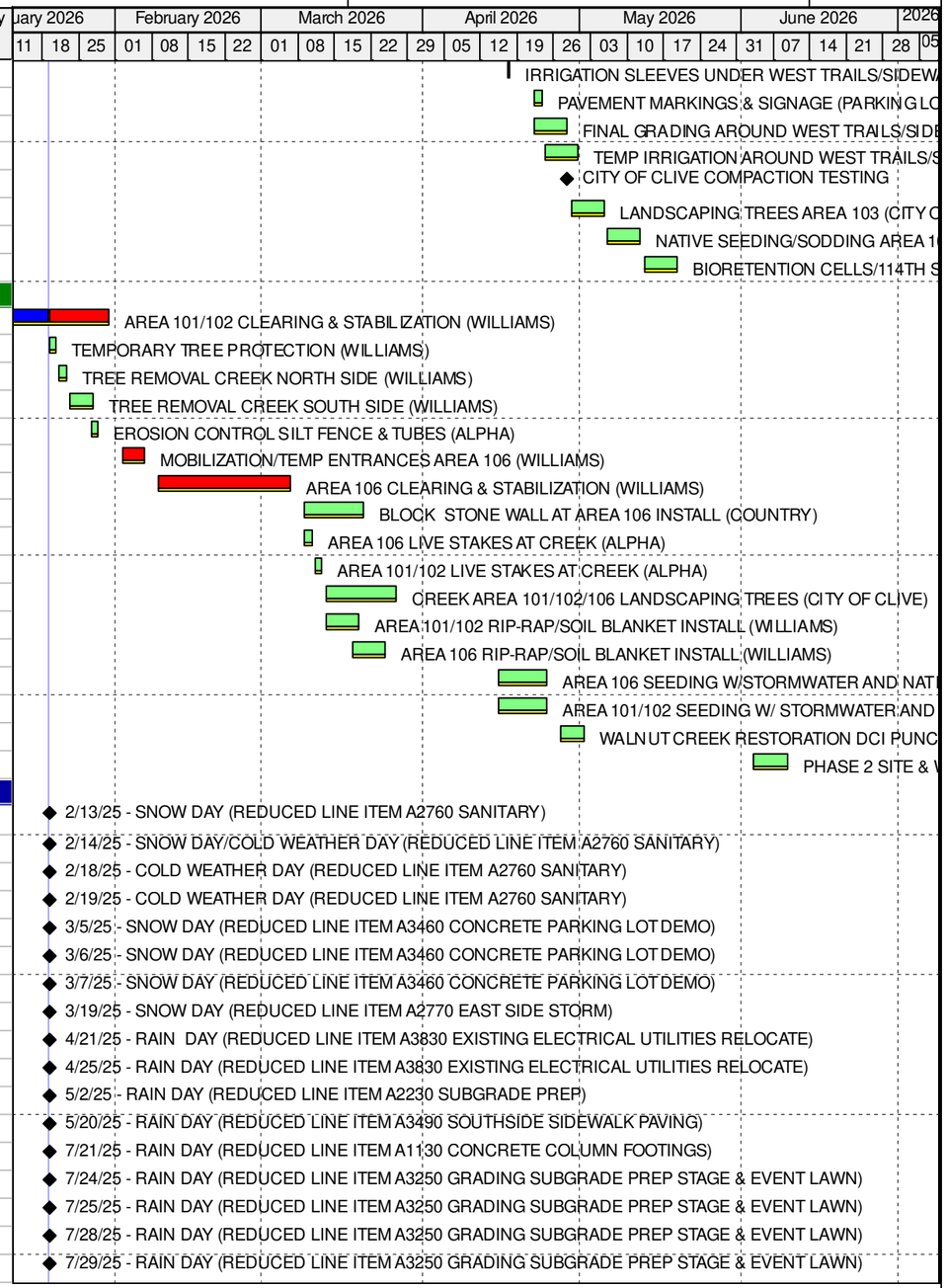


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: C2986292-164D-4901-8BC6-E546A9BDB35D

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
178	A6100	IRRIGATION SLEEVES UNDER WEST TRAILS/SIDEWALKS (IOWA IRRIGATION)	1	1	17-Apr-26	17-Apr-26	IA Irrigation
179	A2280	PAVEMENT MARKINGS & SIGNAGE (PARKING LOT SPECIALTIES)	2	2	22-Apr-26	23-Apr-26	Parking Lot
180	A4800	FINAL GRADING AROUND WEST TRAILS/SIDEWALKS (WILLIAMS)	5	5	22-Apr-26	28-Apr-26	On Track
181	A5970	TEMP IRRIGATION AROUND WEST TRAILS/SIDEWALKS (IA IRRIGATION)	5	5	24-Apr-26	30-Apr-26	IA Irrigation
182	A6370	CITY OF CLIVE COMPACTION TESTING	0	0		28-Apr-26	
183	A6680	LANDSCAPING TREES AREA 103 (CITY OF CLIVE)	5	5	29-Apr-26	05-May-26	
184	A6690	NATIVE SEEDING/SODDING AREA 103 (COUNTRY)	5	5	06-May-26	12-May-26	Country Land
185	A4680	BIORETENTION CELLS/114TH STREET REPAVING DCI PUNCH LIST AND CORRECTI	5	5	13-May-26	19-May-26	
186	**WALNUT CREEK RESTORATION**						
187	A1880	AREA 101/102 CLEARING & STABILIZATION (WILLIAMS)	25	10	12-Jan-26 A	30-Jan-26	On Track
188	A1960	TEMPORARY TREE PROTECTION (WILLIAMS)	2	2	19-Jan-26	20-Jan-26	On Track
189	A1950	TREE REMOVAL CREEK NORTH SIDE (WILLIAMS)	2	2	21-Jan-26	22-Jan-26	On Track
190	A2790	TREE REMOVAL CREEK SOUTH SIDE (WILLIAMS)	3	3	23-Jan-26	27-Jan-26	On Track
191	A1980	EROSION CONTROL SILT FENCE & TUBES (ALPHA)	2	2	27-Jan-26	28-Jan-26	Alpha
192	A5090	MOBILIZATION/TEMP ENTRANCES AREA 106 (WILLIAMS)	5	5	02-Feb-26	06-Feb-26	On Track
193	A1890	AREA 106 CLEARING & STABILIZATION (WILLIAMS)	20	20	09-Feb-26	06-Mar-26	On Track
194	A2590	BLOCK STONE WALL AT AREA 106 INSTALL (COUNTRY)	10	10	09-Mar-26	20-Mar-26	Country Land
195	A1990	AREA 106 LIVE STAKES AT CREEK (ALPHA)	2	2	09-Mar-26	10-Mar-26	Alpha
196	A3000	AREA 101/102 LIVE STAKES AT CREEK (ALPHA)	2	2	11-Mar-26	12-Mar-26	Alpha
197	A2350	CREEK AREA 101/102/106 LANDSCAPING TREES (CITY OF CLIVE)	10	10	13-Mar-26	26-Mar-26	
198	A3660	AREA 101/102 RIP-RAP/SOIL BLANKET INSTALL (WILLIAMS)	5	5	13-Mar-26	19-Mar-26	On Track
199	A3670	AREA 106 RIP-RAP/SOIL BLANKET INSTALL (WILLIAMS)	5	5	18-Mar-26	24-Mar-26	On Track
200	A1900	AREA 106 SEEDING W/STORMWATER AND NATIVE MIXES (COUNTRY)	8	8	15-Apr-26*	24-Apr-26	Country Land
201	A5100	AREA 101/102 SEEDING W/ STORMWATER AND NATIVE MIXES (COUNTRY)	8	8	15-Apr-26*	24-Apr-26	Country Land
202	A5930	WALNUT CREEK RESTORATION DCI PUNCH LIST AND CORRECTIONS	5	5	27-Apr-26	01-May-26	
203	A6240	PHASE 2 SITE & WALNUT CREEK RESTORATION OWNER AND ARCHITECT PUNCH	5	5	03-Jun-26	09-Jun-26	
204	**WEATHER DAYS**						
205	A1060	2/13/25 - SNOW DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
206	A1210	2/14/25 - SNOW DAY/COLD WEATHER DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
207	A3630	2/18/25 - COLD WEATHER DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
208	A3640	2/19/25 - COLD WEATHER DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
209	A4290	3/5/25 - SNOW DAY (REDUCED LINE ITEM A3460 CONCRETE PARKING LOT DEMO)	0	0		19-Jan-26	
210	A4300	3/6/25 - SNOW DAY (REDUCED LINE ITEM A3460 CONCRETE PARKING LOT DEMO)	0	0		19-Jan-26	
211	A4310	3/7/25 - SNOW DAY (REDUCED LINE ITEM A3460 CONCRETE PARKING LOT DEMO)	0	0		19-Jan-26	
212	A4311	3/19/25 - SNOW DAY (REDUCED LINE ITEM A2770 EAST SIDE STORM)	0	0		19-Jan-26	
213	A4321	4/21/25 - RAIN DAY (REDUCED LINE ITEM A3830 EXISTING ELECTRICAL UTILITIES F	0	0		19-Jan-26	
214	A4331	4/25/25 - RAIN DAY (REDUCED LINE ITEM A3830 EXISTING ELECTRICAL UTILITIES F	0	0		19-Jan-26	
215	A4341	5/2/25 - RAIN DAY (REDUCED LINE ITEM A2230 SUBGRADE PREP)	0	0		19-Jan-26	
216	A5050	5/20/25 - RAIN DAY (REDUCED LINE ITEM A3490 SOUTHSIDE SIDEWALK PAVING)	0	0		19-Jan-26	
217	A1070	7/21/25 - RAIN DAY (REDUCED LINE ITEM A1130 CONCRETE COLUMN FOOTINGS)	0	0		19-Jan-26	
218	A5230	7/24/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
219	A5240	7/25/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
220	A5250	7/28/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
221	A5330	7/29/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	

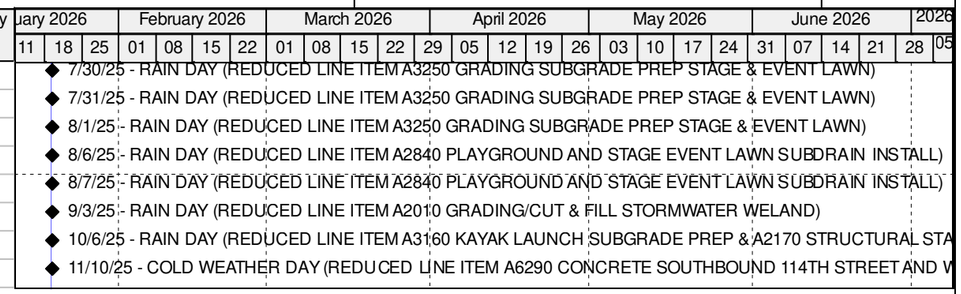


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: C2986292-164D-4901-8BC6-E546A9BDB35D

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
222	A5340	7/30/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
223	A5350	7/31/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
224	A5360	8/1/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
225	A5370	8/6/25 - RAIN DAY (REDUCED LINE ITEM A2840 PLAYGROUND AND STAGE EVENT L	0	0		19-Jan-26	
226	A5380	8/7/25 - RAIN DAY (REDUCED LINE ITEM A2840 PLAYGROUND AND STAGE EVENT L	0	0		19-Jan-26	
227	A5680	9/3/25 - RAIN DAY (REDUCED LINE ITEM A2010 GRADING/CUT & FILL STORMWATER	0	0		19-Jan-26	
228	A5950	10/6/25 - RAIN DAY (REDUCED LINE ITEM A3160 KAYAK LAUNCH SUBGRADE PREP	0	0		19-Jan-26	
229	A4790	11/10/25 - COLD WEATHER DAY (REDUCED LINE ITEM A6290 CONCRETE SOUTHBC	0	0		19-Jan-26	



Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: C2986292-164D-4901-8BC6-E546A9BDB35D



SHEET NOTES

1. HATCH PATTERNS ARE FOR REFERENCE ONLY. HATCHES DO NOT REPRESENT DIRECTIONAL LAYOUT OR PATTERN OF MATERIALS.
2. GRADES SHALL SLOPE TO DRAIN, BE FREE OF DEPRESSIONS OR OTHER IRREGULARITIES AFTER COMPACTION OF SOIL AND INSTALLATION OF PAVERS, AND SHALL BE UNIFORM IN SLOPE.
3. FINISHED SURFACES SHALL BE SMOOTH AND EVEN WITH NO ABRUPT OR AWKWARD CHANGES IN GRADE AND SHALL TRANSITION SMOOTHLY TO EXISTING SURFACES.
4. FINISHED SURFACE GRADING SLOPES SHALL NOT EXCEED 1.5% CROSS SLOPE OR 5.0% RUNNING SLOPE FOR ADA COMPLIANCE.
5. ALL DISTURBED AREAS SHALL BE REPAIRED OR REPLACED IN KIND
6. ANY DISTURBED AREA THAT HAS A FINISHED CONDITION OF GRASS LAWN IN THE IMMEDIATE VICINITY OF THE BUILDINGS OR PARKING SHOULD BE REPLACED WITH SOD.
7. EXISTING TREES WITHIN NEW CONSTRUCTION AREAS SHALL BE PROTECTED IN PLACE.
8. CONTRACTOR SHALL PROVIDE SCORING AND JOINTING PLAN FOR ALL CONCRETE PAVEMENT AND SUBMIT TO ENGINEER OR LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO START OF CONSTRUCTION.
9. SITE GEOMETRY INFORMATION WILL BE PROVIDED TO CONTRACTOR IN ELECTRONIC FORMAT FOR CONSTRUCTION LAYOUT. ALL DIMENSIONS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. ANY DISCREPANCIES BETWEEN INFORMATION SHOWN AND CAD FILE SHALL BE BROUGHT TO ENGINEER/LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF CITY STREETS IN KIND WHERE PROJECT WORK REQUIRES STREET DISTURBANCE. ALL CURB AND GUTTER, DRIVE APRONS, CURB RAMPS SHALL MATCH EXISTING PROFILES AND CITY STANDARDS. APPLIES TO NW 114TH STREET.

LEGEND

- LIMITS OF CONSTRUCTION
- PROPERTY LINE
- APPROXIMATE TOP OF BANK OF STORMWATER WETLAND AND SWALES
- BANK STABILIZATION

CITY OF CLIVE GREENBELT LANDING

1900 NW 114TH STREET
CLIVE, IA 50325

Owner:

CLIVE PARKS AND RECREATION

SMITHGROUP

233 NORTH WATER STREET
SUITE 502
MILWAUKEE, WI 53202
414.615.9570
www.smithgroup.com

ARCHITECTS SCHIPER KASTNER
ARCHITECTURE
3716 INGERSOLL AVE. STE. A
DES MOINES, IA, 50312
515.277.6707

VEENSTRA & KIMM, INC
CIVIL ENGINEERING
3000 WESTOWN PARKWAY
WEST DES MOINES, IOWA, 50266
800.241.8000

ISSUED FOR	REV	DATE
BID SET		7/19/2024

SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
OVERALL LAYOUT & MATERIALS

0' 30' 60' 120'
SCALE: 1"=60'

SCALE
12737

PROJECT NUMBER
CS100

DRAWING NUMBER

FILE C:\Users\jvest\SmithGroup Companies Inc\PRJ - 12737 - SmithGroup - SmithGroup\CAD\05 Civil\12737_CS100.dwg USER: jvest DATE: Jul 22 2024 TIME: 09:43 am

Docusign Envelope ID: C9ACBC06-519A-4FCB-9CBE-03F9BE5F54E3

AIA® Document G731™ – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: *(name and address)*
Clive Greenbelt Landing

OWNER: *(name and address)*
City of Clive
1900 NW 114th St., Clive IA 50325

CONTRACTOR: *(name and address)*
On Track Construction
1435 W F Ave., Nevada IA 50201

CONTRACT INFORMATION:
Contract For: BP#31 Grading
Date: 9/12/24

ARCHITECT: *(name and address)*
Smith Group
233 North Water St., Suite 502,
Milwaukee WI 53202

CHANGE ORDER INFORMATION:
Change Order Number: 006
Date: 1/21/26

CONSTRUCTION MANAGER: *(name and address)*
DCI Group
220 SE 6th St., Suite 200 Des Moines IA 50309

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Extend all contractor's completion to June 24, 2026 to match updated project schedule. Schedule developed through review of remaining scope with owner & contractor's. Phase 1 Substantial completion date will be February 9, 2026. Phase 2 Substantial Completion date will be June 24, 2026.

The original Contract Sum was	$	1,700,000.00
Net change by previously authorized Change Orders	$	138,538.40
The Contract Sum prior to this Change Order was	$	1,838,538.40
The Contract Sum will be unchanged by this Change Order in the amount of	$	0.00
The new Contract Sum including this Change Order will be	$	1,838,538.40

The Contract Time will be increased by forty (40) days.
The Contractor's Work shall be substantially complete on June 24, 2026.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.

Smith Group	DCI Group
ARCHITECT *(Firm name)*	**CONSTRUCTION MANAGER** *(Firm name)*
SIGNATURE Bruce Morrow	**SIGNATURE** Drew Johnson
Bruce Morrow, Architect	Drew Johnson, Project Manager
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**
DATE: 01/21/2026	**DATE:** 01/21/2026
On Track Construction	City of Clive
CONTRACTOR *(Firm name)*	**OWNER** *(Firm name)*
SIGNATURE	**SIGNATURE**
Matt Runge, Owner	John Edwards, Mayor
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**
DATE:	**DATE:**

AIA Document G731 – 2019 (formerly G701™CMa – 1992). Copyright © 1992 and 2019. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 16:48:06 ET on 01/21/2026 under Order No.4104246173 which expires on 12/31/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (3B9ADA48)

Docusign Envelope ID: C9ACBC06-519A-4FCB-9CBE-03F9BE5F54E3

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
1		**GREENBELT LANDING CITY OF CLIVE - BP 6**					
2		**GENERAL CONDITIONS & MILESTONES**					
3	A4670	PHASE 1 SUBSTANTIAL COMPLETION - STAGE/BUILDING/PATIO/114TH ST PAVING	0	0		09-Feb-26	
4	A1010	WEATHER CONTINGENCY	15	15	04-Jun-26	24-Jun-26	
5	A4690	PHASE 2 SUBSTANTIAL COMPLETION - CREEK/BOARDWALK/PLAYGROUND/WETLA	0	0		24-Jun-26	
6	A1020	FINISH CONSTRUCTION	0	0		25-Jun-26	
7		**PROCUREMENT**					
8	A4320	TRELLIS/WETLAND SWING SUBMITTALS (KEYSTONE)	5	5	16-Oct-24 A	23-Jan-26	Keystone
9	A4340	DECORATIVE METAL RAILINGS SUBMITTALS (KEYSTONE)	5	5	16-Oct-24 A	23-Jan-26	Keystone
10	A4390	CATENARY/STAGE EVENT LIGHTING FABRICATION (AIR CON)	40	15	19-Sep-25 A	06-Feb-26	Air-Con Mech
11	A3420	WINDOW ROLLER SHADE FABRICATION (KEYSTONE)	20	1	15-Dec-25 A	19-Jan-26	Keystone
12	A6600	COUNTERTOPS FABRICATE (KEYSTONE)	10	5	12-Jan-26 A	23-Jan-26	Keystone
13	A4330	WETLAND SWING FABRICATION (KEYSTONE)	60	60	26-Jan-26	17-Apr-26	Keystone
14	A4350	DECORATIVE METAL RAILINGS FABRICATION (KEYSTONE)	30	30	26-Jan-26	06-Mar-26	Keystone
15		**EAST STORMWATER POND**					
16	A5480	FINISH AGGREGATE PAVING & DONOR STONE (COUNTRY)	2	2	29-Apr-26	30-Apr-26	Country Land
17	A6770	AGGREGATE PAVING TRAIL FINAL GRADE (WILLIAMS)	1	1	06-May-26	06-May-26	On Track
18	A6710	LANDSCAPING TREES AREAS 105 (CITY OF CLIVE)	2	2	07-May-26	08-May-26	
19	A5400	NATIVE SEEDING/SODDING AREAS 105 (COUNTRY)	3	3	11-May-26	13-May-26	Country Land
20	A4770	STORMWATER POND DCI PUNCH LIST AND CORRECTIONS	5	5	21-May-26	28-May-26*	
21	A6720	ACCENT PLANTING BEDS AREA 105	1	1	27-May-26	27-May-26	Country Land
22		**STAGE & EVENT LAWN**					
23	A3720	LINEAR METAL CEILINGS (KEYSTONE)	10	5	08-Dec-25 A	23-Jan-26	Keystone
24	A3680	STAGE LIGHT FIXTURES (AIRCON)	2	2	22-Jan-26	23-Jan-26	Air-Con Mech
25	A3690	STAGE ELECTRICAL PANEL (AIRCON)	5	5	26-Jan-26	30-Jan-26	Air-Con Mech
26	A6230	STAGE DCI PUNCH LIST & CORRECTIONS	5	5	02-Feb-26	06-Feb-26	
27	A1970	WALNUT CREEK BRIDGE RAILINGS DEMO (ON TRACK)	2	2	05-Mar-26	06-Mar-26	On Track
28	A2040	WALNUT CREEK BRIDGE DECORATIVE RAILINGS (KEYSTONE)	2	2	09-Mar-26	10-Mar-26	Keystone
29	A6780	STAGE SIGNAGE (KEYSTONE)	3	3	13-Apr-26	15-Apr-26	Keystone
30	A6970	ART STRUCTURAL CONCRETE INSTALL	4	4	16-Apr-26	21-Apr-26	
31	A3590	FINISH 104/105 PAVEMENT (ABSOLUTE)	5	5	22-Apr-26*	28-Apr-26	Absolute
32	A6870	IRRIGATION SLEEVES UNDER SIDEWALKS	1	1	23-Apr-26	23-Apr-26	IA Irrigation
33	A2320	GRADING FINAL & TOPSOIL RESPREAD AROUND ALL EAST TRAILS & SIDEWALKS (\	5	5	29-Apr-26	05-May-26	On Track
34	A4650	8" FLUSH CURBS AT STAGE EVENT LAWN (ABSOLUTE)	5	5	29-Apr-26	05-May-26	Absolute
35	A3700	CATENARY LIGHTING POLES (AIRCON)	3	3	01-May-26	05-May-26	Air-Con Mech
36	A5390	LANDSCAPING TREES @ EVENT LAWN AGGREGATE PAVING (CITY OF CLIVE)	2	2	01-May-26	04-May-26	
37	A3150	PERMANENT IRRIGATION INSTALLATION AT STAGE LAWN (IOWA IRRIGATION)	5	5	04-May-26	08-May-26	IA Irrigation
38	A2980	LANDSCAPING TREES/SHRUBS AREA 104 SEEDING/SODDING AREAS (CITY OF CLI'	3	3	04-May-26	06-May-26	
39	A6000	TEMP IRRIGATION EAST SIDE TRAILS/SIDEWALKS (IOWA IRRIGATION)	5	5	04-May-26	08-May-26	IA Irrigation
40	A6380	CITY OF CLIVE COMPACTION TESTING	0	0		05-May-26	
41	A2960	RELOCATE STAGE EVENT LAWN LIGHTING PANEL (AIRCON)	2	2	06-May-26	07-May-26	Air-Con Mech
42	A3810	TRASH RECEPTACLE PADS (KEYSTONE)	2	2	06-May-26	07-May-26	Keystone
43	A5130	AGGREGATE PAVING SUBBASE AND PAVING @ EVENT LAWN (COUNTRY)	3	3	06-May-26	08-May-26	Country Land
44	A2970	TURF REINFORCEMENT MAT @ KAYAK LAUNCH (ALPHA)	2	2	06-May-26	07-May-26	Alpha

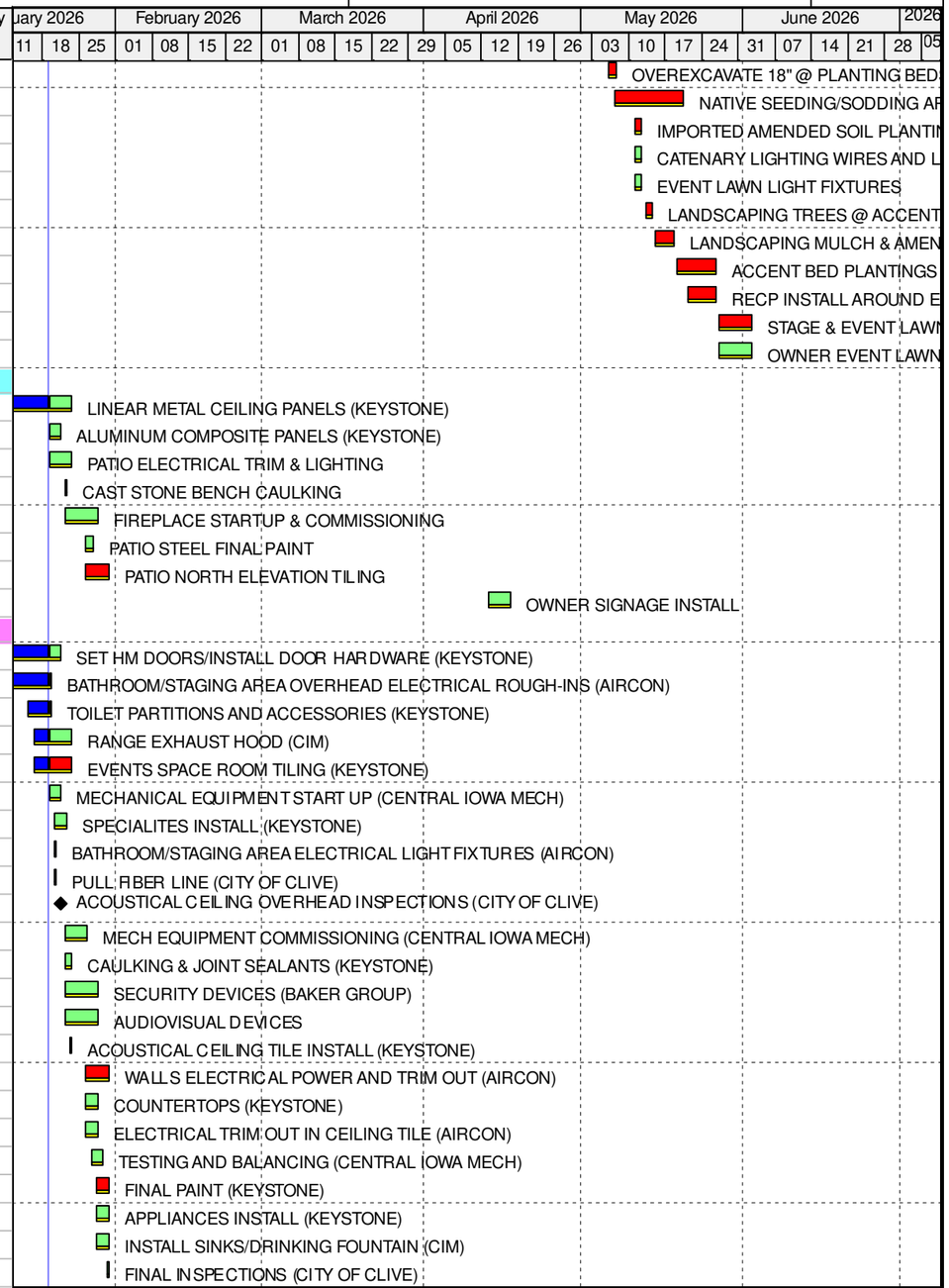


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: C9ACBC06-519A-4FCB-9CBE-03F9BE5F54E3

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
45	A6630	OVEREXCAVATE 18" @ PLANTING BEDS (WILLIAMS)	2	2	06-May-26	07-May-26	On Track
46	A2330	NATIVE SEEDING/SODDING AREA 104 (COUNTRY)	10	10	07-May-26	20-May-26	Country Land
47	A5490	IMPORTED AMENDED SOIL PLANTING BEDS (COUNTRY)	2	2	11-May-26	12-May-26	Country Land
48	A6990	CATENARY LIGHTING WIRES AND LIGHTS (AIR-CON)	2	2	11-May-26	12-May-26	Air-Con Mech
49	A7040	EVENT LAWN LIGHT FIXTURES	2	2	11-May-26	12-May-26	Air-Con Mech
50	A6890	LANDSCAPING TREES @ ACCENT PLANTING BEDS (CITY OF CLIVE)	2	2	13-May-26	14-May-26	
51	A2370	LANDSCAPING MULCH & AMENDED SOIL GROUNDCOVER (COUNTRY)	2	2	15-May-26	18-May-26	Country Land
52	A4940	ACCENT BED PLANTINGS AREA 104 (COUNTRY)	5	5	19-May-26*	26-May-26	Country Land
53	A5900	RECP INSTALL AROUND EAST TRAILS & SIDEWALKS (COUNTRY)	3	3	21-May-26	26-May-26	Country Land
54	A4660	STAGE & EVENT LAWN DCI PUNCHLIST AND CORRECTIONS	5	5	27-May-26	02-Jun-26	
55	A6810	OWNER EVENT LAWN ACCESORY INSTALL	5	5	27-May-26	02-Jun-26	
56	**PATIO**						
57	A2530	LINEAR METAL CEILING PANELS (KEYSTONE)	5	5	17-Nov-25 A	23-Jan-26	Keystone
58	A4540	ALUMINUM COMPOSITE PANELS (KEYSTONE)	3	3	19-Jan-26	21-Jan-26	Keystone
59	A6820	PATIO ELECTRICAL TRIM & LIGHTING	5	5	19-Jan-26	23-Jan-26	Air-Con Mech
60	A6840	CAST STONE BENCH CAULKING	1	1	22-Jan-26	22-Jan-26	Keystone
61	A6850	FIREPLACE STARTUP & COMMISSIONING	5	5	22-Jan-26	28-Jan-26	Keystone
62	A6830	PATIO STEEL FINAL PAINT	2	2	26-Jan-26	27-Jan-26	Keystone
63	A7030	PATIO NORTH ELEVATION TILING	5	5	26-Jan-26	30-Jan-26	Keystone
64	A6950	OWNER SIGNAGE INSTALL	5	5	13-Apr-26	17-Apr-26	
65	**BUILDING RENOVATION**						
66	A1330	SET HM DOORS/INSTALL DOOR HARDWARE (KEYSTONE)	3	3	07-Jan-26 A	21-Jan-26	Keystone
67	A6900	BATHROOM/STAGING AREA OVERHEAD ELECTRICAL ROUGH-INS (AIRCON)	1	1	08-Jan-26 A	19-Jan-26	Air-Con Mech
68	A1740	TOILET PARTITIONS AND ACCESSORIES (KEYSTONE)	3	1	15-Jan-26 A	19-Jan-26	Keystone
69	A1710	RANGE EXHAUST HOOD (CIM)	5	5	16-Jan-26 A	23-Jan-26	Central IA Mec
70	A2270	EVENTS SPACE ROOM TILING (KEYSTONE)	5	5	16-Jan-26 A	23-Jan-26	Keystone
71	A1850	MECHANICAL EQUIPMENT START UP (CENTRAL IOWA MECH)	3	3	19-Jan-26	21-Jan-26	Central IA Mec
72	A1410	SPECIALITES INSTALL (KEYSTONE)	3	3	20-Jan-26	22-Jan-26	Keystone
73	A2410	BATHROOM/STAGING AREA ELECTRICAL LIGHT FIXTURES (AIRCON)	1	1	20-Jan-26	20-Jan-26	Air-Con Mech
74	A7000	PULL FIBER LINE (CITY OF CLIVE)	1	1	20-Jan-26	20-Jan-26	
75	A1380	ACOUSTICAL CEILING OVERHEAD INSPECTIONS (CITY OF CLIVE)	0	0		21-Jan-26	
76	A1270	MECH EQUIPMENT COMMISSIONING (CENTRAL IOWA MECH)	3	3	22-Jan-26	26-Jan-26	Central IA Mec
77	A1580	CAULKING & JOINT SEALANTS (KEYSTONE)	2	2	22-Jan-26	23-Jan-26	Keystone
78	A1540	SECURITY DEVICES (BAKER GROUP)	5	5	22-Jan-26	28-Jan-26	Baker Group
79	A1840	AUDIOVISUAL DEVICES	5	5	22-Jan-26	28-Jan-26	
80	A3030	ACOUSTICAL CEILING TILE INSTALL (KEYSTONE)	1	1	23-Jan-26	23-Jan-26	Keystone
81	A1230	WALLS ELECTRICAL POWER AND TRIM OUT (AIRCON)	5	5	26-Jan-26	30-Jan-26	Air-Con Mech
82	A3100	COUNTERTOPS (KEYSTONE)	3	3	26-Jan-26	28-Jan-26	Keystone
83	A6920	ELECTRICAL TRIM OUT IN CEILING TILE (AIRCON)	3	3	26-Jan-26	28-Jan-26	Air-Con Mech
84	A1730	TESTING AND BALANCING (CENTRAL IOWA MECH)	3	3	27-Jan-26	29-Jan-26	Central IA Mec
85	A1350	FINAL PAINT (KEYSTONE)	3	3	28-Jan-26	30-Jan-26	Keystone
86	A1830	APPLIANCES INSTALL (KEYSTONE)	3	3	28-Jan-26	30-Jan-26	Keystone
87	A7010	INSTALL SINKS/DRINKING FOUNTAIN (CIM)	3	3	28-Jan-26	30-Jan-26	Central IA Mec
88	A2390	FINAL INSPECTIONS (CITY OF CLIVE)	1	1	30-Jan-26	30-Jan-26	



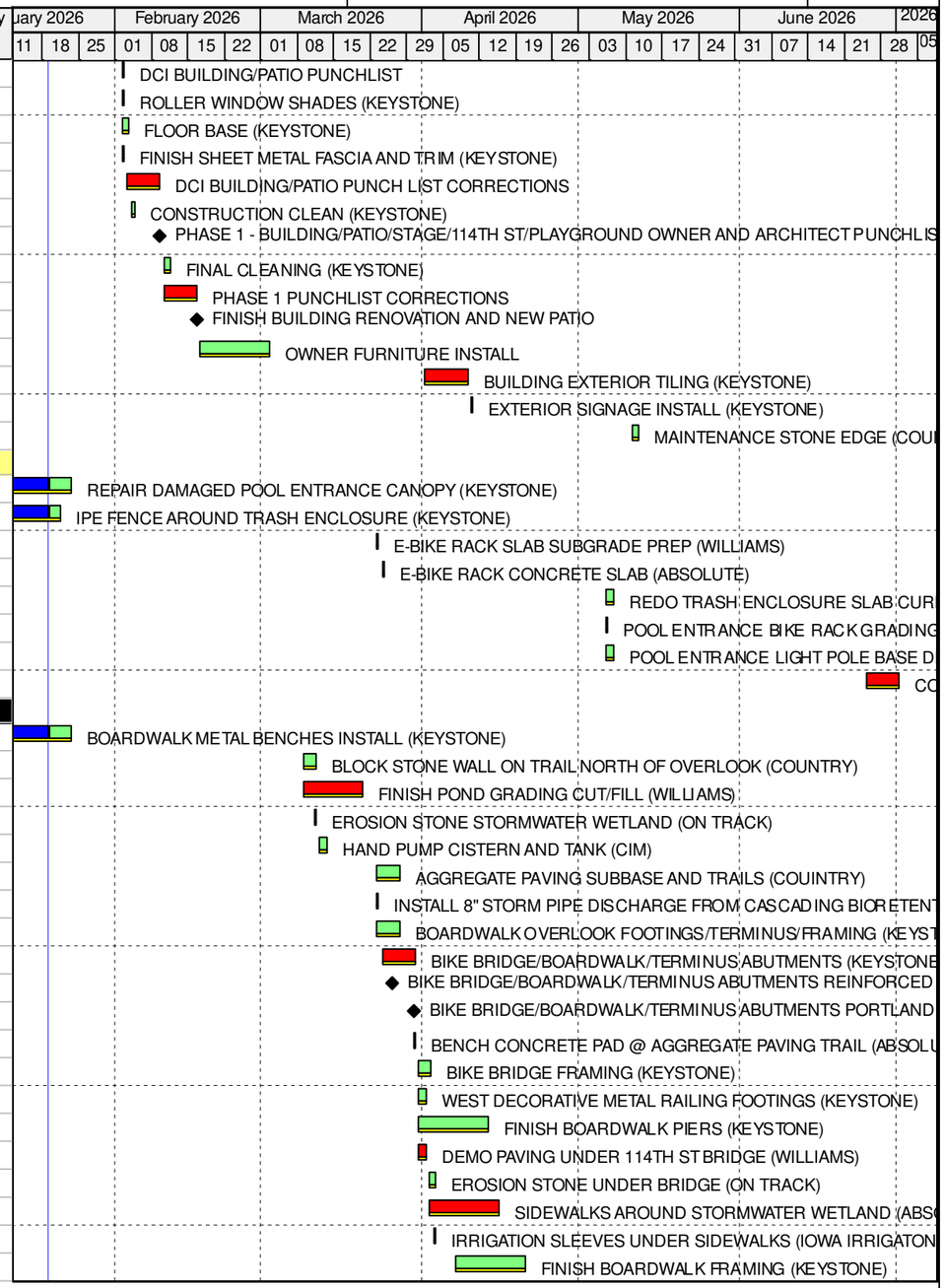
Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

GREENBELT LANDING CITY OF CLIVE - BP 6
DCI - Full Print - 11X17 DCI RESP

19-Jan-26

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
89	A3190	DCI BUILDING/PATIO PUNCHLIST	1	1	02-Feb-26	02-Feb-26	
90	A3430	ROLLER WINDOW SHADES (KEYSTONE)	1	1	02-Feb-26	02-Feb-26	Keystone
91	A4420	FLOOR BASE (KEYSTONE)	2	2	02-Feb-26	03-Feb-26	Keystone
92	A7020	FINISH SHEET METAL FASCIA AND TRIM (KEYSTONE)	1	1	02-Feb-26	02-Feb-26	Keystone
93	A1550	DCI BUILDING/PATIO PUNCH LIST CORRECTIONS	5	5	03-Feb-26	09-Feb-26	
94	A1440	CONSTRUCTION CLEAN (KEYSTONE)	1	1	04-Feb-26	04-Feb-26	Keystone
95	A6210	PHASE 1 - BUILDING/PATIO/STAGE/114TH ST/PLAYGROUND OWNER AND ARCHITEC	0	0		09-Feb-26	
96	A1370	FINAL CLEANING (KEYSTONE)	2	2	10-Feb-26	11-Feb-26	Keystone
97	A6860	PHASE 1 PUNCHLIST CORRECTIONS	5	5	10-Feb-26	16-Feb-26	
98	A1770	FINISH BUILDING RENOVATION AND NEW PATIO	0	0		16-Feb-26*	
99	A6960	OWNER FURNITURE INSTALL	10	10	17-Feb-26	02-Mar-26	
100	A1790	BUILDING EXTERIOR TILING (KEYSTONE)	7	7	01-Apr-26*	09-Apr-26	Keystone
101	A2360	EXTERIOR SIGNAGE INSTALL (KEYSTONE)	1	1	10-Apr-26	10-Apr-26	Keystone
102	A4970	MAINTENANCE STONE EDGE (COUNTRY)	2	2	11-May-26	12-May-26	Country Land
103	**PARKING LOT**						
104	A4580	REPAIR DAMAGED POOL ENTRANCE CANOPY (KEYSTONE)	1	5	24-Nov-25 A	23-Jan-26	Keystone
105	A6640	IPE FENCE AROUND TRASH ENCLOSURE (KEYSTONE)	3	3	06-Jan-26 A	21-Jan-26	Keystone
106	A5000	E-BIKE RACK SLAB SUBGRADE PREP (WILLIAMS)	1	1	23-Mar-26	23-Mar-26	On Track
107	A4990	E-BIKE RACK CONCRETE SLAB (ABSOLUTE)	1	1	24-Mar-26	24-Mar-26	Absolute
108	A5940	REDO TRASH ENCLOSURE SLAB CURBS (ABSOLUTE)	2	2	06-May-26	07-May-26	Absolute
109	A6140	POOL ENTRANCE BIKE RACK GRADING READJUSTMENTS (WILLIAMS)	1	1	06-May-26	06-May-26	On Track
110	A6150	POOL ENTRANCE LIGHT POLE BASE DEMO (AIR CON)	2	2	06-May-26	07-May-26	Air-Con Mech
111	A6930	CONTRACTOR DEMOBILIZATON/SITE CLEANING	5	5	25-Jun-26	01-Jul-26	
112	**BOARDWALK/PLAYGROUND/STORMWATER WETLAND**						
113	A6350	BOARDWALK METAL BENCHES INSTALL (KEYSTONE)	5	5	09-Jan-26 A	23-Jan-26	Keystone
114	A3130	BLOCK STONE WALL ON TRAIL NORTH OF OVERLOOK (COUNTRY)	3	3	09-Mar-26	11-Mar-26	Country Land
115	A6470	FINISH POND GRADING CUT/FILL (WILLIAMS)	10	10	09-Mar-26	20-Mar-26	On Track
116	A3440	EROSION STONE STORMWATER WETLAND (ON TRACK)	1	1	11-Mar-26	11-Mar-26	On Track
117	A5460	HAND PUMP CISTERN AND TANK (CIM)	2	2	12-Mar-26	13-Mar-26	Central IA Mec
118	A5140	AGGREGATE PAVING SUBBASE AND TRAILS (COUINTRY)	5	5	23-Mar-26	27-Mar-26	Country Land
119	A6490	INSTALL 8" STORM PIPE DISCHARGE FROM CASCADING BIORETENTION BASINS (C	1	1	23-Mar-26	23-Mar-26	On Track
120	A6530	BOARDWALK OVERLOOK FOOTINGS/TERMINUS/FRAMING (KEYSTONE)	5	5	23-Mar-26	27-Mar-26	Keystone
121	A3840	BIKE BRIDGE/BOARDWALK/TERMINUS ABUTMENTS (KEYSTONE)	5	5	24-Mar-26	30-Mar-26	Keystone
122	A4170	BIKE BRIDGE/BOARDWALK/TERMINUS ABUTMENTS REINFORCED CONCRETE SPE	0	0	26-Mar-26		
123	A4180	BIKE BRIDGE/BOARDWALK/TERMINUS ABUTMENTS PORTLAND CEMENT TESTING	0	0	30-Mar-26		
124	A6420	BENCH CONCRETE PAD @ AGGREGATE PAVING TRAIL (ABSOLUTE)	1	1	30-Mar-26	30-Mar-26	Absolute
125	A3850	BIKE BRIDGE FRAMING (KEYSTONE)	3	3	31-Mar-26	02-Apr-26	Keystone
126	A5910	WEST DECORATIVE METAL RAILING FOOTINGS (KEYSTONE)	2	2	31-Mar-26	01-Apr-26	Keystone
127	A5630	FINISH BOARDWALK PIERS (KEYSTONE)	10	10	31-Mar-26	13-Apr-26	Keystone
128	A6560	DEMO PAVING UNDER 114TH ST BRIDGE (WILLIAMS)	2	2	31-Mar-26	01-Apr-26	On Track
129	A6320	EROSION STONE UNDER BRIDGE (ON TRACK)	2	2	02-Apr-26	03-Apr-26	On Track
130	A6550	SIDEWALKS AROUND STORMWATER WETLAND (ABSOLUTE)	10	10	02-Apr-26	15-Apr-26	Absolute
131	A6330	IRRIGATION SLEEVES UNDER SIDEWALKS (IOWA IRRIGATON)	1	1	03-Apr-26	03-Apr-26	IA Irrigation
132	A6090	FINISH BOARDWALK FRAMING (KEYSTONE)	10	10	07-Apr-26	20-Apr-26	Keystone



Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: C9ACBC06-519A-4FCB-9CBE-03F9BE5F54E3

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
133	A6540	FINAL GRADING AROUND POND (WILLIAMS)	5	5	16-Apr-26	22-Apr-26	On Track
134	A2130	WETLAND SWINGS (KEYSTONE)	3	3	20-Apr-26	22-Apr-26	Keystone
135	A4190	STORMWATER BACKFILL SPECIAL INSPECTION (TERRACON)	0	0	23-Apr-26		
136	A4860	STORMWATER WETLAND TURF REINFORCEMENT MAT INSTALL (ALPHA)	2	2	23-Apr-26	24-Apr-26	Alpha
137	A5920	WEST DECORATIVE METAL RAILING (KEYSTONE)	2	2	23-Apr-26	24-Apr-26	Keystone
138	A6730	OVEREXCAVATE 18" @ PLAYGROUND PLANTING BEDS (WILLIAMS)	2	2	23-Apr-26	24-Apr-26	On Track
139	A6760	LANDSCAPING TREES AREA STORMWATER WETLAND (CITY OF CLIVE)	5	5	23-Apr-26	29-Apr-26	
140	A5470	INSTALL DRINKING FOUNTAIN & FRENCH DRAIN TANK	2	2	06-May-26	07-May-26	Central IA Mec
141	A4900	STORMWATER WETLANDS NATIVE SEED & PLUG MIX (COUNTRY)	5	5	07-May-26	13-May-26	Country Land
142	A6740	IMPORTED AMENDED SOIL @ PLAYGROUND PLANTING BEDS (COUNTRY)	2	2	13-May-26	14-May-26	Country Land
143	A4870	STORMWATER WETLAND RECP INSTALL (COUNTRY)	5	5	14-May-26	20-May-26	Country Land
144	A6880	LANDSCAPING TREES @ PLAYGROUND (CITY OF CLIVE)	1	1	15-May-26	15-May-26	
145	A6750	LANDSCAPING MULCH AND AMENDED SOIL GROUND COVER @ PLAYGROUND (C	1	1	19-May-26	19-May-26	Country Land
146	A2340	BOARDWALK/PLAYGROUNDS/STORMWMATER WETLANDS DCI PUNCH LIST AND C	5	5	21-May-26	28-May-26	
147	A4880	PLAYGROUND ACCENT BED PLANTINGS (COUNTRY)	2	2	28-May-26	29-May-26	Country Land
148		**BIORETENTION CELLS/114TH STREET**					
149	A3010	CASCADING BIORETENTION BASINS GRADING CUT/FILL (WILLIAMS)	2	2	27-Feb-26	02-Mar-26	On Track
150	A2810	CASCADING BIORETENTION BASINS SUBDRAIN SLEEVES (ON TRACK)	1	1	03-Mar-26	03-Mar-26	On Track
151	A4060	PARKING LOT BIORETENTION CELL GRADING CUT/FILL (WILLIAMS)	3	3	03-Mar-26	05-Mar-26	On Track
152	A2150	STONE WEIRS AT CASCADING BIORETENTION BASINS (COUNTRY)	4	4	04-Mar-26	09-Mar-26	Country Land
153	A4600	PARKING LOT BIORETENTION CELLS TRACER WIRE & SUBDRAINS (ON TRACK)	2	2	06-Mar-26	09-Mar-26	On Track
154	A4090	PARKING LOT BIORETENTION CELL SUBGRADE PREP (WILLIAMS)	3	3	10-Mar-26	12-Mar-26	On Track
155	A6170	CASCADING BIORETENTION CELLS SUBDRAINS AND TRACER WIRE (ON TRACK)	2	2	10-Mar-26	11-Mar-26	On Track
156	A2200	CASCADING BIORETENTION BASINS SUBGRADE PREP (WILLIAMS)	3	3	12-Mar-26	16-Mar-26	On Track
157	A5830	PARKING LOT BIORETENTION CELLS STORAGE AGGREGATE, CHOKER COURSE (O	2	2	13-Mar-26	16-Mar-26	On Track
158	A4070	CASCADING BIORETENTION BASINS SUBGRADE PREP SPECIAL INSPECTION (TER	0	0	17-Mar-26		
159	A5870	CASCADING BIORETENTION BASINS STORAGE AGGREGATE, CHOKER COURSE	2	2	17-Mar-26	18-Mar-26	On Track
160	A5890	CASCADING BIORETENTION BASINS ENGINEERED SOIL (COUNTRY)	2	2	19-Mar-26	20-Mar-26	Country Land
161	A6050	CITY OF CLIVE BIORETENTION BASINS ENGINEERED SOIL FLOOD TEST	0	0		23-Mar-26	
162	A5880	CASCADING BIORETENTION BASINS TOPSOIL (WILLIAMS)	2	2	24-Mar-26	25-Mar-26	On Track
163	A5840	PARKING LOT BIORETENTION CELLS ENGINEERED SOIL (COUNTRY)	2	2	25-Mar-26*	26-Mar-26	Country Land
164	A5010	CITY OF CLIVE COMPACTION TESTING	0	0		25-Mar-26	
165	A4840	CASCADING BIORETENTION BASINS TURF REINFORCEMENT MAT INSTALL (ALPHA	2	2	26-Mar-26	27-Mar-26	Alpha
166	A6060	CITY OF CLIVE PARKING LOT BIORETENTION CELLS ENGINEERED SOIL FLOOD TES	0	0		27-Mar-26	
167	A5120	PARKING LOT BIORETENTION CELLS TOPSOIL (WILLIAMS)	2	2	30-Mar-26	31-Mar-26	On Track
168	A6080	CASCADING BIORETENTION BASINS MULCH (COUNTRY)	2	2	30-Mar-26	31-Mar-26	Country Land
169	A6130	CASCADING BIORETENTION BASINS SCOUR PROTECTION WEIR STONES (COUNTI	2	2	30-Mar-26	31-Mar-26	Country Land
170	A5850	PARKING LOT BIORETENTION CELL TURF REINFORCEMENT MAT (ALPHA)	2	2	01-Apr-26	02-Apr-26	Alpha
171	A6670	CASCADING BIORETENTION CELLS PLUG/SEED MIX (COUNTRY)	3	3	01-Apr-26	03-Apr-26	Country Land
172	A6070	PARKING LOT BIORETENTION CELLS MULCH (COUNTRY)	2	2	03-Apr-26	06-Apr-26	Country Land
173	A4850	CASCADING BIORETENTION BASINS RECP INSTALL (COUNTRY)	3	3	06-Apr-26	08-Apr-26	Country Land
174	A6700	PARKING LOT BIORETENTION CELL SEED/PLUG MIX (COUNTRY)	3	3	07-Apr-26	09-Apr-26	Country Land
175	A5860	PARKING LOT BIORETENTION CELL RECP INSTALL (COUNTRY)	3	3	10-Apr-26	14-Apr-26	Country Land
176	A3610	NORTH PARKING LOT CURB CUTS (ABSOLUTE)	3	3	10-Apr-26	14-Apr-26	Absolute
177	A4610	WEST SIDE CONCRETE SIDEWALK/TRAILS PAVEMENT (ABSOLUTE)	4	4	16-Apr-26	21-Apr-26	Absolute

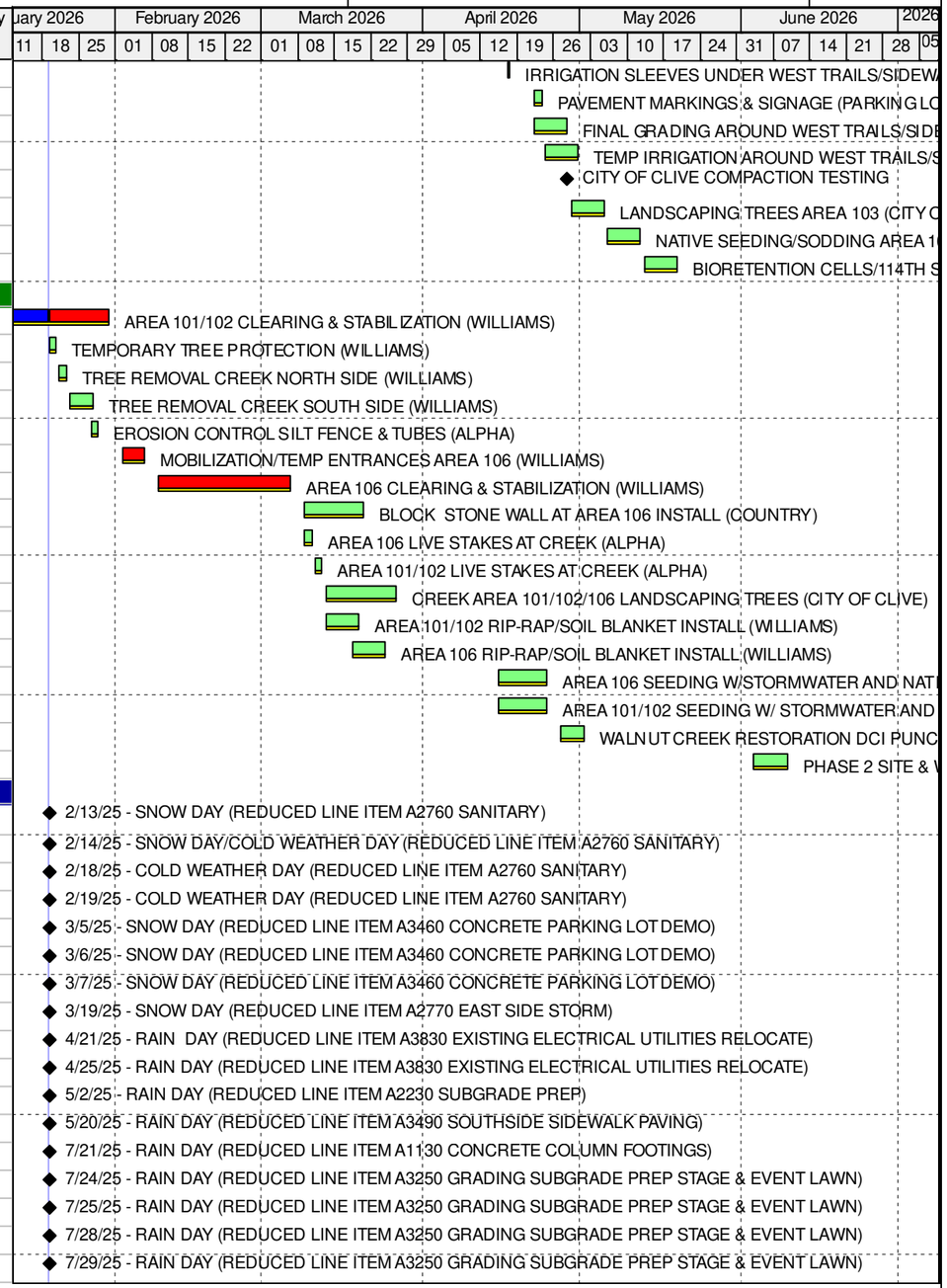


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: C9ACBC06-519A-4FCB-9CBE-03F9BE5F54E3

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
178	A6100	IRRIGATION SLEEVES UNDER WEST TRAILS/SIDEWALKS (IOWA IRRIGATION)	1	1	17-Apr-26	17-Apr-26	IA Irrigation
179	A2280	PAVEMENT MARKINGS & SIGNAGE (PARKING LOT SPECIALTIES)	2	2	22-Apr-26	23-Apr-26	Parking Lot
180	A4800	FINAL GRADING AROUND WEST TRAILS/SIDEWALKS (WILLIAMS)	5	5	22-Apr-26	28-Apr-26	On Track
181	A5970	TEMP IRRIGATION AROUND WEST TRAILS/SIDEWALKS (IA IRRIGATION)	5	5	24-Apr-26	30-Apr-26	IA Irrigation
182	A6370	CITY OF CLIVE COMPACTION TESTING	0	0		28-Apr-26	
183	A6680	LANDSCAPING TREES AREA 103 (CITY OF CLIVE)	5	5	29-Apr-26	05-May-26	
184	A6690	NATIVE SEEDING/SODDING AREA 103 (COUNTRY)	5	5	06-May-26	12-May-26	Country Land
185	A4680	BIORETENTION CELLS/114TH STREET REPAVING DCI PUNCH LIST AND CORRECTI	5	5	13-May-26	19-May-26	
186	**WALNUT CREEK RESTORATION**						
187	A1880	AREA 101/102 CLEARING & STABILIZATION (WILLIAMS)	25	10	12-Jan-26 A	30-Jan-26	On Track
188	A1960	TEMPORARY TREE PROTECTION (WILLIAMS)	2	2	19-Jan-26	20-Jan-26	On Track
189	A1950	TREE REMOVAL CREEK NORTH SIDE (WILLIAMS)	2	2	21-Jan-26	22-Jan-26	On Track
190	A2790	TREE REMOVAL CREEK SOUTH SIDE (WILLIAMS)	3	3	23-Jan-26	27-Jan-26	On Track
191	A1980	EROSION CONTROL SILT FENCE & TUBES (ALPHA)	2	2	27-Jan-26	28-Jan-26	Alpha
192	A5090	MOBILIZATION/TEMP ENTRANCES AREA 106 (WILLIAMS)	5	5	02-Feb-26	06-Feb-26	On Track
193	A1890	AREA 106 CLEARING & STABILIZATION (WILLIAMS)	20	20	09-Feb-26	06-Mar-26	On Track
194	A2590	BLOCK STONE WALL AT AREA 106 INSTALL (COUNTRY)	10	10	09-Mar-26	20-Mar-26	Country Land
195	A1990	AREA 106 LIVE STAKES AT CREEK (ALPHA)	2	2	09-Mar-26	10-Mar-26	Alpha
196	A3000	AREA 101/102 LIVE STAKES AT CREEK (ALPHA)	2	2	11-Mar-26	12-Mar-26	Alpha
197	A2350	CREEK AREA 101/102/106 LANDSCAPING TREES (CITY OF CLIVE)	10	10	13-Mar-26	26-Mar-26	
198	A3660	AREA 101/102 RIP-RAP/SOIL BLANKET INSTALL (WILLIAMS)	5	5	13-Mar-26	19-Mar-26	On Track
199	A3670	AREA 106 RIP-RAP/SOIL BLANKET INSTALL (WILLIAMS)	5	5	18-Mar-26	24-Mar-26	On Track
200	A1900	AREA 106 SEEDING W/STORMWATER AND NATIVE MIXES (COUNTRY)	8	8	15-Apr-26*	24-Apr-26	Country Land
201	A5100	AREA 101/102 SEEDING W/ STORMWATER AND NATIVE MIXES (COUNTRY)	8	8	15-Apr-26*	24-Apr-26	Country Land
202	A5930	WALNUT CREEK RESTORATION DCI PUNCH LIST AND CORRECTIONS	5	5	27-Apr-26	01-May-26	
203	A6240	PHASE 2 SITE & WALNUT CREEK RESTORATION OWNER AND ARCHITECT PUNCH	5	5	03-Jun-26	09-Jun-26	
204	**WEATHER DAYS**						
205	A1060	2/13/25 - SNOW DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
206	A1210	2/14/25 - SNOW DAY/COLD WEATHER DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
207	A3630	2/18/25 - COLD WEATHER DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
208	A3640	2/19/25 - COLD WEATHER DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
209	A4290	3/5/25 - SNOW DAY (REDUCED LINE ITEM A3460 CONCRETE PARKING LOT DEMO)	0	0		19-Jan-26	
210	A4300	3/6/25 - SNOW DAY (REDUCED LINE ITEM A3460 CONCRETE PARKING LOT DEMO)	0	0		19-Jan-26	
211	A4310	3/7/25 - SNOW DAY (REDUCED LINE ITEM A3460 CONCRETE PARKING LOT DEMO)	0	0		19-Jan-26	
212	A4311	3/19/25 - SNOW DAY (REDUCED LINE ITEM A2770 EAST SIDE STORM)	0	0		19-Jan-26	
213	A4321	4/21/25 - RAIN DAY (REDUCED LINE ITEM A3830 EXISTING ELECTRICAL UTILITIES F	0	0		19-Jan-26	
214	A4331	4/25/25 - RAIN DAY (REDUCED LINE ITEM A3830 EXISTING ELECTRICAL UTILITIES F	0	0		19-Jan-26	
215	A4341	5/2/25 - RAIN DAY (REDUCED LINE ITEM A2230 SUBGRADE PREP)	0	0		19-Jan-26	
216	A5050	5/20/25 - RAIN DAY (REDUCED LINE ITEM A3490 SOUTHSIDE SIDEWALK PAVING)	0	0		19-Jan-26	
217	A1070	7/21/25 - RAIN DAY (REDUCED LINE ITEM A1130 CONCRETE COLUMN FOOTINGS)	0	0		19-Jan-26	
218	A5230	7/24/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
219	A5240	7/25/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
220	A5250	7/28/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
221	A5330	7/29/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	

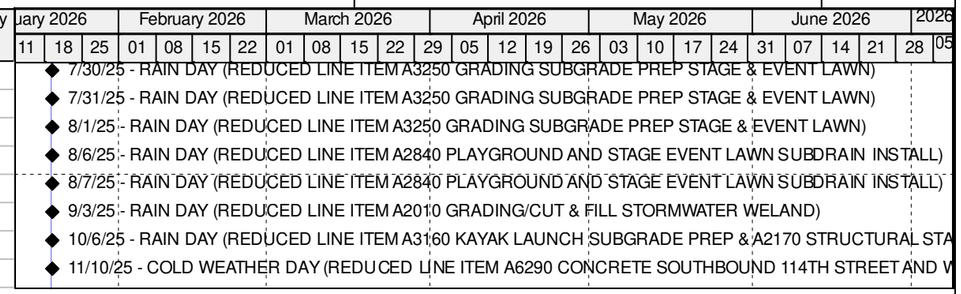


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: C9ACBC06-519A-4FCB-9CBE-03F9BE5F54E3

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
222	A5340	7/30/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
223	A5350	7/31/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
224	A5360	8/1/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
225	A5370	8/6/25 - RAIN DAY (REDUCED LINE ITEM A2840 PLAYGROUND AND STAGE EVENT L	0	0		19-Jan-26	
226	A5380	8/7/25 - RAIN DAY (REDUCED LINE ITEM A2840 PLAYGROUND AND STAGE EVENT L	0	0		19-Jan-26	
227	A5680	9/3/25 - RAIN DAY (REDUCED LINE ITEM A2010 GRADING/CUT & FILL STORMWATER	0	0		19-Jan-26	
228	A5950	10/6/25 - RAIN DAY (REDUCED LINE ITEM A3160 KAYAK LAUNCH SUBGRADE PREP	0	0		19-Jan-26	
229	A4790	11/10/25 - COLD WEATHER DAY (REDUCED LINE ITEM A6290 CONCRETE SOUTHBC	0	0		19-Jan-26	



Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 7EDEDC2D-AF26-4E4B-BCD6-F9EBD8218C81

AIA® Document G731™ – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: *(name and address)*
Clive Greenbelt Landing

OWNER: *(name and address)*
City of Clive
1900 NW 114th St., Clive IA 50325

CONTRACTOR: *(name and address)*
Air-Con Electric LLC
3121 SE 14th St., Des Moines IA 50320

CONTRACT INFORMATION:
Contract For: Electrical - BP#26
Date: 09/12/2024

ARCHITECT: *(name and address)*
Smith Group
233 North Water St., Suite 502
Milwaukee WI 53202

CHANGE ORDER INFORMATION:
Change Order Number: 008
Date: 1/21/26

CONSTRUCTION MANAGER: *(name and address)*
DCI Group
220 SE 6th St., Suite 200 Des Moines IA 50309

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Extend all contractor's completion to June 24, 2026 to match updated project schedule. Schedule developed through review of remaining scope with owner & contractor's. Phase 1 Substantial completion date will be February 9, 2026. Phase 2 Substantial Completion date will be June 24, 2026.

The original Contract Sum was	$	388,703.00
Net change by previously authorized Change Orders	$	106,814.09
The Contract Sum prior to this Change Order was	$	495,517.09
The Contract Sum will be unchanged by this Change Order in the amount of	$	0.00
The new Contract Sum including this Change Order will be	$	495,517.09

The Contract Time will be increased by two hundred and five days (205) days.
The Contractor's Work shall be substantially complete on June 24, 2026.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.

Smith Group	DCI Group
ARCHITECT *(Firm name)*	**CONSTRUCTION MANAGER** *(Firm name)*
	Drew Johnson
SIGNATURE	**SIGNATURE**
Bruce Morrow, Architect	Drew Johnson, Project Manager
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**
DATE:	**DATE:** 01/22/2026
Air-Con Electric LLC	City of Clive
CONTRACTOR *(Firm name)*	**OWNER** *(Firm name)*
SIGNATURE	**SIGNATURE**
Doug Ketcham, Project Manager	John Edwards, Mayor
PRINTED NAME AND TITLE	**PRINTED NAME AND TITLE**
DATE:	**DATE:**

AIA Document G731 – 2019 (formerly G701™CMa – 1992). Copyright © 1992 and 2019. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 16:55:45 ET on 01/21/2026 under Order No.4104246173 which expires on 12/31/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (3B9ADA49)

Docusign Envelope ID: 7EDEDC2D-AF26-4E4B-BCD6-F9EBD8218C81

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
1		**GREENBELT LANDING CITY OF CLIVE - BP 6**					
2		**GENERAL CONDITIONS & MILESTONES**					
3	A4670	PHASE 1 SUBSTANTIAL COMPLETION - STAGE/BUILDING/PATIO/114TH ST PAVING	0	0		09-Feb-26	
4	A1010	WEATHER CONTINGENCY	15	15	04-Jun-26	24-Jun-26	
5	A4690	PHASE 2 SUBSTANTIAL COMPLETION - CREEK/BOARDWALK/PLAYGROUND/WETLA	0	0		24-Jun-26	
6	A1020	FINISH CONSTRUCTION	0	0		25-Jun-26	
7		**PROCUREMENT**					
8	A4320	TRELLIS/WETLAND SWING SUBMITTALS (KEYSTONE)	5	5	16-Oct-24 A	23-Jan-26	Keystone
9	A4340	DECORATIVE METAL RAILINGS SUBMITTALS (KEYSTONE)	5	5	16-Oct-24 A	23-Jan-26	Keystone
10	A4390	CATENARY/STAGE EVENT LIGHTING FABRICATION (AIR CON)	40	15	19-Sep-25 A	06-Feb-26	Air-Con Mech
11	A3420	WINDOW ROLLER SHADE FABRICATION (KEYSTONE)	20	1	15-Dec-25 A	19-Jan-26	Keystone
12	A6600	COUNTERTOPS FABRICATE (KEYSTONE)	10	5	12-Jan-26 A	23-Jan-26	Keystone
13	A4330	WETLAND SWING FABRICATION (KEYSTONE)	60	60	26-Jan-26	17-Apr-26	Keystone
14	A4350	DECORATIVE METAL RAILINGS FABRICATION (KEYSTONE)	30	30	26-Jan-26	06-Mar-26	Keystone
15		**EAST STORMWATER POND**					
16	A5480	FINISH AGGREGATE PAVING & DONOR STONE (COUNTRY)	2	2	29-Apr-26	30-Apr-26	Country Land
17	A6770	AGGREGATE PAVING TRAIL FINAL GRADE (WILLIAMS)	1	1	06-May-26	06-May-26	On Track
18	A6710	LANDSCAPING TREES AREAS 105 (CITY OF CLIVE)	2	2	07-May-26	08-May-26	
19	A5400	NATIVE SEEDING/SODDING AREAS 105 (COUNTRY)	3	3	11-May-26	13-May-26	Country Land
20	A4770	STORMWATER POND DCI PUNCH LIST AND CORRECTIONS	5	5	21-May-26	28-May-26*	
21	A6720	ACCENT PLANTING BEDS AREA 105	1	1	27-May-26	27-May-26	Country Land
22		**STAGE & EVENT LAWN**					
23	A3720	LINEAR METAL CEILINGS (KEYSTONE)	10	5	08-Dec-25 A	23-Jan-26	Keystone
24	A3680	STAGE LIGHT FIXTURES (AIRCON)	2	2	22-Jan-26	23-Jan-26	Air-Con Mech
25	A3690	STAGE ELECTRICAL PANEL (AIRCON)	5	5	26-Jan-26	30-Jan-26	Air-Con Mech
26	A6230	STAGE DCI PUNCH LIST & CORRECTIONS	5	5	02-Feb-26	06-Feb-26	
27	A1970	WALNUT CREEK BRIDGE RAILINGS DEMO (ON TRACK)	2	2	05-Mar-26	06-Mar-26	On Track
28	A2040	WALNUT CREEK BRIDGE DECORATIVE RAILINGS (KEYSTONE)	2	2	09-Mar-26	10-Mar-26	Keystone
29	A6780	STAGE SIGNAGE (KEYSTONE)	3	3	13-Apr-26	15-Apr-26	Keystone
30	A6970	ART STRUCTURAL CONCRETE INSTALL	4	4	16-Apr-26	21-Apr-26	
31	A3590	FINISH 104/105 PAVEMENT (ABSOLUTE)	5	5	22-Apr-26*	28-Apr-26	Absolute
32	A6870	IRRIGATION SLEEVES UNDER SIDEWALKS	1	1	23-Apr-26	23-Apr-26	IA Irrigation
33	A2320	GRADING FINAL & TOPSOIL RESPREAD AROUND ALL EAST TRAILS & SIDEWALKS (\	5	5	29-Apr-26	05-May-26	On Track
34	A4650	8" FLUSH CURBS AT STAGE EVENT LAWN (ABSOLUTE)	5	5	29-Apr-26	05-May-26	Absolute
35	A3700	CATENARY LIGHTING POLES (AIRCON)	3	3	01-May-26	05-May-26	Air-Con Mech
36	A5390	LANDSCAPING TREES @ EVENT LAWN AGGREGATE PAVING (CITY OF CLIVE)	2	2	01-May-26	04-May-26	
37	A3150	PERMANENT IRRIGATION INSTALLATION AT STAGE LAWN (IOWA IRRIGATION)	5	5	04-May-26	08-May-26	IA Irrigation
38	A2980	LANDSCAPING TREES/SHRUBS AREA 104 SEEDING/SODDING AREAS (CITY OF CLI'	3	3	04-May-26	06-May-26	
39	A6000	TEMP IRRIGATION EAST SIDE TRAILS/SIDEWALKS (IOWA IRRIGATION)	5	5	04-May-26	08-May-26	IA Irrigation
40	A6380	CITY OF CLIVE COMPACTION TESTING	0	0		05-May-26	
41	A2960	RELOCATE STAGE EVENT LAWN LIGHTING PANEL (AIRCON)	2	2	06-May-26	07-May-26	Air-Con Mech
42	A3810	TRASH RECEPTACLE PADS (KEYSTONE)	2	2	06-May-26	07-May-26	Keystone
43	A5130	AGGREGATE PAVING SUBBASE AND PAVING @ EVENT LAWN (COUNTRY)	3	3	06-May-26	08-May-26	Country Land
44	A2970	TURF REINFORCEMENT MAT @ KAYAK LAUNCH (ALPHA)	2	2	06-May-26	07-May-26	Alpha

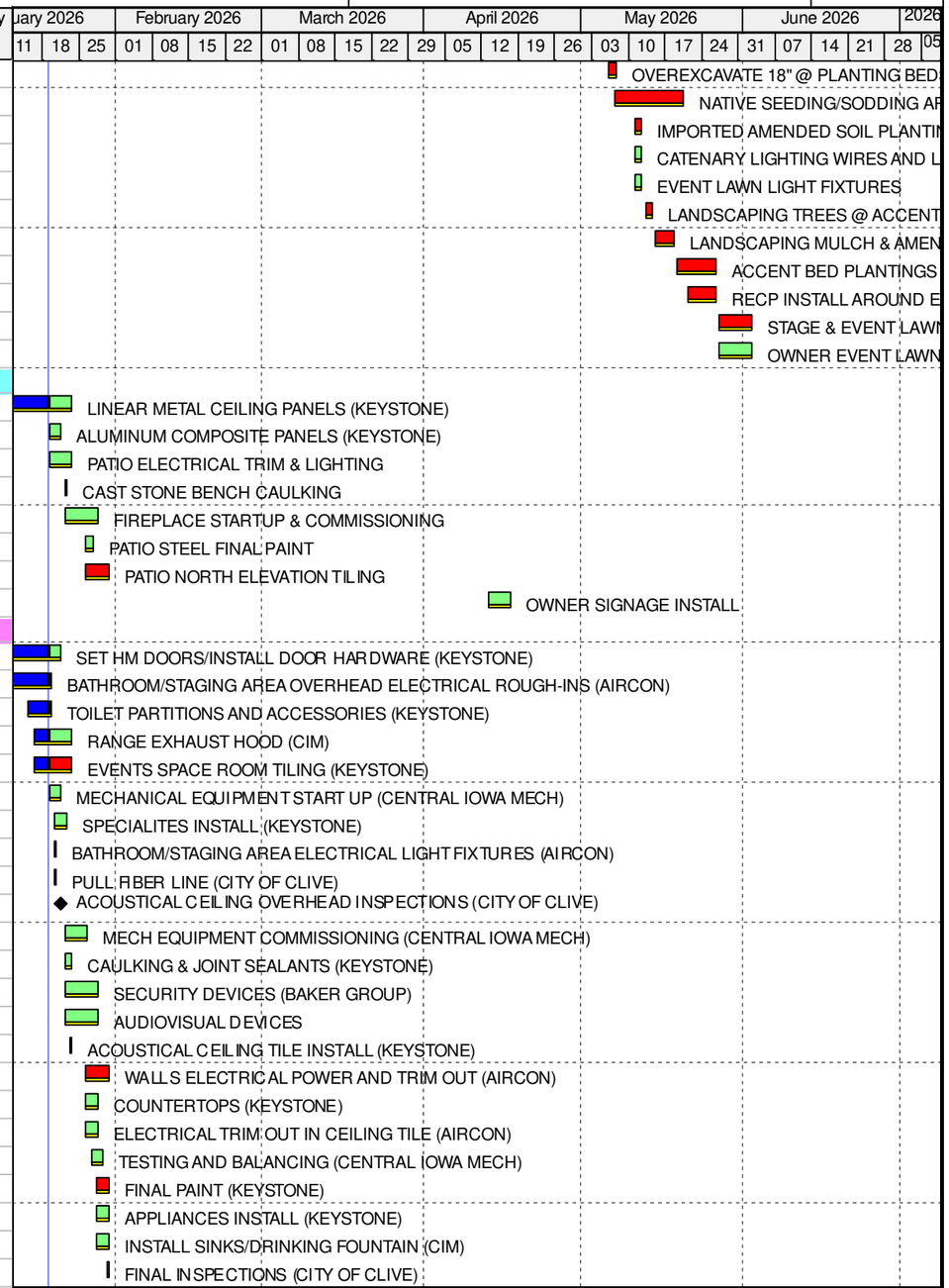


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 7EDEDC2D-AF26-4E4B-BCD6-F9EBD8218C81

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
45	A6630	OVEREXCAVATE 18" @ PLANTING BEDS (WILLIAMS)	2	2	06-May-26	07-May-26	On Track
46	A2330	NATIVE SEEDING/SODDING AREA 104 (COUNTRY)	10	10	07-May-26	20-May-26	Country Land
47	A5490	IMPORTED AMENDED SOIL PLANTING BEDS (COUNTRY)	2	2	11-May-26	12-May-26	Country Land
48	A6990	CATENARY LIGHTING WIRES AND LIGHTS (AIR-CON)	2	2	11-May-26	12-May-26	Air-Con Mech
49	A7040	EVENT LAWN LIGHT FIXTURES	2	2	11-May-26	12-May-26	Air-Con Mech
50	A6890	LANDSCAPING TREES @ ACCENT PLANTING BEDS (CITY OF CLIVE)	2	2	13-May-26	14-May-26	
51	A2370	LANDSCAPING MULCH & AMENDED SOIL GROUNDCOVER (COUNTRY)	2	2	15-May-26	18-May-26	Country Land
52	A4940	ACCENT BED PLANTINGS AREA 104 (COUNTRY)	5	5	19-May-26*	26-May-26	Country Land
53	A5900	RECP INSTALL AROUND EAST TRAILS & SIDEWALKS (COUNTRY)	3	3	21-May-26	26-May-26	Country Land
54	A4660	STAGE & EVENT LAWN DCI PUNCHLIST AND CORRECTIONS	5	5	27-May-26	02-Jun-26	
55	A6810	OWNER EVENT LAWN ACCESORY INSTALL	5	5	27-May-26	02-Jun-26	
56	**PATIO**						
57	A2530	LINEAR METAL CEILING PANELS (KEYSTONE)	5	5	17-Nov-25 A	23-Jan-26	Keystone
58	A4540	ALUMINUM COMPOSITE PANELS (KEYSTONE)	3	3	19-Jan-26	21-Jan-26	Keystone
59	A6820	PATIO ELECTRICAL TRIM & LIGHTING	5	5	19-Jan-26	23-Jan-26	Air-Con Mech
60	A6840	CAST STONE BENCH CAULKING	1	1	22-Jan-26	22-Jan-26	Keystone
61	A6850	FIREPLACE STARTUP & COMMISSIONING	5	5	22-Jan-26	28-Jan-26	Keystone
62	A6830	PATIO STEEL FINAL PAINT	2	2	26-Jan-26	27-Jan-26	Keystone
63	A7030	PATIO NORTH ELEVATION TILING	5	5	26-Jan-26	30-Jan-26	Keystone
64	A6950	OWNER SIGNAGE INSTALL	5	5	13-Apr-26	17-Apr-26	
65	**BUILDING RENOVATION**						
66	A1330	SET HM DOORS/INSTALL DOOR HARDWARE (KEYSTONE)	3	3	07-Jan-26 A	21-Jan-26	Keystone
67	A6900	BATHROOM/STAGING AREA OVERHEAD ELECTRICAL ROUGH-INS (AIRCON)	1	1	08-Jan-26 A	19-Jan-26	Air-Con Mech
68	A1740	TOILET PARTITIONS AND ACCESSORIES (KEYSTONE)	3	1	15-Jan-26 A	19-Jan-26	Keystone
69	A1710	RANGE EXHAUST HOOD (CIM)	5	5	16-Jan-26 A	23-Jan-26	Central IA Mec
70	A2270	EVENTS SPACE ROOM TILING (KEYSTONE)	5	5	16-Jan-26 A	23-Jan-26	Keystone
71	A1850	MECHANICAL EQUIPMENT START UP (CENTRAL IOWA MECH)	3	3	19-Jan-26	21-Jan-26	Central IA Mec
72	A1410	SPECIALITES INSTALL (KEYSTONE)	3	3	20-Jan-26	22-Jan-26	Keystone
73	A2410	BATHROOM/STAGING AREA ELECTRICAL LIGHT FIXTURES (AIRCON)	1	1	20-Jan-26	20-Jan-26	Air-Con Mech
74	A7000	PULL FIBER LINE (CITY OF CLIVE)	1	1	20-Jan-26	20-Jan-26	
75	A1380	ACOUSTICAL CEILING OVERHEAD INSPECTIONS (CITY OF CLIVE)	0	0		21-Jan-26	
76	A1270	MECH EQUIPMENT COMMISSIONING (CENTRAL IOWA MECH)	3	3	22-Jan-26	26-Jan-26	Central IA Mec
77	A1580	CAULKING & JOINT SEALANTS (KEYSTONE)	2	2	22-Jan-26	23-Jan-26	Keystone
78	A1540	SECURITY DEVICES (BAKER GROUP)	5	5	22-Jan-26	28-Jan-26	Baker Group
79	A1840	AUDIOVISUAL DEVICES	5	5	22-Jan-26	28-Jan-26	
80	A3030	ACOUSTICAL CEILING TILE INSTALL (KEYSTONE)	1	1	23-Jan-26	23-Jan-26	Keystone
81	A1230	WALLS ELECTRICAL POWER AND TRIM OUT (AIRCON)	5	5	26-Jan-26	30-Jan-26	Air-Con Mech
82	A3100	COUNTERTOPS (KEYSTONE)	3	3	26-Jan-26	28-Jan-26	Keystone
83	A6920	ELECTRICAL TRIM OUT IN CEILING TILE (AIRCON)	3	3	26-Jan-26	28-Jan-26	Air-Con Mech
84	A1730	TESTING AND BALANCING (CENTRAL IOWA MECH)	3	3	27-Jan-26	29-Jan-26	Central IA Mec
85	A1350	FINAL PAINT (KEYSTONE)	3	3	28-Jan-26	30-Jan-26	Keystone
86	A1830	APPLIANCES INSTALL (KEYSTONE)	3	3	28-Jan-26	30-Jan-26	Keystone
87	A7010	INSTALL SINKS/DRINKING FOUNTAIN (CIM)	3	3	28-Jan-26	30-Jan-26	Central IA Mec
88	A2390	FINAL INSPECTIONS (CITY OF CLIVE)	1	1	30-Jan-26	30-Jan-26	

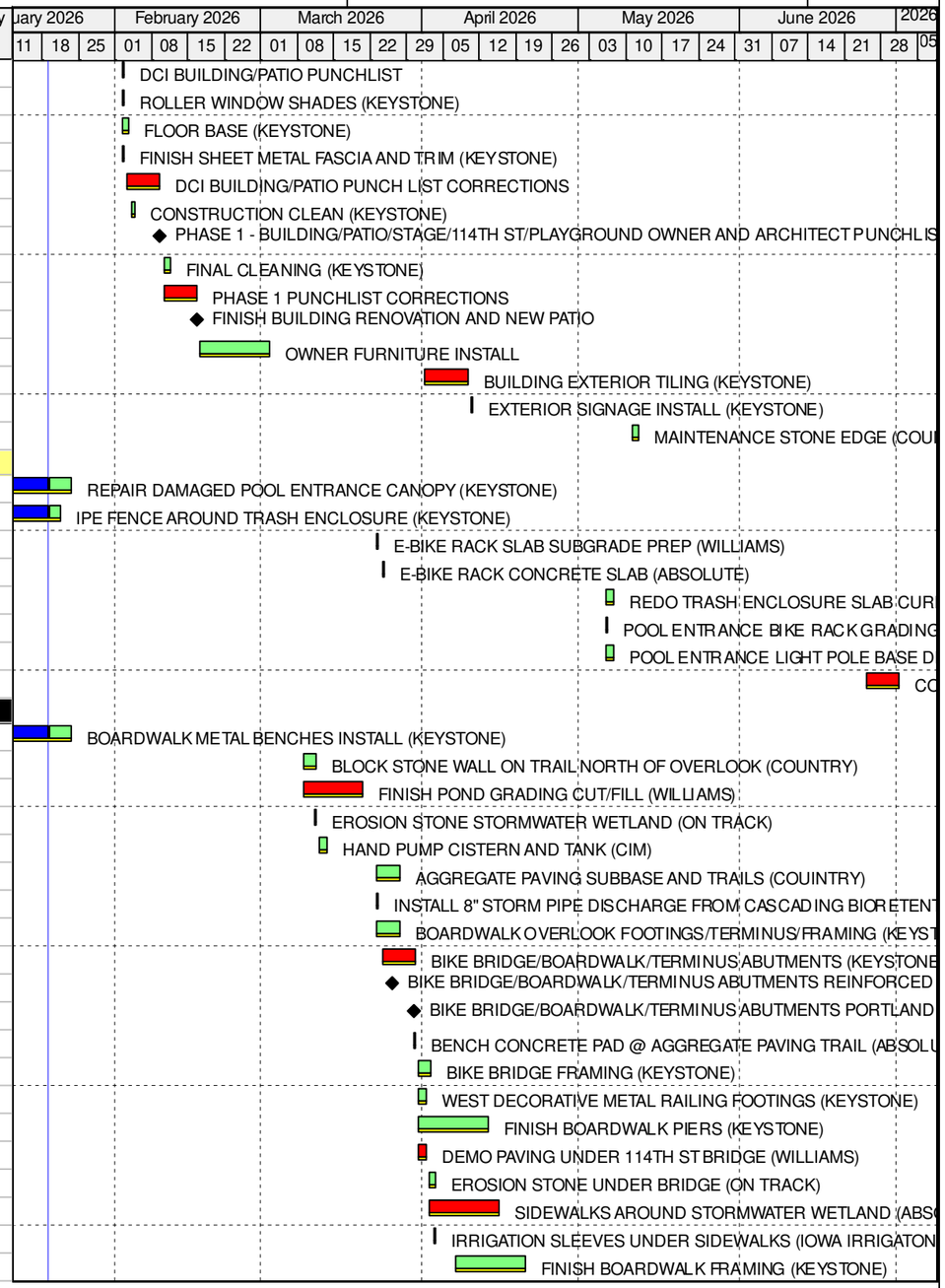


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 7EDEDC2D-AF26-4E4B-BCD6-F9EBD8218C81

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
89	A3190	DCI BUILDING/PATIO PUNCHLIST	1	1	02-Feb-26	02-Feb-26	
90	A3430	ROLLER WINDOW SHADES (KEYSTONE)	1	1	02-Feb-26	02-Feb-26	Keystone
91	A4420	FLOOR BASE (KEYSTONE)	2	2	02-Feb-26	03-Feb-26	Keystone
92	A7020	FINISH SHEET METAL FASCIA AND TRIM (KEYSTONE)	1	1	02-Feb-26	02-Feb-26	Keystone
93	A1550	DCI BUILDING/PATIO PUNCH LIST CORRECTIONS	5	5	03-Feb-26	09-Feb-26	
94	A1440	CONSTRUCTION CLEAN (KEYSTONE)	1	1	04-Feb-26	04-Feb-26	Keystone
95	A6210	PHASE 1 - BUILDING/PATIO/STAGE/114TH ST/PLAYGROUND OWNER AND ARCHITEC	0	0		09-Feb-26	
96	A1370	FINAL CLEANING (KEYSTONE)	2	2	10-Feb-26	11-Feb-26	Keystone
97	A6860	PHASE 1 PUNCHLIST CORRECTIONS	5	5	10-Feb-26	16-Feb-26	
98	A1770	FINISH BUILDING RENOVATION AND NEW PATIO	0	0		16-Feb-26*	
99	A6960	OWNER FURNITURE INSTALL	10	10	17-Feb-26	02-Mar-26	
100	A1790	BUILDING EXTERIOR TILING (KEYSTONE)	7	7	01-Apr-26*	09-Apr-26	Keystone
101	A2360	EXTERIOR SIGNAGE INSTALL (KEYSTONE)	1	1	10-Apr-26	10-Apr-26	Keystone
102	A4970	MAINTENANCE STONE EDGE (COUNTRY)	2	2	11-May-26	12-May-26	Country Land
103	**PARKING LOT**						
104	A4580	REPAIR DAMAGED POOL ENTRANCE CANOPY (KEYSTONE)	1	5	24-Nov-25 A	23-Jan-26	Keystone
105	A6640	IPE FENCE AROUND TRASH ENCLOSURE (KEYSTONE)	3	3	06-Jan-26 A	21-Jan-26	Keystone
106	A5000	E-BIKE RACK SLAB SUBGRADE PREP (WILLIAMS)	1	1	23-Mar-26	23-Mar-26	On Track
107	A4990	E-BIKE RACK CONCRETE SLAB (ABSOLUTE)	1	1	24-Mar-26	24-Mar-26	Absolute
108	A5940	REDO TRASH ENCLOSURE SLAB CURBS (ABSOLUTE)	2	2	06-May-26	07-May-26	Absolute
109	A6140	POOL ENTRANCE BIKE RACK GRADING READJUSTMENTS (WILLIAMS)	1	1	06-May-26	06-May-26	On Track
110	A6150	POOL ENTRANCE LIGHT POLE BASE DEMO (AIR CON)	2	2	06-May-26	07-May-26	Air-Con Mech
111	A6930	CONTRACTOR DEMOBILIZATON/SITE CLEANING	5	5	25-Jun-26	01-Jul-26	
112	**BOARDWALK/PLAYGROUND/STORMWATER WETLAND**						
113	A6350	BOARDWALK METAL BENCHES INSTALL (KEYSTONE)	5	5	09-Jan-26 A	23-Jan-26	Keystone
114	A3130	BLOCK STONE WALL ON TRAIL NORTH OF OVERLOOK (COUNTRY)	3	3	09-Mar-26	11-Mar-26	Country Land
115	A6470	FINISH POND GRADING CUT/FILL (WILLIAMS)	10	10	09-Mar-26	20-Mar-26	On Track
116	A3440	EROSION STONE STORMWATER WETLAND (ON TRACK)	1	1	11-Mar-26	11-Mar-26	On Track
117	A5460	HAND PUMP CISTERN AND TANK (CIM)	2	2	12-Mar-26	13-Mar-26	Central IA Mec
118	A5140	AGGREGATE PAVING SUBBASE AND TRAILS (COUINTRY)	5	5	23-Mar-26	27-Mar-26	Country Land
119	A6490	INSTALL 8" STORM PIPE DISCHARGE FROM CASCADING BIORETENTION BASINS (C	1	1	23-Mar-26	23-Mar-26	On Track
120	A6530	BOARDWALK OVERLOOK FOOTINGS/TERMINUS/FRAMING (KEYSTONE)	5	5	23-Mar-26	27-Mar-26	Keystone
121	A3840	BIKE BRIDGE/BOARDWALK/TERMINUS ABUTMENTS (KEYSTONE)	5	5	24-Mar-26	30-Mar-26	Keystone
122	A4170	BIKE BRIDGE/BOARDWALK/TERMINUS ABUTMENTS REINFORCED CONCRETE SPE	0	0	26-Mar-26		
123	A4180	BIKE BRIDGE/BOARDWALK/TERMINUS ABUTMENTS PORTLAND CEMENT TESTING	0	0	30-Mar-26		
124	A6420	BENCH CONCRETE PAD @ AGGREGATE PAVING TRAIL (ABSOLUTE)	1	1	30-Mar-26	30-Mar-26	Absolute
125	A3850	BIKE BRIDGE FRAMING (KEYSTONE)	3	3	31-Mar-26	02-Apr-26	Keystone
126	A5910	WEST DECORATIVE METAL RAILING FOOTINGS (KEYSTONE)	2	2	31-Mar-26	01-Apr-26	Keystone
127	A5630	FINISH BOARDWALK PIERS (KEYSTONE)	10	10	31-Mar-26	13-Apr-26	Keystone
128	A6560	DEMO PAVING UNDER 114TH ST BRIDGE (WILLIAMS)	2	2	31-Mar-26	01-Apr-26	On Track
129	A6320	EROSION STONE UNDER BRIDGE (ON TRACK)	2	2	02-Apr-26	03-Apr-26	On Track
130	A6550	SIDEWALKS AROUND STORMWATER WETLAND (ABSOLUTE)	10	10	02-Apr-26	15-Apr-26	Absolute
131	A6330	IRRIGATION SLEEVES UNDER SIDEWALKS (IOWA IRRIGATON)	1	1	03-Apr-26	03-Apr-26	IA Irrigation
132	A6090	FINISH BOARDWALK FRAMING (KEYSTONE)	10	10	07-Apr-26	20-Apr-26	Keystone



Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 7EDEDC2D-AF26-4E4B-BCD6-F9EBD8218C81

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
133	A6540	FINAL GRADING AROUND POND (WILLIAMS)	5	5	16-Apr-26	22-Apr-26	On Track
134	A2130	WETLAND SWINGS (KEYSTONE)	3	3	20-Apr-26	22-Apr-26	Keystone
135	A4190	STORMWATER BACKFILL SPECIAL INSPECTION (TERRACON)	0	0	23-Apr-26		
136	A4860	STORMWATER WETLAND TURF REINFORCEMENT MAT INSTALL (ALPHA)	2	2	23-Apr-26	24-Apr-26	Alpha
137	A5920	WEST DECORATIVE METAL RAILING (KEYSTONE)	2	2	23-Apr-26	24-Apr-26	Keystone
138	A6730	OVEREXCAVATE 18" @ PLAYGROUND PLANTING BEDS (WILLIAMS)	2	2	23-Apr-26	24-Apr-26	On Track
139	A6760	LANDSCAPING TREES AREA STORMWATER WETLAND (CITY OF CLIVE)	5	5	23-Apr-26	29-Apr-26	
140	A5470	INSTALL DRINKING FOUNTAIN & FRENCH DRAIN TANK	2	2	06-May-26	07-May-26	Central IA Mec
141	A4900	STORMWATER WETLANDS NATIVE SEED & PLUG MIX (COUNTRY)	5	5	07-May-26	13-May-26	Country Land
142	A6740	IMPORTED AMENDED SOIL @ PLAYGROUND PLANTING BEDS (COUNTRY)	2	2	13-May-26	14-May-26	Country Land
143	A4870	STORMWATER WETLAND RECP INSTALL (COUNTRY)	5	5	14-May-26	20-May-26	Country Land
144	A6880	LANDSCAPING TREES @ PLAYGROUND (CITY OF CLIVE)	1	1	15-May-26	15-May-26	
145	A6750	LANDSCAPING MULCH AND AMENDED SOIL GROUND COVER @ PLAYGROUND (C	1	1	19-May-26	19-May-26	Country Land
146	A2340	BOARDWALK/PLAYGROUNDS/STORMWMATER WETLANDS DCI PUNCH LIST AND C	5	5	21-May-26	28-May-26	
147	A4880	PLAYGROUND ACCENT BED PLANTINGS (COUNTRY)	2	2	28-May-26	29-May-26	Country Land
148		**BIORETENTION CELLS/114TH STREET**					
149	A3010	CASCADING BIORETENTION BASINS GRADING CUT/FILL (WILLIAMS)	2	2	27-Feb-26	02-Mar-26	On Track
150	A2810	CASCADING BIORETENTION BASINS SUBDRAIN SLEEVES (ON TRACK)	1	1	03-Mar-26	03-Mar-26	On Track
151	A4060	PARKING LOT BIORETENTION CELL GRADING CUT/FILL (WILLIAMS)	3	3	03-Mar-26	05-Mar-26	On Track
152	A2150	STONE WEIRS AT CASCADING BIORETENTION BASINS (COUNTRY)	4	4	04-Mar-26	09-Mar-26	Country Land
153	A4600	PARKING LOT BIORETENTION CELLS TRACER WIRE & SUBDRAINS (ON TRACK)	2	2	06-Mar-26	09-Mar-26	On Track
154	A4090	PARKING LOT BIORETENTION CELL SUBGRADE PREP (WILLIAMS)	3	3	10-Mar-26	12-Mar-26	On Track
155	A6170	CASCADING BIORETENTION CELLS SUBDRAINS AND TRACER WIRE (ON TRACK)	2	2	10-Mar-26	11-Mar-26	On Track
156	A2200	CASCADING BIORETENTION BASINS SUBGRADE PREP (WILLIAMS)	3	3	12-Mar-26	16-Mar-26	On Track
157	A5830	PARKING LOT BIORETENTION CELLS STORAGE AGGREGATE, CHOKER COURSE (O	2	2	13-Mar-26	16-Mar-26	On Track
158	A4070	CASCADING BIORETENTION BASINS SUBGRADE PREP SPECIAL INSPECTION (TER	0	0	17-Mar-26		
159	A5870	CASCADING BIORETENTION BASINS STORAGE AGGREGATE, CHOKER COURSE	2	2	17-Mar-26	18-Mar-26	On Track
160	A5890	CASCADING BIORETENTION BASINS ENGINEERED SOIL (COUNTRY)	2	2	19-Mar-26	20-Mar-26	Country Land
161	A6050	CITY OF CLIVE BIORETENTION BASINS ENGINEERED SOIL FLOOD TEST	0	0		23-Mar-26	
162	A5880	CASCADING BIORETENTION BASINS TOPSOIL (WILLIAMS)	2	2	24-Mar-26	25-Mar-26	On Track
163	A5840	PARKING LOT BIORETENTION CELLS ENGINEERED SOIL (COUNTRY)	2	2	25-Mar-26*	26-Mar-26	Country Land
164	A5010	CITY OF CLIVE COMPACTION TESTING	0	0		25-Mar-26	
165	A4840	CASCADING BIORETENTION BASINS TURF REINFORCEMENT MAT INSTALL (ALPHA	2	2	26-Mar-26	27-Mar-26	Alpha
166	A6060	CITY OF CLIVE PARKING LOT BIORETENTION CELLS ENGINEERED SOIL FLOOD TES	0	0		27-Mar-26	
167	A5120	PARKING LOT BIORETENTION CELLS TOPSOIL (WILLIAMS)	2	2	30-Mar-26	31-Mar-26	On Track
168	A6080	CASCADING BIORETENTION BASINS MULCH (COUNTRY)	2	2	30-Mar-26	31-Mar-26	Country Land
169	A6130	CASCADING BIORETENTION BASINS SCOUR PROTECTION WEIR STONES (COUNTI	2	2	30-Mar-26	31-Mar-26	Country Land
170	A5850	PARKING LOT BIORETENTION CELL TURF REINFORCEMENT MAT (ALPHA)	2	2	01-Apr-26	02-Apr-26	Alpha
171	A6670	CASCADING BIORETENTION CELLS PLUG/SEED MIX (COUNTRY)	3	3	01-Apr-26	03-Apr-26	Country Land
172	A6070	PARKING LOT BIORETENTION CELLS MULCH (COUNTRY)	2	2	03-Apr-26	06-Apr-26	Country Land
173	A4850	CASCADING BIORETENTION BASINS RECP INSTALL (COUNTRY)	3	3	06-Apr-26	08-Apr-26	Country Land
174	A6700	PARKING LOT BIORETENTION CELL SEED/PLUG MIX (COUNTRY)	3	3	07-Apr-26	09-Apr-26	Country Land
175	A5860	PARKING LOT BIORETENTION CELL RECP INSTALL (COUNTRY)	3	3	10-Apr-26	14-Apr-26	Country Land
176	A3610	NORTH PARKING LOT CURB CUTS (ABSOLUTE)	3	3	10-Apr-26	14-Apr-26	Absolute
177	A4610	WEST SIDE CONCRETE SIDEWALK/TRAILS PAVEMENT (ABSOLUTE)	4	4	16-Apr-26	21-Apr-26	Absolute

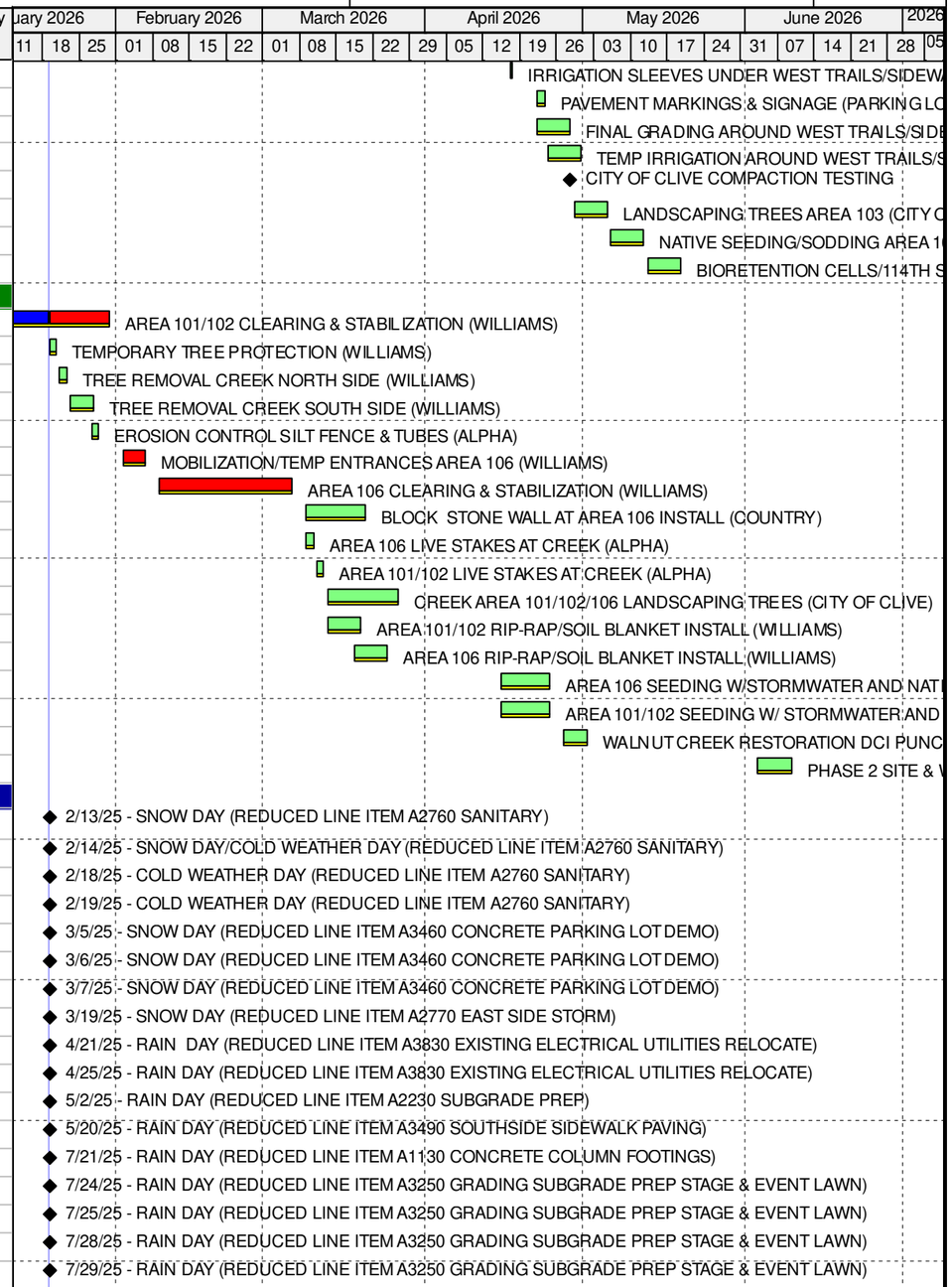


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 7EDEDC2D-AF26-4E4B-BCD6-F9EBD8218C81

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
178	A6100	IRRIGATION SLEEVES UNDER WEST TRAILS/SIDEWALKS (IOWA IRRIGATION)	1	1	17-Apr-26	17-Apr-26	IA Irrigation
179	A2280	PAVEMENT MARKINGS & SIGNAGE (PARKING LOT SPECIALTIES)	2	2	22-Apr-26	23-Apr-26	Parking Lot
180	A4800	FINAL GRADING AROUND WEST TRAILS/SIDEWALKS (WILLIAMS)	5	5	22-Apr-26	28-Apr-26	On Track
181	A5970	TEMP IRRIGATION AROUND WEST TRAILS/SIDEWALKS (IA IRRIGATION)	5	5	24-Apr-26	30-Apr-26	IA Irrigation
182	A6370	CITY OF CLIVE COMPACTION TESTING	0	0		28-Apr-26	
183	A6680	LANDSCAPING TREES AREA 103 (CITY OF CLIVE)	5	5	29-Apr-26	05-May-26	
184	A6690	NATIVE SEEDING/SODDING AREA 103 (COUNTRY)	5	5	06-May-26	12-May-26	Country Land
185	A4680	BIORETENTION CELLS/114TH STREET REPAVING DCI PUNCH LIST AND CORRECTI	5	5	13-May-26	19-May-26	
186	**WALNUT CREEK RESTORATION**						
187	A1880	AREA 101/102 CLEARING & STABILIZATION (WILLIAMS)	25	10	12-Jan-26 A	30-Jan-26	On Track
188	A1960	TEMPORARY TREE PROTECTION (WILLIAMS)	2	2	19-Jan-26	20-Jan-26	On Track
189	A1950	TREE REMOVAL CREEK NORTH SIDE (WILLIAMS)	2	2	21-Jan-26	22-Jan-26	On Track
190	A2790	TREE REMOVAL CREEK SOUTH SIDE (WILLIAMS)	3	3	23-Jan-26	27-Jan-26	On Track
191	A1980	EROSION CONTROL SILT FENCE & TUBES (ALPHA)	2	2	27-Jan-26	28-Jan-26	Alpha
192	A5090	MOBILIZATION/TEMP ENTRANCES AREA 106 (WILLIAMS)	5	5	02-Feb-26	06-Feb-26	On Track
193	A1890	AREA 106 CLEARING & STABILIZATION (WILLIAMS)	20	20	09-Feb-26	06-Mar-26	On Track
194	A2590	BLOCK STONE WALL AT AREA 106 INSTALL (COUNTRY)	10	10	09-Mar-26	20-Mar-26	Country Land
195	A1990	AREA 106 LIVE STAKES AT CREEK (ALPHA)	2	2	09-Mar-26	10-Mar-26	Alpha
196	A3000	AREA 101/102 LIVE STAKES AT CREEK (ALPHA)	2	2	11-Mar-26	12-Mar-26	Alpha
197	A2350	CREEK AREA 101/102/106 LANDSCAPING TREES (CITY OF CLIVE)	10	10	13-Mar-26	26-Mar-26	
198	A3660	AREA 101/102 RIP-RAP/SOIL BLANKET INSTALL (WILLIAMS)	5	5	13-Mar-26	19-Mar-26	On Track
199	A3670	AREA 106 RIP-RAP/SOIL BLANKET INSTALL (WILLIAMS)	5	5	18-Mar-26	24-Mar-26	On Track
200	A1900	AREA 106 SEEDING W/STORMWATER AND NATIVE MIXES (COUNTRY)	8	8	15-Apr-26*	24-Apr-26	Country Land
201	A5100	AREA 101/102 SEEDING W/ STORMWATER AND NATIVE MIXES (COUNTRY)	8	8	15-Apr-26*	24-Apr-26	Country Land
202	A5930	WALNUT CREEK RESTORATION DCI PUNCH LIST AND CORRECTIONS	5	5	27-Apr-26	01-May-26	
203	A6240	PHASE 2 SITE & WALNUT CREEK RESTORATION OWNER AND ARCHITECT PUNCH	5	5	03-Jun-26	09-Jun-26	
204	**WEATHER DAYS**						
205	A1060	2/13/25 - SNOW DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
206	A1210	2/14/25 - SNOW DAY/COLD WEATHER DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
207	A3630	2/18/25 - COLD WEATHER DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
208	A3640	2/19/25 - COLD WEATHER DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
209	A4290	3/5/25 - SNOW DAY (REDUCED LINE ITEM A3460 CONCRETE PARKING LOT DEMO)	0	0		19-Jan-26	
210	A4300	3/6/25 - SNOW DAY (REDUCED LINE ITEM A3460 CONCRETE PARKING LOT DEMO)	0	0		19-Jan-26	
211	A4310	3/7/25 - SNOW DAY (REDUCED LINE ITEM A3460 CONCRETE PARKING LOT DEMO)	0	0		19-Jan-26	
212	A4311	3/19/25 - SNOW DAY (REDUCED LINE ITEM A2770 EAST SIDE STORM)	0	0		19-Jan-26	
213	A4321	4/21/25 - RAIN DAY (REDUCED LINE ITEM A3830 EXISTING ELECTRICAL UTILITIES F	0	0		19-Jan-26	
214	A4331	4/25/25 - RAIN DAY (REDUCED LINE ITEM A3830 EXISTING ELECTRICAL UTILITIES F	0	0		19-Jan-26	
215	A4341	5/2/25 - RAIN DAY (REDUCED LINE ITEM A2230 SUBGRADE PREP)	0	0		19-Jan-26	
216	A5050	5/20/25 - RAIN DAY (REDUCED LINE ITEM A3490 SOUTHSIDE SIDEWALK PAVING)	0	0		19-Jan-26	
217	A1070	7/21/25 - RAIN DAY (REDUCED LINE ITEM A1130 CONCRETE COLUMN FOOTINGS)	0	0		19-Jan-26	
218	A5230	7/24/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
219	A5240	7/25/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
220	A5250	7/28/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
221	A5330	7/29/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	

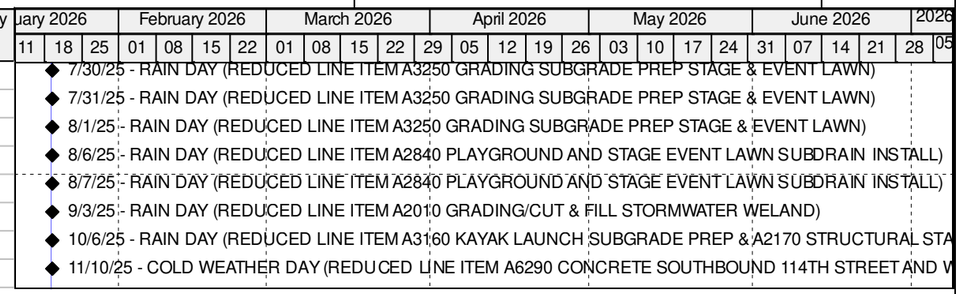


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 7EDEDC2D-AF26-4E4B-BCD6-F9EBD8218C81

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
222	A5340	7/30/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
223	A5350	7/31/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
224	A5360	8/1/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
225	A5370	8/6/25 - RAIN DAY (REDUCED LINE ITEM A2840 PLAYGROUND AND STAGE EVENT L	0	0		19-Jan-26	
226	A5380	8/7/25 - RAIN DAY (REDUCED LINE ITEM A2840 PLAYGROUND AND STAGE EVENT L	0	0		19-Jan-26	
227	A5680	9/3/25 - RAIN DAY (REDUCED LINE ITEM A2010 GRADING/CUT & FILL STORMWATER	0	0		19-Jan-26	
228	A5950	10/6/25 - RAIN DAY (REDUCED LINE ITEM A3160 KAYAK LAUNCH SUBGRADE PREP	0	0		19-Jan-26	
229	A4790	11/10/25 - COLD WEATHER DAY (REDUCED LINE ITEM A6290 CONCRETE SOUTHBC	0	0		19-Jan-26	



Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 0ECBE403-DC72-420C-BE1C-82A85A1A0459

AIA® Document G731™ – 2019

Change Order, Construction Manager as Adviser Edition

PROJECT: *(name and address)*
Clive Greenbelt Landing

OWNER: *(name and address)*
City of Clive
1900 NW 114th St., Clive IA 50325

CONTRACTOR: *(name and address)*
Keystone Construction Services
1650 NW Gettysburg Ln, Waukee IA 50263

CONTRACT INFORMATION:
Contract For: General Construction - BP#6
Date: 9/19/2024

ARCHITECT: *(name and address)*
Smith Group
233 North Water St., Ste 502
Milwaukee WI 53202

CHANGE ORDER INFORMATION:
Change Order Number: 008

Date: 1/21/26

CONSTRUCTION MANAGER: *(name and address)*
DCI Group
220 SE 6th St. Suite 200 Des Moines IA 50309

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Clive Greenbelt - Extend all contractor's completion to June 24, 2026 to match updated project schedule. Schedule developed through review of remaining scope with owner & contractor's. Phase 1 Substantial completion date will be February 9, 2026. Phase 2 Substantial Completion date will be June 24, 2026.

The original Contract Sum was	$	2,518,000.00
Net change by previously authorized Change Orders	$	184,111.04
The Contract Sum prior to this Change Order was	$	2,702,111.04
The Contract Sum will be increased by this Change Order in the amount of	$	25,000.00
The new Contract Sum including this Change Order will be	$	2,727,111.04

The Contract Time will be increased by two hundred and five (205) days.
The Contractor's Work shall be substantially complete on June 24, 2026.

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONSTRUCTION MANAGER, CONTRACTOR, AND OWNER.

Smith Group **ARCHITECT** *(Firm name)*	DCI Group **CONSTRUCTION MANAGER** *(Firm name)*
SIGNATURE	**SIGNATURE** Drew Johnson
Bruce Morrow, Architect **PRINTED NAME AND TITLE**	Drew Johnson, Project Manager **PRINTED NAME AND TITLE**
DATE:	**DATE:** 01/21/2026
Keystone Construction Services **CONTRACTOR** *(Firm name)*	City of Clive **OWNER** *(Firm name)*
SIGNATURE JUSTIN MENKE	**SIGNATURE**
Justin Menke, President **PRINTED NAME AND TITLE**	John Edwards, Mayor **PRINTED NAME AND TITLE**
DATE: 01/21/2026	**DATE:**

AIA Document G731 – 2019 (formerly G701™CMa – 1992). Copyright © 1992 and 2019. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 15:38:04 ET on 01/21/2026 under Order No.4104246173 which expires on 12/31/2026, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.
User Notes: (3B9ADA44)

Docusign Envelope ID: 0ECBE403-DC72-420C-BE1C-82A85A1A0459

KEYSTONE CONSTRUCTION SERVICES

1650 NW Gettysburg Ln
Waukee, IA 50263

Monday, January 19, 2026

Attn: Drew Johnson
Subject: CE #084 – Schedule Extension #02 R2
Project #2419
Change Event No. 084

Dear Drew,

Per the request from CE #084, Keystone Construction has priced an additional (6) weeks with (1) superintendent, (1) project manager, a job trailer, & a skidloader/telehandler. This also includes a remobilization fee from Rebel Concrete. Includes all labor, material, & equipment for the work.

Our cost to perform the above work is **$25,000.**

Scope of Work	Labor	Material	Equipment		Total
GC Extensions	$ 13,500.00	$ -	$ 7,950.00		$ 21,450.00
Subtotal	**$ 13,500.00**	**$ -**	**$ 7,950.00**		$ 21,450.00
Overhead & Profit - 10%					$ 2,145.00
Subtotal					**$ 23,595.00**
Subcontractor			**Subcontractor**		
Rebel Concrete				$ 6,000.00	$ 6,000.00
					$ -
Overhead & Profit - 5%					$ 300.00
SUBTOTAL					**$ 29,895.00**
Bonds & Insurance					$ 1,195.80
CREDIT					$ (6,090.80)
TOTAL					$ 25,000.00

Docusign Envelope ID: 0ECBE403-DC72-420C-BE1C-82A85A1A0459

KEYSTONE CONSTRUCTION SERVICES

1650 NW Gettysburg Ln
Waukee, IA 50263

EMPLOYEE NAME	TRADE	ST HOURS	OT HOURS	COST CODE	ST RATE	OT RATE	TOTAL
Travis Mumford	Superintendent	20			90	135	$ 1,800
Tanner Weatherman	PM	5			90	135	$ 450
							$ -
							$ -
						Labor Total:	$ 2,250

1	Weeks	Job Trailer					$ 75.00	$ 75
1	Weeks	Skidloader/Telehandler					$ 1,250	$ 1,250
							Section Total	$ 1,325

This proposal is valid for 14 days from the date of this proposal and is subject to cost revision if not accepted by this date. Please review and direct any questions regarding this work directly to me. If this proposal meets your approval, please acknowledge approval of this proposal by signing in the space provided and returning a copy to my attention.

Please feel free to call with any questions regarding this proposal

Sincerely,
Keystone Construction Services, LLC.



Justin Menke
515-313-3948
Justin.Menke@keystonc-cs.com

Attachments:

Accepted By: _____ Date: _____

Docusign Envelope ID: 0ECBE403-DC72-420C-BE1C-82A85A1A0459

REBEL CONCRETE SERVICES

PROPOSAL

DATE: **FRIDAY JANUARY 2ND, 2026**

JOB NAME: Greenbelt Landing

8

TO: KEYSTONE CONSTRUCTION

PROPOSAL SUMMARY

CONDITIONS

No	Condition Name	Qty1	Total
1	Cost for additional remobilization, labor & material increases for 2026.	1 LS	6,000.00

Total 6,000.00

EQUIPMENT

OTHER

SUBCONTRACTORS

BASE BID TOTAL

BASE BID AMOUNT: **6,000.00**

ACCEPTED ALTERNATES

Docusign Envelope ID: 0ECBE403-DC72-420C-BE1C-82A85A1A0459

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
1		**GREENBELT LANDING CITY OF CLIVE - BP 6**					
2		**GENERAL CONDITIONS & MILESTONES**					
3	A4670	PHASE 1 SUBSTANTIAL COMPLETION - STAGE/BUILDING/PATIO/114TH ST PAVING	0	0		09-Feb-26	
4	A1010	WEATHER CONTINGENCY	15	15	04-Jun-26	24-Jun-26	
5	A4690	PHASE 2 SUBSTANTIAL COMPLETION - CREEK/BOARDWALK/PLAYGROUND/WETLA	0	0		24-Jun-26	
6	A1020	FINISH CONSTRUCTION	0	0		25-Jun-26	
7		**PROCUREMENT**					
8	A4320	TRELLIS/WETLAND SWING SUBMITTALS (KEYSTONE)	5	5	16-Oct-24 A	23-Jan-26	Keystone
9	A4340	DECORATIVE METAL RAILINGS SUBMITTALS (KEYSTONE)	5	5	16-Oct-24 A	23-Jan-26	Keystone
10	A4390	CATENARY/STAGE EVENT LIGHTING FABRICATION (AIR CON)	40	15	19-Sep-25 A	06-Feb-26	Air-Con Mech
11	A3420	WINDOW ROLLER SHADE FABRICATION (KEYSTONE)	20	1	15-Dec-25 A	19-Jan-26	Keystone
12	A6600	COUNTERTOPS FABRICATE (KEYSTONE)	10	5	12-Jan-26 A	23-Jan-26	Keystone
13	A4330	WETLAND SWING FABRICATION (KEYSTONE)	60	60	26-Jan-26	17-Apr-26	Keystone
14	A4350	DECORATIVE METAL RAILINGS FABRICATION (KEYSTONE)	30	30	26-Jan-26	06-Mar-26	Keystone
15		**EAST STORMWATER POND**					
16	A5480	FINISH AGGREGATE PAVING & DONOR STONE (COUNTRY)	2	2	29-Apr-26	30-Apr-26	Country Land
17	A6770	AGGREGATE PAVING TRAIL FINAL GRADE (WILLIAMS)	1	1	06-May-26	06-May-26	On Track
18	A6710	LANDSCAPING TREES AREAS 105 (CITY OF CLIVE)	2	2	07-May-26	08-May-26	
19	A5400	NATIVE SEEDING/SODDING AREAS 105 (COUNTRY)	3	3	11-May-26	13-May-26	Country Land
20	A4770	STORMWATER POND DCI PUNCH LIST AND CORRECTIONS	5	5	21-May-26	28-May-26*	
21	A6720	ACCENT PLANTING BEDS AREA 105	1	1	27-May-26	27-May-26	Country Land
22		**STAGE & EVENT LAWN**					
23	A3720	LINEAR METAL CEILINGS (KEYSTONE)	10	5	08-Dec-25 A	23-Jan-26	Keystone
24	A3680	STAGE LIGHT FIXTURES (AIRCON)	2	2	22-Jan-26	23-Jan-26	Air-Con Mech
25	A3690	STAGE ELECTRICAL PANEL (AIRCON)	5	5	26-Jan-26	30-Jan-26	Air-Con Mech
26	A6230	STAGE DCI PUNCH LIST & CORRECTIONS	5	5	02-Feb-26	06-Feb-26	
27	A1970	WALNUT CREEK BRIDGE RAILINGS DEMO (ON TRACK)	2	2	05-Mar-26	06-Mar-26	On Track
28	A2040	WALNUT CREEK BRIDGE DECORATIVE RAILINGS (KEYSTONE)	2	2	09-Mar-26	10-Mar-26	Keystone
29	A6780	STAGE SIGNAGE (KEYSTONE)	3	3	13-Apr-26	15-Apr-26	Keystone
30	A6970	ART STRUCTURAL CONCRETE INSTALL	4	4	16-Apr-26	21-Apr-26	
31	A3590	FINISH 104/105 PAVEMENT (ABSOLUTE)	5	5	22-Apr-26*	28-Apr-26	Absolute
32	A6870	IRRIGATION SLEEVES UNDER SIDEWALKS	1	1	23-Apr-26	23-Apr-26	IA Irrigation
33	A2320	GRADING FINAL & TOPSOIL RESPREAD AROUND ALL EAST TRAILS & SIDEWALKS (\	5	5	29-Apr-26	05-May-26	On Track
34	A4650	8" FLUSH CURBS AT STAGE EVENT LAWN (ABSOLUTE)	5	5	29-Apr-26	05-May-26	Absolute
35	A3700	CATENARY LIGHTING POLES (AIRCON)	3	3	01-May-26	05-May-26	Air-Con Mech
36	A5390	LANDSCAPING TREES @ EVENT LAWN AGGREGATE PAVING (CITY OF CLIVE)	2	2	01-May-26	04-May-26	
37	A3150	PERMANENT IRRIGATION INSTALLATION AT STAGE LAWN (IOWA IRRIGATION)	5	5	04-May-26	08-May-26	IA Irrigation
38	A2980	LANDSCAPING TREES/SHRUBS AREA 104 SEEDING/SODDING AREAS (CITY OF CLI'	3	3	04-May-26	06-May-26	
39	A6000	TEMP IRRIGATION EAST SIDE TRAILS/SIDEWALKS (IOWA IRRIGATION)	5	5	04-May-26	08-May-26	IA Irrigation
40	A6380	CITY OF CLIVE COMPACTION TESTING	0	0		05-May-26	
41	A2960	RELOCATE STAGE EVENT LAWN LIGHTING PANEL (AIRCON)	2	2	06-May-26	07-May-26	Air-Con Mech
42	A3810	TRASH RECEPTACLE PADS (KEYSTONE)	2	2	06-May-26	07-May-26	Keystone
43	A5130	AGGREGATE PAVING SUBBASE AND PAVING @ EVENT LAWN (COUNTRY)	3	3	06-May-26	08-May-26	Country Land
44	A2970	TURF REINFORCEMENT MAT @ KAYAK LAUNCH (ALPHA)	2	2	06-May-26	07-May-26	Alpha

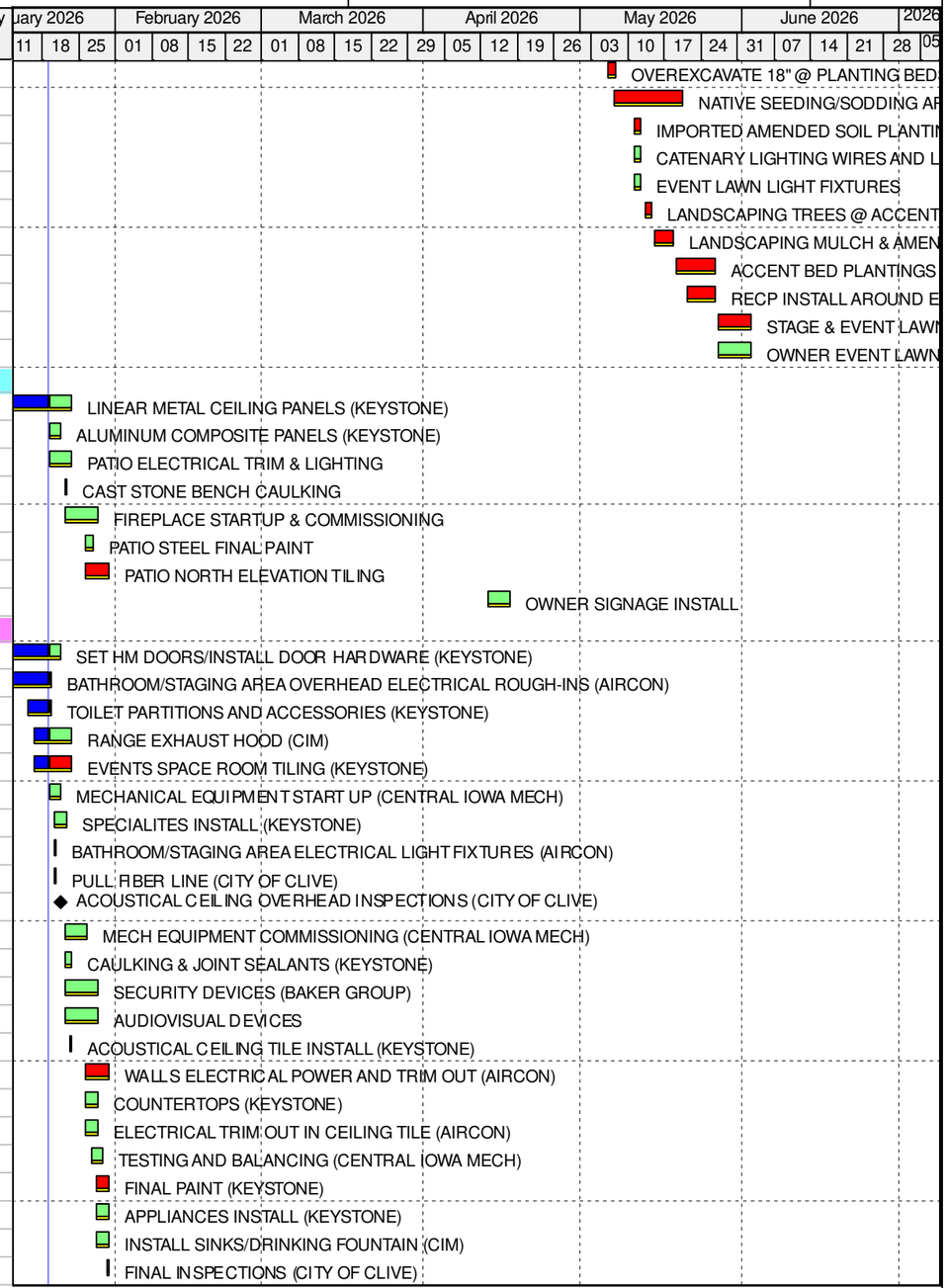


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 0ECBE403-DC72-420C-BE1C-82A85A1A0459

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
45	A6630	OVEREXCAVATE 18" @ PLANTING BEDS (WILLIAMS)	2	2	06-May-26	07-May-26	On Track
46	A2330	NATIVE SEEDING/SODDING AREA 104 (COUNTRY)	10	10	07-May-26	20-May-26	Country Land
47	A5490	IMPORTED AMENDED SOIL PLANTING BEDS (COUNTRY)	2	2	11-May-26	12-May-26	Country Land
48	A6990	CATENARY LIGHTING WIRES AND LIGHTS (AIR-CON)	2	2	11-May-26	12-May-26	Air-Con Mech
49	A7040	EVENT LAWN LIGHT FIXTURES	2	2	11-May-26	12-May-26	Air-Con Mech
50	A6890	LANDSCAPING TREES @ ACCENT PLANTING BEDS (CITY OF CLIVE)	2	2	13-May-26	14-May-26	
51	A2370	LANDSCAPING MULCH & AMENDED SOIL GROUNDCOVER (COUNTRY)	2	2	15-May-26	18-May-26	Country Land
52	A4940	ACCENT BED PLANTINGS AREA 104 (COUNTRY)	5	5	19-May-26*	26-May-26	Country Land
53	A5900	RECP INSTALL AROUND EAST TRAILS & SIDEWALKS (COUNTRY)	3	3	21-May-26	26-May-26	Country Land
54	A4660	STAGE & EVENT LAWN DCI PUNCHLIST AND CORRECTIONS	5	5	27-May-26	02-Jun-26	
55	A6810	OWNER EVENT LAWN ACCESORY INSTALL	5	5	27-May-26	02-Jun-26	
56	**PATIO**						
57	A2530	LINEAR METAL CEILING PANELS (KEYSTONE)	5	5	17-Nov-25 A	23-Jan-26	Keystone
58	A4540	ALUMINUM COMPOSITE PANELS (KEYSTONE)	3	3	19-Jan-26	21-Jan-26	Keystone
59	A6820	PATIO ELECTRICAL TRIM & LIGHTING	5	5	19-Jan-26	23-Jan-26	Air-Con Mech
60	A6840	CAST STONE BENCH CAULKING	1	1	22-Jan-26	22-Jan-26	Keystone
61	A6850	FIREPLACE STARTUP & COMMISSIONING	5	5	22-Jan-26	28-Jan-26	Keystone
62	A6830	PATIO STEEL FINAL PAINT	2	2	26-Jan-26	27-Jan-26	Keystone
63	A7030	PATIO NORTH ELEVATION TILING	5	5	26-Jan-26	30-Jan-26	Keystone
64	A6950	OWNER SIGNAGE INSTALL	5	5	13-Apr-26	17-Apr-26	
65	**BUILDING RENOVATION**						
66	A1330	SET HM DOORS/INSTALL DOOR HARDWARE (KEYSTONE)	3	3	07-Jan-26 A	21-Jan-26	Keystone
67	A6900	BATHROOM/STAGING AREA OVERHEAD ELECTRICAL ROUGH-INS (AIRCON)	1	1	08-Jan-26 A	19-Jan-26	Air-Con Mech
68	A1740	TOILET PARTITIONS AND ACCESSORIES (KEYSTONE)	3	1	15-Jan-26 A	19-Jan-26	Keystone
69	A1710	RANGE EXHAUST HOOD (CIM)	5	5	16-Jan-26 A	23-Jan-26	Central IA Mec
70	A2270	EVENTS SPACE ROOM TILING (KEYSTONE)	5	5	16-Jan-26 A	23-Jan-26	Keystone
71	A1850	MECHANICAL EQUIPMENT START UP (CENTRAL IOWA MECH)	3	3	19-Jan-26	21-Jan-26	Central IA Mec
72	A1410	SPECIALITES INSTALL (KEYSTONE)	3	3	20-Jan-26	22-Jan-26	Keystone
73	A2410	BATHROOM/STAGING AREA ELECTRICAL LIGHT FIXTURES (AIRCON)	1	1	20-Jan-26	20-Jan-26	Air-Con Mech
74	A7000	PULL FIBER LINE (CITY OF CLIVE)	1	1	20-Jan-26	20-Jan-26	
75	A1380	ACOUSTICAL CEILING OVERHEAD INSPECTIONS (CITY OF CLIVE)	0	0		21-Jan-26	
76	A1270	MECH EQUIPMENT COMMISSIONING (CENTRAL IOWA MECH)	3	3	22-Jan-26	26-Jan-26	Central IA Mec
77	A1580	CAULKING & JOINT SEALANTS (KEYSTONE)	2	2	22-Jan-26	23-Jan-26	Keystone
78	A1540	SECURITY DEVICES (BAKER GROUP)	5	5	22-Jan-26	28-Jan-26	Baker Group
79	A1840	AUDIOVISUAL DEVICES	5	5	22-Jan-26	28-Jan-26	
80	A3030	ACOUSTICAL CEILING TILE INSTALL (KEYSTONE)	1	1	23-Jan-26	23-Jan-26	Keystone
81	A1230	WALLS ELECTRICAL POWER AND TRIM OUT (AIRCON)	5	5	26-Jan-26	30-Jan-26	Air-Con Mech
82	A3100	COUNTERTOPS (KEYSTONE)	3	3	26-Jan-26	28-Jan-26	Keystone
83	A6920	ELECTRICAL TRIM OUT IN CEILING TILE (AIRCON)	3	3	26-Jan-26	28-Jan-26	Air-Con Mech
84	A1730	TESTING AND BALANCING (CENTRAL IOWA MECH)	3	3	27-Jan-26	29-Jan-26	Central IA Mec
85	A1350	FINAL PAINT (KEYSTONE)	3	3	28-Jan-26	30-Jan-26	Keystone
86	A1830	APPLIANCES INSTALL (KEYSTONE)	3	3	28-Jan-26	30-Jan-26	Keystone
87	A7010	INSTALL SINKS/DRINKING FOUNTAIN (CIM)	3	3	28-Jan-26	30-Jan-26	Central IA Mec
88	A2390	FINAL INSPECTIONS (CITY OF CLIVE)	1	1	30-Jan-26	30-Jan-26	

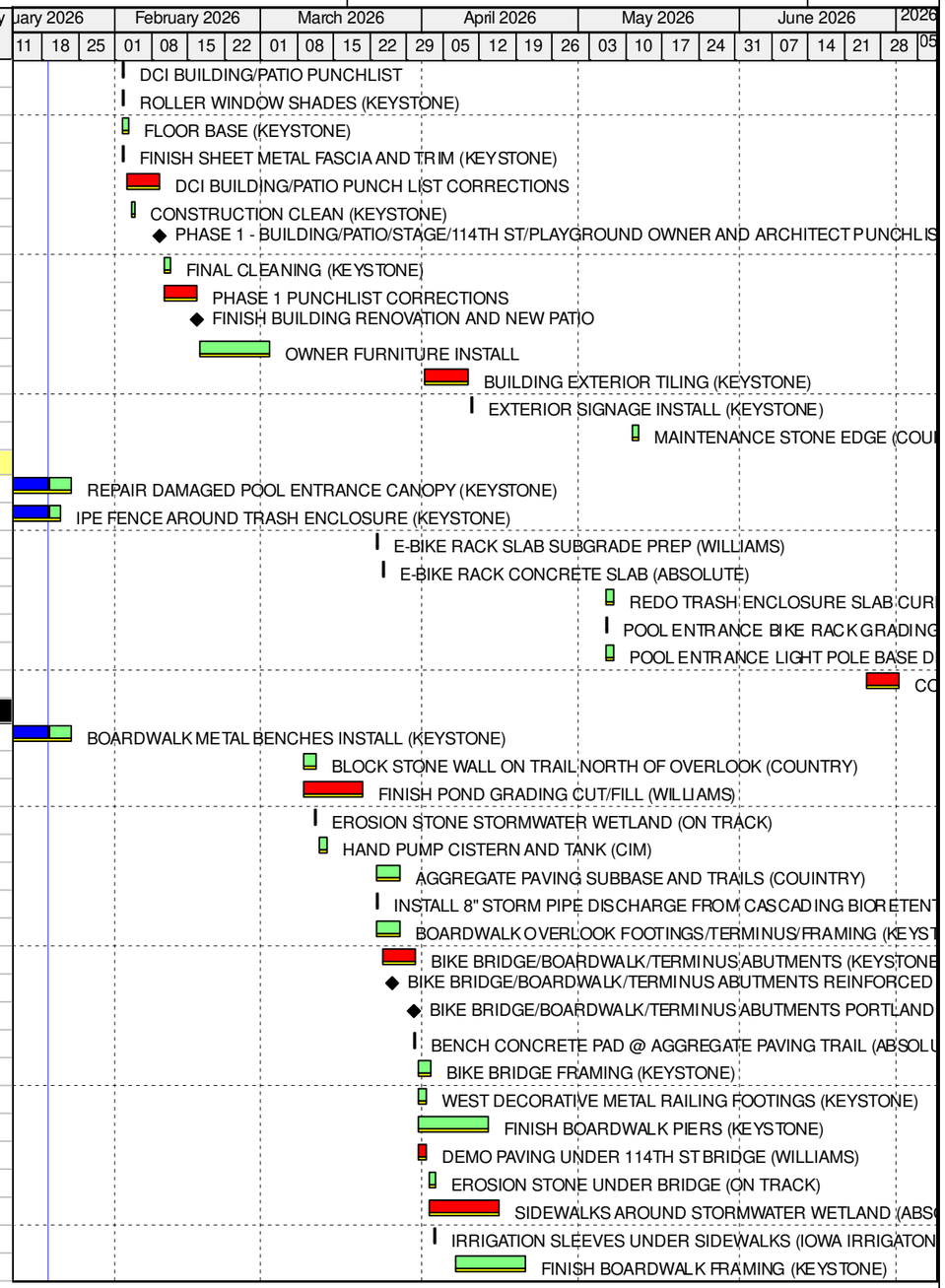


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 0ECBE403-DC72-420C-BE1C-82A85A1A0459

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
89	A3190	DCI BUILDING/PATIO PUNCHLIST	1	1	02-Feb-26	02-Feb-26	
90	A3430	ROLLER WINDOW SHADES (KEYSTONE)	1	1	02-Feb-26	02-Feb-26	Keystone
91	A4420	FLOOR BASE (KEYSTONE)	2	2	02-Feb-26	03-Feb-26	Keystone
92	A7020	FINISH SHEET METAL FASCIA AND TRIM (KEYSTONE)	1	1	02-Feb-26	02-Feb-26	Keystone
93	A1550	DCI BUILDING/PATIO PUNCH LIST CORRECTIONS	5	5	03-Feb-26	09-Feb-26	
94	A1440	CONSTRUCTION CLEAN (KEYSTONE)	1	1	04-Feb-26	04-Feb-26	Keystone
95	A6210	PHASE 1 - BUILDING/PATIO/STAGE/114TH ST/PLAYGROUND OWNER AND ARCHITEC	0	0		09-Feb-26	
96	A1370	FINAL CLEANING (KEYSTONE)	2	2	10-Feb-26	11-Feb-26	Keystone
97	A6860	PHASE 1 PUNCHLIST CORRECTIONS	5	5	10-Feb-26	16-Feb-26	
98	A1770	FINISH BUILDING RENOVATION AND NEW PATIO	0	0		16-Feb-26*	
99	A6960	OWNER FURNITURE INSTALL	10	10	17-Feb-26	02-Mar-26	
100	A1790	BUILDING EXTERIOR TILING (KEYSTONE)	7	7	01-Apr-26*	09-Apr-26	Keystone
101	A2360	EXTERIOR SIGNAGE INSTALL (KEYSTONE)	1	1	10-Apr-26	10-Apr-26	Keystone
102	A4970	MAINTENANCE STONE EDGE (COUNTRY)	2	2	11-May-26	12-May-26	Country Land
103	**PARKING LOT**						
104	A4580	REPAIR DAMAGED POOL ENTRANCE CANOPY (KEYSTONE)	1	5	24-Nov-25 A	23-Jan-26	Keystone
105	A6640	IPE FENCE AROUND TRASH ENCLOSURE (KEYSTONE)	3	3	06-Jan-26 A	21-Jan-26	Keystone
106	A5000	E-BIKE RACK SLAB SUBGRADE PREP (WILLIAMS)	1	1	23-Mar-26	23-Mar-26	On Track
107	A4990	E-BIKE RACK CONCRETE SLAB (ABSOLUTE)	1	1	24-Mar-26	24-Mar-26	Absolute
108	A5940	REDO TRASH ENCLOSURE SLAB CURBS (ABSOLUTE)	2	2	06-May-26	07-May-26	Absolute
109	A6140	POOL ENTRANCE BIKE RACK GRADING READJUSTMENTS (WILLIAMS)	1	1	06-May-26	06-May-26	On Track
110	A6150	POOL ENTRANCE LIGHT POLE BASE DEMO (AIR CON)	2	2	06-May-26	07-May-26	Air-Con Mech
111	A6930	CONTRACTOR DEMOBILIZATON/SITE CLEANING	5	5	25-Jun-26	01-Jul-26	
112	**BOARDWALK/PLAYGROUND/STORMWATER WETLAND**						
113	A6350	BOARDWALK METAL BENCHES INSTALL (KEYSTONE)	5	5	09-Jan-26 A	23-Jan-26	Keystone
114	A3130	BLOCK STONE WALL ON TRAIL NORTH OF OVERLOOK (COUNTRY)	3	3	09-Mar-26	11-Mar-26	Country Land
115	A6470	FINISH POND GRADING CUT/FILL (WILLIAMS)	10	10	09-Mar-26	20-Mar-26	On Track
116	A3440	EROSION STONE STORMWATER WETLAND (ON TRACK)	1	1	11-Mar-26	11-Mar-26	On Track
117	A5460	HAND PUMP CISTERN AND TANK (CIM)	2	2	12-Mar-26	13-Mar-26	Central IA Mec
118	A5140	AGGREGATE PAVING SUBBASE AND TRAILS (COUINTRY)	5	5	23-Mar-26	27-Mar-26	Country Land
119	A6490	INSTALL 8" STORM PIPE DISCHARGE FROM CASCADING BIORETENTION BASINS (C	1	1	23-Mar-26	23-Mar-26	On Track
120	A6530	BOARDWALK OVERLOOK FOOTINGS/TERMINUS/FRAMING (KEYSTONE)	5	5	23-Mar-26	27-Mar-26	Keystone
121	A3840	BIKE BRIDGE/BOARDWALK/TERMINUS ABUTMENTS (KEYSTONE)	5	5	24-Mar-26	30-Mar-26	Keystone
122	A4170	BIKE BRIDGE/BOARDWALK/TERMINUS ABUTMENTS REINFORCED CONCRETE SPE	0	0	26-Mar-26		
123	A4180	BIKE BRIDGE/BOARDWALK/TERMINUS ABUTMENTS PORTLAND CEMENT TESTING	0	0	30-Mar-26		
124	A6420	BENCH CONCRETE PAD @ AGGREGATE PAVING TRAIL (ABSOLUTE)	1	1	30-Mar-26	30-Mar-26	Absolute
125	A3850	BIKE BRIDGE FRAMING (KEYSTONE)	3	3	31-Mar-26	02-Apr-26	Keystone
126	A5910	WEST DECORATIVE METAL RAILING FOOTINGS (KEYSTONE)	2	2	31-Mar-26	01-Apr-26	Keystone
127	A5630	FINISH BOARDWALK PIERS (KEYSTONE)	10	10	31-Mar-26	13-Apr-26	Keystone
128	A6560	DEMO PAVING UNDER 114TH ST BRIDGE (WILLIAMS)	2	2	31-Mar-26	01-Apr-26	On Track
129	A6320	EROSION STONE UNDER BRIDGE (ON TRACK)	2	2	02-Apr-26	03-Apr-26	On Track
130	A6550	SIDEWALKS AROUND STORMWATER WETLAND (ABSOLUTE)	10	10	02-Apr-26	15-Apr-26	Absolute
131	A6330	IRRIGATION SLEEVES UNDER SIDEWALKS (IOWA IRRIGATON)	1	1	03-Apr-26	03-Apr-26	IA Irrigation
132	A6090	FINISH BOARDWALK FRAMING (KEYSTONE)	10	10	07-Apr-26	20-Apr-26	Keystone



Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 0ECBE403-DC72-420C-BE1C-82A85A1A0459

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
133	A6540	FINAL GRADING AROUND POND (WILLIAMS)	5	5	16-Apr-26	22-Apr-26	On Track
134	A2130	WETLAND SWINGS (KEYSTONE)	3	3	20-Apr-26	22-Apr-26	Keystone
135	A4190	STORMWATER BACKFILL SPECIAL INSPECTION (TERRACON)	0	0	23-Apr-26		
136	A4860	STORMWATER WETLAND TURF REINFORCEMENT MAT INSTALL (ALPHA)	2	2	23-Apr-26	24-Apr-26	Alpha
137	A5920	WEST DECORATIVE METAL RAILING (KEYSTONE)	2	2	23-Apr-26	24-Apr-26	Keystone
138	A6730	OVEREXCAVATE 18" @ PLAYGROUND PLANTING BEDS (WILLIAMS)	2	2	23-Apr-26	24-Apr-26	On Track
139	A6760	LANDSCAPING TREES AREA STORMWATER WETLAND (CITY OF CLIVE)	5	5	23-Apr-26	29-Apr-26	
140	A5470	INSTALL DRINKING FOUNTAIN & FRENCH DRAIN TANK	2	2	06-May-26	07-May-26	Central IA Mec
141	A4900	STORMWATER WETLANDS NATIVE SEED & PLUG MIX (COUNTRY)	5	5	07-May-26	13-May-26	Country Land
142	A6740	IMPORTED AMENDED SOIL @ PLAYGROUND PLANTING BEDS (COUNTRY)	2	2	13-May-26	14-May-26	Country Land
143	A4870	STORMWATER WETLAND RECP INSTALL (COUNTRY)	5	5	14-May-26	20-May-26	Country Land
144	A6880	LANDSCAPING TREES @ PLAYGROUND (CITY OF CLIVE)	1	1	15-May-26	15-May-26	
145	A6750	LANDSCAPING MULCH AND AMENDED SOIL GROUND COVER @ PLAYGROUND (C	1	1	19-May-26	19-May-26	Country Land
146	A2340	BOARDWALK/PLAYGROUNDS/STORMWMATER WETLANDS DCI PUNCH LIST AND C	5	5	21-May-26	28-May-26	
147	A4880	PLAYGROUND ACCENT BED PLANTINGS (COUNTRY)	2	2	28-May-26	29-May-26	Country Land
148		**BIORETENTION CELLS/114TH STREET**					
149	A3010	CASCADING BIORETENTION BASINS GRADING CUT/FILL (WILLIAMS)	2	2	27-Feb-26	02-Mar-26	On Track
150	A2810	CASCADING BIORETENTION BASINS SUBDRAIN SLEEVES (ON TRACK)	1	1	03-Mar-26	03-Mar-26	On Track
151	A4060	PARKING LOT BIORETENTION CELL GRADING CUT/FILL (WILLIAMS)	3	3	03-Mar-26	05-Mar-26	On Track
152	A2150	STONE WEIRS AT CASCADING BIORETENTION BASINS (COUNTRY)	4	4	04-Mar-26	09-Mar-26	Country Land
153	A4600	PARKING LOT BIORETENTION CELLS TRACER WIRE & SUBDRAINS (ON TRACK)	2	2	06-Mar-26	09-Mar-26	On Track
154	A4090	PARKING LOT BIORETENTION CELL SUBGRADE PREP (WILLIAMS)	3	3	10-Mar-26	12-Mar-26	On Track
155	A6170	CASCADING BIORETENTION CELLS SUBDRAINS AND TRACER WIRE (ON TRACK)	2	2	10-Mar-26	11-Mar-26	On Track
156	A2200	CASCADING BIORETENTION BASINS SUBGRADE PREP (WILLIAMS)	3	3	12-Mar-26	16-Mar-26	On Track
157	A5830	PARKING LOT BIORETENTION CELLS STORAGE AGGREGATE, CHOKER COURSE (O	2	2	13-Mar-26	16-Mar-26	On Track
158	A4070	CASCADING BIORETENTION BASINS SUBGRADE PREP SPECIAL INSPECTION (TER	0	0	17-Mar-26		
159	A5870	CASCADING BIORETENTION BASINS STORAGE AGGREGATE, CHOKER COURSE	2	2	17-Mar-26	18-Mar-26	On Track
160	A5890	CASCADING BIORETENTION BASINS ENGINEERED SOIL (COUNTRY)	2	2	19-Mar-26	20-Mar-26	Country Land
161	A6050	CITY OF CLIVE BIORETENTION BASINS ENGINEERED SOIL FLOOD TEST	0	0		23-Mar-26	
162	A5880	CASCADING BIORETENTION BASINS TOPSOIL (WILLIAMS)	2	2	24-Mar-26	25-Mar-26	On Track
163	A5840	PARKING LOT BIORETENTION CELLS ENGINEERED SOIL (COUNTRY)	2	2	25-Mar-26*	26-Mar-26	Country Land
164	A5010	CITY OF CLIVE COMPACTION TESTING	0	0		25-Mar-26	
165	A4840	CASCADING BIORETENTION BASINS TURF REINFORCEMENT MAT INSTALL (ALPHA	2	2	26-Mar-26	27-Mar-26	Alpha
166	A6060	CITY OF CLIVE PARKING LOT BIORETENTION CELLS ENGINEERED SOIL FLOOD TES	0	0		27-Mar-26	
167	A5120	PARKING LOT BIORETENTION CELLS TOPSOIL (WILLIAMS)	2	2	30-Mar-26	31-Mar-26	On Track
168	A6080	CASCADING BIORETENTION BASINS MULCH (COUNTRY)	2	2	30-Mar-26	31-Mar-26	Country Land
169	A6130	CASCADING BIORETENTION BASINS SCOUR PROTECTION WEIR STONES (COUNTI	2	2	30-Mar-26	31-Mar-26	Country Land
170	A5850	PARKING LOT BIORETENTION CELL TURF REINFORCEMENT MAT (ALPHA)	2	2	01-Apr-26	02-Apr-26	Alpha
171	A6670	CASCADING BIORETENTION CELLS PLUG/SEED MIX (COUNTRY)	3	3	01-Apr-26	03-Apr-26	Country Land
172	A6070	PARKING LOT BIORETENTION CELLS MULCH (COUNTRY)	2	2	03-Apr-26	06-Apr-26	Country Land
173	A4850	CASCADING BIORETENTION BASINS RECP INSTALL (COUNTRY)	3	3	06-Apr-26	08-Apr-26	Country Land
174	A6700	PARKING LOT BIORETENTION CELL SEED/PLUG MIX (COUNTRY)	3	3	07-Apr-26	09-Apr-26	Country Land
175	A5860	PARKING LOT BIORETENTION CELL RECP INSTALL (COUNTRY)	3	3	10-Apr-26	14-Apr-26	Country Land
176	A3610	NORTH PARKING LOT CURB CUTS (ABSOLUTE)	3	3	10-Apr-26	14-Apr-26	Absolute
177	A4610	WEST SIDE CONCRETE SIDEWALK/TRAILS PAVEMENT (ABSOLUTE)	4	4	16-Apr-26	21-Apr-26	Absolute



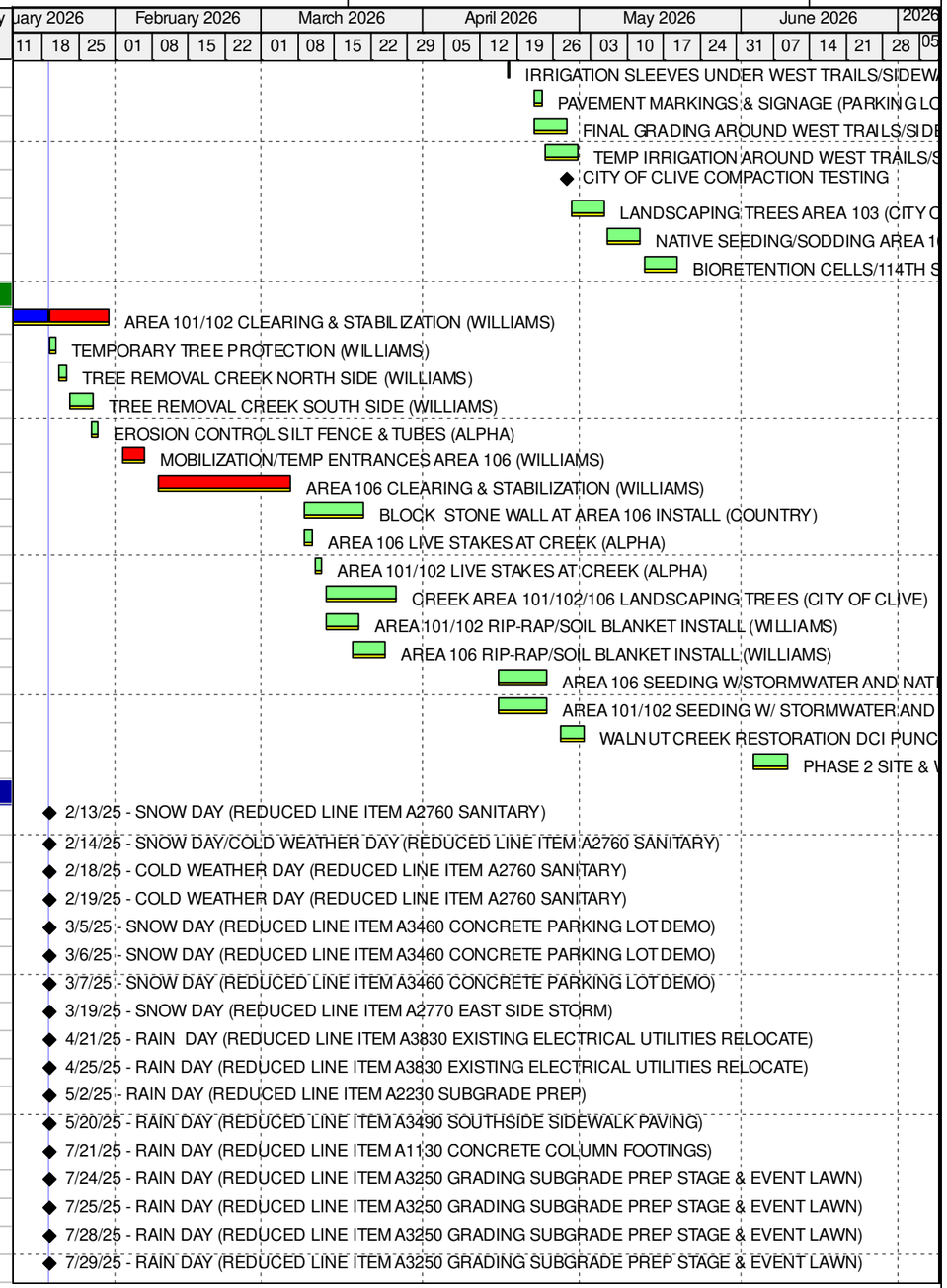
Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

GREENBELT LANDING CITY OF CLIVE - BP 6
DCI - Full Print - 11X17 DCI RESP

19-Jan-26

#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
178	A6100	IRRIGATION SLEEVES UNDER WEST TRAILS/SIDEWALKS (IOWA IRRIGATION)	1	1	17-Apr-26	17-Apr-26	IA Irrigation
179	A2280	PAVEMENT MARKINGS & SIGNAGE (PARKING LOT SPECIALTIES)	2	2	22-Apr-26	23-Apr-26	Parking Lot
180	A4800	FINAL GRADING AROUND WEST TRAILS/SIDEWALKS (WILLIAMS)	5	5	22-Apr-26	28-Apr-26	On Track
181	A5970	TEMP IRRIGATION AROUND WEST TRAILS/SIDEWALKS (IA IRRIGATION)	5	5	24-Apr-26	30-Apr-26	IA Irrigation
182	A6370	CITY OF CLIVE COMPACTION TESTING	0	0		28-Apr-26	
183	A6680	LANDSCAPING TREES AREA 103 (CITY OF CLIVE)	5	5	29-Apr-26	05-May-26	
184	A6690	NATIVE SEEDING/SODDING AREA 103 (COUNTRY)	5	5	06-May-26	12-May-26	Country Land
185	A4680	BIORETENTION CELLS/114TH STREET REPAVING DCI PUNCH LIST AND CORRECTI	5	5	13-May-26	19-May-26	
186	**WALNUT CREEK RESTORATION**						
187	A1880	AREA 101/102 CLEARING & STABILIZATION (WILLIAMS)	25	10	12-Jan-26 A	30-Jan-26	On Track
188	A1960	TEMPORARY TREE PROTECTION (WILLIAMS)	2	2	19-Jan-26	20-Jan-26	On Track
189	A1950	TREE REMOVAL CREEK NORTH SIDE (WILLIAMS)	2	2	21-Jan-26	22-Jan-26	On Track
190	A2790	TREE REMOVAL CREEK SOUTH SIDE (WILLIAMS)	3	3	23-Jan-26	27-Jan-26	On Track
191	A1980	EROSION CONTROL SILT FENCE & TUBES (ALPHA)	2	2	27-Jan-26	28-Jan-26	Alpha
192	A5090	MOBILIZATION/TEMP ENTRANCES AREA 106 (WILLIAMS)	5	5	02-Feb-26	06-Feb-26	On Track
193	A1890	AREA 106 CLEARING & STABILIZATION (WILLIAMS)	20	20	09-Feb-26	06-Mar-26	On Track
194	A2590	BLOCK STONE WALL AT AREA 106 INSTALL (COUNTRY)	10	10	09-Mar-26	20-Mar-26	Country Land
195	A1990	AREA 106 LIVE STAKES AT CREEK (ALPHA)	2	2	09-Mar-26	10-Mar-26	Alpha
196	A3000	AREA 101/102 LIVE STAKES AT CREEK (ALPHA)	2	2	11-Mar-26	12-Mar-26	Alpha
197	A2350	CREEK AREA 101/102/106 LANDSCAPING TREES (CITY OF CLIVE)	10	10	13-Mar-26	26-Mar-26	
198	A3660	AREA 101/102 RIP-RAP/SOIL BLANKET INSTALL (WILLIAMS)	5	5	13-Mar-26	19-Mar-26	On Track
199	A3670	AREA 106 RIP-RAP/SOIL BLANKET INSTALL (WILLIAMS)	5	5	18-Mar-26	24-Mar-26	On Track
200	A1900	AREA 106 SEEDING W/STORMWATER AND NATIVE MIXES (COUNTRY)	8	8	15-Apr-26*	24-Apr-26	Country Land
201	A5100	AREA 101/102 SEEDING W/ STORMWATER AND NATIVE MIXES (COUNTRY)	8	8	15-Apr-26*	24-Apr-26	Country Land
202	A5930	WALNUT CREEK RESTORATION DCI PUNCH LIST AND CORRECTIONS	5	5	27-Apr-26	01-May-26	
203	A6240	PHASE 2 SITE & WALNUT CREEK RESTORATION OWNER AND ARCHITECT PUNCH	5	5	03-Jun-26	09-Jun-26	
204	**WEATHER DAYS**						
205	A1060	2/13/25 - SNOW DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
206	A1210	2/14/25 - SNOW DAY/COLD WEATHER DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
207	A3630	2/18/25 - COLD WEATHER DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
208	A3640	2/19/25 - COLD WEATHER DAY (REDUCED LINE ITEM A2760 SANITARY)	0	0		19-Jan-26	
209	A4290	3/5/25 - SNOW DAY (REDUCED LINE ITEM A3460 CONCRETE PARKING LOT DEMO)	0	0		19-Jan-26	
210	A4300	3/6/25 - SNOW DAY (REDUCED LINE ITEM A3460 CONCRETE PARKING LOT DEMO)	0	0		19-Jan-26	
211	A4310	3/7/25 - SNOW DAY (REDUCED LINE ITEM A3460 CONCRETE PARKING LOT DEMO)	0	0		19-Jan-26	
212	A4311	3/19/25 - SNOW DAY (REDUCED LINE ITEM A2770 EAST SIDE STORM)	0	0		19-Jan-26	
213	A4321	4/21/25 - RAIN DAY (REDUCED LINE ITEM A3830 EXISTING ELECTRICAL UTILITIES F	0	0		19-Jan-26	
214	A4331	4/25/25 - RAIN DAY (REDUCED LINE ITEM A3830 EXISTING ELECTRICAL UTILITIES F	0	0		19-Jan-26	
215	A4341	5/2/25 - RAIN DAY (REDUCED LINE ITEM A2230 SUBGRADE PREP)	0	0		19-Jan-26	
216	A5050	5/20/25 - RAIN DAY (REDUCED LINE ITEM A3490 SOUTHSIDE SIDEWALK PAVING)	0	0		19-Jan-26	
217	A1070	7/21/25 - RAIN DAY (REDUCED LINE ITEM A1130 CONCRETE COLUMN FOOTINGS)	0	0		19-Jan-26	
218	A5230	7/24/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
219	A5240	7/25/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
220	A5250	7/28/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
221	A5330	7/29/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	

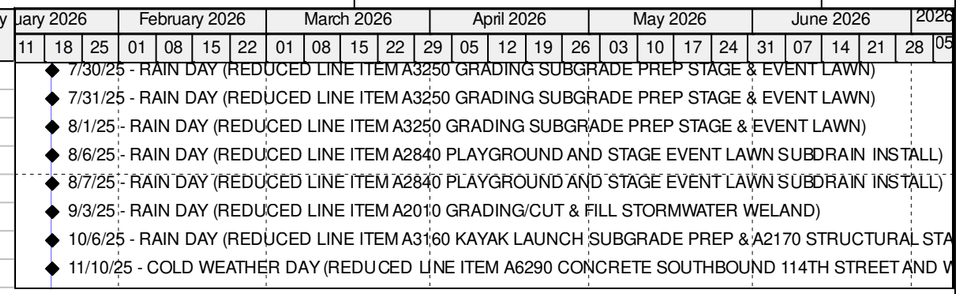


Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 0ECBE403-DC72-420C-BE1C-82A85A1A0459

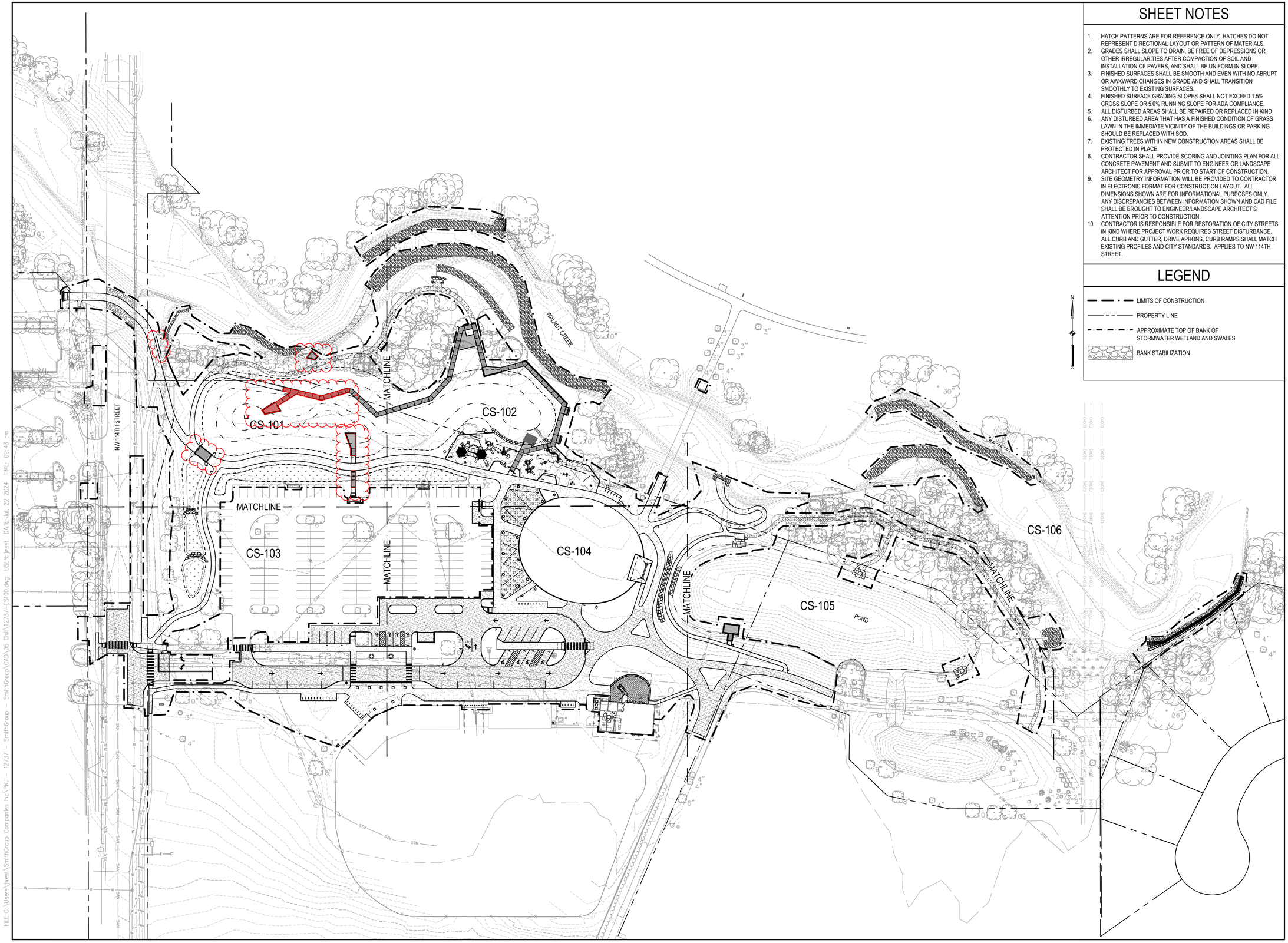
#	Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	DCI Responsibility
222	A5340	7/30/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
223	A5350	7/31/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
224	A5360	8/1/25 - RAIN DAY (REDUCED LINE ITEM A3250 GRADING SUBGRADE PREP STAGE	0	0		19-Jan-26	
225	A5370	8/6/25 - RAIN DAY (REDUCED LINE ITEM A2840 PLAYGROUND AND STAGE EVENT L	0	0		19-Jan-26	
226	A5380	8/7/25 - RAIN DAY (REDUCED LINE ITEM A2840 PLAYGROUND AND STAGE EVENT L	0	0		19-Jan-26	
227	A5680	9/3/25 - RAIN DAY (REDUCED LINE ITEM A2010 GRADING/CUT & FILL STORMWATER	0	0		19-Jan-26	
228	A5950	10/6/25 - RAIN DAY (REDUCED LINE ITEM A3160 KAYAK LAUNCH SUBGRADE PREP	0	0		19-Jan-26	
229	A4790	11/10/25 - COLD WEATHER DAY (REDUCED LINE ITEM A6290 CONCRETE SOUTHBC	0	0		19-Jan-26	



Primary Baseline
Actual Work
Remaining Work
Critical Remaining Work
Milestone

Data Date: 19-Jan-26
Baseline:GREENBELT LANDING CITY OF CLIVE - BP 6 - 011926

Docusign Envelope ID: 0ECBE403-DC72-420C-BE1C-82A85A1A0459



SHEET NOTES

1. HATCH PATTERNS ARE FOR REFERENCE ONLY. HATCHES DO NOT REPRESENT DIRECTIONAL LAYOUT OR PATTERN OF MATERIALS.
2. GRADES SHALL SLOPE TO DRAIN, BE FREE OF DEPRESSIONS OR OTHER IRREGULARITIES AFTER COMPACTION OF SOIL AND INSTALLATION OF PAVERS, AND SHALL BE UNIFORM IN SLOPE.
3. FINISHED SURFACES SHALL BE SMOOTH AND EVEN WITH NO ABRUPT OR AWKWARD CHANGES IN GRADE AND SHALL TRANSITION SMOOTHLY TO EXISTING SURFACES.
4. FINISHED SURFACE GRADING SLOPES SHALL NOT EXCEED 1.5% CROSS SLOPE OR 5.0% RUNNING SLOPE FOR ADA COMPLIANCE.
5. ALL DISTURBED AREAS SHALL BE REPAIRED OR REPLACED IN KIND
6. ANY DISTURBED AREA THAT HAS A FINISHED CONDITION OF GRASS LAWN IN THE IMMEDIATE VICINITY OF THE BUILDINGS OR PARKING SHOULD BE REPLACED WITH SOD.
7. EXISTING TREES WITHIN NEW CONSTRUCTION AREAS SHALL BE PROTECTED IN PLACE.
8. CONTRACTOR SHALL PROVIDE SCORING AND JOINTING PLAN FOR ALL CONCRETE PAVEMENT AND SUBMIT TO ENGINEER OR LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO START OF CONSTRUCTION.
9. SITE GEOMETRY INFORMATION WILL BE PROVIDED TO CONTRACTOR IN ELECTRONIC FORMAT FOR CONSTRUCTION LAYOUT. ALL DIMENSIONS SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. ANY DISCREPANCIES BETWEEN INFORMATION SHOWN AND CAD FILE SHALL BE BROUGHT TO ENGINEER/LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION.
10. CONTRACTOR IS RESPONSIBLE FOR RESTORATION OF CITY STREETS IN KIND WHERE PROJECT WORK REQUIRES STREET DISTURBANCE. ALL CURB AND GUTTER, DRIVE APRONS, CURB RAMPS SHALL MATCH EXISTING PROFILES AND CITY STANDARDS. APPLIES TO NW 114TH STREET.

LEGEND

- LIMITS OF CONSTRUCTION
- PROPERTY LINE
- APPROXIMATE TOP OF BANK OF STORMWATER WETLAND AND SWALES
- BANK STABILIZATION

CITY OF CLIVE GREENBELT LANDING

1900 NW 114TH STREET
CLIVE, IA 50325

Owner:

CLIVE PARKS AND RECREATION

SMITHGROUP

233 NORTH WATER STREET
SUITE 502
MILWAUKEE, WI 53202
414.615.9570
www.smithgroup.com

ARCHITECTS SCHIPER KASTNER
ARCHITECTURE
3716 INGERSOLL AVE. STE. A
DES MOINES, IA, 50312
515.277.6707

VEENSTRA & KIMM, INC
CIVIL ENGINEERING
3000 WESTOWN PARKWAY
WEST DES MOINES, IOWA, 50266
800.241.8000

ISSUED FOR	REV	DATE
BID SET		*7/19/2024*

SEALS AND SIGNATURES

KEY PLAN

DRAWING TITLE
OVERALL LAYOUT & MATERIALS

0' 30' 60' 120'
SCALE: 1"=60'

SCALE
12737

PROJECT NUMBER
CS100

DRAWING NUMBER

FILE C:\Users\jwest\SmithGroup Companies Inc\PRJ - 12737 - SmithGroup - SmithGroup\CAD\05 Civil\12737_CS100.dwg USER: jwest DATE: Jul 22 2024 TIME: 09:43 am

RESOLUTION NO._____

RESOLUTION APPROVING CONTRACT AMENDMENTS FOR PRIME CONSTRUCTION PACKAGES FOR GREENBELT LANDING PROJECT

WHEREAS, contracts for the Greenbelt Landing Construction Project (the “Project”) are set to expire on December 31, 2025 and May 15, 2026; and

WHEREAS, construction on the Greenbelt Landing project is not completed and the construction contract will need to be extend in order to allow the project to be completed; and

WHEREAS, City staff has determined that it is necessary to extend the contracts and make the changes set forth in the contract amendments for the six prime construction contracts for to the Greenbelt Landing Construction Project (the "Project"); and

WHEREAS, the City Council of the City of Clive, Iowa, is desirous of approving said amendments and authorizing the Mayor to execute the same on behalf of the City of Clive, Iowa;

NOW, THEREFORE, BE IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

That approving the contract amendments for the Greenbelt Landing Construction project is hereby determined to be in the best interests of the residents of Clive, Iowa and is hereby accepted and approved by this City Council; and the Mayor is hereby authorized and directed to execute said contract amendments on behalf of City of Clive, Iowa.

By:_____

John Edwards, Mayor

ATTTEST:

By: _____

Matthew Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Jonathan Cygan, Civil Engineer
DATE: January 29, 2026
RE: Resolution Accepting Work - NW 114th Street Reconstruction Project

SYNOPSIS:

The City of Clive awarded the **NW 114th Street Reconstruction** contract to Alliance Construction Group in the amount of $1,349,523.50. The project included the reconstruction of NW 114th Street between Walnut Creek to NW 111th Street. The work has now been completed.

As a final step in a capital improvements project, the City Council is required to pass a resolution accepting the completed work.

The work was reviewed by City staff and meets the requirements of the plans and specifications for the project. The final project cost is summarized below:

Original Contract Amount	$ 1,349,523.50
Change Order # 1	$ 2,707.78
Change Order # 2	$ 2,800.00
Change Order # 3	$ 1,100.00
Change Order # 4	$ 4,452.00
Change Order # 5	$ 12,005.40
Change Order # 6	$ 4,044.32
Change Order # 7	$ 12,640.09
Change Order # 8	$ (31,695.70)
Change Order # 9	$ 11,250.00
Change Order # 10	$ (750.00)
Final Contract Amount	$1,368,077.39

Alliance Construction Group has provided all the necessary documentation to close out the project and staff recommends Council approve the resolution accepting the work and approving final cost for the NW 114th Street Reconstruction Project. The remaining retainage of $15,946.37 will be released no less than 30 days after final acceptance.

Please feel free to contact me prior to the meeting at 515-223-6231 or jcygan@cityofclive.com if you have any questions or concerns.

Attachments:

1. Resolution - Accepting Work_Alliance_NW114th

RESOLUTION NO. _____

RESOLUTION ACCEPTING WORK FOR THE
NW 114TH STREET RECONSTUCTION PROJECT

WHEREAS, the City entered into an agreement in connection with the NW 114th Street Reconstruction Project (the "Project"); and

WHEREAS, the work has now been completed under the Project; and

WHEREAS, in the judgment of the City Council, the work appears to meet the requirements of the plans and specifications for the Project, and City staff has recommended the acceptance of such Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

> The work on the Project is hereby accepted, and except for the remaining retainage to be held by the City for not less than thirty (30) days after acceptance of the Project, the amount due to the contractor is hereby ordered paid from available funds from which payment for the Project may be made.

PASSED AND APPROVED this ____ day of _____, 2026.

By:_____
John Edwards, Mayor

ATTEST:

_____
Matthew D. Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Richard Brown, Leisure Services Director
DATE: January 29, 2026
RE: Resolution Approving Change Order #1 - HGS, LLC - Little Walnut Creek West of Alice's Road Large Woody Vegetation Management - (-$51.22)

SYNOPSIS:
Staff recommends approval of Change Order #1 to HGS, LLC for the project Little Walnut Creek West of Alice's Road Large Woody Vegetation Management (Resolution 2025-403 passed on 11 DEC 2025 signed 08 JAN 2026) to re-delineate phase boundaries, interim substantial completion date, and associated minor reduction in total contract cost.

No pay requests have been submitted yet. The updated construction contract would be as follows:

Awarded Contract Amount:	$1,795,497.25
Authorized Contract Amount (Current):	$1,795,497.25
Change Order #1:	$(51.22)
Revised Project Amount:	$1,795,446.03

Attachments:
1. CO#1_Council Resolution.docx
2. LWC_CO#1_Change Order
3. LWC_CO#1_Phase Maps

RESOLUTION NO._____

RESOLUTION APPROVING CHANGE ORDER NO. 1 FOR THE LITTLE WALNUT CREEK WEST OF ALICE'S ROAD LARGE WOODY VEGETATION MANAGEMENT PROJECT

WHEREAS, on December 11, 2026, Clive City Council approved the contract to perform select clearing and herbicide application along Little Walnut Creek Alice's Road and the corporate limit with Waukee (Warrior Lane) in the City of Clive,

WHEREAS, City staff have determined it is necessary to make changes set forth in Change Order No. 1; and

WHEREAS, the City Council of the City of Clive, Iowa, is desirous of approving said Change Order No. 1 and authorizing the Mayor to execute same on behalf of the City of Clive, Iowa.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

That Change Order No. 1 to the contract with HGS, LLC is hereby determined to be in the best interests of the residents of the City of Clive, Iowa, and is hereby accepted and approved by this City Council. The Mayor is hereby authorized and directed to execute said Change Order No. 1 on behalf of the City of Clive, Iowa

PASSED AND APPROVED this _____ day of _____, 2026.

CITY OF CLIVE, IOWA

By: _____
John Edwards, Mayor

ATTEST:

By:_____
Matthew D. Graham, City Clerk

City of Clive

Change Order Details

Little Walnut Creek - West of Alice's Road

Large Woody Vegetation Management

Project Description:	Select clearing (no grubbing) and herbicide application along Little Walnut Creek west of Alice's Road.
Prime Contractor:	HGS, LLC 3700 SE Beisser Drive, Suites D&E Grimes, Iowa 50111
Change order #:	1
Date created:	1/23/2026
Type:	Changes in project sequencing
Change Order Summary:	Redelination of work areas and associated change in quantity per phase.

Awarded Contract Amount:	$	1,795,497.25
Authorized Contract Amount (Current):	$	1,795,497.25
Change Order #1:	$	(51.22)
Revised Project Amount:	$	1,795,446.03

Awarded Contract Substantial Completion of Phase 1:	3/1/2026
Revised Contract Substantial Completion of Phase 1:	12/31/2026

Attachments:

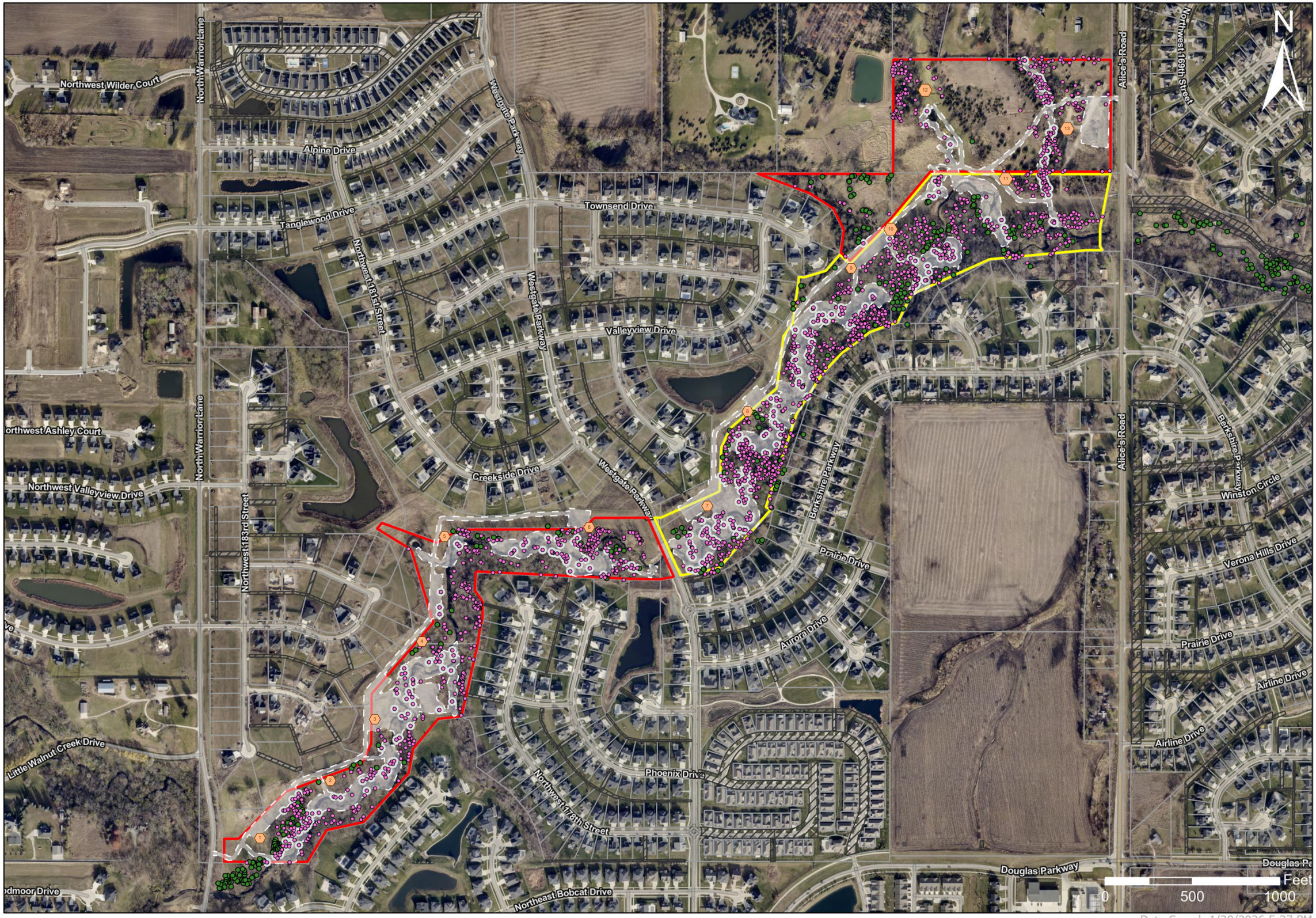
1. Updated plans
2. Updated project quantities
3. Updated contract language

Mayor, City of Clive — Date

Project Engineer — Date

Project Manager — Date

Contractor — Date



Clive

Little Walnut Creek
West of Alice's Road

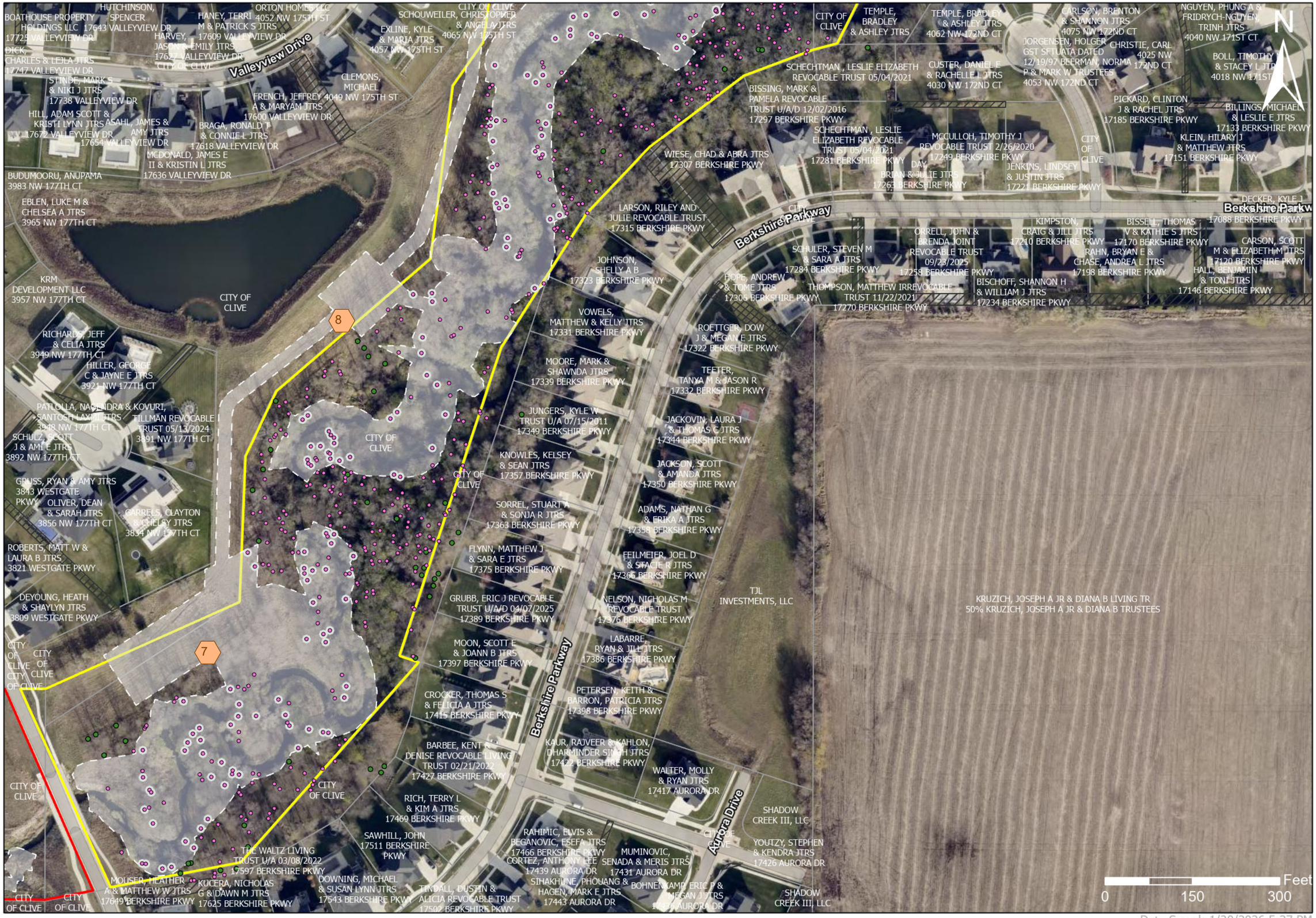
Large Woody Vegetation Management

Changeorder #1

Legend

- Easement
- Parcel
- Remove as Root Wad (Within SGL)
- Stream Grading Limits
- Phase 1
- Phase 2
- Native - Protect
- Remove to Grade

Date Saved: 1/20/2026 5:37 PM

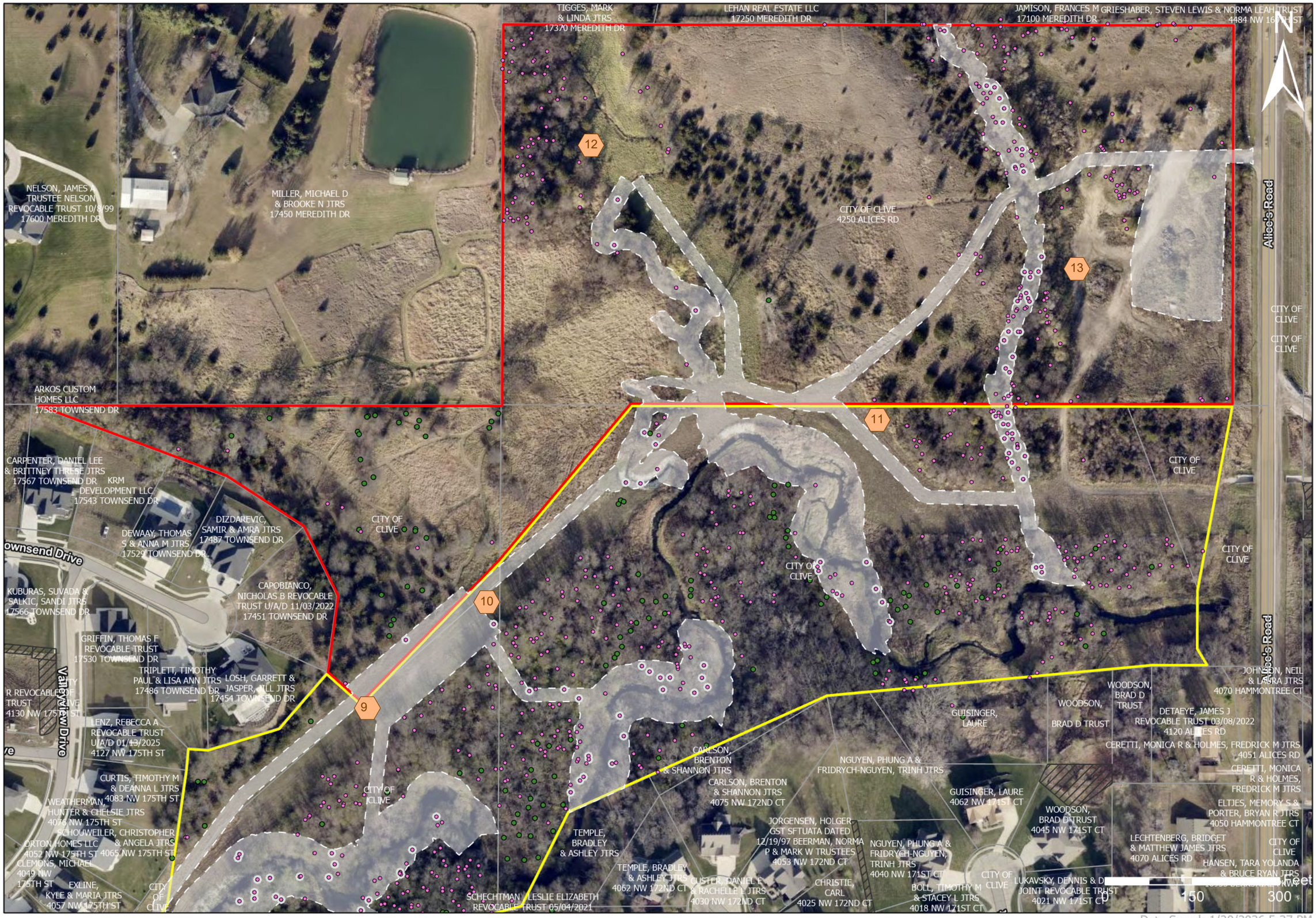

Valleyview Drive
Berkshire Parkway
Berkshire Parkway
Aurora Drive
HUTCHINSON, SPENCER 17643 VALLEYVIEW DR
BOATHOUSE PROPERTY HOLDINGS LLC 17725 VALLEYVIEW DR
DICK, CHARLES & LEILA JTRS 17747 VALLEYVIEW DR
STINDE, MARK S & NIKI J JTRS 17738 VALLEYVIEW DR
HILL, ADAM SCOTT & KRISTI LYNN JTRS 17672 VALLEYVIEW DR
ASAHL, JAMES & AMY JTRS 17654 VALLEYVIEW DR
HANEY, TERRI M & PATRICK S JTRS 17609 VALLEYVIEW DR
HARVEY, JASON & EMILY JTRS 17627 VALLEYVIEW DR
CITY OF CLIVE
ORTON HOMES LLC 4052 NW 175TH ST
EXLINE, KYLE & MARIA JTRS 4057 NW 175TH ST
SCHOUWEILER, CHRISTOPHER & ANGELA JTRS 4065 NW 175TH ST
CLEMONS, MICHAEL
FRENCH, JEFFREY A & MARYAM JTRS 4049 NW 175TH ST 17600 VALLEYVIEW DR
BRAGA, RONALD T & CONNIE L JTRS 17618 VALLEYVIEW DR
MCDONALD, JAMES E II & KRISTIN L JTRS 17636 VALLEYVIEW DR
BUDUMOORU, ANUPAMA 3983 NW 177TH CT
EBLEN, LUKE M & CHELSEA A JTRS 3965 NW 177TH CT
KRM DEVELOPMENT LLC 3957 NW 177TH CT
CITY OF CLIVE
RICHARDS, JEFF & CELIA JTRS 3949 NW 177TH CT
HILLER, GEORGE C & JAYNE E JTRS 3921 NW 177TH CT
PATLOLLA, NAGENDRA & KOVURI, SANTOSH LAXMI JTRS 3948 NW 177TH CT
TILLMAN REVOCABLE TRUST 05/13/2024 3891 NW 177TH CT
SCHULZ, SCOTT J & AMI E JTRS 3892 NW 177TH CT
GRUSS, RYAN & AMY JTRS 3843 WESTGATE PKWY
OLIVER, DEAN & SARAH JTRS 3856 NW 177TH CT
GARRELS, CLAYTON & CHELSY JTRS 3834 NW 177TH CT
ROBERTS, MATT W & LAURA B JTRS 3821 WESTGATE PKWY
DEYOUNG, HEATH & SHAYLYN JTRS 3809 WESTGATE PKWY
CITY OF CLIVE
CITY OF CLIVE
CITY OF CLIVE
CITY OF CLIVE
CITY OF CLIVE
CITY OF CLIVE
CITY OF CLIVE
CITY OF CLIVE
8
7
CITY OF CLIVE
CITY OF CLIVE
CITY OF CLIVE
CITY OF CLIVE
CITY OF CLIVE
CITY OF CLIVE
CITY OF CLIVE
CITY OF CLIVE

Clive

Little Walnut Creek
West of Alice's Road

Large Woody Vegetation Management

Changeorder #1



Legend

- Remove to Grade
- Native - Protect
- Remove as Root Wad (Within SGL)
- Stream Grading Limits

Phase

- Phase 1
- Phase 2
- Easement
- Parcel

Date Saved: 1/20/2026 5:37 PM

Clive

Little Walnut Creek
West of Alice's Road

Large Woody
Vegetation
Management

Changeorder #1

Legend

- Remove to Grade
- Native - Protect
- Remove as Root Wad (Within SGL)
- Stream Grading Limits

Phase
- Phase 1
- Phase 2
- Easement
- Parcel

0 150 300 Feet

1/2026 Page 4 of 5

Date Saved: 1/20/2026 5:37 PM



Clive

Little Walnut Creek
West of Alice's Road

Large Woody Vegetation Management

Changeorder #1

Legend

- Remove to Grade
- Native - Protect
- Remove as Root Wad (Within SGL)
- Stream Grading Limits

Phase

- Phase 1
- Phase 2
- Easement
- Parcel

Date Saved: 1/20/2026 5:37 PM

Memo

TO: Mayor and Council members
FROM: Matt McQuillen, City Manager
DATE: January 29, 2026
RE: Approve Pay Request #1 - Center for Public Safety Management - Fire-EMS Collaboration Study - $53,510.00

SYNOPSIS:
Staff is recommending approval of Pay Request #1 to the Center for Public Safety Management (CPSM) for consulting services received to date for the Fire/EMS Collaborations Study for Clive, Urbandale, Waukee and Windsor Heights. The study project was kicked off in January and the data collection process has begun.

Per the Memorandum of Understanding (MOU) between the four communities, Clive is serving as the fiscal agent for the study and the other three communities will be reimbursing Clive for their portion of the study costs based on the below percentages related to population.

Consultant Services	
Consultant Contract Award Amount	$133,775
Pay Request #1	$ 53,510
Balance Remaining	$ 80,265

Reimbursable/Travel Expenses	
Not-to-Exceed Amount	$ 12,000
Pay Request #1	$ 0
Balance Remaining	$ 12,000

Total for Pay Request #1 $ 53,510

Acct # 001-5150-6407

MOU Cost Allocation Pay App #1

- Urbandale: 45% $ 24,079.50
- Waukee: 31% $ 16,588.10
- Clive: 19% $ 10,166.90
- Windsor Heights: 5% $ 2,675.50

Attachments:
1. CPSM Fire-EMS Study Pay App 1 1-29-26

INVOICE

Center For Public Safety Management
338 Pleasant Valley Way
West Orange, NJ 07052

twieczorek@cpsm.us
+1 (765) 749-4876
www.CPSM.us

Center for Public Safety Management, LLC

City of Clive, Iowa Fire & EMS Regionalization 2026 Project

Bill to
Matt McQuillen
City Manager
City of Clive, Iowa
1900 NW 114th St
Clive, IA 50325

Ship to
Matt McQuillen
City of Clive, Iowa Fire & EMS
Regionalization 2026 Project
1900 NW 114th St
Clive, IA 50325

Invoice details
Invoice no.: 2637
Terms: Net 30
Invoice date: 01/14/2026
Due date: 02/13/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	01/14/2026	**Professional Services**	40% First Payment due upon contract signing and project kickoff.		$53,510.00	$53,510.00

Total **$53,510.00**

Note to customer

IF POSSIBLE PLEASE REMIT PAYMENT VIA DIRECT DEPOSIT TO:

Routing: 052000113
Account: 9856252680

If remitting by check please mail to:

CPSM
338 Pleasant Valley Way
West Orange, NJ 07052-2918

Memo

TO: Mayor and Council members
FROM: Rai Tokuhisa, Water Resource Engineer
DATE: January 29, 2026
RE: Approve Pay Request #18 - Stantec Consulting Services - Little Walnut Creek Restoration and Trail Construction - $26,551.00

SYNOPSIS:
Staff recommends approval of Pay Request #18 to Stantec Consulting Services for the work performed on the Little Walnut Creek Restoration and Trail Construction project (Resolution 2023-023, Stantec No. 193806064). Work on this pay request included mitigation banking, stream design, and trail design.

Project: 389-5750-6407
Pay Request #18 - $26,551.00

A breakdown of the contract status is as follows:

Contract Amount	-	$ 1,055,974.00
Paid to Date	-	$ 956,424.05
Contract Remaining	-	$ 72,998.95

Further detail can be found in the attached memo.

Attachments:
1. LWC_Stantec_Ph2_Invoice # 18_20251031
2. LWC_Stantec_Ph2_Invoice # 18_StaffMemo

Stantec

INVOICE

Invoice Number	2474726
Invoice Date	October 31, 2025
Purchase Order	--
Customer Number	142965
Project Number	193806064

Bill To
City of Clive, IA
Accounts Payable
2123 NW 11th Street
Clive IA 50325
United States

EFT/ACH Remit To (Preferred)
Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To
Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project **Clive Little Walnut Creek Restoration and Trail Construction Phase 2**

Project Manager	Schlegel, Kellie Marie	Contract Upset	1,052,680.00
Current Invoice Total (USD)	26,551.00	Contract Billed to Date	1,025,764.07
		For Period Ending	**September 26, 2025**

Top Task 200 Project Management

Professional Services

Category/Employee		Current Hours	Rate	Current Amount
	Chapman, Debra J (Debbie)	1.50	155.00	232.50
	Harding, Sarah Ellen	1.75	176.00	308.00
	Schlegel, Kellie Marie	9.50	189.00	1,795.50
	Subtotal Professional Services	12.75		2,336.00

Subconsultants

Jeo Consulting Group		15,577.00
Subtotal Subconsultants		15,577.00

Top Task Subtotal Project Management 17,913.00

Top Task 203 Mitigation Banking

Professional Services

Category/Employee		Current Hours	Rate	Current Amount
	Bryant, Brianna Olivia	3.00	114.00	342.00
	Tichenor, Hayden E	12.75	114.00	1,453.50
	Harris, Abby Irene	22.75	172.00	3,913.00
	Stanley, William L (Will)	15.50	189.00	2,929.50
	Subtotal Professional Services	54.00		8,638.00

Top Task Subtotal Mitigation Banking 8,638.00

Total Fees & Disbursements 26,551.00

Invoice Number	2474726
Invoice Date	October 31, 2025
Purchase Order	--
Customer Number	142965
Project Number	193806064

INVOICE TOTAL (USD) **26,551.00**

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Public Works
2123 NW 111th Street
Clive, IA 50325
515.223.6231
cityofclive.com

TO: Honorable Mayor and City Council
FROM: Rai Tokuhisa, Water Resources Engineer
DATE: 29 JAN 2026
RE: Approve Pay Request #18 – Stantec Consulting Services - Little Walnut Creek Restoration and Trail Construction - $26,551.00

Staff recommends approval of Pay Request #18 to Stantec Consulting Services for the work performed on the Little Walnut Creek Restoration and Trail Construction project (Resolution 2023-023, Stantec No. 193806064). Work on this pay request included mitigation banking, stream design, and trail design. The PSA Status is as follows:

Project: 389-5750-6407 Pay Request #18 - $26,551.00

Original Contract Amount	$ 671,060.00
Amendment #1:	$ 66,798.00
Amendment #2:	$ 109,005.00
Amendment #3:	$ 209,111.00
Total Approved Agreement Amount:	$ 1,055,974.00

Item - Council Date	**Amount**
Stantec Phase 2 Pay Request #1 3/14/2024	$ 71,977.55
Stantec Phase 2 Pay Request #2 3/31/023	$ 41,298.00
Stantec Phase 2 Pay Request #3 4/27/023	$ 176,423.61
Stantec Phase 2 Pay Request #4 9/14/2023	$ 133,634.59
Stantec Phase 2 Pay Request #5 12/14/2023	$ 4,281.98
Stantec Phase 2 Pay Request #6 12/14/2023	$ 24,238.82
Stantec Phase 2 Pay Request #7 2/1/2024	$ 30,844.25
Stantec Phase 2 Pay Request #8 2/8/2024	$ 6,682.25
Stantec Phase 2 Pay Request #9 7/11/2024	$ 104,064.15
Stantec Phase 2 Pay Request #10 2/27/2025	$ 199,350.00
Stantec Phase 2 Pay Request # 11 7/10/2025	$ 12,736.50
Stantec Phase 2 Pay Request # 12 7/10/2025	$ 19,223.50
Stantec Phase 2 Pay Request # 13 9/25/2025	$ 33,385.00
Stantec Phase 2 Pay Request # 14 9/25/2025	$ 12,481.25
Stantec Phase 2 Pay Request # 15 9/25/2025	$ 37,334.25
Stantec Phase 2 Pay Request # 16 9/25/2025	$ 16,217.50
Stantec Phase 2 Pay Request # 17 11/13/2025	$ 32,250.85
Stantec Phase 2 Pay Request # 18 1/29/2026	$ 26,551.00

Paid to date:	$ 956,424.05
Amount remaining on agreement:	$ 99,549.95
Total requested to date:	$ 982,975.05
Total amount due this pay request:	$ 26,551.00
Amount remaining on agreement after this pay request:	$ 72,998.95

Memo (cont.)

Please feel free to contact me at (515) 223-6231 or rtokuhisa@cityofclive.com prior to the meeting if you have any questions or concerns.

Memo

TO: Mayor and Council members
FROM: Rai Tokuhisa, Water Resource Engineer
DATE: January 29, 2026
RE: Approve Pay Request #19 - Stantec Consulting Services - Little Walnut Creek Restoration and Trail Construction - $2,588.00

SYNOPSIS:
Staff recommends approval of Pay Request #19 to Stantec Consulting Services for the work performed on the Little Walnut Creek Restoration and Trail Construction project (Resolution 2023-023, Stantec No. 193806064). Work on this pay request included mitigation banking, stream design, and trail design.

Project: 389-5750-6407
Pay Request #19 - $2,588.00

A breakdown of the contract status is as follows:

Contract Amount	-	$ 1,055,974.00
Paid to Date	-	$ 982,975.05
Contract Remaining	-	$ 70,410.95

Further detail can be found in the attached memo.

Attachments:
1. LWC_Stantec_Ph2_Invoice # 19_20251126
2. LWC_Stantec_Ph2_Invoice # 19_StaffMemo

Stantec

INVOICE

Invoice Number	2489528
Invoice Date	November 26, 2025
Purchase Order	--
Customer Number	142965
Project Number	193806064

Bill To
City of Clive, IA
Accounts Payable
2123 NW 11th Street
Clive IA 50325
United States

EFT/ACH Remit To (Preferred)
Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To
Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project **Clive Little Walnut Creek Restoration and Trail Construction Phase 2**

Project Manager	Schlegel, Kellie Marie	Contract Upset	1,052,680.00
Current Invoice Total (USD)	2,588.00	Contract Billed to Date	1,028,352.07
		For Period Ending	**October 31, 2025**

Top Task **200** **Project Management**

Professional Services

Category/Employee		Current Hours	Rate	Current Amount
	Chapman, Debra J (Debbie)	1.50	155.00	232.50
	Harding, Sarah Ellen	1.00	176.00	176.00
	Schlegel, Kellie Marie	4.25	189.00	803.25
	Subtotal Professional Services	6.75		1,211.75

Top Task Subtotal Project Management 1,211.75

Top Task **203** **Mitigation Banking**

Professional Services

Category/Employee		Current Hours	Rate	Current Amount
	Bryant, Brianna Olivia	0.50	114.00	57.00
	Harris, Abby Irene	3.00	172.00	516.00
	Stanley, William L (Will)	4.25	189.00	803.25
	Subtotal Professional Services	7.75		1,376.25

Top Task Subtotal Mitigation Banking 1,376.25

Total Fees & Disbursements	2,588.00
INVOICE TOTAL (USD)	**2,588.00**

Net Due in 30 Days or in accordance with terms of the contract
Stantec will not change our banking information. If you receive a request noting our banking information has changed,

Invoice Number	2489528
Invoice Date	November 26, 2025
Purchase Order	--
Customer Number	142965
Project Number	193806064

please contact your Stantec Project Manager

Public Works
2123 NW 111th Street
Clive, IA 50325
515.223.6231
cityofclive.com

TO: **Honorable Mayor and City Council**
FROM: **Rai Tokuhisa, Water Resources Engineer**
DATE: **29 JAN 2026**
RE: **Approve Pay Request #19 – Stantec Consulting Services - Little Walnut Creek Restoration and Trail Construction - $2,588.00**

Staff recommends approval of Pay Request #19 to Stantec Consulting Services for the work performed on the Little Walnut Creek Restoration and Trail Construction project (Resolution 2023-023, Stantec No. 193806064). Work on this pay request included mitigation banking, stream design, and trail design. The PSA Status is as follows:

Project: 389-5750-6407 Pay Request #19 - $2,588.00

Original Contract Amount	$ 671,060.00
Amendment #1:	$ 66,798.00
Amendment #2:	$ 109,005.00
Amendment #3:	$ 209,111.00
Total Approved Agreement Amount:	$ 1,055,974.00

Item - Council Date	**Amount**
Stantec Phase 2 Pay Request #1 3/14/2024	$ 71,977.55
Stantec Phase 2 Pay Request #2 3/31/023	$ 41,298.00
Stantec Phase 2 Pay Request #3 4/27/023	$ 176,423.61
Stantec Phase 2 Pay Request #4 9/14/2023	$ 133,634.59
Stantec Phase 2 Pay Request #5 12/14/2023	$ 4,281.98
Stantec Phase 2 Pay Request #6 12/14/2023	$ 24,238.82
Stantec Phase 2 Pay Request #7 2/1/2024	$ 30,844.25
Stantec Phase 2 Pay Request #8 2/8/2024	$ 6,682.25
Stantec Phase 2 Pay Request #9 7/11/2024	$ 104,064.15
Stantec Phase 2 Pay Request #10 2/27/2025	$ 199,350.00
Stantec Phase 2 Pay Request # 11 7/10/2025	$ 12,736.50
Stantec Phase 2 Pay Request # 12 7/10/2025	$ 19,223.50
Stantec Phase 2 Pay Request # 13 9/25/2025	$ 33,385.00
Stantec Phase 2 Pay Request # 14 9/25/2025	$ 12,481.25
Stantec Phase 2 Pay Request # 15 9/25/2025	$ 37,334.25
Stantec Phase 2 Pay Request # 16 9/25/2025	$ 16,217.50
Stantec Phase 2 Pay Request # 17 11/13/2025	$ 32,250.85
Stantec Phase 2 Pay Request # 18 1/29/2026	$ 26,551.00
Stantec Phase 2 Pay Request # 19 1/29/2026	$ 2,588.00

Paid to date:	$ 982,975.05
Amount remaining on agreement:	$ 72,998.95
Total requested to date:	$ 985,563.05
Total amount due this pay request:	$ 2,588.00

Memo (cont.)

Amount remaining on agreement after this pay request: $ 70,410.95

Please feel free to contact me at (515) 223-6231 or rtokuhisa@cityofclive.com prior to the meeting if you have any questions or concerns.

Memo

TO: Mayor and Council members
FROM: Jeff May, Public Works Director
DATE: January 29, 2026
RE: Approve Pay Request #20 - Alice's Road Reconstruction - Phase 1 - Design - Snyder & Associates - $68,753.20

SYNOPSIS:
Staff recommends approval of Pay Request #20, in the amount of $68,753.20, to Snyder & Associates, for professionals services completed on the design for the Alice's Road Reconstruction Project - Phase 1 - Design.

Additional information on the pay request can be found in the attached Council Letter.
Please feel free to contact me prior to the meeting at 515-223-6231 or jmay@cityofclive.com if you have any questions.

Attachments:
1. 01-29-26 - Pay Request #20 - Alice's Road Reconstruction - Phase 1 - Design - Snyder - $68,753.20
2. CL - 01-29-26 - Pay Request #20 - Alice's Road Reconstruction Design-Phase 1 - Snyder & Associates - $68,753.20

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

December 31, 2025

Jeff May
City of Clive
Public Works
2123 NW 111th Street
Clive, IA 50325-3755

Invoice No: 123.1396.010 - 20

Email jmay@cityofclive.com

Project **123.1396.010** **Alice's Road Reconstruction- Phase 1**

Professional Services through November 30, 2025

Division 1
(50% Waukee / 50% Clive)

		Hours	Rate	Amount	
Sr. Engineer		1.50	216.00	324.00	
Engineer VIII		20.00	198.00	3,960.00	
Engineer IV		12.25	153.00	1,874.25	
Landscape Architect III		6.00	141.00	846.00	
Landscape Architect II		1.25	128.00	160.00	
Engineer I		22.00	115.00	2,530.00	
Sr. Technician		19.00	144.00	2,736.00	
Technician V		2.00	101.00	202.00	
Technician III		8.00	82.00	656.00	
	Total Services	92.00		13,288.25	
	Total Services				**13,288.25**

Stantec

11/24/2025	Stantec	Services through 10/31/2025	365.00	
	Total Consultants			**365.00**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	13,653.25	891,441.91	905,095.16
Limit			991,900.00
Remaining			86,804.84

Phase Subtotal **$13,653.25**

Division 2
(15% Waukee / 85% Clive)

	Hours	Rate	Amount
Sr. Engineer	1.00	216.00	216.00
Land Surveyor VIII	.50	198.00	99.00
Engineer VIII	19.00	198.00	3,762.00
Planner VI	.25	178.00	44.50
Engineer II	5.50	128.00	704.00
Lead Technician	69.50	150.00	10,425.00

Sr. Technician		2.00	144.00	288.00	
Technician V		24.75	101.00	2,499.75	
Administrative II		1.25	77.00	96.25	
	Total Services	123.75		18,134.50	
	Total Services				**18,134.50**
Stantec					
12/11/2025	Stantec	Services through 11/28/2025		48.75	
	Total Consultants				**48.75**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	18,183.25	345,303.70	363,486.95	
Limit			378,500.00	
Remaining			15,013.05	
			Phase Subtotal	**$18,183.25**

Division 3
(0% Waukee / 100% Clive)

		Hours	**Rate**	**Amount**	
Principal Environmental Scientist I		1.50	237.00	355.50	
Sr. Engineer		42.75	216.00	9,234.00	
Engineer VIII		57.50	198.00	11,385.00	
Project Manager VII		2.00	187.00	374.00	
Engineer IV		35.50	153.00	5,431.50	
Right-of-Way Agent II		21.50	128.00	2,752.00	
Engineer II		6.50	128.00	832.00	
Engineer I		5.50	115.00	632.50	
Technician VI		3.00	111.00	333.00	
Technician V		12.25	101.00	1,237.25	
Technician IV		19.00	91.00	1,729.00	
Technician III		12.50	82.00	1,025.00	
	Total Services	219.50		35,320.75	
	Total Services				**35,320.75**
Stantec					
11/24/2025	Stantec	Services through 10/31/2025		292.50	
12/11/2025	Stantec	Services through 11/28/2025		1,187.25	
	Total Consultants				**1,479.75**
Employee Mileage				116.20	
	Total Expenses				**116.20**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	36,916.70	694,725.43	731,642.13	
Limit			1,071,500.00	
Remaining			339,857.87	
			Phase Subtotal	**$36,916.70**

Amount Due this Invoice **$68,753.20**

	Total	**Prior**	**Current**
Billings to Date	**2,000,224.24**	**1,931,471.04**	**68,753.20**

Project	123.1396.010	Clive-NEAlice'sRd-NEHorizonDrtoMeredithD	Invoice	20

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Nathan Carhoff

December 29, 2025

Jeff May, P.E.
Public Works Director
City of Clive
2123 NW 111th Street
Clive, IA 50325

RE: INVOICE NO. 20
ALICE'S ROAD RECONSTRUCTION
NE HORIZON DRIVE TO MEREDITH DRIVE
PROJECT #123.1396

Dear Jeff:

The attached invoice covers work on the project through November 2025. Work during this period included ongoing construction support services and utility coordination for Phase 1A, and final plan development for Phase 1B.

Our team is also working on preliminary design for Phase 2 through Phase 4 as well as right-of-way acquisitions in those areas. Coordination with Iowa DOT is ongoing for the countersigned categorical exclusion.

The attached invoice summary has been updated to reflect current billings. Please contact me with any questions.

Sincerely,

SNYDER & ASSOCIATES, INC.

Nathan Carhoff, P.E.
Project Manager
Enclosure

Alice's Road Reconstruction
Invoice Summary and City Cost Sharing
Snyder Project #123.1396

	Division 1			Division 2			Division 3			**Totals**		
	Div. Total	Clive	Waukee	Div. Total	Clive	Waukee	Div. Total	Clive	Waukee	**Contract Total**	**Clive**	**Waukee**
		50%	50%		85%	15%		100%	0%			
Invoice #1	$18,946.03	$9,473.02	$9,473.01	$16,280.21	$13,838.18	$2,442.03	$22,529.45	$22,529.45	-	$57,755.69	$45,840.65	$11,915.04
Invoice #2	$28,684.50	$14,342.25	$14,342.25	$7,782.19	$6,614.86	$1,167.33	$17,857.06	$17,857.06	-	$54,323.75	$38,814.17	$15,509.58
Invoice #3	$60,433.92	$30,216.96	$30,216.96	$11,943.26	$10,151.77	$1,791.49	$33,524.00	$33,524.00	-	$105,901.18	$73,892.73	$32,008.45
Invoice #4	$69,319.72	$34,659.86	$34,659.86	$25,690.00	$21,836.50	$3,853.50	$41,203.75	$41,203.75	-	$136,213.47	$97,700.11	$38,513.36
Invoice #5	$78,192.26	$39,096.13	$39,096.13	$6,513.00	$5,536.05	$976.95	$20,341.50	$20,341.50	-	$105,046.76	$64,973.68	$40,073.08
Invoice #6	$62,476.47	$31,238.24	$31,238.23	$5,482.00	$4,659.70	$822.30	$22,602.00	$22,602.00	-	$90,560.47	$58,499.94	$32,060.53
Invoice #7	$55,843.61	$27,921.81	$27,921.80	$7,698.00	$6,543.30	$1,154.70	$17,468.75	$17,468.75	-	$81,010.36	$51,933.86	$29,076.50
Invoice #8	$67,906.96	$33,953.48	$33,953.48	$7,708.75	$6,552.44	$1,156.31	$14,652.25	$14,652.25	-	$90,267.96	$55,158.17	$35,109.79
Invoice #9	$98,381.72	$49,190.86	$49,190.86	$6,818.29	$5,795.55	$1,022.74	$12,899.75	$12,899.75	-	$118,099.76	$67,886.16	$50,213.60
Invoice #10	$94,579.84	$47,289.92	$47,289.92	$810.00	$688.50	$121.50	$27,251.85	$27,251.85	-	$122,641.69	$75,230.27	$47,411.42
Invoice #11	$81,104.75	$40,552.38	$40,552.37	$2,374.00	$2,017.90	$356.10	$18,560.00	$18,560.00	-	$102,038.75	$61,130.28	$40,908.47
Invoice #12	$10,604.50	$5,302.25	$5,302.25	$74,324.00	$63,175.40	$11,148.60	$73,158.50	$73,158.50	-	$158,087.00	$141,636.15	$16,450.85
Invoice #13	$0.00	$0.00	$0.00	$47,554.00	$40,420.90	$7,133.10	$107,880.35	$107,880.35	-	$155,434.35	$148,301.25	$7,133.10
Invoice #14	$0.00	$0.00	$0.00	$1,760.00	$1,496.00	$264.00	$18,330.25	$18,330.25	-	$20,090.25	$19,826.25	$264.00
Invoice #15	$0.00	$0.00	$0.00	$34,065.50	$28,955.68	$5,109.82	$12,420.50	$12,420.50	-	$46,486.00	$41,376.18	$5,109.82
Invoice #16	$0.00	$0.00	$0.00	$31,418.00	$26,705.30	$4,712.70	$49,567.00	$49,567.00	-	$80,985.00	$76,272.30	$4,712.70
Invoice #17	$0.00	$0.00	$0.00	$21,477.50	$18,255.88	$3,221.62	$39,572.20	$39,572.20	-	$61,049.70	$57,828.08	$3,221.62
Invoice #18	$155,852.88	$77,926.44	$77,926.44	$31,330.00	$26,630.50	$4,699.50	$108,522.52	$108,522.52	-	$295,705.40	$213,079.46	$82,625.94
Invoice #19	$9,114.75	$4,557.38	$4,557.37	$4,275.00	$3,633.75	$641.25	$36,383.75	$36,383.75	-	$49,773.50	$44,574.88	$5,198.62
Invoice #20	$13,653.25	$6,826.63	$6,826.62	$18,183.25	$15,455.76	$2,727.49	$36,916.70	$36,916.70	-	$68,753.20	$59,199.09	$9,554.11
Total Billed to Date	$ 905,095.16	$ 452,547.61	$ 452,547.55	$ 363,486.95	$ 308,963.92	$ 54,523.03	$ 731,642.13	$ 731,642.13	-	$2,000,224.24	$ 1,493,153.66	$ 507,070.58
Total Contract	$ 991,900.00	$ 495,950.00	$ 495,950.00	$ 378,500.00	$ 321,725.00	$ 56,775.00	$ 1,071,500.00	$ 1,071,500.00	-	$ 2,441,900.00	$ 1,889,175.00	$ 552,725.00

Memo

TO: Mayor Edwards, Clive City Council Members and Matt McQuillen

FROM: Jeff May, Public Works Director

DATE: January 29, 2025

RE: Approve Pay Request #20 – Alice's Road Reconstruction - Phase 1- Design – Snyder & Associates - $68,753.20

Public Works Department

At the January 11, 2024, City Council meeting, the Council approved a Professional Services Agreement with Snyder & Associates for the design of the Alice's Road Reconstruction Project – Phase 1. The Alice's Road Reconstruction Project includes 4 Phases. The phases are identified per the following:

Phase 1 is the reconstruction of Alice's Road south of Douglas Parkway and is shared with Waukee on a 50/50 split.

Phase 2 is the reconstruction of the Alice's Road and Douglas Parkway intersection and the completion of Douglas Parkway from Berkshire Parkway (including the intersection of Berkshire Parkway) to the west corporate limit. Waukee is responsible for 25% of the intersection and possibly some of the Douglas Parkway improvements west of Alices Road. Clive is responsible for 75% of the intersection, the improvements west of Alice's Road, that are not Waukee's responsibility and 100% of the improvements east of Alice's Road. The division of responsibility for Phase 2 will be determined as the project design progresses.

Phase 3 is the reconstruction of Alice's Road from Douglas Parkway to Berkshire Parkway and is 100% the responsibility of Clive.

Phase 4 is the reconstruction of Alice's Road from Berkshire Parkway to Meredith Drive and includes the crossing of Little Walnut Creek. Phase 4 is 100% the responsibility of Clive.

The Professional Services Agreement (PSA) for Phase 1 includes the final design of Phase 1 plus the conceptual design of Phases 2-4. The design and conceptual design of the future phases will include the roadway, intersection configuration of all intersections, storm sewer, water, sanitary sewer, stormwater management, trails and aesthetics for the entire Alice's Road corridor. In addition, the conceptual design will include the Douglas Parkway corridor from Berkshire Parkway, including the intersection of Berkshire Parkway, to the west corporate limit. The PSA

will also include work related to right-of-way and easement acquisition and assistance with finding and obtaining grants to assist with the cost of the project.
The PSA for Phase 1 is divided into 3 divisions. The first division includes the work from NE Horizon Drive in Waukee to just south of Douglas Parkway. Division 1 is split 50/50 with Wauke. Division 2 includes the work for the Douglas Parkway intersection and completion of Douglas Parkway in Clive. This Division will be split 85% Clive and 15% Waukee for billing purposes but will be reconciled when the work is complete based on the actual percentages attributed to each community. Division 3 is for work related to Phases 3 and 4 and is 100% Clive responsibility.

Staff recommends approval of Pay Request #19 in the amount of $49,773.50, to Snyder & Associates, for professional services completed on the design for the Alice's Road Reconstruction – Phase 1 – Design.

Pay Request Summary

	Clive	Waukee	Total
Approved Agreement Amount (1/11/24)	**$ 1,522,135.00**	**$ 414,865.00**	**$ 1,937,000.00**
Amendment #1 (9/11/25)			**$ 504,900.00**
Current Agreement Amount	**$ 1,889,175.00**	**$ 552,725.00**	**$ 2,441,900.00**
Division 1 Approved Agreement Amount	**$ 495,950.00**	**$ 495,950.00**	**$ 991,900.00**
Pay Request #1 (02/22/24)	$ 9,473.02	$ 9,473.01	$ 18,946.03
Pay Request #2 (03/14/24)	$ 14,342.25	$ 14,342.25	$ 28,684.50
Pay Request #3 (04/11/24)	$ 30,216.96	$ 30,216.96	$ 60,433.92
Pay Request #4 (05/23/24)	$ 34,659.86	$ 34,659.86	$ 69,319.72
Pay Request #5 (06/13/24)	$ 39,096.13	$ 39,096.13	$ 78,192.26
Pay Request #6 (07/25/24)	$ 31,238.24	$ 31,238.23	$ 62,476.47
Pay Request #7 (08/08/24)	$ 27,921.81	$ 27,921.80	$ 55,843.61
Pay Request #8 (09/12/24)	$ 33,953.48	$ 33,953.48	$ 67,906.96
Pay Request #9 (10/10/24)	$ 49,190.86	$ 49,190.86	$ 98,381.72
Pay Request #10 (11/14/24)	$ 47,289.92	$ 47,289.92	$ 94,579.84
Pay Request #11 (12/12/24)	$ 40,552.38	$ 40,552.37	$ 81,104.75
Pay Request #12 (03/27/25)	$ 5,302.25	$ 5,302.25	$ 10,604.50
Pay Request #13 (05/22/25)	$ 0.00	$ 0.00	$ 0.00
Pay Request #14 (06/12/25)	$ 0.00	$ 0.00	$ 0.00
Pay Request #15 (07/10/25)	$ 0.00	$ 0.00	$ 0.00
Pay Request #16 (08/14/25)	$ 0.00	$ 0.00	$ 0.00
Pay Request #17 (09/11/25)	$ -0.02	$ 0.02	$ 0.00
Pay Request #18 (10/23/25)	$ 77,926.44	$ 77,926.44	$ 155,852.88
Pay Request #19 (12/11/25)	$ 4,557.38	$ 4,557.37	$ 9,114.75
Pay Request #20 (01/29/26)	$ 6,826.62	$ 6,826.63	$ 13,653.25
Amount Requested to Date – Division 1	$ 452,547.58	$ 452,547.58	$ 905,095.16
Amount paid previously – Division 1	$ 445,720.96	$ 445,720.95	$ 891,441.91
Amount due this pay request – Division 1	$ 6,826.62	$ 6,826.63	$ 13,653.25
Amount remaining - Division 1	$ 43,402.42	$ 43,402.42	$ 86,804.84
Division 2 Approved Agreement Amount	**$ 321,725.00**	**$ 56,775.00**	**$ 378,500.00**
Pay Request #1 (02/22/24)	$ 13,838.18	$ 2,442.03	$ 16,280.21

Pay Request #2 (03/14/24)	$ 6,614.86	$ 1,167.33	$ 7,782.19
Pay Request #3 (04/11/24)	$ 10,151.77	$ 1,791.49	$ 11,943.26
Pay Request #4 (05/23/24)	$ 21,836.50	$ 3,853.50	$ 25,690.00
Pay Request #5 (06/13/24)	$ 5,536.05	$ 976.95	$ 6,513.00
Pay Request #6 (07/25/24)	$ 4,659.70	$ 822.30	$ 5,482.00
Pay Request #7 (08/08/24)	$ 6,543.30	$ 1,154.70	$ 7,698.00
Pay Request #8 (09/12/24)	$ 6,552.44	$ 1,156.31	$ 7,708.75
Pay Request #9 (10/10/24)	$ 5,795.55	$ 1,022.74	$ 6,818.29
Pay Request #10 (11/14/24)	$ 688.50	$ 121.50	$ 810.00
Pay Request #11 (12/12/24)	$ 2,017.90	$ 356.10	$ 2,374.00
Pay Request #12 (03/27/25)	$ 63,175.40	$ 11,148.60	$ 74,324.00
Pay Request #13 (05/22/25)	$ 40,420.90	$ 7,133.10	$ 47,554.00
Pay Request #14 (06/12/25)	$ 1,496.00	$ 264.00	$ 1,760.00
Pay Request #15 (07/10/25)	$ 28,955.68	$ 5,109.82	$ 34,065.50
Pay Request #16 (08/14/25)	$ 26,705.30	$ 4,712.70	$ 31,418.00
Pay Request #17 (09/11/25)	$ 18,255.88	$ 3,221.62	$ 21,477.50
Pay Request #18 (10/23/25)	$ 26,630.50	$ 4,699.50	$ 31,330.00
Pay Request #19 (12/11/25)	$ 3,633.75	$ 641.25	$ 4,275.00
Pay Request #20 (01/29/26)	$ 15,455.76	$ 2,727.49	$ 18,183.25
Total Requested to Date – Division 2	$ 308,963.92	$ 54,523.03	$ 363,486.95
Amount paid previously – Division 2	$ 293,508.16	$ 51,795.54	$ 345,303.70
Amount due this pay request – Division 2	$ 15,455.76	$ 2,727.49	$ 18,183.25
Amount remaining - Division 2	$ 12,761.08	$ 2,251.97	$ 15,013.05

Division 3 Approved Agreement Amount	**$ 1,071,500.00**	**$ 0.00**	**$ 1,071,500.00**
Pay Request #1 (02/22/24)	$ 22,529.45	$ 0.00	$ 22,529.45
Pay Request #2 (03/14/24)	$ 17,857.06	$ 0.00	$ 17,857.06
Pay Request #3 (04/11/24)	$ 33,524.00	$ 0.00	$ 33,524.00
Pay Request #4 (05/23/24)	$ 41,203.75	$ 0.00	$ 41,203.75
Pay Request #5 (06/13/24)	$ 20,341.50	$ 0.00	$ 20,341.50
Pay Request #6 (07/25/24)	$ 22,602.00	$ 0.00	$ 22,602.00
Pay Request #7 (08/08/24)	$ 17,468.75	$ 0.00	$ 17,468.75
Pay Request #8 (09/12/24)	$ 14,652.25	$ 0.00	$ 14,652.25
Pay Request #9 (10/10/24)	$ 12,899.75	$ 0.00	$ 12,899.75
Pay Request #10 (11/14/24)	$ 27,251.85	$ 0.00	$ 27,251.85
Pay Request #11 (12/12/24)	$ 18,560.00	$ 0.00	$ 18,560.00
Pay Request #12 (03/27/25)	$ 73,158.50	$ 0.00	$ 73,158.50
Pay Request #13 (05/22/25)	$ 107,880.35	$ 0.00	$ 107,880.35
Pay Request #14 (06/12/25)	$ 18,330.25	$ 0.00	$ 18,330.25
Pay Request #15 (07/10/25)	$ 12,420.50	$ 0.00	$ 12,420.50
Pay Request #16 (08/14/25)	$ 49,567.00	$ 0.00	$ 49,567.00
Pay Request #17 (09/11/25)	$ 39,572.20	$ 0.00	$ 39,572.20
Pay Request #18 (10/23/25)	$ 108,522.52	$ 0.00	$ 108,522.52
Pay Request #19 (12/11/25)	$ 36,383.75	$ 0.00	$ 36,383.75
Pay Request #20 (01/29/26)	$ 36,916.70	$ 0.00	$ 36,916.70
Total Requested to Date – Division 3	$ 731,642.13	$ 0.00	$ 731,642.13
Amount paid previously – Division 3	$ 694,725.43	$ 0.00	$ 694,725.43
Amount due this pay request – Division 3	$ 36,916.70	$ 0.00	$ 36,916.70
Amount remaining - Division 3	$ 339,857.87	$ 0.00	$ 339,857.87

Total Amount Requested to Date	**$ 1,493,153.63**	**$ 507,070.61**	**$ 2,000,224.24**
Total Amount Paid Previously	**$ 1,433,954.55**	**$ 497,516.49**	**$ 1,931,471.04**
Total Amount due this pay request	**$ 59,199.08**	**$ 9,554.12**	**$ 68,753.20**
Total Amount Remaining on Contract	**$ 396,021.37**	**$ 45,654.39**	**$ 441,675.76**

Please feel free to contact me prior to the meeting at 223-6231 or jmay@cityofclive.com if you have any questions or concerns.

Memo

TO: Mayor and Council members
FROM: Rai Tokuhisa, Water Resource Engineer
DATE: January 29, 2026
RE: Approve Pay Request #20 - Stantec Consulting Services - Little Walnut Creek Restoration and Trail Construction - $9,028.75

SYNOPSIS:
Staff recommends approval of Pay Request #20 to Stantec Consulting Services for the work performed on the Little Walnut Creek Restoration and Trail Construction project (Resolution 2023-023, Stantec No. 193806064). Work on this pay request included mitigation banking, stream design, and trail design.

Project: 389-5750-6407
Pay Request #20 - $9,028.75

A breakdown of the contract status is as follows:

Contract Amount	-	$ 1,055,974.00
Paid to Date	-	$ 985,563.05
Contract Remaining	-	$ 61,382.20

Further detail can be found in the attached memo.

Attachments:
1. LWC_Stantec_Ph2_Invoice # 20_20251217
2. LWC_Stantec_Ph2_Invoice # 20_StaffMemo

Stantec

INVOICE

Invoice Number	2501704
Invoice Date	December 17, 2025
Purchase Order	--
Customer Number	142965
Project Number	193806064

Bill To
City of Clive, IA
Accounts Payable
2123 NW 11th Street
Clive IA 50325
United States

EFT/ACH Remit To (Preferred)
Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To
Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project **Clive Little Walnut Creek Restoration and Trail Construction Phase 2**

Project Manager	Schlegel, Kellie Marie	Contract Upset	1,052,680.00
Current Invoice Total (USD)	9,028.75	Contract Billed to Date	1,037,380.82
		For Period Ending	**November 28, 2025**

Top Task **200** **Project Management**

Professional Services

Category/Employee		Current Hours	Rate	Current Amount
	Chapman, Debra J (Debbie)	0.50	155.00	77.50
	Harding, Sarah Ellen	0.50	176.00	88.00
	Schlegel, Kellie Marie	3.25	189.00	614.25
	Subtotal Professional Services	4.25		779.75

Top Task Subtotal Project Management 779.75

Top Task **203** **Mitigation Banking**

Professional Services

Category/Employee		Current Hours	Rate	Current Amount
	Bryant, Brianna Olivia	10.75	114.00	1,225.50
	Harris, Abby Irene	26.00	172.00	4,472.00
	Stanley, William L (Will)	13.50	189.00	2,551.50
	Subtotal Professional Services	50.25		8,249.00

Top Task Subtotal Mitigation Banking 8,249.00

Total Fees & Disbursements	9,028.75
INVOICE TOTAL (USD)	**9,028.75**

Net Due in 30 Days or in accordance with terms of the contract
Stantec will not change our banking information. If you receive a request noting our banking information has changed,

Invoice Number	2501704
Invoice Date	December 17, 2025
Purchase Order	--
Customer Number	142965
Project Number	193806064

please contact your Stantec Project Manager

Public Works
2123 NW 111th Street
Clive, IA 50325
515.223.6231
cityofclive.com

TO: Honorable Mayor and City Council
FROM: Rai Tokuhisa, Water Resources Engineer
DATE: 29 JAN 2026
RE: Approve Pay Request #20 – Stantec Consulting Services - Little Walnut Creek Restoration and Trail Construction - $9,028.75

Staff recommends approval of Pay Request #20 to Stantec Consulting Services for the work performed on the Little Walnut Creek Restoration and Trail Construction project (Resolution 2023-023, Stantec No. 193806064). Work on this pay request included mitigation banking, stream design, and trail design. The PSA Status is as follows:

Project: 389-5750-6407 Pay Request #20 - $9,028.75

Original Contract Amount	$ 671,060.00
Amendment #1:	$ 66,798.00
Amendment #2:	$ 109,005.00
Amendment #3:	$ 209,111.00
Total Approved Agreement Amount:	$ 1,055,974.00

Item - Council Date	**Amount**
Stantec Phase 2 Pay Request #1 3/14/2024	$ 71,977.55
Stantec Phase 2 Pay Request #2 3/31/023	$ 41,298.00
Stantec Phase 2 Pay Request #3 4/27/023	$ 176,423.61
Stantec Phase 2 Pay Request #4 9/14/2023	$ 133,634.59
Stantec Phase 2 Pay Request #5 12/14/2023	$ 4,281.98
Stantec Phase 2 Pay Request #6 12/14/2023	$ 24,238.82
Stantec Phase 2 Pay Request #7 2/1/2024	$ 30,844.25
Stantec Phase 2 Pay Request #8 2/8/2024	$ 6,682.25
Stantec Phase 2 Pay Request #9 7/11/2024	$ 104,064.15
Stantec Phase 2 Pay Request #10 2/27/2025	$ 199,350.00
Stantec Phase 2 Pay Request # 11 7/10/2025	$ 12,736.50
Stantec Phase 2 Pay Request # 12 7/10/2025	$ 19,223.50
Stantec Phase 2 Pay Request # 13 9/25/2025	$ 33,385.00
Stantec Phase 2 Pay Request # 14 9/25/2025	$ 12,481.25
Stantec Phase 2 Pay Request # 15 9/25/2025	$ 37,334.25
Stantec Phase 2 Pay Request # 16 9/25/2025	$ 16,217.50
Stantec Phase 2 Pay Request # 17 11/13/2025	$ 32,250.85
Stantec Phase 2 Pay Request # 18 1/29/2026	$ 26,551.00
Stantec Phase 2 Pay Request # 19 1/29/2026	$ 2,588.00
Stantec Phase 2 Pay Request # 20 1/29/2026	$ 9,028.75

Paid to date:	$ 985,563.05
Amount remaining on agreement:	$ 70,410.95
Total requested to date:	$ 994,591.80

Memo (cont.)

Total amount due this pay request:	$	9,028.75
Amount remaining on agreement after this pay request:	$	61,382.20

Please feel free to contact me at (515) 223-6231 or rtokuhisa@cityofclive.com prior to the meeting if you have any questions or concerns.

Memo

TO: Mayor and Council members
FROM: Jeff Lucas, Recreation Manager
DATE: January 29, 2026
RE: Resolution Approving Memorandum of Understanding with Day Camp Adventures for 2026 Park Shelter Usage

SYNOPSIS:
For the past several years, Day Camp Adventures (DCA) has utilized Clive park shelters as DCA camp host sites. As part of the memorandum of understanding (MOU), the city provides access to the park shelters in Campbell Park, Country Club Glen Park, Wildwood Park, Stonegate Park, and the Porter Greenbelt Shelter between 7:00-9:00am and 4:00-6:00pm from June 1 to August 14.

In exchange for the use of the shelters during those time periods, DCA provides the city with a $5,000 donation.

DCA has been flexible with regard to the City of Clive's programming needs, and this partnership is beneficial for both the City and DCA. Many Clive families utilize the DCA program for summer day care purposes. Staff recommends approval of this MOU.

Attachments:
1. Resolution
2. 2026 Day Camp Adventures Agreement

RESOLUTION NO. _____

RESOLUTION APPROVING MEMORANDUM OF UNDERSTANDING WITH DAY CAMP ADVENTURES FOR 2026 CLIVE PARK SHELER USAGE

WHEREAS, Day Camp Adventures is an organization that provides summer day camp programs in Iowa with an address of P.O. Box 297, Waukee, Iowa 50263;

WHEREAS, Day Camp Adventures requests the use of Clive's five open-air park shelters; and

WHEREAS, the City has been pleased with past similar agreements and usage; and

WHEREAS, the City and Day Camp Adventures both agree to the Memorandum of Understanding outlining park shelter usage from Monday, June 1, 2026, through Friday, August 14, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

That the Memorandum of Understanding with Day Camp Adventures is hereby approved and accepted by this City Council and the Mayor is hereby authorized and directed to execute said agreement on behalf of the City; and the City Clerk is hereby authorized and directed to attest to the signature of the Mayor to same.

PASSED AND APPROVED this ____ day of _____, 2026.

By_____
John Edwards, Mayor

ATTEST:

_____
Matthew Graham, City Clerk

MEMORANDUM OF UNDERSTANDING
BETWEEN DAY CAMP ADVENTURES and THE CITY OF CLIVE, IOWA

WHEREAS, Day Camp Adventures ("Provider") is an organization that provides summer day camp programs in Iowa with an address of P.O. Box 297, Waukee, IA 50263; and
WHEREAS, The City of Clive ("Clive") is a municipality under the Code of Iowa; and
WHEREAS, Clive has park shelters; and
WHEREAS, Day Camp Adventures requests to use park shelters owned and maintained by Clive.

NOW THEREFORE, the parties enter into this Memorandum of Understanding and agree as follows:

1. Clive agrees to provide access to park shelters at the following locations starting Monday, June 1, 2026, through Friday, August 14, 2026; Monday through Friday; from 7:00-9:00am and 4:00-6:00pm at
    - Campbell Park
    - Country Club Glen Park
    - Wildwood Park
    - Stonegate Park
    - Porter Greenbelt Shelter

    Schedules for the following years will be established annually, no later than April 1.

2. Day Camp Adventures agrees to provide a $5,000 annual donation to the City of Clive, with the year's payment due no later than September 1, 2026, for the use of these shelters.

3. Clive Aquatic Center Admittance: Day Camp Adventures agrees to pay $6 per person. This is consistent with Clive's 2026 Day Care and Group Visit admission pricing.

4. Day Camp Adventures shall ensure that any agents, including any subcontractors to whom it provides services, agree to the same restrictions and conditions that are set forth under this Memorandum of Understanding and any Contract with Clive.

5. This Memorandum of Understanding shall be in effect from and after June 1, 2026, through August 14, 2026, or upon written termination by either party. This agreement has the option of being extended for an additional three years if both parties agree to extended terms at that time.

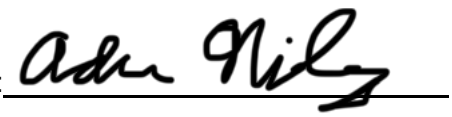
Dated: January 6, 2026

City of Clive

By:_____

Mayor, City of Clive

Day Camp Adventures

By: 

Adam Nidey, Owner

Memo

TO: Mayor and Council members
FROM: Jeff Lucas, Recreation Manager
DATE: January 29, 2026
RE: Resolution Approving T-Mobile Hometown Grant Application

SYNOPSIS:
Staff recommends approval of a $15,000 T-Mobile Hometown Grant application. Funds will be used to purchase a MultiBall Interactive Play Wall to be installed at Harbach Center.

The projector displays games onto a frame fixed to a wall. The Play Wall offers diverse games for all ages, incorporating coordination and fitness. The games interact with real balls, rackets, and body movements, bringing a healthy twist to digital entertainment. The equipment will be installed within the Recreation Bay and available during public hours and during private rentals.

T-Mobile Hometown Grants help fund projects that foster local connections, like technology upgrades, outdoor spaces, the arts, and community centers.

Total Project Cost: $20,755.44
City of Clive funding: $4,755.44
T-Mobile: $15,000
Clive Community Foundation: $1,000 (secured)

Attachments:
1. Resolution Approving T-Mobile Homtown Grant Application - $15,000 - Clive Parks and Recreation

RESOLUTION NO. _____

RESOLUTION APPROVING T-MOBILE HOMETOWN GRANT APPLICATION
RELATING TO CLIVE PARKS AND RECREATION DEPARTMENT

WHEREAS, the City Council of the City of Clive (the "city") desires to apply for a T-Mobile Hometown Grant relating to funding for the purchase of a MultiBall Interactive Play Wall to be used at Harbach Center; and

WHEREAS, the T-Mobile Hometown Grant application must be executed on behalf of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

That the City approves the submission of an application for a T-Mobile Grant for $15,000 in funding to purchase the MultiBall Interactive Play Wall; the Mayor or his designee is hereby authorized and directed to execute said application on behalf of the city to evidence such approval; and City staff are authorized to file the grant application with T-Mobile Hometown Grant.

PASSED AND APPROVED this 29th day of January, 2026.

By_____
John Edwards, Mayor

ATTEST:

_____
Matthew Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Doug Ollendike, Community Development Director
DATE: January 29, 2026
RE: Resolution Authorizing Submission of Hazard Mitigation Assistance Grant Program Application

SYNOPSIS:
As you may recall, the City submitted a Hazard Mitigation Grant Program application on December 12, 2024, associated with the acquisition and demolition of two commercial properties in the University Boulevard Flood Mitigation area (7405 and 8031 University). During the review process, the State modified the funding source for the application and has now asked that a revised resolution reflecting the current funding source (Presidential Disaster Declaration DR-4796-IA) be provided. There are no changes to the actual application which, if awarded, will provide $2,979,245.75 in funding against a local match of $525,749.25 (standard 15% local match).

Staff would recommend approval of the attached Resolution Authorizing Submission of a Hazard Mitigation Assistance Grant Program Application.

Please feel free to contact me at dollendike@cityofclive.com or at 515-223-6221 prior to the meeting if you have any questions or need additional information.

Attachments:
1. Resolution Approving HMGP Application_2026

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE SUBMISSION OF A HAZARD MITIGATION ASSISTANCE GRANT PROGRAM APPLICATION TO SUPPORT THE FLOOD PRONE PROPERTY BUYOUT PROGRAM

WHEREAS, the State of Iowa has received FEMA disaster funding under the Hazard Mitigation Grant Program (HMGP) as part of the Presidential disaster declaration DR-4796-IA; and

WHEREAS, said grant program allows for funding to be provided to cities for eligible projects or programs that are consistent with the goals and objectives identified in Iowa's State Hazard Mitigation Plan and local mitigation plans for the jurisdiction in which the activity is located; and

WHEREAS, the City of Clive has determined that the acquisition of certain property subject to repetitive flood loss in the University Boulevard Flood Mitigation area supports the communities' goal of long-term resiliency to the environmental, social and fiscal impacts that occur due to flooding along Walnut and North Walnut Creek.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA, that:

1. The City Council supports and approves the application for Hazard Mitigation Grant Program assistance associated with the acquisition and demolition of property in the University Boulevard Flood Mitigation area, and

2. The City Council hereby commits to providing the required local match in support the Hazard Mitigation Grant Program request, and

3. The City Manager is hereby authorized to execute any application documents on behalf of the City.

PASSED AND APPROVED this _____ day of _____, 2026.

_____
John Edwards, Mayor

ATTEST:

_____
Matthew Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Jeff Lucas, Recreation Manager
DATE: January 29, 2026
RE: Resolution Approving ICAP Grant Application Relating to Clive Aquatic Center

SYNOPSIS:
Staff recommends approval of an ICAP grant application in the amount of $1,000. Grant funds would be utilized to help fund the purchase of a Basic Life Support Instructor Starter Kit to be used for training purposes at Clive Aquatic Center. The kit includes AED trainers and CPR manikins.

Attachments:
1. Resolution Approving ICAP Risk Management Grant Application - $1,000 - Clive Aquatic Center

RESOLUTION NO. _____

RESOLUTION APPROVING ICAP RISK MANAGEMENT GRANT APPLICATION RELATING TO CLIVE AQUATIC CENTER

WHEREAS, the City Council of the City of Clive (the "city") desires to apply for an ICAP Risk Management Grant relating to funding for the purchase of a Basic Life Support Instructor Starter Kit to be used at Clive Aquatic Center; and

WHEREAS, the ICAP Risk Management Grant application must be executed on behalf of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

That the City approves the submission of an application for an Iowa Communities Assurance Pool Risk Management Grant regarding $1,000 in funding to purchase a Basic Life Support Instructor Starter Kit to be used for training purposes at Clive Aquatic Center; the Mayor or his designee is hereby authorized and directed to execute said application on behalf of the city to evidence such approval; and City staff are authorized to file the grant application with Iowa Communities Assurance Pool grant.

PASSED AND APPROVED this 29th day of January, 2026.

By_____
John Edwards, Mayor

ATTEST:

_____
Matthew Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: January 29, 2026
RE: Resolution Approving 2026 Bank Depositories and Maximum Balances

SYNOPSIS:
The annual resolution will have an adjustment this year to adjust the maximum amount for the operating and investment accounts at Lincoln Savings Bank. Staff recommends approval.

Attachments:
1. 2026 Depositories Resolution

RESOLUTION NO._____

RESOLUTION NAMING DEPOSITORIES

WHEREAS, Iowa Code Chapters 12B and 12C govern the investment, security, and deposit of public funds by political subdivisions; and

WHEREAS, the City of Clive is required to designate approved financial institutions as depositories for City funds and establish maximum deposit amounts for each depository;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Clive, Iowa, that the following financial institutions are hereby approved and designated as depositories of City of Clive funds in accordance with Iowa Code Chapters 12B and 12C. The Director of Administrative Services is authorized to deposit City funds in amounts not to exceed the maximum balances approved below:

Depository Name	Location of Home Office	Maximum Balance in Effect Under Prior Resolution	Maximum Balance in Effect Under This Resolution
Lincoln Savings	Clive, IA	$35,000,000	$90,000,000
Two Rivers Bank & Trust (Partial Self-Fund)	Burlington, IA	$1,000,000	$2,000,000

CERTIFICATION: I hereby certify that the foregoing is a true and correct copy of a resolution of the Clive City Council adopted at a meeting of the said public body, duly called and held on the 29th of January, a quorum being present as said resolution remains of record in the minutes of said meeting, and it is now in full force and effect.

PASSED AND APPROVED this 29th of January 2026.

_____
John Edwards, Mayor

ATTEST:

_____
Matthew D. Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Jonathan Cygan, Civil Engineer
DATE: January 29, 2026
RE: Resolution Setting Public Hearing (3/12/2026, 6:00 pm) - Harbach Blvd. Phase 2 Reconstruction Project

SYNOPSIS:
Staff has completed plans and specifications for Harbach Blvd. Phase 2 Reconstruction Project. Work is scheduled to take place starting in 2026 and occur along Harbach Blvd. between NW 82nd Street to NW 86th Street. Due to the scope and complexity of the project, construction is expected to be completed in the first half of the 2027 construction season. See attached plan Project and Staging Map for the full extent.

Construction documents were developed with several key features along Phase 2 of the corridor that are worth noting. The road section width will be reduced and dedicated parking bays will be provided that utilize permeable pavers. A trail section will run east to west north of Harbach along with a trail connection to Linnan Park immediately east of the park. Driveways will be consolidated between properties. A new large diameter storm sewer will replace the existing network. The improved storm network will be able to capture and route flows from the park and upstream of the park while reducing the potential for storm events to backup the drainage system and flash flood the Harbach.

The bid letting for the above referenced project will be held on March 4, 2026 with approval and award anticipated to follow at the March 12, 2026 council meeting. As a result, staff recommend setting the public hearing for the project for 6:00 pm on March 12, 2026.

Please feel free to contact me prior to the meeting 515-223-6231 or jcygan@cityofclive.com if you have any questions or concerns.

Attachments:
1. Resolution Setting PH - Harbach P2
2. Project Map

RESOLUTION NO. _____

RESOLUTION SETTING DATE OF PUBLIC HEARING TO CONSIDER PLANS, SPECIFICATIONS AND TAKING OF BIDS FOR THE HARBACH BLVD. PHASE 2 RECONSTRUCTION PROJECT

WHEREAS, the City Council of the City of Clive, Iowa (the "City") has determined that it is necessary and desirable to construct certain improvements for Harbach Blvd. in the City of Clive, Iowa, as described in the proposed plans and specifications and form of contract and estimate of cost are on file with the City Clerk; and

WHEREAS, it is necessary to fix a time and place of public hearing on the proposed plans, specifications, taking of bids and awarding of bid for the Project and to advertise for sealed bids for the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

1. The detailed plans and specifications, notice of hearing, notice to bidders, form of contract and estimate of cost referred to in the preamble hereof are hereby approved for the purpose of enabling the solicitation of bids.

2. That the amount of the bid security to accompany each bid shall be in an amount which shall conform to the provisions of the notice to bidders approved as part of said specifications

3. The City Council hereby delegates to the City Clerk the duty of receiving, opening and announcing the results of all bids for the construction or performance of such Project, on the 4th day of March 2026, at 2:00 p.m., at the Harbach Center, Clive, Iowa. The 12th day of March 2026, at 6:00 p.m., at the Council Chambers, City Hall, is hereby fixed as the time and place of hearing on the proposed plans, specifications, taking of bids and awarding bid for the Project received by the City Clerk in connection therewith.

4. The City Clerk shall publish notice to bidders and notice of hearing, the same being in the form hereinabove approved and substantially as attached to this resolution, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than 4 days not more than 20 days before the date set for hearing and receiving such bids.

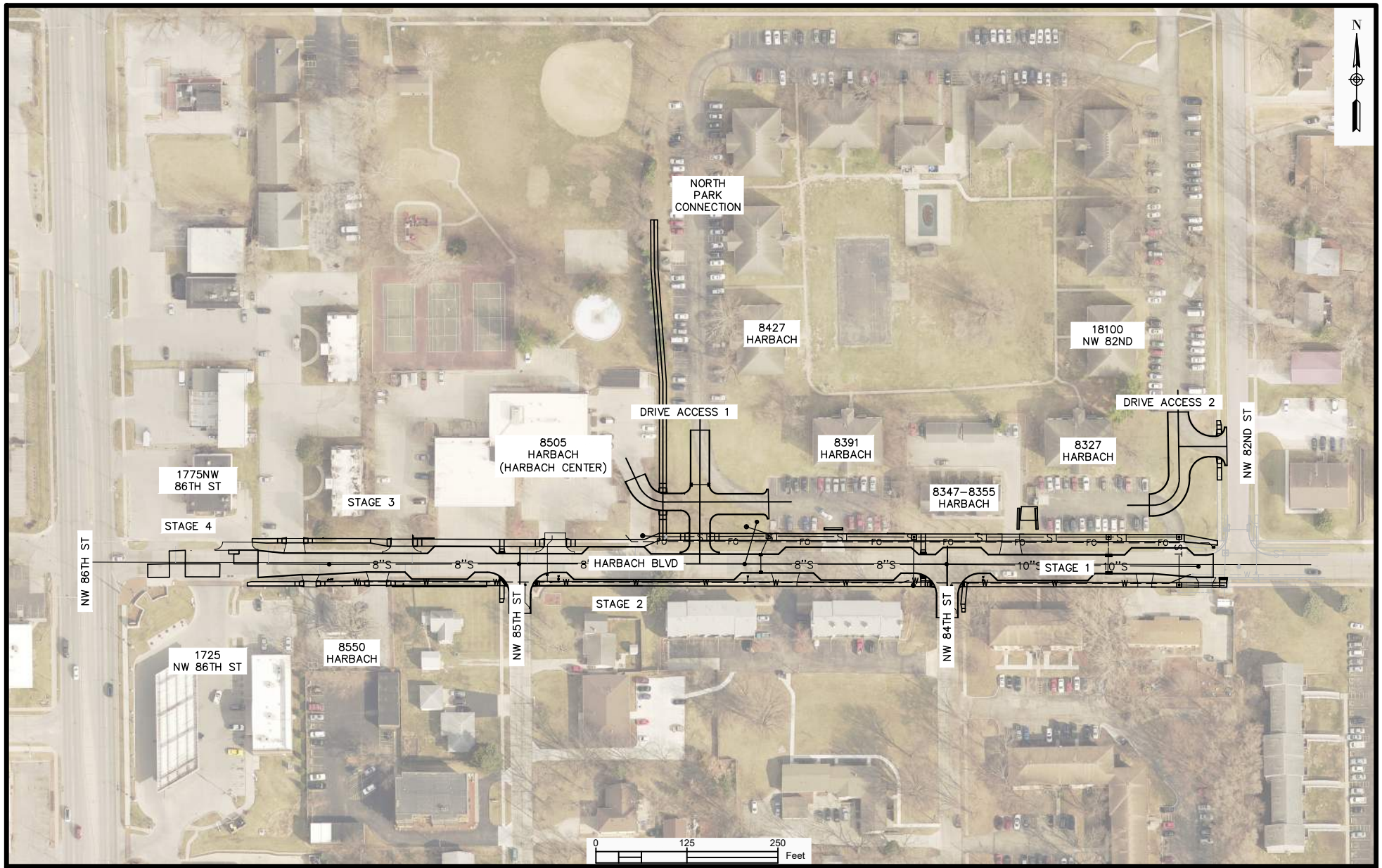
5. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED THIS _____ day of _____, 2026.

By: _____
John Edwards, Mayor

ATTEST:

By: _____
Matthew D. Graham, City Clerk



CLIVE ENGINEERING	PROJECT NUMBER: 395	NO. REVISIONS APPROVED DATE	HARBACH BOULEVARD RECONSTRUCTION - PH2	TRAFFIC CONTROL AND STAGING	SHEET NUMBER J.2

1/19/2026 1:08 PM JONATHAN CYGAN J:\2025 PROJECTS\HARBACH BLVD - P2\CAD\DESIGN\PLAN SHEETS\J02.DWG

Memo

TO: Mayor and Council members
FROM: Jonathan Cygan, Civil Engineer
DATE: January 29, 2026
RE: Resolution Setting Public Hearing (3/12/2026, 6:00 pm) - City Hall Parking Lot Improvements Project

SYNOPSIS:
Staff has completed plans and specifications for City Hall Parking Lot Improvements Project. Work is scheduled to take place starting in 2026 and be completed within the 2026 construction season. Along with overlaying the existing park lot, pedestrian improvements and storm structure replacements will occur. See attached plan Project and Staging Map for the full extent.

The bid letting for the above referenced project will be held on March 4, 2026 with approval and award anticipated to follow at the March 12, 2026 council meeting. As a result, staff recommend setting the public hearing for the project for 6:00 pm on March 12, 2026.

Please feel free to contact me prior to the meeting 515-223-6231 or jcygan@cityofclive.com if you have any questions or concerns.

Attachments:
1. Resolution Setting PH - City Hall Parking Lot Improvements
2. Project Map

RESOLUTION NO. _____

RESOLUTION SETTING DATE OF PUBLIC HEARING TO CONSIDER PLANS, SPECIFICATIONS AND TAKING OF BIDS FOR THE CITY HALL PARKING LOT IMPROVEMENTS PROJECT

WHEREAS, the City Council of the City of Clive, Iowa (the "City") has determined that it is necessary and desirable to construct certain improvements for City Hall Parking Lot in the City of Clive, Iowa, as described in the proposed plans and specifications and form of contract and estimate of cost are on file with the City Clerk; and

WHEREAS, it is necessary to fix a time and place of public hearing on the proposed plans, specifications, taking of bids and awarding of bid for the Project and to advertise for sealed bids for the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

1. The detailed plans and specifications, notice of hearing, notice to bidders, form of contract and estimate of cost referred to in the preamble hereof are hereby approved for the purpose of enabling the solicitation of bids.

2. That the amount of the bid security to accompany each bid shall be in an amount which shall conform to the provisions of the notice to bidders approved as part of said specifications

3. The City Council hereby delegates to the City Clerk the duty of receiving, opening and announcing the results of all bids for the construction or performance of such Project, on the 4th day of March 2026, at 2:00 p.m., at the Harbach Center, Clive, Iowa. The 12th day of March 2026, at 6:00 p.m., at the Council Chambers, City Hall, is hereby fixed as the time and place of hearing on the proposed plans, specifications, taking of bids and awarding bid for the Project received by the City Clerk in connection therewith.

4. The City Clerk shall publish notice to bidders and notice of hearing, the same being in the form hereinabove approved and substantially as attached to this resolution, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than 4 days not more than 20 days before the date set for hearing and receiving such bids.

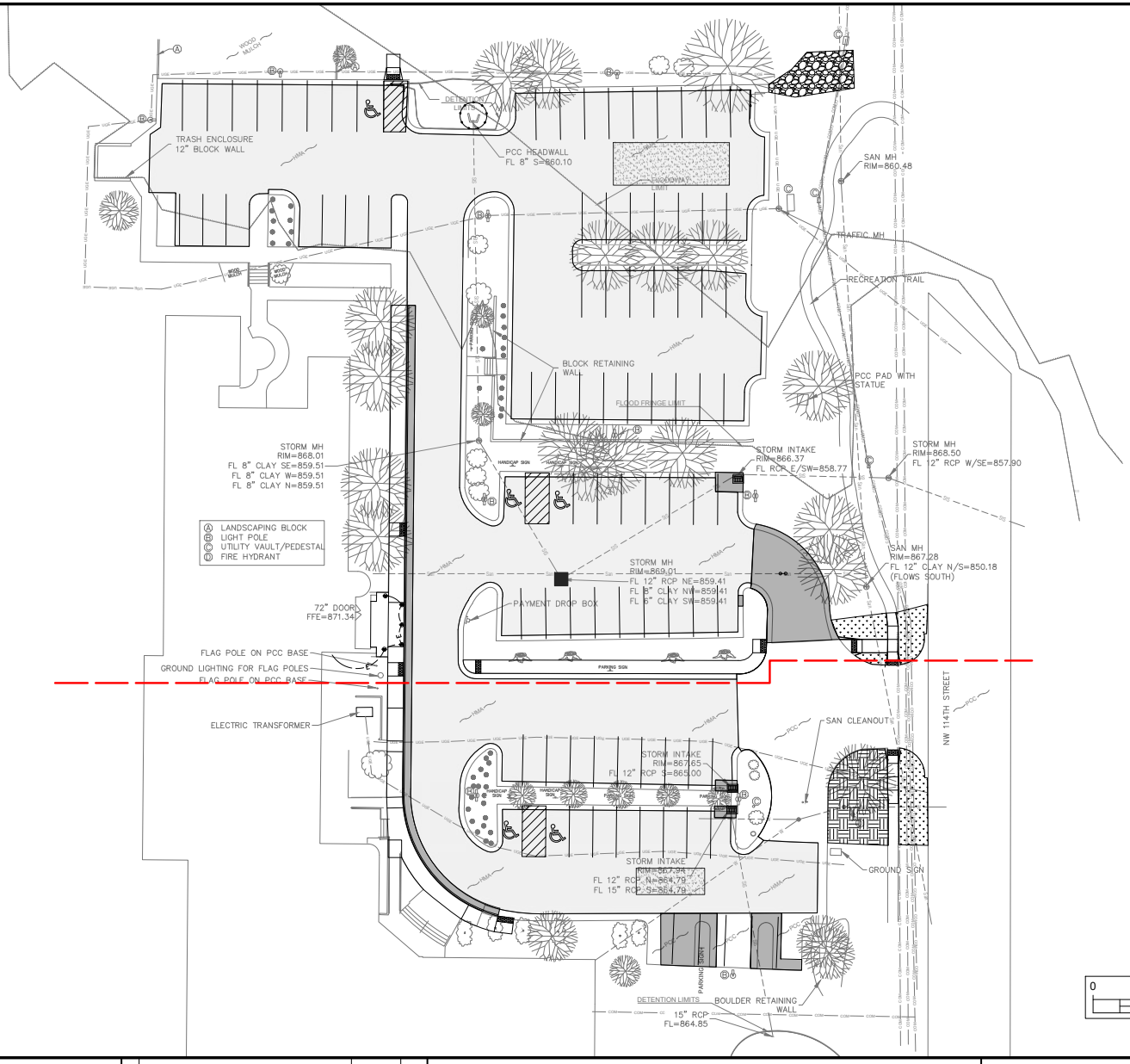
5. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED THIS _____ day of _____, 2026.

By: _____
John Edwards, Mayor

ATTEST:

By: _____
Matthew D. Graham, City Clerk



CLIVE ENGINEERING	PROJECT NUMBER: 350	NO.	REVISIONS	APPROVED	DATE	CITY HALL PARKING LOT IMPROVEMENTS	SITE PLAN	SHEET NUMBER C6

1/19/2026 1:34 PM JONATHAN CYGAN J:\2025 PROJECTS\CITY HALL PARKING LOT PAVEMENT IMPROVEMENTS\CAD\DESIGN\PLAN SHEETS\PARKING LOT IMPROVEMENTS\C6 - SITE PLAN.DWG

Memo

TO: Mayor and Council members
FROM: Mark Mertens, Code Enforcement Officer
DATE: January 29, 2026
RE: Resolution Setting Public Hearing (2/26/2026, 6:00 pm) - Demolition Associated With 7705 University Avenue

SYNOPSIS:
Staff have recently completed the plans and specifications for the demolition of the 7705 University Avenue property. The project is associated with the University Boulevard Flood Mitigation Buyout Program and is being funded through a previously awarded FEMA Hazard Mitigation Grant. Staff recommends approval of the attached Resolution Setting Public Hearing for consideration of the plans/specification and receipt of bids for the 7705 University Avenue demolition project.

Attachments:
1. Resolution Setting Public Hearing_Demolition
2. Request for Bid - 7705 University Avenue

RESOLUTION NO. _____

RESOLUTION SETTING DATE OF PUBLIC HEARING TO CONSIDER
PLANS, SPECIFICATIONS AND BIDS FOR
DEMOLITION ASSOCIATED WITH 7705 UNIVERSITY AVENUE

WHEREAS, the City Council of the City of Clive, Iowa (the "City") has determined that it is necessary and desirable to demolish the building and associated site improvements at 7705 University Avenue as described in the proposed plans and specifications and form of contract for such project (the "Project"), which proposed plans, specifications and form of contract are on file with the City Clerk; and

WHEREAS, it is necessary to fix a time and place of public hearing on the proposed plans, specifications, taking of quotes and awarding of a bid for the Project;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLIVE, IOWA:

1. The detailed plans and specifications, notice of hearing, notice to bidders and form of contract referred to in the preamble hereof are hereby approved for the purpose of enabling the solicitation of quotes.

2. The City of Clive will issue a Notice to Bidders on January 30, 2026, and proposal responses shall be provided by February 17, 2026.

3. The 26th day of February 2026, at 6:00 p.m., at the Council Chambers, City Hall, is hereby fixed as the time and place of hearing on the proposed plans, specifications, taking of bids and awarding a contract for the Project received by the City Clerk in connection therewith.

4. The City Clerk shall publish notice of hearing, the same being in the form hereinabove approved and substantially as attached to this resolution, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than 4 days not more than 20 days before the date set for hearing and receiving such bids.

5. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED THIS _____ day of _____, 2026.

By: _____
John Edwards, Mayor

ATTEST:

By: _____
Matthew Graham, City Clerk

INSTRUCTIONS
REQUEST FOR SEALED BID
§404 Hazard Mitigation Property Acquisition-Demolition Program
City of Clive, Iowa
(2026 Flood Mitigation Demolition Project/7705 University Avenue)

NOTICE TO BIDDERS

NOTICE IS HEREBY GIVEN that sealed bids for the demolition, removal and disposal of §404 HMGP Acquisition property is hereby requested by the City of Clive, Iowa, a Sub-Grantee of the State of Iowa, hereinafter referred to as "Applicant".

Sealed bids must be received in the Office of the City Clerk, 8505 Harbach Boulevard, Iowa, no later than 2:00 p.m. on February 17, 2026. The envelope(s) shall be clearly marked "CITY OF CLIVE - 2026 FLOOD MITIGATION DEMOLITION PROJECT/7705 University Avenue". Opening of the bids shall be completed by the City Clerk promptly following the closing of the acceptance of the sealed bids.

Bids will be publicly read by the City Council of the City of Clive at a meeting to be held at 6:00 p.m. on the 26th day of February 2026.

The main purpose of this opening is to reveal the name(s) of the Bidders, not to serve as a forum for determining the awarded bid. Bids will be evaluated promptly after opening. After an award is made, a bid summary will be sent to all companies who submitted a bid. Bid results will not be given over the telephone. Bids may be withdrawn any time prior to the scheduled closing time for receipt of bids; no bid may be modified or withdrawn for a period of sixty (60) calendar days thereafter. By making a bid on this Project, the bidder represents that the bidder has examined the properties in question. Any questions about the meaning or intent of the specifications must be submitted seven business days prior to the receipt of the bids.

The bidder who is awarded the contract shall execute a *Letter of Agreement* and will be given a *Notice to Proceed* at the direction of the Applicant. **No work is to commence prior to the issuance of a *Notice to Proceed* by the Applicant.**

All work is to be completed in strict compliance with these plans and specifications.

Bids shall be completed in the format of a bid tabulation sheet attached hereto. Other documents that are a part of this Request for Sealed Bids include: Signature Page, Insurance Requirement and Bonding information pages.

The plans, specifications and proposed contract documents may also be examined at the office of the City Clerk. Copies of said plans and specifications and form of proposal blanks may be secured at the Clive City Hall at 8505 Harbach Boulevard, Clive, Iowa, 50325, during normal business hours.

The Applicant reserves the right to reject all bids, to waive, what is in its sole opinion, minor irregularities of any type or nature that are not material. Further, mathematical errors in individual bid tabulations and/or total bid summations resulting in differing amounts than submitted will, at the sole discretion of the Applicant, be taken into consideration and either waived, if deemed not material, or considered to be a basis for bid rejection. The Applicant will enter into such contract as it shall deem

to be in its best interest. The Applicant reserves the right to defer acceptance of any proposal for a period not to exceed forty-five (45) calendar days from the date of receiving bids.

Communications/Inquiries by Contractors

Please be advised that *any* communication, including conversation in person, by phone, fax or email between Bidders and any Applicant employee, official, or representative other than as set out below under "Addenda" during the entire competitive bidding process is **strictly prohibited**. Such actions will result in removal of the Bidder from the Contractor's List and rejection of the Contractor's bid. The ONLY position of the Applicant is that position which is stated in writing.

Addenda

Any prospective Bidder desiring an explanation or interpretation of the solicitation, drawings, if any, bid specifications, etc. must make such request in writing soon enough to allow a reply to reach all prospective Bidders prior to the submission of their bids. Oral explanations or instructions given before the award of a contract will not be binding. All requests must be in writing and be presented to the Applicant's Project Manager, Mark Mertens, and received no later than February 11, 2026, at 4 P.M. It may be emailed to: mmertens@cityofclive.com or mailed/hand delivered to:

Clive City Hall
Attn: Mark Mertens
8505 Harbach Boulevard
Clive, IA 50325

All requests will be responded to in the form of written Addenda issued to all Bidders. All Addenda that you receive shall become a part of the RFB/Contract documents. Such Addenda will be acknowledged and dated by you on the Signature Page of your Bid Submittal.

Certification of Independent Price Determination

The Bidder certifies that the prices in this submittal have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other Bidder or competitor relating to those prices; the intention to submit a Bid; or the methods or factors used to calculate the prices offered. The prices in this Bid have not been and will not be knowingly disclosed by the Bidder, directly or indirectly, to any other Bidder or competitor before bid opening, unless otherwise required by law; and no attempt has been made or will be made by the Bidder to induce any other concern to submit or not to submit a Bid for the purpose of restricting competition. Each signature on the Bid is considered to be a certification by the signatory that the signatory is the person in the Bidder's organization responsible for determining the prices being offered in this Bid, and that the signatory has not participated and will not participate in any action contrary to any paragraphs of this provision; or has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to any paragraphs of this provision

_____, and

[*insert full name of person(s) in the Bidder's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the Bidder's organization*]

as an authorized agent, does certify that the principals named herein have not participated, and will not participate, in any action contrary to any paragraphs of this provision; and as an agent, has not personally participated, and will not participate, in any action contrary to any paragraphs of this provision.

SPECIAL TERMS AND CONDITIONS

Scope of Work

The primary purpose of this work is to demolish and haul away debris from certain Hazard Mitigation Grant Program acquired structures owned by the Applicant. The Contractor understands and agrees that demolition and debris removal in the most expeditious manner possible is of the utmost importance and it will make every effort to complete all requirements of this Contract in the shortest time possible.

The work to be performed under this Contract shall consist of the abatement of asbestos, demolition and removal of the structures listed in these specifications along with detailed descriptions. Also, to be included are any structures and other site improvements remaining on the lot; all concrete, stone, brick, asphalt or other flatwork, planters, shrubbery, fences, signs, lights, retaining walls and the like, as well as capping of wells and collapsing of cisterns, if any.

A Site Monitor will be employed by the Applicant to monitor the performance of this Contract. Any direction issued by the Monitor shall be deemed as direction by the Applicant.

No demolition activities shall be performed, and no debris shall be loaded without the presence of the Monitor issuing a proper load ticket to document the origin of the load with address and GPS Coordinates, date, time, contractor name, driver, truck number, debris type and load departure time.

The Contractor shall maintain all work sites to appropriate use standards, safety standards, and regulatory requirements. All materials shall be removed, hauled, and disposed according to applicable federal, state, and local requirements.

Contractor shall be responsible for providing personal protective equipment (PPE) to its agents and employees and for ensuring its proper utilization while at the job site. This shall include at a minimum a hard hat, safety vest, goggles, and steel-toed shoes/boots. Additionally, those working in the hot zone will be equipped with PPE appropriate for such work under State/OSHA regulations.

The Contractor shall be responsible for compliance with all federal, state and local requirements related to structure demolition and removal. **The Contractor must submit with its proposal a copy of its Iowa Contractor registration.**

As designated by the Applicant, the Contractor shall employ good demolition techniques, which includes:

1. Using demolition techniques that minimize ground disturbance. Trees shall not be removed except in cases where obstruction is a safety factor.
2. Maintaining the practice of keeping personnel at a safe distance from demolition activities.
3. Loading the materials with techniques to maintain a sufficient distance from personnel to reduce excessive exposure to airborne material.
4. Tarping loads or otherwise preventing material from becoming airborne during hauling.
5. Manual cleaning of the demolition site to remove all materials from the site.

A Pre-Bid Meeting is not required, however, if a site visit is desired prior to the submittal of a bid, please contact Mark Mertens at (515) 223-6221 to schedule a convenient time to meet on site.

A. Asbestos ("ACM") Removal

The Contractor agrees to furnish all tools, equipment, labor, and materials need for the removal of identified asbestos containing materials in accordance with all applicable plans, specifications, codes and ordinances of the City of Clive, Asbestos Statutes and Rules, (published by the Iowa Division of Labor), the Federal Register, 40 CFR Part 61, NESHAP and any other Federal Regulations, as well as all applicable State Regulations of the Iowa DNR. Work to be performed includes the following:

- Obtaining all permits necessary for the removal of ACM.
- Removal of ACM as identified in the accompanying Asbestos Survey.
- Documentation of the amounts of ACM removed from each structure.
- Obtaining a written "all clear" statement from Atlas, who provided the above referenced Asbestos Survey, prior to proceeding with the demolition of the structure.

Contractor certifies that it, and any subcontractors, completing ACM removal are an Iowa Permitted Asbestos Abatement Contractor and all personnel who perform work on this project will have an appropriate Iowa asbestos license.

B. Utility Disconnects/Driveway Approach Removal

1. Water Service Disconnects.
   Prior to demolition, water services shall be disconnected and capped at the corporation cock valve located on the water main. The service shall be capped using a copper penny and cap at the corporation stop. If the water service is located beneath pavement, the Public Works Director shall determine the appropriate course of action.

   The location of the water service line and water main, if known, will be provided by the City to the best of its knowledge. All methods of work on water mains and service lines shall be subject to approval and inspection by the Community Development Department Construction Services Administrator (CSA).

   The Contractor shall not backfill the excavation until the work has been inspected and approved by the CSA or his designee. Upon approval, backfill shall be placed and compacted to a minimum of 95 percent of the maximum dry density as determined by ASTM Test Method D698.

2. Sanitary Sewer Disconnects.
   As part of the Project, the Contractor shall be responsible for the disconnection of the sanitary sewer service at the point of intersection of the service line with the property line ***prior to demolition*** of the structure. The location of the sanitary sewer service line / main, if known, will be provided by the City to the best of its knowledge. Methods of Work on the sanitary sewer mains and service lines shall be subject to inspection and approval by the CSA prior to backfilling the excavation.

   Sewer services shall be capped at property lines with both a cap and concrete. If there is a known issue (broken), or one arises with the service, the City may require this to be removed to the main. The tee shall be removed and replaced with pipe and tied in with HY-Max type coupler.

Upon completion of the sewer service line disconnection, the Contractor shall completely backfill the excavation. The backfill shall be compacted to 95 percent of the maximum dry density as set forth in ASTM Test Method D698.

C. Tires, Household Hazardous Waste, White Goods and Electronics

Tires, household hazardous waste (HHW) (which includes propane tanks, paint, pesticides and other materials that are prohibited items from disposal in municipal landfills and construction/demolition sites), white goods and electronics (e-waste) will be first segregated from the structures and transported to the Metro Waste Authority Metro Park East Landfill or Metro Park West Landfill (designated mandatory disposal sites) for disposal in accordance with its rules and regulations. These wastes may be segregated in the field and hauled in concentrated loads.

D. Demolition of HMGP Acquisition Structures

The building structures must be collapsed prior to April 24, 2026. All other demolition, debris removal, and site restoration required under this contract shall be completed within the contract terms specified here within.

As shown on the attached Site Plan exhibits, all demolition debris, including the building superstructure, cement slabs of basement-less structures, other cement slabs, sidewalks, driveways, planters, shrubbery, retaining walls, patios, decks, lights, signs, fences, and the like must be removed from the site. If a retaining wall must be removed, the walls shall be completely removed, and the embankment shall be cut back to a slope not greater than two horizontal to one vertical.

E. Securing the Site

The Contractor shall take all necessary steps to secure each site in a manner that limits the exposure of the adjacent property owners and/or general public to site conditions that may be hazardous. Where required by the Site Monitor and/or detailed on the site plan(s), fencing a minimum of 48 inches in height may be required around any worksite area(s) that may create site conditions that may be hazardous.

F. Backfill – Finishing

The Contractor shall obtain inspection and approval from the Applicant prior to backfilling any excavations, holes or depressions on the demolition site. Excavations, cellar holes, basement holes, abandoned cisterns (See Section M Archeology) or other depressions in the demolition site shall be filled and compacted with sand or clean earthen fill from the City stockpile shown in exhibit C. A tillable layer of topsoil (minimum of 4 inches of decompacted soil meeting the Iowa Statewide Urban Design Standards Specifications for Public Improvements definition of topsoil) from the City stockpile (see attachments) shall be spread over the entire lot to a uniform, natural grade consistent with the established adjacent grades. Positive drainage to avoid ponding conditions throughout the site shall be required prior to seeding.

G. Erosion Control/Seeding

The Contractor shall install and maintain adequate erosion control measures to prevent the migration of site soils to any adjacent property, storm sewer or right of way. If there is migration of site soils, the Contractor shall take steps to immediately address the migration and resolve any impacts of the migration on any adjacent property, storm sewer or right of way.

The Contractor shall prepare the site, seed bed and apply seed (Type 1)/mulch/fertilizer in accordance with Iowa Statewide Urban Design Standards and Specifications for Public Improvements, latest edition, Division 9, Section 9010, on each lot after completion of demolition, other structure removal, remaining demolition debris, concrete removal and backfill to prevent soil erosion.

If seeding cannot be done within the prescribed time periods above through no fault of the contractor, the City shall permit the site to be properly stabilized and then suspend the contract days until such time as the seeding can take place according to the above.

H. Cleanup

All pieces, parts, scraps, debris, rubbish, wood or organic materials from a structure or part of a structure in the process of being demolished shall be cleaned up and removed from the premises daily. Final cleanup after a structure is demolished shall include complete and thorough removal from the premises of all parts or pieces of the building, its contents, and its furnishings, including all debris, organic materials, rubbish, wood, concrete, and masonry rubble. All hazardous open pits and recesses shall be filled with thoroughly tamped earth or mortar, whichever is completely required to eliminate the hazard. Sewers, stacks, or other sanitary ducts extending to or through floors and slabs shall be filled as provided.

I. Debris Ownership and Hauling Responsibilities

Once the Contractor begins any activity on a site, all demolition debris and items of personal property on the site is the property of the Contractor with full rights of salvage (with the exception of the above mentioned hazardous materials described in C above, which must be disposed of as indicated), and the Contractor is solely responsible for all aspects related to the debris, including, but not limited to, the hauling and disposal of the debris. *Salvage rights do not include whole house moving.* All demolition debris, including concrete, is to be transported to the Metro Waste Authority Metro Park East Landfill or Metro Park West Landfill (designated mandatory disposal sites) for disposal in accordance with its rules and regulations. If concrete/asphalt surfaces are deemed appropriate for recycling, those materials may be hauled to a recycling site as approved by the Applicant.

J. Debris Disposal

1. The Contractor acknowledges, represents, and warrants to the Applicant that it is familiar with all laws relating to disposal of the materials as stated herein and is familiar with and will comply with all guidelines, requirements, laws, regulations, and any other federal, state or local agencies or authorities.

2. Contractor acknowledges and understands that any disposal, removal, transportation, or pick-up of any materials not covered under the scope of work shall be at the sole risk of the Contractor. Contractor understands that it will be solely responsible for any liability, fees, fines, claims, etc., which may arise from its handling of materials not covered by the scope of work.

3. The Contractor is responsible for determining and complying with applicable requirements for securing loads while in transit and that all trucks have a solid tailgate made of metal. Contractor shall ensure that all loads are properly secured and transported without threat of harm to the general public, private property and public infrastructure.

4. The Contractor shall insure that all vehicles transporting debris are equipped with and use tarps or netting to prevent further spread of debris.

K. Equipment

1. The Contractor shall be equipped with the normal tools of the trade and shall furnish all labor, tools, equipment, and other items necessary for and incidental to executing and completing al required work.

2. All equipment and vehicles utilized by the Contractor shall meet all the requirements of federal, state and local regulations, including, without limitation, all USDOT, Iowa DOT and safety regulations, and are subject to approval of the Applicant. All loads must be secured, and solid metal tailgates must be used on all loads. Sideboards must be sturdy and may not extend more than two feet above the metal sides of the truck or trailer. Trucks shall carry a supply of absorbent to be used to pick up any oil spilled from loading or hauling vehicles.

3. The Contractor shall supply vinyl placards identifying the Applicant, the names of the Contractor and subcontractor, and large spaces for the Monitor to write in the assigned Truck Number and other information. The Contractor shall maintain a supply of placards during the project in the event replacements are needed. Placards must be in plain view when entering the landfill facility.

4. The Contractor shall include with this bid submittal a complete and updated list of all equipment that will be dedicated to this project. The listing shall include the following information:

    a. Truck and/or trailer license number.
    b. Year, make and model of each track hoe, truck, trailer, water truck, roll-off, dumpster or any other equipment to be used with this project.

5. Each truck and trailer carrying debris shall be identified by a Contractor's logo and an identifying number that ties the vehicle to the above information. Any vehicle not matching the above information or not containing other identification as may be required by the City shall not be paid for debris being transported.

6. Load Tickets shall be supplied and completed by the Site Monitor for all trucks prior to leaving the site and shall include a means of identifying the truck, the specific location (address and GPS Coordinates) from which the debris was being removed, the disposal site to which the materials were delivered and a place for authorization by the Applicant or Site Monitor or the landfill site operator. Such tickets shall be required to process billing statements submitted by the Contractor to the Applicant.

L. Property Damage-Retainage

Applicant will retain 5% of the amount due to the CONTRACTOR as per Iowa Code Section 573.12(1). Said retainage will be for the purpose of both ensuring the completion of work to the Applicant's satisfaction and as an offset to damages to public or private property. Unresolved damage claims exceeding 5% will be pursued against the CONTRACTOR'S Performance Bond. The Contractor shall be responsible for all damages to public and private property. The Contractor shall be responsible for having at least one person of authority and responsibility at the job site. Contractor shall keep a report of all damage. If public or private property is damaged by the Contractor and is not repaired in a timely manner as determined by the Applicant, the Applicant has the option of having the damage repaired at the Contractor's expense to be reimbursed to the Applicant, withheld from retainage, or submitted to Contractor's Surety for payment under Contractor's Performance Bond.

M. Archeology

If archeological deposits (soils, features, and artifacts, including cisterns, privies and the like), or other remnants of human activity are uncovered, or if archeological deposits are found during demolition, the project will be halted immediately in the vicinity of the discovery, and the contractor will take reasonable

measures to avoid or minimize harm to finds. The contractor will inform the Applicant's on-site Site Monitor, who will in turn notify the Project Manager or an Applicant official. The Applicant will then immediately

inform both FEMA EHP and Iowa Homeland Security & Emergency Management staff of the discovery. FEMA will then consult with the State Historical Society of Iowa (SHSI). Work in the sensitive area must remain halted until a qualified archeologist determines the extent of the discovery, the consultations between FEMA and SHSI are completed, and the Applicant has been notified by FEMA that work may resume.

N. Hold Harmless

The Bidder agrees to protect, defend, indemnify and hold harmless the Applicant, it's officers and employees, the US Government, FEMA, State of Iowa, their agencies and agents from any and all claims, damages, liability, loss and expense of every kind and nature made, arising out of, resulting from or incurred by reason of any claims, actions or suits based upon or alleging bodily injury, including death, or property damage arising out of or resulting from the Contractor's operation under this contract, whether by themselves or by any subcontractor or anyone directly or indirectly employed by them. Contractor is not and shall not be deemed an agent or employee of the Applicant.

O. Pricing

This is a unit price, lump sum contract; all bids, bid components and bid tabulations are on a "not to exceed" basis. Change orders, additions, deletions, and any other changes in the scope of work will take the form of written amendments mutually agreed to by Contractor and Applicant. In the case of mathematical errors, transposition of figures and the like, actual bid tabulation totals will take precedence over summary bid figures.

P. Estimated Quantities

The Applicant does not guarantee any quantity of work under this contract. Actual quantities, whether lesser or greater than estimated by the Contractor on the bid tabulation sheet for each address, will not affect the pricing process as indicated, nor the total project price bid by Contractor and accepted by Applicant. The Contractor is to indicate on each bid tabulation sheet his estimated quantities of debris and fill material. Payment will be made based on these quantities regardless of the actual amounts involved.

Q. Emergency Planning – Health and Safety Plan

An emergency plan (Health and Safety Plan- HASP) shall be developed prior to work commencing. This must be in compliance with OSHA 29 CFR 1910, Occupational Safety and Health Standards and OSHA 29 CFR 1926, Safety and Health Regulations for Construction.

The emergency procedures in the Health and Safety Plan shall include:

- Telephone numbers for potential emergency response (police, fire department, and emergency medical needs),
- The location of the nearest telephone and the location to the nearest hospital. A map showing streets with directions to the hospital shall also be provided in the plan.
- Considerations of fire, explosion, toxic atmospheres, electrical hazards, slips, trips and falls, confined spaces, heat -related and other injuries.

Written procedures shall be developed and staff training in the procedures shall be provided to all employees. Employees shall be informed of the Health and Safety Planning and trained in evacuation/response procedures in the event of workplace emergencies. This plan shall be filed with the Applicant prior to the commencement of any work. Contractors must provide certification that all staff have received HASP training.

R. Non–adherence to bid specifications

Non –adherence to bid specifications in the submission of required bid documents may cause the entire bid to be considered non-responsive and may be thrown out.

S. Monitoring

This Project is totally or partially funded by FEMA. FEMA and IHSEMD (Iowa Homeland Security & Emergency Management) site monitor(s) may be present to observe and monitor demolition procedures at the worksite.

T. Bid Review and Award of Bid

1. Bid submittals will be first reviewed individually for qualification purposes. The factors outlined below will be the preliminary requirements for award consideration. Once contractor qualification and suitability has been determined, all Contractor submittals will be compared, and price will be the sole determining factor in the award of this work. A Contractor's submission of a bid constitutes their acceptance of the foregoing award methodology and their recognition and acceptance that the Applicant will use this process.

2. Award of the bid shall be made to the lowest responsive and responsible Bidder meeting the required qualifications set forth herein. The following is a list of those qualifications that will be used in our determination of a Bidder's eligibility:

   - Satisfactory experience in the timely completion of demolitions;
   - Adherence to bid specifications;
   - Company's reputation and financial status;
   - Reference checks;
   - Past experience and service provided by the bidder to the Applicant;
   - Favorable references from firms with projects of similar scopes that indicate that the bidder has the ability to carry out the services in a timely manner and provide the products/ services as specified
   - Company's ability to meet the Applicant's insurance and bonding requirements;
   - Strength of bidder's hiring and training programs;
   - Company's ability to immediately fully staff the project with certified, licensed staff; and,
   - Strength of the company's safety program and history.

3. The Applicant shall determine which qualified bidder has submitted the lowest responsive and responsible bid and make its recommendation to the City Council.

   - The City Council shall then consider a resolution awarding the contract work and authorizing the Mayor to sign a contract on behalf of the Applicant. No contract shall be deemed to be
   - created and exist, unless and until the Applicant adopts a resolution awarding the contract and authorizing the Mayor to execute the contract.
   - The Mayor then signs the contract.
   - The Applicant issues a "Notice to Proceed" to the contractor. The Notice to Proceed shall constitute authorization for the Contractor to commence the work.

4. If the Applicant determines that all the bids received should be rejected, the bidders shall be notified by the Applicant accordingly. At that point, the Applicant may, or may not, re-bid the project.

U. Work Commencement

The work shall commence within (10) days after being provided by a Notice to Proceed from the City. Time extensions may be granted for those portions of the project affected by inclement weather conditions.

The Contractor shall not begin work on the demolition project until after this contract agreement is signed by the Contractor and City and a completely executed copy has been returned to the Contractor with a Notice to Proceed.

V. Contract term

The term for the Contract awarded from this Request will be 90 calendar days from the date of contract award, as specified therein when executed. The contract may be extended as agreed by written mutual consent of the Applicant and Contractor.

W. Subcontractors

The use of subcontractors for this project is allowed, subject to the following stipulations: the Contractor shall require subcontractors and independent contractors working under the direction of either the Contractor or a subcontractor to carry and maintain the same workers compensation and liability insurance required of the Contractor.

X. Conflict of terms

If there is a conflict between the terms of these Special Terms and Conditions and the Letter of Agreement, the Special Terms and Conditions shall prevail.

Y. Government-Mandated Provisions

Because this project is funded in whole or in part by the Federal Government, or an Agency thereof, Federal Law requires that the Applicant's contracts relating to the project include certain provisions. Depending upon the type of work or services provided and the dollar value of the resultant contract, some of the provisions set forth in this Section may not apply to the Contractor or to the work or services to be provided hereunder; however, the provisions are nonetheless set forth to cause this Contract to comply with Federal Law. Parenthetical comments in the following paragraphs are taken from 2 CFR part 200 appendix II and 200.325.

A. Remedies. If the Contractor defaults in the performance or observance of any covenant, agreement or obligation set forth in this Agreement, and if such default remains uncured for a period of 30 days after notice of default has been given by Applicant to Contractor, then Applicant may take any one or more of the following steps, at its option:

   a. by mandamus or other suit, action or proceeding at law or in equity, require Contractor to perform its obligations and covenants hereunder, or enjoin any acts or things which may be unlawful or in violation of the rights of the Applicant hereunder, or obtain damages caused to the Applicant by any such default;
   b. have access to and inspect, examine and make copies of all books and records of Contractor which pertain to the project;
   c. make no further disbursements, and demand immediate repayment from Proposer of any funds previously disbursed under this Agreement;
   d. terminate this Agreement by delivering to Contractor a written notice of termination; and/or

e. take whatever other action at law or in equity may be necessary or desirable to enforce the obligations and covenants of Contractor hereunder, including but not limited to the recovery of funds.

No delay in enforcing the provisions hereof as to any breach or violation shall impair, damage, or waive the right of Applicant to enforce the same or to obtain relief against or recover for the continuation or repetition of such breach or violation or any similar breach or violation thereof at any later time or times. If Applicant prevails against Contractor in a suit or other enforcement action hereunder, Contractor agrees to pay the reasonable attorneys' fees and expenses incurred by Applicant.

B. Termination for Cause. Applicant may terminate this contract as set out in the foregoing Section A (d).

C. Termination for Convenience. Applicant may terminate this Agreement at it's convenience at any time and is effective upon issuance. Delivery may be made by mail, phone, fax or email.

D. Equal Employment Opportunity. Except as otherwise provided under 41 CFR Part 60, all contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 must include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

E. Davis-Bacon Act, as amended (40 U.S.C. 3141-3148). *Davis-Bacon Act is not applicable to this Project.*

F. Contract Work Hours and Safety Standards Act (40 U.S.C. 3701-3708). Where applicable, all contracts awarded by the non-Federal entity in excess of $100,000 that involve the employment of mechanics or laborers must include a provision for compliance with 40 U.S.C. 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 U.S.C. 3702 of the Act, each contractor must be required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 U.S.C. 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous, or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

G. Rights to Inventions Made Under a Contract or Agreement. If the Federal award meets the definition of "funding agreement" under 37 CFR §401.2 (a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

H. Clean Air Act (42 U.S.C. 7401-7671q.) and the Federal Water Pollution Control Act (33 U.S.C. 1251-1387), as amended—Contracts and subgrants of amounts in excess of $150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

I. Debarment and Suspension (Executive Orders 12549 and 12689). A contract award (see 2 CFR 180.220) must not be made to parties listed on the governmentwide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

J. Byrd Anti-Lobbying Amendment (31 U.S.C. 1352). Contractors that apply or bid for an award exceeding $100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 U.S.C. 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award.

K. Procurement of recovered materials (2 C.F.R. Part 200, appendix 11(J) and 2 C.F.R. § 200.322). In the performance of this contract, contractor shall make maximum use of products containing recovered materials that are EPA designated items unless the product cannot be acquired 1) Competitively within a timeframe providing for compliance with the contract schedule or 2) Meeting contract performance requirements or 3) at a reasonable price.

L. Bonding requirements. For construction or facility improvement contracts or subcontracts exceeding the Simplified Acquisition Threshold, the Federal awarding agency or pass-through entity may accept the bonding policy and requirements of the non-Federal entity provided that the Federal awarding agency or pass-through entity has decided that the Federal interest is adequately protected. If such a determination has not been made, the minimum requirements must be as follows [CFR 200.325]:

1. A bid guarantee from each bidder equivalent to **five percent** of the bid price. The "bid guarantee" must consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of the bid, execute such contractual documents as may be required within the time specified.

2. Prior to, or at contract execution, Contractor must provide a performance bond on the part of the contractor for **100 percent** of the contract price. A "performance bond" is one executed in connection with a contract to secure fulfillment of all the contractor's obligations under such contract.

3. Prior to, or at contract execution, Contractor must provide a payment bond on the part of the contractor for **100 percent** of the contract price. A "payment bond" is one executed in

connection with a contract to assure payment as required by law of all persons supplying labor and material in the execution of the work provided for in the contract.

M. Domestic Preferences for Procurement (§200.322). As appropriate and to the extent consistent with law, contractor shall to the greatest extent practicable, purchase, acquire, or use goods, products, or materials produced in the United States.

N. DHS Seal, Logo, and Flags. Contractor agrees that it shall not use the Department of Homeland Security ("DHS") seal, logo, crest, flags, or likeness of DHS agency officials without specific FEMA preapproval.

O. Compliance With Federal Law. Contractor agrees to comply with all applicable Federal laws, regulations, executive orders, FEMA policies, procedures and directives.

P. No Obligation by Federal Government. Contractor agrees that the Federal Government is not party to this agreement and is not subject to any obligations or liabilities to the City, contractor, or any other party pertaining to this contract.

Q. Program Fraud. Contractor acknowledges that 31 U.S.C. Chapter 38 (Administrative Remedies for False Claims and Statements) applies to the Contractor's activities pertaining to this Contractor which are directly pertinent to this contract for the purpose of making audits, examinations, excerpts, and transcriptions.

R. Access To Records. Contractor agrees to provide City, State of Iowa, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, records, of the Contractor which are
directly pertinent to this contract for the purposes of making audits, examinations, excerpts, and transcriptions.

S. Permits. Contractor shall be responsible for obtaining all local, state, and federal permits required for execution of the work, including notification to the Iowa DNR in accordance with 40 CFR 61.145. With the exception of the local demolition permit issued by the City of Clive, pay all permit fees.

Attachments:
Instruction to Bidders and General terms and Conditions
Signature Page and Addenda Acknowledgement
Building Demolition and Insurance Requirements
Letter of Agreement
Bid Tabulation Form
Site Plan
ACM Survey and Results (Asbestos)

INSTRUCTION TO BIDDERS AND GENERAL TERMS AND CONDITIONS

1. **LANGUAGE, WORDS USED INTERCHANGEABLY** - The word CITY refers to the CITY OF CLIVE, IOWA throughout these Instructions to Bidders and General Terms and Conditions. Similarly, BIDDER refers to the person or company submitting an offer to sell its goods or services to the CITY. The words QUOTATION, BID and PROPOSAL are all offers from a BIDDER, but may represent different methods of obtaining price and other information from the BIDDER.

2. **BID TABULATION AVAILABILITY** - Bids will be evaluated promptly after opening. After award, a bid tabulation summary will be sent to all companies who submitted a bid or returned a Statement of No Bid. BID RESULTS WILL NOT BE GIVEN OVER THE TELEPHONE. No Bid may be withdrawn for a period of sixty (60) calendar days of the Bid Opening date.

3. **BIDDER QUALIFICATIONS** - No Bid shall be accepted from, and no contract will be awarded to, any person, firm or corporation that is in arrears to the City upon debt or contract, that is a defaulter, as surety or otherwise, upon any obligation to the City, or that is deemed irresponsible or unreliable by the City. If requested, Bidders shall be required to submit satisfactory evidence that they have a practical knowledge of the particular supply/service bid and that they have the necessary financial resources to provide the proposed supply/service as described in the attached Technical Proposal specifications.

4. **BID FORM** - Each Bidder must submit an original Bid on the forms attached plus any additional sheets provided by the Bidder that may be required for additional information. The Bidder shall sign his/her Bid correctly, and the Bid may be rejected if it shows any omissions, alterations of the form, additions not called for in the Bid, or any irregularities of any kind. The City will not consider replies that are not on the City's form. Bidders may submit additional information and brochures relative to the services for which they are offering pricing, but those submittals will only be considered in addition to, not in lieu of, any bid submitted on the City's form. In case of a discrepancy between the unit price and the extended price, the unit price shall prevail.

5. **SPECIFICATION DEVIATIONS BY THE BIDDER** - Any deviation from this specification MUST be noted in detail and submitted in writing and attached to the Bid Form. Completed specifications should be attached for any substitutions offered, or when amplifications are desirable or necessary. The absence of the specification deviation statement and accompanying specifications will hold the Bidder strictly accountable to the specifications as written herein. Failure to submit this document of specification deviation, if applicable, shall be grounds for rejection of the item when offered for delivery. If specifications or descriptive papers are submitted with Bids, the Bidder's name should be clearly shown on each document.

6. **BIDDER REPRESENTATION** - Each Bidder must sign the Bid with his/her usual signature and shall give his/her full business address on the form provided in this Bid.

7. **COLLUSIVE BIDDING** - The Bidder certifies that the bid submitted by said Bidder is done so without any previous understanding, agreement or connection with any person, firm, or corporation making a bid for the same contract, without prior knowledge of competitive prices, and it is, in all respects, fair, without outside control, collusion, fraud or otherwise illegal action.

8. **BROCHURES** - Bids may include adequate brochures and advertising literature describing the service offered in such a fashion as to permit ready comparison with our specifications where applicable.

9. **SPECIFICATION CHANGES, ADDITIONS AND DELETIONS -** All changes in Bid documents shall be through written addendum and furnished to all Bidders. Verbal information obtained otherwise will not be considered in awarding of Bids.

10. **BID CHANGES** - Bids amendments thereto or withdrawal requests received after the time advertised for Bid Opening will be void regardless of when they were mailed.

11. **HOLD HARMLESS AGREEMENT** - The Bidder agrees to protect, defend, indemnify and hold harmless the Applicant, its officers, and its employees, the United States of America, FEMA, the State of Iowa, their agencies and agents from any and all claims and damages of every kind and nature made, rendered or incurred by or on behalf of every person or corporation whatsoever, including the parties hereto and their employees that may arise, occur, or grow out of any acts, actions, work or other activity done by the Bidder, its employees, subcontractors or any independent contractors working under the direction of either the Contractor or subcontractor in the performance of this contract.

12. **COMPLETION DATE** - The completion as stated in the Bid Form shall be the time required to complete project after the award of the Contract. Where multiple items appear on a Bid request, the Bidder shall, unless otherwise stated by the City, show the completion date for each item separately. If only a single completion date is shown, it will mean that all tasks of the project included in the Bid can and will be delivered on or before the specified date. The Bidder agrees that the project will be completed in the time stated, assuming that the time between the Bid Opening and the Notice to Proceed does not exceed the number of days so stipulated. The right is reserved to reject any Bid in which the completion time indicated is considered sufficient to delay the operational needs for which the service is intended.

13. **BID REJECTION OR PARTIAL ACCEPTANCE** - The City reserves the right to reject any or all Bids. The City further reserves the right to waive technicalities and formalities in Bids, as well as to accept in whole or in part such Bids where it is deemed advisable in protection of the best interests of the City.

14. **BID CURRENCY/LANGUAGE** - All Bid prices shall be shown in US Dollars ($). All prices must remain firm for the duration of the contract regardless of the exchange rate. All bid responses must be submitted in English.

15. **PAYMENTS** - Payment will be made to the Contractor within thirty (45) days of the completion and approval thereof by the City Council. Payment shall be requested in writing by the Contractor on a properly executed claim, bill, or statement.

    The Contractor agrees to perform all "extra work" which may be required to complete the work contemplated at unit prices to be agreed upon in writing prior to starting such work, or if prices or sums cannot be agreed upon to perform such work on a force account basis, as provided in the specifications. All amendments to this contract shall be agreed to in writing. During the performance of this contract, the Contractor itself, it's assignees and successors in interest agrees to comply with the anti-discrimination laws of the State of Iowa, as contained inn Sections 19B, 551.4 of the Code of Iowa, which are herein incorporated by reference and made a part of this contract. The Contractor must comply with the following laws and regulations: Title VI of the Civil Rights Act of 1964 (P.L. 88-352); Iowa Civil Rights Act of 1965 (Iowa Executive Orders 15 and 34); Section 109 of Title I of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5309); the Age Discrimination Act of 1975, as amended (42 U.S.C. 1601 et seq.); Section 504 of the Rehabilitation Act of 1973, as amended (P.L. 93-112, 29 U.S.C. 794); Americans with Disabilities Act (P.L. 101-336, 42 U.S.C. 12101-12213); Section 3 of the Housing and Urban Development Act of 1968, as amended (12

U.S.C. 1701u) ; Title VIII of the Civil Rights Act of 1968, as amended; Federal Executive Order 11063, as amended by Executive Order 12259; Federal Executive Order 11246, as amended.

16. **MODIFICATION, ADDENDA, AND INTERPRETATIONS** - Any apparent inconsistencies, or any matter requiring explanation or interpretation, must be inquired into by the Bidder in writing prior to February 10, 2026. Any and all such interpretations or modifications will be in the form of written addenda. All addenda shall become part of the contract documents and shall be acknowledged and dated on the Signature Page.

17. **LAWS AND REGULATIONS** - All applicable State of Iowa and federal laws, ordinances, licenses, and regulations of a governmental body having jurisdiction shall apply to the award throughout as the case may be and are incorporated here by reference.

18. **TELEGRAPHIC/ELECTRONIC BID SUBMITTAL** - Telegraphic and/or bid offers sent by electronic devices (e.g., facsimile machines) are not acceptable and will be rejected upon receipt. Proposing firms will be expected to allow adequate time for delivery of their bid either by airfreight, postal service, or other means.

19. **MISCELLANEOUS** - The City reserves the right to reject any and all bids or parts thereof. The City reserves the right to inspect Contractor's facilities prior to the award of this bid. The City reserves the right to negotiate optional items with the successful Bidder.

20. **MODIFICATION OF AGREEMENT** - No modification of award shall be binding unless made in writing and signed by the City.

21. **CANCELLATION** - Either party may cancel the award if a petition, either voluntary or involuntary, is filed to declare the other party bankrupt or insolvent or in the event that such party makes an assignment for the benefit of creditors.

22. **TERMINATION OF AWARD FOR CAUSE -** If, through any cause, the successful Bidder shall fail to fulfill in a timely and proper manner its obligations or if the successful Bidder shall violate any of the covenants, agreements or stipulations of the award, the City shall thereupon have the right to terminate the award by giving written notice to the successful Bidder of such termination and specifying the effective date of termination. In that event, and as of the time that notice is given by the City, all finished or unfinished services, reports or other materials prepared by the successful Bidder shall, at the option of the City, become its property, and the successful Bidder shall be entitled to receive compensation for any satisfactory work completed, prepared documents or materials as furnished. Notwithstanding the above, the successful Bidder shall not be relieved of liability to the City for damage sustained by the City by virtue of breach of the award by the successful Bidder. The City may withhold any payments to the successful Bidder for the purpose of set-off until such time as the exact amount of damages due the City from the successful Bidder is determined.

23. **TERMINATION OF AWARD FOR CONVENIENCE** - The City may terminate the award at any time by giving written notice to the successful Bidder of such termination and is effective upon issuance. Delivery may be made by mail, fax, phone or email. In that event, all finished or unfinished services, reports, materials(s) prepared or furnished by the successful Bidder or under the award shall, at the option of the City, become its property. If the award is terminated due to the fault of the successful Bidder, termination of award for cause relative to termination shall apply. If the award is terminated by the City as provided herein, the successful Bidder will be paid an amount as of the time notice is given by the City which bears the same ratio to the total compensation as the services actually performed bear to the total services the successful Bidder covered by the award, less payments of compensation previously made.

24. **FORCE MAJEURE -** For the purpose hereof, force majeure shall be any of the following events: acts of God or the public enemy; compliance with any order, rule, regulation, decree, or request of any governmental authority or agency or person purporting to act therefore; acts of war, public disorder, rebellion, terrorism, or sabotage; floods, hurricanes, or other storms; strikes or labor disputes; or any other cause whether or not of the class or kind specifically named or referred to herein not within the reasonable control of the party affected.

    a. A delay in or failure of performance of either party shall not constitute a default hereunder nor be the basis for, or give rise to, any claim for damages, if and to the extent such delay or failure is caused by force majeure.

    b. The party who is prevented from performing by force majeure (i) shall be obligated, within a period not to exceed fourteen (14) days after the occurrence or detection of any such event to give notice to the other party setting forth in reasonable detail the nature thereof and the anticipated extent of the delay, and (ii) shall remedy such cause as soon as reasonably possible.

25. **ASSIGNMENT** - Bidder shall not assign this order or any monies to become due hereunder without the prior written consent of the City. Any assignment or attempt at assignment made without such consent of the City shall be void.

26. **EQUAL OPPORTUNITY** - The successful firm agrees not to refuse to hire, discharge, promote, demote, or to otherwise discriminate in matters of compensation against any person otherwise qualified solely because of race, creed, sex, national origin, ancestry, or physical handicap.

27. **TIME PERIOD** - Prices are to be honored for the time period stated in your response on the Signature Page.

28. **EXTENSION** - Any or all the awards made as a result of this Request for Bid may be extended for an additional period of time, up to one year, if mutually agreed between the parties.

29. **METHOD OF AWARDING/QUOTING** - The City reserves the right to make awards based on the entire bid or on an individual basis. However, if you offer your bid based on an "all or none" condition, the City may consider your bid non-responsive and reject the entire bid.

30. **TAXES** – The bidder shall **not** include sales tax in the bid. Rather, the City will issue tax exemption certificates to the successful bidder after the project has been awarded.

31. **BID INFORMATION IS PUBLIC –** All documents submitted with any bid or proposal shall become public documents and subject to Iowa Code Chapter 22, which is otherwise known as the "Iowa Open Records Law". By submitting any document to the City of Clive in connection with a bid or proposal, the submitting party recognized this and waives any claim against the City of Clive and any of its officers and employees relating to the release of any document or information submitted. Each submitting party shall hold the City of Clive and its officers and employees harmless from any claims arising from the release of any document or information made available to the City of Clive arising from any bid opportunity.

32. **PURCHASE ORDER** – Purchase Orders will not be issued from the City of Clive.

33. **NO GIFT STANDARD** - The City of Clive is committed to upholding the highest ethical standards in all our business practices. This standard recognizes the need to avoid even the perception of improper gifts or favors to employees. Therefore, we ask all vendors to abide by our "No Gift" standard. The

"No Gift" standard also applies to all offers of discounts or free items at any place of business targeted toward a City employee and not available to the general public, regardless of the value.

SIGNATURE PAGE

The undersigned Bidder, having examined these documents and having full knowledge of the condition under which the work described herein must be performed, hereby proposes that they will fulfill the obligations contained herein in accordance with all instructions, terms, conditions, and specifications set forth; and that they will furnish all required services and pay all incidental costs in strict conformity with these documents for the stated process as payment in full.

Our bid, consisting of the total of the tabulated amounts submitted for each site is not to exceed $_____.

Amount in written form, not to exceed: $_____.

The correct mathematical summation of actual bid tabulation figures will supersede any amounts shown on this page.

Submitting Firm: _____

Address: _____

City: _____ State: _____ Zip: _____

Authorized Representative (print name and title)

_____

Authorized Representative's Signature: _

_____

Date : _____ Email: _____

Phone: _____ Fax: _____

EXCEPTIONS/DEVIATIONS to this Request for Bid shall be taken in writing on an attached document provided by the Bidder. Please be as specific as possible. If your company has no exceptions/deviations, please write "No Exceptions". _____

FIRM PRICING. Offered prices shall remain firm for a minimum of 60 days after the due date of this solicitation unless indicated otherwise. Accepted prices shall remain firm for the duration of the contract. ***Any changes in the Scope of Work will take the form of written amendments; all bid tabulations are made on a "not to exceed" basis.***

ADDENDA (It is the Bidder's responsibility to check for issuance of any addenda). The authorized representative herby acknowledges receipt of the following addenda:

Addenda Number _____ Date _____ Addenda Number _____ Date _____

Addenda Number _____ Date _____ Addenda Number _____ Date _____

BUILDING DEMOLITION & INSURANCE REQUIREMENTS

CONTRACTOR, at its own expense, shall procure and maintain insurance so as to cover all risk which shall arise directly or indirectly from CONTRACTOR'S obligations and activities.

1. The following address must appear in the Certificate Holder section: City of Clive, 8505 Harbach Boulevard, Clive, Iowa, 50325.

2. Certificate of Insurance must be provided to the City prior to starting the project and before a permit is issued. Certificates may be sent by email, fax, mail, or delivery. *(see cover page)*

3. Contractor shall provide the City with a renewal certificate of insurance 20 days prior to policy expiration dates.

4. The minimum limits of liability coverage required by the Applicant are $1,000,000 for each of the following types:

   - **Workers Compensation and Employers Liability Insurance** meeting the requirements of the Iowa Workers Compensation Law covering all of the Contractors employees carrying out their work.
   - **General Liability Insurance** with limits of liability of at least $1,000,000 per occurrence for Bodily Injury and Property Damage. As a minimum, coverage for Premises, Operations, Products and Completed Operations shall be included. This coverage shall protect the public or any person from injury or property damage sustained by reason of the Contractor or its employees carrying out their work.
   - **Automobile Liability Insurance** with **either** a combined limit of at least $1,000,000 per occurrence for bodily injury and property damage without sub-limits **or** split limits of at least $1,000,000 for bodily injury per person per occurrence and $1,000,000 for property damage per occurrence. Coverage shall include all owned, hired, and non-owned motor vehicles used in the performance of work by the Contractor or its employees.

Subcontractors. In the case of any work sublet, the Contractor shall require subcontractors and independent contractors working under the direction of either the Contractor or a subcontractor to carry and maintain the same workers compensation and liability insurance required of the Contractor. Asbestos removal must be done by a licensed asbestos removal contractor with a current certificate of insurance on file with the City.

Qualifying insurance. Policies shall be issued by insurers who are authorized to do business in the State of Iowa. All policies shall be occurrence form and not claims made form. The Contractor shall be responsible for deductibles and self-insured retentions in the Contractor's insurance policies.

Additional Insured. The City of Clive, its officers and employees shall be named as additional insured on the Contractor's, subcontractor's, and independent contractor's liability insurance policies and certificates of insurance. This provision does not apply to workers' compensation insurance.

LETTER OF AGREEMENT

Project §404 Hazard Mitigation Property Acquisition Demolition Program For the City of Clive (2026 Flood Mitigation Demolition Project/7705 University Avenue)

Contractor: _____

Address: _____

City, State, Zip Code: _____

THIS AGREEMENT, entered into this _____day of _____, 2026, is by and between the City of Clive, Iowa,

(hereinafter called the City), and _____, (hereinafter called the Contractor).

WHEREAS, the City requires dwelling and other structural demolitions, basement removals, concrete, asphalt and masonry flatwork and other site material removal; backfill, excavated site leveling and ground restoration to be performed in connection with the above identified project; and

WHEREAS, the Contractor certifies to be qualified and willing to perform the work required in accordance with the standards and criteria hereinafter set forth, and pursuant to the terms, provisions and conditions hereof,

NOW, THEREFORE, the parties hereto mutually agree as follows:

The Contractor shall furnish all tools, equipment, labor, and materials for the proposed demolition in accordance with all applicable plans, specifications, codes and ordinances of the City of Clive, Iowa.

The Contractor will be required to maintain a valid Certificate of Liability Insurance for the duration of the project. The Contractor must also remain in good standing as a Registered Contractor through Iowa Workforce Development.

The Contractor will be paid the contract price for all items satisfactorily completed. Such payment shall be full compensation for demolition removal work including basement foundation, for debris disposal, for furnishing and placing backfill, for site clearance, for all permits, licenses, inspections, water and sewer disconnections, for complying with all laws, rules, regulations, and ordinances, including safety, and for furnishing all material, equipment, tools and labor to complete the work, in accord with the plans and these specifications listed in the signed and awarded Request for Bid received by the City on February 17, 2026, from the Contractor.

Payment for the work completed shall be based on the following price:

TOTAL, not to exceed: $_____

Contractor:

_____

By: _____

Date: _____

Approved and Accepted

CITY OF CLIVE

By: _____

Title: John Edwards, Mayor

Date: _____

BID TABULATIONS PAGE (7705 University Avenue)

Having examined the foregoing specifications, all related documents and the sites of the proposed work, and being familiar with all conditions of the proposed work, including availability of equipment and labor, the undersigned hereby proposed to perform in accordance with this Request for Bid and the prices stated. These prices shall cover all expenses incurred in performing the required work under the Contract documents, of which this Request for Bid is a part. Contractor agrees to commence work under this Contract on a date to be specified in a written Notice to Proceed from the Applicant and to fully complete the work in the contractual period of time allotted. **Any changes in the Scope of Work will take the form of written amendment(s). The estimated quantities the Contractor has indicated below may not reflect the actual quantities of debris that will be moved as a part of this contract.** These estimated quantities will be used for the sole purpose of assisting the Applicant in its evaluation of the bids for the contract award, if one is to be made. The Contractor acknowledges that no representation or guarantee is made by the Applicant or its agents as to the actual amount of each type of debris to be moved, or the total amount of debris to be moved. **The tipping fee charged by the _____ Landfill is $_____ per ton. The Contractor shall pay all tipping fees and disposal costs and shall be included in the unit prices submitted on this form.** Contractor agrees to complete the project as described in accordance with the specifications and other information included in the Contract Documents for the following prices:

ITEM	ITEM DESCRIPTION	EST. QUANTITY	UNIT PRICE WRITTEN	UNIT PRICE NUMERIC	PRICE EXTENSION
1	**STRUCTURE REMOVAL AND DISPOSAL**, including fences, decks, signs, garage and the like, resulting from demolition to the site as designated in the RFB.	_____Tons	$_____ per ton	$_____ per ton	$_____
2	**WHITE GOODS.** The Contractor shall remove and transport all white goods (appliances), furnaces and water heaters in accordance with all Federal, State and local regulations to the site designated in the RFB. All units are to be handled in a manner to prevent them from discharging any remaining refrigerants into the atmosphere.	_____Pieces	$_____ _____ per piece	$_____ per piece	$_____
3	**ELECTRONIC WASTE.** Contractor shall remove and transport all electronic wastes to the site designated in the RFB.	_____Pieces	$_____ per piece	$_____ per piece	$_____
4	**HOUSEOLD HAZARDOUS WASTES.** Contractor shall remove and transport all household hazardous wastes to the site designated in the RFB.	_____Pounds	$_____ per pound	$_____ per pound	$_____
5	**UTILITIES DISCONNECTS.** Contractor shall disconnect and remove all utilities in accordance with the specifications contained in the RFB.	_____this site	$_____ _____	$_____ this site	$_____
6	**CLEAN FILL DIRT.** The Contractor shall use clean fill dirt from City provided stockpile in exposed basements and in other flood or non-flood related depressions resulting from demolition activities as contained in the RFB specifications.	_____Tons	$_____ _____ per ton	$_____ per ton	$_____
7	**DEMOLITION & REMOVAL OF CONCRETE-ASPHALT-ASSORTED.** The Contractor is to remove cement slabs of basementless structures, other cement slabs, patios, sidewalks, driveways, planters, retaining walls, etc. to the site designated in the RFB.	_____Tons	$_____ _____ per ton	$_____ per ton	$_____
8	**SUBSTRUCTURE.** The Contracor is to remove all concrete foundation walls, footings, sump pits and related structures.	_____Tons	$_____ per ton	$_____ per ton	$_____
9	**EROSION CONTROL/SEEDING/FERTILIZER/MULCH.** Application is per RFB specifications.	_____this site	$_____	$_____this site	$_____
10	**REMOVAL OF ACM.** As required in the RFB	_____this site	$_____	$_____	$_____

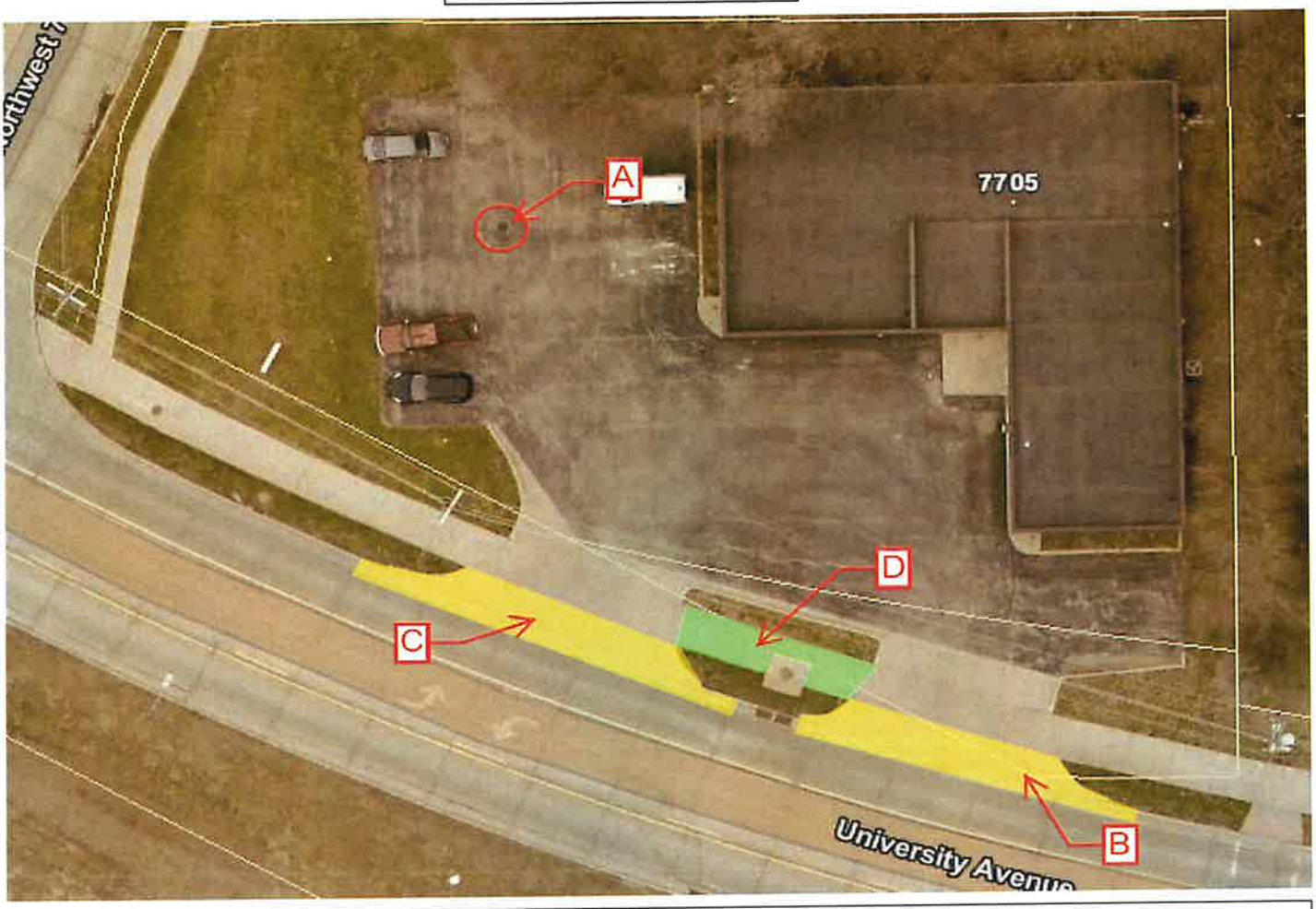
BID TABULATION IS FOR THIS STRUCTURE ADDRESS ONLY: 7705 University Avenue

TOTAL BID PRICE, NOT TO EXCEED: $_____ (NUMERIC)

TOTAL BID PRICE, NOT TO EXCEED: $_____ (WRITTEN)

CONTRACTOR: _____ BY: _____

7705 University Avenue



A. The intent for the establishment of final grade is to manipulate the remaining soil on the site following removals to convey sheet flow to the existing storm sewer inlet near the middle of the property. The final site grades shall be generally uniform across the site. This intake structure may need to be lowered or altered a bit after parking lot asphalt/concrete is removed to meet existing, adjacent ground elevations. The intake lid may need changed out to meet new conditions to properly accept sheet flow.

B. Driveway approach shall be removed. Full depth saw cut to nearest longitudinal joint and replace approximately 60 feet of curb and gutter.

C. Driveway approach shall be removed. Full depth saw cut to nearest longitudinal joint and replace approximately 71 feet of curb and gutter.

D. Replace approximately 240 square feet of 5" thick shared use path.

1. Remove all buildings, structures, ground signs, and other associated improvements.
2. Remove any junk and yard waste through the site.
3. Provide and erect temporary fencing (minimum of 48" in height) around all excavations, buildings or other dangerous elements that may pose a hazard to the general public. Maintain fencing to consistently restrict from top to grade and to prevent any horizontal openings greater than 2 inches. Remove fencing at no cost to the City.
4. Protect all adjacent structures, parking lots, driveways, sidewalks, utilities, lawns and other property elements from damage from the demolition activities. Any adjacent property damage repair shall be made by the contractor at no cost to the City.
5. Promptly remove any demolition debris, litter or mud from the streets, right-of-way or adjacent property caused by any demolition activities. Repair damage to any streets, right-of-way or adjacent property caused by the demolition activities at no cost to the City.
6. Maintain or re-establish all tiles, roadway subdrains, culverts or other drainage facilities not identified in the contract documents for removal.
7. Sewer services must be capped at the property line with both a cap and concrete. If there is a known issue (broken) with the service, the City may require this to be removed to the main. The tee will be removed and replaced with pipe and tied in with HY-Max type coupler.
8. Water Services are capped at the corp on the water main with copper penny and cap. If under pavement, Public works director will decide course of action.
9. Install filter sock at back of curb, downhill slopes, and as needed to prevent mud from leaving the site. Provide appropriate controls to limit the tracking of mud into the streets.
10. Take steps to prevent the generation of litter during demolition and collect all litter from the demolition area at the end of each working day. Cover all open-bodied vehicles transporting demolition debris and trash.
11. Provide top soil (minimum 4 inches) as necessary to re-establish drainage patterns consistent with the site conditions prior to demolition. The final grade should not contain any ponding areas.
12. Once the final grade has been achieved, all disturbed areas shall be seeded and stabilized.

LIMITED NESHAP PRE-DEMOLITION ASBESTOS SURVEY

PREPARED FOR:

City of Clive
1900 NW 114th Street
Clive, Iowa 50313

PROJECT LOCATION:

Printing Business
7705 University Ave
Clive, Iowa 50325

Project Date(s): August 8, 2022

Report Date: September 1, 2022

Atlas Project ID: 204BS04872

Atlas
4503 E 50th Street, Suite 800
Des Moines, IA 50317

4503 East 50th Street, Suite 800, Des Moines, Iowa 50317
515.981.1528 | atlas.com

September 1, 2022

City of Clive
Doug Ollendike
Community Development Director
1900 NW 114th Street
Clive, Iowa 50313
dollendike@cityofclive.com

Re: Limited NESHAP Pre-Demolition Asbestos Survey
Printing Business
7705 University Ave, Clive, Iowa 50325
Atlas Project Number: 204BS04872

Atlas is pleased to submit the attached Limited NESHAP Pre-Demolition Asbestos Survey conducted at the above-referenced site. This report includes procedures, methodologies and analytical laboratory results.

Atlas appreciates the opportunity to perform these services for the City of Clive, and we look forward to working with you in the future. If you need any assistance with the implementation of the recommendations contained in this report, please feel free to give us a call at (515) 981-4528 and we will respond promptly to your needs.

Sincerely,

ATLAS TECHNICAL CONSULTANTS, LLC

Eric Brown
Iowa Inspector
(515) 981-4528

Eric J. Mueggenberg
Operations Manager
(515) 981-4528

T A B L E O F C O N T E N T S

LETTER OF TRANSMITTAL i

1.0 SCOPE OF SERVICES 4

2.0 GENERAL SITE CONDITIONS 4

3.0 ASBESTOS SURVEY REPORT 4
- 3.1 Regulation Review 5
- 3.2 Homogeneous Areas 5
- 3.3 Sampling Strategy 5
- 3.4 Suspect Asbestos-Containing Materials 6
- 3.5 Laboratory Analytical Results 7

4.0 CONCLUSIONS AND RECOMMENDATIONS 7

5.0 ASSUMPTIONS AND LIMITATIONS 7

APPENDICES

APPENDIX A LABORATORY ANALYTICAL REPORT

APPENDIX B INSPECTOR ACCREDITATIONS

APPENDIX C PHOTO LOG

ATLAS

LIMITED NESHAP PRE-DEMOLITION ASBESTOS SURVEY

Printing Business
7705 University Ave
Clive, Iowa 50325
Atlas Project Number: 204BS04872

1.0 SCOPE OF SERVICES

The purpose of this project was to perform a Limited NESHAP Pre-Demolition Asbestos Survey at the above-referenced property.

Atlas provided a representative asbestos survey at the identified building in accordance with the referenced agreement and as outlined below:

1. Review any existing asbestos reports relating to the site, if available.
2. Identify accessible suspect asbestos-containing materials (ACM) in accordance with the USEPA National Emission Standard for Hazardous Air Pollutants (NESHAP), (ref.: 40 CFR, Part 61) of only the building materials that make up the demolition areas.
3. Collect and analyze bulk samples of suspect materials of only the building materials that make up the demolition areas.
4. Quantify any asbestos-containing materials and record location.

2.0 GENERAL SITE CONDITIONS

The survey was conducted at the house located at 7705 University Ave in Clive, Iowa. The property consisted of the printing business. The survey area was limited to the building and areas that might be disturbed during demolition.

3.0 ASBESTOS SURVEY REPORT

On August 8, 2022, the site located at 7705 University Ave in Clive, Iowa 50325 was inspected for asbestos-containing building materials by inspector Eric Brown of Atlas. Mr. Brown has completed the requisite training for asbestos accreditation as inspector at a state approved training provider under TSCA Title II. Mr. Brown's State of Iowa Inspector number is 22-7943.

The site was visually inspected for the presence of building materials as suspect asbestos-containing materials (ACM). Materials that were hidden, not accessible, or when sampled would damage the integrity of the structure, were not sampled as part of this survey. Materials visibly identified as non-asbestos (fibrous glass, foam rubber, wood, etc.) were not sampled. The asbestos survey consisted of three basic steps: **1)** a visual inspection of the proposed site; **2)** a determination of homogeneous areas with suspect surfacing, thermal system insulation, and miscellaneous materials; and **3)** sampling accessible, friable and non-friable, suspect

materials.

3.1 Regulation Review

The U.S. EPA qualifies asbestos-containing materials (ACM) as materials with an asbestos content greater than 1%. According to Iowa OSHA, ACM is any material found to contain asbestos, regardless of its concentration, and shall be regulated as hazardous waste. The following definitions are taken from Section 61.141 of Subpart M, Part 61 of Title 40: Protection of Environment of the Code of Federal Regulations (CFR).

- "Category I non-friable asbestos-containing material (ACM)" is defined as asbestos-containing packings, gaskets, resilient floor covering, and asphalt roofing products containing more than 1% asbestos as determined using the method specified in appendix E, subpart E, 40 CFR part 763, section 1, Polarized Light Microscopy (PLM).

- "Category II non-friable ACM" is defined as any material, excluding Category I non-friable ACM, containing more than 1% asbestos as determined using the methods specified in appendix E, subpart E, 40 CFR part 763, section 1, PLM that, when dry, ***cannot*** be crumbled, pulverized, or reduced to powder by hand pressure.

- "Friable asbestos material" is defined as any material containing more than 1% asbestos as determined using the methods specified in appendix E, subpart E, 40 CFR part 763, section 1, PLM that when dry, ***can*** be crumbled, pulverized, or reduced to powder by hand pressure. If the asbestos content is less than 10% as determined by a method other than point counting by PLM, verify the asbestos content by point counting using PLM.

3.2 Homogeneous Areas

Prior to sampling, homogeneous areas were identified in order to facilitate a sampling strategy. A homogeneous sampling area can be described as one or more areas with suspect material similar in appearance and texture that have the same installation date and function. The actual number of samples collected from each homogeneous sampling area may vary, dependent upon material type and the professional judgment of the inspector.

3.3 Sampling Strategy

The sampling strategy incorporated AHERA requirements, quantities of suspect material, and the inspector's judgment to aid in the identification of suspect asbestos-containing materials. If the analytical results indicated that all the samples collected per homogeneous area did not contain asbestos, then the homogeneous area (material) was considered non-asbestos-containing. However, if the analytical results of one or more of the samples collected per homogeneous area indicated that asbestos was present in quantities greater than one percent asbestos (as defined by EPA), all of the homogeneous area (material) was treated as an asbestos-containing material regardless of any other analytical results. Materials which were

visually determined to be non-asbestos (i.e. fibrous glass, foam rubber, etc.) by the accredited inspector were not required to be sampled. Actual collection of a bulk asbestos sample involves physically removing approximately one square inch (1 in^2) of material and placing it in an airtight sample container. Sample containers were marked with a unique identification number, which was documented in the field notes.

3.4 Suspect Asbestos-Containing Materials

The following table contains a list of twenty-four (24) sampled accessible building materials suspected of containing asbestos:

TABLE 1A: SUSPECT BUILDING MATERIALS

MATERIAL	LOCATION	SAMPLE NUMBER
Drywall	Throughout	1
Stucco	Exterior	2
Brown Window Caulk	Exterior	3
Expansion Joint, Light Gray	Exterior	4
Light Tan Caulk	Doors	5
Light Gray Caulk	Windows	6
Gray Tar	Roof (SE Vent)	7
Black Tar	Roof	8
Black Tar	Roof	9
Tan Caulk	Roof Parapet Wall	10
Black Caulk	Roof Parapet Wall	11
EPDM Black Tar	Roof	12
Tan Caulk	Roof (NW Vent)	13
Drywall Tape	Throughout	14
2' x 4' Ceiling Tiles	Offices	15
Drywall Mud	Throughout	16 A, B, C
4" Cove Base Gray-Beige	Throughout	17
Cove Base Mastic	Throughout	18
Caulk White	Sink	19
Carpet Mastic	Offices	20
Plumbers Putty	HVAC	21
CMU Grout	Throughout	22

The following table is a summary of the suspect asbestos-containing materials that have been determined, through laboratory analysis, to contain asbestos:

TABLE 2: ASBESTOS-CONTAINING MATERIALS				
MATERIAL	**LOCATION**	**SAMPLE NUMBER**	**APPROX. QUANTITY**	**ASBESTOS CONTENT**
Gray Tar	Roof (SE Vent)	7	5 SQFT	20% Chrysotile
SQFT = Square Feet, LF = Linear Feet MF = Mechanical Fittings				

3.5 Laboratory Analytical Results

Bulk samples were analyzed by EMSL Analytical, Inc. located at 10752 Baltimore Ave, Beltsville, MD. Polarized Light Microscope analysis, utilizing dispersion staining techniques (ref.: EPA Method 600/M4-82-020), was performed to determine the asbestos content of the bulk samples collected at the site. This laboratory is currently a proficient participant in the American Industrial Hygiene Association (AIHA) Bulk Asbestos Proficiency Analytical Testing Program; a quality assurance program for polarized light microscopy analysis. Any material that contains greater than one percent asbestos is considered an ACM and must be handled according to Occupational Safety and Health Administration (OSHA), EPA, and all applicable state and local regulations.

Details of sample analysis are included in Appendix A, which contains a listing of all analyzed samples, sample locations, and analytical results relating to the site. Asbestos analytical results are reported as percentage and type. Other common non-asbestos components may also be noted in the analytical report.

4.0 CONCLUSIONS AND RECOMMENDATIONS

The following conclusions and recommendations are summarized as follows:

- Asbestos was detected in the gray tar sample collected from the SE roof vent located at 7705 University Ave, Clive, Iowa. Based on the results of the data collected during the assessment, the building requires further action prior to demolition.

5.0 ASSUMPTIONS AND LIMITATIONS

The results, findings, conclusions, and recommendations expressed in this report are based solely on conditions noted during the August 8, 2022, Atlas inspection of the printing business building at 7705 University Ave in Clive, Iowa.

Atlas did not perform destructive sampling -- it was not within Atlas's scope of work to remove surface materials to investigate portions of the structure or materials that may lay beneath the surface -- thus, any materials that could not be visually identified on the surface were not inspected and would not be noted in this report. Atlas's selection of sample

locations and frequency of sampling was based on the inspector's assumption that like materials in the same area are homogeneous in content.

The report is designed to aid the building owner, architect, construction manager, general contractor, and potential asbestos abatement contractor in locating ACM. Under no circumstances is the report to be utilized as a bidding document or as a project specification document since it does not have all the components required to serve as an Asbestos Project Design document or an Abatement Work plan.

Our professional services have been performed, our findings obtained, and our conclusions and recommendations prepared in accordance with customary principles and practices in the fields of environmental science and engineering. This statement is in lieu of other statements either expressed or implied. This report does not warrant against future operations or conditions, nor does it warrant against operations or conditions present of a type or at a location not investigated.

This report is intended for the sole use of the City of Clive. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document or the findings, conclusions, or recommendations is at the risk of said user.

APPENDIX A

LABORATORY ANALYTICAL REPORT

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042219645
Customer ID: ATC55
Customer PO:
Project ID:

Attention: Eric Mueggenberg
Atlas Technical
11117 Mockingbird Drive
Omaha, NE 68137

Project: Clive / 204BS04872

Phone: (515) 689-3216
Fax: (402) 597-8532
Received Date: 08/09/2022 9:20 AM
Analysis Date: 08/12/2022 - 08/16/2022
Collected Date: 08/08/2022

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
1 042219645-0001	Drywall	Brown/Gray/White Fibrous Heterogeneous	25% Cellulose	10% Quartz 55% Gypsum 10% Non-fibrous (Other)	None Detected
2 042219645-0002	Stucco	Gray/Tan/White Fibrous Heterogeneous	15% Glass	25% Quartz 30% Ca Carbonate 30% Non-fibrous (Other)	None Detected
3 042219645-0003	Brown Window Caulk	Brown/White/Black Fibrous Heterogeneous	5% Cellulose 30% Synthetic	10% Quartz 55% Non-fibrous (Other)	None Detected
4 042219645-0004	Expansion Joint Lt. Gray	Gray/White Fibrous Heterogeneous	30% Synthetic	30% Ca Carbonate 40% Non-fibrous (Other)	None Detected
5 042219645-0005	NW Door - Caulk Lt. Tan	Gray Non-Fibrous Homogeneous		25% Ca Carbonate 75% Non-fibrous (Other)	None Detected
6 042219645-0006	N Window - Caulk Lt. Gray	Gray/White Non-Fibrous Homogeneous		25% Ca Carbonate 75% Non-fibrous (Other)	None Detected
7 042219645-0007	SE Vent - Gray Tar	Gray/Black/Silver Fibrous Heterogeneous	30% Cellulose	10% Ca Carbonate 40% Non-fibrous (Other)	20% Chrysotile
8 042219645-0008	SE Vent - Black Tar	Black Non-Fibrous Heterogeneous		15% Ca Carbonate 85% Non-fibrous (Other)	None Detected
9 042219645-0009	S Vent - Black Tar	Brown/Gray/Black Fibrous Heterogeneous	10% Cellulose	25% Ca Carbonate 65% Non-fibrous (Other)	None Detected
10 042219645-0010	Parapet Wall - Tan Caulk	Gray/Tan Fibrous Heterogeneous	2% Synthetic	20% Ca Carbonate 78% Non-fibrous (Other)	None Detected
11 042219645-0011	Parapet Wall - Black Caulk	Gray/Black Fibrous Heterogeneous		15% Ca Carbonate 85% Non-fibrous (Other)	None Detected
12 042219645-0012	Roof - EPDM Tar Black	Gray/Black Fibrous Heterogeneous	5% Synthetic	20% Ca Carbonate 75% Non-fibrous (Other)	None Detected
13 042219645-0013	NW Vent - Tan Caulk	Gray/Tan Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
14 042219645-0014	Drywall Tape	Brown/Beige Fibrous Heterogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
15 042219645-0015	CT 2' x 4'	Brown/Gray/White Fibrous Heterogeneous	30% Cellulose 30% Min. Wool	30% Perlite 10% Non-fibrous (Other)	None Detected
16A 042219645-0016	Drywall Mud	Brown/White Fibrous Heterogeneous	25% Cellulose	30% Ca Carbonate 30% Mica 15% Non-fibrous (Other)	None Detected

Initial report from: 08/16/2022 09:00:59

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042219645
Customer ID: ATC55
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
17 042219645-0017	4" Cove Base Gray-Beige	Gray Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
18 042219645-0018	Cove Base Mastic	Brown/Yellow Fibrous Heterogeneous	35% Cellulose	25% Ca Carbonate 40% Non-fibrous (Other)	None Detected
19 042219645-0019	Sink Caulk White	Brown/Blue/Beige Fibrous Heterogeneous	5% Cellulose 10% Synthetic	30% Ca Carbonate 12% Mica 43% Non-fibrous (Other)	None Detected
16B 042219645-0020	Drywall Mud	Gray/White Fibrous Homogeneous	5% Cellulose	35% Ca Carbonate 25% Mica 35% Non-fibrous (Other)	None Detected
16C 042219645-0021	Drywall Mud	Brown/Tan/White Fibrous Heterogeneous	15% Cellulose	25% Ca Carbonate 25% Mica 35% Non-fibrous (Other)	None Detected
20 042219645-0022	Carpet Mastic	Gray/White/Yellow Fibrous Heterogeneous	30% Synthetic	30% Ca Carbonate 40% Non-fibrous (Other)	None Detected
21 042219645-0023	Plumbers Putty	Gray/Tan/Beige Fibrous Heterogeneous	35% Synthetic	20% Ca Carbonate 45% Non-fibrous (Other)	None Detected
22 042219645-0024	CMU Grout	Gray/White/Beige Non-Fibrous Heterogeneous		60% Quartz 40% Ca Carbonate	None Detected
23 042219645-0025	Brick Mortar	Gray/White/Red Non-Fibrous Heterogeneous		55% Quartz 45% Ca Carbonate	None Detected
24 042219645-0026	Front Entrance - Gray Caulk	Brown/Gray/Red Fibrous Heterogeneous	12% Cellulose 5% Wollastonite	5% Quartz 35% Ca Carbonate 43% Non-fibrous (Other)	None Detected
25 042219645-0027	On Siding - White Caulking	Brown/Gray/White Fibrous Heterogeneous	12% Cellulose	30% Ca Carbonate 58% Non-fibrous (Other)	None Detected
26 042219645-0028	Shingle	Brown/Red/Black Fibrous Heterogeneous	35% Glass	30% Quartz 35% Non-fibrous (Other)	None Detected
27 042219645-0029	Upper Concrete	Gray/White/Beige Non-Fibrous Heterogeneous		55% Quartz 30% Ca Carbonate 15% Non-fibrous (Other)	None Detected
28 042219645-0030	Lower Concrete	Gray/White/Beige Non-Fibrous Heterogeneous		50% Quartz 30% Ca Carbonate 20% Non-fibrous (Other)	None Detected
29 042219645-0031	Felt Paper	Black Fibrous Heterogeneous	25% Glass	75% Non-fibrous (Other)	None Detected
30 042219645-0032	Roof - Black Tar	Gray/Black Non-Fibrous Homogeneous		3% Quartz 30% Ca Carbonate 67% Non-fibrous (Other)	None Detected
31 042219645-0033	4" Cove Base Green	Green Non-Fibrous Homogeneous		50% Ca Carbonate 50% Non-fibrous (Other)	None Detected
32 042219645-0034	Cove Base Mastic Tan	White/Yellow/Beige Fibrous Heterogeneous	15% Cellulose 12% Synthetic	25% Ca Carbonate 15% Mica 33% Non-fibrous (Other)	None Detected
33 042219645-0035	NW Room - Wall Paper Blue	White/Green Fibrous Heterogeneous	65% Synthetic	35% Non-fibrous (Other)	None Detected

Initial report from: 08/16/2022 09:00:59

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042219645
Customer ID: ATC55
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
34 042219645-0036	W RR - White Caulk	Tan/White Fibrous Heterogeneous	20% Synthetic	30% Ca Carbonate 50% Non-fibrous (Other)	None Detected
35 042219645-0037	W RR - 4" Cove Base Gray	Gray Non-Fibrous Homogeneous		40% Ca Carbonate 60% Non-fibrous (Other)	None Detected
36 042219645-0038	W RR - Cove Base Mastic	Gray/Yellow Fibrous Heterogeneous	10% Synthetic	15% Ca Carbonate 75% Non-fibrous (Other)	None Detected
37 042219645-0039	W RR - 2' x 2' CT	Gray/White Fibrous Heterogeneous	5% Cellulose 60% Min. Wool	35% Non-fibrous (Other)	None Detected
38 042219645-0040	NW Room - Linoleum Flooring	Brown/Gray/Beige Fibrous Heterogeneous	15% Cellulose 25% Synthetic 10% Glass	20% Ca Carbonate 30% Non-fibrous (Other)	None Detected
39 042219645-0041	NW Room - Tan Mastic for Linoleum	Tan/Yellow Fibrous Heterogeneous	15% Cellulose 25% Synthetic 5% Glass	15% Ca Carbonate 40% Non-fibrous (Other)	None Detected
40 042219645-0042	SW Room - Carpet Mastic Tan	Tan/White/Yellow Fibrous Heterogeneous	30% Synthetic	35% Ca Carbonate 35% Non-fibrous (Other)	None Detected
41 042219645-0043	Hallway W End - Carpet Mastic Tan	Tan/Yellow Fibrous Heterogeneous	30% Synthetic	30% Ca Carbonate 40% Non-fibrous (Other)	None Detected
42 042219645-0044	Hallway - 6" Beige Cove Base	Gray/Beige Non-Fibrous Homogeneous		35% Ca Carbonate 65% Non-fibrous (Other)	None Detected
43 042219645-0045	Cove Base Mastic Tan	Gray/Yellow/Beige Fibrous Heterogeneous	10% Cellulose 15% Synthetic	15% Ca Carbonate 60% Non-fibrous (Other)	None Detected
44 042219645-0046	4" Beige Cove Base	Gray/Beige Non-Fibrous Homogeneous		35% Ca Carbonate 65% Non-fibrous (Other)	None Detected
45 042219645-0047	Cove Base Mastic Tan	Brown/Yellow Fibrous Heterogeneous	35% Cellulose 5% Synthetic	15% Ca Carbonate 45% Non-fibrous (Other)	None Detected
46 042219645-0048	Drywall Tape	White Fibrous Homogeneous	25% Cellulose	10% Ca Carbonate 65% Non-fibrous (Other)	None Detected
47A 042219645-0049	Drywall Mud	White Non-Fibrous Homogeneous		40% Ca Carbonate 10% Mica 10% Perlite 40% Non-fibrous (Other)	None Detected
48 042219645-0050	N Side 2nd Room from W - Drywall	Brown/White Fibrous Homogeneous	10% Cellulose 8% Glass	60% Gypsum 22% Non-fibrous (Other)	None Detected
49 042219645-0051	N Side 2nd Room from W - Carpet Mastic	Yellow Non-Fibrous Homogeneous	5% Cellulose	15% Ca Carbonate 10% Mica 70% Non-fibrous (Other)	None Detected
50 042219645-0052	Kitchen - Sink Insulation Offwhite	Tan Fibrous Homogeneous	20% Cellulose	30% Ca Carbonate 20% Mica 30% Non-fibrous (Other)	None Detected
51 042219645-0053	Kitchen - Floor Tile Grout	Brown Non-Fibrous Heterogeneous		40% Quartz 40% Ca Carbonate 20% Non-fibrous (Other)	None Detected

Initial report from: 08/16/2022 09:00:59

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042219645
Customer ID: ATC55
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
52 042219645-0054	Kitchen - 4" Cove Base Cream	Tan Non-Fibrous Homogeneous		35% Ca Carbonate 65% Non-fibrous (Other)	None Detected
53 042219645-0055	Kitchen - Cove Base Mastic Tan	Yellow Non-Fibrous Homogeneous		20% Ca Carbonate 80% Non-fibrous (Other)	None Detected
54 042219645-0056	Reception - 1' x 1' CT	Gray/White Fibrous Homogeneous	55% Min. Wool	10% Ca Carbonate 20% Perlite 15% Non-fibrous (Other)	None Detected
47B 042219645-0057	Reception - Drywall Mud	White Non-Fibrous Homogeneous	3% Cellulose	40% Ca Carbonate 10% Mica 47% Non-fibrous (Other)	None Detected
55 042219645-0058	Dining Area - Faux Wood Flooring	Brown Fibrous Homogeneous	60% Cellulose	40% Non-fibrous (Other)	None Detected
56A 042219645-0059	Lobby SW - Textured Paint	White Non-Fibrous Homogeneous		40% Ca Carbonate 10% Mica 50% Non-fibrous (Other)	None Detected
56B 042219645-0060	Lobby NE - Textured Paint	White Non-Fibrous Homogeneous		35% Ca Carbonate 15% Mica 20% Perlite 30% Non-fibrous (Other)	None Detected
56C 042219645-0061	Lobby SE - Textured Paint	White Non-Fibrous Homogeneous		40% Ca Carbonate 20% Mica 40% Non-fibrous (Other)	None Detected
58 042219645-0062	N Side 3rd Room from W - Sink Insulation	Tan/White Fibrous Homogeneous	20% Cellulose	30% Ca Carbonate 15% Mica 35% Non-fibrous (Other)	None Detected
57 042219645-0063	N Side 3rd Room from W - Caulk Offwhite	White Non-Fibrous Homogeneous	25% Wollastonite	20% Mica 55% Non-fibrous (Other)	None Detected
59 042219645-0064	N Side 3rd Room from W - Wall Paper	White Fibrous Homogeneous	20% Cellulose	30% Ca Carbonate 50% Non-fibrous (Other)	None Detected
60 042219645-0065	NE Room Closet - Linoleum	Gray/Tan/White Fibrous Homogeneous	25% Cellulose 10% Synthetic 12% Glass	30% Ca Carbonate 23% Non-fibrous (Other)	None Detected
61 042219645-0066	NE Room Closet - Linoleum Mastic	Yellow Non-Fibrous Homogeneous	10% Cellulose	20% Ca Carbonate 70% Non-fibrous (Other)	None Detected
62 042219645-0067	NE Utility Room - Plumbers Putty	Tan Non-Fibrous Homogeneous		40% Ca Carbonate 60% Non-fibrous (Other)	None Detected
63 042219645-0068	NE Utility Room - Vibration Damper	Black Fibrous Homogeneous	30% Synthetic	20% Ca Carbonate 50% Non-fibrous (Other)	None Detected
47C 042219645-0069	NE Utility Room - Drywall Mud	White Non-Fibrous Homogeneous		10% Ca Carbonate 20% Gypsum 20% Mica 10% Perlite 40% Non-fibrous (Other)	None Detected
47D 042219645-0070	NE Utility Room Ceiling - Drywall Mud	White Non-Fibrous Homogeneous	3% Cellulose	40% Ca Carbonate 5% Mica 10% Perlite 42% Non-fibrous (Other)	None Detected
47E 042219645-0071	Visitation Room - Drywall Mud	White Non-Fibrous Homogeneous		40% Ca Carbonate 3% Mica 57% Non-fibrous (Other)	None Detected

Initial report from: 08/16/2022 09:00:59

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042219645
Customer ID: ATC55
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
47F 042219645-0072	Visitation Room - Drywall Mud	White Non-Fibrous Homogeneous	2% Cellulose	40% Ca Carbonate 3% Micaceous Flakes 55% Non-fibrous (Other)	None Detected
47G 042219645-0073	S Closet to Reception - Drywall Mud	White Non-Fibrous Homogeneous		40% Ca Carbonate 5% Mica 55% Non-fibrous (Other)	None Detected
64 042219645-0074	Visitation Room - 4" Blue Cove Base	Blue Non-Fibrous Homogeneous		35% Ca Carbonate 65% Non-fibrous (Other)	None Detected
65 042219645-0075	Visitation Room - Cove Base Mastic	Tan Fibrous Homogeneous	10% Synthetic	20% Ca Carbonate 5% Mica 65% Non-fibrous (Other)	None Detected
66 042219645-0076	Office - Upper Linoleum	Tan/White Fibrous Homogeneous	30% Cellulose 15% Glass	25% Ca Carbonate 30% Non-fibrous (Other)	None Detected
67 042219645-0077	Office - Tan Mastic	Tan/Yellow Non-Fibrous Homogeneous		20% Ca Carbonate 5% Mica 75% Non-fibrous (Other)	None Detected
68 042219645-0078	Office - Lower Linoleum	Gray/White Fibrous Homogeneous	20% Cellulose 10% Synthetic 20% Glass	30% Ca Carbonate 20% Non-fibrous (Other)	None Detected
69 042219645-0079	Office - Tan Mastic	Tan/Yellow Non-Fibrous Homogeneous	2% Cellulose	20% Ca Carbonate 5% Mica 73% Non-fibrous (Other)	None Detected
70 042219645-0080	Glass Block Grout	Gray Non-Fibrous Heterogeneous		45% Quartz 30% Ca Carbonate 25% Non-fibrous (Other)	None Detected
71 042219645-0081	Dk Brown Window Caulk	Brown Non-Fibrous Homogeneous		25% Ca Carbonate 75% Non-fibrous (Other)	None Detected
72 042219645-0082	White Window Caulk	White Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
73 042219645-0083	Felt Paper	Brown Fibrous Homogeneous	60% Cellulose	10% Ca Carbonate 30% Non-fibrous (Other)	None Detected
74 042219645-0084	Shingle	Brown/Tan/Black Fibrous Heterogeneous	30% Glass	20% Quartz 30% Ca Carbonate 20% Non-fibrous (Other)	None Detected
75 042219645-0085	Garage-House Hall - Window Glazing	Brown/Gray/Tan Fibrous Homogeneous		40% Ca Carbonate 56% Non-fibrous (Other)	4% Chrysotile
76 042219645-0086	Chimney Tar	Brown/Black Fibrous Homogeneous	35% Cellulose	20% Ca Carbonate 45% Non-fibrous (Other)	None Detected
77 042219645-0087	Basement - Window Glazing	Gray/White Fibrous Homogeneous		40% Ca Carbonate 58% Non-fibrous (Other)	2% Chrysotile
78 042219645-0088	Brown Caulk	Brown Non-Fibrous Homogeneous		30% Ca Carbonate 70% Non-fibrous (Other)	None Detected
79 042219645-0089	CMU Mortar	Brown/Tan Non-Fibrous Heterogeneous		45% Quartz 30% Ca Carbonate 25% Non-fibrous (Other)	None Detected
80 042219645-0090	Middle S Window on W Side - Brick Mortar	Brown Non-Fibrous Heterogeneous		40% Quartz 30% Ca Carbonate 30% Non-fibrous (Other)	None Detected

Initial report from: 08/16/2022 09:00:59

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order: 042219645
Customer ID: ATC55
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos % Fibrous	Non-Asbestos % Non-Fibrous	Asbestos % Type
81 042219645-0091	S Wall - Stucco	Gray Non-Fibrous Heterogeneous		45% Quartz 30% Ca Carbonate 25% Non-fibrous (Other)	None Detected
82 042219645-0092	Master Bedroom - Textured Paint	White Non-Fibrous Homogeneous		40% Ca Carbonate 20% Mica 40% Non-fibrous (Other)	None Detected
83A 042219645-0093	Balcony - Popcorn Paint	White Non-Fibrous Homogeneous	1% Wollastonite 6% Fibrous (Other)	60% Ca Carbonate 10% Mica 23% Non-fibrous (Other)	None Detected
84 042219645-0094	Attic - Old Chingle	Brown Fibrous Homogeneous	40% Cellulose 10% Synthetic	15% Ca Carbonate 35% Non-fibrous (Other)	None Detected
83B 042219645-0095	Balcony - Popcorn Paint	Beige Non-Fibrous Homogeneous	6% Cellulose 5% Wollastonite	50% Ca Carbonate 7% Mica 32% Non-fibrous (Other)	None Detected
83C 042219645-0096	Balcony - Popcorn Paint	Beige Non-Fibrous Homogeneous	5% Fibrous (Other)	50% Ca Carbonate 10% Mica 35% Non-fibrous (Other)	None Detected
85 042219645-0097	Balcony - Drywall Tape	Tan Fibrous Homogeneous	80% Cellulose	8% Ca Carbonate 5% Mica 7% Non-fibrous (Other)	None Detected
86A 042219645-0098	Balcony - Drywall Mud	Beige Non-Fibrous Homogeneous	4% Cellulose	50% Ca Carbonate 10% Mica 36% Non-fibrous (Other)	None Detected
87 042219645-0099	Balcony - Drywall	Brown/White Fibrous Homogeneous	8% Cellulose	30% Ca Carbonate 20% Gypsum 42% Non-fibrous (Other)	None Detected
88 042219645-0100	Basement - Yellow Caulk	White Non-Fibrous Homogeneous		60% Ca Carbonate 2% Mica 38% Non-fibrous (Other)	None Detected
89 042219645-0101	Basement - Duct Work Wrap	White Fibrous Homogeneous	15% Cellulose	15% Ca Carbonate 5% Mica 35% Non-fibrous (Other)	30% Chrysotile
86B 042219645-0102	Restroom - Drywall Mud	White Non-Fibrous Homogeneous	4% Wollastonite	50% Ca Carbonate 8% Mica 38% Non-fibrous (Other)	None Detected
90A 042219645-0103	Kitchen - Ceiling Texture	White Non-Fibrous Homogeneous	1% Cellulose	50% Quartz 45% Ca Carbonate 4% Non-fibrous (Other)	None Detected
86C 042219645-0104	Kitchen - Drywall Mud	Beige Non-Fibrous Homogeneous		50% Ca Carbonate 7% Mica 43% Non-fibrous (Other)	None Detected
90B 042219645-0105	Kitchen - Ceiling Texture	White Non-Fibrous Homogeneous	6% Wollastonite	40% Quartz 50% Ca Carbonate 4% Non-fibrous (Other)	None Detected
90C 042219645-0106	Living Room - Ceiling Texture	White Non-Fibrous Homogeneous	<1% Cellulose 4% Wollastonite	40% Quartz 50% Ca Carbonate 6% Non-fibrous (Other)	None Detected
91 042219645-0107	Garage - House Hall - 12" x 12" VFT White	White Non-Fibrous Homogeneous		50% Ca Carbonate 3% Mica 40% Non-fibrous (Other)	7% Chrysotile
92 042219645-0108	Garage - House Hall - VFT Mastic	Green Non-Fibrous Homogeneous	4% Cellulose	12% Ca Carbonate 84% Non-fibrous (Other)	None Detected

Initial report from: 08/16/2022 09:00:59

EMSL Analytical, Inc.
200 Route 130 North Cinnaminson, NJ 08077
Tel/Fax: (800) 220-3675 / (856) 786-5974
http://www.EMSL.com / cinnasblab@EMSL.com

EMSL Order:	042219645
Customer ID:	ATC55
Customer PO:	
Project ID:	

Analyst(s)

Camryn Collette (45)
George Malone (47)
Ryan Manion (16)

Samantha Rundstrom, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Analytical, Inc. Beltsville, MD NVLAP Lab Code 200293-0

Initial report from: 08/16/2022 09:00:59

OrderID: 042219645

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody (Air, Bulk, Soil)

EMSL Order Number / Lab Use Only: 042219645

EMSL Analytical, Inc.
200 Route 130 North
Cinnaminson, NJ 08077
PHONE: 1-800-220-3675
EMAIL: c@emsl.com

If Bill-To is the same as Report-To leave this section blank. Third-party billing requires written authorization.

Customer Information

Customer ID:	ATC55
Company Name:	Atlas Technical Consultants, LLC
Contact Name:	Eric Mueggenberg
Street Address:	11117 Mockingbird Drive
City, State, Zip:	Omaha NE 68137
Country:	US
Phone:	515-981-4528
Email(s) for Report:	Eric.Mueggenberg@oneatlas.com

Billing Information

Billing ID:	ATC55
Company Name:	Atlas Technical Consultants, LLC
Billing Contact:	Susan Becker
Street Address:	11117 Mockingbird Drive
City, State, Zip:	Omaha
Country:	US
Phone:	402-697-9747
Email(s) for Invoice:	Susan.Becker@oneatlas.com

Project Information

Project Name/No:	CLIVE 204 B104872
Purchase Order:	
EMSL LIMS Project ID: (if applicable, EMSL will provide)	
US State where samples collected:	IA
State of Connecticut (CT) must select project location:	☐ Commercial (Taxable) ☐ Residential (Non-Taxable)
Sampled By Name:	ERIC BROWN
Sampled By Signature:	Eric Brown
No. of Samples in Shipment:	104 (108) CEL

Turn-Around-Time (TAT)

☐ 3 Hour ☐ 4-4.5 Hour ☐ 6 Hour ☐ 24 Hour ☐ 32 Hour ☐ 48 Hour ☐ 72 Hour ☐ 96 Hour ☒ 1 Week ☐ 2 Week

TEM Air 3-6 Hour, please call ahead to schedule. 32 Hour TAT available for select tests only; samples must be submitted by 11:30 am.

Test Selection

PCM Air
- ☐ NIOSH 7400
- ☐ NIOSH 7400 w/ 8hr. TWA

PLM - Bulk (reporting limit)
- ☒ PLM EPA 600/R-93/116 (<1%)
- ☐ PLM EPA NOB (<1%)
- ☐ POINT COUNT
  - ☐ 400 (<0.25%) ☐ 1,000 (<0.1%)
- POINT COUNT w/ GRAVIMETRIC
  - ☐ 400 (<0.25%) ☐ 1,000 (<0.1%)
- ☐ NIOSH 9002 (<1%)
- ☐ NYS 198.1 (Friable - NY)
- ☐ NYS 198.6 NOB (Non-Friable - NY)
- ☐ NYS 198.8 (Vermiculite SM-V)

TEM - Air
- ☐ AHERA 40 CFR, Part 763
- ☐ NIOSH 7402
- ☐ EPA Level II
- ☐ ISO 10312*

TEM - Bulk
- ☐ TEM EPA NOB
- ☐ NYS NOB 198.4 (Non-Friable-NY)
- ☐ TEM EPA 600/R-93/116 w Milling Prep (0.1%)

Other Test (please specify)

TEM - Settled Dust
- ☐ Microvac - ASTM D5755
- ☐ Wipe - ASTM D6480
- ☐ Qualitative via Filtration Prep
- ☐ Qualitative via Drop Mount Prep

Soil - Rock - Vermiculite (reporting limit)* PLM
- ☐ EPA 600/R-93/116 with milling prep (<0.25%) PLM
- ☐ EPA 600/R-93/116 with milling prep (<0.1%) TEM
- ☐ EPA 600/R-93/116 with milling prep (<0.1%) TEM
- ☐ Qualitative via Filtration Prep
- ☐ TEM Qualitative via Drop Mount Prep

*Please call with your project-specific requirements.

☐ Positive Stop - Clearly Identified Homogeneous Areas (HA) | Filter Pore Size (Air Samples): ☐ 0.8um ☐ 0.45um

Sample Number	Sample Location / Description	Volume, Area or Homogeneous Area	Date / Time Sampled (Air Monitoring Only)
1	DRYWALL		8/5/22
2	STUCCO		
3	BROWN WINDOW CAULK		
4	EXPANSION JOINT LT. GRAY		
5	CAULK LT. TAN (NEW DOOR)		
6	CAULK LT GRAY (N. WINDOW)		
7	GRAY TAR (SE VENT)		
8	BLACK TAR (SE VENT)		

RECEIVED EMSL CINNAMINSON, N.J. 2022 AUG -9 AM 10:39

Special Instructions and/or Regulatory Requirements (Sample Specifications, Processing Methods, Limits of Detection, etc.)

Method of Shipment:		Sample Condition Upon Receipt:	
Relinquished by: Eric Brown	Date/Time: 8/5/22 17:30	Received by:	Date/Time
Relinquished by:	Date/Time:	Received by: DMB - FX	Date/Time 8-9-22 9:30A

Controlled Document - COC-05 Asbestos R13 2/26/2021

☐ AGREE TO ELECTRONIC SIGNATURE (By checking, I consent to signing this Chain of Custody document by electronic signature.)

EMSL Analytical, Inc.'s Laboratory Terms and Conditions are incorporated into this Chain of Custody by reference in their entirety. Submission of samples to EMSL Analytical, Inc. constitutes acceptance and acknowledgment of all terms and conditions by Customer.

Page 1 of 6

OrderID: 042219645

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

042219645

PHONE:
FAX:

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
9	BLACK TAR (S VENT)		8/5/12
10	TAN CAULK (PARAPET WALL)		
11	BLACK CAULK (PARAPET WALL)		
12	EPDM TAR BLACK ROOF		
13	TAN CAULK (NW VENT)		
14	DRYWALL TAPE		
15	CT 2"x4"		
16A	DRYWALL MUD		
17	4" COVEBASE GRAY-BEIGE		
18	COVE BASE MASTIC		
19	SINK CAULK WHITE		
16B	DRYWALL MUD		
16C	DRY WALL MUD		
20	CARPET MASTIC		
21	PLUMBERS PUTTY		
22	CMU GROUT		
23	BRICK MORTAR		
24	GRAY CAULK FRONT ENTRANCE		
25	WHITE CAULKING ON SIDING		
26	SHINGLE		
27	UPPER CONCRETE		
28	LOWER CONCRETE		
29	FELT PAPER		

*Comments/Special Instructions:

RECEIVED
EMSL
CINNAMINSON, N.J.
2012 AUG -9 AM 10 39

Page 2 of 6 pages

Controlled Document – Asbestos COC – R10 – 05/09/2016

OrderID: 042219645

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number *(Lab Use Only)*:

042219645

PHONE:
FAX:

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
30	BLACK TAR ROOF		8/8/22
31	4" COVE BASE GREEN		
32	COVE BASE MASTIC TAN		
33	WALL PAPER BLUE NW ROOM		
34	WHITE CAULK W RR		
35	4" COVE BASE GRAY W RR		
36	COVE BASE MASTIC W RR		
37	2'x2' CT W. RR.		
38	LINOLEUM FLOORING NW ROOM		
39	TAN MASTIC FOR LINOLEUM NW ROOM		
40	CARPET MASTIC TAN SW ROOM		
41	CARPET MASTIC TAN HALLWAY W END		
42	6" BEIGE COVEBASE HALLWAY		
43	COVEBASE MASTIC TAN		
44	4" BEIGE COVE BASE		
45	COVE BASE MASTIC TAN		
46	DRY WALL TAPE		
47A	DRY WALL MUD		
48	DRY WALL N. SIDE 1ST ROOM FROM W		
49	CARPET MASTIC " "		
50	SINK INSULATION OFF WHITE KITCHEN		
51	FLOOR TILE GROUT "		
52	4" COVEBASE CREAM "		

RECEIVED
EMSL
CINNAMINSON, N.J.
2022 AUG -9 AM 8:30

***Comments/Special Instructions:**

Page 3 of 6 pages

Controlled Document – Asbestos COC – R10 – 05/09/2016

OrderID: 042219645

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

042219645

PHONE:
FAX:

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
53	COVE BASE MASTIC TAN KITCHEN		8/7/22
54	1'x1' CT RECEPTION		
47B	DRYWALL MUD RECEPTION		
55	FAUX WOOD FLOORING DINING ROOM		
56A	TEXTURED PAINT LOBBY SW		
56B	" " " NE		
56C	" " " SE		
58	SINK INSULATION N. SIDE 3RD FROM W		
57	CAULK OFFWHITE " "		
59	WALL PAPER " "		
60	LINOLEUM NE ROOM CLOSET		
61	LINOLEUM MASTIC " "		
62	PLUMBERS PUTTY NE. UTILITY ROOM		
63	VIBRATION DAMPER " "		
47C	DRYWALL MUD " "		
47D	DRYWALL MUD " " CEILING		
47E	DRYWALL MUD VISITATION ROOM		
47F	" " " "		
47G	" " SCISSET TO RECEPTION		
64	4" BLUE COVEBASE VISITATION ROOM		
65	COVE BASE MASTIC "		
66	UPPER LINOLEUM OFFICE		
67	TAN MASTIC "		

*Comments/Special Instructions:

RECEIVED
EMSL
CINNAMINSON, N.J.
2022 AUG -9 AM 10:39

Page 4 of 6 pages

Controlled Document – Asbestos COC – R10 – 05/09/2016

OrderID: 042219645

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number (Lab Use Only):

042219645

PHONE:
FAX:

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
68	LOWER LINOLEUM OFFICE		8/3/22
69	TAN MASTIC "		
70	GLASS BLOCK GROUT		
71	DK BROWN WINDOW CAULK		
72	WHITE WINDOW CAULK		
73	FELT PAPER		
74	SHINGLE		
75	WINDOW GLAZING GARAGE - INNER WALL		
76	CHIMNEY TAR		
77	WINDOW GLAZING BASEMENT		
78	BROWN CAULK		
79	CMU MORTAR		
80	BRICK MORTAR MIDDLE S WINDOW ON W SIDE		
81	STUCCO S. WALL		
82	TEXTURED PAINT MASTER BEDROOM		
83A	POPCORN PAINT BALCONY		
84	OLD SHINGLE ATTIC		
83B	POPCORN PAINT BALCONY		
83C	POPCORN PAINT BALCONY		
85	DRYWALL TAPE "		
86A	DRYWALL MUD "		
87	DRYWALL "		
88	YELLOW CAULK BASEMENT		

*Comments/Special Instructions:

RECEIVED
EMSL
CINNAMINSON, N.J.
2022 AUG -9 AM 8:30

Page 5 of 6 pages

Controlled Document – Asbestos COC – R10 – 05/09/2016

OrderID: 042219645

EMSL ANALYTICAL, INC.
LABORATORY • PRODUCTS • TRAINING

Asbestos Chain of Custody

EMSL Order Number *(Lab Use Only)*:

042219645

PHONE:
FAX:

Additional Pages of the Chain of Custody are only necessary if needed for additional sample information

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
89	DUCT WORK WRAP BASEMENT		8/6/22
86B	DRYWALL MUD RESTROOM		
90A	CEILING TEXTURE KITCHEN		
86C	DRYWALL MUD KITCHEN		
90B	CEILING TEXTURE KITCHEN		
90C	" " LIVING ROOM		
91	12"X12" VFT WHITE GARAGE - HOUSE HALL		
92	VFT MASTIC " "		

RECEIVED
EMSL
CINNAMINSON, N.J.
2022 AUG -9 AM 8:29

*Comments/Special Instructions:

Page 6 of 6 pages

Controlled Document – Asbestos COC – R10 – 05/09/2016

APPENDIX B

INSPECTOR ACCREDITATIONS

ERIC BROWN

DOB: 05-07-1970

Issued: 03-01-2022



This person is licensed to perform asbestos work in the State of Iowa. ID card is intended for official use only and must be present on jobsite.

License Type	Number	Expires
INSPECTOR	22-7943	02-09-2023

DIVISION OF IOWA LABOR

Asbestos

Rod A. Roberts
Labor Commissioner

Midwest Training Institute

"A Higher Standard of Training"

An ATC Company

This is to **certifies that**

Eric Brown

has completed the requisite training for asbestos accreditation under TSCA Title II, 15 U.S.C. 2646 and the State of Nebraska Asbestos Regulations and passed the associated examination with a score of 70% or better.

EPA AHERA/Nebraska Asbestos Inspector Refresher Course

Course Location:
Des Moines, IA

Midwest Training Institute, Inc.
11117 Mockingbird Drive
Omaha, NE 68137
(402) 505-2940
(402) 515-0585
www.midwesttrainingsite.com

Todd Brown

Instructor

Course Date: 02/09/2022
Examination Date: 02/09/2022
Expiration Date: 02/09/2023
Certificate # MTITB9354 IR
Course Length 4 Hours

APPENDIX C

PHOTO LOG



View of the Printing Business building.

1



View of Gray Caulk (20% Chrysotile)

2

Photograph Log Printing Business 7705 University Ave Clive, Iowa	**Atlas Technical Consultants, LLC** 4503 East 50th Street, Suite 800, Des Moines, IA 50317 (515) 981-4528 Project No. 204BS04872

Memo

TO: Mayor and Council members
FROM: Mela Nisic, Human Resources Specialist
DATE: January 29, 2026
RE: Approve Pay Rate - Tanner Peterson - Full-Time Firefigthter/EMT - $21.09/Hr - Effective 01/30/2026

SYNOPSIS:

Staff recommends the hiring of Tanner Peterson to fill the currently vacant Full-Time Firefighter/EMT position. Tanner is a Carlisle High School graduate and current Carlisle resident. For the past two years, Tanner has served as a Part-Time EMT with the Carlisle Fire Department. Additional experience includes work as a general laborer in the construction field and as a lawn care provider, reflecting a strong work ethic and familiarity with physically demanding work environments. Tanner has expressed a strong desire to pursue both firefighting certifications and paramedic certification. Staff is excited to welcome Tanner to the team.

Attachments:
1. Offer_Peterson
2. Resume_Peterson
3. Job Description Firefighter EMT (FT)

Memo

TO: Tanner B. Peterson

FROM: Matt McQuillen, City Manager

DATE: January 12, 2026

RE: Employment Offer

Clive

Distinct by Nature

City Manager

It is my pleasure to offer you the opportunity to become a part-time Firefighter/EMT for the City of Clive, contingent upon a successful completion of the written and physical Central Iowa Fire and EMS Testing Consortium or equivalent. As well as the pre-employment physical, drug/alcohol screen, physical capacity assessment and thorough background check.

In additiona, continued employment is contingent upon the successful completion of the **State of Iowa Paramedic Certification** no later than **June 1, 2028**. Failure to complete the Firefighter/Paramedic classification requirements by this date will result in termination of employment, in accordance with the Clive Professional Fire Fighters Local Union 5055 Agreement.

I anticipate, dependent upon your acceptance, to have the recommendation before the City Council on January 29, 2026. As for all union staff, the Clive Professional Fire Fighters Local Union 5055 Contract and the Clive Employee Handbook are the controlling documents for employees. In accordance with the Clive Professional Fire Fighters Local Union 5055 contract your wage for the Firefighter/EMT position in Step 1 will be $21.09/hr.

Start Date:	January 30, 2026
Beginning Salary:	$21.09/Hour – Step 1
Employment Status:	Non-Exempt, Full-Time Firefighter/EMT
Supervisor:	Clay Garcia, Fire Chief

As you review the offer and our Employee Handbook please feel free to contact me with questions you may have regarding your employment. If the above is acceptable please sign in the space provided below and return at your earliest convenience.

I look forward to you becoming part of the Clive Fire Department Team and hope your employment experience will be enjoyable and rewarding.

Tanner Peterson 1-16-25

Tanner Peterson Date

Matt McQuillen 1/14/26

Matt McQuillen, City Manager Date

The offer is contingent upon the Clive City Council approval of the recommended wage rate.

POSITION

Firefighter/EMT – Full Time

COUNCIL APPROVED
Date 3/27/2025

FLSA CLASSIFICATION

Non-Exempt

FACILITY AND WORK AREA

Clive Fire Department Response District and Clive Fire Stations

JOB SUMMARY

Under the general supervision of the Clive Fire Department Officers, provides emergency medical care to sick and injured persons, controls and extinguishes fires, performs rescue, protects life and property and maintains equipment.

JOB FUNCTIONS

Examples of Essential Job Functions

- Responds to calls for the potential for emergency medical service.
- Within the limits of his/her medical certification provides emergency medical care to the sick and injured.
- Within the limits of his/her medical certification operates and maintains emergency medical equipment.
- Communicates with hospital emergency departments, nurses, physicians and physician designees.
- Completes a pre-hospital medical report on all patients seen, treated or transported.
- Responds to fire alarms and other emergency calls. Selects hose nozzle, depending on type of fire, and directs stream of water or chemicals onto fire.
- Positions and climbs ladders to gain access to upper levels of buildings to assist individuals from burning structures.
- Creates openings in buildings for ventilation.
- Protects property from water and smoke by using waterproof salvage covers, smoke ejector and fans.
- Communicates with others during emergency operations with radio or portable telephone.
- Maintains apparatus, buildings and equipment.
- Participates in drills, demonstrations and courses in emergency medical care techniques, firefighting techniques and other emergency skills.
- Regular attendance is essential for this position.

Essential Job Tasks (Reference: NFPA 1582)

- Performing fire-fighting tasks (e.g., hose line operations, extensive crawling, lifting and carrying heavy objects, ventilating roofs or walls using power or hand tools, forcible entry), rescue operations, and other emergency response actions under stressful conditions while wearing personal protective ensembles and self-contained breathing apparatus (SCBA), including working in extremely hot or cold environments for prolonged time periods.
- Wearing an SCBA, which includes a demand valve-type positive-pressure face piece and HEPA filter masks, which require the ability to tolerate increased respiratory workloads.
- Exposure to toxic fumes, irritants, particulates, biological (infectious) and non-biological hazards, and/or heated gases, despite the use of personal protective ensembles and SCBA.
- Climbing six or more flights of stairs while wearing fire protective ensemble weighing at least 50 lb (22.6 kg) or more and carrying equipment/tools weighing an additional 20 to 40 lbs (9 to 18 kg).

- Wearing fire protective ensemble that is encapsulating and insulated, which will result in significant fluid loss that frequently progresses to clinical dehydration and can elevate core temperature to levels exceeding 102.2 degrees F (39 degrees C).
- Searching, finding, and rescue-dragging or carrying victims ranging from newborns up to adults weighing over 200 lb (90 kg) to safety despite hazardous conditions and low visibility.
- Advancing water-filled hose lines up to 2 ½ in. (65 mm) in diameter from fire apparatus to occupancy [approximately 150 ft (50 m)], which can involve negotiating multiple flights of stairs, ladders, and other obstacles.
- Climbing ladders, operating from heights, walking or crawling in the dark along narrow and uneven surfaces, and operating in proximity to electrical power lines and/or other hazards.
- Unpredictable emergency requirements for prolonged periods of extreme physical exertion without benefit of warm-up, scheduled rest periods, meals, access to medications(s), or hydration.
- Operating fire apparatus or other vehicles in an emergency mode with emergency lights and sirens.
- Critical, time-sensitive, complex problem solving during physical exertion in stressful, hazardous environments, including hot, dark, tightly enclosed spaces that is further aggravated by fatigue flashing lights, sirens, and other distractions.
- Ability to communicate (give and comprehend verbal orders) while wearing personal protective ensembles and SCBA under conditions of high background noise, poor visibility, ad drenching from hose lines and/or fixed protection systems (sprinklers).
- Functioning as an integral component of a team, where sudden incapacitation of a member can result in mission failure or in risk of injury or death to civilians or other team members.

Other Job Functions

- Responds to other emergency calls as required.
- Shall attend extra training as required for the position.
- Other duties as assigned or apparent.

PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS

Required Physical Activities

Climbing, balancing, stooping, kneeling, crawling, reaching, standing, walking, pushing, pulling, lifting, finger dexterity, grasping, feeling, talking, hearing.

Physical Characteristics of the Job

This position can be classified as heavy work requiring exertion of up to fifty (50) to one hundred (100) pounds of force occasionally, and/or twenty-five (25) to fifty (50) pounds of force frequently, and/or ten (10) to twenty (20) pounds of force constantly. However, occasionally the employee may be forced to push, pull, or lift extremely heavy objects such as a human or a motor vehicle.

Environmental Conditions

The work is performed both inside and outside and includes seasonal exposure to cold and heat. The worker is also exposed to darkness and poor lighting, fumes/odors, isolation, moving machinery, noise, visual strain, unprotected heights, wearing a respirator, working on uneven ground, mechanical hazards, biological hazards, medical and bodily injury. Also, the work may expose the employee to significant work pace pressure, and irregular hours.

EQUIPMENT AND MATERIALS USED

Emergency response trucks and attachments, car/light truck, air compressor, pumps, saws, grinder, ladder, pick-ax, generator, chains, extension cords, measuring equipment, hazardous chemicals and materials, computer hardware and software, hoses, oils, traffic control equipment, MSDS documentation, City of Clive Code of Ordinances, Code of Iowa, Iowa DNR Rules, Iowa EMS Rules, Uniform Fire Code, NFPA Standards, Federal Register, Personnel Policy Manual, typewriter, calculator, photographic equipment, fax machine, photocopier, telephone, mobile and portable radio.

EMPLOYMENT STANDARDS

Required Knowledge. Skills and Abilities

- Must be able to adapt to situations involving the interpretations of feelings and personal point of view.
- Must understand the Clive Fire Department Policies and SOG's.
- Knowledge of local fire and emergency medical operations.
- Knowledge of fire, rescue and emergency medical techniques.
- Knowledge of hazardous materials operations.
- Knowledge of building construction and fire behavior.
- Ability to maintain favorable working relationships with co-workers, supervisors, city officials, the officials of other jurisdictions, the business community and the general public.
- Must be able to work as part of a team and/or team leader under stressful situations.
- Ability to solve problems with several abstract and concrete variables using logic and scientific thinking.
- Ability to perform arithmetic, algebraic calculations.
- Ability to read, write and comprehend the English language.
- Ability to use PC based computer programs.
- Ability to perform all job duties safely and in accordance with applicable rules, guidelines, policies, and training.

EDUCATION, TRAINING AND EXPERIENCE

Education Required

- High school diploma, HiSET (formerly known as GED), or high school equivalency diploma

Required Training

- EMT- B certified through the Iowa Department of Health
- Paramedic certification per Employment Agreement
- Firefighter I certified through the State of Iowa

Preferred Education

- Associate's degree in Fire Protection, Business Administration or related field

Required Experience

- 1-year EMT- B
- 1 year of firefighting

Required Qualifications

- Must be at least 18 years of age
- Must obtain a valid Class D - Driver License issued by the State of Iowa.
- Shall generally be available for off-hour meetings, phone calls and special assignments
- Must pass department physical ability test
- Pass a physical fitness examination by a medical agency approved by the Clive Fire Department
- Must live within a 30-mile radius of Clive City Hall, 1900 NW 114th Street, Clive, Iowa

The City of Clive retains the authority to change the job duties included in this job description at any time. The list of duties is not exhaustive and various requirements are subject to possible modification as a reasonable accommodation for a qualified individual.

JOB RESPONSIBILITIES RELATED TO PATIENT PRIVACY

The employee is expected to protect the privacy of all patient information in accordance with the Clive Fire Department privacy policies, procedures and practices as required by state and federal law and in accordance with general principles of professionalism as a health care provider or privileged ancillary staff member. Failure to comply with company policies and procedures on patient privacy may result in disciplinary action up to and including termination of employment, membership or association with the City of Clive Fire Department.

The employee may access protected health information and other patient information only to the extent that is necessary to complete job duties. The employee may only share such information with those who have a need-to-know specific patient information you have in your possession to complete their job responsibilities related to treatment, payment or quality assurance and improvement operations.

The employee is expected and encouraged to report, without threat of retaliation, any concerns regarding company policies and procedures on patient privacy and any observed practices in violation of that policy to the designated privacy officer.

The employee is expected to actively participate in company privacy training and is required to communicate privacy policy information to coworkers, students, patients and others in accordance with city policy.

Memo

TO: Mayor and Council members
FROM: Mela Nisic, Human Resources Specialist
DATE: January 29, 2026
RE: Approve Pay Rate - Conner Seymour - Full-Time Firefighter/EMT - $21.09/Hr - Effective 01/30/2026

SYNOPSIS:
Staff is recommending the promotion of Conner Seymour, a current Part-Time Firefighter/EMT, to a Full-Time Firefighter/EMT position. Conner has been with the Clive Fire Department since August 2024 and has also been employed as a Part-Time Firefighter/EMT with the Norwalk Fire Department since September 2025. Conner has demonstrated a strong commitment to the fire service and is actively pursuing his paramedic certification. Staff is excited to welcome Conner into this full-time role and support his continued professional development.

Attachments:
1. Offer Letter_C Seymour
2. Resume_Seymour
3. Job Description Firefighter EMT (FT) 3.27.25

Memo

TO: Conner A. Seymour

FROM: Matt McQuillen, City Manager

DATE: January 12, 2026

RE: Employment Offer

Clive

Distinct by Nature

City Manager

It is my pleasure to offer you the opportunity to become a full-time Firefighter/EMT for the City of Clive. This offer of employment is contingent upon the successful completion of the **State of Iowa Paramedic Certification** no later than **June 1, 2027**. Failure to complete the Firefighter/Paramedic classification requirements by this date will result in termination of employment, in accordance with the Clive Professional Fire Fighters Local Union 5055 Agreement.

I anticipate, dependent upon your acceptance, to have the recommendation before the City Council on January 29, 2026. As for all union staff, the Clive Professional Fire Fighters Local Union 5055 Contract and the Clive Employee Handbook are the controlling documents for employees. In accordance with the Clive Professional Fire Fighters Local Union 5055 contract your wage for the Firefighter/EMT position in Step 1 will be $21.09/hr.

Start Date:	January 30, 2026
Beginning Salary:	$21.09/Hour – Step 1
Employment Status:	Non-Exempt, Full-Time Firefighter/EMT
Supervisor:	Clay Garcia, Fire Chief

As you review the offer and our Employee Handbook please feel free to contact me with questions you may have regarding your employment. If the above is acceptable please sign in the space provided below and return at your earliest convenience.

I look forward to you continuing as a member of the Clive Fire Department and hope this next step in your role is both enjoyable in the years to come.

Conner Seymour 1/17/26

Conner Seymour Date

1/14/26

Matt McQuillen, City Manager Date

The offer is contingent upon the Clive City Council approval of the recommended wage rate.

POSITION

Firefighter/EMT – Full Time

COUNCIL APPROVED
Date 3/27/2025

FLSA CLASSIFICATION

Non-Exempt

FACILITY AND WORK AREA

Clive Fire Department Response District and Clive Fire Stations

JOB SUMMARY

Under the general supervision of the Clive Fire Department Officers, provides emergency medical care to sick and injured persons, controls and extinguishes fires, performs rescue, protects life and property and maintains equipment.

JOB FUNCTIONS

Examples of Essential Job Functions

- Responds to calls for the potential for emergency medical service.
- Within the limits of his/her medical certification provides emergency medical care to the sick and injured.
- Within the limits of his/her medical certification operates and maintains emergency medical equipment.
- Communicates with hospital emergency departments, nurses, physicians and physician designees.
- Completes a pre-hospital medical report on all patients seen, treated or transported.
- Responds to fire alarms and other emergency calls. Selects hose nozzle, depending on type of fire, and directs stream of water or chemicals onto fire.
- Positions and climbs ladders to gain access to upper levels of buildings to assist individuals from burning structures.
- Creates openings in buildings for ventilation.
- Protects property from water and smoke by using waterproof salvage covers, smoke ejector and fans.
- Communicates with others during emergency operations with radio or portable telephone.
- Maintains apparatus, buildings and equipment.
- Participates in drills, demonstrations and courses in emergency medical care techniques, firefighting techniques and other emergency skills.
- Regular attendance is essential for this position.

Essential Job Tasks (Reference: NFPA 1582)

- Performing fire-fighting tasks (e.g., hose line operations, extensive crawling, lifting and carrying heavy objects, ventilating roofs or walls using power or hand tools, forcible entry), rescue operations, and other emergency response actions under stressful conditions while wearing personal protective ensembles and self-contained breathing apparatus (SCBA), including working in extremely hot or cold environments for prolonged time periods.
- Wearing an SCBA, which includes a demand valve-type positive-pressure face piece and HEPA filter masks, which require the ability to tolerate increased respiratory workloads.
- Exposure to toxic fumes, irritants, particulates, biological (infectious) and non-biological hazards, and/or heated gases, despite the use of personal protective ensembles and SCBA.
- Climbing six or more flights of stairs while wearing fire protective ensemble weighing at least 50 lb (22.6 kg) or more and carrying equipment/tools weighing an additional 20 to 40 lbs (9 to 18 kg).

- Wearing fire protective ensemble that is encapsulating and insulated, which will result in significant fluid loss that frequently progresses to clinical dehydration and can elevate core temperature to levels exceeding 102.2 degrees F (39 degrees C).
- Searching, finding, and rescue-dragging or carrying victims ranging from newborns up to adults weighing over 200 lb (90 kg) to safety despite hazardous conditions and low visibility.
- Advancing water-filled hose lines up to 2 ½ in. (65 mm) in diameter from fire apparatus to occupancy [approximately 150 ft (50 m)], which can involve negotiating multiple flights of stairs, ladders, and other obstacles.
- Climbing ladders, operating from heights, walking or crawling in the dark along narrow and uneven surfaces, and operating in proximity to electrical power lines and/or other hazards.
- Unpredictable emergency requirements for prolonged periods of extreme physical exertion without benefit of warm-up, scheduled rest periods, meals, access to medications(s), or hydration.
- Operating fire apparatus or other vehicles in an emergency mode with emergency lights and sirens.
- Critical, time-sensitive, complex problem solving during physical exertion in stressful, hazardous environments, including hot, dark, tightly enclosed spaces that is further aggravated by fatigue flashing lights, sirens, and other distractions.
- Ability to communicate (give and comprehend verbal orders) while wearing personal protective ensembles and SCBA under conditions of high background noise, poor visibility, ad drenching from hose lines and/or fixed protection systems (sprinklers).
- Functioning as an integral component of a team, where sudden incapacitation of a member can result in mission failure or in risk of injury or death to civilians or other team members.

Other Job Functions

- Responds to other emergency calls as required.
- Shall attend extra training as required for the position.
- Other duties as assigned or apparent.

PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS

Required Physical Activities

Climbing, balancing, stooping, kneeling, crawling, reaching, standing, walking, pushing, pulling, lifting, finger dexterity, grasping, feeling, talking, hearing.

Physical Characteristics of the Job

This position can be classified as heavy work requiring exertion of up to fifty (50) to one hundred (100) pounds of force occasionally, and/or twenty-five (25) to fifty (50) pounds of force frequently, and/or ten (10) to twenty (20) pounds of force constantly. However, occasionally the employee may be forced to push, pull, or lift extremely heavy objects such as a human or a motor vehicle.

Environmental Conditions

The work is performed both inside and outside and includes seasonal exposure to cold and heat. The worker is also exposed to darkness and poor lighting, fumes/odors, isolation, moving machinery, noise, visual strain, unprotected heights, wearing a respirator, working on uneven ground, mechanical hazards, biological hazards, medical and bodily injury. Also, the work may expose the employee to significant work pace pressure, and irregular hours.

EQUIPMENT AND MATERIALS USED

Emergency response trucks and attachments, car/light truck, air compressor, pumps, saws, grinder, ladder, pick-ax, generator, chains, extension cords, measuring equipment, hazardous chemicals and materials, computer hardware and software, hoses, oils, traffic control equipment, MSDS documentation, City of Clive Code of Ordinances, Code of Iowa, Iowa DNR Rules, Iowa EMS Rules, Uniform Fire Code, NFPA Standards, Federal Register, Personnel Policy Manual, typewriter, calculator, photographic equipment, fax machine, photocopier, telephone, mobile and portable radio.

EMPLOYMENT STANDARDS

Required Knowledge. Skills and Abilities

- Must be able to adapt to situations involving the interpretations of feelings and personal point of view.
- Must understand the Clive Fire Department Policies and SOG's.
- Knowledge of local fire and emergency medical operations.
- Knowledge of fire, rescue and emergency medical techniques.
- Knowledge of hazardous materials operations.
- Knowledge of building construction and fire behavior.
- Ability to maintain favorable working relationships with co-workers, supervisors, city officials, the officials of other jurisdictions, the business community and the general public.
- Must be able to work as part of a team and/or team leader under stressful situations.
- Ability to solve problems with several abstract and concrete variables using logic and scientific thinking.
- Ability to perform arithmetic, algebraic calculations.
- Ability to read, write and comprehend the English language.
- Ability to use PC based computer programs.
- Ability to perform all job duties safely and in accordance with applicable rules, guidelines, policies, and training.

EDUCATION, TRAINING AND EXPERIENCE

Education Required

- High school diploma, HiSET (formerly known as GED), or high school equivalency diploma

Required Training

- EMT- B certified through the Iowa Department of Health
- Paramedic certification per Employment Agreement
- Firefighter I certified through the State of Iowa

Preferred Education

- Associate's degree in Fire Protection, Business Administration or related field

Required Experience

- 1-year EMT- B
- 1 year of firefighting

Required Qualifications

- Must be at least 18 years of age
- Must obtain a valid Class D - Driver License issued by the State of Iowa.
- Shall generally be available for off-hour meetings, phone calls and special assignments
- Must pass department physical ability test
- Pass a physical fitness examination by a medical agency approved by the Clive Fire Department
- Must live within a 30-mile radius of Clive City Hall, 1900 NW 114th Street, Clive, Iowa

The City of Clive retains the authority to change the job duties included in this job description at any time. The list of duties is not exhaustive and various requirements are subject to possible modification as a reasonable accommodation for a qualified individual.

JOB RESPONSIBILITIES RELATED TO PATIENT PRIVACY

The employee is expected to protect the privacy of all patient information in accordance with the Clive Fire Department privacy policies, procedures and practices as required by state and federal law and in accordance with general principles of professionalism as a health care provider or privileged ancillary staff member. Failure to comply with company policies and procedures on patient privacy may result in disciplinary action up to and including termination of employment, membership or association with the City of Clive Fire Department.

The employee may access protected health information and other patient information only to the extent that is necessary to complete job duties. The employee may only share such information with those who have a need-to-know specific patient information you have in your possession to complete their job responsibilities related to treatment, payment or quality assurance and improvement operations.

The employee is expected and encouraged to report, without threat of retaliation, any concerns regarding company policies and procedures on patient privacy and any observed practices in violation of that policy to the designated privacy officer.

The employee is expected to actively participate in company privacy training and is required to communicate privacy policy information to coworkers, students, patients and others in accordance with city policy.

Memo

TO: Mayor and Council members
FROM: Richard Brown, Leisure Services Director
DATE: January 29, 2026
RE: Resolution Approving Purchase of Furniture for Creekside Pavilion - All Makes - $147,299.04 and Pay App #1 - $73,649.52

SYNOPSIS:
Staff worked with All Makes to develop a furniture plan for the Creekside Pavilion. The furniture plan will allow for the interior of the building to be set up in four different configurations to maximize the flexibility of the building. The three configurations include:
- Classroom Style - Rectangular tables with classroom style setup for presentations, classes and workshops. Seats 48 people.
- Wedding Style - Mixture of round and rectangular tables. Seats 84 people.
- Round Tables Only - Round tables for graduation parties, family events like baby showers, birthday parties and family reunions. Seats up to 108 people.
- Presentation Style - Chairs only for presentations, candidate forums, etc. Seats up to 108 people.

It also includes furniture for the covered patio with a mixture of casual seating areas and bistro tables and chairs. All the tables are nesting in nature and chairs are stackable to allow for efficient storage when not in use.

In addition, All Makes requires 50% down payment to get orders started.

Staff recommends approval of furniture purchase for the Clive Creekside Center at Greenbelt Landing with All Makes in the amount of $147,299.04 and approval of Pay APp #1 in order to get the order started.

Furntiure is expected be installed after April 1 in preparation for the May 1 start of rentals in the facility.

Attachments:
1. D8754 Clive Greenbelt Deposit Invoice
2. D8754 City of Clive Greenbelt
3. Resolution - Creekside Pavilion Furntiure
4. Furniture Layouts

All Makes
500 E. Court Avenue, Suite 150
Des Moines, IA 50309
Phone: 515.282.2166
Fax: 515.282.5456
Email/Web: www.allmakes.com

Deposit Invoice

Date Due:
Project: D8754
Invoice Number: D8754.001DEP
Status: New
Print Date: 01/21/26

Sold To: 9368-01
City of Clive***
City Hall
1900 NW 114th Street
Clive, IA 50325

Bill To: 9368-01
City of Clive***
City Hall
1900 NW 114th Street
Clive, IA 50325
Attention: Accounts Payable

Ship To: 9368-01
City of Clive***
City Hall
1900 NW 114th Street
Clive, IA 50325
Attention: Richard Brown

Date Entered	Customer PO	Salesperson	FOB	Terms
01/15/2026		Erin Brant	D	Net 15 Days

Line	Loc	Item Number	Description	Order Qty	Unit Price	Extended
1	01	ED1-2444AVLEC/~TFL/DS2-Q/DS2-Q/DS2-Q/LCK2/MSL/C3C	PRODUCT-EDUCATION 24X22X43.75 AV LECTERN	1	1,700.12	1,700.12
		Line Note:	CLASSROOM SET UP			
2	01	PS-55W	PRODUCT-5.4375X3.375X2.125 WHITE POWER SUPPLY WITH USB PORTS	1	137.20	137.20
		Line Note:	CLASSROOM SET UP			
3	01	LOCK-SET-2/NICKEL/ALIKE/100/1	PRODUCT-SET OF 2 LOCKS AND KEYS. (PACK OF 2)	1	0.00	0.00
		Line Note:	CLASSROOM SET UP			
4	01	VERONA CHAIR/STYLE/HEIGHT/FINISH/FEATURE	PRODUCT-LANDSCAPE FORMS VERONA CHAIRS	28	471.95	13,214.60
		Line Note:	OUTDOOR SEATING			
5	01	ME28203/ROU/HPL/WHT/BLK/DIM	PRODUCT-SEATED HEIGHT QUATTRO TABLES	7	1,218.20	8,527.40
		Line Note:	OUTDOOR SEATING			
6	01	ME28209/ROU/HPL/WHT/BLK/DIM	PRODUCT-STANDING QUATTRO TABLES	6	1,118.56	6,711.36
		Line Note:	OUTDOOR SEATING			
7	01	N29GMMC4/BBB/2/21008/SOFT	PRODUCT-CHADDY,GUEST,MESH BACK,UPHOLSTERED SEAT,ARMLESS,MOBILE,QTY 4	12	1,858.50	22,302.00
		Line Note:	CLASSROOM SET UP			
8	01	AW2VM24N72CB/$(P2)/.PR2/.S	PRODUCT-AWARE 24D X 72W NESTINGV-LEG CSTR PNT(KIT)	24	716.66	17,199.84
		Line Note:	CLASSROOM SET UP			
9	01	AW3LF2472V/.X/$(L1STD)/.LDW1/.DW/.AGO	PRODUCT-24DX72W AWARE TOP LAM FLATEDG FOR V-FIXED/NEST	24	315.38	7,569.12
		Line Note:	CLASSROOM SET UP			
10	01	AW4GANG	PRODUCT-GANGING HARDWARE	24	39.88	957.12
		Line Note:	CLASSROOM SET UP			
11	01	490/CD	PRODUCT-TIER CHAIR DOLLIES 490/CD	2	355.00	710.00
		Line Note:	MULTIPURPOSE SPACE			
12	01	490/CHM/BLK/FLT	PRODUCT-TIER CHAIR, SLED BASE, ALL POLY, NO ARMS	112	185.00	20,720.00
		Line Note:	MULTIPURPOSE SPACE			
13	01	SF4751	PRODUCT-SOFA SF4751 SIESTA OUTDOOR	1	3,506.89	3,506.89
		Line Note:	OUTDOOR SEATING			
14	01	SF4755	PRODUCT-SOFA SF4755 SIESTA OUTDOOR	1	3,506.89	3,506.89
		Line Note:	OUTDOOR SEATING			
15	01	FU4831	PRODUCT-COVER SIESTA FU4831 OUTDOOR	1	270.52	270.52
		Line Note:	OUTDOOR SEATING			
16	01	SF4750	PRODUCT-SOF SIESTA CENTRAL OUTDOOR	1	2,556.31	2,556.31
		Line Note:	OUTDOOR SEATING			
17	01	FU4760	PRODUCT-COVER FU4760 SIESTA OUTDOOR	1	128.02	128.02
		Line Note:	OUTDOOR SEATING			
18	01	ME4753	PRODUCT-TABLE ME4753 SIESTA OUTDOOR	1	624.45	624.45
		Line Note:	OUTDOOR SEATING			
19	01	TOP	PRODUCT-60"R RIGHTEDGE TOP, STANDARD LAMINATE, PVC EDGE	14	588.29	8,236.06
		Line Note:	MULTIPURPOSE SPACE			
20	01	BASE	PRODUCT-HORIZON END BASE, DOUBLE COLUMN	28	437.56	12,251.68
		Line Note:	MULTIPURPOSE SPACE			
21	01	NESTER KIT	PRODUCT-UPGRADE FOR PRE-DRILLING AND ROUTING FOR A NESTER KIT WITH A DOUBLE LATCH	14	195.61	2,738.54
		Line Note:	MULTIPURPOSE SPACE			
22	01	TARIFF CHARGE	PRODUCT-Surcharge	1	771.78	771.78
		Line Note:	CLASSROOM SET UP			
23	01	MFG ND FREIGHT CHARGE	PRODUCT-Manufacturer ND Freight Charge	1	2,856.24	2,856.24

All Makes
500 E. Court Avenue, Suite 150
Des Moines, IA 50309
Phone: 515.282.2166
Fax: 515.282.5456
Email/Web: www.allmakes.com

Deposit Invoice

Date Due:
Project: D8754
Invoice Number: D8754.001DEP
Status: New
Print Date: 01/21/26

Sold To: 9368-01
City of Clive***
City Hall
1900 NW 114th Street
Clive, IA 50325

Bill To: 9368-01
City of Clive***
City Hall
1900 NW 114th Street
Clive, IA 50325
Attention: Accounts Payable

Ship To: 9368-01
City of Clive***
City Hall
1900 NW 114th Street
Clive, IA 50325
Attention: Richard Brown

Date Entered	Customer PO	Salesperson	FOB	Terms
01/15/2026		Erin Brant	D	Net 15 Days

Line	Loc	Item Number	Description	Order Qty	Unit Price	Extended
		Line Note:	FREIGHT			
24	01	MFG ND FREIGHT CHARGE	PRODUCT-Manufacturer ND Freight Charge	1	1,348.58	1,348.58
		Line Note:	FREIGHT			
25	01	MFG ND FREIGHT CHARGE	PRODUCT-Manufacturer ND Freight Charge	1	1,990.00	1,990.00
		Line Note:	FREIGHT			
26	01	MFG ND FREIGHT CHARGE	PRODUCT-Manufacturer ND Freight Charge	1	514.32	514.32
		Line Note:	FREIGHT			
27	01	*LABOR CHARGE - NON TAXABLE	PRODUCT-*Labor Charge - Non Taxable	1	6,250.00	6,250.00
		Line Note:	Labor to Receive, Deliver and Install Furniture during Normal Business Hours.			

This Quote Expires On **02/14/2026**

Comm Subtotal	7,021.78
Product Subtotal	140,277.26
Subtotal	
TOTAL AMOUNT - USD	**147,299.04**
Deposit Required 50%:	**73,649.52**

All Makes
500 E. Court Avenue, Suite 150
Des Moines, IA 50309
Phone: 515.282.2166
Fax: 515.282.5456
Email/Web: www.allmakes.com

Quotation

Project: D8754
Proj Desc: Greanbelt

Quote: D8754.001
Status: New

Sold To: 9368-01
City of Clive***
City Hall
1900 NW 114th Street
Clive, IA 50325

Bill To: 9368-01
City of Clive***
City Hall
1900 NW 114th Street
Clive, IA 50325
Attention: Accounts Payable

Ship To: 9368-01
City of Clive***
City Hall
1900 NW 114th Street
Clive, IA 50325
Attention: Richard Brown

Date Entered	Customer PO	Salesperson	FOB	Terms
01/15/2026		Erin Brant	D	Net 15 Days

Summary:

Line Note	Extended Price	Tax	Total Amount
CLASSROOM SET UP	50,637.18	0.00	50,637.18
OUTDOOR SEATING	39,046.44	0.00	39,046.44
MULTIPURPOSE SPACE	44,656.28	0.00	44,656.28
FREIGHT	6,709.14	0.00	6,709.14
Labor to Receive, Deliver and Install Furniture during Normal Business Hours.	6,250.00	0.00	6,250.00
Totals:	147,299.04	0.00	147,299.04

All Makes
500 E. Court Avenue, Suite 150
Des Moines, IA 50309
Phone: 515.282.2166
Fax: 515.282.5456
Email/Web: www.allmakes.com

Quotation

Project: D8754
Proj Desc: Greanbelt

Quote: D8754.001
Status: New

Sold To: 9368-01
City of Clive***
City Hall
1900 NW 114th Street
Clive, IA 50325

Bill To: 9368-01
City of Clive***
City Hall
1900 NW 114th Street
Clive, IA 50325
Attention: Accounts Payable

Ship To: 9368-01
City of Clive***
City Hall
1900 NW 114th Street
Clive, IA 50325
Attention: Richard Brown

Date Entered	Customer PO	Salesperson	FOB	Terms
01/15/2026		Erin Brant	D	Net 15 Days

Line	Loc	Item Number	MFG	Description	Qty	Unit Price	Extended
1	01	ED1-2444AVLEC	OFSOF	**CLASSROOM SET UP** **EDUCATION 24X22X43.75 AV LECTERN**	1	1,700.12	1,700.12
				Line Note: CLASSROOM SET UP **Options:** ~TFL-TFL TOP DS2-Q-DESERT (QUARTER GRAIN) DS2-Q-DESERT (QUARTER GRAIN) DS2-Q-DESERT (QUARTER GRAIN) LCK2-REQUIRES 2 LOCK CORES - SPECIFIC KEY (LOCK SETS ORDERED SEPARATELY) MSL-LUSTER GREY C3C-WIRE			
2	01	PS-55W	OFSOF	**5.4375X3.375X2.125 WHITE POWER SUPPLY WITH USB PORTS**	1	137.20	137.20
				Line Note: CLASSROOM SET UP			
3	01	LOCK-SET-2	OFSOF	**SET OF 2 LOCKS AND KEYS. (PACK OF 2)**	1	0.00	0.00
				Line Note: CLASSROOM SET UP **Options:** NICKEL-NICKEL ALIKE-ALIKE 100-100 STANDARD 1-1			
7	01	N29GMMC4	NATIO	**CHADDY,GUEST,MESH BACK,UPHOLSTERED SEAT,ARMLESS,MOBILE,QTY 4**	12	1,858.50	22,302.00
				Line Note: CLASSROOM SET UP **Options:** BBB-BLACK FRAME,BLACK BACK & MESH 2-GRADE 2 21008-CORDOVAN HUNTER SOFT-SOFT,DUAL WHEEL CASTER			
8	01	AW2VM24N72CB	ALLST	**AWARE 24D X 72W NESTINGV-LEG CSTR PNT(KIT)**	24	716.66	17,199.84
				Line Note: CLASSROOM SET UP **Options:** $(P2)-P2 PAINT OPTS .PR2-PLATINUM METALLIC .S-SILVER			
9	01	AW3LF2472V	ALLST	**24DX72W AWARE TOP LAM FLATEDG FOR V-FIXED/NEST**	24	315.38	7,569.12
				Line Note: CLASSROOM SET UP **Options:** .X-STANDARD WOOD $(L1STD)-GRD L1 STANDARD LAMINATES .LDW1-DESIGNER WHITE 15051 .DW-DESIGNER WHITE .AGO-NO CUTOUTS			
10	01	AW4GANG	ALLST	**GANGING HARDWARE**	24	39.88	957.12
				Line Note: CLASSROOM SET UP			
22	01	TARIFF CHARGE	ALLST	**Surcharge**	1	771.78	771.78
				Line Note: CLASSROOM SET UP			
				CLASSROOM SET UP			**50,637.18**

All Makes
500 E. Court Avenue, Suite 150
Des Moines, IA 50309
Phone: 515.282.2166
Fax: 515.282.5456
Email/Web: www.allmakes.com

Quotation

Project: D8754
Proj Desc: Greanbelt

Quote: D8754.001
Status: New

Sold To: 9368-01
City of Clive***
City Hall
1900 NW 114th Street
Clive, IA 50325

Bill To: 9368-01
City of Clive***
City Hall
1900 NW 114th Street
Clive, IA 50325
Attention: Accounts Payable

Ship To: 9368-01
City of Clive***
City Hall
1900 NW 114th Street
Clive, IA 50325
Attention: Richard Brown

Date Entered	Customer PO	Salesperson	FOB	Terms
01/15/2026		Erin Brant	D	Net 15 Days

Line	Loc	Item Number	MFG	Description	Qty	Unit Price	Extended
				OUTDOOR SEATING			
4	01	VERONA CHAIR	LANDS	**LANDSCAPE FORMS VERONA CHAIRS**	28	471.95	13,214.60
				Line Note: OUTDOOR SEATING			
				Options: STYLE-GRID			
				HEIGHT-STANDARD HEIGHT			
				FINISH-GLOSS BLACK			
				FEATURE-STACKABLE			
5	01	ME28203	ANDREU	**SEATED HEIGHT QUATTRO TABLES**	7	1,218.20	8,527.40
				Line Note: OUTDOOR SEATING			
				Options: ROU-ROUND			
				HPL-TOP COMPACTO HPL			
				WHT-WHITE COMPACTO HPL			
				BLK-BLACK EPL-5 STEEL			
				DIM-39.5H28.25			
6	01	ME28209	ANDREU	**STANDING QUATTRO TABLES**	6	1,118.56	6,711.36
				Line Note: OUTDOOR SEATING			
				Options: ROU-ROUND			
				HPL-TOP COMPACTO HPL			
				WHT-WHITE COMPACTO HPL			
				BLK-BLACK EPL-5 STEEL			
				DIM-35.50H43.00			
13	01	SF4751	ANDREU	**SOFA SF4751 SIESTA OUTDOOR**	1	3,506.89	3,506.89
				Line Note: OUTDOOR SEATING			
14	01	SF4755	ANDREU	**SOFA SF4755 SIESTA OUTDOOR**	1	3,506.89	3,506.89
				Line Note: OUTDOOR SEATING			
15	01	FU4831	ANDREU	**COVER SIESTA FU4831 OUTDOOR**	1	270.52	270.52
				Line Note: OUTDOOR SEATING			
16	01	SF4750	ANDREU	**SOF SIESTA CENTRAL OUTDOOR**	1	2,556.31	2,556.31
				Line Note: OUTDOOR SEATING			
17	01	FU4760	ANDREU	**COVER FU4760 SIESTA OUTDOOR**	1	128.02	128.02
				Line Note: OUTDOOR SEATING			
18	01	ME4753	ANDREU	**TABLE ME4753 SIESTA OUTDOOR**	1	624.45	624.45
				Line Note: OUTDOOR SEATING			
				OUTDOOR SEATING			**39,046.44**
				MULTIPURPOSE SPACE			
11	01	490/CD	SOURC	**TIER CHAIR DOLLIES 490/CD**	2	355.00	710.00
				Line Note: MULTIPURPOSE SPACE			
12	01	490	SOURC	**TIER CHAIR, SLED BASE, ALL POLY, NO ARMS**	112	185.00	20,720.00
				Line Note: MULTIPURPOSE SPACE			
				Options: CHM-BRIGHT CHROME			
				BLK-BLACK			
				FLT-FELT			

All Makes
500 E. Court Avenue, Suite 150
Des Moines, IA 50309
Phone: 515.282.2166
Fax: 515.282.5456
Email/Web: www.allmakes.com

Quotation

Project: D8754
Proj Desc: Greanbelt

Quote: D8754.001
Status: New

Sold To: 9368-01
City of Clive***
City Hall
1900 NW 114th Street
Clive, IA 50325

Bill To: 9368-01
City of Clive***
City Hall
1900 NW 114th Street
Clive, IA 50325
Attention: Accounts Payable

Ship To: 9368-01
City of Clive***
City Hall
1900 NW 114th Street
Clive, IA 50325
Attention: Richard Brown

Date Entered	Customer PO	Salesperson	FOB	Terms
01/15/2026		Erin Brant	D	Net 15 Days

Line	Loc	Item Number	MFG	Description	Qty	Unit Price	Extended
19	01	TOP	FURNITUREL	**60"R RIGHTEDGE TOP, STANDARD LAMINATE, PVC EDGE**	14	588.29	8,236.06
			Line Note:	MULTIPURPOSE SPACE			
20	01	BASE	FURNITUREL	**HORIZON END BASE, DOUBLE COLUMN**	28	437.56	12,251.68
			Line Note:	MULTIPURPOSE SPACE			
21	01	NESTER KIT	FURNITUREL	**UPGRADE FOR PRE-DRILLING AND ROUTING FOR A NESTER KIT WITH A DOUBLE LATCH**	14	195.61	2,738.54
			Line Note:	MULTIPURPOSE SPACE			
				MULTIPURPOSE SPACE			**44,656.28**
				FREIGHT			
23	01	MFG ND FREIGHT CHARGE	ANDREU	**Manufacturer ND Freight Charge**	1	2,856.24	2,856.24
			Line Note:	FREIGHT			
24	01	MFG ND FREIGHT CHARGE	FURNITUREL	**Manufacturer ND Freight Charge**	1	1,348.58	1,348.58
			Line Note:	FREIGHT			
25	01	MFG ND FREIGHT CHARGE	LANDS	**Manufacturer ND Freight Charge**	1	1,990.00	1,990.00
			Line Note:	FREIGHT			
26	01	MFG ND FREIGHT CHARGE	SOURC	**Manufacturer ND Freight Charge**	1	514.32	514.32
			Line Note:	FREIGHT			
				FREIGHT			**6,709.14**
				Labor to Receive, Deliver and Install Furniture during Normal Business Hours.			
27	01	*LABOR CHARGE - NON TAXABLE	IOWAOFFICE	***Labor Charge - Non Taxable**	1	6,250.00	6,250.00
			Line Note:	Labor to Receive, Deliver and Install Furniture during Normal Business Hours.			
				Labor to Receive, Deliver and Install Furniture during Normal Business Hours.			**6,250.00**

Subtotal		147,299.04
TOTAL AMOUNT -	**USD**	**147,299.04**

Deposit Required: **147,299.04**

All Makes
500 E. Court Avenue, Suite 150
Des Moines, IA 50309
Phone: 515.282.2166
Fax: 515.282.5456
Email/Web: www.allmakes.com

Quotation

Project: D8754
Proj Desc: Greanbelt

Quote: D8754.001
Status: New

Sold To: 9368-01
City of Clive***
City Hall
1900 NW 114th Street
Clive, IA 50325

Bill To: 9368-01
City of Clive***
City Hall
1900 NW 114th Street
Clive, IA 50325
Attention: Accounts Payable

Ship To: 9368-01
City of Clive***
City Hall
1900 NW 114th Street
Clive, IA 50325
Attention: Richard Brown

Date Entered	Customer PO	Salesperson	FOB	Terms
01/15/2026		Erin Brant	D	Net 15 Days

This Quote will expire on: February 14, 2026

TERMS AND CONDITIONS

ACCEPTANCE AND INCORPORTATION BY REFERENCE. This quotation becomes a contract when accepted by All Makes and is subject to All Makes full terms and conditions available at any All Makes' location and by request. Orders over $5,000 will incur a 3% convenience fee when paid by credit card.
DEPOSITS. A 50% deposit is required for special orders from buyers with a commercial credit account in good standing; a 75% deposit is required for projects over $100,000. A 100% deposit is required for orders from buyers without an account and is due upon acceptance. Remaining balances are due per the terms above.
CANCELLATION AND CHANGES. Special order merchandise is non-returnable. Cancelling or making changes to an order after acceptance will be subjected to a restocking fee.
WARRANTY. All new products are guaranteed to be free from defects in material or workmanship for a period of at least twelve (12) months from the date of delivery unless specified by mfg. warranty. Defective products will be repaired or replaced with proof of purchase. All used products are sold AS IS with NO WARRANTY and may not be returned.

Subtotal	147,299.04
Total	**147,299.04**

PRINT NAME _____ **TITLE** _____

SIGNATURE _____ **DATE** _____

RESOLUTION NO._____

RESOLUTION APPROVING PURCHASE PROPOSAL WITH ALL MAKES, INC FOR FURNITURE ACQUISITON AND INSTTALTAION SERVICES FOR THE CLIVE CREEKSIDE PAVILION PROJECT AND APPROVAL OF PAY APP #1

WHEREAS, the City is in the process of renovating the Clive Creekside Pavilion as part of the Greenbelt Landing Project; and

WHEREAS, the City sought a proposal on state bid from All Makes, Inc to acquire and install furniture for Creekside Pavilion; and

WHEREAS, the City previously worked with All Makes, Inc on the City Hall-Library Renovations and the Clive Public Safety Center Project; and

WHEREAS, the City Council of the City of Clive, Iowa, is desirous of approving said amendments and authorizing the Mayor to execute the same on behalf of the City of Clive, Iowa;

NOW, THEREFORE, be it resolved by the City Council of Clive that eh City of Clive Iowa approves a not-to-exceed purchasing proposal of $147,299.04 with All Makes, Inc. of Des Moines for furniture acquisition and installation services for the Clive Creekside Pavilion at Greenbelt Landing Project and authorized the Mayor to sign said contract and the invoice for Pay App #1.

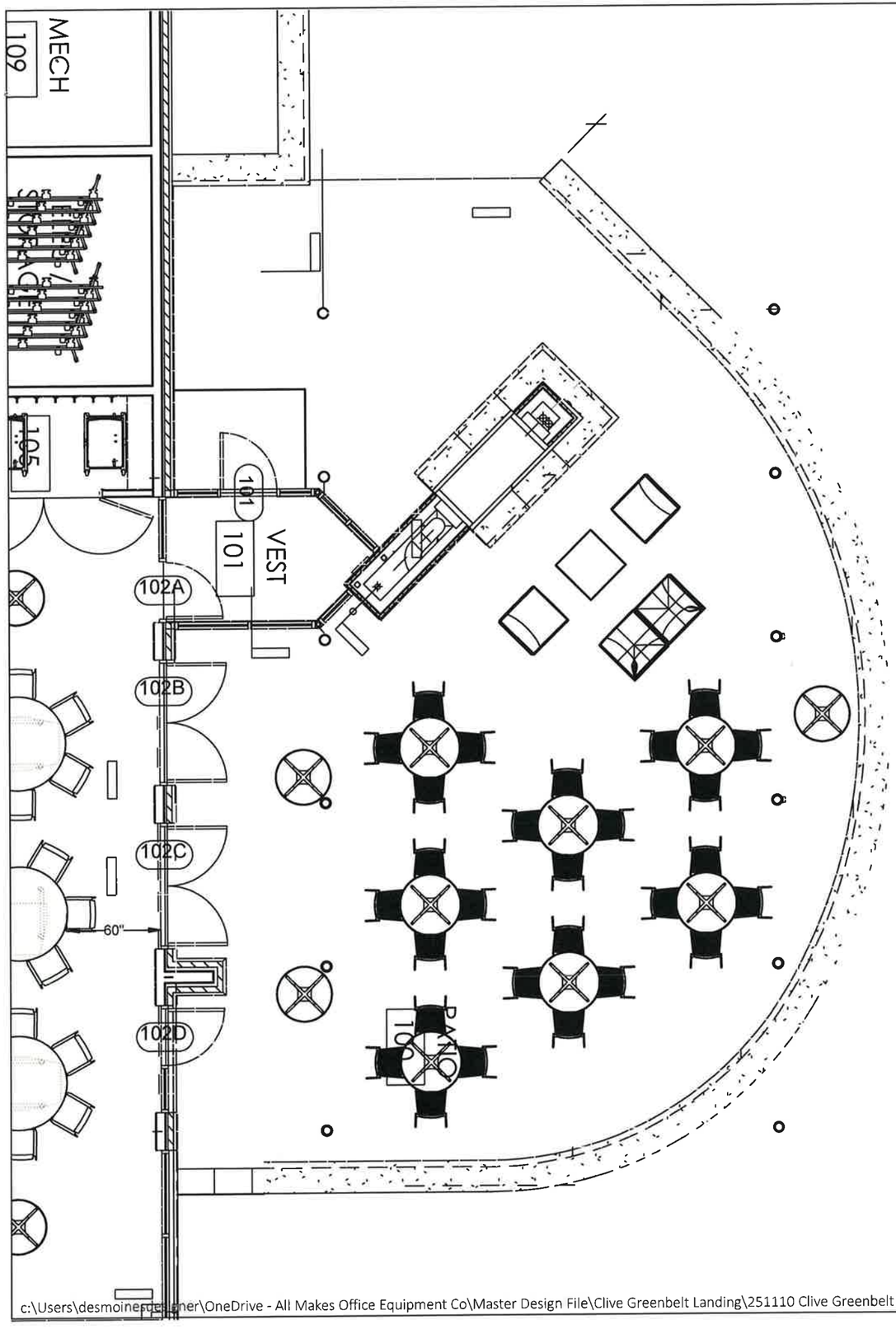
By:_____

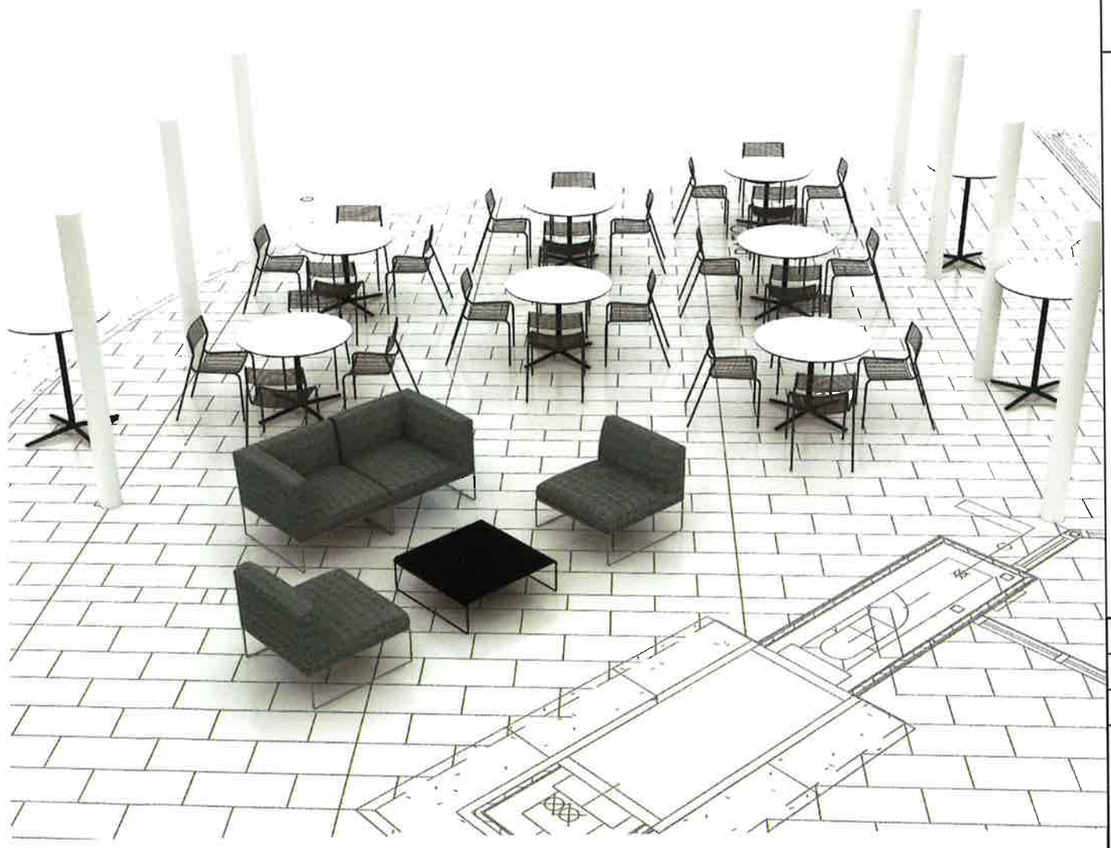
John Edwards, Mayor

ATTTEST:

By: _____

Matthew Graham, City Clerk





all makes

500 E. Court Avenue
Suite 150
Des Moines, IA 50309
P: (515) 282-2166

Clive Greenbelt Landing

Patio/ Outdoor Space

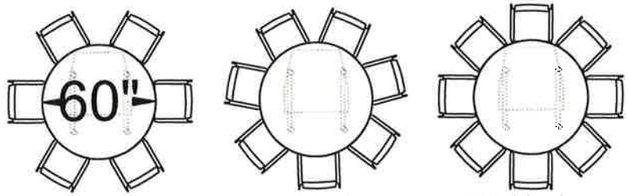
REVISIONS
11/11/2025
11/25/2025

Site Measure:
X
Job #:

Preliminary Plan

N

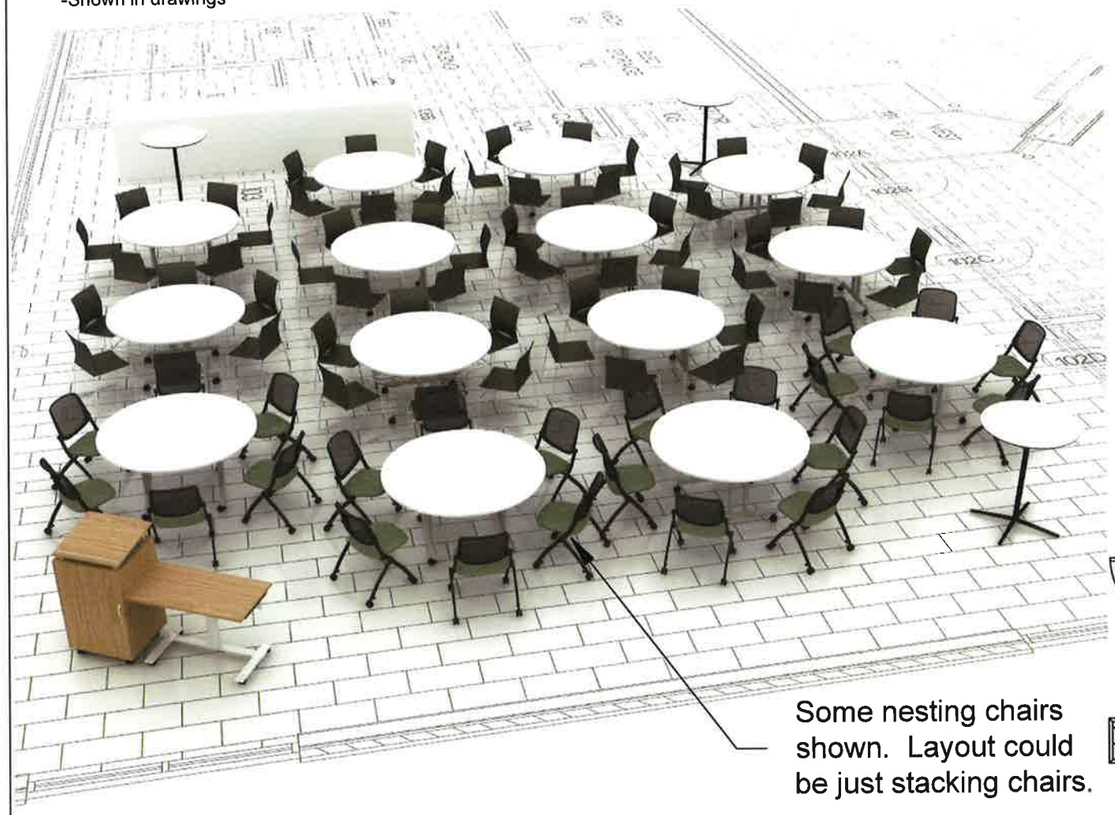
This drawing is for reference only, not for construction.



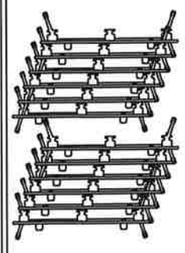
*6 Chairs
-Shown in drawings

*7 Chairs

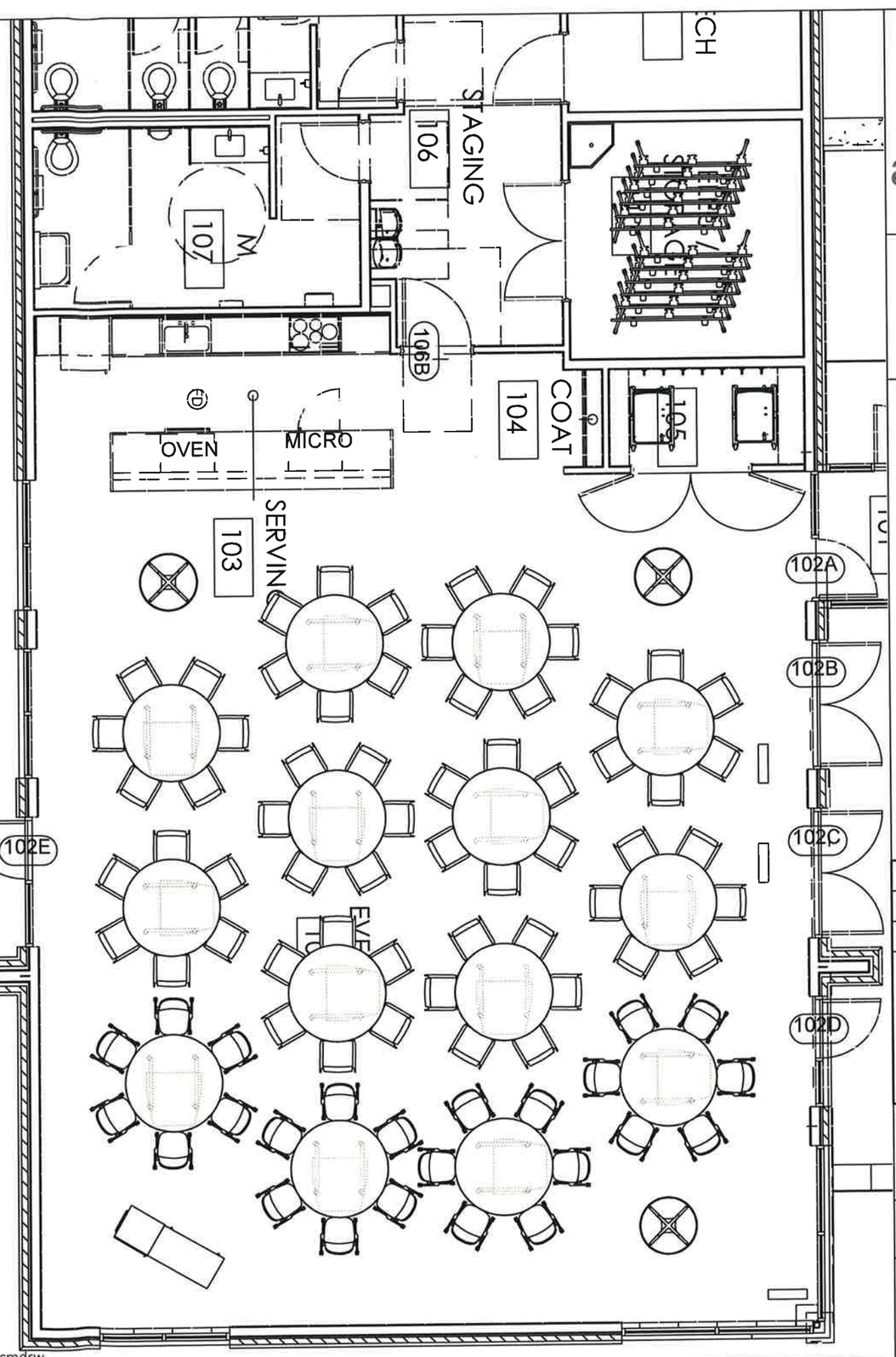
*8 Chairs



Some nesting chairs shown. Layout could be just stacking chairs.



*Additional storage space needed next door
*Nesting chair storage is not yet shown in the storage spaces of other plans. Quantities will affect space needed.



all makes

500 E. Court Avenue
Suite 150
Des Moines, IA 50309
P: (515) 282-2166

Clive Greenbelt Landing

60" Round tables

Seats 84 as shown (but could be up to 112 if additional chairs are added around tables)

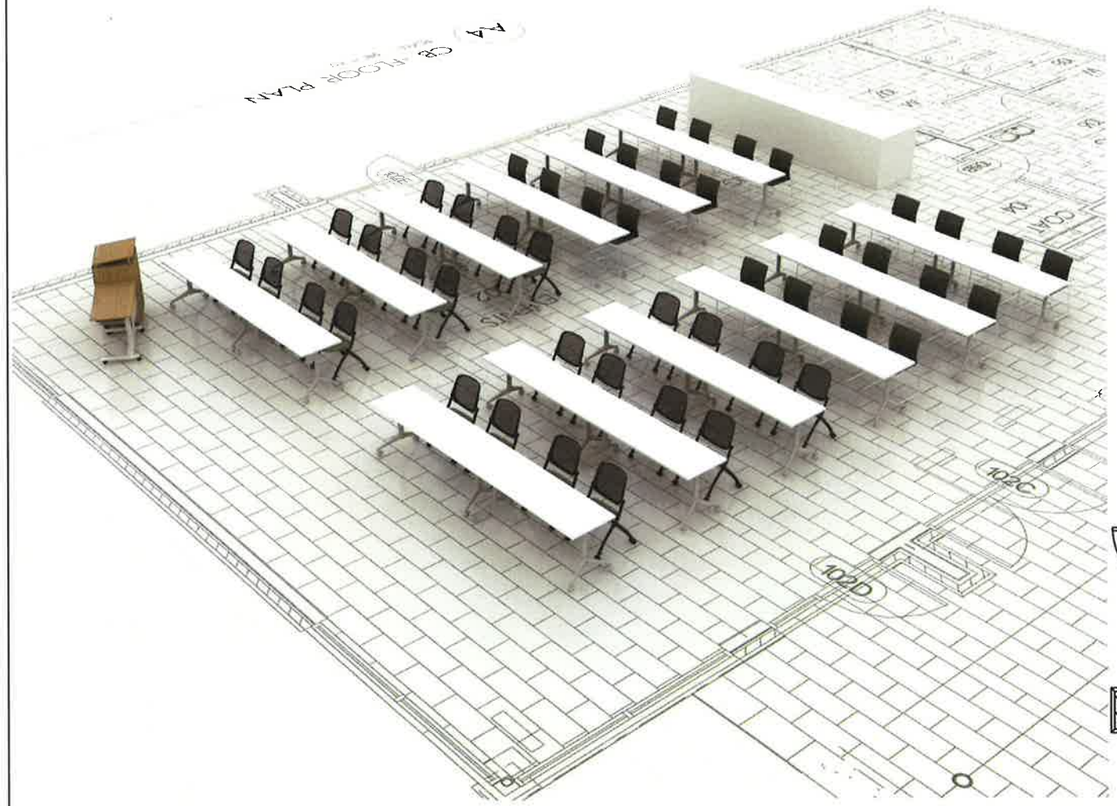
REVISIONS
11/11/2025
11/25/2025

Site Measure:
X
Job #:

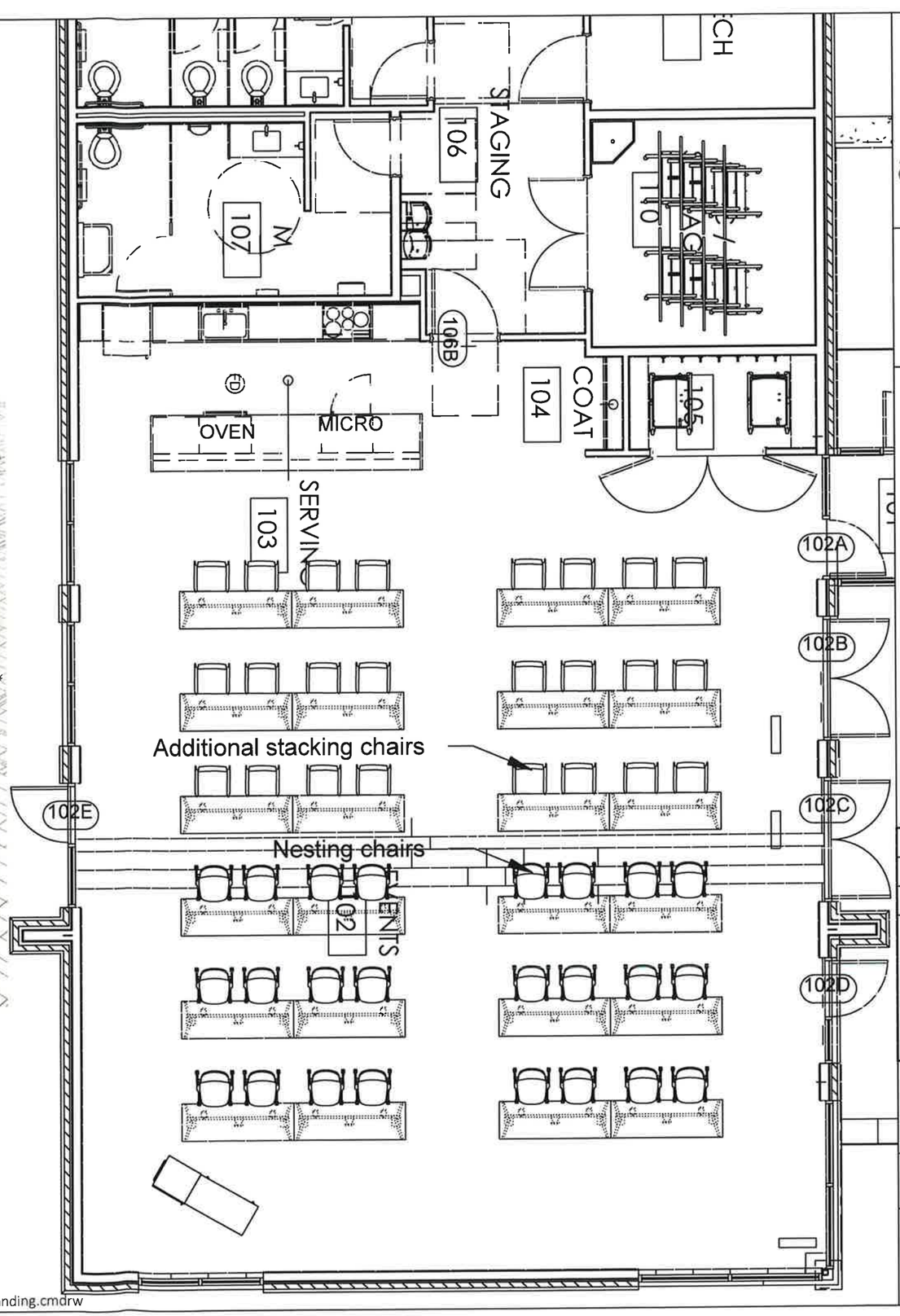
Preliminary Plan

N

This drawing is for reference only, not for construction.



*Additional storage space needed next door
*Nesting chair storage is not yet shown in the storage spaces of other plans. Quantities will affect space needed.



all makes

500 E. Court Avenue
Suite 150
Des Moines, IA 50309
P: (515) 282-2166

Clive Greenbelt Landing

24"x72" Rectangular tables

Seats 48

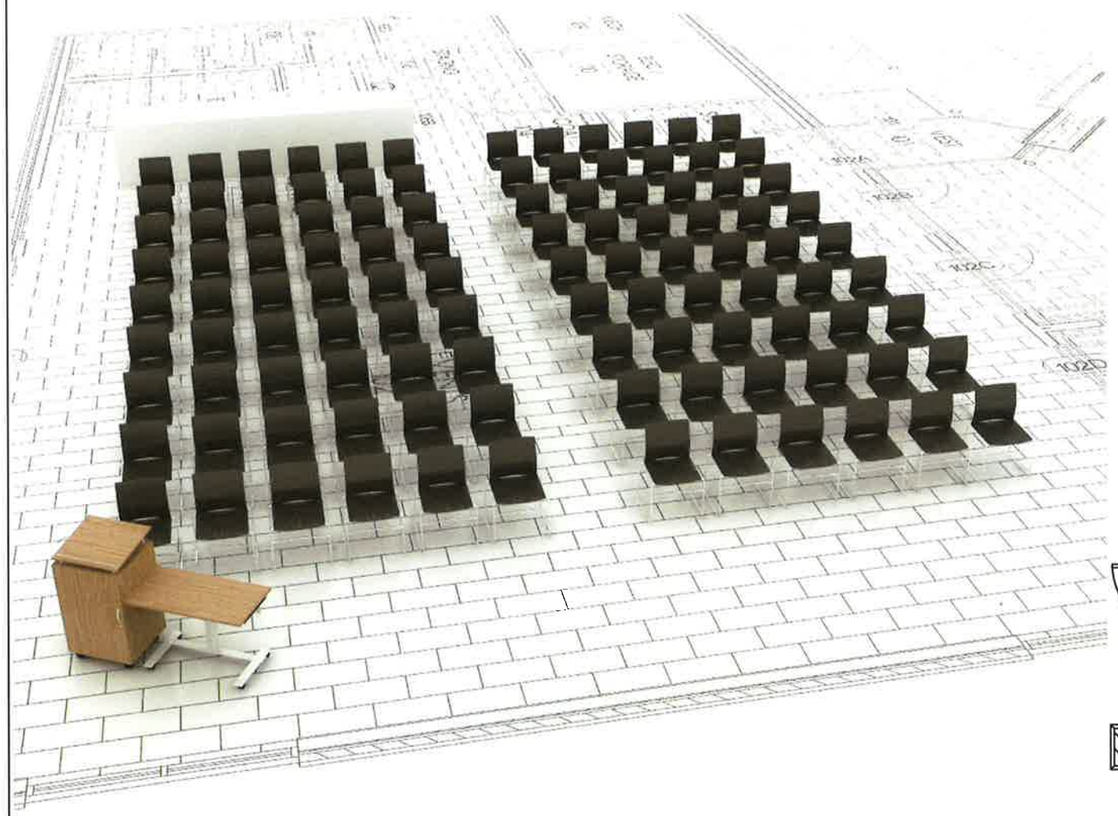
REVISIONS
11/11/2025
11/25/2025

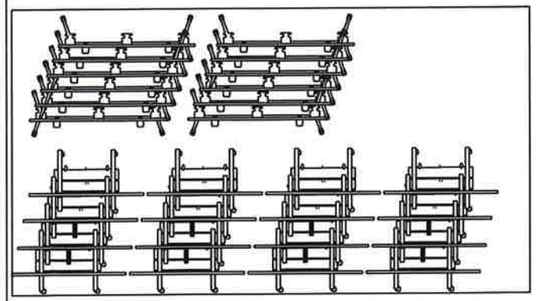
Site Measure:
X
Job #:

Preliminary Plan

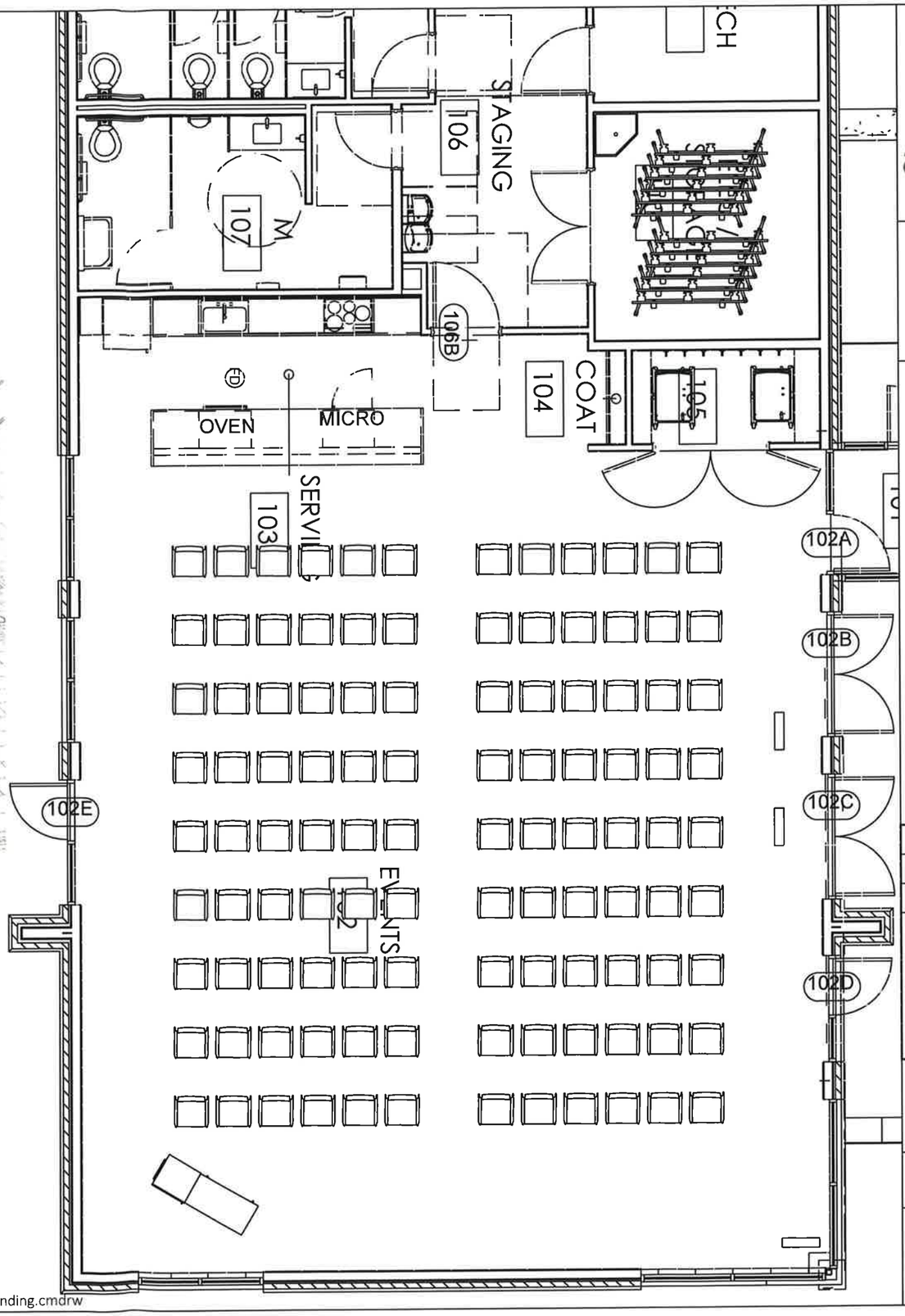
N

This drawing is for reference only, not for construction.





*Additional storage space needed next door



all makes

500 E. Court Avenue
Suite 150
Des Moines, IA 50309
P: (515) 282-2166

Clive Greenbelt Landing

Just Chairs

Seats 108

REVISIONS
11/11/2025
11/25/2025

Site Measure:
X
Job #:

Preliminary Plan

N

This drawing is for reference only, not for construction.

Memo

TO: Mayor and Council members
FROM: Pete De Kock, Assistant City Manager
DATE: January 29, 2026
RE: Clive 2026 Community Engagement Strategy

SYNOPSIS:
Assistant City Manager Pete De Kock and Communications Specialist Molly Elder will present data on Clive's community engagement performance over the past 6 months and outline multiple campaigns and communication strategies to be executed in 2026 to achieve the Council's strategic priorities.

Attachments:
1. Highlights - July-Dec 2025 comms report
2. Clive Community Engagement Strategy 2026

Communications Highlights

July - December 2025

Storytelling

- Back-to-School Community Festival
- Linnan Park reconstruction & temporary park
- Harbach Mural & Community Paint Day
- Special Census 2025
- Construction updates
  - Alice's Road
  - Hickman Interchange
  - City Hall renovations
- E-Scooter/E-Bike Safety
- Polco Award - Trust in Government



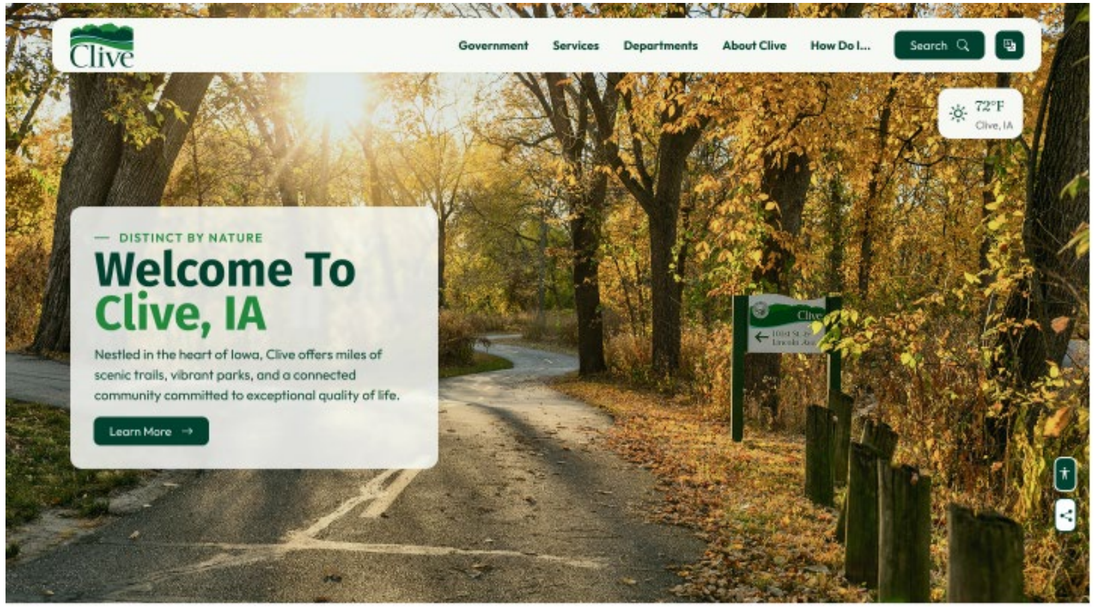
Website Committee

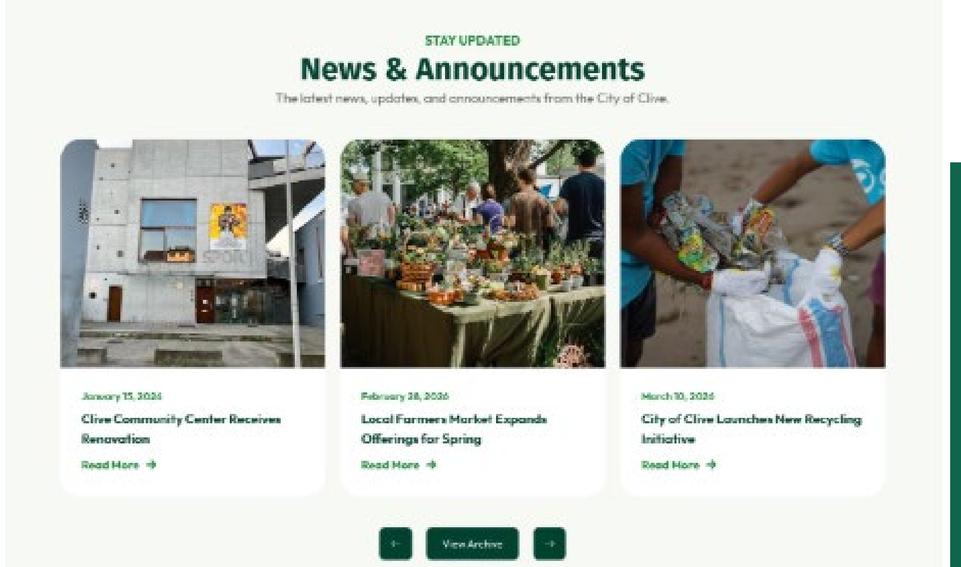
The Communications Team formed the Website Committee to prepare for the redesign project.

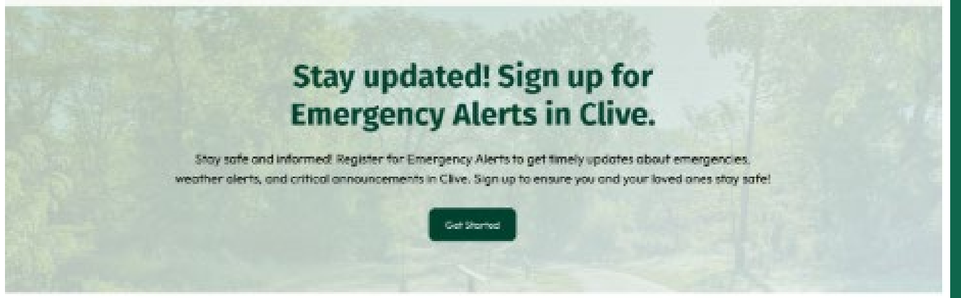
Website redesign goals:

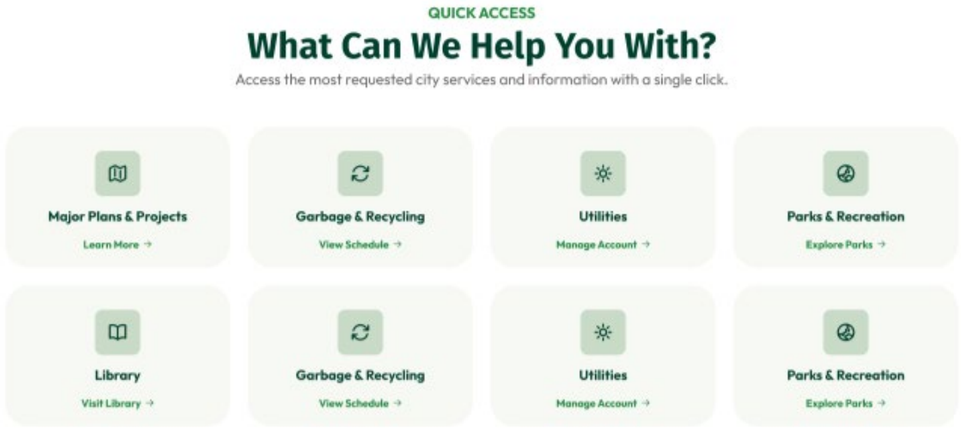
- Meet web accessibility requirements
- Remove duplicate and/or outdated pages and files
- Restructure the website to improve navigation
- Improve mobile interface
- Modernize design and visuals
- Improve the performance of Greenie

Website Redesign Preview











Greenie

Greenie is Clive’s virtual assistant, an AI-powered chat bot and text service.

Here are some highlights since Greenie launched in December 2024:



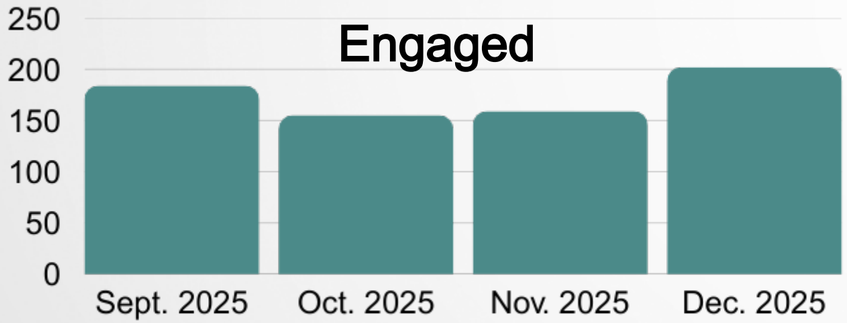
- Total number of people who have used the service = **3,624**
- Text alerts sent between July-December 2025 = **36**
  - Most text alerts focused on construction closures and weather events
- Total text alerts sent since December 2024 **= 87**
- **4,978** engagements since launch.

City of Clive

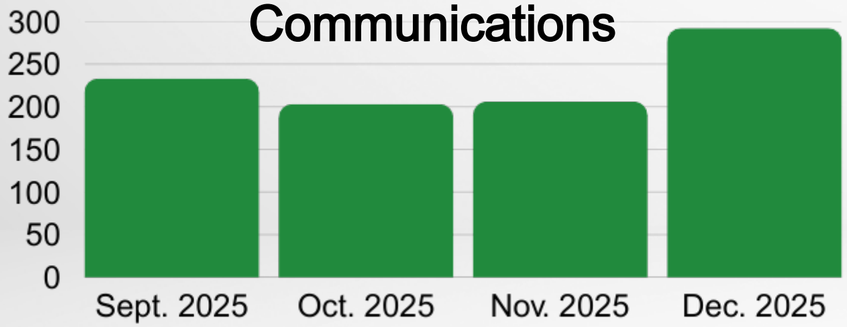
Ask Greenie

Web Chat
Text Chat
Text Alerts
Multilingual

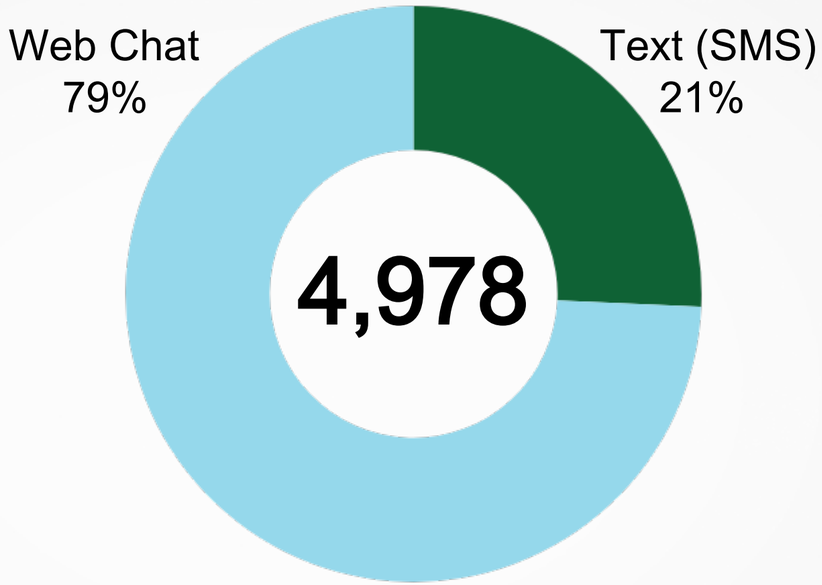
Total Residents Engaged



Total Communications



Total Communications



Most Popular Topics:

- Utility bill, Online Bill Pay
- Garbage & Recycling
- Spring Clean Up
- Inspections & Permits
- Recreational Areas

Since Launching in December 2024:

Residents Engaged **3,624**

Alert Sign Ups **674**

Questions **3,992**

Languages Used:

- English
- Spanish
- French
- Polish

Updated Jan. 5, 2026

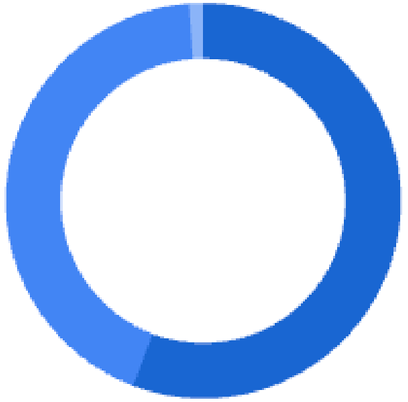
City of Clive Website Snapshot (July - December 2025)

	Page title and screen class	Views	Active users	Views per active user	Average engagement time per active user	Event count All events
	Total	96,258 100% of total	38,559 100% of total	2.50 Avg 0%	37s Avg 0%	249,209 100% of total
1	Welcome to Clive, IA	31,080 (32.29%)	15,862 (41.14%)	1.96	19s	78,251 (31.4%)
2	Clive Careers	5,734 (5.96%)	3,460 (8.97%)	1.66	13s	15,348 (6.16%)
3	Utility Bill Online	3,768 (3.91%)	1,801 (4.67%)	2.09	15s	9,547 (3.83%)
4	Special Census 2025	3,370 (3.5%)	2,566 (6.65%)	1.31	9s	9,334 (3.75%)
5	City Council	2,584 (2.68%)	1,565 (4.06%)	1.65	26s	6,766 (2.71%)
6	Major Projects and Plans	2,138 (2.22%)	1,311 (3.4%)	1.63	56s	5,854 (2.35%)
7	Police	1,943 (2.02%)	1,369 (3.55%)	1.42	42s	5,789 (2.32%)
8	Citizens Satisfaction Survey	1,572 (1.63%)	1,183 (3.07%)	1.33	28s	4,591 (1.84%)
9	Permits and Licenses	1,556 (1.62%)	752 (1.95%)	2.07	45s	4,223 (1.69%)
10	Mayor	1,118 (1.16%)	901 (2.34%)	1.24	34s	3,294 (1.32%)

Top pages visited:

- Clive Careers page
- Special Census
- Utility Bill Online

Active users by Device category



MOBILE 55.8%
DESKTOP 43.1%
TABLET 1.2%

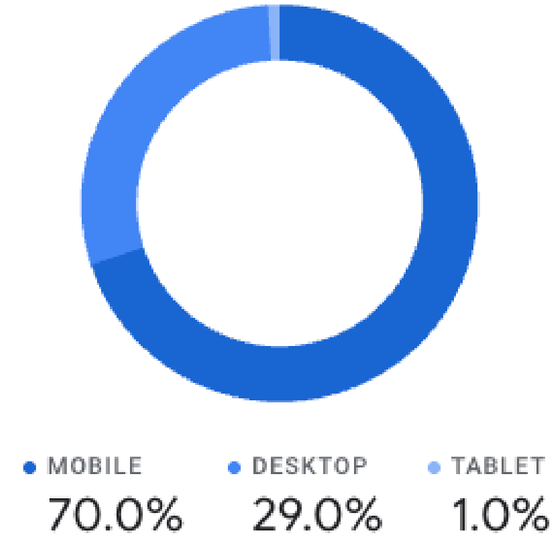
Parks & Recreation Website Snapshot (July - December 2025)

	Page path and screen class +	↓ Views	Active users	Views per active user	Average engagement time per active user	Event count All events
	Total	109,026 100% of total	41,712 100% of total	2.61 Avg 0%	32s Avg 0%	261,450 100% of total
1	/parkandrecreation/aquatic_center/index.php	20,153 (18.48%)	11,497 (27.56%)	1.75	17s	53,557 (20.48%)
2	/parkandrecreation/calendar_mini.php	19,118 (17.54%)	10,380 (24.88%)	1.84	6s	45,888 (17.55%)
3	/parkandrecreation/aquatic_center/about.php	13,676 (12.54%)	7,511 (18.01%)	1.82	35s	24,419 (9.34%)
4	/parkandrecreation/programs_and_events/clive_festival.php	8,512 (7.81%)	5,901 (14.15%)	1.44	10s	23,518 (9%)
5	/parkandrecreation/programs_and_events/schedule_of_events.php	8,345 (7.65%)	5,094 (12.21%)	1.64	39s	17,174 (6.57%)
6	/parkandrecreation/programs_and_events/youth_basketball_league/index.php	4,337 (3.98%)	1,980 (4.75%)	2.19	38s	12,021 (4.6%)
7	/parkandrecreation/	2,985 (2.74%)	2,182 (5.23%)	1.37	8s	7,267 (2.78%)
8	/parkandrecreation/facilities/harbach_center.php	2,525 (2.32%)	1,608 (3.86%)	1.57	26s	6,986 (2.67%)
9	/parkandrecreation/programs_and_events/clive_festival_music_acts.php	1,867 (1.71%)	1,354 (3.25%)	1.38	14s	3,910 (1.5%)
10	/parkandrecreation/programs_and_events/leagues_and_tournaments/index.php	1,651 (1.51%)	1,019 (2.44%)	1.62	21s	4,069 (1.56%)

Top pages visited:

- Parks & Rec Calendar
- Clive Aquatic Center
- Clive Festival

Active users by Device category



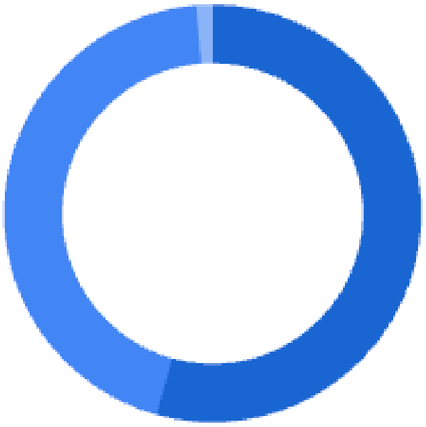
Library Website Snapshot (July - December 2025)

	Page path and screen class	↓ Views	Active users	Views per active user	Average engagement time per active user	Event count All events
	Total	56,325 100% of total	15,955 100% of total	3.53 Avg 0%	30s Avg 0%	126,475 100% of total
1	/library/calendar_mini.php	26,010 (46.18%)	13,025 (81.64%)	2.00	9s	58,505 (46.26%)
2	/library/	15,874 (28.18%)	6,921 (43.38%)	2.29	10s	37,619 (29.74%)
3	/library/calendar.php	5,846 (10.38%)	2,214 (13.88%)	2.64	56s	11,833 (9.36%)
4	/library/about/library_programs/index.php	886 (1.57%)	600 (3.76%)	1.48	16s	1,768 (1.4%)
5	/library/i_want_to_/index.php	858 (1.52%)	444 (2.78%)	1.93	10s	1,752 (1.39%)
6	/library/explore_our_collections/index.php	489 (0.87%)	342 (2.14%)	1.43	10s	1,263 (1%)
7	/library/children/index.php	410 (0.73%)	281 (1.76%)	1.46	9s	700 (0.55%)
8	/library/i_want_to_/get_a_library_card/index.php	384 (0.68%)	266 (1.67%)	1.44	1m 01s	912 (0.72%)
9	/library/services/index.php	336 (0.6%)	227 (1.42%)	1.48	16s	719 (0.57%)
10	/library/about/our_team/index.php	335 (0.59%)	264 (1.65%)	1.27	33s	706 (0.56%)

Top pages visited:

- Library Calendar
- Library Programs
- “I Want To...” Page

Active users by Device category



MOBILE 54.3%

DESKTOP 44.4%

TABLET 1.2%

Media Coverage

Local news outlets featured the following stories:

- Clive Festival
- City's investments in parks & roads
- 2025 City Council races
- Halloween moves to Oct. 31
- Harbach Center Mural
- Polco *Trust in Government* award
- Greenbelt Landing project milestones



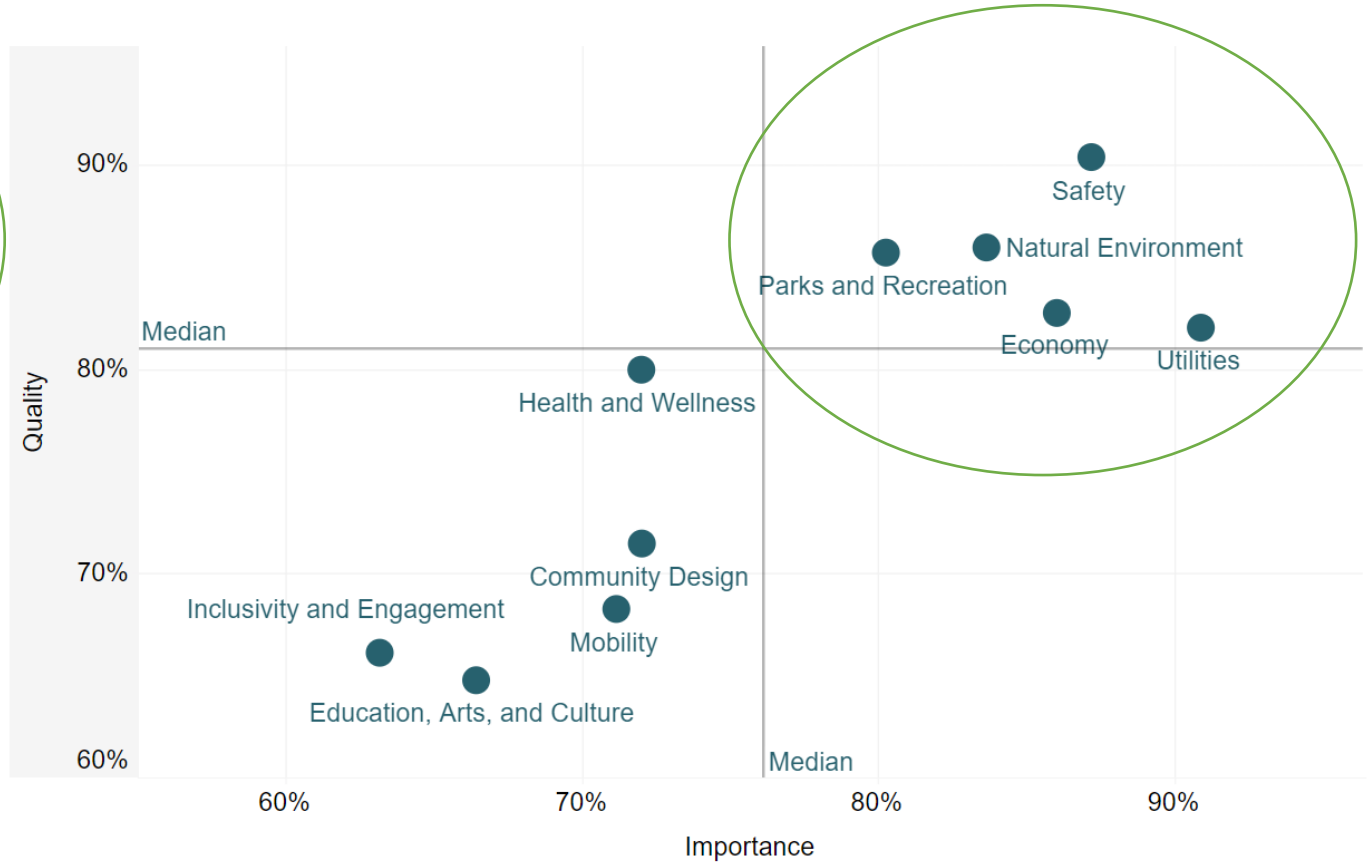
Clive 2026 Community Engagement Strategy

Pete De Kock, Assistant City Manager
Molly Elder, Communications Specialist

January 29, 2026

Residents give Clive excellent ratings in the areas of livability they consider most important.

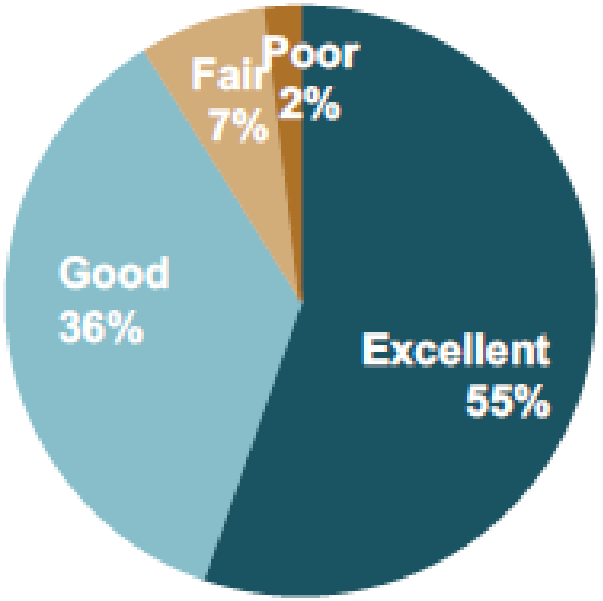




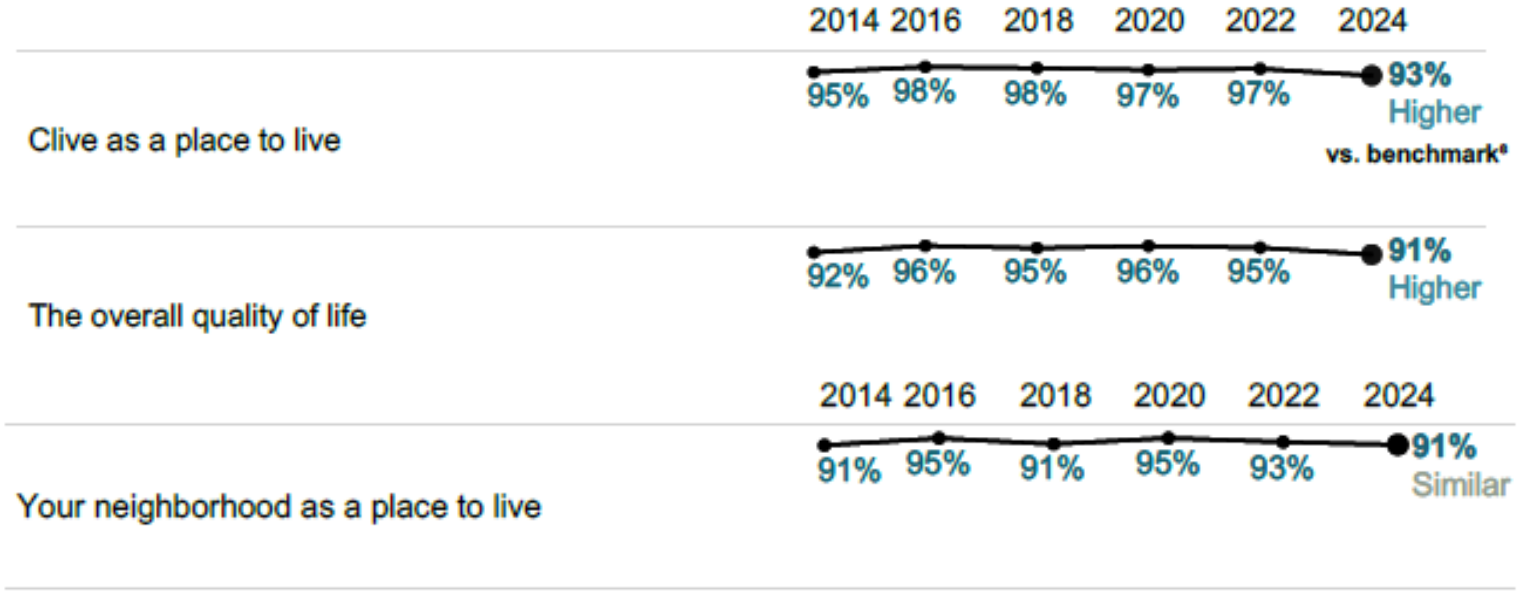
Source: 2022 and 2024 Clive Citizen Satisfaction Surveys

For the past decade, Clive residents have consistently given the City high marks for overall quality of life.

The overall quality of life in Clive, 2024

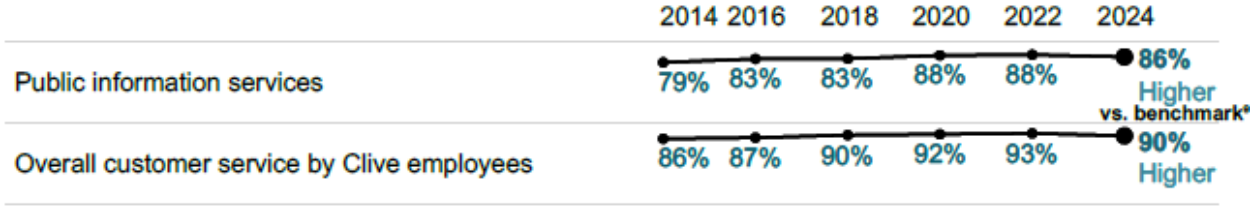


Please rate each of the following aspects of quality of life in Clive.
(% excellent or good)



In contrast to national downward trends in trust in public institutions, Clive's ratings for governance, public information, transparency, and overall confidence remain high.

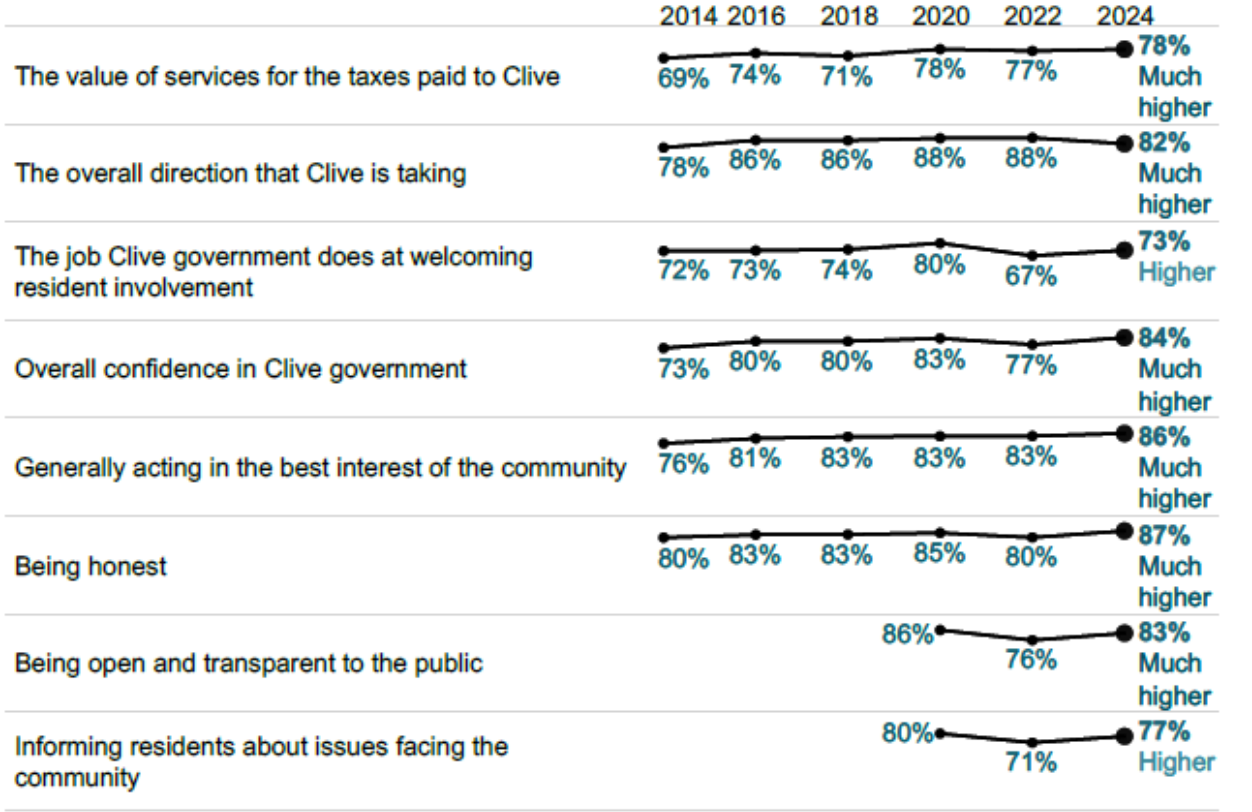
Please rate the quality of each of the following services in Clive.
(% excellent or good)



3 of 339

15 of 386

Please rate the following categories of Clive government performance.
(% excellent or good)



5 of 397

3 of 366

7 of 358

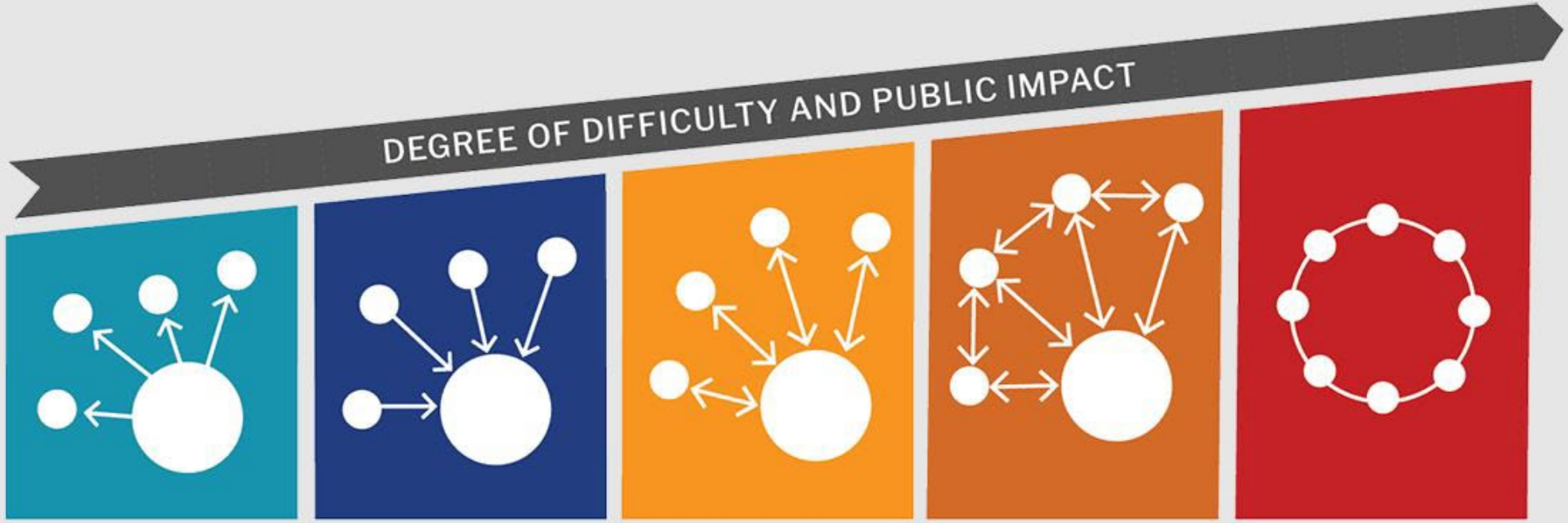
1 of 330

2 of 334

1 of 325

1 of 284

3 of 288


DEGREE OF DIFFICULTY AND PUBLIC IMPACT
INFORM
provide balanced, objective info that the public should know and act on
CONSULT
obtain and consider feedback or input on issues, ideas, and decisions
INVOLVE
work with the public to understand the issues and problems and include in identifying options for moving forward
COLLABORATE
partner with the public, seeking advice and innovations that become embedded as much as possible in decisions made
EMPOWER
final decisions are made by the public and are one of the players implementing them

The 2026 Engagement Plan is built to advance the City's strategic goals and highest priorities

Policy Agenda

An item that needs direction or policy decisions by the Council, including funding decisions, leadership in the community, or collaboration with other governmental bodies.

Top Priority

- Long-range Financial Modeling and Comparison City Study
- Fire-EMS Collaboration and Multi-Communities Study
- Clive's Regional Partnerships
- Organization Effectiveness and Capacity
- Alice's Road Corridor Plan
- 86th/Alice Corner Redevelopment
- Harbach Center Operations and Local Partnerships

High Priority

- Housing Preservation Policies and Programs
- Major Streets/Crosswalks Evaluation
- Fire Station 22 with West Des Moines
- Water Resources Master Plan
- Street Service Level Projects
- Speeding and Safety on Trails
- Encroachments Policy and City Actions

Management Agenda

A management action on which the Council has set the overall direction and provided initial funding.

Top Priority

- Hickman Road/I-35 Interchange Project (IDOT)
- Linnan Park Reconstruction
- AI Strategy/Capacity Building
- University Boulevard Flood Mitigation Plan
- Economic Development Through Greater Dallas County Development Alliance
- Greenbelt Landing Project Completion

High Priority

- City Hall Remodel Project Completion
- Rental Housing Registration and Inspection Program
- Non-Union Employee Compensation Study
- University Boulevard Pump Station Relocation
- Clive-WDM Schools Collaboration
- Management and Employee Succession Planning

CIP and FY26-27 Budget

- Budget meetings from February through April; consistent information sharing across communications platforms
- “Truth in Taxation” mailing in March; special public meeting in April; required public notifications across comms platforms
- Expect robust public discussion in Q1-Q2 about property taxes
- Legislature engagement throughout the session
- Long-term financial modeling; comparison city study
- State of the City presentation in March
  - City property tax rate
  - Value for taxes paid
  - Collaborations with other governments

Capital Improvements Plan FY 2025-26

Total = **$45,610,036**

Clive continues to make smart investments in its infrastructure, including street reconstructions, flood mitigation, natural spaces, and park facilities.

- **Stormwater Facilities** $2,315,306
- **Streets** $14,713,970
- **Park Facilities** $9,975,000
- **Flood Mitigation** $14,950,000
- **Municipal Buildings** $2,000,000
- **Sanitary Sewers** $200,000
- **Internal & Equipment** $622,260
- **Traffic Control** $211,000
- **Water Mains** $622,500

Enter Your Assessed Property Value:

500000 CALCULATE

Municipal Property Tax Breakdown

Category	Current Fiscal Year	Proposed Fiscal Year	Change ($)	Change (%)	Per Month Cost	Per Month Change ($)
General Fund	$1624.31	$1645.88	$21.57	1.33%	$137.16	$1.80
Debt Service	$342.94	$374.72	$31.78	9.27%	$31.23	$2.65
Trust & Agency	$331.35	$332.03	$0.68	0.20%	$27.67	$0.06
Total	**$2298.60**	**$2352.62**	**$54.02**	**2.35%**	**$196.05**	**$4.50**

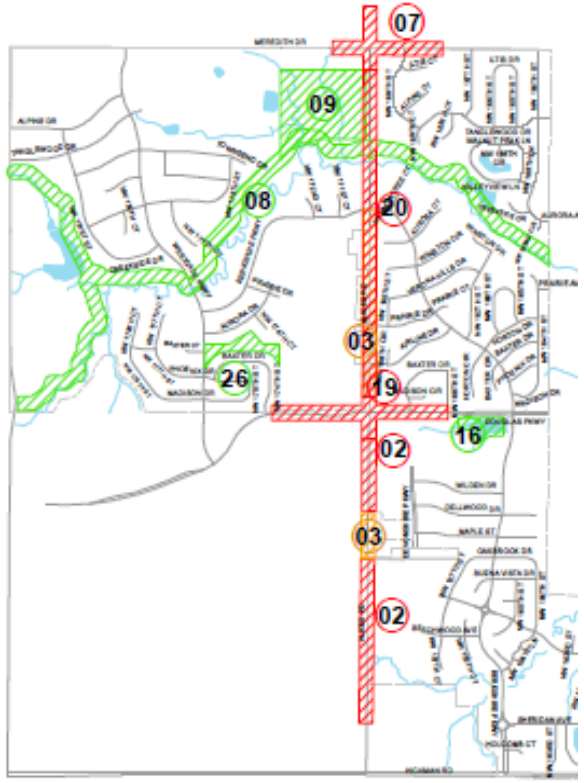
General Fund Subcategory Breakdown

Subcategory	Current Fiscal Year	Proposed Fiscal Year	Change ($)	Change (%)	Per Month Cost	Per Month Change ($)
Public Safety	$599.43	$613.80	$14.37	2.40%	$51.15	$1.20
Culture, Recreation, Library	$353.60	$355.46	$1.85	0.52%	$29.62	$0.15
General Government	$238.08	$227.85	$-10.24	-4.30%	$18.99	$-0.85
Public Works	$213.52	$214.58	$1.05	0.49%	$17.88	$0.09
Capital Projects	$135.20	$138.03	$2.83	2.09%	$11.50	$0.24
Community & Economic Development	$72.33	$66.49	$-5.83	-8.07%	$5.54	$-0.49
Transfer Out	$9.69	$27.69	$18.00	185.88%	$2.31	$1.50
Health & Social Services	$2.44	$1.97	$-0.47	-19.36%	$0.16	$-0.04

Let's Chat

Street Stories

- Historic City investments in maintaining and improving Clive's streets
- Consistent patching and maintenance activity
- Year three of asphalt overlays in the Country Club neighborhoods
- Ongoing Hickman Road – 80/35 Interchange work
- Second phase of Alice's Road reconstruction



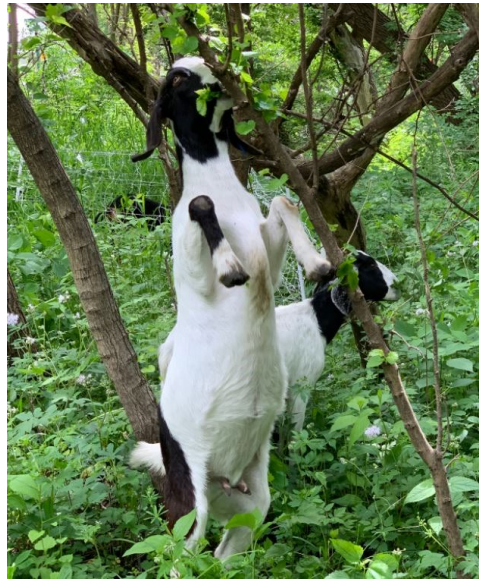




Parks Stories

- Complete Greenbelt Landing, donor acknowledgment, Aquatic Dance
- Linnan Park ribbon cutting
- Little Walnut Creek tree removals and streambank stabilization West of Alice's Road
- Greenbelt trail closures and openings
- Trail etiquette
- Greenbelt Goats and vegetation management
- Clean-ups, adopt-a-trail, and adopt a stream, etc.



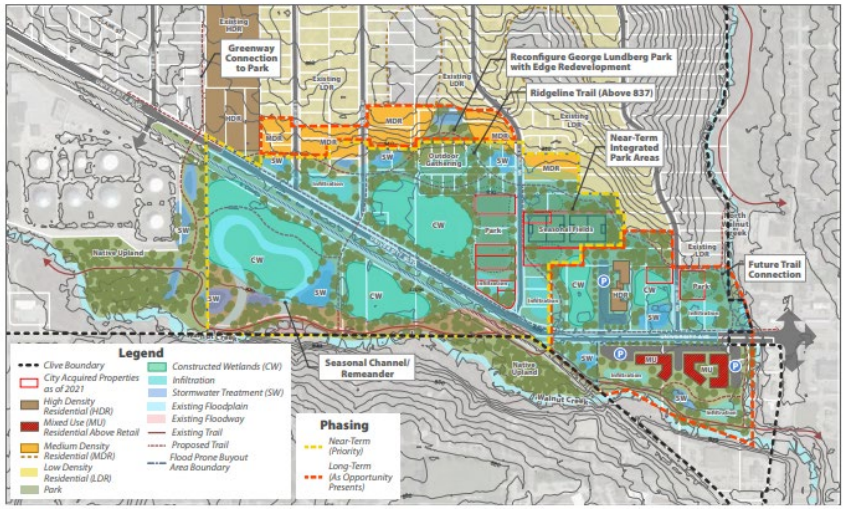




86th Street Activation

- Linnan Park ribbon cutting and programming
- Quarterly mailings to the neighborhood in partnership with WDMCS
- Third back-to-school event with Crestview School of Inquiry
- Ongoing voluntary buyouts and planning for the flood-prone property buyout area



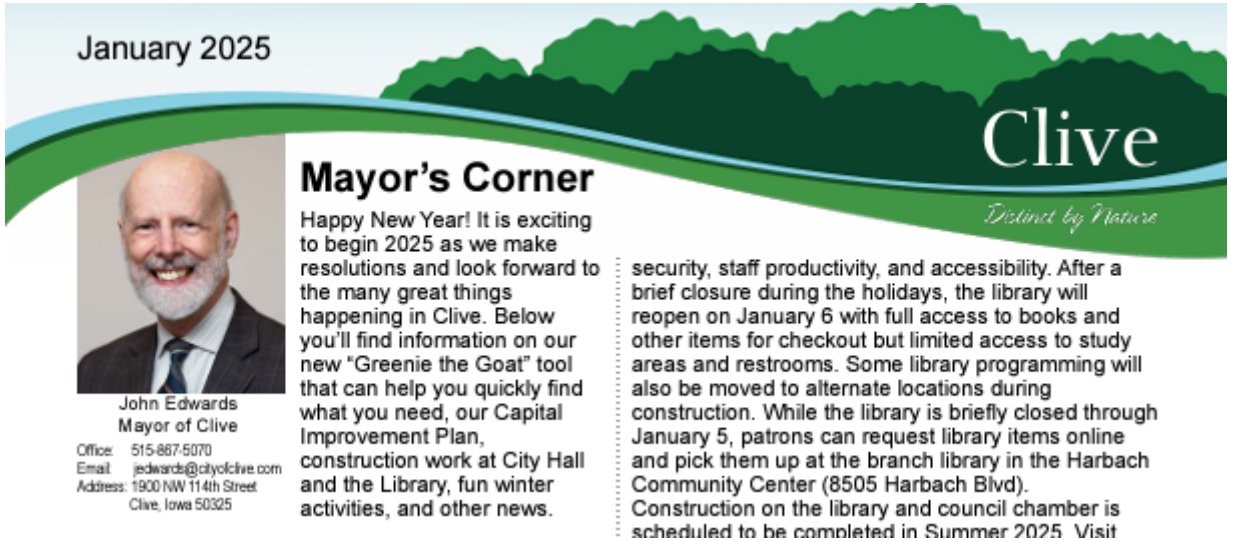


Website and Newsletter Improvements

- Cityofclive.com refresh and wireframe changes
- Greenie virtual assistant officially launched in January 2025
  - Campaign to promote the service and drive adoption is ongoing
- Selection of recreation/library program registration platform Spring 2026; implementation September 2026-February 2027
- Improved digital utility newsletter experience; greater consistency in the look of all Clive newsletters; house all newsletters on a single platform



Ask Greenie



January 2025

Clive

Distinct by Nature

Mayor's Corner

John Edwards
Mayor of Clive
Office: 515-867-5070
Email: jedwards@cityofclive.com
Address: 1900 NW 114th Street
Clive, Iowa 50325

Happy New Year! It is exciting to begin 2025 as we make resolutions and look forward to the many great things happening in Clive. Below you'll find information on our new "Greenie the Goat" tool that can help you quickly find what you need, our Capital Improvement Plan, construction work at City Hall and the Library, fun winter activities, and other news.

security, staff productivity, and accessibility. After a brief closure during the holidays, the library will reopen on January 6 with full access to books and other items for checkout but limited access to study areas and restrooms. Some library programming will also be moved to alternate locations during construction. While the library is briefly closed through January 5, patrons can request library items online and pick them up at the branch library in the Harbach Community Center (8505 Harbach Blvd). Construction on the library and council chamber is scheduled to be completed in Summer 2025. Visit

2026 Engagement Topics and Storytelling

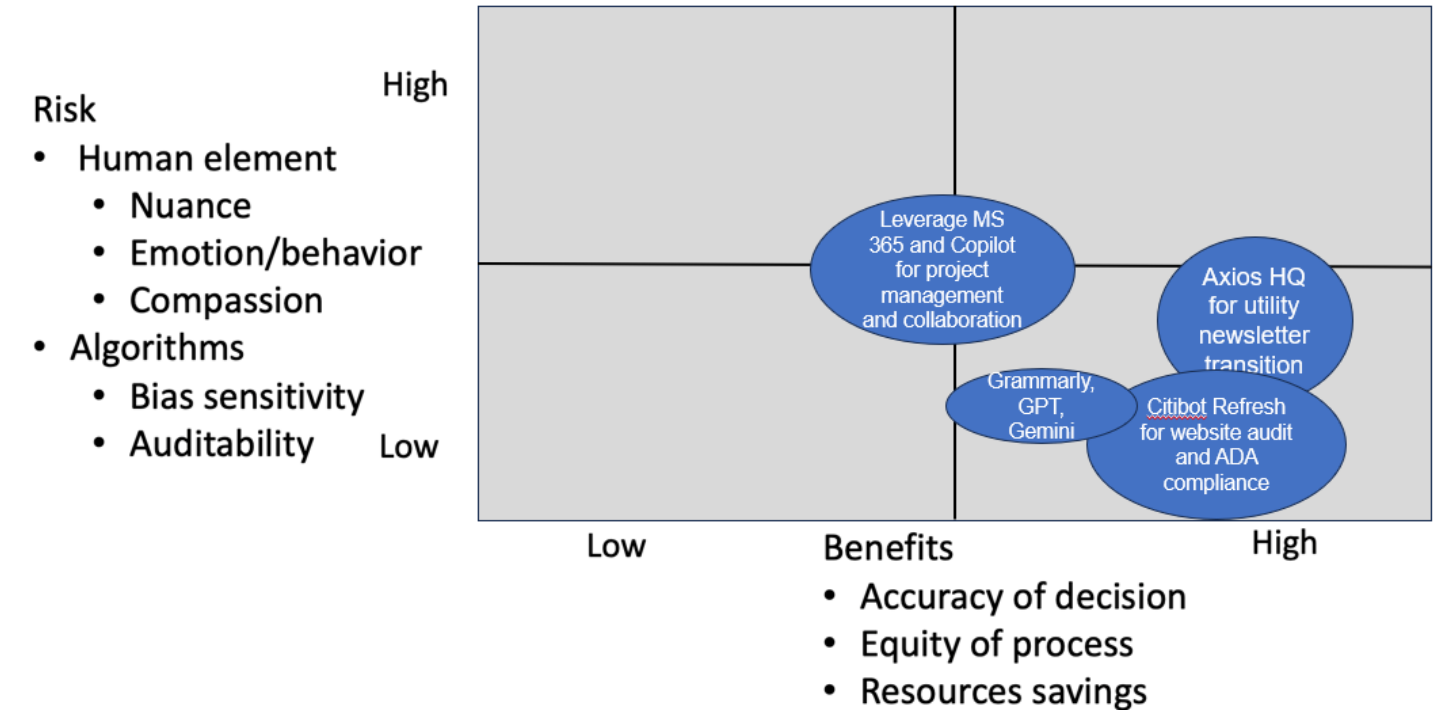
- Transition to the Zift payment platform for utility and other billing
- Changes to the water utility billing structure
- E-scooter/E-bike/E-moto safety
- 2026 Resident Satisfaction Survey
- Fire EMS study results and ongoing fire/EMS collaborations
- Smart water use and preparing for lawn watering bans

Other 2026 Engagement Topics and Storytelling

- Special census results
- Employee recruiting and retention
- Water resources-related projects
  - 2026 SQR program
  - Third annual Clive tree sale
  - Third round of stormwater assistance grant awards
  - City-owned pond maintenance
- Flooding and other community safety-related communications
- Library, Harbach Center, CAC, and recreation programming promotion
- 50th Clive Festival, Food Truck Fridays, Cabin Fever Reliever, Greenbelt Music Festival, and other community gatherings
- Clive Police K-9 fundraising
- Engaging Clive businesses and supporting economic development in targeted areas

AI tool adoption to resolve pain points and enhance storytelling quality and efficiency

- MS Copilot adoption; MS Planner and Teams for project management; migrate more data to the MS365 environment
- Citibot Refresh or similar product for website audit, website refresh, and ongoing website content timeliness and accuracy
- Axios HQ “Smart Brevity” for updated electronic utility and other city newsletters
- Grammarly and generative AI tools for consistency in content creation



In 2026, we will enhance our community engagement work by…

- Driving use of the Greenie AI virtual assistant
- Improving cityofclive.com and ensuring compliance with federal regulations
- Creating more in-house videos
- Producing high-quality print pieces and leveraging that copy on digital platforms
- Growing email distribution lists and maintaining robust project pages
- Continue organically growing audiences across social media platforms
- Cultivating relationships with journalists and partnering with opinion leaders
- Creating signage and other items for significant City projects and select campaigns
- Supporting storytelling, skill development, and story alignment across departments
- Utilizing our communications dashboard to align and track performance across platforms
- Continue improving communications in multiple languages

Memo

TO: Mayor and Council members
FROM: Richard Brown, Leisure Services Director
DATE: January 29, 2026
RE: Encroachment Policy Discussion

SYNOPSIS:
Development of an encroachment policy was prioritized by the City Council as part of its strategic planning process last fall. Staff have developed a document outlining current conditions as well as some policy questions for the City Council's discussion prior to the start of a policy draft. These policy questions will help staff develop the policy for the City Council's consideration.

Attachments:
1. Encroachments
2. Private Property Encroachment Discussion

Park and Greenbelt Encroachment Policy
Framework and Discussion Questions

August 2025

Background –

Private property owners adjacent to city owned land are encroaching on city owned park and greenbelt properties. Encroachments come in many different forms and include:

- Mowing of native vegetation behind their property line
- Permanent landscaping on city owned property
- Fences beyond their property line
- Structures like sheds and pergolas beyond their property line
- Gardens and play equipment
- Destruction and alteration of the natural environment (cutting trees down and shrubs)

To provide the council with the necessary information to assess the issue and give staff guidance on policy development the following report and policy questions have been developed.

Types of Encroachments

Staff have categorized encroachments into the following categories based on the experience of what we are seeing across the community. They are also ranked by a rough estimate of what staff see as the most common encroachments.

- Mowing – repeated temporary encroachment by mowing of publicly owned land behind their property that should not be mowed (i.e. native vegetation)
- Semi-permanent – reasonably movable things like landscaping materials, plants, decorations, fire pits, etc. have been placed on publicly owned property
- Destruction – destruction and permanent alteration of the natural environment like cutting down trees and shrubs. This can already be enforced with the issuances of a simple misdemeanor issued by the police department.
- Permanent – physically adhered (shed, fence, wall, etc.) to the land on publicly owned property

Magnitude of the Issue –

Staff have completed a high-level review of possible encroachments through a quick review of aerial photographs and limited ground truthing. Through this process we believe there are somewhere between 75 and 100 encroachments across the city. Most of them are residential properties with a few commercial property encroachments on the east side of the city. A large majority of the encroachments are west of the interstate and clustered in a few areas. East of the interstate they are more scattered.

A formal ground assessment of the encroachments is needed as part of the policy development process to understand the full magnitude of the issue.

Additionally, staff believe a large majority of the encroachments are either the mowing of natural areas or the addition of landscape elements like fire pits, stones walkways, landscaped flower beds and garden beds.

Delineating Property Boundaries –
Staff mark the edge of city owned property through the placement of galvanized fence posts on the city owned side of each property backing up to city owned parks and greenbelt property. These posts are not placed at every property corner but only when the property lines change directions to allow for the general understanding of where their property starts and ends. Also, staff place a sticker on each post denoting that this is city owned property and what they can and cannot do on the property. The sticker has been included at the end of this report. The placement of these posts has been a common practice in the city for a long time, but with the rapid pace of development in the Shadow Creek neighborhoods it has taken on a larger importance so the posts can be placed before homes are built.

Approximately $7,500 is budgeted each year for the use of survey work to identify property corners if the original metal pins cannot be located.

Additionally, staff also located the property corners when working on projects. Recent projects where we have done this include:

- Cirksena Park
- Indian Hills Woods
- Shadow Creek Pond
- Little Walnut Creek Greenbelt
- Campbell Park – Country Club Dam

What options are currently available for enforcement?
In discussing the city's options for enforcement legal counsel believes that we might be able to add language under 5-6-2 that specifically addresses private encroachments onto public space, but we would likely need to describe it in a way that meets the "nuisance" definition in 5-6-1(5) ("whatever is injurious to health, indecent, or unreasonably offensive to the senses, or an obstruction to the free use of property so as essentially to interfere unreasonably with the comfortable enjoyment of life or property.")

The existing 5-6-2(G) could be used to remove an obstruction of the "commons." The language in 5-6-2(G) closely tracks the nuisance provisions in Iowa Code 562.2(5), and both allow for protection of the "commons." But I couldn't find any authority to help determine whether "commons" refers to any publicly owned space, or something narrower. To the extent that there is City-owned property obstructed by private property, that should meet the requirements for 5-6-2(G).

Current Mitigation Process –
Currently we have been handling encroachments on a case-by-case basis. If we notice them as part of a project staff attempt to discuss the encroachment with the owner and ask them to remove it. In most cases this creates a positive outcome and removes the encroachment. We also attempt to be a good partner in removing the encroachment. For example, if it is a fence that needs to be moved, Community Development offers a free fence permit.

In other cases, letters have been sent to property owners notifying them of the violation and giving them a timeframe to have the encroachment removed. This has been a little more challenging because staff

do not have a clear way to enforce the removal of the encroachment, and we have had multiple property owners resist removal of the encroachments.

Requirements for City Owned Land –

The city acquires land in many ways, and the acquisition of some properties comes with restrictions that dictate how the land must be maintained. In most cases these restrictions come in the form of conservation easements where the land must be maintained in a natural state. Some of the private property encroachments identified by staff are in areas that have conservation easements. Regardless of the direction that the City Council moves on encroachments some may need to be mitigated.

What are other communities doing?

Most communities staff contacted do not have a policy but handle encroachments on a case-by-case basis and use their municipal code to cite properties encroaching on city owned land.

- Des Moines – Des Moines does not have a formal policy outside of their code (which treated them as nuisance when requesting removal), but when allowing an encroachment to remain, Des Moines would require either a license or easement to be in place for the encroachment. Where the City-owned land was dedicated right-of-way or parkland, only a license could be used. If it was not dedicated for a public purpose, an easement was available. For both approaches, the property owner had to pay the fair market value of the property interest, provide indemnification to the City for the encroachment, and provide proof of insurance covering the encroachment. Further, there was also specific language that in the event of damage or destruction, the property owner was not allowed to rebuild/replace the encroachment.

- West Des Moines – Encroachments are handled through the City Code. Community Compliance will deal with it if there is a violation, and parks and recreation staff are made aware of the issue. Community Compliance will investigate to determine if there is truly a violation that we can enforce. If a violation exists, the property owner is contacted by mail to notify them of the violation. In most circumstances the property owner has 7 to 10 days to correct the violation.

  If the property owner does not feel like it is a violation they can ask for an administrative hearing or challenge it through the court system. The city may abate nuisances by repair, rehabilitation, demolition, or other corrective action, with the costs assessed to the property owner. Owners may be required to remove or correct the nuisance within a specified timeframe, or the city may take action to abate the nuisance at the owner's expense. In some cases, violations can lead to fines or other penalties.

  Specific City Code Language:

  Prohibited Activities: The following activities are specifically prohibited in any city park or parks and recreation facility:

  1 Disposing of Material: No person shall place, store or dump any organic or inorganic materials including raked leaves, grass clippings, compost, construction material, firewood, paint, trash, debris, junk or any similar materials in city dumpsters or on city park or parks and recreation facility property.

2 Private Improvements: No person shall garden, mow or plant trees without written permission from the department of parks and recreation. No person shall install other private improvements such as fences, play equipment, irrigation systems, or similar encroachments on city park.

- Pleasant Hill – No policy currently in place but sends encroachment letter to residents. In most cases the encroachment is removed, but in case it isn't the city ignores the issue.

- Urbandale – No current policy. Community Development and Parks & Rec will send letters to residents with photos and descriptions of which codes they are in violation. The letter normally gives them a certain timetable to be off City owned property. In most cases the issue is rectified.

- Waukee – No policy, but they send a letter to the private property owner, showing them a map, property lines and the encroachment. Give them time to remove from city property. If it is not completed, send to City Attorney for a civil case.

Staff Recommendation –
Staff recommend the City Council adopt a formal policy regarding encroachments on city owned land that does not allow any encroachments on the city owned land no matter how the encroachment came into existence.

Staff also recommend the following policy framework to ensure success:
- Policy must be clear and easy for residents and staff to understand
- Enforcement must be as simple as possible
- Removal of existing encroachments outlined and is clear for staff and residents to understand
- Enforcement of policy - Delineated roles and responsibilities internally

Also, staff recommends the following process to mitigate existing encroachments without creating a large burden on staff that will be responsible for engagement with residents to ensure removal of the encroachment:
- Policy Adoption – Adopt encroachment policy to address how to handle private property encroachments on city owned park and greenbelt properties
- Communication – Send a letter to every property owner that shares a property line with a city owned park or greenbelt property outlining the new policy and a timeframe for bring their property into compliance by removing encroachment. Letters can also direct property owners to city website for more information.
- Assessment – Staff create list of encroachments citywide to develop plan for mitigation
- Mitigation – Based on existing staff workloads and priorities develop a plan to mitigate the biggest outstanding encroachments and develop an ongoing plan for mitigation and enforcement

Policy Discussion Questions –

1. Is it okay for private property owners to have encroachments on city owned property, essentially using that property as an extension of their own backyard? Does it depend on the nature of the encroachment? How would you like to classify the encroachments?
2. How do you feel about giving some flexibility for a property owner to encroach with non-permanent enhancements? If so, what additional obligations, if any, do you want to require of the property owner (insurance, indemnification, formal agreement, compensation/fee, no right to rebuild)?
3. What level of community engagement does the Council want to have in the development of the policy? (Surveys, town hall meetings, etc.)
    a. Would the engagement be focused on
4. How do we handle existing encroachments –
    a. Owner removes encroachment at their own cost?
    b. City participates in the removal of encroachments?
    c. Do we grandfather existing encroachments?
        i. What was the city's role in the encroachment? For example, in the past we had certain encroachments the city said was okay (Indian Hills Woods gardens)
        ii. What was the current property owner's role in the encroachment?
        iii. Note: Would grandfathering in the encroachment violate any existing easements/restrictions on the City-property?
5. If the city had a role in it should that be different than if the property owner has blatantly ignored the city's property line?
6. How do you want to prioritize the various types of encroachments for enforcement purposes?

Encroachment Examples –
The following are a sampling of encroachments that have been noted across the city.

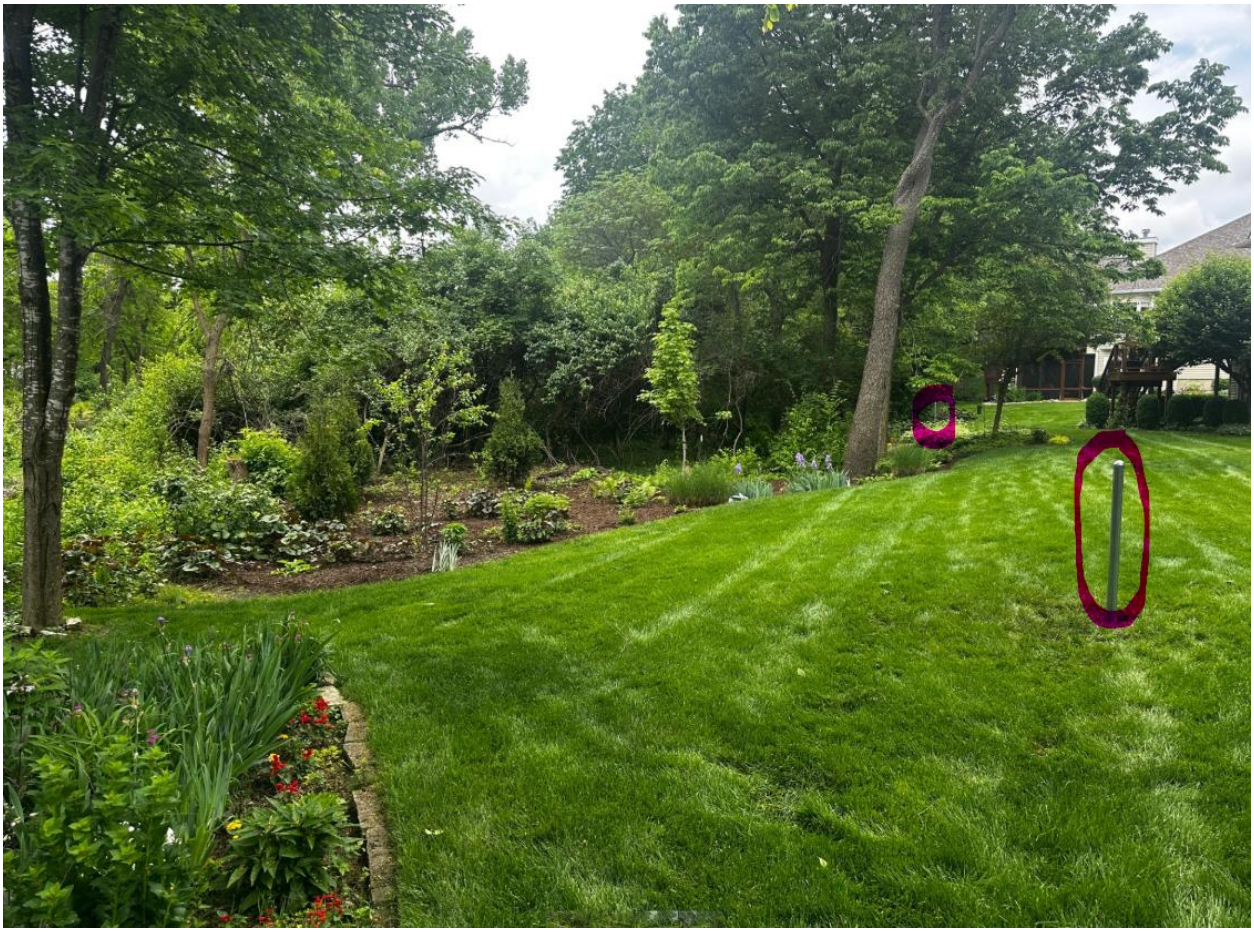
149th and Woodcrest – Mainly composed of extensive mowing and landscaping into the city owned greenbelt. At least one shed is placed on city owned property.



Cedar Crest Lane – Extensive mowing and highly landscaped beds and landscape materials. Likely irrigated as well.



The photos below show encroachments along Cedar Crest Lane. The property corner posts installed by city staff are shown in pink circles. Everything to the left of the pink circles is an encroachment on the city owned greenbelt property.



NE Badger Lane (Waukee) – Multiple Waukee residents with extensive mowing, garden beds, fire pits, walking pits, landscape beds and at least one fence installed on city owned land.



Private Property Encroachment Discussion

Clive City Council Meeting

January 29, 2026

Issue Background -

- Private property owners adjacent to the Greenbelt or parks are encroaching onto City owned property
- Encroachments come in many forms
- Encroachments allow private property owners to use publicly owned land as an extension of their property

Types of Encroachments -

- Mowing – repeated temporary encroachment by mowing of publicly owned land behind their property that should not be mowed (i.e. native vegetation)
- Semi-permanent – reasonably movable things like landscaping materials, plants, decorations, fire pits, etc. have been placed on publicly owned property
- Destruction – destruction and permanent alteration of the natural environment like cutting down trees and shrubs. This can already be enforced with the issuances of a simple misdemeanor issued by the police department.
- Permanent – physically adhered (shed, fence, wall, etc.) to the land on publicly owned property

Examples of Encroachments -

- <u>Cedar Crest Lane</u> – Extensive mowing and highly landscaped beds and landscape materials. Likely irrigated as well.





Examples of Encroachments –

- <u>NE Badger Lane (Waukee)</u> – Multiple Waukee residents with extensive mowing, garden beds, fire pits, walking pits, landscape beds and at least one fence installed on city owned land.



Current Process for Removals -

- Delineate private property limits with fence posts
- Work individually with property owners when they are identified
- Not a clear legal path for removals when owners are resistant to city requests to remove encroachments

Staff Recommendation -

- Staff recommend the City Council adopt a formal policy that does not allow any encroachments on the city owned land no matter how the encroachment came into existence.
- Staff also recommend the following policy framework to ensure success:
  - Policy must be clear and easy for residents and staff to understand
  - Enforcement must be as simple as possible
  - Removal of existing encroachments outlined and is clear for staff and residents to understand
  - Enforcement of policy - Delineated roles and responsibilities internally

Policy Questions -

- Is it okay for private property owners to have encroachments on city owned property, essentially using that property as an extension of their own backyard? Does it depend on the nature of the encroachment? How would you like to classify the encroachments?
- How do you feel about giving some flexibility for a property owner to encroach with non-permanent enhancements? If so, what additional obligations, if any, do you want to require of the property owner (insurance, indemnification, formal agreement, compensation/fee, no right to rebuild)?
- What level of community engagement does the Council want to have in the development of the policy? (Surveys, town hall meetings, etc.)

Policy Questions -

- How do we handle existing encroachments –
  - Owner removes encroachment at their own cost?
  - City participates in the removal of encroachments?
  - Do we grandfather existing encroachments?
    - What was the city's role in the encroachment? For example, in the past we had certain encroachments the city said was okay (Indian Hills Woods gardens)
    - What was the current property owner's role in the encroachment?
    - Note: Would grandfathering in the encroachment violate any existing easements/restrictions on the City-property?
- If the city had a role in it should that be different than if the property owner has blatantly ignored the city's property line?
- How do you want to prioritize the various types of encroachments for enforcement purposes?

Next Steps –

- Draft policy based on policy discussion questions
- Communication with property owners
- Assessment of the issue citywide
- Approval of policy
- Implementation of policy