

**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.

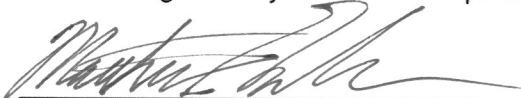
#### Closed Session

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