CLIVE CITY COUNCIL

AGENDA, REGULAR MEETING
1900 NW 114th Street
April 9, 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/83823036762 - Meeting ID: 838 2303 6762 - One tap mobile: +13052241968,,83823036762# 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. BRAVO Greater Des Moines Annual Update - President, Sally Dix
2. West Des Moines Community School District Annual Update
3. Staff Recongition - Jim Hagelie, Engineering Administrator

Consent Items

1. City Manager Memo
2. Approve 03/26/2026 City Council Minutes (Tax Hearing)
3. Approve 03/26/2026 City Council Minutes
4. Bill List
5. Approve Retail Device Sales License Renewal Application - Greenleaf Tobacco & Vape - 1300 NW 100th St, Unit B
6. Approve Retail Tobacco Sales License Renewal Application - Fareway #106 - 10151 University Ave
7. Approve Retail Tobacco Sales License Renewal Application - Fareway #233 - 16035 Hickman Rd
8. Approve Retail Tobacco Sales License Renewal Application - Kwik Star 1702 - 16050 Hickman Rd
9. Approve Retail Tobacco Sales License Renewal Application - Maverik 5394 - 15590 Hickman Rd
10. Approve Retail Tobacco Sales License Renewal Application - Maverik 5018 - 1725 NW 86th St

11. Approve Retail Tobacco Sales License Renewal Application - Greenleaf Tobacco & Vape - 1300 NW 100th St, Unit B
12. Resolution Approving Change Order #1 - Sternquist Construction - Harbach Blvd Phase 2 Reconstruction - $495.00
13. Approve Pay Request #1 - Mainline Construction - Alice's Road Reconstruction Phase 1B - $49,785.25
14. Approve Pay Request #3 - Elite Glass & Metal - City Hall Remodel Phase 2 Project - $69,250.93
15. Approve Pay Request #6 - Keystone Construction - City Hall Remodel Phase 2 Project - $115,262.10
16. Approve Pay Request #7 - Burkett Construction - Linnan Park Construction Project - $92,186.10
17. Approve Pay Request #7 - Cunningham, Inc. - City Hall Remodel Phase 2 Project - $26,705.34
18. Approve Pay Request #7 - NAI Electrical - City Hall Remodel Phase 2 Project - $8,856.99
19. Approve Pay Request #7 - On Track Construction, LLC - Linnan Park Construction Project - $93,538.07
20. Approve Pay Request #9 - Hansen Company - Linnan Park Construction Project - $42,900.86
21. Approve Pay Request #10 - Concrete Technologies Inc. - Alice's Road Reconstruction Phase 1A - $89,768.63
22. Approve Pay Request #15 - On Track Construction - Greenbelt Landing Construction Project - $107,896.25
23. Approve Pay Request #17 - Air-Con Mechanical Corp. - Greenbelt Landing Construction Project - $2,788.39
24. Approve Pay Request #18 - Central Iowa Mechanical - Greenbelt Landing Construction Project - $6,806.46
25. Approve Pay Request #18 - Keystone Construction - Greenbelt Landing Construction Project - $42,100.55
26. Approve Pay Request #23 - Snyder & Associates - Alice's Road Reconstruction - Phase 1 - Design - $60,241.95
27. Approve Purchase - Stivers Ford Lincoln - Water Utility Truck #734 and Engineering Inspector Trucks #707 and #708 - Public Works - $110,814.00.
28. Approve Purchase - American Signal - Variable Message Signs #753 and #754 - Public Works - $31,792.00.
29. Approve Purchase - Stew Hansen - Fleet Truck #747 - Public Works - $43,016.00.
30. Approve Purchase - Stew Hansen - Water Utility Truck #736 - Public Works - $48,971.00.
31. Resolution Approving 2026-2027 Public Works Mowing Contract - Up Cut Lawn Care - Public Works
32. Resolution Approving 2026-2027 Parks Mowing Service Agreement - ADA Mowing

33. Resolution Approving Professional Service Agreement with MercyOne Medical Group
34. Motion to Approve Iowa DOT's Hickman Road Project Detour Compensation - $38,637.05
35. Resolution Approving 5-Year Agreement with the IDOT for Maintenance and Repair of Primary Roads - 7/1/26 to 6/30/31
36. Resolution Accepting 1st Amendment to Surface Water Flowage Easement for Deer Ridge West Plat 3, Lot 73 - 15117 Buena Vista Dr.
37. Resolution Accepting 1st Amendment to Sanitary Sewer Easement for Country Club West Plat 4, Lot 49 - 14771 Wildwood Drive
38. Resolution Setting Public Hearing (04/23/2026, 6:00 p.m.) - FY25/26 Budget Amendment #1
39. Resolution Setting Public Hearing (04/23/2026, 6:00 p.m.) - 2025 Sidewalk Repair Program (Special Assessments)
40. Resolutions Approving FY26 Budget Transfers (listing in packet)
41. Receive and File 2025 Biennial Bridge Inspection Report
42. Approve Health, Dental, and Vision Insurance for Employee Contributions and Authorize City Manager to Execute Benefits
43. Resolution Approving Part-time Fire Pay Scales
44. Resolution Approving Wage and Salary Levels

Action Items

1. Public Hearing - FY 2026-27 Budget
    a. Resolution Approving FY 2026-27 Budget
2. General Obligation Corporate Purpose Bonds, Series 2026A
    a. Resolution setting the sale date for 04/23/2026, 6:00 p.m. for the General Obligation Corporate Purpose Bonds, Series 2026A and authorizing the use of Preliminary Official Statement in connection therewith
3. FY 2026-27 Utility Rate Adjustments
    a. 2nd Consideration of Proposed Ordinance No. 1175 pertaining to Water Rates
    b. 2nd Consideration of Proposed Ordinance No. 1176 pertaining to Sewer Rates
    c. 2nd Consideration of Proposed Ordinance No. 1177 pertaining to Stormwater Rates
4. 2nd Consideration of Proposed Ordinance 1174 Amending Provisions Of Title 10 Building Regulations

Discussion

1. Police K9 Update and fundraising plan for continuation of program

Reports

Correspondence

1. Notice of Meeting to Consider Voluntary Annexation Within an Urbanized Area

Adjournment

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: April 9, 2026
RE: BRAVO Greater Des Moines Annual Update - President, Sally Dix

SYNOPSIS:
Bravo Greater Des Moines Executive Director Sally Dix will be in attendance to provide an annual update on Bravo activities. Included in the packet is a copy of Sally's presentation for your review.

Attachments:
1. Bravo_Clive-OnePg 3.31.26
2. Clive 4.9.26 FOR CITY
3. FINAL-Business Case_One Pager 1.22.26

BRAVO
GREATER DES MOINES
REGIONAL ARTS COUNCIL

REGIONAL IMPACT

Bravo Greater Des Moines is the region's arts council, providing significant funding and support to maximize the impact of arts, culture and heritage on advancing regional priorities.

A healthy cultural ecosystem is more than just a "nice to have" amenity. Beyond quality of life, arts and culture drive the economy, support education and jobs, and advance every regional goal. Bravo is an essential contributor to Greater Des Moines' reputation as a thriving and vibrant region.

- **Hotel/Motel tax revenue contributed by Bravo's 17 28E partners makes up nearly 98% of Bravo's annual revenue.**

  Bravo intentionally does not fundraise to avoid competing with the organizations we were formed to support.

- **93% of Bravo's total spending in the last five years (FY21-FY25) has gone directly to grants and program services.**

  Bravo meets a need for a regional strategy for supporting arts and culture that is efficient, accountable and impactful, saving city staff and local elected officials time and resources.

- In Bravo's most recent grant cycle, **72% of Bravo's grant funding went to 16 organizations with annual operating budgets $1 million and above.** Another 20% of funding went to 17 organizations with budgets between $200,000 and $1,000,000.

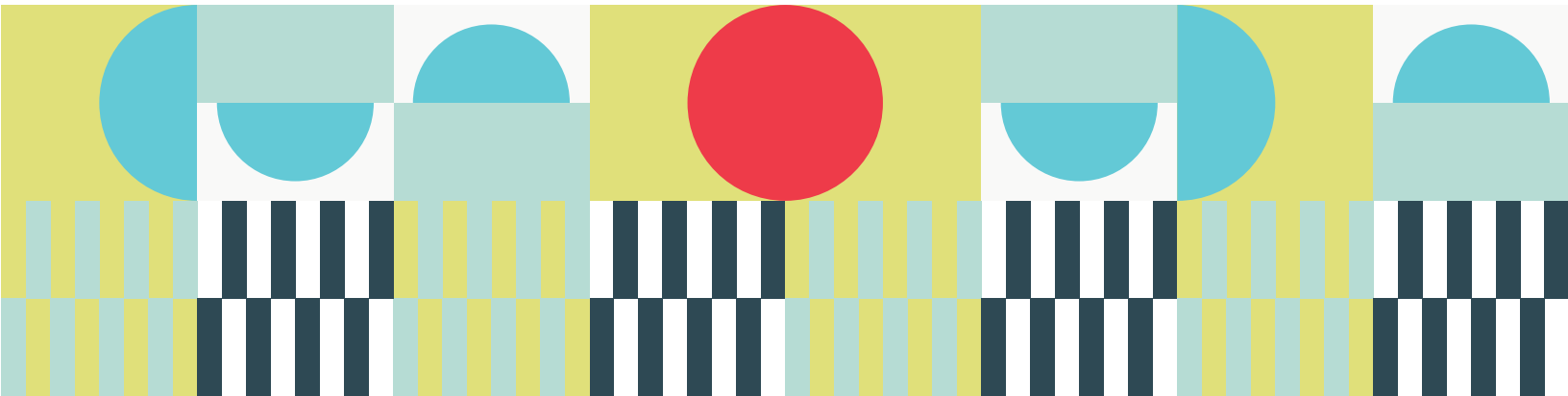
  Bravo primarily invests in the organizations that are most likely to serve regional audiences and drive hotel/motel taxes.

- More than 1 million paid attendees participated in programming offered by Bravo-funded organizations that were able to provide zip code data from 2024-2025. Of those, **420,000 attendees were from outside the metro.**

  67% of visitors say they would not have come to Greater Des Moines if not for the arts and culture event they attended.

- **For every $1 of public funding Bravo invests, the nonprofit cultural ecosystem generates nearly $70 in regional economic return.** This includes nearly $31 million in state and local taxes.

  Without this economic driver, every Polk County household would have to pay an additional $150 in property taxes each year to replace lost state and local tax revenue.



CITY OF CLIVE

LOCAL IMPACT

- **Bravo has funded 100% of eligible applications** received by organizations headquartered in the City of Clive.
- **More than 23,467 admissions/tickets to Bravo-funded organizations that collect zip code data were sold to Clive residents last year.** An additional 7,956 free admissions were provided to Clive residents, and 3,162 Clive students participated in education/outreach programs.
- Clive residents make up approximately 3% of the metro population and 4% of total paid attendance to Bravo-funded organizations that collect zip code data; **participation by Clive residents closely tracks with community size.**
- In a GC25 survey, **59 Bravo-funded organizations reported they provide substantive impact to Clive residents.**

CITY OF CLIVE - FUNDING HISTORY (GC19 - GC26)

Data below reflects Bravo investment into organizations that report headquarters in the City of Clive and does not fully capture the benefit to Clive residents of Bravo investment in organizations across the metro.

OPERATING GRANTS

	GC19	GC20	GC21	GC22	GC23	GC24	TOTAL
Clive Historical Society	-	$2,500	$1,000	$1,000	$850	$1,125	**$6,475**

PUBLIC ART GRANTS

	GC19	GC23 ICON	GC25	GC25 ICON	GC26	TOTAL
City of Clive	$9,000	$100,000	$13,500	$50,00	$11,200	**$183,700**

PASSPORT TO CULTURE

	2019-2020	Spring 2022	2022-2023	2023-2024	2024-2025	TOTAL
West Des Moines CSD	$5,280	DID NOT USE FUNDS	$7,384	$9,903	$17,420	**$39,989**
City of Clive	-	-	-	-	$300	**$300**

LOCAL ARTS & CULTURE PROGRAM GRANT

Bravo launched a new pilot grant program in 2026 to fund community-driven, arts and culture programming that is free to the public. Cities are eligible for up to $10,000 or 75% of total eligible program costs.

	GC26	TOTAL
City of Clive	$6,224	**$6,224**

GREATER DES MOINES

REGIONAL ARTS COUNCIL

MISSION

Bravo leverages community resources to maximize impact of arts, culture, and heritage to advance regional priorities.

FUNDING

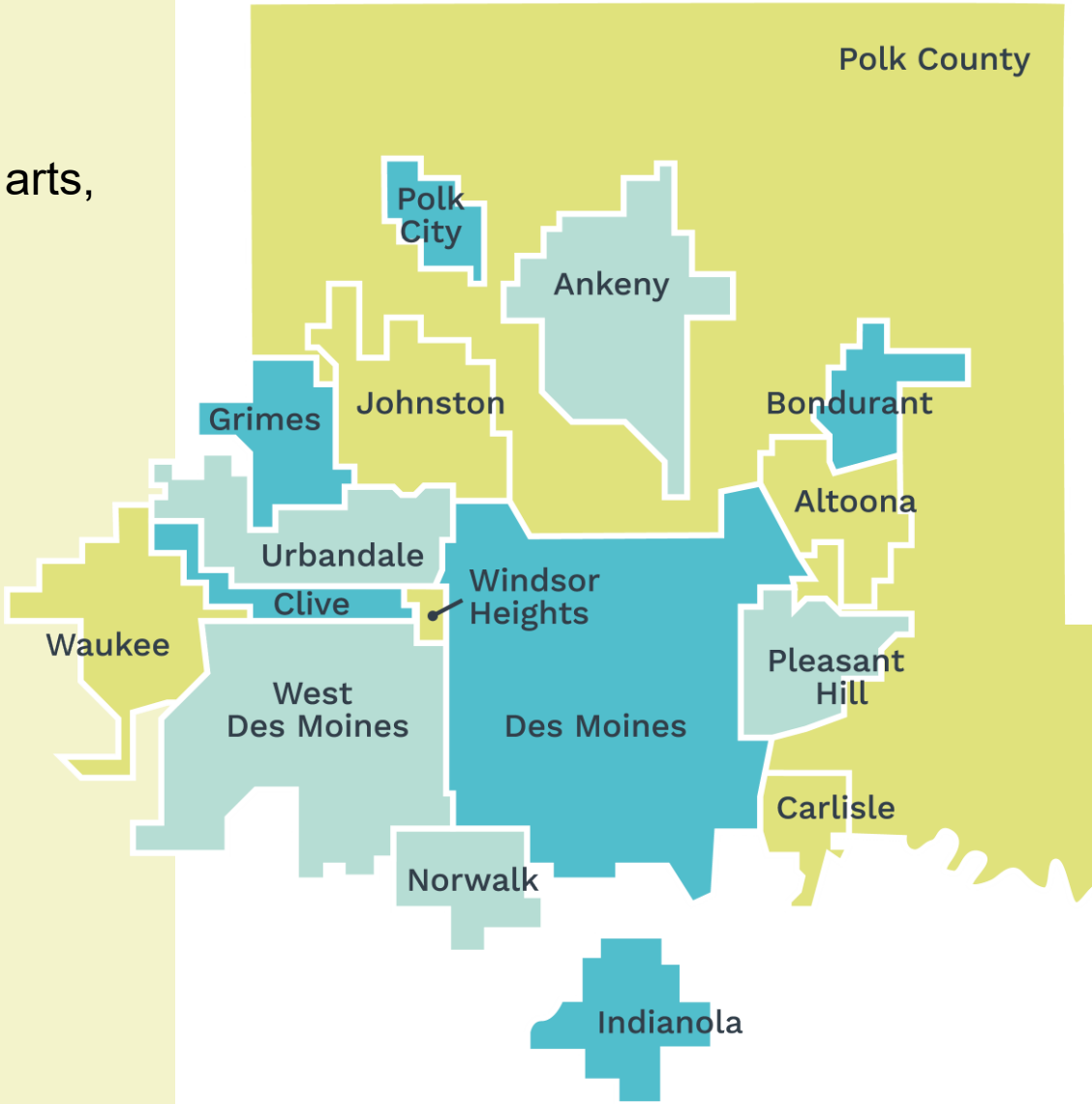
98%+ Hotel/Motel taxes

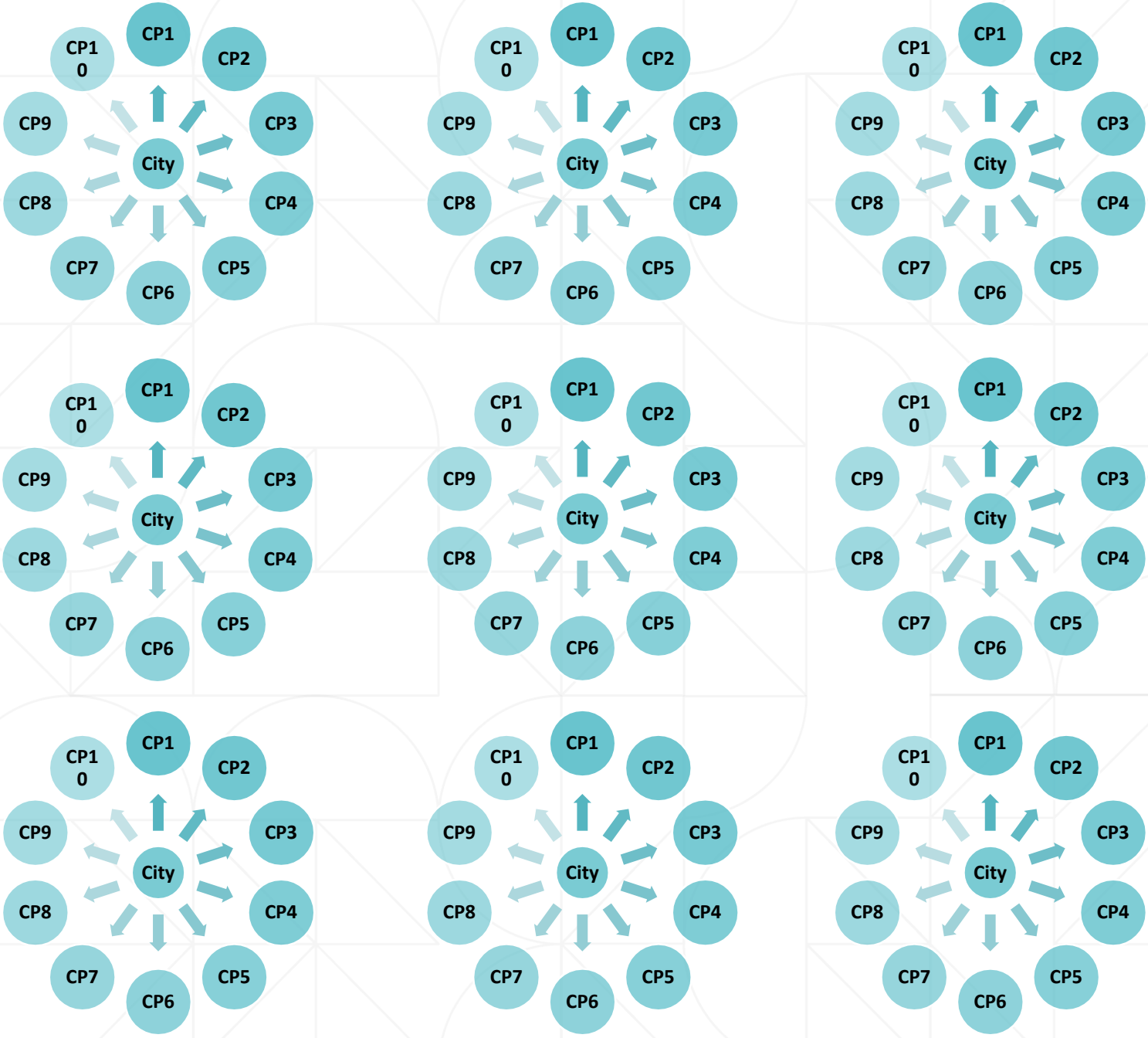
LEADERSHIP

37-member Board of Directors

- > 17 28E Appointees
- > 17 Corporate/Community
- > 3 Cultural Partner

4 staff




CP1
CP2
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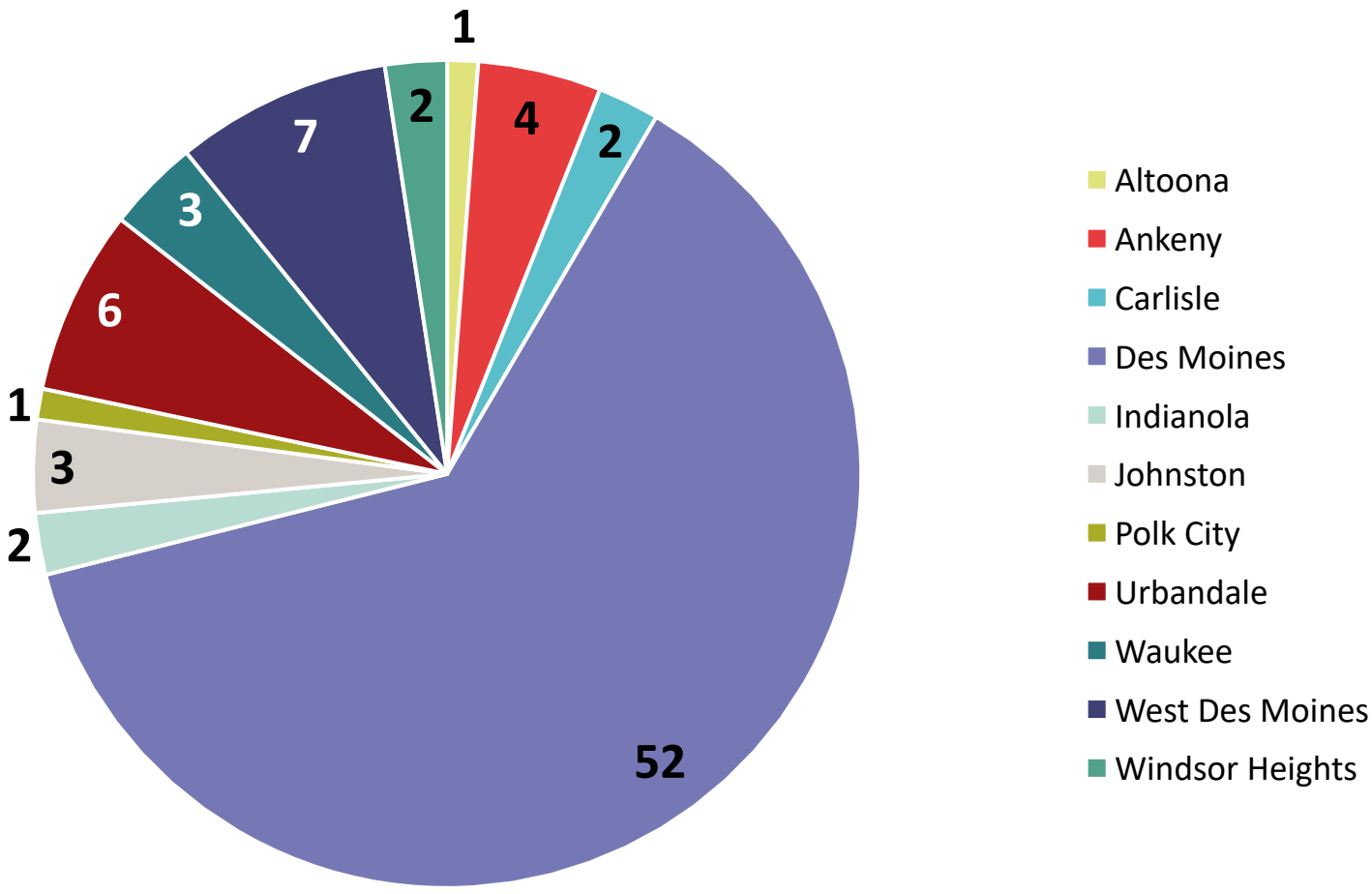
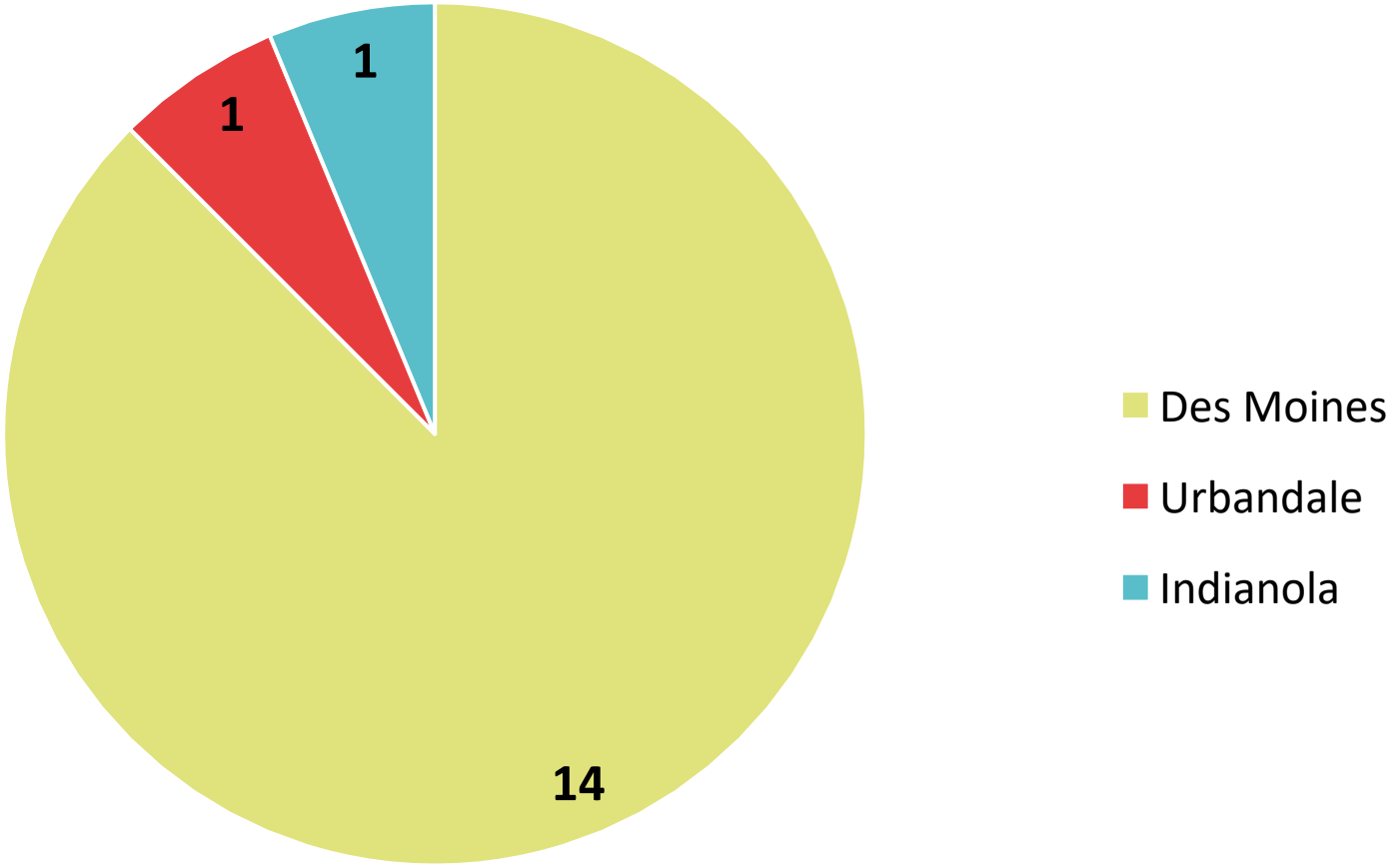
CP9
CP10
City

GC26 CULTURAL PARTNERS



EXPENSES OF $1 MILLION+



CITY OF CLIVE

LOCAL IMPACT

Public Art
City of Clive

Passport to Culture
West Des Moines CSD

Passport to Culture
City of Clive

Local Arts & Culture Program Grant
City of Clive

CITY OF CLIVE

LOCAL IMPACT

Clive residents represent…

23,400+ paid admissions

7,900+ free admissions

3,160+ student participants

POTENTIAL IMPACTS OF CHANGES:

- Higher ticket prices for residents
- Fewer *free* programs
- Fewer *local* programs
- Fewer *youth* programs – during school/after school/summer
- Reduced resident engagement opportunities
- Limited innovation and risk to create new programs

New funding from other sources (individual, foundation, corporate) **to backfill lost support is unlikely**.

INVESTING IN THE ARTS
IS INVESTING IN EVERYTHING

$31m local/state tax revenue

ECONOMIC IMPACT

WORKFORCE

STATE & REGIONAL COMPETITIVENESS

TOURISM

EDUCATION

CALL TO ACTION

- **Get to Know Bravo** session
- Talk to your **Bravo Board representative**
- Subscribe to the **Bravo Monthly newsletter**
- Visit **bravogreaterdesmoines.org**
- Review **the one-pagers**

BRAVO
GREATER DES MOINES
REGIONAL ARTS COUNCIL

For more than 20 years, **Bravo Greater Des Moines** has operated as a **public-private partnership** with rural, urban, and suburban communities across central Iowa to deliver **efficient, accountable, and measurable investment** in arts, culture, heritage, and interpretive science.

This innovative relationship is a national model and has resulted in more than **$70 million reinvested** into the region since 2006. Funded primarily by hotel/motel taxes paid by visitors, this partnership has had significant positive **economic, tourism workforce, educational, and community impacts on the region and the state.**

As recent reforms to Iowa's property tax system affect local budgets, it is critical that decisions regarding public revenue fully consider the impacts of arts and cultural investment and:

- Protect **local flexibility** to invest hotel/motel tax revenues in arts and culture.
- Recognize arts and culture as **economic infrastructure**, not discretionary spending.
- Evaluate tax policy changes for **unintended negative impacts that affect the economy, tourism, workforce, education, and community vibrancy.**
- **Maintain public-private models** that maximize collaboration, efficiency and return on investment.

PUBLIC FUNDS ENSURE PUBLIC ACCESS

Individuals, foundations, and corporations already provide **more than 90% of funding** for cultural nonprofits. **Likely impacts of reduced pubic funding:**

- Inefficient, fragmented local government investments
- Increased pressure on residents and businesses for private support
- Higher ticket prices and reduced affordability
- Fewer free, youth, and local programs
- Reduced community engagement and access

801 GRAND AVE | SUITE 250 | DES MOINES, IA 50309
515.243.0388 | BRAVOGREATERDESMOINES.ORG

INVESTING IN THE ARTS MEANS INVESTING IN EVERYTHING

Policies that support communities' ability to invest in arts and culture deliver measurable returns for Iowa taxpayers, strengthen communities, and support Iowa's economic future.

ECONOMIC IMPACT

Arts and culture are not discretionary amenities—they generate essential revenue.

$309 million in overall economic impact is generated by central Iowa's nonprofit cultural sector. This includes **$31.9 million annually** generated in **state and local tax revenue.**

- Without this activity, every Polk County household would need to pay an additional $150/year in property taxes to replace lost state and local tax revenue.

WORKFORCE

Arts and culture supports jobs, skills, and community attachment.

- **5,439 jobs are supported** by central Iowa's nonprofit cultural sector—these jobs are **place-based and inherently local**, supporting small businesses and keeping dollars in the region.
- Top in-demand skills for businesses nationwide—**collaboration, communication, empathy**—are unique, core outcomes of arts and cultural participation.
- **Talent attraction and retention are essential** and residents who choose a community for **quality of life** are more likely to stay, invest, and engage long term.

STATE & REGIONAL COMPETITIVENESS

Local government investment in arts and culture helps communities maintain a competitive edge.

- Arts and culture are among the **top three factors** motivating employees to live and work in central Iowa.
- Iowa ranks **46th nationally in state funding** for the arts, and **44th nationally in arts vibrancy**. Local investment in culture and creativity is essential to close gaps.

TOURISM

Arts and culture directly drive visitors to central Iowa.

2024-2025 Attendance to Bravo-funded nonprofit cultural attractions and events:

- **1 million+ paid attendees**
- **420,000+ visitors from outside the metro**
- **67% of nonlocal visitors came primarily for the arts**

EDUCATION

Arts access is a proven educational strategy to drive student success.

Arts-integrated learning improves curiosity, problem-solving, and confidence with STEM concepts.

- **330,000+ students** participated in Bravo-funded, arts-aligned education programs in 2024
- Students with access to arts education are:

  5x less likely to drop out
  2x more likely to graduate college
  100 points higher on average SAT scores

Memo

TO: Mayor and Council members
FROM: Matt McQuillen, City Manager
DATE: April 9, 2026
RE: West Des Moines Community School District Annual Update

SYNOPSIS:
At the beginning of the April 9 meeting, representatives from the West Des Moines Community School District will be present to provide their annual update on activities at the School District, including the work underway with the School-City Collaborations Committee. A copy of the presentation is included in the packet. School Board members Jill Johnson and Elizabeth Larson will be joining Superintendent Matt Adams and Chief Financial Officer Kurt Subra for the presentation.

Attachments:
1. WDMCS City of Clive Presentation April 2026

WEST DES MOINES
COMMUNITY SCHOOLS

April 2026

DISTRICT MISSION

Our Core Purpose

Educate, empower, and inspire lifelong learners.

Educate

Empower

Inspire

Clive/WDMCS 2025 Recap

Part I:

Financial Update

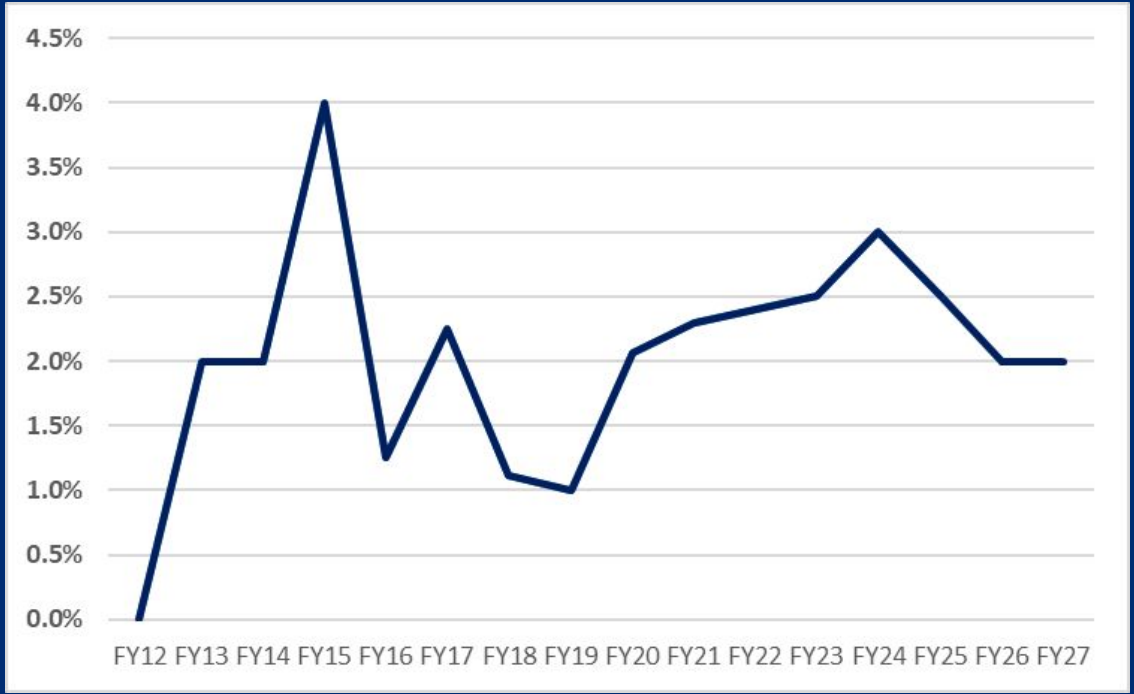
BUDGET IMPACTS

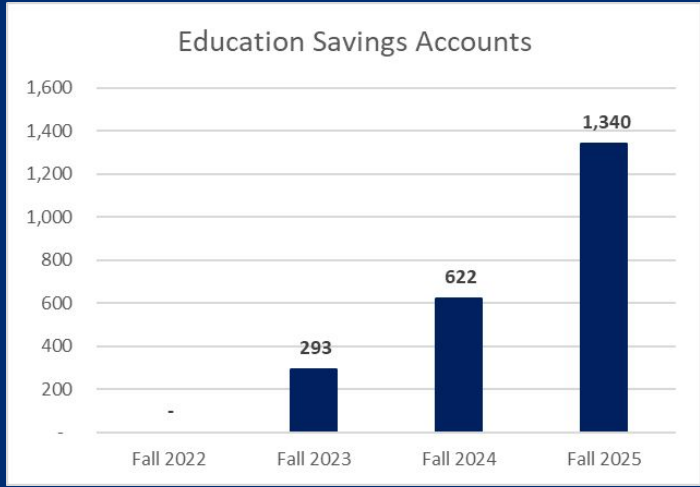
Legislative

- State Supplemental Aid (SSA) - 2%
- Property Tax Uncertainty
- Unfunded Mandates
- Education Savings Accounts
- Loss of AEA support
- Budget Guarantee

BUDGET IMPACTS

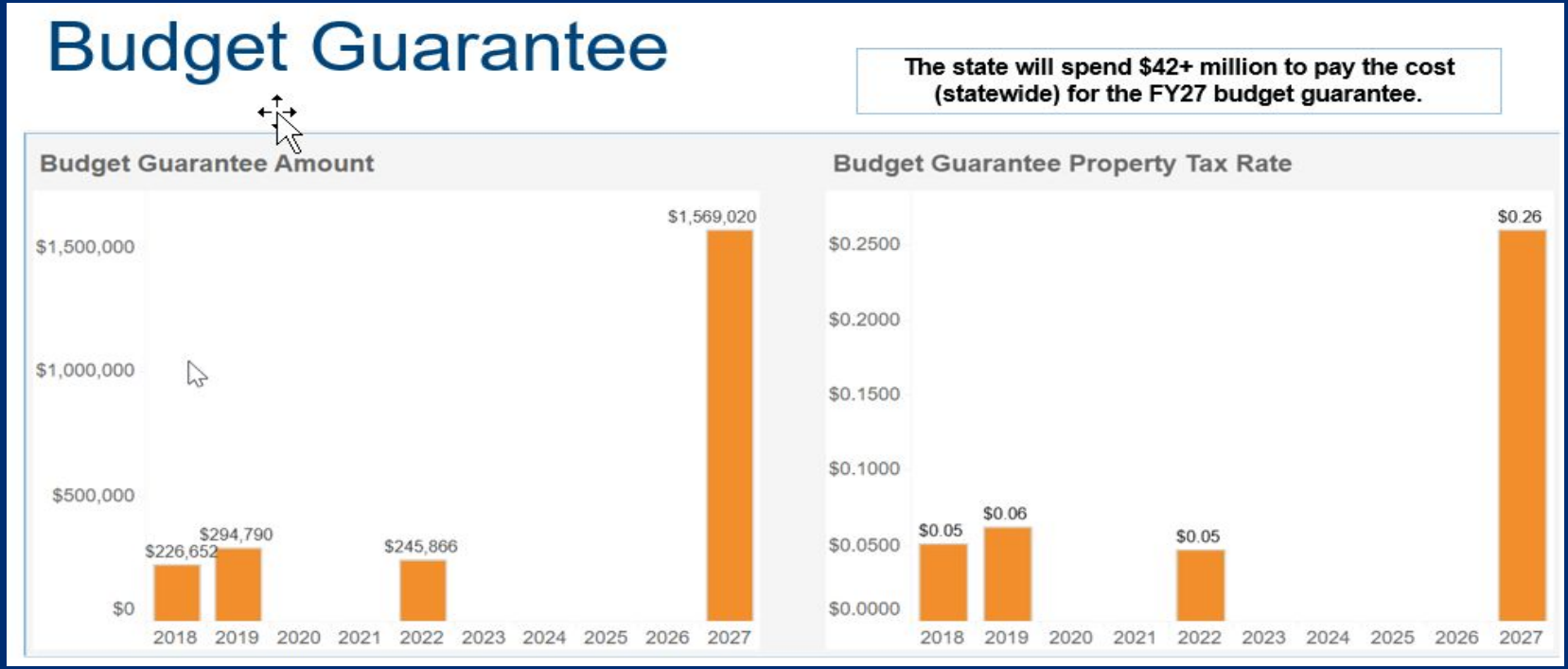
Environmental: State Supplemental Aid; ESAs





BUDGET IMPACTS

Environmental: Budget Guarantee (Adjustment)



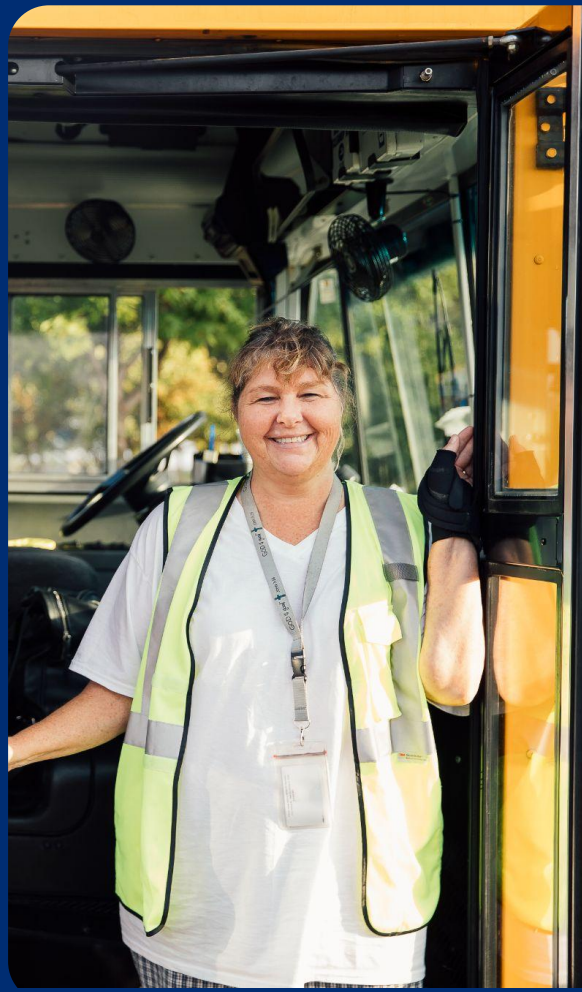
BUDGET IMPACTS

Environmental

Declining Birth Rates

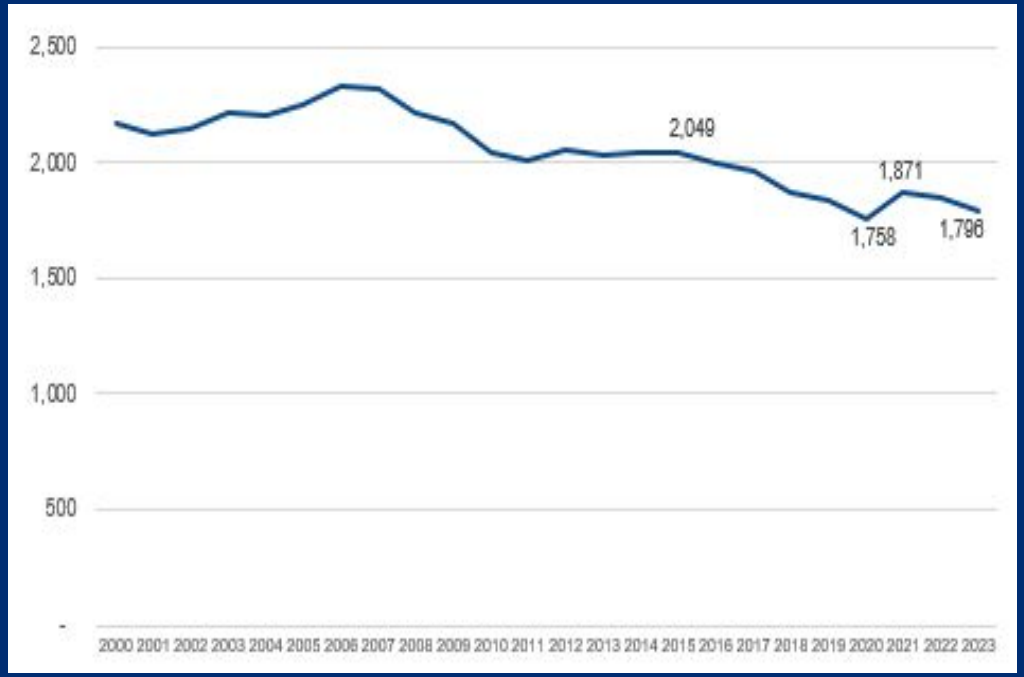
Competing for Open Enrollment

Increasing Costs



BUDGET IMPACTS

Environmental: Fertility Rate (Polk County 2000-23)



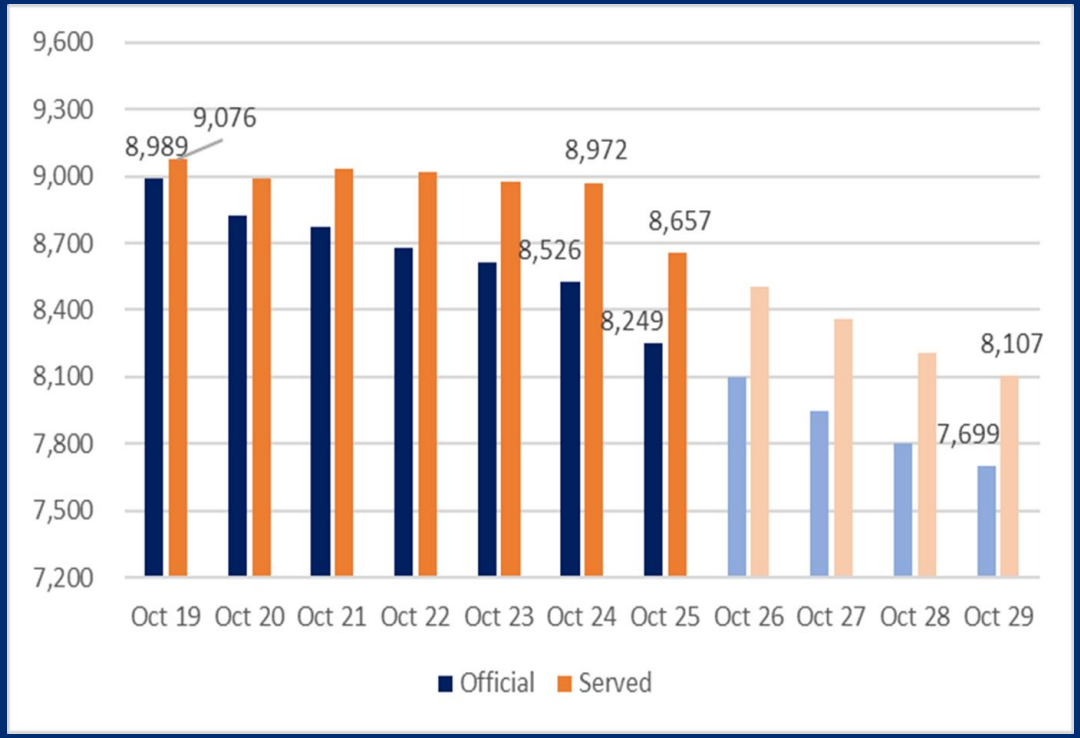
Average Enrollment by Grade (Fall 2025)

Grades K-2: 579

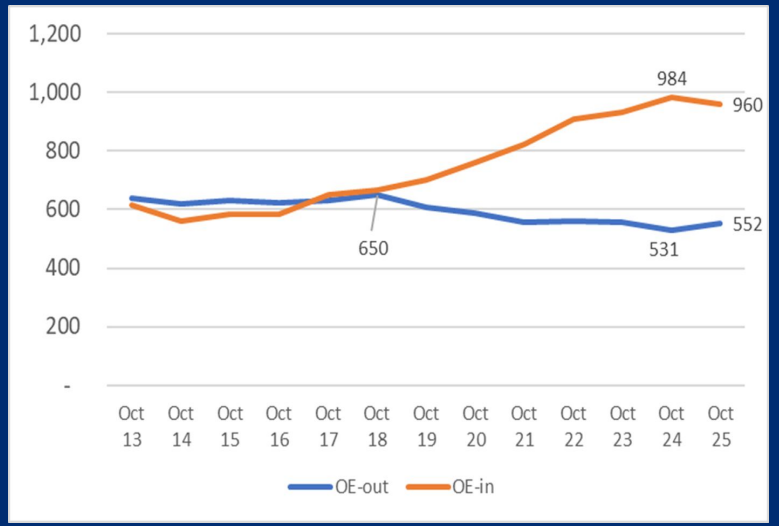
Grades 10-12: 729

BUDGET IMPACTS

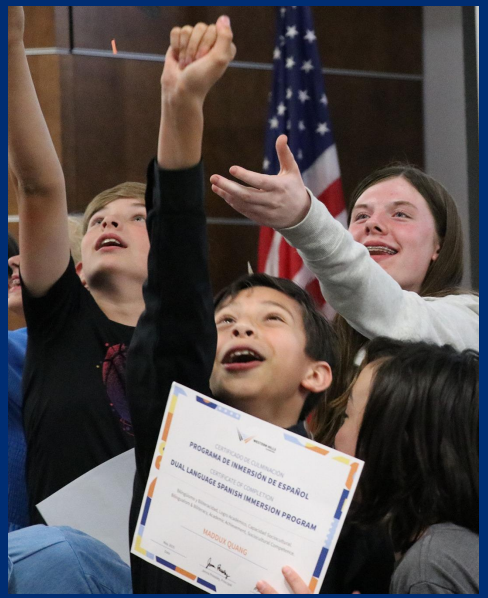
Environmental: Enrollment



Open Enrollment-in vs. Out



Part II:
Celebrations



STATE OF IOWA
2025
SEAL OF BILITERACY

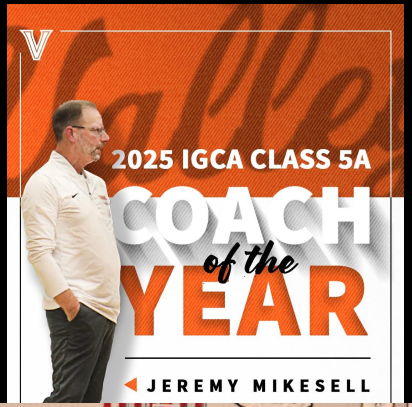
DMACC

Academics

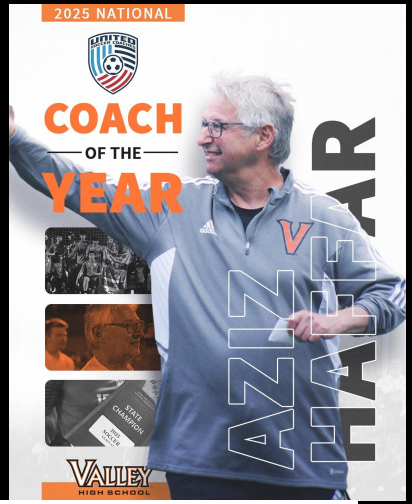
Fine Arts

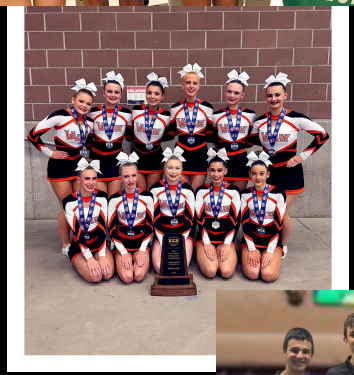
Athletics

TIGERS
VOLLEYBALL
STATE
QUALIFIER
2025


2025 IGCA CLASS 5A
COACH
of the
YEAR
JEREMY MIKESELL

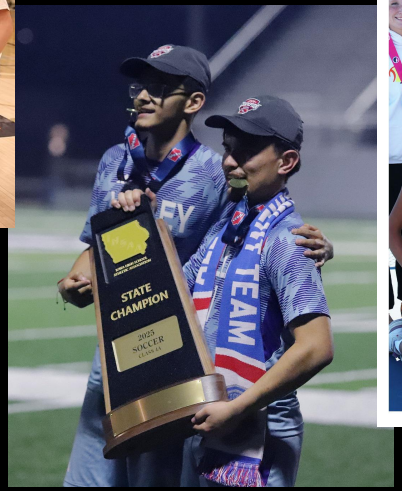
BOYS STATE WRESTLING RESULTS
106 VINCENT MOORE -6TH
113 AUSTEN FRY -8TH
120 OLIVER LANGE
138 KASH KINER -8TH
144 CAM BENNETT -8TH
157 BRADY COCHRAN -8TH
175 SAMMY ROEMMICH


2025 NATIONAL
COACH
OF THE
YEAR
AZIZ
HAFFAR
VALLEY
HIGH SCHOOL



BASKETBALL
STATE
QUALIFIER
2026

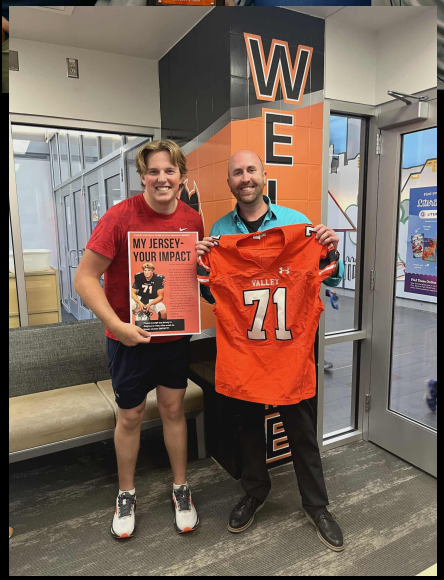
2026
CLASS 3A
BOWLING
STATE QUALIFIERS
BOYS BOWLING


STATE
CHAMPION
TEAM

VALLEY
TENNIS
2025
TENNIS
STATE
RUNNER-UP

Activities

Celebrations



Expanding Access to Pre-K

- Wrap-around care
- Expanding to Crossroads Park
- Exploring 3-year-old preschool option

Introducing

Transitional Kindergarten

- A program for children who are old enough for kindergarten but may need an extra year before starting kindergarten.
- TK is a full-day, five-day per week program.
- Combines the play-based exploration of preschool with the structured routines of kindergarten.
- Transitional Kindergarten is free to families.

General Obligation Bond Approved by Voters

November 2025

WDMCS

TODAY.
TOMORROW.
Together

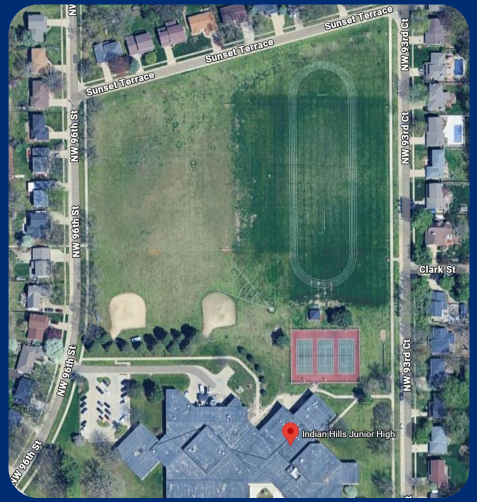
THANK YOU!

Part III:

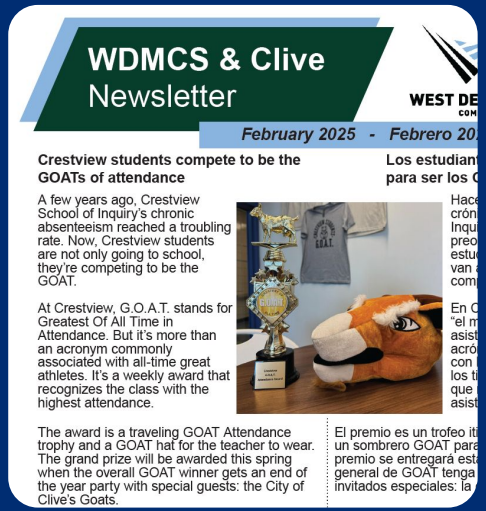
Collaborating with Clive

Ongoing projects

Crestview
Back to
School Bash



Green space
at Indian Hills



WDMCS & Clive
Newsletter

February 2025 - Febrero 20

Crestview students compete to be the GOATs of attendance

A few years ago, Crestview School of Inquiry's chronic absenteeism reached a troubling rate. Now, Crestview students are not only going to school, they're competing to be the GOAT.

At Crestview, G.O.A.T. stands for Greatest Of All Time in Attendance. But it's more than an acronym commonly associated with all-time great athletes. It's a weekly award that recognizes the class with the highest attendance.

The award is a traveling GOAT Attendance trophy and a GOAT hat for the teacher to wear. The grand prize will be awarded this spring when the overall GOAT winner gets an end of the year party with special guests: the City of Clive's Goats.

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WDMCS &
Clive
Newsletter

WEST DES MOINES
COMMUNITY SCHOOLS

Thank you!

Memo

TO: Mayor and Council members
FROM: Matt McQuillen, City Manager
DATE: April 9, 2026
RE: Staff Recongition - Jim Hagelie, Engineering Administrator

SYNOPSIS:
At the beginning of the April 9 meeting the City Manager would like to recognize and thank Engineering Administrator Jim Hageline for his 20 years of service to the City of Clive. Jim will be retiring on April 10. We will also introduce the new Engineering Administrator Jonathan Cygan and Civil Engineer Colton Cunningham.

Attachments:
None

Memo

TO: Mayor and Council members
FROM: Matt McQuillen, City Manager
DATE: April 9, 2026
RE: City Manager Memo

SYNOPSIS:
Attached please find the City Manager's Memo for the April 9, 2026 meeting of the Clive City Council.

Attachments:
1. General Info Memo 4-9-26

MEMO

To: Mayor Edwards and Clive City Council

From: City Manager Matt McQuillen

Date: April 6, 2026

Re: General Information Memo – April 9, 2026 City Council Meeting

The April 9, 2026, City Council meeting will be in-person in the Council Chambers at Clive City Hall & virtually at: https://us06web.zoom.us/j/83823036762

Consent Agenda – There are a number of items to note on the consent agenda. First, based on the anticipated FY 26-27 Budget, the Public Works Department is ready to order a series of vehicle and equipment purchases and replacements for the Department. The various purchases are listed on the consent agenda for your consideration and approval based on state bid figures. Second, both the Public Works and Parks teams bid out the City's contracted mowing operations for the coming year. The Public Works team was able to secure a low bid from Up Cut Lawn Care and Up Cut will be providing some savings from the City's current contractor (Stone Cross) whose contract has since expired. The lowest bidder for the Park's mowing contract is ADA Mowing, and we anticipate their $41.00 per acre price to also be cost savings to the City. The Public Works mowing area is focused on Right-of-Ways, whereas the Parks moving areas are parks, city facilities, street medians and vacant city-owned properties. Staff would recommend approval of these mowing contacts.

Third, the Iowa DOT has finalized reimbursement figures for the City based on the amount of road and off/on ramp closure at University Ave and Hickman Road over the past year associated with the Hickman Interchange Reconstruction Project. Staff would recommend acceptance of this reimbursement to the City's Road Use Tax Fund in the amount of $38,637.05. The Iowa DOT is also ready to extend the maintenance agreement between the DOT and City for Hickman Road for another five-year term, with no changes in the terms or expectations. Staff would recommend approval. Fourth, based on the anticipated budget for FY 26-27 staff is ready for Council to adopt the City's wage/salary levels and insurance benefit programs for non-union staff for the coming year. The Council Personnel Committee reviewed the proposed wage/salary levels, as well as the insurance program updates and would recommend approval. Finally, staff would recommend setting public hearings for the April 23 meeting to consider a budget amendment to the current FY 25/26 Budget and a hearing to consider special assessments associated with the 2025 sidewalk repair program.

Presentations – At the beginning of the April 9 meeting we will have two update presentations by Sally Dix from Bravo Greater Des Moines and representatives from the West Des Moines School District discussing current activities of the District and collaborations between the District and the City. Mayor Edwards will be performing a similar update to the West Des Moines School Board at their meeting on April 13. The third presentation will be recognition of retiring Engineering Administrator Jim Hageline following over 20 years

of service with the City of Clive and introduction of new Engineering Administrator Jonathan Cygan and Civil Engineer Colton Cunningham.

Public Hearing: FY 26/27 Budget – Following presentations, discussions and City Council direction over the past three months the City Manager is ready to present the Fiscal Year 2026-2027 Operating and Capital Budget for your consideration and approval. A public hearing about the budget is scheduled for the April 9 meeting, with consideration of a resolution approving the budget to follow. I appreciate the hard work of the City Council and staff over these past months developing a budget that maintains the City's current property tax rate of $9.92 while also being able to make investments to reconstruct parks and streets in Clive and continued investment in quality-of-life programming in the community. The City Manager would recommend your approval of the FY 2026-27 Budget.

2026A Bond Sale Date – Staff would like to set the sale date of April 23 for the 2026A GO Bond Issue with consideration of those bids during a public hearing at the April 23 meeting at 6:00 PM. With approval of this action the City Council will also approve the Preliminary Official Statement to be shared with potential investors and bidders on the bond sale. On March 24, PFM and staff held the bond rating call with S&P. Earlier this week S&P confirmed the City's Aaa bond rating status for the 2026A bond issue.

Utility Rate Adjustment Ordinances and Restructured Water Rate to Fixed and Variable - As discussed during the budget workshops in February, PFM is recommending increases in the City's utility rates to coincide with the increasing costs for the three utilities. Staff have prepared an ordinance amendment to provide for the restructuring of the water rate to a combination fixed and variable rate structure, including a flat monthly water availability rate based on meter size and a reduced variable water rate per 1,000 gallons of water used from the current $8.91/1,000 to $7.00/1,000 gallons. To allow for this rate restructuring, PFM and staff are proposing to generate the same amount of revenue from the in-house water rates as the current year. Although, PFM and staff are proposing a 2% rate increase in the water irrigation rates to provide additional revenue to support increased costs in the utility.

Beyond the water rates, a 4.5% increase in sewer rates and a 3% increase in the stormwater rate are recommended. Based on the long-term cash flows for these utilities, the increases are necessary to keep pace with the regional partnerships the City has with Central Iowa Water Works (CIWW) for purchased water, and the sewage treatment services and capital investments from the Des Moines Area Wastewater Reclamation Authority, along with the City's capital improvements for stormwater and flood mitigation. Staff would recommend approval of the 2nd readings of these utility rate ordinance amendments and have not received any comments or questions since the 1st readings were approved.

Public Hearing: Building and Fire Code Updates – Over the past few months staff have been reviewing the latest updates to the building and fire codes with the Building Codes Appeal Board. Included in the agenda packet are the details of the proposed City Code changes developed by Building Services Administrator Ryan Mayer and Fire Marshal Blake Boyle. During the discussion on the 1st reading at the March 26 meeting a couple of questions emerged regarding roof wind loads and the potential for a roof permitting/inspection process. Ryan Mayer will be prepared to discuss and address these items during the second reading consideration at the April 9 meeting for Council feedback. Ryan did want to make clear approval of the building and fire code updates does not also approve a roofing permit/inspection program, as that would be a separate action by the Council. In the agenda packet Ryan included a draft roofing program guidelines document along with a draft roofing permit application. Staff would recommend City Council consideration and approval of the second reading of the building code ordinance amendment.

Discussion: K9 Program and Fundraising Campaign – At the end of the April 9 meeting, Police Chief Mark Rehberg will present a brief update of the Police Department's K9 program, along with a proposal to initiate a fundraising campaign to secure the next K9 team as our current K9 ages out in the next two years. Included in the agenda packet is a memo and brief presentation Chief Rehberg has prepared for the discussion and Council feedback as requested during the recent budget development process.

Tentative Upcoming Agenda Items

April 23

- Proclamation – Public Works Week
- Presentation – Metro Waste Authority Annual Update
- Public Hearing – FY 25/26 Budget Amendment #1
- Public Hearing – 2025 Sidewalk Repair Program – Special Assessments
- Action – 2026A GO Bond Sale Consideration and Award
- Action – 3rd reading of Building/Fire Code Ordinance Updates
- Action – 3rd reading of Utility Rate Ordinance Updates (Water, Sewer, Stormwater)
- Action – Approve resolution adjusting Solid Waste & Recycling Rates
- Action – Greenbelt Landing Signage Package
- Action – Professional Services Agreement w/ Synder & Associates for Phase 4 of Alice's Road Reconstruction, and update on the overall project status.
- Discussion – Greenbelt Encroachment Policy Draft Review

May 14

- Action – 1st reading of Personal Transportation Devices Ordinance Amendment (E-bikes/scooters)
- Action – Bruce Engine Property Demolition
- Action – Approve Request for Proposals (RFP) for Indian Hills Junior High Greenspace Master Plan

Clive

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: April 9, 2026
RE: Approve 03/26/2026 City Council Minutes (Tax Hearing)

SYNOPSIS:

Attachments:
1. cc Minutes 03_26_2026 Tax Hearing

CLIVE CITY COUNCIL MEETING MINUTES
SPECIAL MEETING
MARCH 26, 2026
CITY HALL COUNCIL CHAMBERS

Call to Order/Roll Call
Mayor Edwards presided and called the meeting to order at 5:30 p.m. Council Members present were: Ted Weaver, Susan Judkins (via Zoom), Eric Klein, Breanne Hocker. Absent: none. Public access was available in person at City Hall and electronically via Zoom. Access information was included with the posted agenda and on the City's website.

Presentation
1. **FY 2026-2027 Property Tax Hearing - Budget Summary.** Assistant City Manager Pete De Kock presented the matter and facilitated discussion. Public comment was received from Clive resident Greg Jameson.

Adjournment
Mayor Edwards adjourned the meeting at 5:51 p.m.

_____
Matthew D. Graham, City Clerk

_____
John D. Edwards, Mayor

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: April 9, 2026
RE: Approve 03/26/2026 City Council Minutes

SYNOPSIS:

Attachments:
1. cc Minutes 03_26_2026

CLIVE CITY COUNCIL MEETING MINUTES
REGULAR MEETING
MARCH 26, 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 (via Zoom), Sadie Gasparotto. Absent: none. Public access was available in person at City Hall and electronically via Zoom. Access information was included with the posted agenda and on the City's website.

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
Mayor Edwards opened Citizen Presentation; no speakers came forward to address the Council.

Consent Items
Eric Klein moved approval with removal of Item 15 for separate consideration, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried. 1. City Manager Memo; 2. City Manager Report - February 2026; 3. Assistant City Manager Report - February 2026; 4. Administrative Services Report - February 2026; 5. Community Development Monthly Report - February 2026; 6. Fire Department Monthly Report - February 2026; 7. Leisure Services Report - February 2026; 8. Police Department Report - February 2026; 9. Public Works Report - February 2026; 10. Treasurer's Report - February 2026; 11. Approve 03/12/2026 City Council Minutes; 12. Bill List; 13. Approve Retail Tobacco Sales License Renewal Application - Flying Moose - 8980 Hickman Rd, Ste 101; 14. Approve Pay Request #6 - DCI Group - Construction Management Services - City Hall Remodel Phase 2 Project - $47,263.92; 16. **Resolution 2026-074** Approving Memorandum of Understanding with Iowa United Football Club for Usage of Koethe Field; 17. **Resolution 2026-075** Approving Memorandum of Understanding and Software Use Policy Between Iowa Department of Transportation and City of Clive Police Department - MACH Client Software; 18. **Resolution 2026-076** Accepting 1st Amendment to Public Overland Flowage Easement and Private Storm Sewer Easement for Lot 3 of Shadow Creek Plat 8 - 17976 Hammontree Circle; 19. **Resolution 2026-077** Accepting 1st Amendment to Overland Flowage and Private Storm Sewer Easement for Shadow Creek West, Lot 80 - 18298 Hidden Knoll; 20. **Resolution 2026-078** Approving Mutual Termination Agreement for Certain Real Property Referred to as 11140 Hickman Road; 21. Receive and File Building Codes Appeal Board Minutes; 22. Approve Pay Rate - Austin Davis - Part-Time Firefighter/EMT - $18.98/Hr - Effective 03/30/2026; 23. Approve Pay Rate - Jack Lewis - Part-Time Firefighter/EMT - $18.98/Hr - Effective 03/30/2026; 24. Approve Pay Rate - Justin Davol - Part-Time Firefighter/EMT - $18.98/Hr - Effective 03/30/2026.

Consent Item 15. Resolution 2026-073 Awarding Contract - Group Creatives and Annalibera for the installation A Listening Field. Leisure Services Director Richard Brown provided additional information to the Council. Eric Klein moved to adopt the resolution, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.

Action Items
1. **Public Hearing - 2026A proposal to enter into an Essential Purpose Loan Agreement - $5,500,000.00.** Notice of the public hearing was published on March 9, 2026, in the Des Moines Register. Director of Administrative Services Elizabeth Hansen presented the matter to the Council and answered questions. 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.

2. **Public Hearing - 2026A proposal to enter into a General Obligation Corporate Purpose Loan Agreement - $100,000.00**. Notice of the public hearing was published on March 9, 2026, in the Des Moines Register. Director of Administrative Services Elizabeth Hansen presented the matter to the Council and answered questions. 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 2026-079 taking additional action on proposals to enter into Loan Agreements and combining Loan Agreements**. Director of Administrative Services Elizabeth Hansen presented the matter to the Council and recommended approval. Ted Weaver moved to adopt the resolution, seconded by Eric Klein. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.

3. **Public Hearing - Building Regulations Ordinance Amendment to Consider Amending Provisions of Title 10 Building Regulations of the City of Clive re: Chapter 1 Building, Chapter 2 Electrical, Chapter 2A Electrical Update, Chapter 3 Plumbing, Chapter 5 Mechanical, Chapter 6 Fuel Gas, Chapter 7 Existing Building, Chapter 8 Fire and Chapter 10 Swimming Pool codes.** Notice of the public hearing was published on March 9, 2026, in the Des Moines Register. Construction Services Administrator Ryan Mayer and Fire Marshal Blake Boyal presented the matter to the Council and recommended approval. Public comment was received from Clive resident Greg Jameson regarding wind load rating requirements.
    a. **1st Consideration of Proposed Ordinance 1174 Amending Provisions of Title 10 Building Regulations.** 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.

4. **Site Plan Amendment - Facade Updates - 1649 NW 86th Street and 8585 Clark Street.** City Planner Kathryn Purvis presented the matter to the Council and provided staff's recommendation to not approve. Additional comments were provided by Christian Murray, President and CEO of Denny Elwell Company. Ted Weaver moved approval, seconded by Eric Klein. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Sadie Gasparotto. Nays: Breanne Hocker. Abstained: None. Motion carried.

5. **Resolution 2026-080 Setting Public Hearing (04/09/2026, 6:00 p.m.) for FY 2026-27 Budget.** Director of Administrative Services Elizabeth Hansen presented the matter to the Council and recommended approval. Eric Klein moved to adopt the resolution, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.

6. **Proposed Utility Rate Adjustments - FY 2026-27.**
    a. **1st Consideration of Proposed Ordinance No. 1175 pertaining to Water Rates.** Director of Administrative Services Elizabeth Hansen presented the matter to the Council and recommended approval. Ted Weaver 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.
    b. **1st Consideration of Proposed Ordinance No. 1176 pertaining to Sewer Rates.** Director of Administrative Services Elizabeth Hansen presented the matter to the Council and recommended approval. Ted Weaver 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.
    c. **1st Consideration of Proposed Ordinance No. 1177 pertaining to Stormwater Rates**. Director of Administrative Services Elizabeth Hansen presented the matter to the

Council and recommended approval. Ted Weaver 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.

7. **2026 Flood Preparedness Update.**
   a. **Flood Mitigation Planning Status.** Fire Chief Clay Garcia and Community Development Director Doug Ollendike presented the matter to the Council and facilitated discussion.
   b. **Resolution 2026-081 Approving 2026 Clive Flood Response and Recovery Plan.** Fire Chief Clay Garcia and Community Development Director Doug Ollendike presented the matter to the Council and recommended approval. Ted Weaver moved to adopt the resolution, seconded by Eric Klein. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.

Discussion

1. **Strategic Planning Update - Personal Transportation and Mobility Devices.** Police Chief Mark Rehberg presented the matter to the Council and facilitated discussion.

Reports

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

The meeting was adjourned at 8:01 p.m.

_____
Matthew D. Graham, City Clerk

_____
John D. Edwards, Mayor

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: April 9, 2026
RE: Bill List

SYNOPSIS:

Attachments:
1. scan_juliej_2026-04-06-11-47-11

Date Paid	Vendor Name	Description	Amount Paid
04/06/2026	ACME TOOLS	BUILDING MAINT	14.38
04/06/2026	ACME TOOLS	LIBRARY WELLNESS ROOM SUPPLIES	491.99
04/06/2026	ACTIVE911, INC	16 HEAD DEPARTMENT ACTIVEALERT SUBSCRIPTION	266.40
04/06/2026	ADT SECURITY SERVICES	QUARTERLY SECURITY CAMPBELL PARK	147.12
04/03/2026	AFLAC	CURRENT PAY WITHHOLDING AFLAC PRE TAX Pay Period: 03/28/2026	91.32
04/06/2026	ALLENDER BUTZKE ENGINEERS INC	LINNAN PARK CONSTRUCTION ENGINEERING	456.36
04/06/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	15.95
04/06/2026	AMAZON CAPITAL SERVICES	ADULT PROGRAM SUPPLIES CLC	14.40
04/06/2026	AMAZON CAPITAL SERVICES	BREAKROOM SUPPLIES	14.99
04/06/2026	AMAZON CAPITAL SERVICES	BUILDING MAINT	129.18
04/06/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	558.93
04/06/2026	AMAZON CAPITAL SERVICES	UNIFORM ALLOWANCE - OSBORN STATION BOOTS	146.24
04/06/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	9.48
04/06/2026	AMAZON CAPITAL SERVICES	HARDWARE	421.00
04/06/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	18.68
04/06/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	50.98
04/06/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	241.99
04/06/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS HARBACH	16.50
04/06/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS HARBACH	20.40
04/06/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	11.31
04/06/2026	AMAZON CAPITAL SERVICES	CHILDREN-BOOKS	39.99
04/06/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	7.18
04/06/2026	AMAZON CAPITAL SERVICES	PATCH CABLES	37.98
04/06/2026	AMAZON CAPITAL SERVICES	SUPPLIES	273.18
04/06/2026	AMAZON CAPITAL SERVICES	DOOR PROP CASTERS	179.99
04/06/2026	AMAZON CAPITAL SERVICES	ADULT PROGRAM SUPPLIES HARBACH	8.91
04/06/2026	AMAZON CAPITAL SERVICES	ADULT PROGRAM SUPPLIES	35.62
04/06/2026	AMAZON CAPITAL SERVICES	CH PATCH CORDS	17.98
04/06/2026	AMAZON CAPITAL SERVICES	2 COMPUTER MONITOR STANDS AND PULL OUT DRAWERS FOR SUPPLY C	220.49
04/06/2026	AMAZON CAPITAL SERVICES	EQUIPMENT MAINT	189.05
04/06/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BKS CC	167.00
04/06/2026	AMAZON CAPITAL SERVICES	UNIFORM ALLOWANCE - GLAZA STATION SHOES	93.99
04/06/2026	AMAZON CAPITAL SERVICES	BUILDING MAINT	404.97
04/06/2026	AMAZON CAPITAL SERVICES	MAKERSPACE	66.96
04/06/2026	AMAZON CAPITAL SERVICES	EMPLOYEE APPRECIATION EVENT SUPLIES	156.41
04/06/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	85.51
04/06/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	55.80
04/06/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CC	17.95
04/06/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	85.51
04/06/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	55.80
04/06/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CC	17.95
04/06/2026	AMAZON CAPITAL SERVICES	STAINLESS STEEL BOLTS	85.98
04/06/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	28.30
04/06/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	96.00
04/06/2026	AMAZON CAPITAL SERVICES	EQUIPMENT MAINT	59.07
04/06/2026	AMAZON CAPITAL SERVICES	ADULT PROGRAMMING SUPPLIES	116.86
04/06/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	6.59
04/06/2026	AMAZON CAPITAL SERVICES	ADULT PROGRAM SUPPLIES	24.99
04/06/2026	AMAZON CAPITAL SERVICES	MINOR EQUIPMENT	16.98
04/06/2026	AMAZON CAPITAL SERVICES	VOLLEYBALL COURT MAINT	261.95
04/06/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	414.86
04/06/2026	AMAZON CAPITAL SERVICES	DRONE	40.84
04/06/2026	AMAZON CAPITAL SERVICES	ADULT PROGRAM SUPPLIES	39.61
04/06/2026	AMAZON CAPITAL SERVICES	HARBACH CHILDRENS BOOKS	9.63
04/06/2026	AMAZON CAPITAL SERVICES	CHILDRENS BOOKS	641.13
04/03/2026	AMERITAS LIFE INSURANCE GRP- VISION	CURRENT PAY WITHHOLDING VISION INSURANCE Pay Period: 03/28/2026	530.48
04/06/2026	ARNOLD MOTOR SUPPLY	CREDIT	52.48-
04/06/2026	ARNOLD MOTOR SUPPLY	CREDIT	65.00-

Date Paid	Vendor Name	Description	Amount Paid
04/06/2026	ARNOLD MOTOR SUPPLY	#736/#781 STOCK	99.79
04/06/2026	ARNOLD MOTOR SUPPLY	PARTS	52.48
04/06/2026	ARNOLD MOTOR SUPPLY	#742 PARTS	202.41
04/06/2026	ARNOLD MOTOR SUPPLY	VEHICLE MAINT	26.43
04/06/2026	ARNOLD MOTOR SUPPLY	VEHICLE MAINT	54.49
04/06/2026	ARNOLD MOTOR SUPPLY	#770 STOCK	61.38
04/06/2026	ARNOLD MOTOR SUPPLY	GRINDER REPAIR	136.22
04/06/2026	ASCENDANCE TRUCKS MIDWEST, LLC	REPAIR	71.88
04/06/2026	AT & T MOBILITY	PATROL CELL PHONES	647.22
04/06/2026	AT & T MOBILITY	EMS CELL PHONES	178.42
04/06/2026	AVINASH BITRA	REFUND DEPOSIT	13.38
04/06/2026	BALDWIN SUPPLY COMPANY	BEARINGS FOR CONCRETE SCREED	13.39
04/06/2026	BALDWIN SUPPLY COMPANY	PARTS FOR EASEMENT MACHINE REPAIR	732.57
04/06/2026	BAX SALES INC	SHOP STOCK	15.18
04/06/2026	BAX SALES INC	SHOP SUPPLIES	39.63
04/06/2026	BAX SALES INC	#780 SHOP SUPPLIES	31.78
04/06/2026	BIBLIOTHECA	LIB HARDWARE	1,372.45
04/06/2026	BIBLIOTHECA	HARDWARE	1,371.55
04/06/2026	BLAKE UNDERWOOD	DEPOSIT REFUND	100.00
04/06/2026	BOUND TREE MEDICAL LLC	EMS MEDICAL SUPPLIES	264.21
04/06/2026	BRAVO GREATER DES MOINES	HOTEL MOTEL FEB 26	7,579.25
04/06/2026	BULLZEYE INC	CONTRACT CUSTODIAL SERVICES CH, PARKS, PW, HARBACH	10,373.00
04/06/2026	BULLZEYE INC	FIRE CUSTODIAL CONTRACT	659.17
04/06/2026	BULLZEYE INC	EMS CUSTODIAL CONTRACT	1,441.08
04/06/2026	BULLZEYE INC	POLICE CUSTODIAL CONTRACT	2,445.75
04/06/2026	BULLZEYE INC	PAPER TOWEL DISPENSERS	762.00
04/06/2026	BUSINESS LETTER, THE	BUSINESS CARDS - DAN	69.00
04/06/2026	CALEA	PROFESSIONAL FEES	4,595.00
04/06/2026	CDW GOVERNMENT INC	RACK KIT	122.23
04/06/2026	CENTRAL IOWA READY MIX	CONCRETE FOR WATER MAIN BREAK	509.00
04/06/2026	CINTAS CORPORATION #22M	PARKS LAUNDRY & UNIFORM SERVICE	346.39
04/06/2026	CINTAS CORPORATION #22M	PARKS LAUNDRY & UNIFORM SERVICE	346.39
04/06/2026	CITY OF URBANDALE	URBANDALE TRAFFIC PAYMENT	446.25
04/06/2026	CITY OF URBANDALE	A103 OIL CHANGE	252.70
04/06/2026	CITY OF URBANDALE	E320 BRAKES / E321 STALLING ISSUE	1,493.73
04/03/2026	CLIVE COMMUNITY SERVICES	CURRENT PAY WITHHOLDING CLIVE COMM SERVICES Pay Period: 03/28/20	19.23
04/06/2026	CLIVE POWER EQUIPMENT	BAR OIL	71.79
04/03/2026	COLLECTION SERVICES CENTER	CURRENT PAY WITHHOLDING CHILD SUPPORT Pay Period: 03/28/2026	1,775.96
04/06/2026	CONFLUENCE	GREENBELT LANDING MONUMENT SIGN	925.00
04/06/2026	CONSOLIDATED COMMUNICATIONS	PHONE SERVICE	526.05
04/06/2026	CONSOLIDATED ELECTRICAL DISTRI, IN	ELECTRIC FUSES	60.55
04/06/2026	COPY SYSTEMS	INK CARTRIDGE-POSTAGE	255.00
04/06/2026	CORRECTIVE ASPHALT MATERIALS LLC	RECLAMITE FOR NW 142ND SHOULDER	615.00
04/06/2026	CUSTOM AWARDS & EMBROIDERY	ENGRAVING	45.00
04/06/2026	DATA SHEET SOLUTIONS LLC	SDS AUTOPILOT SUBSCRIPTION	8,000.00
03/26/2026	DCI GROUP	CH REMODEL PH 2 PAY REQ 6	47,263.92
04/06/2026	DELL MARKETING LP	MONITORS	397.74
04/06/2026	DENISE FORNEY	MISC CONTRACT WORK-CHILDREN	300.00
04/06/2026	DES MOINES IRON & SUPPLY	SHOP STEEL	100.18
04/06/2026	DES MOINES IRON & SUPPLY	SHOP STEEL	102.00
04/06/2026	DES MOINES IRON & SUPPLY	#780 STEEL	198.00
04/06/2026	DES MOINES WATER WORKS	LP MOON PUMP STATION Q4	30,894.68
04/06/2026	EARL'S TIRE & SERVICE CENTER	VEHICLE MAINT	50.00
01/30/2026	EBS	Flex Funds	8,616.06
01/31/2026	EBS	Flex Funds	200.00
02/27/2026	EBS	Flex Funds	6,949.12
10/31/2025	EBS	Flex Funds	4,087.45
11/28/2025	EBS	Flex Funds	1,853.04

Date Paid	Vendor Name	Description	Amount Paid
12/31/2025	EBS	Flex Funds	12,707.03
04/03/2026	EBS	MEDICAL WITHHOLDING MED W 750 FAMILY EXEMPT Pay Period: 03/28/202	7,492.79
04/03/2026	EBS	MEDICAL WITHHOLDING MED W 750 EMPE + 1 EXEMPT Pay Period: 03/28/2	2,121.85
04/03/2026	EBS	MEDICAL WITHHOLDING MED W 750 SINGLE EXEMPT Pay Period: 03/28/202	654.14
04/03/2026	EBS	MEDICAL WITHHOLDING MED - HDHP FAMILY Pay Period: 03/28/2026	1,276.60
04/03/2026	EBS	MEDICAL WITHHOLDING MED-HDHP EMPL +1 Pay Period: 03/28/2026	342.00
04/03/2026	EBS	MEDICAL WITHHOLDING MED HDHP SINGLE Pay Period: 03/28/2026	529.92
04/03/2026	EBS	MEDICAL WITHHOLDING DENTAL INSURANCE - DELTA (EBS) Pay Period: 03/	2,139.83
04/02/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY SOCIAL SECURITY Pay Period: 03/14/2	20.19
04/02/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY MEDICARE Pay Period: 03/14/2026	4.72
04/03/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY SOCIAL SECURITY Pay Period: 03/28/2	32,183.70
04/03/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY SOCIAL SECURITY Pay Period: 03/28/2	32,183.70
04/03/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY MEDICARE Pay Period: 03/28/2026	7,560.01
04/03/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY MEDICARE Pay Period: 03/28/2026	7,560.01
04/03/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY FEDERAL WITHHOLDING TAX Pay Peri	50,686.36
04/06/2026	ELECTRIC PUMP	ANNUAL MAINTENANCE	850.00
04/06/2026	EMS DETERGENT SERVICES	REPLACE BAD FUSE IN WASHING EXTRACTOR	241.00
04/06/2026	EPIC iO TECHNOLOGIES	PHONE LINES	155.35
04/06/2026	FASTENAL COMPANY	RED/ORANGE PAINT	348.70
04/06/2026	FASTENAL COMPANY	GREEN PAINT	173.68
04/06/2026	FASTENAL COMPANY	BLUE PAINT	151.50
04/06/2026	FASTENAL COMPANY	WHITE PAINT	167.79
04/06/2026	FASTSIGNS	ADOPT A PARK/TRAIL SIGNS	261.60
04/06/2026	FASTSIGNS	GUEST SURVEY SIGNS	571.48
04/06/2026	FASTSIGNS	ADOPT A PARK STICKERS	23.27
04/06/2026	FONTELLA EZELL	DEPOSIT REFUND	40.00
04/06/2026	FONTELLA EZELL	OVERPAY REFUND	83.66
04/06/2026	FREEDOM FIRST AID & SAFETY LLC	FIRST AID SUPPLIES	235.40
04/06/2026	GALLS LLC	NEW OFFICER'S UNIFORM - A. THANT	90.00
04/06/2026	GALLS LLC	3 NAMEPLATES FOR PT HIRES	31.83
04/06/2026	GANNETT IOWA LOCALIQ	MINUTES	672.16
04/06/2026	GANNETT IOWA LOCALIQ	PH NOTICES	24.72
04/06/2026	GANNETT IOWA LOCALIQ	PH NOTICES	30.48
04/06/2026	GANNETT IOWA LOCALIQ	PH NOTICES	25.36
04/06/2026	GANNETT IOWA LOCALIQ	PH NOTICES	24.72
04/06/2026	GANNETT IOWA LOCALIQ	PH NOTICES	25.36
03/25/2026	GOVERNMENTJOBS.COM, INC	NEOGOV - ONBOARD	5,403.50
04/06/2026	GROUP CREATIVE SERVICES	INVOICE 1 FOR LISTENING FIELD	5,000.00
04/06/2026	GTR DM CONVENTION & VISITORS B	2/7 HOTEL MOTEL MARCH 26	7,579.25
04/06/2026	HAWKEYE TRUCK EQUIPMENT	#746 SALT DOG	71.57
04/06/2026	HEATHER CURTIS	DEPOSIT REFUND	39.88
04/06/2026	IAMU	FY27 IAMU WATER DUES	464.33
04/06/2026	IAMU	FY27 IAMU WATER DUES	464.33
04/06/2026	IAMU	FY27 IAMU WATER DUES	464.34
04/03/2026	ICMA	LOAN REPAYMENT LOAN REPAYMENT Pay Period: 03/28/2026	622.01
04/03/2026	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA -DEF COMP Pay Period: 03/28/2026	12,805.43
04/03/2026	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA ROTH DEF COMP Pay Period: 03/28/202	10,624.20
04/03/2026	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA CITY OUT DEF COMP - Pay Period: 03/2	7,446.53
04/06/2026	IMAGE SOLUTIONS	LOGOED APPAREL EXEC	364.00
04/06/2026	IMAGE SOLUTIONS	LOGOED APPAREL PD	72.00
04/06/2026	IMAGE SOLUTIONS	LOGOED APPAREL PKS	7.00
04/06/2026	IMAGE SOLUTIONS	LOGOED APPAREL LIB	223.00
04/06/2026	IMAGE SOLUTIONS	LOGOED APPAREL PW	352.00
04/06/2026	INFOMAX OFFICE SYSTEMS INC	COPIER MAINTENANCE	995.52
04/06/2026	INFOMAX OFFICE SYSTEMS INC	COPIER MAINTENANCE	10,137.08
04/06/2026	INFOMAX OFFICE SYSTEMS INC	HARDWARE	1,963.52
04/06/2026	INGRAM LIBRARY SERVICES	BOOKS-HARBACH-CHILDREN	44.10
04/06/2026	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	165.20

Date Paid	Vendor Name	Description	Amount Paid
04/06/2026	INGRAM LIBRARY SERVICES	BOOKS-YOUNG ADULT	13.22
04/06/2026	INGRAM LIBRARY SERVICES	BOOKS-HARBACH-CHILDREN	32.75
04/06/2026	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	102.55
04/06/2026	INGRAM LIBRARY SERVICES	TRUST AND AGENCY DONATION	55.19
04/06/2026	INGRAM LIBRARY SERVICES	BOOKS-HARBACH-CHILDREN	11.49
04/06/2026	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	249.27
04/06/2026	INGRAM LIBRARY SERVICES	BOOKS-YOUNG ADULT	19.28
04/06/2026	INGRAM LIBRARY SERVICES	BOOKS-HARBACH-CHILDREN	74.34
04/06/2026	INGRAM LIBRARY SERVICES	BOOKS-CHILDREN	218.81
04/06/2026	INGRAM LIBRARY SERVICES	TRUST & AGENCY DONATION	19.54
04/06/2026	INTERSTATE POWER SYSTEMS INC	GENERATOR ALARM REPAIR	196.49
04/06/2026	INTERSTATE POWER SYSTEMS INC	GENERATOR ALARM REPAIR	52.96
04/06/2026	INTERSTATE POWER SYSTEMS INC	GENERATOR ALARM REPAIR	115.78
04/06/2026	IOWA DEPT OF INSPECTIONS & APPEALS	BOILER INSPECTIONS	80.00
04/06/2026	IOWA DIAGNOSTIC IMAGING	411 MEDICAL CLAIM	668.32
04/06/2026	IOWA-DES MOINES SUPPLY INC	BUILDING MAINT	297.75
04/03/2026	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS-REGULAR MEMBERS Pay Perio	20,809.67
04/03/2026	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS-REGULAR MEMBERS Pay Perio	31,230.99
04/03/2026	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS RETIREMENT -FIRE Pay Period:	5,068.98
04/03/2026	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS RETIREMENT -FIRE Pay Period:	7,349.40
04/03/2026	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS-ELECTED OFFICIALS Pay Perio	144.06
04/03/2026	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS-ELECTED OFFICIALS Pay Perio	216.20
04/06/2026	LOGAN CONTRACTORS SUPPLY	CONCRETE TOOLS	132.97
03/25/2026	MAIL SERVICES	NEWSLETTER	1,115.45
03/25/2026	MAIL SERVICES	POSTAGE FEB2026	2,799.22
03/25/2026	MAIL SERVICES	BILLING FEB2026	849.72
03/25/2026	MAIL SERVICES	POSTAGE	190.18
03/25/2026	MAIL SERVICES	STORMWATER FEB2026	68.52
04/06/2026	MARK HAVNEN	REFUND DEPOSIT	30.00
04/06/2026	MARK HAVNEN	REFUND OVERPAYMENT	78.92
04/06/2026	MATTHEW & NOELLE MANN	DEPOSIT REFUND	13.03
04/06/2026	MEDIACOM	LIBRARY INTERNET	294.90
04/06/2026	MENARDS	BLDG MAINTENANCE	31.22
04/06/2026	MENARDS	BLDG MAINTENANCE	31.22
04/06/2026	MENARDS	BLDG MAINTENANCE	31.22
04/06/2026	MENARDS	BLDG MAINTENANCE	31.20
04/06/2026	MENARDS	STORAGE TOTE	35.94
04/06/2026	MENARDS	BUILDING MAINT	16.88
04/06/2026	MENARDS	PARTS	3.16
04/06/2026	MENARDS	SIDEWALK CONCRETE PATCH	45.98
04/06/2026	MENARDS	JET TRUCK SUPPLIES	10.76
04/06/2026	MENARDS	LIBRARY WELLNESS ROOM SUPPLIES	187.79
04/06/2026	MENARDS	CAUTION TAPE	13.94
04/06/2026	MENARDS	LIBRARY WELLNESS ROOM SUPPLIES	63.97
04/06/2026	MENARDS	LAUNDRY/CLEANER	17.93
04/06/2026	MENARDS	LAUNDRY/CLEANER	17.93
04/06/2026	MENARDS	LAUNDRY/CLEANER	17.93
04/06/2026	MENARDS	LAUNDRY/CLEANER	17.92
04/06/2026	MENARDS	LIBRARY LIGHT BULBS	50.21
04/06/2026	MENARDS	BLDG MAINTENANCE	12.72
04/06/2026	MENARDS	BLDG MAINTENANCE	12.74
04/06/2026	MENARDS	BLDG MAINTENANCE	12.74
04/06/2026	MENARDS	BLDG MAINTENANCE	12.74
04/06/2026	MENARDS	LIBRARY WELLNESS ROOM SUPPLIES	35.90
04/06/2026	MENARDS	CONCRETE MIX	248.96
04/06/2026	MENARDS	TRAFFIC SUPPLIES	23.46
04/06/2026	MENARDS	ROW RESTORATION FROM WATER MAIN BREAK	35.91
04/06/2026	MENARDS	LIBRARY WELLNESS ROOM SUPPLIES	232.55

Date Paid	Vendor Name	Description	Amount Paid
04/06/2026	MENARDS	LIBRARY WELLNESS ROOM SUPPLIES	32.56
04/06/2026	MENARDS	SOAP FOR VEHICLES	23.94
04/06/2026	MENARDS	KITCHEN TRASH SLIDER REPAIR	19.99
04/06/2026	MENARDS	TOOL CLEANER BRUSHES AND DISCS	32.50
04/06/2026	MENARDS	ADOPT A PARK SIGN HARDWARE	15.85
04/06/2026	MENARDS	GOAT SUPPLIES	20.36
04/06/2026	MERCYONE OCCUPATIONAL HEALTH	PHYSICALS & DRUG SCREENS	2,508.00
04/06/2026	MERCYONE OCCUPATIONAL HEALTH	PHYSICALS & DRUG SCREENS	934.00
04/06/2026	METRO WASTE AUTHORITY	YARD WASTE STICKERS	450.00
04/06/2026	METRO WASTE AUTHORITY	LARGE WASTE STICKERS	1,000.00
04/06/2026	METRO WASTE AUTHORITY	CURB IT - MAR 26	28,429.28
04/06/2026	METRO WASTE AUTHORITY	SOLID WASTE MAR 26	72,884.69
04/06/2026	MIDAMERICAN ENERGY DAV	ELECTRIC & GAS SERVICE CITY HALL	2,253.94
04/06/2026	MIDAMERICAN ENERGY DAV	PW BUILDING	1,470.03
04/06/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	101.67
04/06/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	363.85
04/06/2026	MIDAMERICAN ENERGY DAV	TRAFFIC LIGHTS	62.67
04/06/2026	MIDAMERICAN ENERGY DAV	STREET LIGHTS	61.21
04/06/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	12.39
04/06/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	379.51
04/06/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	10.17
04/06/2026	MIDAMERICAN ENERGY DAV	TRAFFIC LIGHTS	90.25
04/06/2026	MIDAMERICAN ENERGY DAV	STREET LIGHTS	29.46
04/06/2026	MIDAMERICAN ENERGY DAV	STREET LIGHTS	65.79
04/06/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	10.00
04/06/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	10.00
04/06/2026	MIDWEST AUTOMATIC	SPRINKLER REPAIR	251.00
04/06/2026	MIDWEST BREATHING AIR LLC	SCBA NFPA QUARTERLY TEST AND REPAIR ON TANKS	1,376.66
04/03/2026	MUNICIPAL FIRE & POLICE	CURRENT PAY WITHHOLDING MUNICIPAL FIRE & POLICE RETIRE Pay Perio	10,246.32
04/03/2026	MUNICIPAL FIRE & POLICE	CURRENT PAY WITHHOLDING MUNICIPAL FIRE & POLICE RETIRE Pay Perio	23,886.87
04/06/2026	NAPA DISTRIBUTION CENTER	EQUIPMENT MAINT	43.78
04/06/2026	NETWORKS	PROFESSIONAL FEES	150.00
04/06/2026	NETWORKS	FIREWALL REPLACEMENT	4,431.12
04/06/2026	NETWORKS	NETWORK SWITCH	4,286.13
04/06/2026	NETWORKS	HARDWARE	1,556.19
04/06/2026	NETWORKS	HOSTED EMAIL	1,498.40
04/06/2026	NETWORKS	NETWORK SWITCH	5,979.67
04/06/2026	NETWORKS	NETWORK SWITCH MAINT	10,103.25
04/06/2026	NETWORKS	SOFTWARE SUBSCR	7.70
04/06/2026	NYEMASTER-GOODE	PROSECUTIONS	6,523.00
04/06/2026	NYEMASTER-GOODE	CITY COUNCIL	1,000.00
04/06/2026	NYEMASTER-GOODE	LEGAL GENERAL	15,274.00
04/06/2026	NYEMASTER-GOODE	LEGAL HR	540.00
04/06/2026	NYEMASTER-GOODE	LEGAL	594.00
04/06/2026	NYEMASTER-GOODE	LEGAL	54.00
04/06/2026	NYEMASTER-GOODE	LEGAL	135.00
04/06/2026	ONE SOURCE	BACKGROUND CHECKS	1,549.26
04/06/2026	OPN ARCHITECTS INC	PAY REQ 24 - CH REMODEL DESIGN OPN	2,884.62
04/06/2026	PCC AMBULANCE BILLING SERVICE	FEBRUARY AMBULANCE BILLING FEE	5,709.99
04/06/2026	POLICE LEGAL SCIENCES	TRAINING EXPENSE	5,278.00
04/06/2026	PRECISION COMPONENTS LLC	EXECUTIVE COACHING	1,000.00
04/06/2026	PRODIGY CARE SERVICES	411 RX	813.17
04/06/2026	QUADIENT INC	POSTAGE	189.00
04/03/2026	RELIANCE STANDARD LIFE INSURANCE	VOL LIFE INSURANCE Pay Period: 03/28/2026	1,198.99
04/06/2026	RINGCENTRAL INC	HOSTED VOICE	2,688.30
04/06/2026	ROSS LAND SURVEYING, INC	PROPERTY PINS	2,300.00
04/06/2026	ROSS LAND SURVEYING, INC	PROPERTY RETRACEMENT SURVEY	1,150.00
04/06/2026	SAMONA & KIRK YENTES	DEPOSIT REFUND	11.31

Date Paid	Vendor Name	Description	Amount Paid
04/06/2026	SECURITY EQUIPMENT INC	GROUNDS MAINT	191.88
04/06/2026	SHREDDER, THE	DOCUMENT DESTRUCTION	60.00
04/06/2026	SITEONE LANDSCAPE SUPPLY	ROW RESTORATION	320.00
04/06/2026	SITEONE LANDSCAPE SUPPLY	ROW RESTORATION	320.00
04/06/2026	SITEONE LANDSCAPE SUPPLY	ROW RESTORATION	320.00
04/06/2026	SITEONE LANDSCAPE SUPPLY	ROW RESTORATION	320.00
04/06/2026	STAPLES	SHOP SUPPLIES	81.78
04/06/2026	STATE HYGENIC LABORATORY	TESTING	660.00
04/06/2026	STEW HANSEN	#748 REPAIR	272.96
04/06/2026	SUPERIOR PEST CONTROL	PEST CONTROL CPSC	104.61
04/06/2026	SUPERIOR PEST CONTROL	PEST CONTROL CPSC	177.54
04/06/2026	SUPERIOR PEST CONTROL	PEST CONTROL CPSC	47.85
04/06/2026	SUPERIOR PEST CONTROL	PEST CONTROL CITY HALL	331.00
04/06/2026	SUPERIOR PEST CONTROL	PEST CONTROL HARBACH	250.00
04/06/2026	THOMAS GENZEN	REFUND DEPOSIT	59.37
04/06/2026	TITAN MACHINERY	#783 REPAIR	62.35
04/03/2026	TREAS - STATE OF IA WH TAX	STATE WITHHOLDING STATE WITHHOLDING TAX Pay Period: 03/28/2026	23,612.00
04/06/2026	TRIPLE LC PROPERTIES	REFUND DEPOSIT	16.38
04/03/2026	UNITED WAY	CURRENT PAY WITHHOLDING UNITED WAY Pay Period: 03/28/2026	57.69
04/06/2026	VAN METER INC	GROUNDS MAINT	206.99
04/06/2026	VENDNOVATION, LLC	YEARLY SUPPORT FOR EMS DISPENSER	500.00
04/06/2026	VERIZON	DATA PLANS	1,159.50
04/06/2026	VERIZON	CELL DATA SERVICE	230.88
04/06/2026	VERIZON	CELL DATA SERVICE	115.44
04/06/2026	VERIZON	CELL DATA SERVICE	38.48
04/06/2026	VERIZON	DATA PROCESSING HOT SPOTS	80.02
04/06/2026	VESTIS	UNIFORMS	111.76
04/06/2026	VESTIS	UNIFORMS	62.38
04/06/2026	VESTIS	UNIFORMS	62.38
04/06/2026	VESTIS	UNIFORMS	23.39
04/06/2026	VESTIS	UNIFORMS	23.39
04/06/2026	VESTIS	UNIFORMS	62.38
04/06/2026	VESTIS	UNIFORMS	62.38
04/06/2026	VESTIS	UNIFORMS	111.76
04/06/2026	ZIMCO SUPPLY CO	FERTILIZER AND SEED	2,100.00
Grand Totals:			714,894.13

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 (03/24/2026 - 4/06/2026)	$	714,894.13
Payroll (04/03/2026)		345,333.94
Total	$	1,060,228.07

Of the total payrolls, $1631.54 are expense reimbursements.

Elizabeth A Hansen Date: 4/6/2026
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: Madison Wirth, Deputy City Clerk
DATE: April 9, 2026
RE: Approve Retail Device Sales License Renewal Application - Greenleaf Tobacco & Vape - 1300 NW 100th St, Unit B

SYNOPSIS:
Staff recommends approval.

Attachments:
1. Greenleaf Tobacco & Vape

Memo

TO: Mayor and Council members
FROM: Madison Wirth, Deputy City Clerk
DATE: April 9, 2026
RE: Approve Retail Tobacco Sales License Renewal Application - Fareway #106 - 10151 University Ave

SYNOPSIS:
Staff recommends approval.

Attachments:
1. Fareway #106

Memo

TO: Mayor and Council members
FROM: Madison Wirth, Deputy City Clerk
DATE: April 9, 2026
RE: Approve Retail Tobacco Sales License Renewal Application - Fareway #233 - 16035 Hickman Rd

SYNOPSIS:
Staff recommends approval.

Attachments:
1. Fareway #233

Memo

TO: Mayor and Council members
FROM: Madison Wirth, Deputy City Clerk
DATE: April 9, 2026
RE: Approve Retail Tobacco Sales License Renewal Application - Kwik Star 1702 - 16050 Hickman Rd

SYNOPSIS:
Staff recommends approval.

Attachments:
1. Kwik Star 1702

Memo

TO: Mayor and Council members
FROM: Madison Wirth, Deputy City Clerk
DATE: April 9, 2026
RE: Approve Retail Tobacco Sales License Renewal Application - Maverik 5394 - 15590 Hickman Rd

SYNOPSIS:
Staff recommends approval.

Attachments:
1. Maverik 5394

Memo

TO: Mayor and Council members
FROM: Madison Wirth, Deputy City Clerk
DATE: April 9, 2026
RE: Approve Retail Tobacco Sales License Renewal Application - Maverik 5018 - 1725 NW 86th St

SYNOPSIS:
Staff recommends approval.

Attachments:
1. Maverik 5018

Memo

TO: Mayor and Council members
FROM: Madison Wirth, Deputy City Clerk
DATE: April 9, 2026
RE: Approve Retail Tobacco Sales License Renewal Application - Greenleaf Tobacco & Vape - 1300 NW 100th St, Unit B

SYNOPSIS:
Staff recommends approval.

Attachments:
1. Greenleaf Tobacco & Vape

Memo

TO: Mayor and Council members
FROM: Jonathan Cygan, Civil Engineer
DATE: April 9, 2026
RE: Resolution Approving Change Order #1 - Sternquist Construction - Harbach Blvd Phase 2 Reconstruction - $495.00

SYNOPSIS:
Staff is recommending approval of Change Order #1 in the amount of $495.00 to Alliance Construction Group for work performed on the above referenced project.

The change order covers extra work and adjustments for the following item.

1. An additional tree removal not shown in the construction drawings was identified in the field as necessary for removal.

A breakdown of the contract status is as follows:

Original Contract Amount	-	$2,700,344.00
Change Order #1	**-**	**$495.00**
Revised Contract Amount	-	$2,700,839.00

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

Attachments:
1. Resolution - Change Order #1
2. Change Order #1

RESOLUTION NO. _____

RESOLUTION APPROVING CHANGE ORDER NO. 1
FOR STERNQUIST CONSTRUCTION
HARBACH BLVD PHASE 2 RECONSTRUCTION

WHEREAS, the City staff has determined that it is necessary to make the changes set forth in Change Order No. 1 to the contract with Sternquist Construction in regard to the Harbach Blvd Phase 2 Reconstruction (the "Project"); 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 Sternquist Construction, 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; and 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.

By: _____
John Edwards, Mayor

ATTEST:

By: _____
Matthew D. Graham, City Clerk

City of Clive
Change Order Details
Harbach P2

Description	Reconstruction of Harbach Blvd
Prime Contractor	STERNQUIST CONSTRUCTION INDIANOLA, IA
Change Order	1
Status	Pending
Date Created	03/31/2026
Type	Minor Overrun
Summary	Tree removal
Change Order Description	One additional tree removal.
Awarded Project Amount	$2,700,344.00
Authorized Project Amount	$2,700,344.00
Change Order Amount	$495.00
Revised Project Amount	$2,700,839.00

New Items

Line Number	Item ID	Unit	Quantity	Unit Price	Extension
Section: 1 - Description					
1070	26-001	LS	1.000	$495.000	$495.00
CLEARING AND GRUBBING					
1 item					Total: $495.00

Mayor, City of Clive **Date**

Project Engineer, Jon Cygan **Date**

Field Engineer, Nolan Daft **Date**

Contractor, Sternquist Construction **Date**

Memo

TO: Mayor and Council members
FROM: Jonathan Cygan, Civil Engineer
DATE: April 9, 2026
RE: Approve Pay Request #1 - Mainline Construction - Alice's Road Reconstruction Phase 1B - $49,785.25

SYNOPSIS:
Staff is recommending approval of a Pay Request to Mainline Construction for work performed on the above referenced project.

Pay Estimate #1 - $49,785.25

A breakdown of the contract status is as follows:

Contract Amount	-	$2,611,078.91
Paid to Date	-	$49,785.25
Contract Remaining	-	$2,561,293.66

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

Attachments:
1. Pay Request #1

City of Clive
Payment Invoice
Alices Road Inprovements Stage 1B

Description	Road reconstruction from Dellwood to returns of Douglas.
Payment Number	1
Pay Period	03/12/2026 to 03/28/2026
Prime Contractor	Mainline Construction PO Box 173 Bondurant, IA 50035
Payment Status	Pending
Awarded Project Amount	$2,611,078.91
Authorized Amount	$2,611,078.91

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
Section: 1 Description					
0010 CLEARING AND GRUBBING	26-001	LS	0.750	$8,500.000	$6,375.00
0810 SWIPP PREPARATION	26-081	LS	1.000	$1,200.000	$1,200.00
1000 MOBLIZATION	26-100	LS	0.250	$175,000.000	$43,750.00
				Section Total:	**$51,325.00**
				Project Total:	**$51,325.00**

Summary

Current Approved Work:	$51,325.00	**Approved Work To Date:**	$51,325.00
Current Stockpile Advancement:	$0.00	**Stockpile Advancement To Date:**	$0.00
Current Stockpile Recovery:	$0.00	**Stockpile Recovery To Date:**	$0.00
Current Retainage:	$1,539.75	**Retainage To Date:**	$1,539.75
Current Retainage Released:	$0.00	**Retainage Released To Date:**	$0.00
Current Liquidated Damages:	$0.00	**Liquidated Damages To Date:**	$0.00
Current Adjustment:	$0.00	**Adjustments To Date:**	$0.00
Current Payment:	$49,785.25	**Payments To Date:**	$49,785.25
Previous Payment:	$0.00	**Previous Payments To Date:**	$0.00

Mayor, City of Clive **Date**

Project Engineer, John Cygan **Date**

Field Engineer, Tony Clemenson **Date**

Contractor, Mainline Construction Inc. **Date**

Memo

TO: Mayor and Council members
FROM: Matt McQuillen, City Manager
DATE: April 9, 2026
RE: Approve Pay Request #3 - Elite Glass & Metal - City Hall Remodel Phase 2 Project - $69,250.93

SYNOPSIS:
Staff is recommending approval of pay request #3 to Elite Glass and Metal for construction completed on phase 2 of the City Hall Renovation Project. Elite is responsible for Prime Contract #2 – Aluminum Openings & Glazing. The pay request was reviewed by the City's Construction Manager and Architect prior to this consideration for approval.

Prime Construction Contract #2 – Aluminum Openings & Glazing

Contract Amount	$	135,370.00	Contract Approved 9/25/25
Change Order #1		No Cost	Approved by CM 11/4/25
Change Order #2	$	(384.00)	Approved by CM 3/29/26
Revised Contract Amount	$	134,986.00	
Pay Request #1	$	9,513.18	Approved 11/13/25
Pay Request #2	$	17,077.79	Approved 1/8/26
Pay Request #3	**$**	**69,250.93**	
Balance Remaining	$	39,144.10	
3% Retainage Held	$	2,964.18	
Total – Pay Request #3	**$**	**69,250.93**	

Acct # 350-5750-6799

Attachments:
1. Clive City Hall P2 - Elite Glass Pay App 3

TO CONTRACTOR:

PROJECT:
Clive City Hall - Phase 2
1900 NW 114th St
Clive, Iowa 50325

APPLICATION NO: 3
INVOICE NO: 25011-003
PERIOD: 03/01/26 - 03/31/26
PROJECT NO: 25011
CONTRACT NO: SC-002 City Hall Phase 2
CONTRACT DATE: 09/25/2025
CERTIFICATE DATE: 04/01/2026
SUBMITTED DATE:

FROM SUBCONTRACTOR:
Elite Glass and Metal
4945 NW 57th Ave. Suite 1
Johnston, Iowa 50131

SUBCONTRACT FOR: BP#2 - Elite Glass

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Subcontract. Continuation Sheet is attached.

1.	Original Contract Sum		$135,370.00
2.	Net change by change orders		$(384.00)
3.	Contract Sum to date (Line 1 ± 2)		$134,986.00
4.	Total completed and stored to date (Column G on detail sheet)		$98,806.08
5.	Retainage:		
	a. 3.00% of completed work	$2,964.18	
	b. 0.00% of stored material	$0.00	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		$2,964.18
6.	Total earned less retainage (Line 4 less Line 5 Total)		$95,841.90
7.	Less previous certificates for payment (Line 6 from prior certificate)		$26,590.97
8.	Current payment due:		$69,250.93
9.	Balance to finish, including retainage (Line 3 less Line 6)		$39,144.10

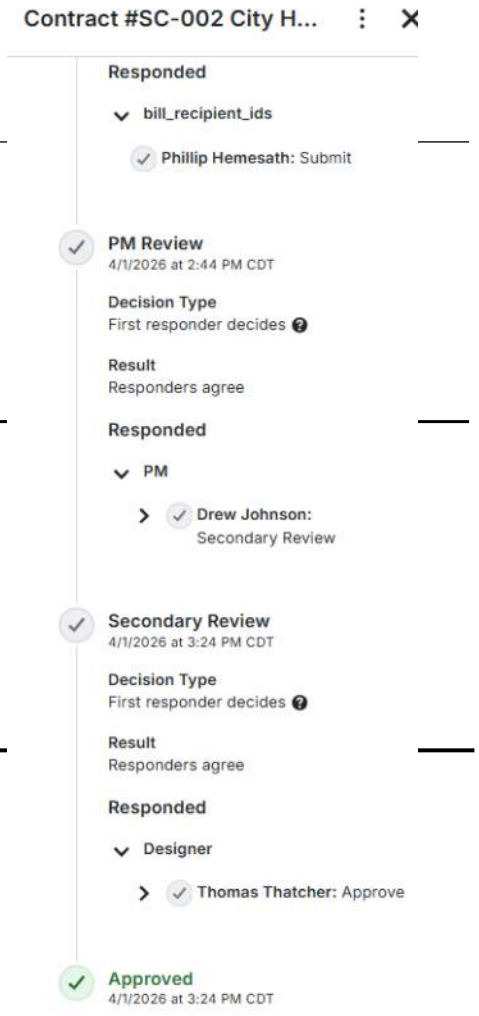
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	$0.00	$0.00
Total approved this month:	$0.00	$(384.00)
Totals:	$0.00	$(384.00)
Net change by change orders:	$(384.00)	

The undersigned certifies that to the best of the Subcontractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Subcontract Documents, that all amounts have been paid by the Subcontractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

SUBCONTRACTOR: Elite Glass and Metal

By: _____

State of:
County of:
Subscribed and sworn to before
me this day of
Notary Public:
My commission expires:



Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 3
APPLICATION DATE: 03/26/2026
PERIOD: 03/01/26 - 03/31/26

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	8-88000.000.Subcontract BP#2 Glazing & Aluminum Frames	Bond	$2,307.40	$2,307.40	$0.00	$0.00	$2,307.40	100.00%	$0.00	$69.22
2	8-88000.000.Subcontract BP#2 Glazing & Aluminum Frames	Submittals/Closeout	$5,000.00	$2,500.00	$0.00	$0.00	$2,500.00	50.00%	$2,500.00	$75.00
3	8-88000.000.Subcontract BP#2 Glazing & Aluminum Frames	Demo	$10,000.00	$5,000.00	$5,000.00	$0.00	$10,000.00	100.00%	$0.00	$300.00
4	8-88000.000.Subcontract BP#2 Glazing & Aluminum Frames	Labor	$58,610.60	$0.00	$52,749.54	$0.00	$52,749.54	90.00%	$5,861.06	$1,582.49
5	8-88000.000.Subcontract BP#2 Glazing & Aluminum Frames	Glass	$8,638.00	$0.00	$8,033.34	$0.00	$8,033.34	93.00%	$604.66	$241.00
6	8-88000.000.Subcontract BP#2 Glazing & Aluminum Frames	Metal	$14,670.00	$0.00	$7,335.00	$0.00	$7,335.00	50.00%	$7,335.00	$220.05
7	8-88000.000.Subcontract BP#2 Glazing & Aluminum Frames	Hardware	$36,144.00	$0.00	$16,264.80	$0.00	$16,264.80	45.00%	$19,879.20	$487.94
		TOTALS:	**$135,370.00**	**$9,807.40**	**$89,382.68**	**$0.00**	**$99,190.08**	**73.27%**	**$36,179.92**	**$2,975.70**

Change Orders

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
8	**CCO #001 Elite Glass CO#1**								
8.1	**PCO #001 CO#1 Contract Schedule Update**								
8.1.1	8-88000.000.Subcontract BP#2 Glazing & Aluminum Frames	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
9	**CCO #002 Elite Glass CO#2**								
9.1	**PCO #002 CO#2 Elite Glass**								
9.1.1	8-88000.000.Subcontract BP#2 Glazing & Aluminum Frames Medeco Cylinder Change from Spec'd Sargent Degree	$(384.00)	$0.00	$(384.00)	$0.00	$(384.00)	100.00%	$0.00	$(11.52)
	TOTALS:	**$(384.00)**	**$0.00**	**$(384.00)**	**$0.00**	**$(384.00)**	**100.00%**	**$0.00**	**$(11.52)**

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	GRAND TOTALS:	$134,986.00	$9,807.40	$88,998.68	$0.00	$98,806.08	73.20%	$36,179.92	$2,964.18

Application and Certificate for Payment

To Owner: DCI Group
220 SE 6th St., Suite 200
Des Moines, IA 50309

Project: CLIVE CITY HALL PHASE 2
1900 NW 114TH STREET
CLIVE, IA 50325

Application No: 3
Invoice No: 8614
Period To: 3/31/2026
Contract For: GLASS & GLAZING

Contract Date: 9/22/2025
Project Nos:

From Contractor: ELITE GLASS AND METAL LLC
4945 NW 57th Ave Suite 1
Johnston, IA 50131

Via Architect:

CONTRACTOR'S APPLICATION FOR PAYMENT

1) Original Contract Sum 135,370.00
2) Net change by Change Orders ..... -384.00
3) Contract Sum to Date 134,986.00
4) Completed and Stored to Date 98,806.08
5) Retainage:
   a. Completed Work 2,964.18
   b. Stored Material 0.00
   Total Retainage 2,964.18
6) Total Earned less Retainage 95,841.90
7) Less Previous Certificates for Payment 26,590.97
8) Current Payment Due 69,250.93
9) Balance to Finish, including Retainage 39,144.10

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	0.00	384.00
TOTALS	0.00	384.00
NET CHANGES by Change Order	-384.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Elite Glass and Metal

By: _____ Date: 03/30/2026

State of: Iowa

County of: Polk

Subscribed and sworn to before me this 30th day of March 2026

Notary Public: _____

My Commission expires: November 3, 2026

THERESA R. NIKKEL
Commission Number 786891
My Commission Expires
November 3, 2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... $_____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Continuation Sheet

Application No: 3
Invoice No: 8614
Application Date: 3/30/2026
Period To: 3/31/2026
Architect's Project No:

A	B	C	D	E	F	G		H	I
			Work Completed						
Item No.	Description	Scheduled Value	Previous	This Period	Stored Materials	Total	%	Balance	Retainage
1	DEMO	10,000.00	5,000.00	5,000.00	0.00	10,000.00	100	0.00	300.00
2	LABOR	58,610.60	0.00	52,749.54	0.00	52,749.54	90	5,861.06	1,582.49
3	METAL	14,670.00	0.00	7,335.00	0.00	7,335.00	50	7,335.00	220.05
4	GLASS	8,638.00	0.00	8,033.34	0.00	8,033.34	93	604.66	241.00
5	HARDWARE	36,144.00	0.00	16,264.80	0.00	16,264.80	45	19,879.20	487.94
6	SUBMTTALS / CLOSEOUT	5,000.00	2,500.00	0.00	0.00	2,500.00	50	2,500.00	75.00
7	BOND	2,307.40	2,307.40	0.00	0.00	2,307.40	100	0.00	69.22
8	CO#1-PROJ SCHEDULE REVISION	0.00	0.00	0.00	0.00	0.00	***	0.00	0.00
9	CO#2-#19 HDWE DEDUCT	-384.00	0.00	-384.00	0.00	-384.00	100	0.00	-11.52
		134,986.00	**9,807.40**	**88,998.68**	**0.00**	**98,806.08**		**36,179.92**	**2,964.18**

Memo

TO: Mayor and Council members
FROM: Matt McQuillen, City Manager
DATE: April 9, 2026
RE: Approve Pay Request #6 - Keystone Construction - City Hall Remodel Phase 2 Project - $115,262.10

SYNOPSIS:
Staff is recommending approval of pay request #6 to Keystone Construction for construction completed on phase 2 of the City Hall Renovation Project. Keystone is responsible for Prime Contracts #1 – General Construction. The pay request was reviewed by the City's Construction Manager and Architect prior to this consideration for approval.

Prime Construction Contract #1 – General Construction

Contract Amount	$ 549,000.00	Contract Approved 8/28/25
Change Order #1	No Cost	Approved by CM 11/3/25
Change Order #2	$ 11,341.17	Approved by CM 1/26/26
Change Order #3	$ 10,946.36	Approved by CM 3/25/26
Revised Contract Amount	$ 571,287.53	
Pay Request #1	$ 44,586.15	Approved 11/13/25
Pay Request #2	$ 50,081.77	Approved 12/11/25
Pay Request #3	$ 73,824.77	Approved 1/8/26
Pay Request #4	$ 81,852.91	Approved 2/12/26
Pay Request #5	$ 100,457.62	Approved 3/12/26
Pay Request #6	**$ 115,262.10**	
Balance Remaining	$ 105,222.51	
3% Retainage Held	$ 14,414.41	
Total – Pay Request #6	**$ 115,262.10**	

Acct # 350-5750-6799

Attachments:
1. Clive City Hall P2 - Keystone Pay App 6

TO CONTRACTOR:

PROJECT:
Clive City Hall - Phase 2
1900 NW 114th St
Clive, Iowa 50325

APPLICATION NO: 6
INVOICE NO: 25011-006
PERIOD: 03/01/26 - 03/31/26
PROJECT NO: 25011
CONTRACT NO: SC-001 City Hall Phase 2
CONTRACT DATE: 08/28/2025
CERTIFICATE DATE: 04/02/2026
SUBMITTED DATE: 03/26/2026

FROM SUBCONTRACTOR:
Keystone Construction Services LLC
3361 178th Ct
Norwalk, Iowa 50211

SUBCONTRACT FOR: BP#1 General

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Subcontract. Continuation Sheet is attached.

1.	Original Contract Sum		$549,000.00
2.	Net change by change orders		$22,287.53
3.	Contract Sum to date (Line 1 ± 2)		$571,287.53
4.	Total completed and stored to date (Column G on detail sheet)		$480,479.73
5.	Retainage:		
	a. 3.00% of completed work	$13,529.71	
	b. 3.00% of stored material	$884.70	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		$14,414.41
6.	Total earned less retainage (Line 4 less Line 5 Total)		$466,065.32
7.	Less previous certificates for payment (Line 6 from prior certificate)		$350,803.22
8.	Current payment due:		$115,262.10
9.	Balance to finish, including retainage (Line 3 less Line 6)		$105,222.21

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	$11,650.05	$(308.88)
Total approved this month:	$10,946.36	$0.00
Totals:	$22,596.41	$(308.88)
Net change by change orders:	$22,287.53	

The undersigned certifies that to the best of the Subcontractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Subcontract Documents, that all amounts have been paid by the Subcontractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

SUBCONTRACTOR: Keystone Construction Services LLC

By: _____ Date: _____

State of:
County of:
Subscribed and sworn to before
me this day of
Notary Public:
My commission expires:

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 6
APPLICATION DATE: 03/26/2026
PERIOD: 03/01/26 - 03/31/26

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	2-24100.000.Subcontract BP#1 - General Construction	General Conditions	$100,402.00	$65,000.00	$17,500.00	$0.00	$82,500.00	82.17%	$17,902.00	$2,475.00
2	2-24100.000.Subcontract BP#1 - General Construction	Abatement	$6,800.00	$6,800.00	$0.00	$0.00	$6,800.00	100.00%	$0.00	$204.00
3	2-24100.000.Subcontract BP#1 - General Construction	Demolition	$28,793.00	$28,793.00	$0.00	$0.00	$28,793.00	100.00%	$0.00	$863.79
4	2-24100.000.Subcontract BP#1 - General Construction	Cast-in-Place Concrete	$4,848.00	$4,848.00	$0.00	$0.00	$4,848.00	100.00%	$0.00	$145.44
5	2-24100.000.Subcontract BP#1 - General Construction	Structural Steel Framing	$11,600.00	$11,600.00	$0.00	$0.00	$11,600.00	100.00%	$0.00	$348.01
6	2-24100.000.Subcontract BP#1 - General Construction	Metal Fabrications	$9,810.00	$9,810.00	$0.00	$0.00	$9,810.00	100.00%	$0.00	$294.30
7	2-24100.000.Subcontract BP#1 - General Construction	Finish Carpentry	$7,670.00	$0.00	$0.00	$0.00	$0.00	0.00%	$7,670.00	$0.00
8	2-24100.000.Subcontract BP#1 - General Construction	Architectural Wood Casework	$44,201.00	$44,201.00	$0.00	$0.00	$44,201.00	100.00%	$0.00	$1,326.03
9	2-24100.000.Subcontract BP#1 - General Construction	Metal Roof Panels	$13,477.00	$11,902.89	$0.00	$0.00	$11,902.89	88.32%	$1,574.11	$357.09
10	2-24100.000.Subcontract BP#1 - General Construction	Thermoplastic Membrane Roofing	$12,979.00	$6,489.50	$0.00	$0.00	$6,489.50	50.00%	$6,489.50	$194.69
11	2-24100.000.Subcontract BP#1 - General Construction	Hollow Metal Doors & Frames	$50,820.00	$6,322.38	$38,327.62	$0.00	$44,650.00	87.86%	$6,170.00	$1,339.50
12	2-24100.000.Subcontract BP#1 - General Construction	Glazing	$1,121.00	$0.00	$0.00	$0.00	$0.00	0.00%	$1,121.00	$0.00
13	2-24100.000.Subcontract BP#1 - General Construction	Gypsum Board Assemblies	$97,000.00	$95,120.00	$0.00	$0.00	$95,120.00	98.06%	$1,880.00	$2,853.60
14	2-24100.000.Subcontract BP#1 - General Construction	Tiling	$25,247.00	$12,289.32	$12,957.68	$0.00	$25,247.00	100.00%	$0.00	$757.41
15	2-24100.000.Subcontract BP#1 - General Construction	Acoustical Ceilings	$27,000.00	$0.00	$27,000.00	$0.00	$27,000.00	100.00%	$0.00	$810.00
16	2-24100.000.Subcontract	Resilient Flooring	$34,330.00	$0.00	$4,840.00	$29,490.00	$34,330.00	100.00%	$0.00	$1,029.90

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	BP#1 - General Construction									
17	2-24100.000.Subcontract BP#1 - General Construction	Moss Walls	$12,220.00	$6,110.00	$6,110.00	$0.00	$12,220.00	100.00%	$0.00	$366.60
18	2-24100.000.Subcontract BP#1 - General Construction	Interior Painting	$15,105.00	$11,706.35	$755.25	$0.00	$12,461.60	82.50%	$2,643.40	$373.85
19	2-24100.000.Subcontract BP#1 - General Construction	Specialties	$6,170.00	$0.00	$0.00	$0.00	$0.00	0.00%	$6,170.00	$0.00
20	2-24100.000.Subcontract BP#1 - General Construction	Visual Display Surfaces	$4,950.00	$0.00	$0.00	$0.00	$0.00	0.00%	$4,950.00	$0.00
21	2-24100.000.Subcontract BP#1 - General Construction	Wall & Door Protection	$2,206.00	$2,206.00	$0.00	$0.00	$2,206.00	100.00%	$0.00	$66.18
22	2-24100.000.Subcontract BP#1 - General Construction	Toilet/Bath/Laundry Accessories	$2,950.00	$0.00	$0.00	$0.00	$0.00	0.00%	$2,950.00	$0.00
23	2-24100.000.Subcontract BP#1 - General Construction	Emergency/Fire Air Specialties	$740.00	$740.00	$0.00	$0.00	$740.00	100.00%	$0.00	$22.20
24	2-24100.000.Subcontract BP#1 - General Construction	Roller Window Shades	$8,561.00	$0.00	$0.00	$0.00	$0.00	0.00%	$8,561.00	$0.00
25	2-24100.000.Subcontract BP#1 - General Construction	Labor Allowance	$10,000.00	$893.00	$390.00	$0.00	$1,283.00	12.83%	$8,717.00	$38.49
26	2-24100.000.Subcontract BP#1 - General Construction	Abatement Allowance	$5,000.00	$0.00	$0.00	$0.00	$0.00	0.00%	$5,000.00	$0.00
27	2-24100.000.Subcontract BP#1 - General Construction	Concrete Allowance	$5,000.00	$4,269.72	$0.00	$0.00	$4,269.72	85.39%	$730.28	$128.10
		TOTALS:	**$549,000.00**	**$329,101.16**	**$107,880.55**	**$29,490.00**	**$466,471.71**	**84.97%**	**$82,528.29**	**$13,994.18**

Change Orders

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
28	**CCO #001 Keystone Change Order #001**								
28.1	**PCO #001 CO#1 Contract Schedule Update**								
28.1.1	2-24100.000.Subcontract BP#1 - General Construction	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
29	**CCO #002 Keystone Change Order #002**								
29.1	**PCO #002 CO #2 Keystone**								
29.1.1	2-24100.000.Subcontract BP#1 - General Construction	$2,356.07	$2,356.07	$0.00	$0.00	$2,356.07	100.00%	$0.00	$70.68

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	RFI #8 Wider Sill @ Acct. Specialist - Cut Back Sill to Make Consistent Sill Depth								
29.1.2	2-24100.000.Subcontract BP#1 - General Construction RFI # 7 Existing West Hose Create Pilaster Around BibbBibb	$322.14	$322.14	$0.00	$0.00	$322.14	100.00%	$0.00	$9.66
29.1.3	2-24100.000.Subcontract BP#1 - General Construction AED Cabinet Credit	$(308.88)	$(308.88)	$0.00	$0.00	$(308.88)	100.00%	$0.00	$(9.27)
29.1.4	2-24100.000.Subcontract BP#1 - General Construction RFI #13 East Wall Air Barrier Repair	$535.08	$535.08	$0.00	$0.00	$535.08	100.00%	$0.00	$16.05
29.1.5	2-24100.000.Subcontract BP#1 - General Construction RFI # 14 Utility Room Finishes	$928.72	$0.00	$0.00	$0.00	$0.00	0.00%	$928.72	$0.00
29.1.6	2-24100.000.Subcontract BP#1 - General Construction RFI #125 Pocket Door Soft Open/Close Hardware	$157.25	$157.25	$0.00	$0.00	$157.25	100.00%	$0.00	$4.72
29.1.7	2-24100.000.Subcontract BP#1 - General Construction Medeco Cylinder Change from Spec'd Sargent Degree	$6,272.99	$0.00	$0.00	$0.00	$0.00	0.00%	$6,272.99	$0.00
29.1.8	2-24100.000.Subcontract BP#1 - General Construction RFI #24 Snow Guards and Gutter Addition North Vestibule Roofing System	$1,077.80	$0.00	$0.00	$0.00	$0.00	0.00%	$1,077.80	$0.00
30	**CCO #003 Keystone Change Order #003**								
30.1	**PCO #003 CO#3 Keystone**								
30.1.1	2-24100.000.Subcontract BP#1 - General Construction RFI #6 Existing Walls To Remain Ceiling Height Conflicts	$2,707.07	$0.00	$2,707.07	$0.00	$2,707.07	100.00%	$0.00	$81.21
30.1.2	2-24100.000.Subcontract BP#1 - General Construction RFI #36 Cleats Removable Plam Panels	$892.32	$0.00	$892.32	$0.00	$892.32	100.00%	$0.00	$26.77
30.1.3	2-24100.000.Subcontract BP#1 - General Construction RFI #41 Steel Kickers Room 153 and 154	$799.34	$0.00	$799.34	$0.00	$799.34	100.00%	$0.00	$23.98
30.1.4	2-24100.000.Subcontract BP#1 - General Construction ITC 04 - Lobby Ceiling Changes	$6,274.63	$0.00	$6,274.63	$0.00	$6,274.63	100.00%	$0.00	$188.24
30.1.5	2-24100.000.Subcontract BP#1 - General Construction RFI #43 Existing Ceilings in Room 154A and 141	$273.00	$0.00	$273.00	$0.00	$273.00	100.00%	$0.00	$8.19
	TOTALS:	**$22,287.53**	**$3,061.66**	**$10,946.36**	**$0.00**	**$14,008.02**	**62.85%**	**$8,279.51**	**$420.23**

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	GRAND TOTALS:	**$571,287.53**	**$332,162.82**	**$118,826.91**	**$29,490.00**	**$480,479.73**	**84.10%**	**$90,807.80**	**$14,414.41**

KEYSTONE
CONSTRUCTION SERVICES

CONDITIONAL LIEN WAIVER AND RELEASE UPON PROGRESS PAYMENT

KNOW ALL MEN BY THESE PRESENTS:

Upon receiving progress payment in the sum of **$118,826.91** for the job Clive City Hall Phase 2, receipt of which is hereby acknowledged, hereby waives, releases, satisfies all lien rights, claims or demands of any kind whatsoever, against the City of Clive, its successors and assigns, which the undersigned now has. This release covers a progress payment for labor, services, equipment or materials furnished to the City of Clive through **March 30, 2026**, only and does not cover any retention retained before or after the release date.

The undersigned warrants that he either has already paid or will use the monies he receives from this progress payment to promptly pay in full all of his laborers, subcontractors, materialmen and suppliers for all work, materials, equipment or services provided for or to the above referenced project up to the date of this waiver.

Dated: **March 30, 2026**

Company Name: **Keystone Construction Services, LLC.**

By: **Justin Menke**

Title: **President**

Signature: _____

Memo

TO: Mayor and Council members
FROM:
DATE: April 9, 2026
RE: Approve Pay Request #7 - Burkett Construction - Linnan Park Construction Project - $92,186.10

SYNOPSIS:
Staff recommends approval of Pay Request #7 to Burkett Construction for the work completed to date on the Linnan Park Construction Project.

Total contract amount: **$1,365,656.00**
Change Order: **$10,052.66**
Total Change Orders to Date: **$42,103.91**
Contract + Change Orders: **$1,407,759.91**
Pay Request #7: **$92,186.10**
Total Requested to Date: **$899,657.60**
Remaining contract amount: **$508,102.31**

Attachments:
1. Burkett Pay App- March #7

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

TO OWNER: City of Clive
Engineering Services
502 E 9th St., Des Moines, Ia 50319

PROJECT: Linnan Park

APPLICATION NO: 7

Distribution to:
- [x] OWNER
- [ ] ARCHITECT
- [ ] CONTRACTOR
- [ ]
- [ ]

PERIOD TO: 04/01/26

PROJECT NOS: 14880

FROM CONTRACTOR:
Burkett Construction
25 Ellefson Dr, PO Box 247
De Soto, Ia 50069

VIA ARCHITECT: Hanson Companies

CONTRACT FOR: Bid Package 4: General Trades

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, i	30000	0
Continuation Sheet, AIA Document G703, is attache	110000	0

1. ORIGINAL CONTRACT SUM		$ 1,365,656.00
2. Net change by Change Orders		$ 42,103.91
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 1,407,759.91
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	60000	$ 947,008.00 / 0
5. RETAINAGE:	74000	10000
a. 5.00% % of Completed Work (Column D + E on G703)	$ 47,350.40	
b. 5.00% % of Stored Material (Column F on G703)	$ 0	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 47,350.40
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 899,657.60
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ $807,471.50
8. CURRENT PAYMENT DUE		$ 92,186.10
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	508,102.31

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$32,051.25	$0.00
Total approved this Month	$10,052.66	$0.00
TOTALS	$42,103.91	$0.00
NET CHANGES by Change Order	$42,103.91	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Andrew Burkett Date: 04/01/26

State of: County of:
Subscribed and sworn to before me this day of
Notary Public:
My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED . . . . . $

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and onthe Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA DOCUMENT G702 · APPLICATION AND CERTIFICATION FOR PAYMENT · 1992 EDITION · AIA® · © 1992 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292

Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 7
APPLICATION DATE: 04/01/26
PERIOD TO: 04/01/26
ARCHITECT'S PROJECT NO: 14880

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
1	General Conditions	$159,526.00	$95,000.00	$10,000.00		$105,000.00	65.82%	54,526.00	$5,250.00
2	Overhead	$76,357.84	$50,000.00	$10,000.00		$60,000.00	78.58%	16,357.84	$3,000.00
3	Site Work	$22,000.00	$0.00	$22,000.00		$22,000.00	100.00%		$1,100.00
4	Masonry	$126,951.25	$111,900.00	$6,500.00		$118,400.00	93.26%	8,551.25	$5,920.00
5	Structural Steel	$102,850.00	$102,850.00	$0.00		$102,850.00	100.00%		$5,142.50
6	Steel Erection	$41,975.00	$41,795.00	$180.00		$41,975.00	100.00%		$2,098.75
7	Carpentry Materials	$161,925.00	$161,925.00	$0.00		$161,925.00	100.00%		$8,096.25
8	Carpentry Installation	$35,000.00	$30,000.00	$0.00		$30,000.00	85.71%	5,000.00	$1,500.00
9	Thermal & Moisture	$294,000.00	$110,000.00	$0.00		$110,000.00	37.41%	184,000.00	$5,500.00
10	Openings	$11,650.00	$6,000.00	$0.00		$6,000.00	51.50%	5,650.00	$300.00
11	Finishes	$23,610.00	$0.00	$0.00		$0.00	0.00%	23,610.00	$0.00
12	Specalties Material	$17,216.00	$0.00	$0.00		$0.00	0.00%	17,216.00	$0.00
13	Specalties Labor	$2,000.00	$0.00	$0.00		$0.00	0.00%	2,000.00	$0.00
14	Sport Equiptment	$38,358.00	$0.00	$38,358.00		$38,358.00	100.00%		$1,917.90
15	Court Surfacing	$49,901.00	$0.00	$0.00		$0.00	0.00%	49,901.00	$0.00
16	Futsol Relocation	$13,000.00	$6,500.00	$0.00		$6,500.00	50.00%	6,500.00	$325.00
17	Mechanical	$84,439.82	$60,000.00	$0.00		$60,000.00	71.06%	24,439.82	$3,000.00
18	Electrical	$147,000.00	$74,000.00	$10,000.00		$84,000.00	57.14%	63,000.00	$4,200.00
19		$0.00	$0.00	$0.00		$0.00	0.00%		$0.00
20		$0.00	$0.00	$0.00		$0.00	0.00%		$0.00
				$0.00					
	GRAND TOTALS	$1,407,759.91	$849,970.00	$97,038.00	$0.00	$947,008.00	67.27%	460,751.91	$47,350.40

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

Memo

TO: Mayor and Council members
FROM: Matt McQuillen, City Manager
DATE: April 9, 2026
RE: Approve Pay Request #7 - Cunningham, Inc. - City Hall Remodel Phase 2 Project - $26,705.34

SYNOPSIS:
Staff is recommending approval of pay request #7 to Cunningham, Inc. for construction completed for phase 2 of the City Hall Remodel Project. Cunningham is responsible for Prime Contract #3 – Mechanical & Plumbing. The pay request was reviewed by the City's Construction Manager and Architect prior to this consideration for approval.

Prime Construction Contract #3 – Mechanical & Plumbing

Contract Amount	$ 413,408.00	Contract Approved 8/28/25
Change Order #1	No Cost	Approved 11/4/25
Change Order #2	$ 2,710.51	Approved by CM 12/12/25
Change Order #3	$ 6,756.54	Approved by CM 1/26/26
Change Order #4	$ 324.04	Approved by CM 3/25/26
Revised Contract Amount	$ 423,199.09	
Pay Request #1	$ 21,141.15	Approved 10/9/25
Pay Request #2	$ 17,702.50	Approved 11/13/25
Pay Request #3	$ 40,840.88	Approved 12/11/25
Pay Request #4	$ 108,054.12	Approved 1/8/26
Pay Request #5	$ 161,875.54	Approved 2/26/26
Pay Request #6	$ 9,119.94	Approved 3/26/26
Pay Request #7	**$ 26,705.34**	
Balance Remaining	$ 37,759.62	
3% Retainage Held	$ 11,920.81	
Total – Pay Request #7	**$ 26,705.34**	

Acct # 350-5750-6799

Attachments:
1. Clive City Hall P2 - Cunningham Pay App 7

TO CONTRACTOR:

PROJECT:
Clive City Hall - Phase 2
1900 NW 114th St
Clive, Iowa 50325

APPLICATION NO: 7
INVOICE NO: 25011-007
PERIOD: 03/01/26 - 03/31/26
PROJECT NO: 25011
CONTRACT NO: SC-003 City Hall Phase 2
CONTRACT DATE: 08/28/2025
CERTIFICATE DATE: 04/01/2026
SUBMITTED DATE:

FROM SUBCONTRACTOR:
Cunningham, Inc.
808 South Market Street
Oskaloosa, Iowa 52577

SUBCONTRACT FOR: BP#3 Mechanical

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Subcontract. Continuation Sheet is attached.

1.	Original Contract Sum		$413,408.00
2.	Net change by change orders		$9,791.09
3.	Contract Sum to date (Line 1 ± 2)		$423,199.09
4.	Total completed and stored to date (Column G on detail sheet)		$397,360.28
5.	Retainage:		
	a. 3.00% of completed work	$11,920.81	
	b. 0.00% of stored material	$0.00	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		$11,920.81
6.	Total earned less retainage (Line 4 less Line 5 Total)		$385,439.47
7.	Less previous certificates for payment (Line 6 from prior certificate)		$358,734.13
8.	Current payment due:		$26,705.34
9.	Balance to finish, including retainage (Line 3 less Line 6)		$37,759.62

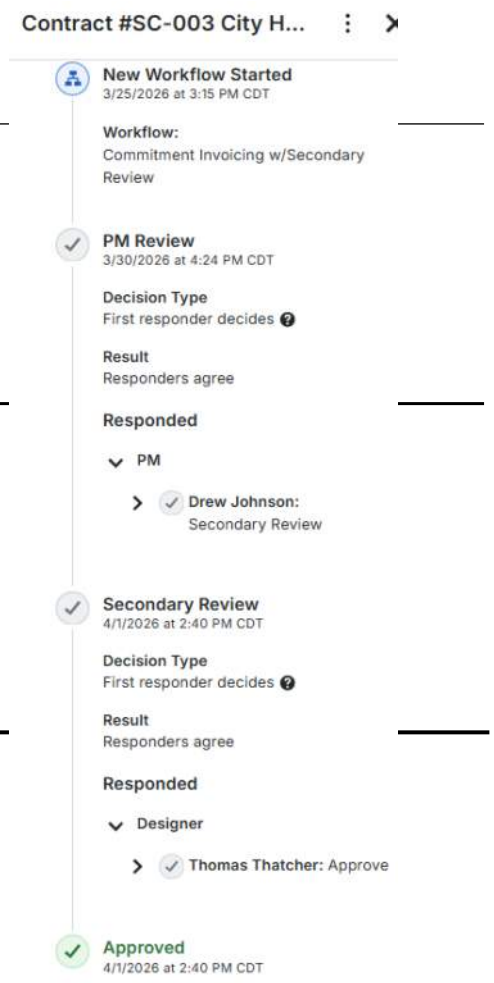
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	$9,467.05	$0.00
Total approved this month:	$324.04	$0.00
Totals:	$9,791.09	$0.00
Net change by change orders:	$9,791.09	

The undersigned certifies that to the best of the Subcontractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Subcontract Documents, that all amounts have been paid by the Subcontractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

SUBCONTRACTOR: Cunningham, Inc.

By: _____

State of:
County of:
Subscribed and sworn to before
me this day of
Notary Public:
My commission expires:



Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 7
APPLICATION DATE: 03/26/2026
PERIOD: 03/01/26 - 03/31/26

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Engineering/Submittals	$47,735.00	$45,310.00	$2,425.00	$0.00	$47,735.00	100.00%	$0.00	$1,432.05
2	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Bond	$6,345.00	$6,345.00	$0.00	$0.00	$6,345.00	100.00%	$0.00	$190.35
3	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Mobilization	$17,475.00	$14,700.00	$925.00	$0.00	$15,625.00	89.41%	$1,850.00	$468.75
4	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Demo Labor	$6,805.00	$6,805.00	$0.00	$0.00	$6,805.00	100.00%	$0.00	$204.15
5	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Demo Material	$2,795.00	$2,795.00	$0.00	$0.00	$2,795.00	100.00%	$0.00	$83.85
6	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	UG Sanitary Material	$2,755.00	$2,755.00	$0.00	$0.00	$2,755.00	100.00%	$0.00	$82.65
7	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	UG Sanitary Labor	$6,415.00	$6,415.00	$0.00	$0.00	$6,415.00	100.00%	$0.00	$192.45
8	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	AG Sanitary Waste & Vent Material	$2,110.00	$2,110.00	$0.00	$0.00	$2,110.00	100.00%	$0.00	$63.30
9	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	AG Sanitary Waste & Vent Labor	$6,165.00	$6,165.00	$0.00	$0.00	$6,165.00	100.00%	$0.00	$184.95
10	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Domestic Water Material	$3,120.00	$3,120.00	$0.00	$0.00	$3,120.00	100.00%	$0.00	$93.60
11	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Domestic Water Labor	$8,320.00	$8,320.00	$0.00	$0.00	$8,320.00	100.00%	$0.00	$249.60
12	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Plumbing Fixtures Material	$11,490.00	$4,600.00	$6,890.00	$0.00	$11,490.00	100.00%	$0.00	$344.70

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
13	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Plumbing Fixtures Labor	$5,780.00	$1,100.00	$2,340.00	$0.00	$3,440.00	59.52%	$2,340.00	$103.20
14	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Plumbing Equipment Material	$3,735.00	$3,735.00	$0.00	$0.00	$3,735.00	100.00%	$0.00	$112.05
15	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Plumbing Equipment Labor	$4,908.00	$4,908.00	$0.00	$0.00	$4,908.00	100.00%	$0.00	$147.24
16	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Metal Ducts Materials	$25,390.00	$25,390.00	$0.00	$0.00	$25,390.00	100.00%	$0.00	$761.70
17	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Metal Ducts Shop Labor	$22,390.00	$22,390.00	$0.00	$0.00	$22,390.00	100.00%	$0.00	$671.70
18	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Metal Ducts Field Labor	$34,113.00	$34,113.00	$0.00	$0.00	$34,113.00	100.00%	$0.00	$1,023.39
19	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Air Duct Accessories Materials	$1,490.00	$1,490.00	$0.00	$0.00	$1,490.00	100.00%	$0.00	$44.70
20	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Air Duct Accessories Labor	$1,200.00	$1,200.00	$0.00	$0.00	$1,200.00	100.00%	$0.00	$36.00
21	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	HVAC Power Ventilators Materials	$1,015.00	$1,015.00	$0.00	$0.00	$1,015.00	100.00%	$0.00	$30.45
22	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	HVAC Power Ventilators Labor	$276.00	$276.00	$0.00	$0.00	$276.00	100.00%	$0.00	$8.28
23	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Air Terminal Units Materials	$8,675.00	$8,675.00	$0.00	$0.00	$8,675.00	100.00%	$0.00	$260.25
24	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Air Terminal Units Labor	$2,208.00	$2,208.00	$0.00	$0.00	$2,208.00	100.00%	$0.00	$66.24
25	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Air Outlets and Inlets Materials	$4,200.00	$4,200.00	$0.00	$0.00	$4,200.00	100.00%	$0.00	$126.00
26	23-230000.000.Subcontract	Air Outlets and Inlets Labor	$4,106.00	$2,106.00	$2,000.00	$0.00	$4,106.00	100.00%	$0.00	$123.18

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	BP#3 - Mechanical & Plumbing									
27	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	RTU Materials	$78,980.00	$78,980.00	$0.00	$0.00	$78,980.00	100.00%	$0.00	$2,369.40
28	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	RTU Labor	$4,622.00	$4,622.00	$0.00	$0.00	$4,622.00	100.00%	$0.00	$138.66
29	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Unit Heaters Materials	$2,000.00	$2,000.00	$0.00	$0.00	$2,000.00	100.00%	$0.00	$60.00
30	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Unit Heaters Labor	$276.00	$276.00	$0.00	$0.00	$276.00	100.00%	$0.00	$8.28
31	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Subcontractor - Baker Group	$71,273.00	$57,625.00	$0.00	$0.00	$57,625.00	80.85%	$13,648.00	$1,728.75
32	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Subcontractor - Iowa Insulation	$9,894.00	$4,080.00	$5,814.00	$0.00	$9,894.00	100.00%	$0.00	$296.82
33	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	Subcontractor - Flow Tech	$5,347.00	$0.00	$0.00	$0.00	$0.00	0.00%	$5,347.00	$0.00
		TOTALS:	**$413,408.00**	**$369,829.00**	**$20,394.00**	**$0.00**	**$390,223.00**	**94.39%**	**$23,185.00**	**$11,706.69**

Change Orders

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
34	**CCO #001 Cunningham CO#1**								
34.1	**PCO #001 CO#1 Contract Schedule Update**								
34.1.1	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
35	**CCO #002 Cunningham CO#2**								
35.1	**PCO #002 CO#2 - Cunningham**								
35.1.1	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing RFI #5 Toilet Substitution	$353.47	$0.00	$353.47	$0.00	$353.47	100.00%	$0.00	$10.60
35.1.2	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing RFI #13 Roof Drain Insulation Repair	$851.18	$0.00	$851.18	$0.00	$851.18	100.00%	$0.00	$25.54
35.1.3	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing Restroom 104 Floor Drain and Vent Addition	$768.37	$0.00	$768.37	$0.00	$768.37	100.00%	$0.00	$23.05

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
35.1.4	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing Smith Sewer Sanitary Main Unclogging	$737.49	$0.00	$737.49	$0.00	$737.49	100.00%	$0.00	$22.12
36	**CCO #003 CO#3 Cunningham**								
36.1	**PCO #003 CO#3 Cunningham**								
36.1.1	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing Existing RTU 15 HVAC modifications	$3,558.85	$0.00	$2,145.56	$0.00	$2,145.56	60.29%	$1,413.29	$64.37
36.1.2	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing RFI #27 Vent Line Size Increase	$1,957.17	$0.00	$1,957.17	$0.00	$1,957.17	100.00%	$0.00	$58.72
36.1.3	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing RFI #35 Pressure Reducing Valve Lower Level Water Main	$1,240.52	$0.00	$0.00	$0.00	$0.00	0.00%	$1,240.52	$0.00
37	**CCO #004 Cunningham CO#4**								
37.1	**PCO #004 CO#4 Cunningham**								
37.1.1	23-230000.000.Subcontract BP#3 - Mechanical & Plumbing RFI #34 Bathroom Exhaust Duct and Existing Irrigation Line	$324.04	$0.00	$324.04	$0.00	$324.04	100.00%	$0.00	$9.72
	TOTALS:	**$9,791.09**	**$0.00**	**$7,137.28**	**$0.00**	**$7,137.28**	**72.90%**	**$2,653.81**	**$214.12**

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	GRAND TOTALS:	**$423,199.09**	**$369,829.00**	**$27,531.28**	**$0.00**	**$397,360.28**	**93.89%**	**$25,838.81**	**$11,920.81**

WAIVER OF LIEN TO DATE

STATE OF Iowa)
) ss:
COUNTY OF _____)

Project Name: **Clive City Hall**

WHEREAS, the undersigned has contracted with City of Clive having furnished material or labor for, or performed labor upon, a building or land for improvement, alteration or repair thereof, situated on or being real estate described as (legal description or street address of premises): **1900 NW 114th Street Clive, IA 50325.**

The undersigned, for and in consideration of the sum of **$9,119.94** Dollars as a partial payment for its furnishing of labor and material for the above-referenced Project, the receipt of which is hereby acknowledged, does hereby waive, release, and discharge any lien claim or lien right it has or could have under the statutes of the State of **Iowa** to the extent of the partial payment made in exchange for this partial lien release against the above described premises, for material furnished or labor performed to this date. The undersigned states that this partial lien release is not intended to and does not release any lien claims or rights for work, labor, or materials for which payment has not yet been received by the undersigned.

Dated at **Des Moines, IA**, on the 30th day of March, 2026.

Cunningham Inc
808 South Market Street
Oskaloosa, IA 52577

By: _____
Conan Mackey CFO

Memo

TO: Mayor and Council members
FROM:
DATE: April 9, 2026
RE: Approve Pay Request #7 - NAI Electrical - City Hall Remodel Phase 2 Project - $8,856.99

SYNOPSIS:
Staff is recommending approval of pay request #7 to NAI Electrical for construction completed on phase 2 of the City Hall Renovation Project. NAI Electrical is responsible for Prime Contract #4 – Electrical and Low Voltage. The pay request was reviewed by the City's Construction Manager and Architect prior to this consideration for approval.

Prime Construction Contract #4 – Electrical and Low Voltage

Contract Amount	$	216,160.00	Contract Approved 8/28/25
Change Order #1		No Cost	Approved by CM 11/3/25
Change Order #2	$	10,850.00	Approved by CM 12/1/25
Change Order #3	$	3,187.92	Approved by CM 1/21/26
Change Order #4	$	3,299.97	Approved by CM 2/24/26
Change Order #5	$	3,342.00	Approved by CM 3/29/26
Revised Contract Amount	$	236,839.89	
Pay Request #1	$	2,667.50	Approved 10/9/25
Pay Request #2	$	24,067.64	Approved 11/13/25
Pay Request #3	$	38,268.44	Approved 12/11/25
Pay Request #4	$	76,116.87	Approved 1/8/26
Pay Request #5	$	44,469.65	Approved 2/12/26
Pay Request #6	$	32,872.30	Approved 3/12/26
Pay Request #7	**$**	**8,856.99**	
Balance Remaining	$	9,520.50	
3% Retainage Held	$	7,030.50	
Total – Pay Request #7	**$**	**8,856.99**	

Acct # 350-5750-6799

Attachments:
1. Clive City Hall P2 - NAI Pay App 7

TO CONTRACTOR:

PROJECT:
Clive City Hall - Phase 2
1900 NW 114th St
Clive, Iowa 50325

APPLICATION NO: 7
INVOICE NO: 25011-007
PERIOD: 03/01/26 - 03/31/26
PROJECT NO: 25011
CONTRACT NO: SC-004 City Hall Phase 2
CONTRACT DATE: 08/28/2025
CERTIFICATE DATE: 04/01/2026
SUBMITTED DATE:

FROM SUBCONTRACTOR:
Nikkel and Associates, Inc.
2730 Ford St Suite 101
Ames, Iowa 50010

SUBCONTRACT FOR: BP#4 Electrical

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Subcontract. Continuation Sheet is attached.

1.	Original Contract Sum		$216,160.00
2.	Net change by change orders		$20,679.89
3.	Contract Sum to date (Line 1 ± 2)		$236,839.89
4.	Total completed and stored to date (Column G on detail sheet)		$234,349.89
5.	Retainage:		
	a. 3.00% of completed work	$7,030.50	
	b. 0.00% of stored material	$0.00	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		$7,030.50
6.	Total earned less retainage (Line 4 less Line 5 Total)		$227,319.39
7.	Less previous certificates for payment (Line 6 from prior certificate)		$218,462.40
8.	Current payment due:		$8,856.99
9.	Balance to finish, including retainage (Line 3 less Line 6)		$9,520.50

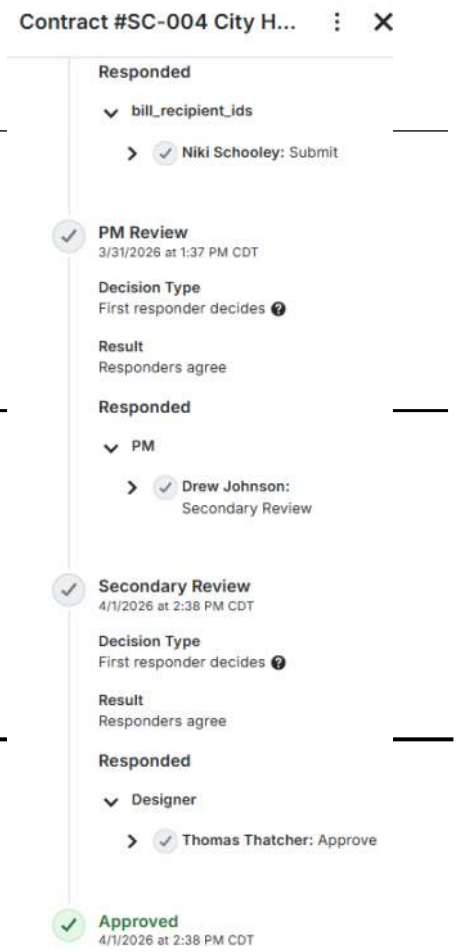
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	$17,337.89	$0.00
Total approved this month:	$3,342.00	$0.00
Totals:	$20,679.89	$0.00
Net change by change orders:	$20,679.89	

The undersigned certifies that to the best of the Subcontractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Subcontract Documents, that all amounts have been paid by the Subcontractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

SUBCONTRACTOR: Nikkel and Associates, Inc.

By: _____

State of:
County of:
Subscribed and sworn to before
me this day of
Notary Public:
My commission expires:



Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 7
APPLICATION DATE: 03/26/2026
PERIOD: 03/01/26 - 03/31/26

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	26-260000.000.Subcontract BP#4 Electrical	BOND, PERMIT	$201.00	$201.00	$0.00	$0.00	$201.00	100.00%	$0.00	$6.03
2	26-260000.000.Subcontract BP#4 Electrical	START-UP AND MOBILIZATION MATERIALS	$8,077.00	$8,077.00	$0.00	$0.00	$8,077.00	100.00%	$0.00	$242.31
3	26-260000.000.Subcontract BP#4 Electrical	START-UP AND MOBILIZATION LABOR	$379.00	$379.00	$0.00	$0.00	$379.00	100.00%	$0.00	$11.37
4	26-260000.000.Subcontract BP#4 Electrical	TEMPORARY MATERIALS	$300.00	$300.00	$0.00	$0.00	$300.00	100.00%	$0.00	$9.00
5	26-260000.000.Subcontract BP#4 Electrical	TEMPORARY LABOR	$400.00	$400.00	$0.00	$0.00	$400.00	100.00%	$0.00	$12.00
6	26-260000.000.Subcontract BP#4 Electrical	DEMO MATERIALS	$680.00	$680.00	$0.00	$0.00	$680.00	100.00%	$0.00	$20.40
7	26-260000.000.Subcontract BP#4 Electrical	DEMO LABOR	$10,726.00	$10,726.00	$0.00	$0.00	$10,726.00	100.00%	$0.00	$321.78
8	26-260000.000.Subcontract BP#4 Electrical	GEAR MATERIALS	$10,461.00	$10,461.00	$0.00	$0.00	$10,461.00	100.00%	$0.00	$313.83
9	26-260000.000.Subcontract BP#4 Electrical	GEAR LABOR	$1,408.00	$1,300.00	$108.00	$0.00	$1,408.00	100.00%	$0.00	$42.24
10	26-260000.000.Subcontract BP#4 Electrical	CONDUIT MATERIALS	$13,492.00	$13,492.00	$0.00	$0.00	$13,492.00	100.00%	$0.00	$404.76
11	26-260000.000.Subcontract BP#4 Electrical	CONDUIT LABOR	$28,173.00	$28,173.00	$0.00	$0.00	$28,173.00	100.00%	$0.00	$845.19
12	26-260000.000.Subcontract BP#4 Electrical	INTERIOR LIGHTING MATERIAL	$9,258.00	$9,258.00	$0.00	$0.00	$9,258.00	100.00%	$0.00	$277.74
13	26-260000.000.Subcontract BP#4 Electrical	INTERIOR LIGHTING LABOR	$9,606.00	$8,645.00	$961.00	$0.00	$9,606.00	100.00%	$0.00	$288.18
14	26-260000.000.Subcontract BP#4 Electrical	DEVICES MATERIAL	$13,348.00	$13,348.00	$0.00	$0.00	$13,348.00	100.00%	$0.00	$400.44
15	26-260000.000.Subcontract BP#4 Electrical	DEVICES LABOR	$5,098.00	$4,544.08	$553.92	$0.00	$5,098.00	100.00%	$0.00	$152.94
16	26-260000.000.Subcontract	WIRE MATERIAL	$20,575.00	$20,575.00	$0.00	$0.00	$20,575.00	100.00%	$0.00	$617.25

A		B	C	D	E	F	G		H	I
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				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	BP#4 Electrical									
17	26-260000.000.Subcontract BP#4 Electrical	WIRE LABOR	$9,889.00	$9,394.00	$495.00	$0.00	$9,889.00	100.00%	$0.00	$296.67
18	26-260000.000.Subcontract BP#4 Electrical	FIRE ALARM MATERIALS	$7,884.00	$7,884.00	$0.00	$0.00	$7,884.00	100.00%	$0.00	$236.52
19	26-260000.000.Subcontract BP#4 Electrical	FIRE ALARM LABOR	$4,062.00	$3,656.00	$406.00	$0.00	$4,062.00	100.00%	$0.00	$121.86
20	26-260000.000.Subcontract BP#4 Electrical	STRUCTURED CABLING MATERIALS	$9,041.00	$9,041.00	$0.00	$0.00	$9,041.00	100.00%	$0.00	$271.23
21	26-260000.000.Subcontract BP#4 Electrical	STRUCTURED CABLING LABOR	$12,047.00	$10,842.00	$1,205.00	$0.00	$12,047.00	100.00%	$0.00	$361.41
22	26-260000.000.Subcontract BP#4 Electrical	A/V MATERIALS	$18,701.00	$18,701.00	$0.00	$0.00	$18,701.00	100.00%	$0.00	$561.03
23	26-260000.000.Subcontract BP#4 Electrical	A/V LABOR	$1,890.00	$0.00	$1,000.00	$0.00	$1,000.00	52.91%	$890.00	$30.00
24	26-260000.000.Subcontract BP#4 Electrical	VIDEO MANAGEMENT MATERIAL	$5,434.00	$5,162.00	$272.00	$0.00	$5,434.00	100.00%	$0.00	$163.02
25	26-260000.000.Subcontract BP#4 Electrical	VIDEO MANAGEMENT LABOR	$56.00	$56.00	$0.00	$0.00	$56.00	100.00%	$0.00	$1.68
26	26-260000.000.Subcontract BP#4 Electrical	INTRUSION DETECTION MATERIAL	$13,918.00	$12,530.00	$788.00	$0.00	$13,318.00	95.69%	$600.00	$399.54
27	26-260000.000.Subcontract BP#4 Electrical	INTRUSION DETECTION LABOR	$56.00	$56.00	$0.00	$0.00	$56.00	100.00%	$0.00	$1.68
28	26-260000.000.Subcontract BP#4 Electrical	CLOSE OUT DOCUMENTS	$1,000.00	$0.00	$0.00	$0.00	$0.00	0.00%	$1,000.00	$0.00
		TOTALS:	**$216,160.00**	**$207,881.08**	**$5,788.92**	**$0.00**	**$213,670.00**	**98.85%**	**$2,490.00**	**$6,410.10**

Change Orders

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
29	**CCO #001 NAI CO#1**								
29.1	**PCO #001 CO#1 Contract Schedule Update**								
29.1.1	26-260000.000.Subcontract BP#4 Electrical	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
30	**CCO #002 NAI CO#2**								

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
30.1	**PCO #002 CO#2 - NAI**								
30.1.1	26-260000.000.Subcontract BP#4 Electrical ITC 02 - Fire Alarm AHJ Comments	$1,740.00	$1,740.00	$0.00	$0.00	$1,740.00	100.00%	$0.00	$52.20
30.1.2	26-260000.000.Subcontract BP#4 Electrical Trenching & Cabling	$9,110.00	$9,110.00	$0.00	$0.00	$9,110.00	100.00%	$0.00	$273.30
31	**CCO #003 CO#3 NAI**								
31.1	**PCO #003 CO#3 NAI**								
31.1.1	26-260000.000.Subcontract BP#4 Electrical North Vestibule Card Reader Relocation	$2,054.92	$2,054.92	$0.00	$0.00	$2,054.92	100.00%	$0.00	$61.65
31.1.2	26-260000.000.Subcontract BP#4 Electrical Underslab Parking Lot Light Conduit Repairs	$1,133.00	$1,133.00	$0.00	$0.00	$1,133.00	100.00%	$0.00	$33.99
32	**CCO #004 NAI CO#4**								
32.1	**PCO #004 CO#4 NAI**								
32.1.1	26-260000.000.Subcontract BP#4 Electrical Restroom 104 Junction Box Relocation	$1,705.51	$1,705.51	$0.00	$0.00	$1,705.51	100.00%	$0.00	$51.17
32.1.2	26-260000.000.Subcontract BP#4 Electrical RFI #38 Telecom Cabling Brand	$1,594.46	$1,594.46	$0.00	$0.00	$1,594.46	100.00%	$0.00	$47.83
33	**CCO #005 NAI CO#5**								
33.1	**PCO #005 CO#5 NAI**								
33.1.1	26-260000.000.Subcontract BP#4 Electrical ITC 04 - Lobby Ceiling Changes	$1,300.00	$0.00	$1,300.00	$0.00	$1,300.00	100.00%	$0.00	$39.00
33.1.2	26-260000.000.Subcontract BP#4 Electrical ITC 04 - Lobby Lighting	$350.00	$0.00	$350.00	$0.00	$350.00	100.00%	$0.00	$10.50
33.1.3	26-260000.000.Subcontract BP#4 Electrical RFI #43 Existing Ceilings in Room 154A and 141	$767.00	$0.00	$767.00	$0.00	$767.00	100.00%	$0.00	$23.01
33.1.4	26-260000.000.Subcontract BP#4 Electrical Add 2 data	$925.00	$0.00	$925.00	$0.00	$925.00	100.00%	$0.00	$27.75
	TOTALS:	**$20,679.89**	**$17,337.89**	**$3,342.00**	**$0.00**	**$20,679.89**	**100.00%**	**$0.00**	**$620.40**

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	GRAND TOTALS:	**$236,839.89**	**$225,218.97**	**$9,130.92**	**$0.00**	**$234,349.89**	**98.95%**	**$2,490.00**	**$7,030.50**

AIA® Document G702™ – 1992

Application and Certificate for Payment

Revised

TO OWNER:
City of Clive
1900 NW 114th St
Clive, IA 50325

FROM CONTRACTOR:
Nikkel & Associates, Inc.
2730 Ford Street, Suite 101
Ames, IA 50010-6442

PROJECT:
City of Clive City Hall Phase 2 Remodel
1900 NW 114th St

VIA ARCHITECT:
LJ1413

APPLICATION NO: 7
PERIOD TO: 3/31/2026
CONTRACT FOR: City of Clive City Hall Phase
CONTRACT DATE: 8/28/2025
PROJECT NOS: CITY HALL PH 2 /
INVOICE NO: 76491

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM		$ 216,160.00
2. NET CHANGE BY CHANGE ORDERS		$ 20,679.89
3. CONTRACT SUM TO DATE *(Line 1 ± 2)*		$ 236,839.89
4. TOTAL COMPLETED & STORED TO DATE *(Column G on G703)*		$ 234,349.89
5. RETAINAGE:		
a. 3 % of Completed Work *(Columns D + E on G703)*	$ 7,030.50	
b. 0 % of Stored Material *(Column F on G703)*	$ 0.00	
Total Retainage *(Lines 5a + 5b, or Total in Column I of G703)*		$ 7,030.50
6. TOTAL EARNED LESS RETAINAGE *(Line 4 minus Line 5 Total)*		$ 227,319.39
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT *(Line 6 from prior Certificate)*		$ 218,462.40
8. CURRENT PAYMENT DUE		$ 8,856.99
9. BALANCE TO FINISH, INCLUDING RETAINAGE *(Line 3 minus Line 6)*		$ 9,520.50

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$ 17,337.89	$ 0.00
Total approved this month	$ 3,342.00	$ 0.00
TOTAL	$ 20,679.89	$ 0.00
NET CHANGES by Change Order	$ 20,679.89	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Nikkel & Associates, Inc.
By: _____ Date: 3-30-2026
State of: IA
County of: Story
Subscribed and sworn to before me this 30th day of March 2026
Notary Public: Lydia M Sharar
My commission expires: 4/6/2026

NOTARIAL SEAL IOWA
LYDIA SHARAR
Commission Number 824668
My Commission Expires 4/6/26

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... $ _____
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:
By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK BILLED		MATERIALS STORED THIS PERIOD	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% G/C	BALANCE TO FINISH (C-G)	RETAINAGE
			FROM PREV. APPLICATION (D+E+F)	THIS PERIOD					
1	Bond, Permit	201.00	201.00	0.00	0.00	201.00	100	0.00	6.03
2M	Start-Up and Mobilization Materials	8,077.00	8,077.00	0.00	0.00	8,077.00	100	0.00	242.31
2L	Start-Up and Mobilization Labor	379.00	379.00	0.00	0.00	379.00	100	0.00	11.37
3M	Temporary Materials	300.00	300.00	0.00	0.00	300.00	100	0.00	9.00
3L	Temporary Labor	400.00	400.00	0.00	0.00	400.00	100	0.00	12.00
4M	Demo Materials	680.00	680.00	0.00	0.00	680.00	100	0.00	20.40
4L	Demo Labor	10,726.00	10,726.00	0.00	0.00	10,726.00	100	0.00	321.78
5M	Gear Materials	10,461.00	10,461.00	0.00	0.00	10,461.00	100	0.00	313.83
5L	Gear Labor	1,408.00	1,300.00	108.00	0.00	1,408.00	100	0.00	42.24
6M	Conduit Materials	13,492.00	13,492.00	0.00	0.00	13,492.00	100	0.00	404.76
6L	Conduit Labor	28,173.00	28,173.00	0.00	0.00	28,173.00	100	0.00	845.19
7M	Interior Lighting Material	9,258.00	9,258.00	0.00	0.00	9,258.00	100	0.00	277.74
7L	Interior Lighting Labor	9,606.00	8,645.00	961.00	0.00	9,606.00	100	0.00	288.18
8M	Devices Material	13,348.00	13,348.00	0.00	0.00	13,348.00	100	0.00	400.44
8L	Devices Labor	5,098.00	4,544.08	553.92	0.00	5,098.00	100	0.00	152.94
9M	Wire Material	20,575.00	20,575.00	0.00	0.00	20,575.00	100	0.00	617.25
9L	Wire Labor	9,889.00	9,394.00	495.00	0.00	9,889.00	100	0.00	296.67
10M	Fire Alarm Materials	7,884.00	7,884.00	0.00	0.00	7,884.00	100	0.00	236.52
10L	Fire Alarm Labor	4,062.00	3,656.00	406.00	0.00	4,062.00	100	0.00	121.86
11M	Structured Cabling Materials	9,041.00	9,041.00	0.00	0.00	9,041.00	100	0.00	271.23
11L	Structured Cabling Labor	12,047.00	10,842.00	1,205.00	0.00	12,047.00	100	0.00	361.41
12M	A/V Materials	18,701.00	18,701.00	0.00	0.00	18,701.00	100	0.00	561.03
12L	A/V Labor	1,890.00	0.00	1,000.00	0.00	1,000.00	53	890.00	30.00
13M	Video Management Material	5,434.00	5,162.00	272.00	0.00	5,434.00	100	0.00	163.02
13L	Video Management Labor	56.00	56.00	0.00	0.00	56.00	100	0.00	1.68
14M	Instrusion Detection Material	13,918.00	12,530.00	788.00	0.00	13,318.00	96	600.00	399.54
14L	Instrusion Detection Labor	56.00	56.00	0.00	0.00	56.00	100	0.00	1.68
15	Close Out Documents - Min $1000.00	1,000.00	0.00	0.00	0.00	0.00	0	1,000.00	0.00
Z2	CO#2	9,110.00	9,110.00	0.00	0.00	9,110.00	100	0.00	273.30
Z4	CO#4	1,740.00	1,740.00	0.00	0.00	1,740.00	100	0.00	52.20
Z1	CO# T/M	3,187.92	3,187.92	0.00	0.00	3,187.92	100	0.00	95.64
Z3	CO#3 T/M	3,299.97	3,299.97	0.00	0.00	3,299.97	100	0.00	99.00
Z5	CO#5	3,342.00	0.00	3,342.00	0.00	3,342.00	100	0.00	100.26
	Totals	236,839.89	225,218.97	9,130.92	0.00	234,349.89	99	2,490.00	7,030.50

CONDITIONAL WAIVER AND RELEASE ON PROGRESS PAYMENT

Project: City of Clive City Hall Phase
2 Remodel
1900 NW 114th St
Clive, IA 50325

On receipt by the undersigned of a check from City of Clive in the sum of EIGHT THOUSAND EIGHT HUNDRED FIFTY SIX DOLLARS AND 99 CENTS (8,856.99) payable to Nikkel & Associates, Inc., and when the check has been properly endorsed and has been paid by the bank on which it is drawn, this document becomes effective to release any Mechanic's Lien, any state or federal statutory bond right, any private bond right, any claim for payment and any rights under any similar ordinance, rule or statute related to claim or payment rights for persons in the undersigned's position, the undersigned has on the above referenced project to the following extent.

This release covers a progress payment for all labor, services, equipment and materials furnished to the project site or to City of Clive through 3/31/2026 only and does not cover any retention, pending modifications and changes or items furnished after said date. Before any recipient of this document relies on it, that person should verify evidence of payment to the undersigned.

The undersigned warrants that he either has already paid or will use the monies he receives from this progress payment to promptly pay in full all of his laborers, subcontractors, materialmen and suppliers for all work, materials, equipment or services provided for or to the above referenced project up to the date of this waiver.

3-30-2026
(Date)

Chris Burkhard
(Signature)

General Manager
(Title)

Nikkel & Associates, Inc.
dba : NAI Electrical Contractors

Subscribed and sworn before me, the undersigned Notary Public, within the State of Iowa for the County of Story this 30 day of March, 2026.

(Place Notary Seal Here)

LYDIA SHARAR
Commission Number 824668
My Commission Expires
4/6/26

Memo

TO: Mayor and Council members
FROM: Alyssa Welling, Administrative Assistant
DATE: April 9, 2026
RE: Approve Pay Request #7 - On Track Construction, LLC - Linnan Park Construction Project - $93,538.07

SYNOPSIS:
Staff recommends approval of Pay Request #7 to On Track Construction, LLC for the work completed to date on the Linnan Park Construction Project.

Total contract amount: **$1,193,000.00**
Pay Request #7: **$93,538.07**
Total Requested to Date: **$1,087,074.15**
Remaining contract amount: **$105,925.85**

Attachments:
1. On Track pay app #7 3.25.25

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

To: City of Clive
1900 NW 114th St.
Clive, IA 50325

Project: Clive Linnan Park

APPLICATION NO: 7
APPLICATION DATE: 25-Mar-26
PERIOD TO: 25-Mar-26
Contractor PO# 2521CL - 6
CONTRACT DATE: 22-May-25

Distribution to:
[ ] OWNER
[ ] ARCHITECT
[x] CONTRACTOR
[ ]
[ ]

FROM CONTRACTOR:
On Track Construction LLC
1435 W F Ave
Nevada, Iowa 50201

CONTRACT FOR: JOB# 2521CL

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		$ 1,193,000.00
2. Net change by Change Orders		$ 0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 1,193,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 1,120,695.00
5. RETAINAGE:		
a. 3 % of Completed Work (Column D + E on G703)	$ 33,620.85	
b. % of Stored Material (Column F on G703)	$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 33,620.85
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 1,087,074.15
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ 993,536.08
8. CURRENT PAYMENT DUE		$ **93,538.07**
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		105,925.85

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	$0.00	$0.00
TOTALS	$0.00	$0.00
NET CHANGES by Change Order	$0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: 3/27/2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED . . . . . $ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and onthe Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

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Clive Linnan Park JOB# 2521CL APPLICATION DATE: 3/25/2026 APPLICATION # 7

B	C	D	E1	F4	G1	G2	H	I
Work Description	**Scheduled Value**	**From Previous Application**	**This Period**	**Presently Stored Materials**	**Total Completed and Stored To Date**	**Percent Complete**	**Balance To Finish**	**Retainage**
BASE CONTRACT								
Mobilization, Bonds & Insurance	$ 100,000.00	$90,000.00	$5,000.00		$95,000.00	95.00%	$5,000.00	$2,850.00
Clearing & Grubbing	$ 35,000.00	$35,000.00			$35,000.00	100.00%	$0.00	$1,050.00
Removals- Pavement Removal	$ 49,626.00	$42,600.00	$7,026.00		$49,626.00	100.00%	$0.00	$1,488.78
Earthwork - Construction Entrance, 6" Depth	$ 5,000.00	$5,000.00			$5,000.00	100.00%	$0.00	$150.00
Eartwork - Strip to Stockpile	$ 29,142.00	$29,142.00			$29,142.00	100.00%	$0.00	$874.26
Earthwork - Excavation Cut to Fill	$ 27,756.00	$27,756.00			$27,756.00	100.00%	$0.00	$832.68
Earthwork - Excavation Cut to Export	$ 13,216.00	$13,216.00			$13,216.00	100.00%	$0.00	$396.48
Earthwork- Subgrade Prep- 5% Cement Stabilized	$ 107,300.00	$25,000.00	$65,000.00		$90,000.00	83.88%	$17,300.00	$2,700.00
Earthwork - Backfill & Respread	$ 39,405.00		$19,405.00		$19,405.00	49.25%	$20,000.00	$582.15
Earthwork - Bio Rentention	$ 49,005.00	$19,000.00			$19,000.00	38.77%	$30,005.00	$570.00
Removals - Utilities	$ 46,850.00	$46,850.00			$46,850.00	100.00%	$0.00	$1,405.50
Utilites - Watermain	$ 43,100.00	$43,100.00			$43,100.00	100.00%	$0.00	$1,293.00
Utilites - Sanitary Sewer	$ 67,800.00	$67,800.00			$67,800.00	100.00%	$0.00	$2,034.00
Utilites - Storm Piping	$ 141,200.00	$141,200.00			$141,200.00	100.00%	$0.00	$4,236.00
Utilites - Storm Structures	$ 130,600.00	$130,600.00			$130,600.00	100.00%	$0.00	$3,918.00
Utilities - Subdrain Piping	$ 105,500.00	$105,500.00			$105,500.00	100.00%	$0.00	$3,165.00
Utilites - Underground Detention System	$ 195,000.00	$195,000.00			$195,000.00	100.00%	$0.00	$5,850.00
Traffic Control	$ 7,500.00	$7,500.00			$7,500.00	100.00%	$0.00	$225.00
TOTAL	$1,193,000.00	$1,024,264.00	$96,431.00	$0.00	$1,120,695.00	93.94%	$72,305.00	$33,620.85

Memo

TO: Mayor and Council members
FROM: Alyssa Welling, Administrative Assistant
DATE: April 9, 2026
RE: Approve Pay Request #9 - Hansen Company - Linnan Park Construction Project - $42,900.86

SYNOPSIS:
Staff recommends approval of Pay Request #9 to Hansen Company for the work completed to date on the Linnan Park Construction Project.

Total contract amount: **$717,571.00**
Pay Request #9: **$42,900.86**
Total Requested to Date: **$352,523.16**
Remaining contract amount: **$365,047.84**

Attachments:
1. 24-936 Linnan Park - Pay App 9 0326

The Hansen Company, Inc.
5665 Greendale Road, Suite A
Johnston, Iowa 50131
Phone (515) 270-1117
Fax (515) 270-3829
www.hansencompany.com

INVOICE

City of Clive
1900 NW 114th St.
Clive, IA 50325

Invoice: 24-936-0326
Date: 3/31/2026
Job #: 24-936
Project: Linnan Park
8500 Alice Ave. Clive, IA

Vendor: CICL

PAY APPLICATION #9	$	45,158.80
LESS 5% RETENTION	$	(2,257.94)
AMOUNT DUE	$	42,900.86

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702 PAGE ONE OF ONE PAGES

TO OWNER City of Clive
1900 NW 114th St
Clive, IA 50325

PROJECT: Linnan Park
8500 Alice Ave.
Clive, IA 50325

APPLICATION NO: 9

Distribution to:
[x] OWNER
[ ] ARCHITECT
[ ] CONTRACTOR
[ ]
[ ]

PERIOD TO: 3/31/2026

FROM CONTRACTOR: Hansen Company
5665 Greendale Rd.
Johnston, IA 50131

VIA ARCHITECT: SmithGroup
44 East Miffln Street
Suite 500
Madison, WI 53703

PROJECT NOS:

CONTRACT FOR: Linnan Park

CONTRACT DATE 4/23/2025

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM			$ 717,571.00
2. Net change by Change Orders			$ 0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)			$ 717,571.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)			$ 371,077.01
5. RETAINAGE:			
a. 5 % of Completed Work (Column D + E on G703)	$ 18,553.85		
b. 5 % of Stored Material (Column F on G703)	$ 0.00		
Total Retainage (Lines 5a + 5b or Total in Column I of G703)			$ 18,553.85
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)			$ 352,523.16
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)			$ 309,622.30
8. CURRENT PAYMENT DUE			$ 42,900.86
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		$	365,047.84

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		$0.00
Total approved this Month		$0.00
TOTALS	$0.00	$0.00
NET CHANGES by Change Order	$0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

ASHLEY J. GARETSON
Commission Number 869266
My Commission Expires
December 3, 2028

CONTRACTOR: Hansen Company, Inc.

By: [signature] Date: 4/1/2026

State of: Iowa County of: Polk
Subscribed and sworn to before me this 1st day of April
Notary Public: [signature]
My Commission expires: 12-3-28

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED . . . . . $ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and onthe Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

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CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 9
APPLICATION DATE: 3/31/2026
PERIOD TO: 3/31/2026
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	Project Manager / Engineer	$90,069.00	$66,560.00	$5,200.00		$71,760.00	79.67%	$18,309.00	$3,588.00
2	Superintendent	$186,899.00	$83,830.00	$16,200.00		$100,030.00	53.52%	$86,869.00	$5,001.50
3	Project Coordinator	$26,000.00	$5,095.00	$195.00		$5,290.00	20.35%	$20,710.00	$264.50
4	Pre-Construction Manager	$5,000.00	$5,000.00	$0.00		$5,000.00	100.00%		$250.00
5	Truck / Mileage	$22,200.00	$11,753.48	$1,555.00		$13,308.48	59.95%	$8,891.52	$665.42
6	Project Management Software	$3,600.00	$1,719.00	$72.00		$1,791.00	49.75%	$1,809.00	$89.55
7	Safety Expenses	$9,000.00	$2,100.00	$275.00		$2,375.00	26.39%	$6,625.00	$118.75
8	Temp Phones / Internet / Toilets	$7,200.00	$3,017.22	$262.80		$3,280.02	45.56%	$3,919.98	$164.00
9	Office Trailer	$18,000.00	$7,875.00	$1,800.00		$9,675.00	53.75%	$8,325.00	$483.75
10	Tools & Equipment	$54,000.00	$27,170.09			$27,170.09	50.31%	$26,829.91	$1,358.50
11	Project Signage	$2,000.00	$2,000.00	$0.00		$2,000.00	100.00%		$100.00
12	Dumpsters	$35,000.00	$8,480.16	$399.00		$8,879.16	25.37%	$26,120.84	$443.96
13	General Labor / Cleaning	$31,000.00	$4,997.50	$300.00		$5,297.50	17.09%	$25,702.50	$264.88
14	Layout / Staking	$35,000.00	$11,000.00	$2,500.00		$13,500.00	38.57%	$21,500.00	$675.00
15	Bid Document Pricing	$2,979.00	$2,011.14	$550.00		$2,561.14	85.97%	$417.86	$128.06
16	Temp. Fencing	$29,250.00	$18,800.00	$900.00		$19,700.00	67.35%	$9,550.00	$985.00
17	SWPPP	$32,650.00	$8,660.00	$800.00		$9,460.00	28.97%	$23,190.00	$473.00
18	General Liability Insurance	$5,958.00	$2,672.80	$650.00		$3,322.80	55.77%	$2,635.20	$166.14
19	Fee	$121,766.00	$53,176.82	$13,500.00		$66,676.82	54.76%	$55,089.18	$3,333.84
20									
21									
22									
23									
24									
25									
	PAGE 1 TOTALS	$717,571.00	$325,918.21	$45,158.80	$0.00	$371,077.01	51.71%	$346,493.99	$18,553.85

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

Memo

TO: Mayor and Council members
FROM: Jonathan Cygan, Civil Engineer
DATE: April 9, 2026
RE: Approve Pay Request #10 - Concrete Technologies Inc. - Alice's Road Reconstruction Phase 1A - $89,768.63

SYNOPSIS:
Staff is recommending approval of a Pay Request to Concrete Technologies Inc. for work performed on the above referenced project.

Pay Estimate #10 - $89,768.63

A breakdown of the contract status is as follows:

Amended Contract Amount	-	$4,481,036.07
Paid to Date	-	$2,989,890.80
Contract Remaining	-	$1,491,145.27

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

Attachments:
1. Pay Request #10

City of Clive

Payment Invoice

Alice's road Improvements, Phase 1A

Description	Alice's Road Reconstruction Between Horizon Dr. to Dellwood Dr.
Payment Number	10
Pay Period	03/01/2026 to 03/28/2026
Approval Date	04/09/2026
Prime Contractor	CTI-01 1001 SE 37th St. Grimes, IA 50111
Payment Status	Pending
Awarded Project Amount	$4,294,120.31
Authorized Amount	$4,481,036.07

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
Section: 1 Description					
0460 Valve Box Adjustment	25-046	EACH	3.000	$247.000	$741.00
0480 Fire Hydrant Relocation	25-048	EACH	1.000	$1,185.000	$1,185.00
0790 Pavement Removal	25-079	SY	2,000.000	$10.100	$20,200.00
1000 SWPPP-Management	25-100	LS	0.100	$4,545.000	$454.50
				Project Total:	**$94,493.29**

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
1090	25-109	ACRE	1.800	$1,825.000	$3,285.00
Erosion Control Mulching, Hydromulching					
1130	25-113	LF	47.300	$32.300	$1,527.79
Field Fence					
1280	25-047	EACH	1.000	$17,600.000	$17,600.00
Fire Hydrant Adjustment					
1290	25-047	EACH	1.000	$18,150.000	$18,150.00
Fire Hydrant Adjustment					
1300	25-047	EACH	1.000	$17,050.000	$17,050.00
Fire Hydrant Adjustment					
1310	25-047	EACH	1.000	$14,300.000	$14,300.00
Fire Hydrant Adjustment					
					Section Total: $94,493.29
					Project Total: $94,493.29

Summary

Current Approved Work:	$94,493.29	**Approved Work To Date:**	$3,173,569.26
Current Stockpile Advancement:	$0.00	**Stockpile Advancement To Date:**	$0.00
Current Stockpile Recovery:	$0.00	**Stockpile Recovery To Date:**	$0.00
Current Retainage:	$4,724.66	**Retainage To Date:**	$158,678.46
Current Retainage Released:	$0.00	**Retainage Released To Date:**	$0.00
Current Liquidated Damages:	$0.00	**Liquidated Damages To Date:**	$25,000.00
Current Adjustment:	$0.00	**Adjustments To Date:**	$0.00
Current Payment:	$89,768.63	**Payments To Date:**	$2,989,890.80
Previous Payment:	$157,334.78	**Previous Payments To Date:**	$2,900,122.17

Mayor, City of Clive	**Date**
Project Engineer, Jim Hagelie	**Date**
Field Engineer, Tony Clemenson	**Date**
Contractor, Concrete Technologies Inc.	**Date**

Memo

TO: Mayor and Council members
FROM:
DATE: April 9, 2026
RE: Approve Pay Request #15 - On Track Construction - Greenbelt Landing Construction Project - $107,896.25

SYNOPSIS:
Staff recommends approval of Pay Request #15 to On Track Construction for the work completed to date on the Greenbelt Landing Project.

Total contract amount: **$1,700,000.00**
Total Change Orders to Date: **$138,538.40**
Contract + Change Orders: **$1,838,538.40**
Pay Request #15: **$107,896.25**
Total Requested to Date: **$1,621,372.41**
Remaining contract amount: **$217,165.99**

Attachments:
1. On Track Pay App 15 - March

TO CONTRACTOR:

DCI Group, Inc.
220 SE 6th Street, Suite 200
Des Moines, Iowa 50309

PROJECT:

Clive - Greenbelt Landing
1900 NW 114th St
Clive, Iowa 50325

APPLICATION NO: 15
INVOICE NO: 23046-015
PERIOD: 03/01/26 - 03/31/26
PROJECT NO: 23046
CONTRACT NO: SC-004 Clive Greenbelt Landing
CONTRACT DATE: 09/12/2024
CERTIFICATE DATE: 03/30/2026
SUBMITTED DATE:

FROM SUBCONTRACTOR:

On Track Construction, LLC
1435 West F Ave
Nevada, Iowa 50201

SUBCONTRACT FOR: On Track - BP #31

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Subcontract. Continuation Sheet is attached.

1.	Original Contract Sum		$1,700,000.00
2.	Net change by change orders		$138,538.40
3.	Contract Sum to date (Line 1 ± 2)		$1,838,538.40
4.	Total completed and stored to date (Column G on detail sheet)		$1,706,707.80
5.	Retainage:		
	a. 5.00% of completed work	$84,196.89	
	b. 5.00% of stored material	$1,138.50	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		$85,335.39
6.	Total earned less retainage (Line 4 less Line 5 Total)		$1,621,372.41
7.	Less previous certificates for payment (Line 6 from prior certificate)		$1,513,476.16
8.	Current payment due:		$107,896.25
9.	Balance to finish, including retainage (Line 3 less Line 6)		$217,165.99

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	$138,538.40	$0.00
Total approved this month:	$0.00	$0.00
Totals:	$138,538.40	$0.00
Net change by change orders:	$138,538.40	

The undersigned certifies that to the best of the Subcontractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Subcontract Documents, that all amounts have been paid by the Subcontractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

SUBCONTRACTOR: On Track Construction, LLC

By: _____ Date: _____

State of:
County of:
Subscribed and sworn to before
me this day of
Notary Public:
My commission expires:

Drew Johnson
Digitally signed by Drew Johnson
DN: C=US, E=drewj@dcigroup-us.com, CN=Drew Johnson
Date: 2026.04.01 13:46:17-05'00'

Bruce Morrow
Digitally signed by Bruce Morrow
DN: E=Bruce.Morrow@smithgroup.com, CN=Bruce Morrow, OU=Users, OU=MD, DC=smithgroup, DC=com
Reason: I have reviewed this document
Date: 2026.04.01 13:14:31-05'00'

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 15
APPLICATION DATE: 03/26/2026
PERIOD: 03/01/26 - 03/31/26

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Mobilization, Bonds & Insurance	$110,000.00	$110,000.00	$0.00	$0.00	$110,000.00	100.00%	$0.00	$5,500.00
2	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Clearing & Grubbing	$50,000.00	$50,000.00	$0.00	$0.00	$50,000.00	100.00%	$0.00	$2,500.00
3	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Removals - Paving & Sidewalk	$76,000.00	$76,000.00	$0.00	$0.00	$76,000.00	100.00%	$0.00	$3,800.00
4	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Removals - Landscaping	$7,000.00	$7,000.00	$0.00	$0.00	$7,000.00	100.00%	$0.00	$350.00
5	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Removals - Rip Rap	$2,000.00	$2,000.00	$0.00	$0.00	$2,000.00	100.00%	$0.00	$100.00
6	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Removals - Storm Sewer	$10,000.00	$10,000.00	$0.00	$0.00	$10,000.00	100.00%	$0.00	$500.00
7	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Removals - Sanitary	$7,500.00	$7,500.00	$0.00	$0.00	$7,500.00	100.00%	$0.00	$375.00
8	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Earthwork - Temp Construction Entrances	$8,000.00	$8,000.00	$0.00	$0.00	$8,000.00	100.00%	$0.00	$400.00
9	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Earthwork - Topsoil Strip & Stockpile	$38,000.00	$32,300.00	$5,700.00	$0.00	$38,000.00	100.00%	$0.00	$1,900.00
10	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Earthwork - Cut & Fill	$76,000.00	$68,400.00	$3,800.00	$0.00	$72,200.00	95.00%	$3,800.00	$3,610.00

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
11	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Earthwork - Export	$88,000.00	$83,600.00	$0.00	$0.00	$83,600.00	95.00%	$4,400.00	$4,180.00
12	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Earthwork - Bioretention & Pond Shaping	$55,000.00	$49,500.00	$2,750.00	$0.00	$52,250.00	95.00%	$2,750.00	$2,612.50
13	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Earthwork - 12" Prep for Paving	$29,000.00	$27,550.00	$0.00	$0.00	$27,550.00	95.00%	$1,450.00	$1,377.50
14	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Earthwork - 6" Subbase for Paving	$67,000.00	$60,300.00	$3,350.00	$0.00	$63,650.00	95.00%	$3,350.00	$3,182.50
15	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Earthwork - Erosion Stone & Rip Rap	$168,000.00	$125,994.40	$33,600.00	$0.00	$159,594.40	95.00%	$8,405.60	$7,979.72
16	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Earthwork - Vegetated Geogrid w/ Soil	$85,000.00	$8,500.00	$55,250.00	$0.00	$63,750.00	75.00%	$21,250.00	$3,187.50
17	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Earthwork - Stabilized Aggregate Paving Base	$75,500.00	$75,500.00	$0.00	$0.00	$75,500.00	100.00%	$0.00	$3,775.00
18	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Earthwork - Topsoil Respread & Finish Grading	$36,000.00	$12,600.00	$5,400.00	$0.00	$18,000.00	50.00%	$18,000.00	$900.00
19	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Utilities - Building Water Service	$10,000.00	$10,000.00	$0.00	$0.00	$10,000.00	100.00%	$0.00	$500.00
20	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Utilities - 18" Sanitary Main Reroute	$228,500.00	$205,730.00	$0.00	$22,770.00	$228,500.00	100.00%	$0.00	$11,425.00
21	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Utilities - Sanitary Building Service	$8,500.00	$8,500.00	$0.00	$0.00	$8,500.00	100.00%	$0.00	$425.00

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
22	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Utilities - Storm Sewer Piping	$149,000.00	$149,000.00	$0.00	$0.00	$149,000.00	100.00%	$0.00	$7,450.00
23	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Utilities - Storm Sewer Structures	$103,500.00	$103,500.00	$0.00	$0.00	$103,500.00	100.00%	$0.00	$5,175.00
24	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Utilities - Subdrain Piping	$74,500.00	$59,600.00	$3,725.00	$0.00	$63,325.00	85.00%	$11,175.00	$3,166.25
25	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Utilities - Traffic Control for 114th Utility Crossing	$10,000.00	$10,000.00	$0.00	$0.00	$10,000.00	100.00%	$0.00	$500.00
26	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Utilities - Pavement Replacement for Utilities	$20,000.00	$20,000.00	$0.00	$0.00	$20,000.00	100.00%	$0.00	$1,000.00
27	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Seeding & EC - Erosion Control/ Silt Fence	$55,000.00	$46,750.00	$0.00	$0.00	$46,750.00	85.00%	$8,250.00	$2,337.50
28	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Seeding & EC - TRM Matting	$15,000.00	$0.00	$0.00	$0.00	$0.00	0.00%	$15,000.00	$0.00
29	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Seeding & EC - Live Stakes	$33,000.00	$0.00	$0.00	$0.00	$0.00	0.00%	$33,000.00	$0.00
30	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control	Seeding & EC - Temp Seeding & Hydromulch	$5,000.00	$4,000.00	$0.00	$0.00	$4,000.00	80.00%	$1,000.00	$200.00
		TOTALS:	**$1,700,000.00**	**$1,431,824.40**	**$113,575.00**	**$22,770.00**	**$1,568,169.40**	**92.25%**	**$131,830.60**	**$78,408.47**

Change Orders

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
31	**CCO #001 On Track CO #1**								
31.1	**PCO #001 PCO #1 - On Track**								
31.1.1	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control Storm Structure 13 Temp	$8,056.35	$8,056.35	$0.00	$0.00	$8,056.35	100.00%	$0.00	$402.82
32	**CCO #002 On Track CO #2**								
32.1	**PCO #002 PCO #2 - On Track**								
32.1.1	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control Retrenching for existing utilities	$15,433.96	$15,433.96	$0.00	$0.00	$15,433.96	100.00%	$0.00	$771.70
33	**CCO #003 On Track CO #3**								
33.1	**PCO #003 CO#3 On Track**								
33.1.1	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control Contract Extension	$88,310.75	$88,310.75	$0.00	$0.00	$88,310.75	100.00%	$0.00	$4,415.54
34	**CCO #004 On Track CO#4**								
34.1	**PCO #004 CO#4 On Track**								
34.1.1	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control Existing Grate Risers	$2,677.40	$2,677.40	$0.00	$0.00	$2,677.40	100.00%	$0.00	$133.87
35	**CCO #005 On Track CO#5**								
35.1	**PCO #005 PCO#5 - On Track**								
35.1.1	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control RFI #112 Over-excavation and add additional rip-rap/choker stone due to loose soils @ bottom of kayak launch	$9,605.89	$9,605.89	$0.00	$0.00	$9,605.89	100.00%	$0.00	$480.29
35.1.2	31-310000.000.Subcontract BP #31 - Earthwork - Demolition/Grading/Utilities/Erosion Control CD104 Demolition of NE parking lot corner	$14,454.05	$14,454.05	$0.00	$0.00	$14,454.05	100.00%	$0.00	$722.70
	TOTALS:	**$138,538.40**	**$138,538.40**	**$0.00**	**$0.00**	**$138,538.40**	**100.00%**	**$0.00**	**$6,926.92**

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	GRAND TOTALS:	**$1,838,538.40**	**$1,570,362.80**	**$113,575.00**	**$22,770.00**	**$1,706,707.80**	**92.83%**	**$131,830.60**	**$85,335.39**

WAIVER AND RELEASE OF LIEN UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of $107,896.25, hereby waives and releases its lien and right to claim a lien for labor, service, or materials furnished through March 31 on the job of City of Clive to the following described property:

Greenbelt Landing Project

This waiver and release does not cover any retention or labor, services, or materials Furnished after the date specified.

Dated on March 23, 2026

On Track Construction, LLC
1435 West F Ave
Nevada, IA 50201

By: Tracy L. Rhoads

Sworn to and subscribed before me this 23rd day of March, 2026,
By Tracy L. Rhoads.

Tracy L. Rhoads
Notary Public

Print name: Tracy L. Rhoads

NOTARIAL SEAL IOWA
TRACY L RHOADS
Commission Number 813579
My Commission Expires

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

To: DCI Group
220 SE 6th Street, Suite 200
Des Moines, Iowa 50309

Project: Clive Greenbelt Landing
City of Clive

APPLICATION NO: 15
APPLICATION DATE: 31-Mar-26
PERIOD TO: 31-Mar-26
Contractor PO# 2426CL
CONTRACT DATE: 12-Sep-24

Distribution to:
[ ] OWNER
[ ] ARCHITECT
[x] CONTRACTOR
[ ]
[ ]

FROM CONTRACTOR:
On Track Construction LLC
1435 W F Ave
Nevada, Iowa 50201

CONTRACT FOR: GRADING & UTILITIES

JOB# 2426CL

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM			$ 1,700,000.00
2. Net change by Change Orders			$ 138,538.40
3. CONTRACT SUM TO DATE (Line 1 ± 2)			$ 1,838,538.40
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)			$ 1,706,707.80
5. RETAINAGE:			
a. 5 % of Completed Work (Column D + E on G703)	$	85,335.39	
b. % of Stored Material (Column F on G703)	$		
Total Retainage (Lines 5a + 5b or Total in Column I of G703)			$ 85,335.39
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)			$ 1,621,372.41
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)			$ 1,513,476.16
8. CURRENT PAYMENT DUE			$ **107,896.25**
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)			217,165.99

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$114,478.46	
Total approved this Month	$24,059.94	$0.00
TOTALS	$138,538.40	$0.00
NET CHANGES by Change Order	$138,538.40	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: 3/23/2026

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED . . . . . $ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and onthe Continuation Sheet that are changed to conform with the amount certified.)
ENGINEER:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

AIA DOCUMENT G702 · APPLICATION AND CERTIFICATION FOR PAYMENT · 1992 EDITION · AIA · ©1992 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE., N.W., WASHINGTON, DC 20006-5292
Users may obtain validation of this document by requesting a completed AIA Document D401 - Certification of Document's Authenticity from the Licensee.

Clive Greenbelt Landing | JOB# 2426CL | APPLICATION DATE: 3/31/2026 | APPLICATION # 15

B	C	D	E1	F4	G1	G2	H	I
Work Description	**Scheduled Value**	**From Previous Application**	**This Period**	**Presently Stored Materials**	**Total Completed and Stored To Date**	**Percent Complete**	**Balance To Finish**	**Retainage**
BASE CONTRACT								
Mobilization, Bonds & Insurance	$ 110,000.00	$110,000.00			$110,000.00	100.00%	$0.00	$5,500.00
Clearing & Grubbing	$ 50,000.00	$50,000.00			$50,000.00	100.00%	$0.00	$2,500.00
Removals - Paving & Sidewalk	$ 76,000.00	$76,000.00			$76,000.00	100.00%	$0.00	$3,800.00
Removals - Landscaping	$ 7,000.00	$7,000.00			$7,000.00	100.00%	$0.00	$350.00
Removals - Rip Rap	$ 2,000.00	$2,000.00			$2,000.00	100.00%	$0.00	$100.00
Removals - Storm Sewer	$ 10,000.00	$10,000.00			$10,000.00	100.00%	$0.00	$500.00
Removals - Sanitary	$ 7,500.00	$7,500.00			$7,500.00	100.00%	$0.00	$375.00
Earthwork - Temp Construction Entrances	$ 8,000.00	$8,000.00			$8,000.00	100.00%	$0.00	$400.00
Earthwork - Topsoil Strip & Stockpile	$ 38,000.00	$32,300.00	$5,700.00		$38,000.00	100.00%	$0.00	$1,900.00
Earthwork - Cut & Fill	$ 76,000.00	$68,400.00	$3,800.00		$72,200.00	95.00%	$3,800.00	$3,610.00
Earthwork - Export	$ 88,000.00	$83,600.00			$83,600.00	95.00%	$4,400.00	$4,180.00
Earthwork - Bioretention & Pond Shaping	$ 55,000.00	$49,500.00	$2,750.00		$52,250.00	95.00%	$2,750.00	$2,612.50
Earthwork - Grade for Trails & Paving	$ 67,000.00	$60,300.00	$3,350.00		$63,650.00	95.00%	$3,350.00	$3,182.50
Earthwork - 12" Prep for Paving	$ 29,000.00	$27,550.00			$27,550.00	95.00%	$1,450.00	$1,377.50
Earthwork - Erosion Stone & Rip Rap	$ 168,000.00	$125,994.40	$33,600.00		$159,594.40	95.00%	$8,405.60	$7,979.72
Earthwork - Vegetated Geogrid w/ Soil	$ 85,000.00	$8,500.00	$55,250.00		$63,750.00	75.00%	$21,250.00	$3,187.50
Earthwork - Aggregate Paving Base	$ 75,500.00	$75,500.00			$75,500.00	100.00%	$0.00	$3,775.00
Earthwork - Topsoil Respread & Finish Grading	$ 36,000.00	$12,600.00	$5,400.00		$18,000.00	50.00%	$18,000.00	$900.00
Utilities - Building Water Service	$ 10,000.00	$10,000.00			$10,000.00	100.00%	$0.00	$500.00
Utilities - 18" Sanitary Main Reroute	$ 228,500.00	$228,500.00			$228,500.00	100.00%	$0.00	$11,425.00
Utilities - Sanitary Building Service	$ 8,500.00	$8,500.00			$8,500.00	100.00%	$0.00	$425.00
Utilities - Storm Sewer Piping	$ 149,000.00	$149,000.00			$149,000.00	100.00%	$0.00	$7,450.00
Utilities - Storm Sewer Structures	$ 103,500.00	$103,500.00			$103,500.00	100.00%	$0.00	$5,175.00
Utilities - Subdrain Piping	$ 74,500.00	$59,600.00	$3,725.00		$63,325.00	85.00%	$11,175.00	$3,166.25
Utilities - Traffic Control for 114th Utility Crossing	$ 10,000.00	$10,000.00			$10,000.00	100.00%	$0.00	$500.00
Utilities - Pavement Replacement for Utilities	$ 20,000.00	$20,000.00			$20,000.00	100.00%	$0.00	$1,000.00
Seeding & EC - Erosion Control/ Silt Fence	$ 55,000.00	$46,750.00			$46,750.00	85.00%	$8,250.00	$2,337.50
Seeding & EC - TRM Matting	$ 15,000.00				$0.00	0.00%	$15,000.00	$0.00
Seeding & EC - Live Stakes	$ 33,000.00				$0.00	0.00%	$33,000.00	$0.00
Seeding & EC - Temp Seeding & Hydromulch	$ 5,000.00	$4,000.00			$4,000.00	80.00%	$1,000.00	$200.00
CHANGE ORDERS								
WO #2 - 4/22/25 - Temp Tie-In Structure	$ 8,056.35	$8,056.35			$8,056.35	100.00%	$0.00	$402.82
WO #4 - 6/30/25 - Parking Lot Utilities Rework	$ 15,433.96	$15,433.96			$15,433.96	100.00%	$0.00	$771.70
WO #6 - 8/21/25 - Grate Riser Adjusts	$ 2,677.40	$2,677.40			$2,677.40	100.00%	$0.00	$133.87
PCO #3 - Contract Extension	$ 88,310.75	$88,310.75			$88,310.75	100.00%	$0.00	$4,415.54
WO #8 - East Pond Overflow Pipe	$ 929.25	$929.25			$929.25	100.00%	$0.00	$46.46
WO #10 - Kayak Launch Addition	$ 8,676.64	$8,676.64			$8,676.64	100.00%	$0.00	$433.83
WO #11 - Add'l P.L. Concrete	$ 14,454.05	$14,454.05			$14,454.05	100.00%	$0.00	$722.70
TOTAL	$ 1,838,538.40	$1,593,132.80	$113,575.00	$0.00	$1,706,707.80	92.83%	$131,830.60	$85,335.39

Memo

TO: Mayor and Council members
FROM: Alyssa Welling, Administrative Assistant
DATE: April 9, 2026
RE: Approve Pay Request #17 - Air-Con Mechanical Corp. - Greenbelt Landing Construction Project - $2,788.39

SYNOPSIS:
Staff recommends approval of Pay Request #17 to Air-Con Mechanical Corp. for the work completed to date on the Greenbelt Landing Project.

Total contract amount: **$388,703.00**
Total Change Orders to Date: **$106,814.09**
Contract + Change Orders: **$495,517.09**
Pay Request #17: **$2,788.39**
Total Requested to Date: **$465,421.20**
Remaining contract amount: **$30,095.89**

Attachments:
1. AirCon Pay App 17 - March

TO CONTRACTOR:

DCI Group, Inc.
220 SE 6th Street, Suite 200
Des Moines, Iowa 50309

PROJECT:

Clive - Greenbelt Landing
1900 NW 114th St
Clive, Iowa 50325

APPLICATION NO: 17
INVOICE NO: 23046-017
PERIOD: 03/01/26 - 03/31/26
PROJECT NO: 23046
CONTRACT NO: SC-003 Clive Greenbelt Landing
CONTRACT DATE: 09/12/2024
CERTIFICATE DATE: 03/30/2026
SUBMITTED DATE:

FROM SUBCONTRACTOR:

Air-Con Mechanical Corp.
1380 S. Pleasant Hill Blvd
Pleasant Hill, Iowa 50327

SUBCONTRACT FOR: AirCon Mechanical - BP #26

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Subcontract. Continuation Sheet is attached.

1.	Original Contract Sum		$388,703.00
2.	Net change by change orders		$106,814.09
3.	Contract Sum to date (Line 1 ± 2)		$495,517.09
4.	Total completed and stored to date (Column G on detail sheet)		$489,917.09
5.	Retainage:		
	a. 5.00% of completed work	$24,495.89	
	b. 0.00% of stored material	$0.00	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		$24,495.89
6.	Total earned less retainage (Line 4 less Line 5 Total)		$465,421.20
7.	Less previous certificates for payment (Line 6 from prior certificate)		$462,632.81
8.	Current payment due:		$2,788.39
9.	Balance to finish, including retainage (Line 3 less Line 6)		$30,095.89

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	$107,040.87	$(226.78)
Total approved this month:	$0.00	$0.00
Totals:	$107,040.87	$(226.78)
Net change by change orders:	$106,814.09	

The undersigned certifies that to the best of the Subcontractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Subcontract Documents, that all amounts have been paid by the Subcontractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

SUBCONTRACTOR: Air-Con Mechanical Corp.

By: _____ Date: _____

State of:
County of:
Subscribed and sworn to before
me this day of
Notary Public:
My commission expires:

Drew Johnson
Digitally signed by Drew Johnson
DN: C=US, E=drewj@dcigroup-us.com, CN=Drew Johnson
Date: 2026.04.01 13:43:54-05'00'

Bruce Morrow
Digitally signed by Bruce Morrow
DN: E=Bruce.Morrow@smithgroup.com, CN=Bruce Morrow, OU=Users, OU=MD, DC=smithgroup, DC=com
Reason: I have reviewed this document
Date: 2026.04.01 12:53:30-05'00'

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 17
APPLICATION DATE: 03/26/2026
PERIOD: 03/01/26 - 03/31/26

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	26-260000.000.Subcontract BP #26 - Electrical	Mobilization	$2,500.00	$2,500.00	$0.00	$0.00	$2,500.00	100.00%	$0.00	$125.00
2	26-260000.000.Subcontract BP #26 - Electrical	Gear/Feeders	$40,000.00	$40,000.00	$0.00	$0.00	$40,000.00	100.00%	$0.00	$2,000.00
3	26-260000.000.Subcontract BP #26 - Electrical	Lighting	$112,000.00	$106,400.00	$0.00	$0.00	$106,400.00	95.00%	$5,600.00	$5,320.00
4	26-260000.000.Subcontract BP #26 - Electrical	Lighting Controls	$9,800.00	$9,800.00	$0.00	$0.00	$9,800.00	100.00%	$0.00	$490.00
5	26-260000.000.Subcontract BP #26 - Electrical	Power	$73,000.00	$73,000.00	$0.00	$0.00	$73,000.00	100.00%	$0.00	$3,650.00
6	26-260000.000.Subcontract BP #26 - Electrical	Data	$20,000.00	$20,000.00	$0.00	$0.00	$20,000.00	100.00%	$0.00	$1,000.00
7	26-260000.000.Subcontract BP #26 - Electrical	Fire Alarm	$9,500.00	$9,500.00	$0.00	$0.00	$9,500.00	100.00%	$0.00	$475.00
8	26-260000.000.Subcontract BP #26 - Electrical	Site Lighting	$58,703.00	$55,767.85	$2,935.15	$0.00	$58,703.00	100.00%	$0.00	$2,935.16
9	26-260000.000.Subcontract BP #26 - Electrical	Underground	$24,313.00	$24,313.00	$0.00	$0.00	$24,313.00	100.00%	$0.00	$1,215.67
10	26-260000.000.Subcontract BP #26 - Electrical	Bonds	$3,887.00	$3,887.00	$0.00	$0.00	$3,887.00	100.00%	$0.00	$194.35
11	26-260000.000.Subcontract BP #26 - Electrical	Engineering	$5,000.00	$5,000.00	$0.00	$0.00	$5,000.00	100.00%	$0.00	$250.00
12	26-260000.000.Subcontract BP #26 - Electrical	Concrete Bases	$30,000.00	$30,000.00	$0.00	$0.00	$30,000.00	100.00%	$0.00	$1,500.00
		TOTALS:	**$388,703.00**	**$380,167.85**	**$2,935.15**	**$0.00**	**$383,103.00**	**98.56%**	**$5,600.00**	**$19,155.18**

Change Orders

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
13	**CCO #001 Air-Con CO#1**								

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
13.1	**PCO #001 CE #007 - PVC Conduit Replacem**								
13.1.1	26-260000.000.Subcontract BP #26 - Electrical PVC Conduit Replacement	$9,635.25	$9,635.25	$0.00	$0.00	$9,635.25	100.00%	$0.00	$481.76
13.1.2	26-260000.000.Subcontract BP #26 - Electrical RFI #37	$1,595.74	$1,595.74	$0.00	$0.00	$1,595.74	100.00%	$0.00	$79.79
14	**CCO #002 Air-Con CO #2**								
14.1	**PCO #002 Air-Con PCO#2**								
14.1.1	26-260000.000.Subcontract BP #26 - Electrical	$2,110.00	$2,110.00	$0.00	$0.00	$2,110.00	100.00%	$0.00	$105.50
14.1.2	26-260000.000.Subcontract BP #26 - Electrical Air Con Conduit Damage Repairs	$14,051.39	$14,051.39	$0.00	$0.00	$14,051.39	100.00%	$0.00	$702.57
14.1.3	26-260000.000.Subcontract BP #26 - Electrical Light control panel refeed	$5,239.17	$5,239.17	$0.00	$0.00	$5,239.17	100.00%	$0.00	$261.96
15	**CCO #003 Air-Con CO #3**								
15.1	**PCO #003 PCO #3 - Air-Con**								
15.1.1	26-260000.000.Subcontract BP #26 - Electrical Rewiring for existing utilities	$37,276.85	$37,276.85	$0.00	$0.00	$37,276.85	100.00%	$0.00	$1,863.84
16	**CCO #004 CO#4 Air-Con**								
16.1	**PCO #004 CO#4 Air-Con**								
16.1.1	26-260000.000.Subcontract BP #26 - Electrical Contract Extension	$13,487.20	$13,487.20	$0.00	$0.00	$13,487.20	100.00%	$0.00	$674.36
17	**CCO #005 Air-Con #5**								
17.1	**PCO #005 Air-Con CO#5**								
17.1.1	26-260000.000.Subcontract BP #26 - Electrical RFI #45	$356.50	$356.50	$0.00	$0.00	$356.50	100.00%	$0.00	$17.83
17.1.2	26-260000.000.Subcontract BP #26 - Electrical CB #5R	$9,801.97	$9,801.97	$0.00	$0.00	$9,801.97	100.00%	$0.00	$490.10
17.1.3	26-260000.000.Subcontract BP #26 - Electrical Stage Panel Enclosure	$7,618.75	$7,618.75	$0.00	$0.00	$7,618.75	100.00%	$0.00	$380.94
18	**CCO #006 Air-Con CO #6**								
18.1	**PCO #006 PCO #6 Air-Con**								
18.1.1	26-260000.000.Subcontract BP #26 - Electrical Construction Bulletin #4	$(226.78)	$(226.78)	$0.00	$0.00	$(226.78)	100.00%	$0.00	$(11.34)
18.1.2	26-260000.000.Subcontract BP #26 - Electrical RFI #51	$1,476.09	$1,476.09	$0.00	$0.00	$1,476.09	100.00%	$0.00	$73.80
18.1.3	26-260000.000.Subcontract BP #26 - Electrical Window Roller Shade Switches Add	$2,853.79	$2,853.79	$0.00	$0.00	$2,853.79	100.00%	$0.00	$142.69
18.1.4	26-260000.000.Subcontract BP #26 - Electrical RFI #84 In Ground Box for NE Building Conduit	$492.20	$492.20	$0.00	$0.00	$492.20	100.00%	$0.00	$24.61
19	**CCO #007 Air-Con CO #7**								
19.1	**PCO #007 CO#7 AirCon**								
19.1.1	26-260000.000.Subcontract BP #26 - Electrical RFI # 134 Existing Lighting Ground Box Replacement	$1,045.97	$1,045.97	$0.00	$0.00	$1,045.97	100.00%	$0.00	$52.30
20	**CCO #008 Air-Con CO #8**								
20.1	**PCO #008 CE #088 - 2026 Spring Contract**								
20.1.1	26-260000.000.Subcontract BP #26 - Electrical	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Schedule Extension 2026								
	TOTALS:	$106,814.09	$106,814.09	$0.00	$0.00	$106,814.09	100.00%	$0.00	$5,340.71

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	GRAND TOTALS:	$495,517.09	$486,981.94	$2,935.15	$0.00	$489,917.09	98.87%	$5,600.00	$24,495.89

ELECTRIC, LLC

3121 S.E. 14th Street - Des Moines, IA. - 50320
(515) 243-5500 - FAX (515) 243-0126

PARTIAL LIEN WAIVER

Project: Clive Greenbelt Landing

WHEREAS THE UNDERSIGNED (X) Contractor ( ) Subcontractor ( ) Supplier ( ) Architect/Engineer _____ has provided labor, services, materials, or equipment for the above project under an agreement with:

THE UNDERSIGNED DOES HEREBY WAIVE AND RELEASE ALL BOND CLAIMS, LIENS, OR PROJECT OWNER AND ANY SURETIES, FOR LABOR, SERVICES, MATERIAL OR EQUIPMENT, AS PROVIDED BY THE UNDERSIGNED, BUT ONLY TO THE EXTENT OF PAYMENT RECEIVED, AS INDICATED AND AS LIMITED BELOW:

(X) **CONDITIONAL** Release: This waiver and release is contingent upon receipt of payment and final bank clearance of said remittance in the amount of $2,788.39 (Draw #17) . The remittance identified as payment and endorsed by the undersigned marked "Paid" or otherwise canceled by the bank against which said remittance was drawn, shall constitute conclusive proof that said invoice or pay request was paid and that payment thereof was received by the Undersigned, and thereupon this waiver and release shall become effective automatically without the requirement of any further act, acknowledgment or receipt on the part of the Undersigned.

( ) **UNCONDITIONAL** Release: The undersigned acknowledges receipt of payment in the amount of $ for labor, services, materials or equipment as described herein, and does hereby grant this release unconditionally.

_____ Signature

James Shafer _____ Print Name

President _____ Title

3/25/16. _____ Date

Memo

TO: Mayor and Council members
FROM: Alyssa Welling, Administrative Assistant
DATE: April 9, 2026
RE: Approve Pay Request #18 - Central Iowa Mechanical - Greenbelt Landing Construction Project - $6,806.46

SYNOPSIS:
Staff recommends approval of Pay Request #18 to Central Iowa Mechanical for the work completed to date on the Greenbelt Landing Project.

Original contract amount: **$259,869.00**
Total Change Orders to Date: **$37,099.28**
Contract + Change Orders: **$296,968.28**
Pay Request #18: **$6,806.46**
Total Requested to Date: **$282,119.73**
Remaining contract amount: **$14,848.55**

Attachments:
1. CIM Pay App 18 - March

WAIVER OF LIEN TO DATE

STATE OF Iowa Project Name: **Clive Greenbelt Landing**

COUNTY OF Polk

WHEREAS, the undersigned has contracted with The DCI Group for **The City of Clive - Clive Greenbelt Landing project,** having furnished material or labor for, or performed labor upon, a building or land for improvement, alteration or repair thereof, situated on or being real estate described as (legal description or street address of premises): **The City of Clive - Clive Greenbelt Landing: 1900 NW 114th Clive, IA 50325**

The undersigned, for and in consideration of the sum of **$6,806.46** Dollars as a partial payment for its furnishing of labor and material for the above-referenced Project, the receipt of which is hereby acknowledged, does hereby waive, release, and discharge any lien claim or lien right it has or could have under the statutes of the State of Iowa to the extent of the partial payment made in exchange for this partial lien release against the above described premises, for material furnished or labor performed to this date. The undersigned states that this partial lien release is not intended to and does not release any lien claims or rights for work, labor, or materials for which payment has not yet been received by the undersigned.

Dated at **Des Moines, IA**, on the **25th** day of **March 2026**

James Keller
Vice President

Central Iowa Mechanical

CORY MANSER
Notarial Seal - Iowa
Commission Number 829209
My Commission Expires Dec 30, 2026

Notary:

TO CONTRACTOR:

DCI Group, Inc.
220 SE 6th Street, Suite 200
Des Moines, Iowa 50309

PROJECT:

Clive - Greenbelt Landing
1900 NW 114th St
Clive, Iowa 50325

APPLICATION NO: 18
INVOICE NO: 23046-018
PERIOD: 03/01/26 - 03/31/26
PROJECT NO: 23046
CONTRACT NO: SC-001 Clive Greenbelt Landing
CONTRACT DATE: 09/12/2024
CERTIFICATE DATE: 03/30/2026
SUBMITTED DATE: 03/23/2026

FROM SUBCONTRACTOR:

Central Iowa Mechanical
1720 Fuller Road
West Des Moines, Iowa 50265

SUBCONTRACT FOR: Central Iowa Mechanical - BP 22

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Subcontract. Continuation Sheet is attached.

1.	Original Contract Sum		$259,869.00
2.	Net change by change orders		$37,099.28
3.	Contract Sum to date (Line 1 ± 2)		$296,968.28
4.	Total completed and stored to date (Column G on detail sheet)		$296,968.14
5.	Retainage:		
	a. 5.00% of completed work	$14,848.41	
	b. 0.00% of stored material	$0.00	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		$14,848.41
6.	Total earned less retainage (Line 4 less Line 5 Total)		$282,119.73
7.	Less previous certificates for payment (Line 6 from prior certificate)		$275,313.27
8.	Current payment due:		$6,806.46
9.	Balance to finish, including retainage (Line 3 less Line 6)		$14,848.55

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	$37,807.69	$(708.41)
Total approved this month:	$0.00	$0.00
Totals:	$37,807.69	$(708.41)
Net change by change orders:	$37,099.28	

The undersigned certifies that to the best of the Subcontractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Subcontract Documents, that all amounts have been paid by the Subcontractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

SUBCONTRACTOR: Central Iowa Mechanical

By: _____ Date: _____

State of:
County of:
Subscribed and sworn to before
me this day of
Notary Public:
My commission expires:

Drew Johnson
Digitally signed by Drew Johnson
DN: C=US, E=drewj@dcigroup-us.com, CN=Drew Johnson
Date: 2026.04.01 13:45:02-05'00'

Bruce Morrow
Digitally signed by Bruce Morrow
DN: E=Bruce.Morrow@smithgroup.com, CN=Bruce Morrow, OU=Users, OU=MD, DC=smithgroup, DC=com
Reason: I have reviewed this document
Date: 2026.03.31 17:02:28-05'00'

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 18
APPLICATION DATE: 03/26/2026
PERIOD: 03/01/26 - 03/31/26

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	22-220000.000.Subcontract BP #22 Mechanical	Mobilization	$13,468.00	$13,468.00	$0.00	$0.00	$13,468.00	100.00%	$0.00	$673.40
2	22-220000.000.Subcontract BP #22 Mechanical	Bonds and permits	$3,798.00	$3,798.00	$0.00	$0.00	$3,798.00	100.00%	$0.00	$189.90
3	22-220000.000.Subcontract BP #22 Mechanical	Demo work	$26,424.00	$26,424.00	$0.00	$0.00	$26,424.00	100.00%	$0.00	$1,321.21
4	22-220000.000.Subcontract BP #22 Mechanical	Plumbing Rough in	$32,785.00	$32,785.00	$0.00	$0.00	$32,785.00	100.00%	$0.00	$1,639.25
5	22-220000.000.Subcontract BP #22 Mechanical	HVAC rough in	$33,954.00	$33,954.00	$0.00	$0.00	$33,954.00	100.00%	$0.00	$1,697.70
6	22-220000.000.Subcontract BP #22 Mechanical	Concrete pads	$7,790.00	$7,790.00	$0.00	$0.00	$7,790.00	100.00%	$0.00	$389.50
7	22-220000.000.Subcontract BP #22 Mechanical	HVAC Equipment setting	$90,915.00	$90,914.86	$0.00	$0.00	$90,914.86	100.00%	$0.14	$4,545.75
8	22-220000.000.Subcontract BP #22 Mechanical	Plumbing fixtures	$11,154.00	$11,154.00	$0.00	$0.00	$11,154.00	100.00%	$0.00	$557.70
9	22-220000.000.Subcontract BP #22 Mechanical	HVAC Trim out	$2,549.00	$2,549.00	$0.00	$0.00	$2,549.00	100.00%	$0.00	$127.45
10	22-220000.000.Subcontract BP #22 Mechanical	HVAC Start up	$3,045.00	$3,045.00	$0.00	$0.00	$3,045.00	100.00%	$0.00	$152.25
11	22-220000.000.Subcontract BP #22 Mechanical	Temperature controls	$20,460.00	$20,460.00	$0.00	$0.00	$20,460.00	100.00%	$0.00	$1,023.00
12	22-220000.000.Subcontract BP #22 Mechanical	Test and Balance	$3,940.00	$3,940.00	$0.00	$0.00	$3,940.00	100.00%	$0.00	$197.00
13	22-220000.000.Subcontract BP #22 Mechanical	Insulation	$7,300.00	$7,300.00	$0.00	$0.00	$7,300.00	100.00%	$0.00	$365.00
14	22-220000.000.Subcontract BP #22 Mechanical	De mobilization	$2,287.00	$2,287.00	$0.00	$0.00	$2,287.00	100.00%	$0.00	$114.35
		TOTALS:	**$259,869.00**	**$259,868.86**	**$0.00**	**$0.00**	**$259,868.86**	**100.00%**	**$0.14**	**$12,993.46**

Change Orders

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
15	**CCO #001 Central Iowa Mechanical CO #1**								
15.1	**PCO #001 CE #006 - Community Building S**								
15.1.1	22-220000.000.Subcontract BP #22 Mechanical	$2,640.37	$2,640.37	$0.00	$0.00	$2,640.37	100.00%	$0.00	$132.02
16	**CCO #002 Central Iowa Mechanical CO #2**								
16.1	**PCO #002 PCO #2 - CE 04, 08, 11**								
16.1.1	22-220000.000.Subcontract BP #22 Mechanical	$1,062.83	$1,062.83	$0.00	$0.00	$1,062.83	100.00%	$0.00	$53.14
16.1.2	22-220000.000.Subcontract BP #22 Mechanical	$2,591.80	$2,591.80	$0.00	$0.00	$2,591.80	100.00%	$0.00	$129.59
16.1.3	22-220000.000.Subcontract BP #22 Mechanical Construction Bulletin #5	$(708.41)	$(708.41)	$0.00	$0.00	$(708.41)	100.00%	$0.00	$(35.42)
17	**CCO #003 CO#3 CIM**								
17.1	**PCO #003 CO#3 CIM**								
17.1.1	22-220000.000.Subcontract BP #22 Mechanical Contract Extension	$785.30	$785.30	$0.00	$0.00	$785.30	100.00%	$0.00	$39.27
18	**CCO #004 Central Iowa Mechanical CO #4**								
18.1	**PCO #004 CIM Change Order #4**								
18.1.1	22-220000.000.Subcontract BP #22 Mechanical RFI #42	$4,028.80	$4,028.80	$0.00	$0.00	$4,028.80	100.00%	$0.00	$201.44
18.1.2	22-220000.000.Subcontract BP #22 Mechanical RFI #54 2" water line connection in pump house building	$8,097.39	$8,097.39	$0.00	$0.00	$8,097.39	100.00%	$0.00	$404.86
18.1.3	22-220000.000.Subcontract BP #22 Mechanical Repair Damaged Gas Line	$1,542.42	$1,542.42	$0.00	$0.00	$1,542.42	100.00%	$0.00	$77.12
19	**CCO #005 CIM CO#5**								
19.1	**PCO #005 PCO #5 Central Iowa Mechanical**								
19.1.1	22-220000.000.Subcontract BP #22 Mechanical Schedule Extension 2026	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
20	**CCO #006 Central Iowa Mechanical CO #6**								
20.1	**PCO #006 CIM Change Order #6**								
20.1.1	22-220000.000.Subcontract BP #22 Mechanical Dry Creek Hand Pump Cistern	$17,058.78	$9,894.09	$7,164.69	$0.00	$17,058.78	100.00%	$0.00	$852.93
	TOTALS:	**$37,099.28**	**$29,934.59**	**$7,164.69**	**$0.00**	**$37,099.28**	**100.00%**	**$0.00**	**$1,854.95**

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	GRAND TOTALS:	**$296,968.28**	**$289,803.45**	**$7,164.69**	**$0.00**	**$296,968.14**	**100.00%**	**$0.14**	**$14,848.41**

Memo

TO: Mayor and Council members
FROM: Alyssa Welling, Administrative Assistant
DATE: April 9, 2026
RE: Approve Pay Request #18 - Keystone Construction - Greenbelt Landing Construction Project - $42,100.55

SYNOPSIS:
Staff recommends approval of Pay Request #18 to Keystone Construction for the work completed to date on the Greenbelt Landing Project.

Original contract amount: **$2,518,000.00**
Change Order: **$1,568.32**
Change Order Deduction: **-$4542.72**
Total Change Orders to Date: **$206,136.64**
Contract + Change Orders: **$2,724,136.64**
Pay Request #18: **$42,100.55**
Total Requested to Date: **$2,510,494.15**
Remaining contract amount: **$213,642.49**

Attachments:
1. Keystone Pay App 18 - March

TO CONTRACTOR:

DCI Group, Inc.
220 SE 6th Street, Suite 200
Des Moines, Iowa 50309

PROJECT:

Clive - Greenbelt Landing
1900 NW 114th St
Clive, Iowa 50325

APPLICATION NO: 18
INVOICE NO: 23046-018
PERIOD: 03/01/26 - 03/31/26
PROJECT NO: 23046
CONTRACT NO: SC-002 Clive Greenbelt Landing
CONTRACT DATE: 09/26/2024
CERTIFICATE DATE: 03/30/2026
SUBMITTED DATE: 03/26/2026

FROM SUBCONTRACTOR:

Keystone Construction Services LLC
3361 178th Ct
Norwalk, Iowa 50211

SUBCONTRACT FOR: Keystone Construction - BP #6

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Subcontract. Continuation Sheet is attached.

1.	Original Contract Sum		$2,518,000.00
2.	Net change by change orders		$206,136.64
3.	Contract Sum to date (Line 1 ± 2)		$2,724,136.64
4.	Total completed and stored to date (Column G on detail sheet)		$2,642,625.46
5.	Retainage:		
	a. 5.00% of completed work	$116,720.27	
	b. 5.00% of stored material	$15,411.04	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		$132,131.31
6.	Total earned less retainage (Line 4 less Line 5 Total)		$2,510,494.15
7.	Less previous certificates for payment (Line 6 from prior certificate)		$2,468,393.60
8.	Current payment due:		$42,100.55
9.	Balance to finish, including retainage (Line 3 less Line 6)		$213,642.49

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	$209,111.04	$0.00
Total approved this month:	$1,568.32	$(4,542.72)
Totals:	$210,679.36	$(4,542.72)
Net change by change orders:	$206,136.64	

The undersigned certifies that to the best of the Subcontractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Subcontract Documents, that all amounts have been paid by the Subcontractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

SUBCONTRACTOR: Keystone Construction Services LLC

By: _____ Date: _____

State of:
County of:
Subscribed and sworn to before
me this day of
Notary Public:
My commission expires:

Drew Johnson
Digitally signed by Drew Johnson
DN: C=US, E=drewj@dcigroup-us.com, CN=Drew Johnson
Date: 2026.04.01 13:45:41-05'00'

Bruce Morrow
Digitally signed by Bruce Morrow
DN: E=Bruce.Morrow@smithgroup.com, CN=Bruce Morrow, OU=Users, OU=MD, DC=smithgroup, DC=com
Reason: I have reviewed this document
Date: 2026.03.31 17:09:03-05'00'

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing
Contractor's signed Certification is attached.
Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 18
APPLICATION DATE: 03/26/2026
PERIOD: 03/01/26 - 03/31/26

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	6-60500.000.Subcontract BP# 6 General	General Requirements	$341,983.73	$341,983.73	$0.00	$0.00	$341,983.73	100.00%	$0.00	$17,099.19
2	6-60500.000.Subcontract BP# 6 General	Temp Facilities and Controls	$20,000.00	$20,000.00	$0.00	$0.00	$20,000.00	100.00%	$0.00	$1,000.00
3	6-60500.000.Subcontract BP# 6 General	Demolition	$23,465.00	$23,465.00	$0.00	$0.00	$23,465.00	100.00%	$0.00	$1,173.25
4	6-60500.000.Subcontract BP# 6 General	Cast-in-Place Concrete	$335,919.83	$316,518.30	$0.00	$0.00	$316,518.30	94.22%	$19,401.53	$15,825.92
5	6-60500.000.Subcontract BP# 6 General	Unit Masonry	$65,987.00	$65,987.00	$0.00	$0.00	$65,987.00	100.00%	$0.00	$3,299.35
6	6-60500.000.Subcontract BP# 6 General	Cast Stone Masonry	$19,050.00	$19,050.00	$0.00	$0.00	$19,050.00	100.00%	$0.00	$952.50
7	6-60500.000.Subcontract BP# 6 General	Structural Steel Framing	$367,700.00	$235,094.00	$0.00	$119,400.00	$354,494.00	96.41%	$13,206.00	$17,724.70
8	6-60500.000.Subcontract BP# 6 General	Rough Carpentry	$10,346.50	$10,346.50	$0.00	$0.00	$10,346.50	100.00%	$0.00	$517.33
9	6-60500.000.Subcontract BP# 6 General	Finish Carpentry	$49,682.19	$42,000.00	$7,682.19	$0.00	$49,682.19	100.00%	$0.00	$2,484.11
10	6-60500.000.Subcontract BP# 6 General	Wood Decking	$550,987.04	$550,987.04	$0.00	$0.00	$550,987.04	100.00%	$0.00	$27,549.35
11	6-60500.000.Subcontract BP# 6 General	Weather Barriers	$2,000.00	$2,000.00	$0.00	$0.00	$2,000.00	100.00%	$0.00	$100.00
12	6-60500.000.Subcontract BP# 6 General	Asphalt Shingles	$31,170.00	$31,170.00	$0.00	$0.00	$31,170.00	100.00%	$0.00	$1,558.50
13	6-60500.000.Subcontract BP# 6 General	Metal Wall Panels	$22,875.00	$22,324.90	$550.10	$0.00	$22,875.00	100.00%	$0.00	$1,143.76
14	6-60500.000.Subcontract BP# 6 General	Thermoplastic Membrane Roofing	$17,579.00	$11,332.00	$0.00	$0.00	$11,332.00	64.46%	$6,247.00	$566.60
15	6-60500.000.Subcontract BP# 6 General	Joint Sealants	$1,500.00	$0.00	$1,500.00	$0.00	$1,500.00	100.00%	$0.00	$75.00
16	6-60500.000.Subcontract BP# 6 General	Hollow Metal Doors and Frames	$32,508.95	$1,902.95	$0.00	$30,606.00	$32,508.95	100.00%	$0.00	$1,625.45
17	6-60500.000.Subcontract BP# 6 General	Aluminum-Framed Storefronts	$66,810.00	$57,737.77	$0.00	$9,072.23	$66,810.00	100.00%	$0.00	$3,340.50
18	6-60500.000.Subcontract BP# 6 General	Gypsum Board Assemblies	$217,630.00	$99,795.00	$6,285.00	$111,550.00	$217,630.00	100.00%	$0.00	$10,881.50
19	6-60500.000.Subcontract BP# 6 General	Tiling	$97,740.00	$80,000.00	$17,740.00	$0.00	$97,740.00	100.00%	$0.00	$4,887.00
20	6-60500.000.Subcontract BP# 6 General	Resilient Flooring	$600.00	$600.00	$0.00	$0.00	$600.00	100.00%	$0.00	$30.00
21	6-60500.000.Subcontract BP# 6 General	Painting	$40,500.00	$38,475.00	$0.00	$0.00	$38,475.00	95.00%	$2,025.00	$1,923.75
22	6-60500.000.Subcontract	Dimensional Letter Signage	$3,898.00	$0.00	$3,898.00	$0.00	$3,898.00	100.00%	$0.00	$194.90

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	BP# 6 General									
23	6-60500.000.Subcontract BP# 6 General	Specialties	$4,416.19	$0.00	$4,416.19	$0.00	$4,416.19	100.00%	$0.00	$220.81
24	6-60500.000.Subcontract BP# 6 General	Toilet Compartments	$6,618.00	$6,618.00	$0.00	$0.00	$6,618.00	100.00%	$0.00	$330.90
25	6-60500.000.Subcontract BP# 6 General	Toilet/Bath/Laundry Access	$4,950.00	$4,950.00	$0.00	$0.00	$4,950.00	100.00%	$0.00	$247.50
26	6-60500.000.Subcontract BP# 6 General	Manufactured Fireplaces	$49,990.00	$12,497.50	$0.00	$37,492.50	$49,990.00	100.00%	$0.00	$2,499.51
27	6-60500.000.Subcontract BP# 6 General	Fire Protection Specialties	$322.00	$322.00	$0.00	$0.00	$322.00	100.00%	$0.00	$16.10
28	6-60500.000.Subcontract BP# 6 General	Closet and Utility Shelving	$5,454.00	$5,454.00	$0.00	$0.00	$5,454.00	100.00%	$0.00	$272.70
29	6-60500.000.Subcontract BP# 6 General	Residential Kitchen Appliances	$4,422.00	$4,422.00	$0.00	$0.00	$4,422.00	100.00%	$0.00	$221.10
30	6-60500.000.Subcontract BP# 6 General	Projectors	$10,565.00	$10,565.00	$0.00	$0.00	$10,565.00	100.00%	$0.00	$528.25
31	6-60500.000.Subcontract BP# 6 General	Window Shades	$14,488.00	$14,488.00	$0.00	$0.00	$14,488.00	100.00%	$0.00	$724.40
32	6-60500.000.Subcontract BP# 6 General	Residential Casework	$18,552.57	$18,552.57	$0.00	$0.00	$18,552.57	100.00%	$0.00	$927.63
33	6-60500.000.Subcontract BP# 6 General	Decorative Metal Fences - Gates	$48,710.00	$37,871.35	$0.00	$0.00	$37,871.35	77.75%	$10,838.65	$1,893.57
34	6-60500.000.Subcontract BP# 6 General	Site Improvements	$29,580.00	$29,580.00	$0.00	$0.00	$29,580.00	100.00%	$0.00	$1,479.01
		TOTALS:	**$2,518,000.00**	**$2,116,089.61**	**$42,071.48**	**$308,120.73**	**$2,466,281.82**	**97.95%**	**$51,718.18**	**$123,314.14**

Change Orders

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
35	**CCO #001 Keystone Change Order #001**								
35.1	**PCO #001 Keystone Change Order #01**								
35.1.1	6-60500.000.Subcontract BP# 6 General	$6,313.04	$6,313.04	$0.00	$0.00	$6,313.04	100.00%	$0.00	$315.65
35.1.2	6-60500.000.Subcontract BP# 6 General	$572.00	$572.00	$0.00	$0.00	$572.00	100.00%	$0.00	$28.60
35.1.3	6-60500.000.Subcontract BP# 6 General Additional Fencing	$2,775.00	$2,775.00	$0.00	$0.00	$2,775.00	100.00%	$0.00	$138.75
36	**CCO #002 Keystone Change Order #002**								
36.1	**PCO #002 CE #010 - ASI #2 - Window Sill**								
36.1.1	6-60500.000.Subcontract BP# 6 General ASI #2 - Window Sills	$3,435.43	$3,435.43	$0.00	$0.00	$3,435.43	100.00%	$0.00	$171.77
36.1.2	6-60500.000.Subcontract BP# 6 General Additional boardwalk footings	$11,096.28	$3,328.88	$0.00	$0.00	$3,328.88	30.00%	$7,767.40	$166.44
37	**CCO #003 Keystone Change Order #003**								

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
37.1	**PCO #003 PCO #3 - CE 4, CE8, CE15**								
37.1.1	6-60500.000.Subcontract BP# 6 General	$13,937.20	$13,937.20	$0.00	$0.00	$13,937.20	100.00%	$0.00	$696.86
37.1.2	6-60500.000.Subcontract BP# 6 General	$17,284.80	$15,556.32	$1,728.48	$0.00	$17,284.80	100.00%	$0.00	$864.24
37.1.3	6-60500.000.Subcontract BP# 6 General RFI #39	$1,552.98	$1,552.98	$0.00	$0.00	$1,552.98	100.00%	$0.00	$77.65
38	**CCO #004 CO#4 Keystone**								
38.1	**PCO #004 CO#4 Keystone**								
38.1.1	6-60500.000.Subcontract BP# 6 General Contract Extension	$93,007.98	$92,907.98	$0.00	$100.00	$93,007.98	100.00%	$0.00	$4,650.40
39	**CCO #005 Keystone Change Order #005**								
39.1	**PCO #005 Keystone CO #5**								
39.1.1	6-60500.000.Subcontract BP# 6 General Boardwalk hydrodynamic report	$11,362.00	$11,362.00	$0.00	$0.00	$11,362.00	100.00%	$0.00	$568.10
39.1.2	6-60500.000.Subcontract BP# 6 General RFI # Knox Box	$158.00	$158.00	$0.00	$0.00	$158.00	100.00%	$0.00	$7.90
39.1.3	6-60500.000.Subcontract BP# 6 General Relocation/Removal of EPA Fencing	$304.98	$304.98	$0.00	$0.00	$304.98	100.00%	$0.00	$15.25
40	**CCO #006 Keystone Change Order #006**								
40.1	**PCO #006 PCO #6 Keystone**								
40.1.1	6-60500.000.Subcontract BP# 6 General Construction Bulletin #4	$5,274.07	$5,274.07	$0.00	$0.00	$5,274.07	100.00%	$0.00	$263.70
40.1.2	6-60500.000.Subcontract BP# 6 General ASI #4	$1,576.33	$1,576.33	$0.00	$0.00	$1,576.33	100.00%	$0.00	$78.82
40.1.3	6-60500.000.Subcontract BP# 6 General RFI #74 Increase to conduit hole size for stage steel lighting	$263.12	$263.12	$0.00	$0.00	$263.12	100.00%	$0.00	$13.16
40.1.4	6-60500.000.Subcontract BP# 6 General Window Roller Shade Switches Add	$693.42	$693.42	$0.00	$0.00	$693.42	100.00%	$0.00	$34.67
40.1.5	6-60500.000.Subcontract BP# 6 General Window 6 Lintel	$2,733.64	$2,733.64	$0.00	$0.00	$2,733.64	100.00%	$0.00	$136.68
41	**CCO #007 Keystone Change Order #007**								
41.1	**PCO #007 Keystone PCO #7**								
41.1.1	6-60500.000.Subcontract BP# 6 General CB #6	$987.27	$987.27	$0.00	$0.00	$987.27	100.00%	$0.00	$49.36
41.1.2	6-60500.000.Subcontract BP# 6 General Boardwalk Pier Staking Error Rework	$4,045.86	$4,045.86	$0.00	$0.00	$4,045.86	100.00%	$0.00	$202.29
41.1.3	6-60500.000.Subcontract BP# 6 General RFI #113 Storefront Exterior Building Finish Connection	$5,164.07	$4,647.66	$516.41	$0.00	$5,164.07	100.00%	$0.00	$258.20
41.1.4	6-60500.000.Subcontract BP# 6 General Painting Events Space Diffusers	$1,573.57	$1,573.57	$0.00	$0.00	$1,573.57	100.00%	$0.00	$78.68
42	**CCO #008 Keystone Change Order #008**								
42.1	**PCO #008 Keystone PCO #8**								
42.1.1	6-60500.000.Subcontract BP# 6 General Finish Boardwalk	$25,000.00	$0.00	$0.00	$0.00	$0.00	0.00%	$25,000.00	$0.00
43	**CCO #009 Keystone Change Order #009**								
43.1	**PCO #009 CO#9**								

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
43.1.1	6-60500.000.Subcontract BP# 6 General RFI #102 Rooftop Equipment Painting	$1,419.60	$0.00	$0.00	$0.00	$0.00	0.00%	$1,419.60	$0.00
43.1.2	6-60500.000.Subcontract BP# 6 General ASI #09 - Patio Paving And Tile Layout	$(4,542.72)	$0.00	$0.00	$0.00	$0.00	0.00%	$(4,542.72)	$0.00
43.1.3	6-60500.000.Subcontract BP# 6 General RFI #137 Attic Door	$148.72	$0.00	$0.00	$0.00	$0.00	0.00%	$148.72	$0.00
	TOTALS:	**$206,136.64**	**$173,998.75**	**$2,244.89**	**$100.00**	**$176,343.64**	**85.55%**	**$29,793.00**	**$8,817.17**

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	GRAND TOTALS:	**$2,724,136.64**	**$2,290,088.36**	**$44,316.37**	**$308,220.73**	**$2,642,625.46**	**97.01%**	**$81,511.18**	**$132,131.31**

ELECTRIC, LLC

3121 S.E. 14th Street - Des Moines, IA. - 50320
(515) 243-5500 - FAX (515) 243-0126

PARTIAL LIEN WAIVER

Project: Clive Greenbelt Landing

WHEREAS THE UNDERSIGNED (X) Contractor ( ) Subcontractor ( ) Supplier ( ) Architect/Engineer _____ has provided labor, services, materials, or equipment for the above project under an agreement with:

THE UNDERSIGNED DOES HEREBY WAIVE AND RELEASE ALL BOND CLAIMS, LIENS, OR PROJECT OWNER AND ANY SURETIES, FOR LABOR, SERVICES, MATERIAL OR EQUIPMENT, AS PROVIDED BY THE UNDERSIGNED, BUT ONLY TO THE EXTENT OF PAYMENT RECEIVED, AS INDICATED AND AS LIMITED BELOW:

(X) **CONDITIONAL** Release: This waiver and release is contingent upon receipt of payment and final bank clearance of said remittance in the amount of $2,788.39 (Draw #17) . The remittance identified as payment and endorsed by the undersigned marked "Paid" or otherwise canceled by the bank against which said remittance was drawn, shall constitute conclusive proof that said invoice or pay request was paid and that payment thereof was received by the Undersigned, and thereupon this waiver and release shall become effective automatically without the requirement of any further act, acknowledgment or receipt on the part of the Undersigned.

( ) **UNCONDITIONAL** Release: The undersigned acknowledges receipt of payment in the amount of $ for labor, services, materials or equipment as described herein, and does hereby grant this release unconditionally.

_____ Signature

James Shafer _____ Print Name

President _____ Title

3/25/16. _____ Date

Memo

TO: Mayor and Council members
FROM:
DATE: April 9, 2026
RE: Approve Pay Request #23 - Snyder & Associates - Alice's Road Reconstruction - Phase 1 - Design - $60,241.95

SYNOPSIS:
Staff recommends approval of Pay Request #23, in the amount of $60,241.95, 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. 04-09-26 - Pay Request #23 - Alice's Road Reconstruction - Phase 1 - Design - Snyder - $60,241.95
2. CL - 04-09-26 - Pay Request #23 - Alice's Road Reconstruction Design-Phase 1 - Snyder & Associates - $60,241.95

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

March 30, 2026

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

Invoice No: 123.1396.010 - 23

Email jmay@cityofclive.com

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

Professional Services through February 28, 2026

Division 1
(50% Waukee / 50% Clive)

	Hours	Rate	Amount	
Sr. Engineer	9.50	216.00	2,052.00	
Engineer VIII	3.00	198.00	594.00	
Engineer III	2.75	141.00	387.75	
Administrative II	2.75	77.00	211.75	
Total Services	18.00		3,245.50	
Total Services				**3,245.50**
Permit Fees			245.90	
Total Expenses				**245.90**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	3,491.40	930,034.91	933,526.31	
Limit			991,900.00	
Remaining			58,373.69	
		Phase Subtotal		**$3,491.40**

	Total	**Prior**	**Current**
Billings to Date	**933,526.31**	**930,034.91**	**3,491.40**

Division 2
(15% Waukee / 85% Clive)

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	0.00	378,500.00	378,500.00	
Limit			378,500.00	
		Phase Subtotal		**0.00**

	Total	**Prior**	**Current**
Billings to Date	**378,500.00**	**378,500.00**	**0.00**

Division 3
(0% Waukee / 100% Clive)

	Hours	Rate	Amount	
Principal Environmental Scientist I	.50	237.00	118.50	
Sr. Engineer	35.50	216.00	7,668.00	
Engineer VIII	114.50	198.00	22,671.00	
Engineer VII	1.00	187.00	187.00	
Planner VI	2.50	178.00	445.00	
Engineer III	18.50	141.00	2,608.50	
Right-of-Way Agent III	24.50	141.00	3,454.50	
Sr. Technician	99.50	144.00	14,328.00	
Technician VI	35.50	111.00	3,940.50	
Technician IV	9.50	91.00	864.50	
Historian III	3.00	141.00	423.00	
Total Services	344.50		56,708.50	
Total Services				**56,708.50**
Employee Mileage			42.05	
Total Expenses				**42.05**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	56,750.55	853,121.73	909,872.28	
Limit			1,071,500.00	
Remaining			161,627.72	
		Phase Subtotal		**$56,750.55**

	Total	**Prior**	**Current**
Billings to Date	**909,872.28**	**853,121.73**	**56,750.55**

Amount Due this Invoice **$60,241.95**

	Total	**Prior**	**Current**
Billings to Date	**2,221,898.59**	**2,161,656.64**	**60,241.95**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Nathan Carhoff

March 29, 2026

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

RE: INVOICE NO. 23
ALICE'S ROAD RECONSTRUCTION
NE HORIZON DRIVE TO MEREDITH DRIVE
PROJECT #123.1396

Dear Jeff:

The attached invoice covers work on the project through January 2026. Work during this period included water main permitting and bid assistance for the Phase 1B project, preliminary design and 3D modeling for stormwater management infrastructure (Verona Hills and Sedge Park Basins) in the Phase 3 and Phase 4 project areas, and ongoing utility coordination. However, most of our work has focused on advancing preliminary design for the Phase 4 project area, including roundabout design, structural design, and construction drawings.

Right-of-way acquisitions in Phase 1B, Phase 3, and Phase 4 areas are ongoing. Coordination with Iowa DOT is ongoing for the countersigned categorical exclusion documentation. Federal appropriations awarded to the project through Community Project Funding will require review by a different group within Iowa DOT Local Systems Bureau.

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
Invoice #21	$10,397.25	$5,198.63	$5,198.62	$15,013.05	$12,761.09	$2,251.96	$56,548.00	$56,548.00	-	$81,958.30	$74,507.72	$7,450.58
Invoice #22	$14,542.50	$7,271.25	$7,271.25	$0.00	$0.00	$0.00	$64,931.60	$64,931.60	-	$79,474.10	$72,202.85	$7,271.25
Invoice #23	$3,491.40	$1,745.70	$1,745.70	$0.00	$0.00	$0.00	$56,750.55	$56,750.55	-	$60,241.95	$58,496.25	$1,745.70
Total Billed to Date	$ 933,526.31	$ 466,763.19	$ 466,763.12	$ 378,500.00	$ 321,725.01	$ 56,774.99	$ 909,872.28	$ 909,872.28	-	$2,221,898.59	$ 1,698,360.48	$ 523,538.11
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: April 9, 2026

RE: Approve Pay Request #23 – Alice's Road Reconstruction - Phase 1- Design – Snyder & Associates - $60,241.95

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 #23 in the amount of $60,241.95, 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)	**$ 367,040.00**	**$ 137,860.00**	**$ 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
Pay Request #21 (02/12/26)	$ 5,198.63	$ 5,198.62	$ 10,397.25
Pay Request #22 (03/12/26)	$ 7,271.25	$ 7,271.25	$ 14,542.50
Pay Request #23 (04/09/26)	$ 1,745.70	$ 1,745.70	$ 3,491.40
Amount Requested to Date – Division 1	$ 466,763.16	$ 466,763.15	$ 933,526.31
Amount paid previously – Division 1	$ 463,017.46	$ 463,017.45	$ 930,034.91
Amount due this pay request – Division 1	$ 1,745.70	$ 1,745.70	$ 3,491.40
Amount remaining - Division 1	$ 29,186.84	$ 29,186.85	$ 58,373.69

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
Pay Request #21 (02/12/26)	$ 12,761.09	$ 2,251.96	$ 15,013.05
Pay Request #22 (03/12/26)	$ 0.00	$ 0.00	$ 0.00
Pay Request #23 (04/09/26)	$ 0.00	$ 0.00	$ 0.00
Total Requested to Date – Division 2	$ 321,725.01	$ 56,775.99	$ 378,500.00
Amount paid previously – Division 2	$ 321,725.01	$ 56,774.99	$ 378,500.00
Amount due this pay request – Division 2	$ 0.00	$ 0.00	$ 0.00
Amount remaining - Division 2	$ 0.00	$ 0.00	$ 0.00

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

Pay Request #21 (02/12/26)	$ 56,548.00	$ 0.00	$ 56,548.00
Pay Request #22 (03/12/26)	$ 64,931.60	$ 0.00	$ 64,931.60
Pay Request #23 (04/09/26)	$ 56,750.55	$ 0.00	$ 56,750.55
Total Requested to Date – Division 3	$ 909,872.28	$ 0.00	$ 909,872.28
Amount paid previously – Division 3	$ 853,121.73	$ 0.00	$ 853,121.73
Amount due this pay request – Division 3	$ 56,750.55	$ 0.00	$ 56,750.55
Amount remaining - Division 3	$ 161,627.72	$ 0.00	$ 161,627.72

Total Amount Requested to Date	**$ 1,698,360.45**	**$ 523,538.14**	**$ 2,221,898.59**
Total Amount Paid Previously	**$ 1,639,864.20**	**$ 521,792.44**	**$ 2,161,656.64**
Total Amount due this pay request	**$ 58,496.25**	**$ 1,745.70**	**$ 60,241.95**
Total Amount Remaining on Contract	**$ 190,814.55**	**$ 29,186.86**	**$ 220,001.41**

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: Chris Saltmarsh, Traffic/Locate Supervisor
DATE: April 9, 2026
RE: Approve Purchase - Stivers Ford Lincoln - Water Utility Truck #734 and Engineering Inspector Trucks #707 and #708 - Public Works - $110,814.00.

SYNOPSIS:
The proposed FY 2027 Capital Equipment Budget (CEP) includes $145,882.00 for the purchase of a new Water Utility pickup (#734) and the replacement of 2 Engineering Inspector pickups (#707 & #708).

The CEP included the replacement of a full-size pickup for the water utility. Staff proposed replacing the full-size pickup (#736) with a van and a small pickup. The van will provide the water utility a vehicle for meter and mtu work and the small pickup will provide the water supervisor with a vehicle. The water supervisor has used different vehicle from the fleet that were available. With the addition of staff 2 years ago, it has become increasingly difficult to find a vehicle and the vehicle does not always have the tools and equipment the supervisor needs. The cost of the 2 vehicles was $11,845 more than the full-size pickup replacement cost.

Stivers Ford was awarded the state bid for CrewCab 4X4 Midsize pickups through the IDOT vehicle bid process.

Staff recommends your approval of the purchase of three Ford Ranger 4X4 CrewCab pickups from Stivers Ford Lincoln for the price of $36,938.00 per truck.

The additional funds included in the budget will be used for aftermarket accessories (i.e. lights, toolbox, bed cover, radio).

The surplus trucks will be listed on GovDeals and made available for public bidding.

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

Attachments:
1. Chris ranger quote (002)

LDT 11 - CrewCab 4X4 Midsize Truck

Automatic Transmission

Example: Ford Ranger Stivers Ford Lincoln

Make:	Ford
Model Name:	Ranger
Exact Model Code:	R4P
Trim Pkg. Common Name:	XL
Exact Trim Pkg. Code:	100A
Engine Code:	99H
Transmission Code:	44T
Payload Capacity:	1711
Towing Capacity:	7500 Requires Tow Package

BASE VEHICLE SPECIFICATIONS			
Body & Chassis	**Minimum Requirements**	**Mfg. Codes - Specs (Note STD for standard)**	
Gross Vehicle Weight Rating (4X4)	6,000 lb. GVWR minimum	STATE 4X4 GVWR: 6,170	
Wheelbase length	125" to 130"	STATE LENGTH: 128.7	
Bed	5' box minimum	STATE LENGTH: 5' Foot Box	
Engine			
Engine (4X4)	2.7 L V-6	Cylinders: 4 Liters: 2.3 2.7 V6 is not avilable on base XL Trim	HP: 270 Torque: 310
Drive Axle			
Rear Axle	Locking differential must be provided if available; limited slip acceptable if locking differential not available.	STATE RATIO: 3.73	Locking or limited slip provided? X73 Electronic Locking
Transfer Case (4X4)	Shift-on-the-fly, electric	STD	
Electrical			
Power Point	Located in Driver Area	STD	
Doors & Windows			
Doors	Power door locks with remote keyless entry	STD	
Key Sets with Fobs	2 key sets including fobs	STD	
Windows	Power	STD	
Windows	Rear Defroster, if available must provide	NA on Base Model	Rear Defroster Included? No
Wipers	Intermittent	STD	
Exterior			
Bumper	Rear Step	STD	
License Plate Holders	Front and Rear license plate holders	STD	
Tailgate	Locking, if not standard	STD	
Flooring			
Floor Covering	Full floor covering, rubber or vinyl acceptable.	STD	
Interior			
Air Conditioning	AC with all required options.	STD	
Bluetooth	Factory preferred but dealer installed acceptable	STD	
Radio	AM/FM with internal clock	STD	
Steering Column	Tilt, if available must be provided; Cruise Control	STD	
Trim Package	Interior, with insulating headliner, full door and back of cab panels, dome lamp.	BH Cloth seats	
Safety			
Brakes	Power 4 Wheel Anti-lock	STD	
Daytime Running Lights	If available must provide	STD	
Reverse Camera	Factory installed only	STD	
Tires & Wheels			
Tires	All Season Radial	All Terrain Tires STD on 4x4	
Spare	If available must provide	Is spare full size? Yes STD	
	BASE VEHICLE PRICE CONFIGURED AS PER ABOVE FOR 4X4:		**$33,533.00**
	Delivery Cost to Department of Administrative Services, Des Moines:		
LDT 11 - CrewCab 4X4 Midsize Truck	**TOTAL VEHICLE PRICE FOR CREW CAB 4X4 INCLUDING BASE COST AND DELIVERY:**		**$33,533.00**

LDT 11
Example: Ranger

Final Bid Price

ADDITIONAL OPTIONS			
Engine	**Minimum Requirements**	**Mfg. Codes - Specs (Note STD for standard)**	**Cost**
Base Engine (4X4)	4 cylinder base engine in lieu of upgraded engine - include all required options and other pertinent information.	Cylinders: NA Liters:NA HP: NA Torque: NA	NA
Doors & Windows			
Key Sets, Additional	2 key sets including fobs (for a total of 4 key sets with fobs)	Dealer	400
Exterior			
Bed Liner	Spray In; dealer installed acceptable	86S Factory Installed	495
Cargo Tie Downs	OEM must be provide if available; Factory installed if available must provide; dealer installed acceptable when Factory installed not available.	STD Factory installed? Yes	STD
Mud Flaps	Front and Rear, OEM or OEM authorized flexible heavy duty, behind all wheels. No dealer logo on mud flaps. Dealer installed acceptable.	17B Factory Installed	130
Trailer Brake Controller	Integrated, OEM; Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	66D Requires Trailer Tow Package 53R. Price includeds both Factory installed? Yes	$810.00
Trailer tow package	Class III receiver hitch, 2-inch shaft, 7-wire trailer wiring receptacle at hitch; Factory installed preferred, if available must provide; dealer installed acceptable when Factory installed not available.	53R Class 4 Hitch Receiver Trailer Tow Package without Trailer Brake Controller	$535.00
Interior			
Floor Mats	All weather; dealer installed acceptable	Dealer	300
Upfitter Swtich		NA on Base Model	NA
Flooring			
Floor Mats	All weather; dealer installed acceptable	Dealer	300
Miscellaneous			
Maintenance	Service Manuals	NA	NA
Safety			
Alarm	Backup alarm, Factory installed if available must provide; dealer installed acceptable when Factory installed not available.	60H Includeds Trailer Tow Package Factory installed? Yes	$680.00
Reverse Sensing System	Factory installed if available must provide; dealer installed acceptable when Factory installed not available.	67J Includes BLIS and Lane keeping Factory installed? Yes	$625.00

Tires & Wheels			
Spare	Full Size tire, if not included in base	STD	STD
Tires (4X4)	Heavy-duty, "LT" ("P" passenger not acceptable) all-terrain radio (NOT all-season M&S) tires only. Full size spare tire included and mounted under body.	All Terrain or M&S provided? All Terrain, may be M&S TGX	$295.00
Other			
Options not listed above	Discount percentage off MSRP for options $3,000 or less as specified in the Vehicle Specifications Terms and Conditions document attached to the bid. Engine and powertrain options excluded.	**Enter Percentage Discount MSRP:**	0%

DELIVERY			
Delivery FOB	Price per mile to deliver vehicle anywhere in State of Iowa	**Enter Per Mile**	$3.50
Delivery Cost	Delivery Cost to Department of Administrative Services, in Des Moines, IA	**Enter miles in whole number:**	

Base Price $33,533
Black Running Boards - OEM 750
Spray in Bedliner 495
Mud Flaps 130
Trailer Tow Package/Trailer Brake Controller 810
All Weather Floor Mats 300
Reverse Sensing System 625
LT Tires 295

Pick up at Stivers Price $36,938

White? YES

X CHRIS SALTMARSH

Memo

TO: Mayor and Council members
FROM: Chris Saltmarsh, Traffic/Locate Supervisor
DATE: April 9, 2026
RE: Approve Purchase - American Signal - Variable Message Signs #753 and #754 - Public Works - $31,792.00.

SYNOPSIS:
The proposed FY 2027 Capital Equipment Budget includes $41,520.00 for the purchase of two variable message signs (#753) and (#754).

American Signal was awarded the bid for the two variable message signs.

Staff recommends your approval of the purchase of the two variable message signs from American Signal for the price of $31,792.00.

The surplus Variable message signs will be listed on GovDeals and made available for public bidding.

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

Attachments:
1. Quotation_Sales - SO-0011079

QUOTATION

Date	**: 02 Apr 2026**
Our Reference	**: SO-0011079**
PO No.	**: QUOTE**
Customer Code	**: CLIV01**

American Signal
2755 Bankers Industrial Dr
Atlanta, GA 30360
Tel: 770-448-6650 Fax:
Email:
http://amsig.com

CUSTOMER

CITY OF CLIVE
2123 NW 111TH STREET
CLIVE, IA 50325

DELIVER TO

CITY OF CLIVE
2123 NW 111TH ST
CLIVE, IA 50325-3755

Contact: Contact Phone: Contact Email:

Sales Rep: JAVIER Rep Phone: 470-989-7702 Payment Terms: Payment of invoice in 30 days

Rep Email: jmurillo@amsig.com Shipping Terms: TRUCK PREPAID & ADDED

Line #	Product	Description	Quantity	UOM	Price	Value
0	AMS30064710	CMS-432-T, ADVANTAGE-S TRLR/SIGN WX Top Level	2	Each	13926.00	27852.00
		Warranty 1 year				0.00
0	OPT40102155	33x-ADV MODEM 4GC4- 302 - LTE/WIFI/GPS PHO-326	2	Each	700.00	1400.00
0	OPT30125380	SUBSCRIPTION, VZW VPN 1-YR ITS CLOUD	2	Each	120.00	240.00
0	OPT30065255-5	HITCH, 3" LUNETTE EYE X32/33X	2	Each	200.00	400.00
0	FLAT BED	FLAT BED	1	Each	1900.00	1900.00

Credit Cards: +3.5% fee, no exceptions.
Titles: Released after full payment to invoice address.
Sales Tax: Charged by delivery address unless valid exemption provided.
Shipping: FOB AMSIG Atlanta, GA. Buyer pays freight. Forklift required to unload.
Quote Validity: 28 days.
Terms: Purchase = acceptance of AMSIG terms. Additional terms available on request.
Special needs must be on PO.

Value of Goods	$ 31,792.00
Total Tax	$ 0.00
Quotation Total	$ 31,792.00

Memo

TO: Mayor and Council members
FROM: Chris Saltmarsh, Traffic/Locate Supervisor
DATE: April 9, 2026
RE: Approve Purchase - Stew Hansen - Fleet Truck #747 - Public Works - $43,016.00.

SYNOPSIS:
The proposed FY 2027 Capital Equipment Budget includes $55,968.00 for the replacement of Unit (#747), a 1 Ton regular Cab Truck.

Stew Hansen Dodge City was awarded the state bid for the 2026 Ram 3500 Tradesman 4X4 Regular Cab Truck through the IDOT vehicle bid process.

Staff recommends your approval of the purchase of the 2026 Ram 3500 Tradesman from Stew Hansen for the price of $43,016.00.

The additional funds included in the budget will be used for aftermarket accessories (i.e. lights, toolbox, bed liner, radio, running boards).

The surplus truck will be listed on GovDeals and made available for public bidding.

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

Attachments:
1. cityofClive 2026RAM3500 pu 04062026
2. 03172026CityofCliveRAM3500

Harry “H.K.” Bougher III
Commercial Fleet Director
(515) 251-4234 (direct)
(515)251-5354 fax
harryb@stewhansens.com

April 6, 2026

City of Clive
2123 NW 111TH ST
Clive, IA 50325

Re: 2026 RAM 3500

1. 2026 RAM 3500: $41,631
2. Add running boards: +595
3. Add bed liner: +545
4. Add all weather floor mats: +245
5. Color: white
6. Total cost of 1 unit: $43,016

Please let me know if you have any questions.

Sincerely,

Harry Bougher

Harry Bougher
Commercial Fleet Director

THE QUOTE IS GOVERENED BY THE PRICING, TERMS & CONDITIONS OF STATE OF IOWA DAS CONTRACT MA 26254

Ken Garff
IOWA FLEET DIVISION

US 2026 RAM 3500 Tradesman (D28L62)

4x4 Regular Cab 8.20' box 140.0" WB

Prepared On: 3/17/2026

JDPOWER

Ken Garff
IOWA FLEET DIVISION

Stew Hansen Dodge City
12103 Hickman RD Urbandale, IA 50323
5152514234 | harryb@stewhansens.com

US 2026 RAM 3500 Tradesman (D28L62) 4x4 Regular Cab 8.20' box 140.0" WB

Quote

Vehicle Pricing

		MSRP
Base Price	$	51,085.00
Options and Colors	$	2,090.00
Destination Charge	$	2,595.00
x 1 vehicles	$	55,770.00
Grand Total	**$**	**55,770.00**

State Bid: $41,631
Running Boards: +595
Bed Liner: +545
All weather mats: +245
Total: $43,016

Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided. Updated by: J.D. Power and affiliates on January 17, 2023.

Stew Hansen Dodge City
12103 Hickman RD Urbandale, IA 50323
5152514234 | harryb@stewhansens.com

US 2026 RAM 3500 Tradesman (D28L62) 4x4 Regular Cab 8.20' box 140.0" WB

Selected Options

Vehicle Pricing		**MSRP**
Base Price	$	51,085.00
Options and Colors	$	2,090.00
Destination Charge	$	2,595.00

Select	Option Code	Description	MSRP
Packages			
☑	2UA	quick order package 2UA Tradesman	$0.00
Emissions			
☑	NAS	50 state emissions	$0.00
Powertrain			
☑	ESL	6.4L V8 HEMI HD engine	Standard
☑	DFX	8-speed automatic 8HP75-LCV transmission	Standard
☑	DME	3.73 axle ratio	Standard
☑	Z8V	11,040 lbs GVWR	Standard
Wheels & Tires			
☑	TCP	LT275/70R18E OWL on/off road tires Contains: • [TZF] Firestone brand tires	$295.00
☑	WBF	18" x 8.0" black painted steel wheels	Standard
Seats & Seat Trim			
☑	TX	HD vinyl 40/20/40 split bench seat	Standard
Other Options			
☑	UBE	Uconnect 5 with 8.4" display radio	Standard

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US 2026 RAM 3500 Tradesman (D28L62) 4x4 Regular Cab 8.20' box 140.0" WB

Select	Option Code	Description	MSRP
Other Options			
☑	ANP	bed convenience group Contains: • [LPL] LED bed lighting • [XMF] MOPAR spray in bedliner	$595.00
☑	ASN	Tradesman power equipment group Contains: • [LE4] black exterior mirrors • [LFX] power-adjustable convex aux mirrors • [LEB] exterior mirrors with supplemental signals • [LEC] exterior mirrors courtesy lamps • [NHJ] exterior mirrors with heating element • [LFD] manual folding exterior mirrors • [LF3] manual telescoping mirrors • [GT2] power heat fold telescope mirrors • [LNY] mirror running lights • [LF2] power adjust mirrors • [JPY] front 1-touch down power windows • [GXM] remote keyless entry • [JPH] speed sensitive power locks • [CTY] upgraded door trim panel	$495.00
☑	MDA	front license plate bracket	$0.00
☑	YEP	manufacturer's statement of origin	$0.00
☑	XEF	transfer case skid plate shield	$95.00
☑	MRU	MOPAR black tubular side steps	$610.00
Fleet Options			
☑	WARANT	FCA 5 year/100,000 mile powertrain limited warranty *THIS LIMITED WARRANTY IS PROVIDED TO OWNERS of a Chrysler, Dodge, Jeep and RAM vehicle (excluding vehicles equipped with diesel engines) who purchased it through FCA US LLC specifically for Fleet Government Bid/Leases and Fleet Commercial/Lease orders only.*	$0.00

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US 2026 RAM 3500 Tradesman (D28L62) 4x4 Regular Cab 8.20' box 140.0" WB

Select	Option Code	Description	MSRP
Fleet Options			
		• All properly reported FCA Group LLC commercial fleet vehicles (NVDR type sale 3 and type sale 5) receive the 3 year 36,000 mile Basic Limited Warranty and the 5 year 100,000 mile Fleet Powertrain coverage. The 5 year/100,000 mile Fleet Powertrain coverage will go with the vehicle, so there will be no need to do warranty transfers and there will be no charge to second/subsequent owners to continue the warranty beyond the original owner.	
Paint Application			
☑	APA	monotone paint	Standard
Interior Colors			
☑	X8	Diesel Gray/Black	$0.00
Primary Colors			
☑	PW7	Bright White Clearcoat	$0.00

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US 2026 RAM 3500 Tradesman (D28L62) 4x4 Regular Cab 8.20' box 140.0" WB

As-Configured Equipment

Exterior and Appearance
18 x 8-inch front and rear black styled steel wheels
LT275/70RS18 AT OWL front and rear tires
Active grille shutters
Trailer light test
Trailer brake controller
Trailer sway control
Trailer hitch light
Class V tow rating
Trailer hitch
Trailer wiring harness
Pickup bed-rail protectors
Standard style pickup box
2 doors
Full-size spare tire with steel wheel
2 front tow hooks
Black front bumper
Black rear bumper
Rear bumper step
Black grille
Exterior Specs
Max gross combined weight rating: 22,000 lbs.
Towing capacity: 15,100 lbs.
GAWR front: 5,500 lbs.
GAWR rear: 7,000 lbs.

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Stew Hansen Dodge City
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5152514234 | harryb@stewhansens.com

US 2026 RAM 3500 Tradesman (D28L62) 4x4 Regular Cab 8.20' box 140.0" WB

Exterior Specs
GVWR: 11,040 lbs.
Standard curb weight: 6462 lbs.
Standard payload: 4580 lbs.
Cargo box length: 98.3"
Cargo box length feet: 8
Approach angle: 23.2
Cargo box max width: 66.4"
Cargo box min width: 51"
Cargo box tailgate width: 60.4"
Cargo box volume: 74.7 cu.ft.
Departure angle: 25.2
Front track: 67.7"
Max ground clearance: 9.3"
Min ground clearance: 8.5"
Pickup box depth: 20.2"
Rear track: 67.1"
Vehicle body height: 79.5"
Vehicle body length: 232"
Vehicle body width: 79.4"
Vehicle turning radius: 20.75'
Wheelbase: 140"
Convenience
Smart key with push button start
Power door locks with 2 stage unlocking
Manual tailgate/rear door lock
Power first-row windows

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5152514234 | harryb@stewhansens.com

US 2026 RAM 3500 Tradesman (D28L62) 4x4 Regular Cab 8.20' box 140.0" WB

Convenience
Fixed rear windshield
Driver information center
2 12V power outlets
Adaptive cruise control with stop and go
Cruise control with steering wheel mounted controls
Tailgate
Illuminated front beverage holders
3 beverage holders
Day/Night rearview mirror
Heated, power adjustable, manual extendable trailer door mirrors with turn signal indicator
Mini overhead console
Over the air updates
Tire Fill Alert programmable tire pressure fill assist
Technology and Telematics
Uconnect w/Bluetooth handsfree wireless device connectivity
Apple CarPlay/Android Auto smart device wireless mirroring
RAM Connect App mobile app access
4G LTE Wi-Fi Hot Spot mobile hotspot internet access
5 USB ports
Fuel Economy and Emissions
Gasoline fuel type
Original Warranty
Basic warranty: 36 month/36,000 miles
Powertrain warranty: 120 month/100,000 miles
Corrosion perforation warranty: 60 month/100,000 miles
Roadside warranty: 60 month/60,000 miles

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Stew Hansen Dodge City
12103 Hickman RD Urbandale, IA 50323
5152514234 | harryb@stewhansens.com

US 2026 RAM 3500 Tradesman (D28L62) 4x4 Regular Cab 8.20' box 140.0" WB

In-car Entertainment
Primary monitor touchscreen
8.4 inch primary display
Number of 1st row display screens: 2
Bluetooth wireless audio streaming
Voice activated audio controls
Speed sensitive volume
4 speakers
AM FM SiriusXM Satellite radio
AM/FM/Satellite radio
3 month satellite trial subscription
Comfort
Vinyl front seat upholstery
Center front seat armrest with storage
Front seats with 4-way directional controls
Manual driver seat with: recline and fore/aft control
Manual passenger seat with: recline and fore/aft control
40-20-40 split-bench front seat
Urethane steering wheel
Manual tilting steering wheel
Seating capacity: 3
Safety and Security
ParkView rear mounted camera
Forward collision mitigation with pedestrian impact prevention
Pedestrian impact prevention
Following distance alert
Brake assist features: brake assist system and hill start assist

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US 2026 RAM 3500 Tradesman (D28L62) 4x4 Regular Cab 8.20' box 140.0" WB

Safety and Security
6 airbags
Airbags: driver and passenger front impact and seat mounted side impact, curtain first-row overhead and occupancy sensor
Cab mounted cargo light
4-wheel disc brakes
Brake assist system
Sentry Key immobilizer
Front height adjustable seatbelts
Front seatbelt pretensioners
Gage cluster display size: 3.50 inches
Analog instrumentation display
Tire specific low air pressure warning
2 seatbelt pre-tensioners
Powertrain and Mechanical
HEMI 6.4L V-8 VVT variable valve control, engine with cylinder deactivation and 405HP
Horsepower: 405 HP @ 5600 RPM
Torque: 429 lb.-ft. @ 4000 RPM
Front mounted engine
8-speed automatic transmission with overdrive and selectable modes
ICE
Part-time 4WD
All-speed ABS and driveline traction control
Electronic transfer case shift
Two-Speed Transfer Case
Front anti-roll bar
Suspension with heavy-duty gas-pressurized shock absorbers
Re-circulating ball steering

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US 2026 RAM 3500 Tradesman (D28L62) 4x4 Regular Cab 8.20' box 140.0" WB

Powertrain and Mechanical
Fuel tank capacity: 32.0 US gallons
Recommended Fuel Type: regular unleaded
Mechanical limited slip differential
Stainless steel single exhaust
Interior Specs
Head room first-row: 39.8"
Hip room first-row: 62.9"
Leg room first-row: 40.9"
Shoulder room first-row: 65.9"
Total passenger volume: 62.5 cu.ft.

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Standard Equipment

Exterior and Appearance
18 x 8-inch front and rear black styled steel wheels
LT275/70RS18 AS BSW front and rear tires
Active grille shutters
Trailer light test
Trailer brake controller
Trailer sway control
Trailer hitch light
Class V tow rating
Trailer hitch
Trailer wiring harness
Pickup bed-rail protectors
Standard style pickup box
2 doors
Full-size spare tire with steel wheel
2 front tow hooks
Black front bumper
Black rear bumper
Rear bumper step
Black grille
Exterior Specs
Max gross combined weight rating: 22,000 lbs.
Towing capacity: 15,100 lbs.
GAWR front: 5,500 lbs.
GAWR rear: 7,000 lbs.

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US 2026 RAM 3500 Tradesman (D28L62) 4x4 Regular Cab 8.20' box 140.0" WB

Exterior Specs
GVWR: 11,040 lbs.
Standard curb weight: 6462 lbs.
Standard payload: 4580 lbs.
Cargo box length: 98.3"
Cargo box length feet: 8
Approach angle: 23.2
Cargo box max width: 66.4"
Cargo box min width: 51"
Cargo box tailgate width: 60.4"
Cargo box volume: 74.7 cu.ft.
Departure angle: 25.2
Front track: 67.7"
Max ground clearance: 9.3"
Min ground clearance: 8.5"
Pickup box depth: 20.2"
Rear track: 67.1"
Vehicle body height: 79.5"
Vehicle body length: 232"
Vehicle body width: 79.4"
Vehicle turning radius: 20.75'
Wheelbase: 140"
Convenience
Smart key with push button start
Manual door locks
Manual tailgate/rear door lock
Manual first-row windows

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US 2026 RAM 3500 Tradesman (D28L62) 4x4 Regular Cab 8.20' box 140.0" WB

Convenience
Fixed rear windshield
Driver information center
2 12V power outlets
Adaptive cruise control with stop and go
Cruise control with steering wheel mounted controls
Tailgate
Illuminated front beverage holders
3 beverage holders
Day/Night rearview mirror
Manually adjustable, manual extendable trailer door mirrors
Mini overhead console
Over the air updates
Tire Fill Alert programmable tire pressure fill assist
Technology and Telematics
Uconnect w/Bluetooth handsfree wireless device connectivity
Apple CarPlay/Android Auto smart device wireless mirroring
RAM Connect App mobile app access
4G LTE Wi-Fi Hot Spot mobile hotspot internet access
5 USB ports
Fuel Economy and Emissions
Gasoline fuel type
Original Warranty
Basic warranty: 36 month/36,000 miles
Powertrain warranty: 120 month/100,000 miles
Corrosion perforation warranty: 60 month/100,000 miles
Roadside warranty: 60 month/60,000 miles

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In-car Entertainment
Primary monitor touchscreen
8.4 inch primary display
Number of 1st row display screens: 2
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Voice activated audio controls
Speed sensitive volume
4 speakers
AM FM SiriusXM Satellite radio
AM/FM/Satellite radio
3 month satellite trial subscription
Comfort
Vinyl front seat upholstery
Center front seat armrest with storage
Front seats with 4-way directional controls
Manual driver seat with: recline and fore/aft control
Manual passenger seat with: recline and fore/aft control
40-20-40 split-bench front seat
Urethane steering wheel
Manual tilting steering wheel
Seating capacity: 3
Safety and Security
ParkView rear mounted camera
Forward collision mitigation with pedestrian impact prevention
Pedestrian impact prevention
Following distance alert
Brake assist features: brake assist system and hill start assist

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Safety and Security
6 airbags
Airbags: driver and passenger front impact and seat mounted side impact, curtain first-row overhead and occupancy sensor
Cab mounted cargo light
4-wheel disc brakes
Brake assist system
Sentry Key immobilizer
Front height adjustable seatbelts
Front seatbelt pretensioners
Gage cluster display size: 3.50 inches
Analog instrumentation display
Tire specific low air pressure warning
2 seatbelt pre-tensioners
Powertrain and Mechanical
HEMI 6.4L V-8 VVT variable valve control, engine with cylinder deactivation and 405HP
Horsepower: 405 HP @ 5600 RPM
Torque: 429 lb.-ft. @ 4000 RPM
Front mounted engine
8-speed automatic transmission with overdrive and selectable modes
ICE
Part-time 4WD
All-speed ABS and driveline traction control
Electronic transfer case shift
Two-Speed Transfer Case
Front anti-roll bar
Suspension with heavy-duty gas-pressurized shock absorbers
Re-circulating ball steering

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US 2026 RAM 3500 Tradesman (D28L62) 4x4 Regular Cab 8.20' box 140.0" WB

Powertrain and Mechanical
Fuel tank capacity: 32.0 US gallons
Recommended Fuel Type: regular unleaded
Mechanical limited slip differential
Stainless steel single exhaust
Interior Specs
Head room first-row: 39.8"
Hip room first-row: 62.9"
Leg room first-row: 40.9"
Shoulder room first-row: 65.9"
Total passenger volume: 62.5 cu.ft.

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Memo

TO: Mayor and Council members
FROM: Chris Saltmarsh, Traffic/Locate Supervisor
DATE: April 9, 2026
RE: Approve Purchase - Stew Hansen - Water Utility Truck #736 - Public Works - $48,971.00.

SYNOPSIS:
The proposed FY 2027 Capital Equipment Budget includes $56,320.00 for the replacement of the Water Utility Truck (#736). The City will replace the Water Utility Truck with a Ram ProMaster 1500 Cargo Van.

The CEP included the replacement of a full-size truck for the Water Utility Department. Staff proposed replacing the full-size truck (#736) with a van. The van will provide the Water Utility Department with a vehicle for leak detection, water meter & MTU work.

Stew Hansen was awarded the state bid for the Ram Promaster Cargo Van through the IDOT vehicle bid process.

Staff recommends your approval of the purchase of the 2026 Ram ProMaster 1500 Cargo Van for the price of $48,971.00.

The additional funds included in the budget will be used for aftermarket accessories (i.e. lights, radio).

The surplus truck will be listed on GovDeals and made available for public bidding.

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

Attachments:
1. cityofClive 2026RAMProMaster 04062026
2. 03182026 CityofClive ProMaster Quote

Harry “H.K.” Bougher III
Commercial Fleet Director
(515) 251-4234 (direct)
(515)251-5354 fax
harryb@stewhansens.com

April 6, 2026

City of Clive
2123 NW 111TH ST
Clive, IA 50325

Re: 2026 RAM Promaster 1500 high roof 136”WB

1. 2026 RAM ProMaster 1500: $40,000
2. Add partition: +545
3. Add shelving package: +2,931
4. Add vinyl seats: +300
5. Add power group: +495
6. Add running boards: +975
7. Add mudflaps: +250
8. Add ladder rack: +2,980
9. Add class IV hitch: +495
10. Color: white
11. Total cost of 1 unit: $48,971

Please let me know if you have any questions.

Sincerely,

Harry Bougher

Harry Bougher
Commercial Fleet Director

THE QUOTE IS GOVERENED BY THE PRICING, TERMS & CONDITIONS OF STATE OF IOWA DAS CONTRACT MA 26247

Ken Garff
IOWA FLEET DIVISION

US 2026 RAM ProMaster 1500 Base (VF1L13)

FWD Cargo Van High Roof 136.0" WB

Prepared On: 3/13/2026

JDPOWER

Ken Garff
IOWA FLEET DIVISION

Stew Hansen Dodge City
12103 Hickman RD Urbandale, IA 50323
5152514234 | harryb@stewhansens.com

US 2026 RAM ProMaster 1500 Base (VF1L13) FWD Cargo Van High Roof 136.0" WB

Quote

Vehicle Pricing

		MSRP
Base Price	$	49,925.00
Options and Colors	$	3,080.00
Destination Charge	$	2,595.00
x 1 vehicles	$	55,600.00
Grand Total	**$**	**55,600.00**

Bid Price: $40,000
Partition: $545
Shelving Package: $2,931
Vinyl Seats: $300
Power Group: $495
Running Boards: $975
Mudflaps: $250
Ladder Rack: $2,980
Class IV Hitch: $495
Total: $48,971

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US 2026 RAM ProMaster 1500 Base (VF1L13) FWD Cargo Van High Roof 136.0" WB

Selected Options

Vehicle Pricing		**MSRP**
Base Price	$	49,925.00
Options and Colors	$	3,080.00
Destination Charge	$	2,595.00

Select	Option Code	Description	MSRP
Packages			
☑	22B	quick order package 22B Tradesman Contains: • [JWA] 4-way manual adjust front passenger seat • [CDY] passenger bucket seat	$0.00
Emissions			
☑	NAS	50 state emissions	$0.00
Powertrain			
☑	ERF	3.6L V6 24V VVT engine	Standard
☑	DFH	TorqueFlite FWD transmission	Standard
☑	STDAX	4.08 axle ratio	Standard
☑	Z1C	8,550 lbs GVWR	Standard
Wheels & Tires			
☑	TWA	LT225/75R16E BSW all season tires	Standard
☑	WCS	16" x 6.0" steel wheels Contains: • [WMN] wheel center cap	Standard
☑	TBB	full size spare tire Contains: • [TBN] underslung tire carrier	$295.00

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US 2026 RAM ProMaster 1500 Base (VF1L13) FWD Cargo Van High Roof 136.0" WB

Select	Option Code	Description	MSRP
Seats & Seat Trim			
☑	B7	vinyl bucket seats Contains: • [CZD] black/gray seats	$300.00
Other Options			
☑	SDJ	medium duty suspension	Standard
☑	UBC	Uconnect 5 with 7" display radio	Standard
☑	BAJ Ⓟ	220 amp alternator	Included
☑	XJ1	cargo partition with sliding window	$595.00
☑	CHA	cargo storage headliner	$0.00
☑	NHK	engine block heater	$95.00
☑	MDA	front license plate bracket	$0.00
☑	YEP	manufacturer's statement of origin	$0.00
☑	GTR	power folding/heated mirrors Contains: • [LFX] power-adjustable convex aux mirrors • [LEB] exterior mirrors with supplemental signals • [NHJ] exterior mirrors with heating element • [LF2] power adjust mirrors • [LER] power-folding mirrors	$295.00
☑	ATT	power group Contains: • [BDC] 100 amp battery • [JKV] 115V auxiliary power outlet • [JKP] 12V rear auxiliary power outlet • [BAJ] 220 amp alternator	$495.00

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Select	Option Code	Description	MSRP
Other Options			
☑	GLB	rear hinged doors with fixed glass Contains: • [GEG] deep tint sunscreen glass • [GNA] rear view day/night mirror • [GFA] rear window defroster	$445.00
☑	CKL	MOPAR cargo compartment floor mat	$330.00
Fleet Options			
☑	WARANT	FCA 5 year/100,000 mile powertrain limited warranty *THIS LIMITED WARRANTY IS PROVIDED TO OWNERS of a Chrysler, Dodge, Jeep and RAM vehicle (excluding vehicles equipped with diesel engines) who purchased it through FCA US LLC specifically for Fleet Government Bid/Leases and Fleet Commercial/Lease orders only.* • All properly reported FCA Group LLC commercial fleet vehicles (NVDR type sale 3 and type sale 5) receive the 3 year 36,000 mile Basic Limited Warranty and the 5 year 100,000 mile Fleet Powertrain coverage. The 5 year/100,000 mile Fleet Powertrain coverage will go with the vehicle, so there will be no need to do warranty transfers and there will be no charge to second/subsequent owners to continue the warranty beyond the original owner.	$0.00
☑	NHZ	Adaptive Cruise Control with stop and go	$230.00
Paint Application			
☑	APA	monotone paint application	Standard
Interior Colors			
☑	X9	Black	$0.00
Primary Colors			
☑	PW7	Bright White Clearcoat	$0.00

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As-Configured Equipment

Exterior and Appearance
16 x 6-inch front and rear silver steel wheels
LT225/75RQ16 AS BSW 0 RPM front and rear tires
Trailer sway control
3 doors
Black front bumper
Black rear bumper
Rear bumper step
Black grille
Exterior Specs
Max gross combined weight rating: 12,000 lbs.
Towing capacity: 6,700 lbs.
GAWR front: 4,629 lbs.
GAWR rear: 5,291 lbs.
GVWR: 8,550 lbs.
Standard curb weight: 4747 lbs.
Standard payload: 3800 lbs.
Approach angle: 18.3
Departure angle: 31.2
Front track: 71.3"
Loading floor height: 21"
Min ground clearance: 7.7"
Rear door opening angle: 260
Rear door opening height: 70.5"
Rear door opening width: 61.5"

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US 2026 RAM ProMaster 1500 Base (VF1L13) FWD Cargo Van High Roof 136.0" WB

Exterior Specs
Rear track: 70.5"
Side door opening height: 69"
Side door opening width: 49.2"
Vehicle body height: 103.6"
Vehicle body length: 213.2"
Vehicle body width: 80.3"
Vehicle turning radius: 20.35'
Wheelbase: 136"
Convenience
Smart key with push button start
Auto-locking doors
All-in-one remote fob and ignition key
Power door locks with 2 stage unlocking
Keyfob keyless entry
Power tailgate/rear door lock
Power first-row windows
Keyfob cargo access
Battery charge warning
Driver information center
2 12V power outlets
Split swing-out rear cargo door
Front beverage holders
5 beverage holders
Heated, power folding, power adjustable, trailer style door mirrors with turn signal indicator
Mini overhead console
Over the air updates

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Technology and Telematics
Bluetooth handsfree wireless device connectivity
Apple CarPlay/Android Auto smart device wireless mirroring
Mobile app access
4G LTE Wi-Fi Hot Spot mobile hotspot internet access
4 USB ports
Fuel Economy and Emissions
Gasoline fuel type
Original Warranty
Basic warranty: 36 month/36,000 miles
Powertrain warranty: 120 month/100,000 miles
Corrosion perforation warranty: 60 month/unlimited
Roadside warranty: 60 month/60,000 miles
In-car Entertainment
Primary monitor touchscreen
7 inch primary display
Number of 1st row display screens: 1
Bluetooth wireless audio streaming
Voice activated audio controls
Speed sensitive volume
4 speakers
AM FM SiriusXM Satellite radio
AM/FM/Satellite radio
6 month satellite trial subscription
Comfort
Driver armrest
Front seats with 4-way directional controls

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US 2026 RAM ProMaster 1500 Base (VF1L13) FWD Cargo Van High Roof 136.0" WB

Comfort
Manual driver seat with: recline and fore/aft control
Driver bucket seat
Urethane steering wheel with mounted audio controls
Manual telescoping steering wheel
Seating capacity: 2
Safety and Security
ParkView rear mounted camera
Drowsy Driver Detection
Forward Collision Warning-Plus
Pedestrian/Cyclist Emergency Braking
Traffic Sign Recognition
Brake assist features: predictive brake assist system and hill start assist
4 airbags
Airbags: driver front and seat mounted side impact and curtain first-row overhead
Brembo 4-wheel disc brakes
Predictive brake assist system
Immobilizer
Front height adjustable seatbelts
Front seatbelt pretensioners
Digital/analog instrumentation display
Tire specific low air pressure warning
2 seatbelt pre-tensioners
Tire mobility kit
Powertrain and Mechanical
Pentastar 3.6L V-6 DOHC, variable valve control, engine with 276HP
Horsepower: 276 HP @ 6400 RPM

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US 2026 RAM ProMaster 1500 Base (VF1L13) FWD Cargo Van High Roof 136.0" WB

Powertrain and Mechanical
Torque: 250 lb.-ft. @ 4400 RPM
Front mounted engine
TorqueFlite 9-speed automatic transmission with overdrive, selectable modes and sequential shift control
ICE
All-speed ABS and driveline traction control
Front anti-roll bar
Electronic parking brake
Rack-pinion steering
Fuel tank capacity: 24.0 US gallons
Recommended Fuel Type: regular unleaded
Brake actuated limited slip differential
Stainless steel single exhaust
Interior Specs
Head room first-row: 76"
Hip room first-row: 65.9"
Interior cargo area height: 76"
Interior cargo area max width: 75.6"
Interior cargo area min width: 55.8"
Interior cargo length: 122.8"
Interior rear cargo volume: 353 cu.ft.
Leg room first-row: 38.8"
Shoulder room first-row: 74.8"

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Standard Equipment

Exterior and Appearance
16 x 6-inch front and rear silver steel wheels
LT225/75RQ16 AS BSW 0 RPM front and rear tires
Trailer sway control
3 doors
Black front bumper
Black rear bumper
Rear bumper step
Black grille
Exterior Specs
Max gross combined weight rating: 12,000 lbs.
Towing capacity: 6,700 lbs.
GAWR front: 4,629 lbs.
GAWR rear: 5,291 lbs.
GVWR: 8,550 lbs.
Standard curb weight: 4747 lbs.
Standard payload: 3800 lbs.
Approach angle: 18.3
Departure angle: 31.2
Front track: 71.3"
Loading floor height: 21"
Min ground clearance: 7.7"
Rear door opening angle: 260
Rear door opening height: 70.5"
Rear door opening width: 61.5"

Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided. Updated by: J.D. Power and affiliates on January 17, 2023.

Stew Hansen Dodge City
12103 Hickman RD Urbandale, IA 50323
5152514234 | harryb@stewhansens.com

US 2026 RAM ProMaster 1500 Base (VF1L13) FWD Cargo Van High Roof 136.0" WB

Exterior Specs
Rear track: 70.5"
Side door opening height: 69"
Side door opening width: 49.2"
Vehicle body height: 103.6"
Vehicle body length: 213.2"
Vehicle body width: 80.3"
Vehicle turning radius: 20.35'
Wheelbase: 136"
Convenience
Smart key with push button start
Auto-locking doors
All-in-one remote fob and ignition key
Power door locks with 2 stage unlocking
Keyfob keyless entry
Power tailgate/rear door lock
Power first-row windows
Keyfob cargo access
Battery charge warning
Driver information center
1 12V power outlet
Split swing-out rear cargo door
Front beverage holders
5 beverage holders
Manually adjustable, trailer style door mirrors with turn signal indicator
Mini overhead console
Over the air updates

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US 2026 RAM ProMaster 1500 Base (VF1L13) FWD Cargo Van High Roof 136.0" WB

Technology and Telematics
Bluetooth handsfree wireless device connectivity
Apple CarPlay/Android Auto smart device wireless mirroring
Mobile app access
4G LTE Wi-Fi Hot Spot mobile hotspot internet access
4 USB ports
Fuel Economy and Emissions
Gasoline fuel type
Original Warranty
Basic warranty: 36 month/36,000 miles
Powertrain warranty: 120 month/100,000 miles
Corrosion perforation warranty: 60 month/unlimited
Roadside warranty: 60 month/60,000 miles
In-car Entertainment
Primary monitor touchscreen
7 inch primary display
Number of 1st row display screens: 1
Bluetooth wireless audio streaming
Voice activated audio controls
Speed sensitive volume
4 speakers
AM FM SiriusXM Satellite radio
AM/FM/Satellite radio
6 month satellite trial subscription
Comfort
Driver armrest
Driver seat with 4-way and passenger seat with 0-way directional controls

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Stew Hansen Dodge City
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5152514234 | harryb@stewhansens.com

US 2026 RAM ProMaster 1500 Base (VF1L13) FWD Cargo Van High Roof 136.0" WB

Comfort
Manual driver seat with: recline and fore/aft control
Driver bucket seat
Urethane steering wheel with mounted audio controls
Manual telescoping steering wheel
Seating capacity: 1
Safety and Security
ParkView rear mounted camera
Drowsy Driver Detection
Forward Collision Warning-Plus
Pedestrian/Cyclist Emergency Braking
Traffic Sign Recognition
Brake assist features: predictive brake assist system and hill start assist
4 airbags
Airbags: driver front and seat mounted side impact and curtain first-row overhead
Brembo 4-wheel disc brakes
Predictive brake assist system
Immobilizer
Front height adjustable seatbelts
Front seatbelt pretensioners
Digital/analog instrumentation display
Tire specific low air pressure warning
2 seatbelt pre-tensioners
Tire mobility kit
Powertrain and Mechanical
Pentastar 3.6L V-6 DOHC, variable valve control, engine with 276HP
Horsepower: 276 HP @ 6400 RPM

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Stew Hansen Dodge City
12103 Hickman RD Urbandale, IA 50323
5152514234 | harryb@stewhansens.com

US 2026 RAM ProMaster 1500 Base (VF1L13) FWD Cargo Van High Roof 136.0" WB

Powertrain and Mechanical
Torque: 250 lb.-ft. @ 4400 RPM
Front mounted engine
9-speed automatic transmission with overdrive, selectable modes and sequential shift control
ICE
All-speed ABS and driveline traction control
Front anti-roll bar
Electronic parking brake
Rack-pinion steering
Fuel tank capacity: 24.0 US gallons
Recommended Fuel Type: regular unleaded
Brake actuated limited slip differential
Stainless steel single exhaust
Interior Specs
Head room first-row: 76"
Hip room first-row: 65.9"
Interior cargo area height: 76"
Interior cargo area max width: 75.6"
Interior cargo area min width: 55.8"
Interior cargo length: 122.8"
Interior rear cargo volume: 353 cu.ft.
Leg room first-row: 38.8"
Shoulder room first-row: 74.8"

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Memo

TO: Mayor and Council members
FROM: Jerry Freestone, Operations Administrator
DATE: April 9, 2026
RE: Resolution Approving 2026-2027 Public Works Mowing Contract - Up Cut Lawn Care - Public Works

SYNOPSIS:
The City of Clive contracts for mowing services for certain City-owned property. The previous contract had ended, and the Public Works and Parks staff solicited bids for the 2026-2027 Mowing contract, thus ensuring the City was getting competitive pricing.

Bids were solicited in March 2026 from 10 companies, and 3 companies submitted a bid. Staff has reviewed the proposed bids, Up Cut Lawn Care at $42,963.10, Stone Cross Lawn at $70,726.17, and Quality Cut Lawn Care LLC at $97,226.00, all for comparable service levels. Stone Cross's prior 2024–2025 contract was $52,621.00. Up Cut Lawn Care is the lowest-cost option among the new bids. Attached is a breakdown of the proposed pricing from the 3 companies submitting bids for the 2026-2027 Public Works Mowing contract, as compared to the previous agreement cost.

Staff has contacted the references provided and Up Cut Lawn Care was given great reviews.

Staff recommends Council approval of the two-year proposal from Up Cut Lawn Care as the Public Works Mowing contractor for the 2026-2027 snow seasons.

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

Attachments:
1. Resolution - 04-09-26 - 2026-2027 - Public Works Mowing Contract Agreement - Up Cut Lawn Care
2. 04-09-2026 - 2026-2027 Mowing Services Agreement Contract - Up Cut Lawn Care
3. 2026_Combined_Mow_Mapbook
4. 2026-2027 Public Works Mowing quotes spreadsheet
5. 04-09-2026 - RFQ for Mowing Services - Up Cut Lawn Care
6. 04-09-2026 - RFQ for Mowing Services - Stone Cross Lawn and Landscape
7. 04-09-2026 - RFQ for Mowing Services - Quality Cut Lawn Care LLC.

RESOLUTION NO. _____

RESOLUTION APPROVING PUBLIC WORKS MOWING CONTRACT AGREEMENT WITH UP CUT LAWN CARE LLC.

WHEREAS, the City wishes to contract for mowing services of certain City-owned property for the 2026-2027 mowing seasons; and

WHEREAS, the City has reviewed the proposal submitted by Up Cut Lawn Care LLC. and would like to contract with them for mowing services of certain City-owned property for the 2026-2027 snow seasons.

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

That the Service Agreement with Up Cut Lawn Care LLC. regarding mowing services of certain City-owned property be and 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

This agreement, dated _____, 2026, is entered into by and between the CITY OF CLIVE, an Iowa municipal corporation (the "City") and UP CUT LAWN CARE, an Iowa corporation (the "Contractor"). The City of Clive and the Contractor are collectively known as the parties.

The City of Clive agrees to engage the services of the Contractor and the Contractor agrees to perform the services as described in the terms and conditions as set forth in this Agreement, including Exhibit A, PW ROW Mowing Mapbook.

I. Term of Agreement

A. This Agreement shall commence on April 10, 2026, and end on December 31, 2027, unless sooner terminated as provided by herein. This Agreement may be extended for additional two (2) year terms (extending from April 1 through December of the following year) if the City notifies the Contractor, in writing, at least sixty (60) days prior to end of each annual contract term, that the City desires that the term of the Agreement be extended for an additional two (2) year term, and the Contractor agrees to such extension. If both parties agree to extend the term of the Agreement for an additional two (2) year term, the parties shall execute a written amendment to this Agreement extending the term of the Agreement for an additional two (2) years under the same terms and conditions contained in this Agreement, except as may by mutually agreed upon by the parties.

B. The City may terminate this Agreement if Contractor fails to perform in accordance with any section of this Agreement. The termination will become effective 21 days from the date of the termination notice, provided the Contractor has not rectified failures addressed in the termination notice within 14 days of the date on said notice. The notice will be delivered by certified mail or personal service to the Contractor at the address for notices stated in the Agreement.

II. Payment

A. City shall pay Contractor for the services provided on a monthly basis. Invoices submitted by the first of the month must contain the contract number and detail on services provided the previous month. All work being billed shall be referenced on invoices according to the tasks listed in this Agreement and in the attached Exhibit B Service and Rate Quote. Invoices shall be submitted to the Public Works Administrator. The City shall provide payment to the Contractor based upon satisfactory services rendered at the rates set forth in and approved by the City in the attached Exhibit B Service and Rate Quote, dated April 9, 2026.

III. Description of Services Requested

Service Level A

This service level is intended to provide a high level of service for turf areas in the City that are high visibility areas and/or areas that receive a high level of pedestrian traffic or use. These area are expected to receive a weekly mowing and may need an additional mowing each week during the spring or early summer growing season. Mowing shall include trimming around all objects in turf areas that cannot be reached with mowing equipment. Generally a string trimmer can perform this task. Mowing in these areas is expected 22 to 26 times each season, or as needed.

The Public Works facility at 2123 NW 111th St. is included in this level. No chemical applications are required at this facility.

See Exhibit A, PW ROW Mowing Mapbook, for the locations for Service Level A maintenance areas.

Service Level B

This service level is intended to be the general park area service level. The goal of service level "B" areas is to provide for good quality turf areas in the City's parks and other areas as noted in Exhibit A, PW ROW Mowing Mapbook. Mowing in these areas is expected 20 to 24 times per season, or as needed. Mowing shall include trimming around all object in turf areas that cannot be reached with mowing equipment. Generally a string trimmer can perform this task. A spring, early summer and fall fertilization schedule is anticipated at a per application rate consistent with general turf fertilization practices or one pound of nitrogen per 1,000 square feet unless otherwise noted. Herbicide and insecticide applications should include at a minimum, two broadleaf herbicide applications per year and grub and/or other insect control as needed and timed to maintain a healthy turf.

Service Level C

This service level is intended to provide mowing and some turf care to Right of Way areas of the City including certain street medians. The street medians noted in this service level require the same level of service as do Service Level B areas. Mowing the street medians is expected 20 to 24 time per season or as needed. Mowing shall include trimming around all objects in turf areas that cannot be reached with mowing equipment. Herbicide and insecticide applications should include at a minimum, two broadleaf herbicide applications per year and grub and/or other insect control as needed and timed to maintain a healthy turf.

At all times, the height of the grass must not exceed 6 inches as required by the City Ordinance.

See Exhibit A, PW ROW Mowing Mapbook, for the locations for Service Level C maintenance areas.

Service Level D

There are a few areas of the City where an infrequent mowing is all that is needed to keep access to these areas open. These are generally utility easements and require mowing only twice per year. Generally a spring and summer mowing of these areas is sufficient. There will be no fertilizer, herbicide or insecticide applications in these areas.

See Exhibit A, PW ROW Mowing Mapbook, for the locations for Service Level D maintenance areas.

The Contractor shall provide all equipment, labor and materials needed to provide the service as noted for all service areas as noted above and included in Exhibit A, PW ROW Mowing Mapbook.

IV. Performance Requirements

A. Personnel. The Contractor shall provide the City with the name, address, e-mail address and telephone number(s) for at least two designated contact persons responsible for ensuring response to the City's request for services. Personnel applying pesticides and fertilizers shall be licensed applicators as required by the State of Iowa. Personnel working in the right-of-way of any public street must wear DOT approved type 2, high visibility clothing.

B. Equipment. The Contractor shall provide the City with a list of equipment that will be used to provide the mowing services. The list of equipment shall include the equipment year of manufacturer, make, model, and cutting width. All equipment to be used within the street right-of-way shall be equipped with an amber warning light and slow moving vehicle sign where appropriate. Adequate backup equipment in the event of equipment breakdown or equipment failure will also be needed.

C. Litter and Debris. The Contractor is responsible for the pick-up and removal of any litter or trash in any service level prior to mowing. The Contractor shall legally dispose of all litter collected as part of this contract. Grass clippings and other debris

shall not be blown into the adjoining street or roadway. Mowing should be accomplished in such a manner as to discharge all clippings and debris away from the street, parking lot, sidewalk, trail or landscape bed. Any debris remaining in any of these or similar types of areas shall be swept, or removed from these areas.

D. Time of Service. Mowing timing is of utmost importance. All work times must be scheduled to begin no earlier than 7:00 AM and all work must cease no later than 10:00 PM per the City of Clive Noise Control Ordinance.

E. Notification. The Contractor shall provide the City representative a general schedule of service for each service level. The City's contact person shall be notified by e-mail or phone a minimum of 24 hours in advance of deviations from that general service schedule for any work being performed by the Contractor.

F. Response Time. Although the majority of maintenance shall be done on a regular basis according to the specifications noted in this Agreement, maintenance may occasionally be needed on an "as-needed" basis. In these cases, the Contractor shall respond within 24 hours after a request for maintenance is made by the City unless stated otherwise in the specifications. These additional services shall be provided at the pre-approved rate noted in the agreement.

G. Records. The Contractor shall maintain all maintenance records including time/date of maintenance, name and quantity of any products used, and any other pertinent information. A copy of these records shall be provided with each application for payment. All records of chemical and fertilizer applications shall be provided to the City within ten days following each application. Information contained in chemical and fertilizer application records shall be in accordance with State of Iowa requirements. All areas must be flagged at time of application and flags shall be removed within 72 hours of application. Chemical and fertilizer applications different from those specified may be considered, but must have prior written approval from the City.

H. Authority/Direction. The Contractor and its designated personnel shall respond to requests made by the City in a positive, courteous and timely matter. The City reserves the right to reject any equipment or personnel from continued or further engagement of service due to incompetence, insubordination, or inability of equipment to function properly for the requested services.

I. Damages. The Contractor shall be responsible for any and all damage to public property (including public utilities), private property, or personal injury whether such

personal injuries or damages are due to its own or its employee's negligence or intentional or reckless conduct or otherwise in maintaining any of the service areas.

J. Traffic Control. Due to the nature of the median locations, traffic control and the safety of personnel and motorists is of the utmost importance. All access to medians shall be from street turn lanes, not from through/travel lanes, whenever possible. Equipment, if parked, shall be entirely within the turn lane and out of the through/travel lane leaving as much of the turn lane available for normal vehicular turning activity as possible. Any equipment parked in the turn lane must have an amber light flashing at all times. Mowers and other equipment will need to be unloaded and loaded at medians or at adjacent city facilities that include a parking area large enough to accommodate mowing equipment.

If work needs to occur within or equipment needs to be located in a through/travel lane, the Contractor shall follow the City Of Clive Public Works Department procedures for a lane closure. All traffic control procedures shall comply with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways. All temporary traffic control provisions shall be furnished, erected, maintained and removed by the Contractor. Parking of private vehicles on right-of-way and/or closed streets will not be allowed.

V. Insurance

A. General.

1. The Contractor shall provide the City with proof of liability insurance in the amount of one million dollars for general liability insurance with a four million dollar umbrella policy.
2. All certificates of insurance required herein shall state that thirty (30) days written notice will be given to the City before the policy is cancelled or changed. All certificates of insurance shall be delivered to the City prior to the time that any operations under this Contract are started.
3. All of said Contractor's certificates of insurance shall be written by an insurance company authorized to do business in the State of Iowa.
4. An original policy or Certificate of insurance with an Original Penned Signature of the agent writing the policy or certificate must be submitted (memorandums or insurance and stamped or computer generated signatures will not be accepted).
5. The name of the agent signing the certificate must be typed under his/her original penned signature as well as the business address and phone number of the agent.

6. All addresses on the certificate should list a street address (not a PO Box address).
7. The City Of Clive, its officers and employees shall be named as additional insured on the Contractor's liability policies with regard to the 2026-2027 mowing and lawn care services agreement.
8. A copy of a power of attorney or some other document showing the agent's authority to sign for the insurance company must be attached to the certificate. A copy of the agents' insurance license will be accepted.
9. If the policy must be endorsed with respect to including the certificate holder as an additional insured, evidence must be attached to the certificate to indicate that the policy is endorsed.
10. The following address must appear in the certificate holder section: City of Clive, 1900 NW 114th St Clive, Iowa 50325.
11. The Contractor shall purchase and maintain such insurance as will protect the Contractor from claims under workers' compensation, disability benefit and other similar employee benefit acts.

VI. Liability

To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the City and its agents, officers and employees from and against all claims, damages, losses and expenses, including, but not limited to attorney's fees, arising out of or resulting from the performance of the services to be provided under this Agreement.

The Contractor assumes full responsibility for all loss or damage from any cause whatsoever to any tool, machinery, equipment, or motor vehicles owned or rented by the Contractor, the Contractor's agents, subcontractors, materials owned or rented by the Contractor, the Contractor's agents, subcontractors, material suppliers or their employees.

Upon the occurrence of any event, the Contractor agrees to promptly notify the City, in writing, of the occurrence of such event, which notice shall give the details as to the occurrence, the cause as far as can be ascertained, the estimate of loss or damage done, the names of witnesses, if any, and stating the amount of any claim made against Contractor.

VII. Compliance

A. Mandatory Drug and Alcohol Testing Programs. The Contractor certifies that all of their employees who may operate a commercial motor vehicle are included in a substance abuse program that meets the requirements of Federal Department of

Transportation Drug and Alcohol Testing regulations (Code of Federal Regulations, 49CFR, Part 382 and Part 40)

B. Right-To-Know Statement. The Contractor certifies that, in accordance with the "Hazard Communication Rule", 29 CFR 1910.120 (the "Right-To-Know" Law) and the State of Iowa "Hazardous Chemicals Risk Right-to-Know Rule", employees exposed to materials on the worksite will be trained for the materials in use by the Contractor as part of the contract. Material Safety Data Sheets (MSDS) for City materials will be supplied to the Contractor upon request.

C. ADA Statement. The City does not discriminate on the basis of disability. If you believe you have been discriminated against in any program, or facility, you may file a complaint alleging the discrimination with the ADA Coordinator through the City Manager's office.

D. FLSA Statement. Contractor hereby certifies that the services to be provided under this Agreement will be produced in compliance with all applicable requirements of Sections 6, 7, and 12 of the Fair Labor Standards Act, as amended, and of regulations and orders of the United States Department of Labor issued under Section 17 thereof.

VIII. Additional Terms

A. Assignment. The Contractor shall not have the right to assign its obligations to another entity or person without the prior written consent of the City.

B. Independent Contractor. Contractor hereby acknowledges and agrees that Contractor will be acting as an independent contractor, not an employee or agent of the City. Accordingly, Contractor shall be responsible for paying one hundred percent (100%) of the payroll and/or self-employment taxes with respect to the amounts received from City hereunder and all state, federal and local taxes, including estimated taxes, social security, disability insurance, if any, an any other similar form of payments, as well as all employment reporting, for Contractor and any of Contractor's employees or agents. Employees hired by the Contractor to perform any or all portions of this Agreement shall be paid by the Contractor in accordance with all the laws of the State of Iowa and shall provide Workmen's Compensation and other statutory benefits to comply with the laws of the State of Iowa and/or federal laws.

C. Miscellaneous. This Agreement, including the documents incorporated herein by reference, constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and supersedes all negotiations, preliminary agreements and all prior and contemporaneous discussions, agreements and understandings of the parties

in connection with the subject matter hereof. No amendment, change or modification of any of the terms, provisions or conditions of this Agreement shall be effective unless made in writing and signed or initialed by all parties. Waiver of any provision of this Agreement shall not be deemed a waiver of future compliance therewith and such provision shall remain in full force and effect. In the event any provision of this Agreement is held invalid, illegal or unenforceable, in whole or in part, the remaining provisions of this Agreement shall not be affected thereby and shall continue to be valid and enforceable. This Agreement shall be governed by construed in accordance with the laws of the State of Iowa and has been entered into in Des Moines, Polk County, Iowa. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective legal representatives, heirs, successors and permitted assigns. Nothing in this Agreement, express or implied, is intended to confer upon any party, other than the parties hereto (and their respective heirs, legal representatives, successors and permitted assigns), any rights, remedies, obligations or liabilities under or by reason of this Agreement. In addition to any other remedies available at law or in equity to the parties hereto with respect to a breach of hereof, the parties hereto each reserve the right to enforce this Agreement by specific performance. This titles or captions of paragraphs in this Agreement are provided for conveniences of reference only, and shall not be considered a part hereof for purposes of interpreting or applying this Agreement and such title or captions do not define, limit, extend, explain or describe the scope or extent of this Agreement or any of its terms or conditions. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context. Each of the parties hereto hereby irrevocably waives all right to trial by jury in any action, proceeding or counterclaim arising out of or relating to this Agreement.

IX. Contacts and Notices

A. City of Clive Contacts

Clive Public Works Department
2123 NW 111th St
Clive, IA 50325
515-223-6231

Primary Contact
Jerry Freestone, Public Works Administrator, e-mail: jfreestone@cityofclive.com

Alternate Contact
Jeff May, Public Works Director, e-mail: jmay@cityofclive.com

B. Contractor Contact:

Taner Burns
Up Cut Lawn Care
3985 E. Broadway Ave.
Des Moines, IA 50317
(515)783-8577

C. Notices

Any notice of termination or other notice that may be given hereunder shall be in writing and shall be deemed properly served, (a) on the date sent if transmitted by hand delivery with receipt therefore, or (b) three (3) days after being sent by certified mail, return receipt requested, first class postage prepaid, and shall be addressed to the following contacts:

If to the City, to:

Jeff May, Public Works Director
Public Works Department
2123 NW 111th St
Clive, IA 50325

If to the Contractor, to:

Taner Burns
3985 E. Broadway Ave.
Des Moines, IA 50317

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

CITY OF CLIVE	Up Cut Lawn Care an Iowa Corporation
By:_____	By:_____
John Edwards, Mayor	Name:_____
	Title:_____

Attest:

_____

Matthew Graham

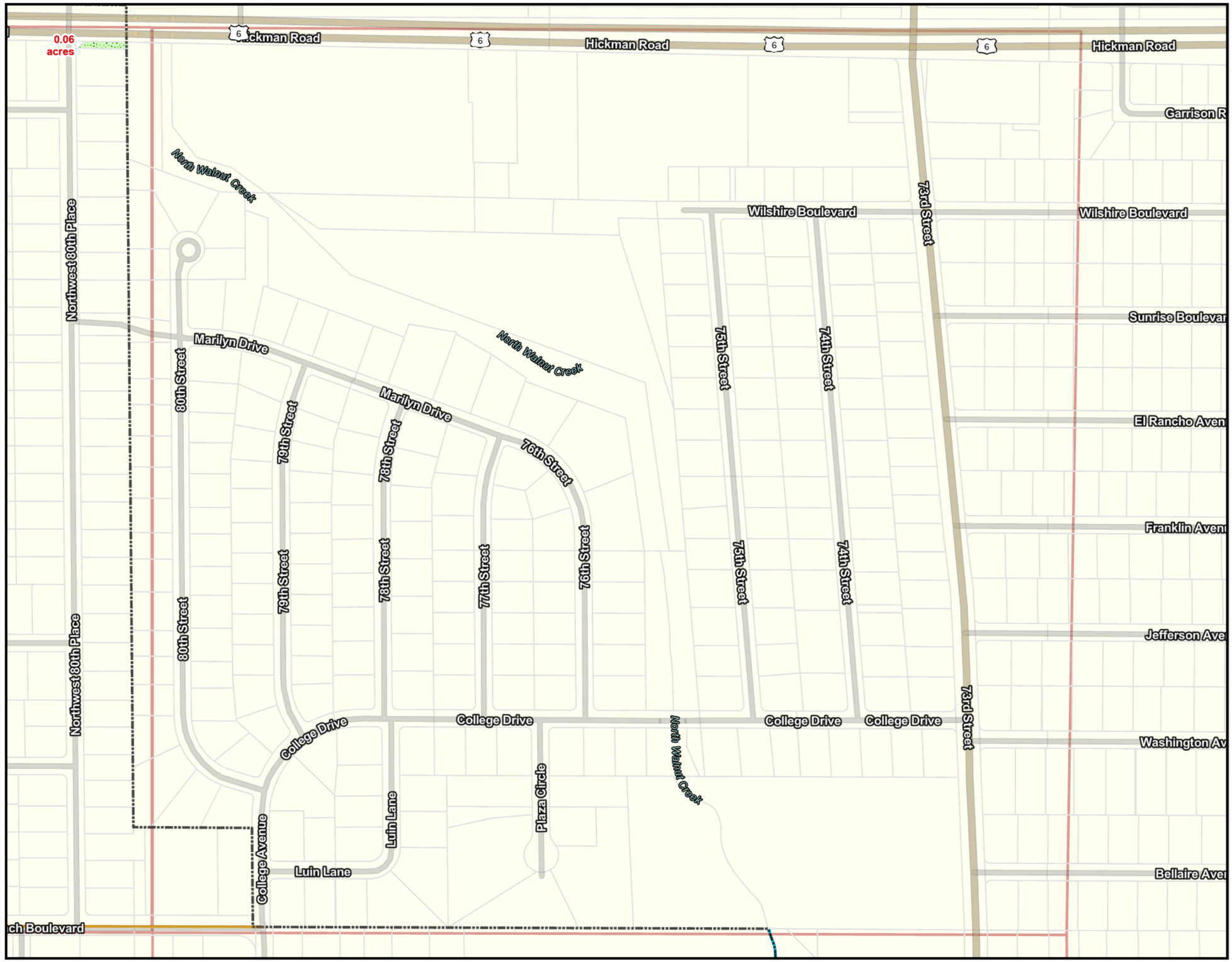
City Clerk

EXHIBIT A

PW ROW Mowing Mapbook

(Incorporated as part of this agreement but Provided Under Separate Cover)

Clive Mowing Mapbook

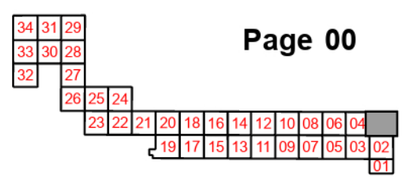


Public Works Mow Areas

- Level A - 3.55 Acres
- Level B - 5.57 Acres
- Level C - 32.36 Acres
- Level D - 1.20 Acres

Parks Mow Areas

- Parks Outsourced - 95.22 Acres
- Parks As Needed - 15.24 Acres
- Parks Maintained - 16.51 Acres



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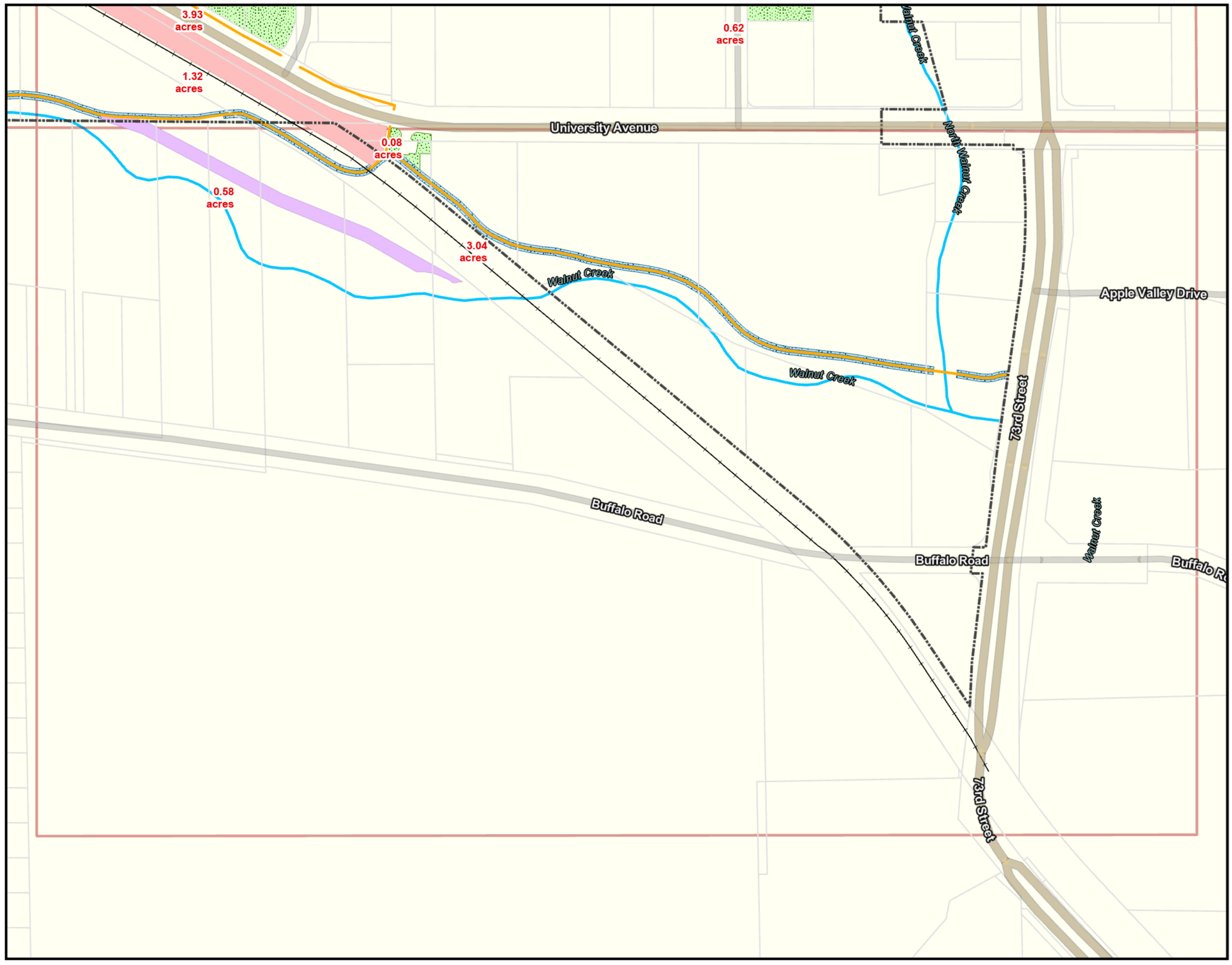
Clive
Distinct by Nature

Mar 9, 2026

Clive Mowing Mapbook



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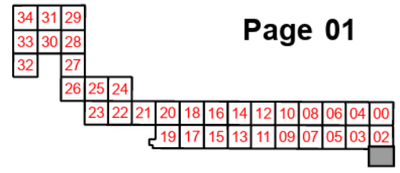

Page 01

Clive
Distinct by Nature

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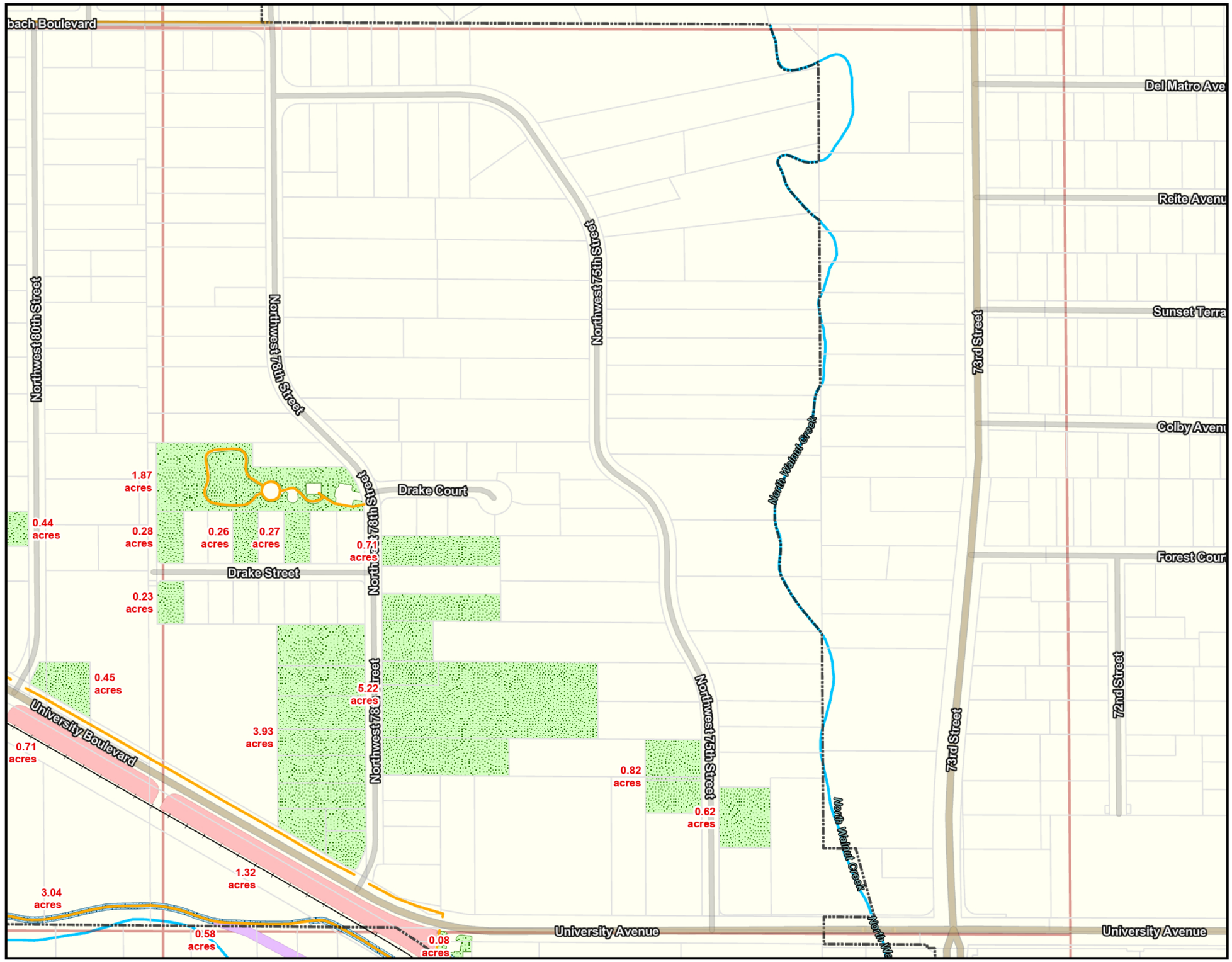
Mar 9, 2026

Clive Mowing Mapbook



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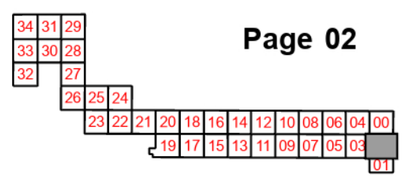

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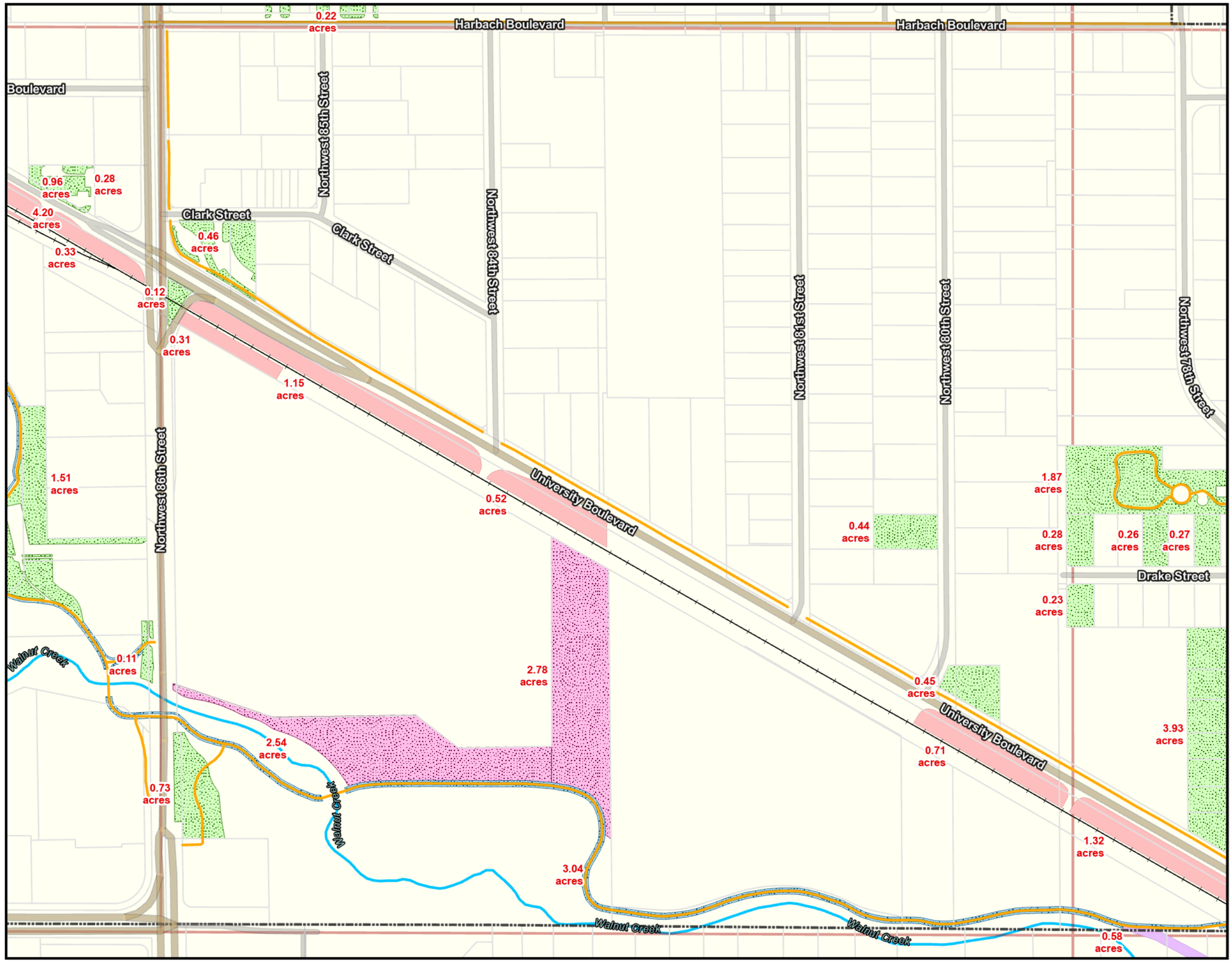
Clive Mowing Mapbook



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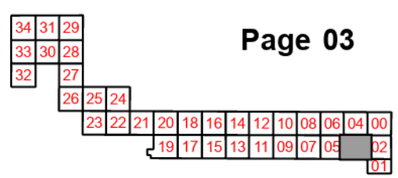

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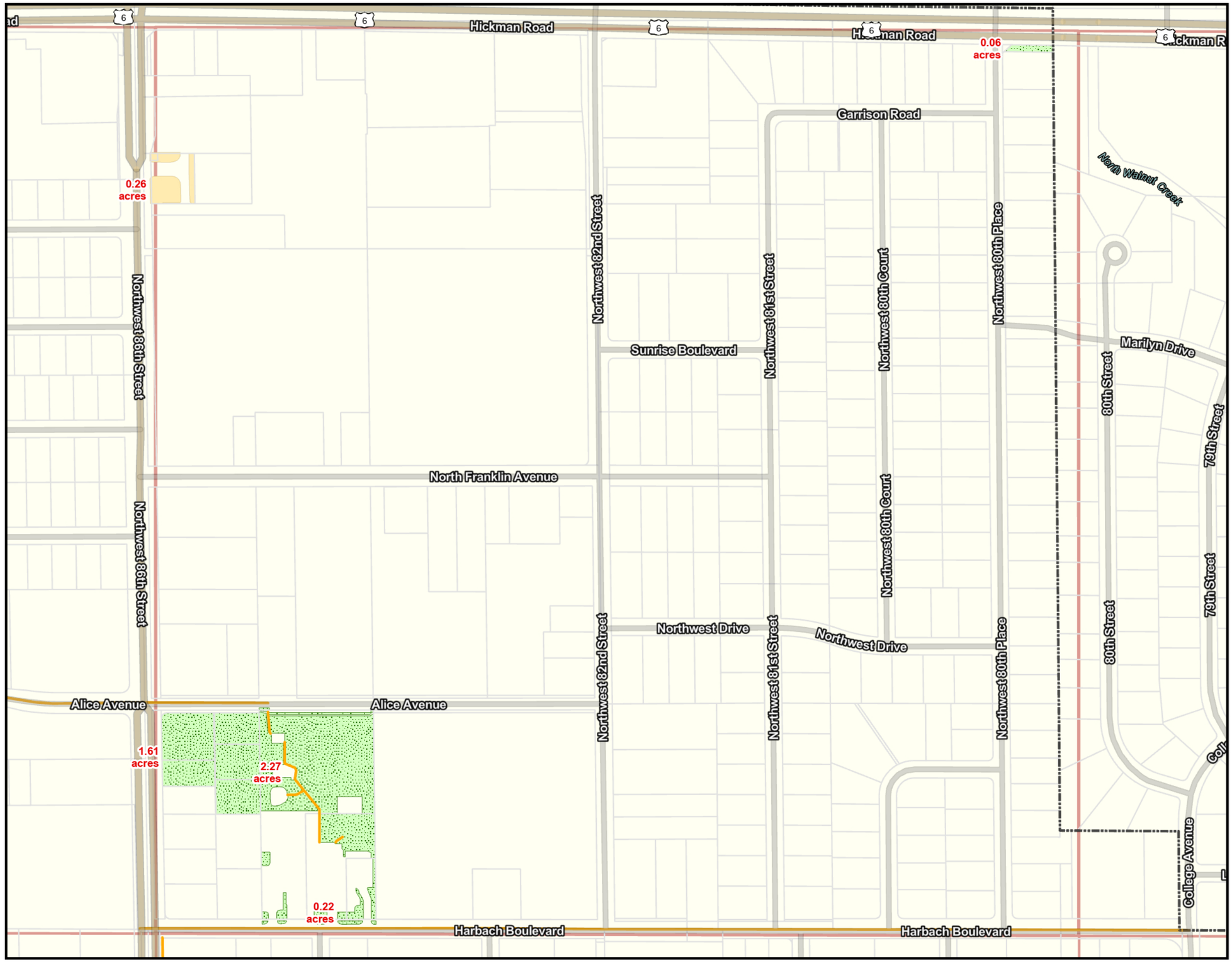

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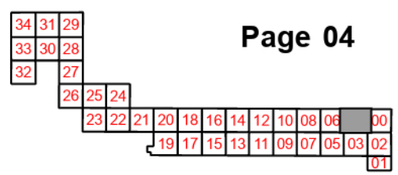

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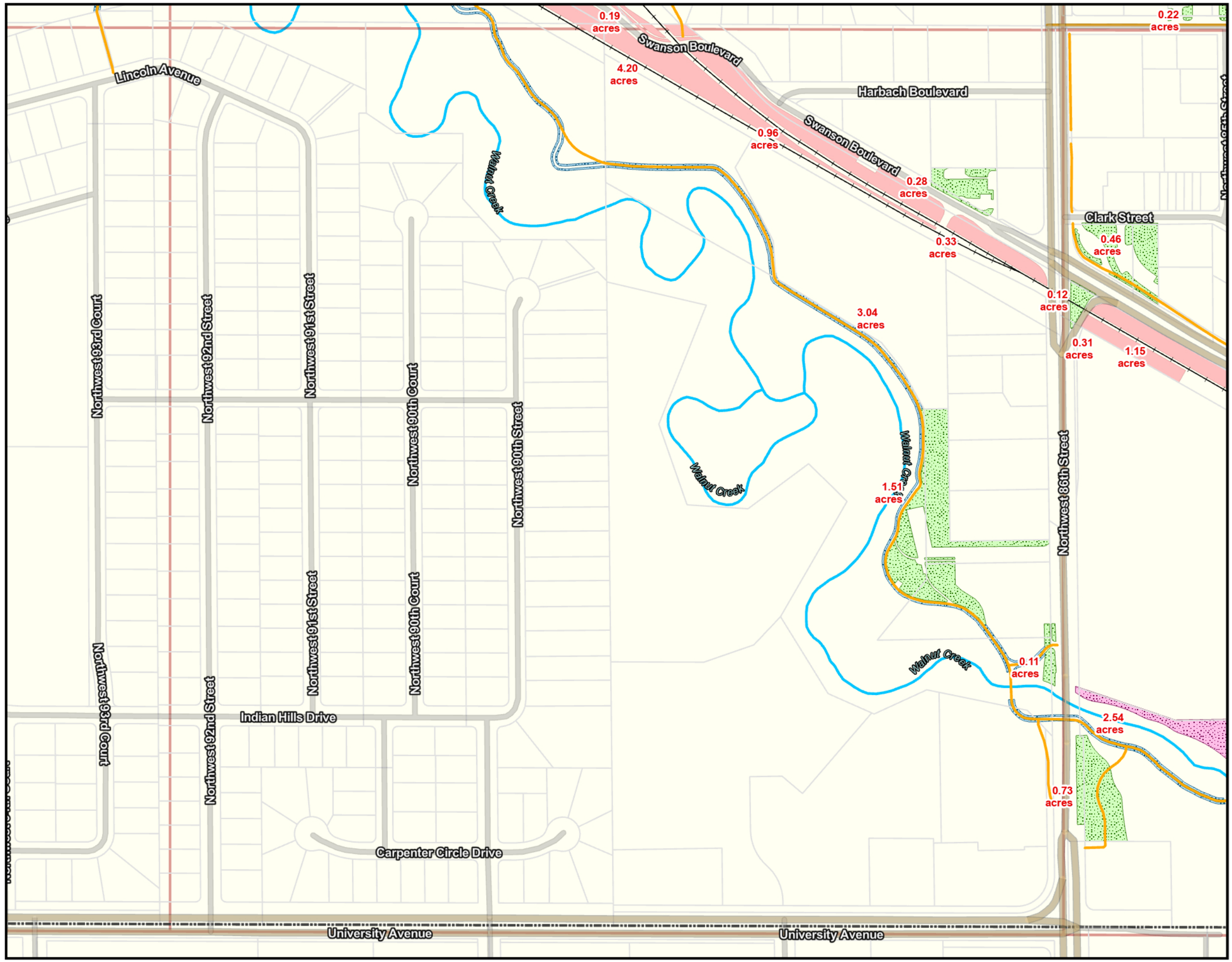

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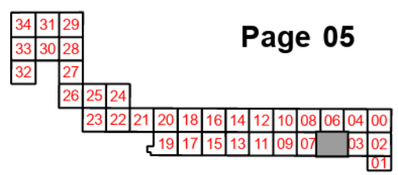

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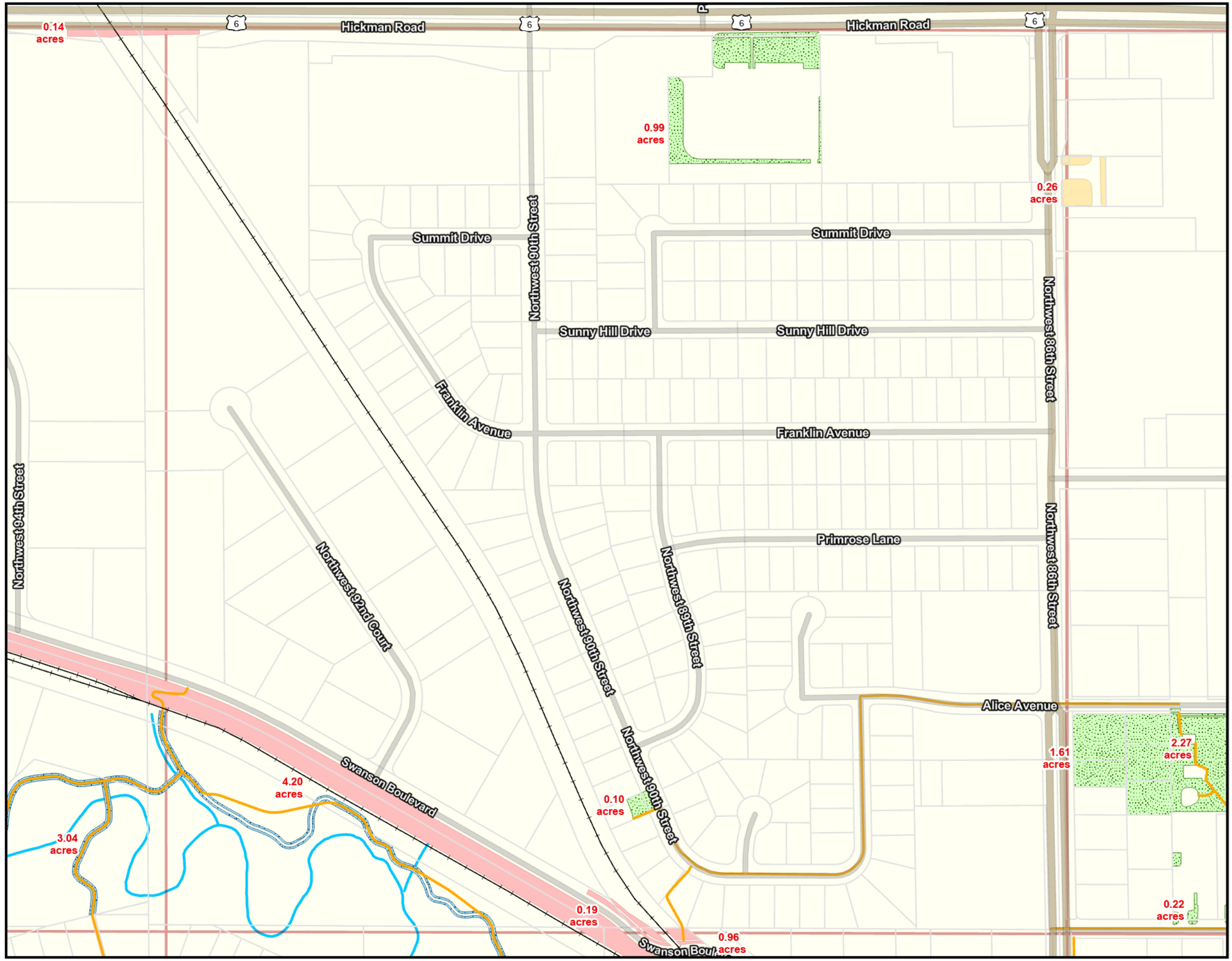

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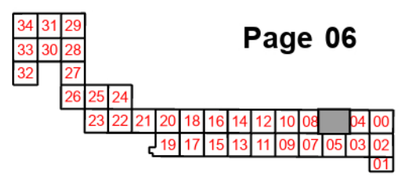

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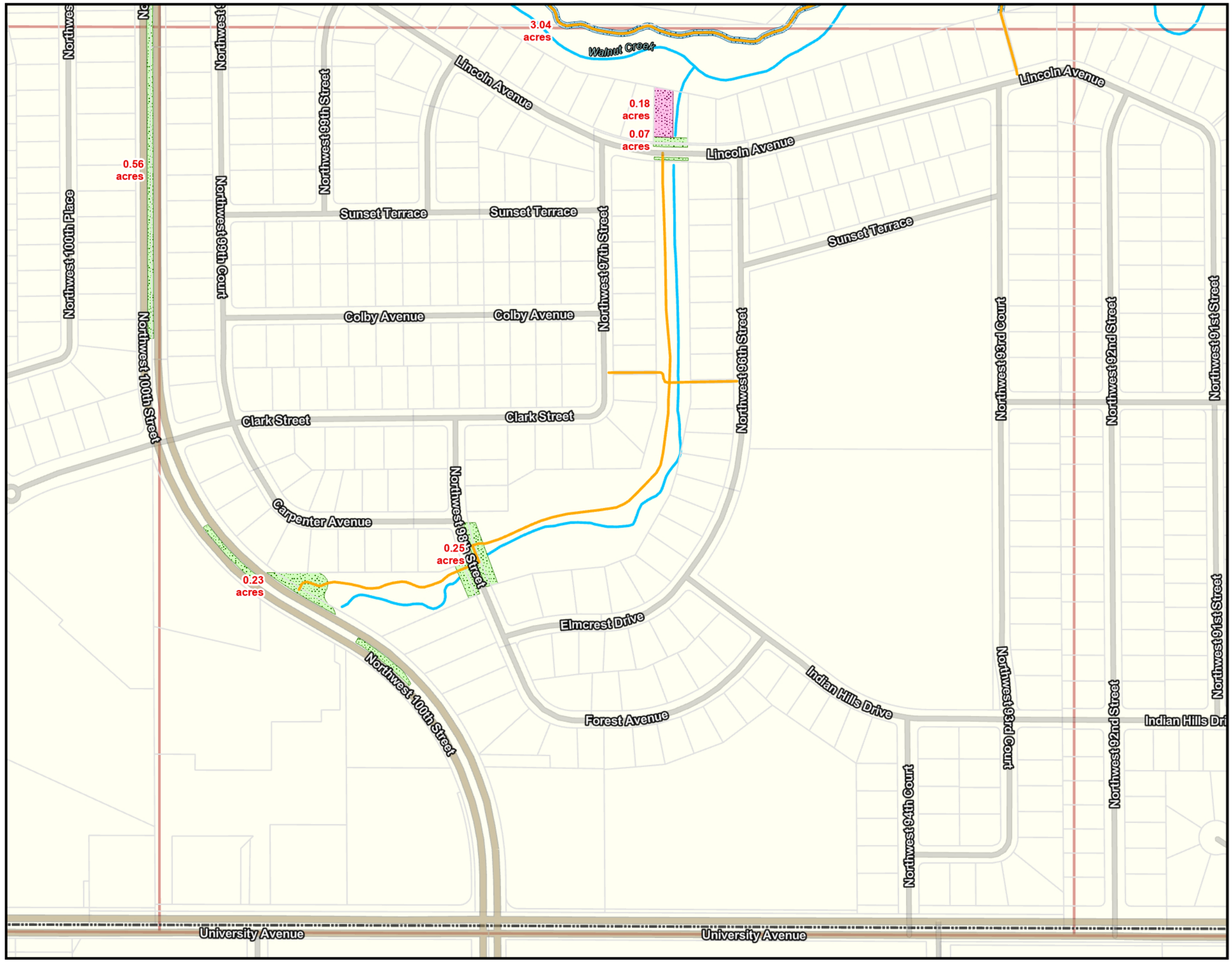

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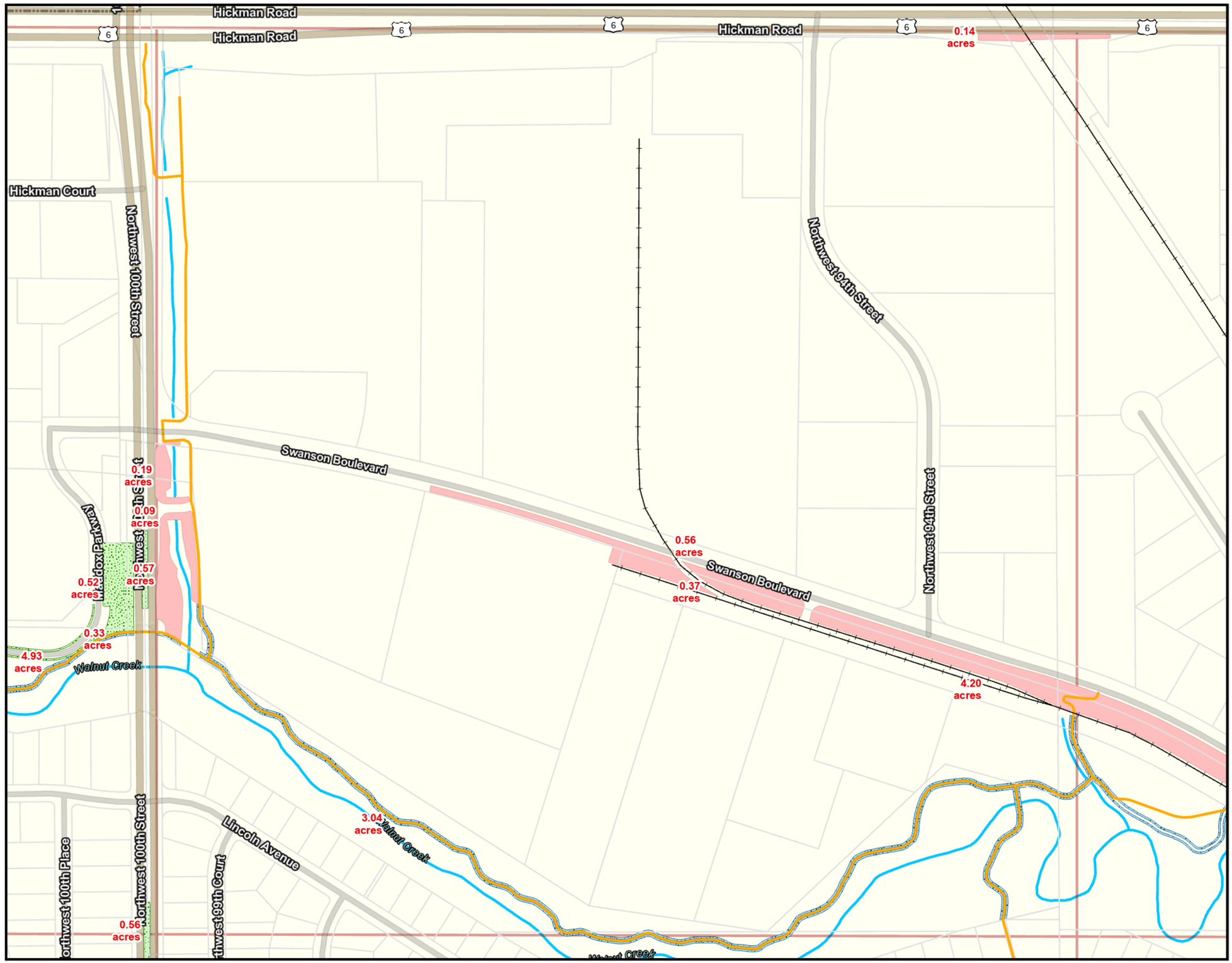

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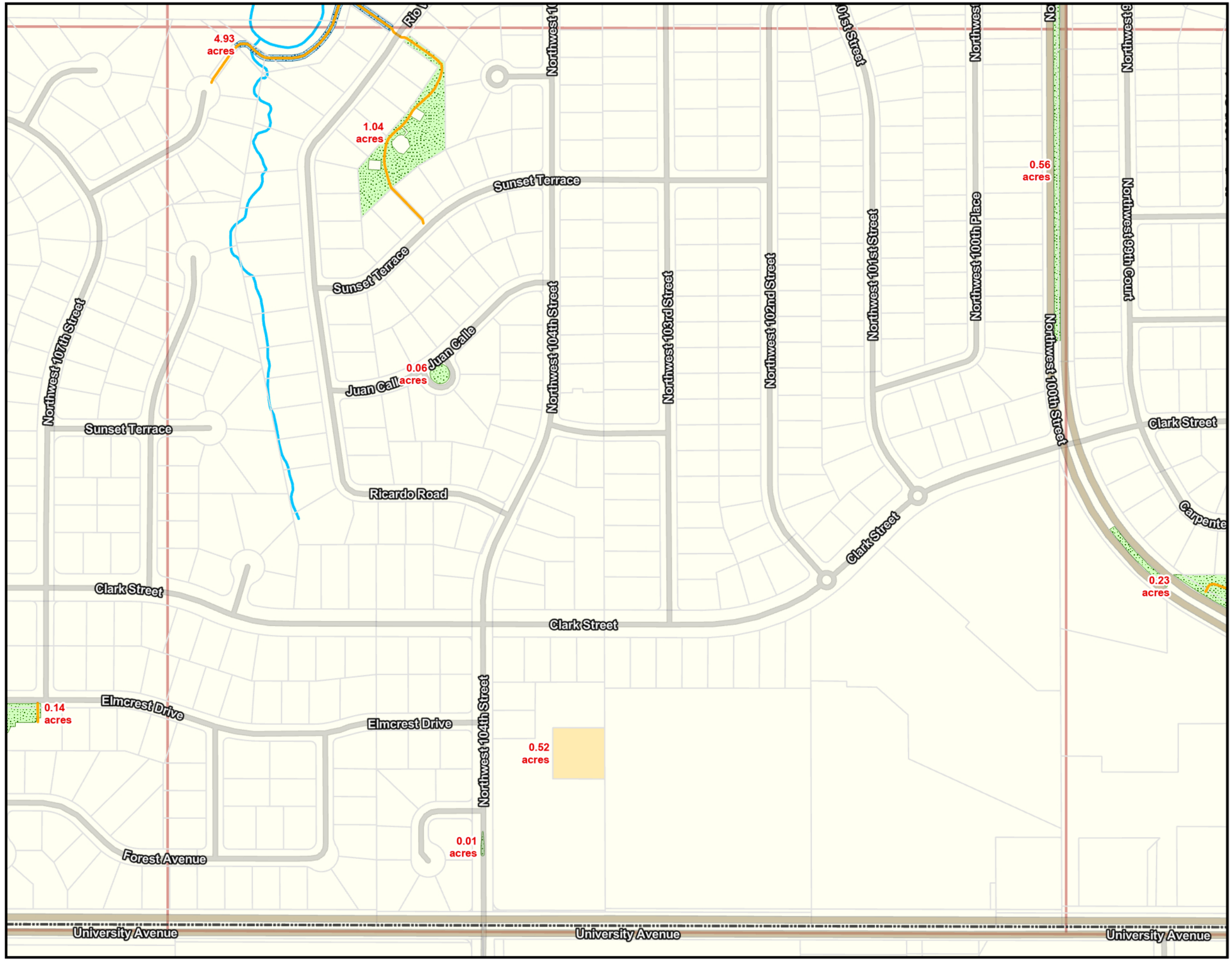

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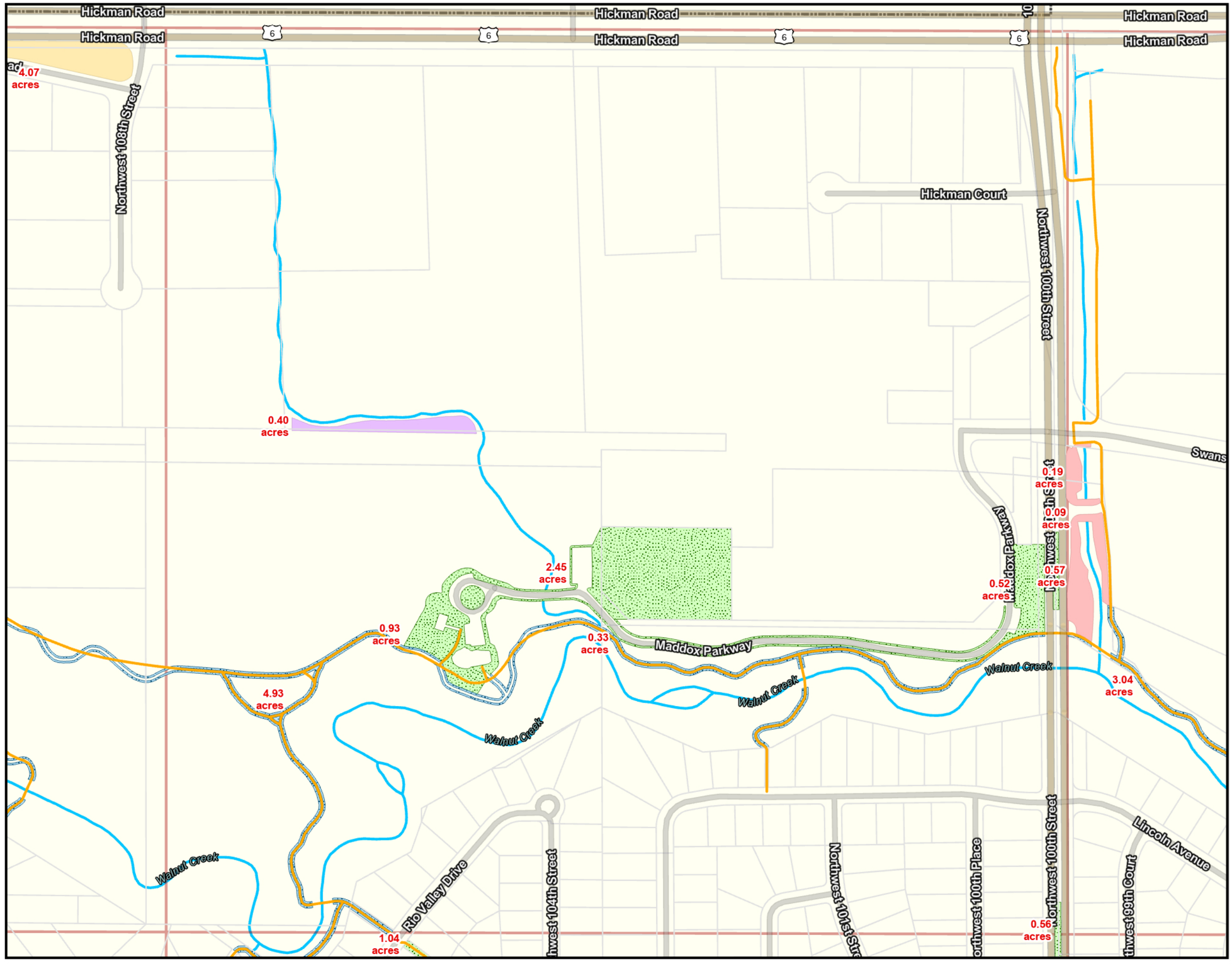

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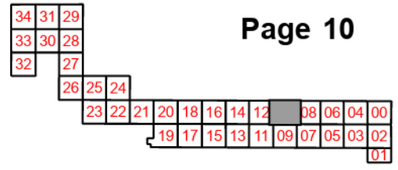

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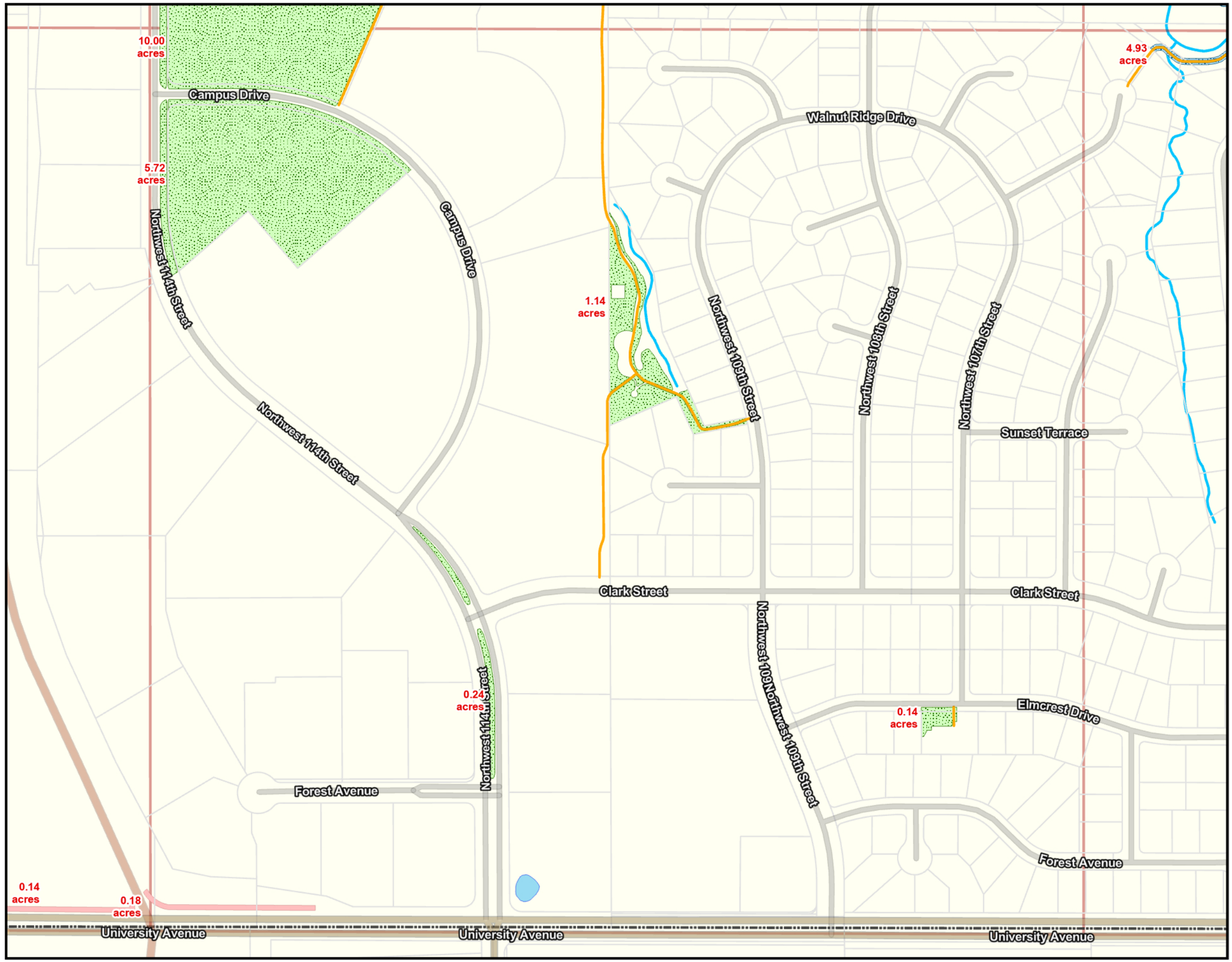

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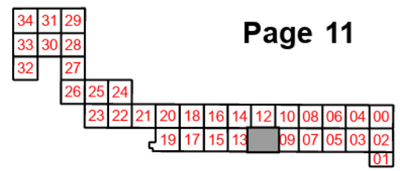

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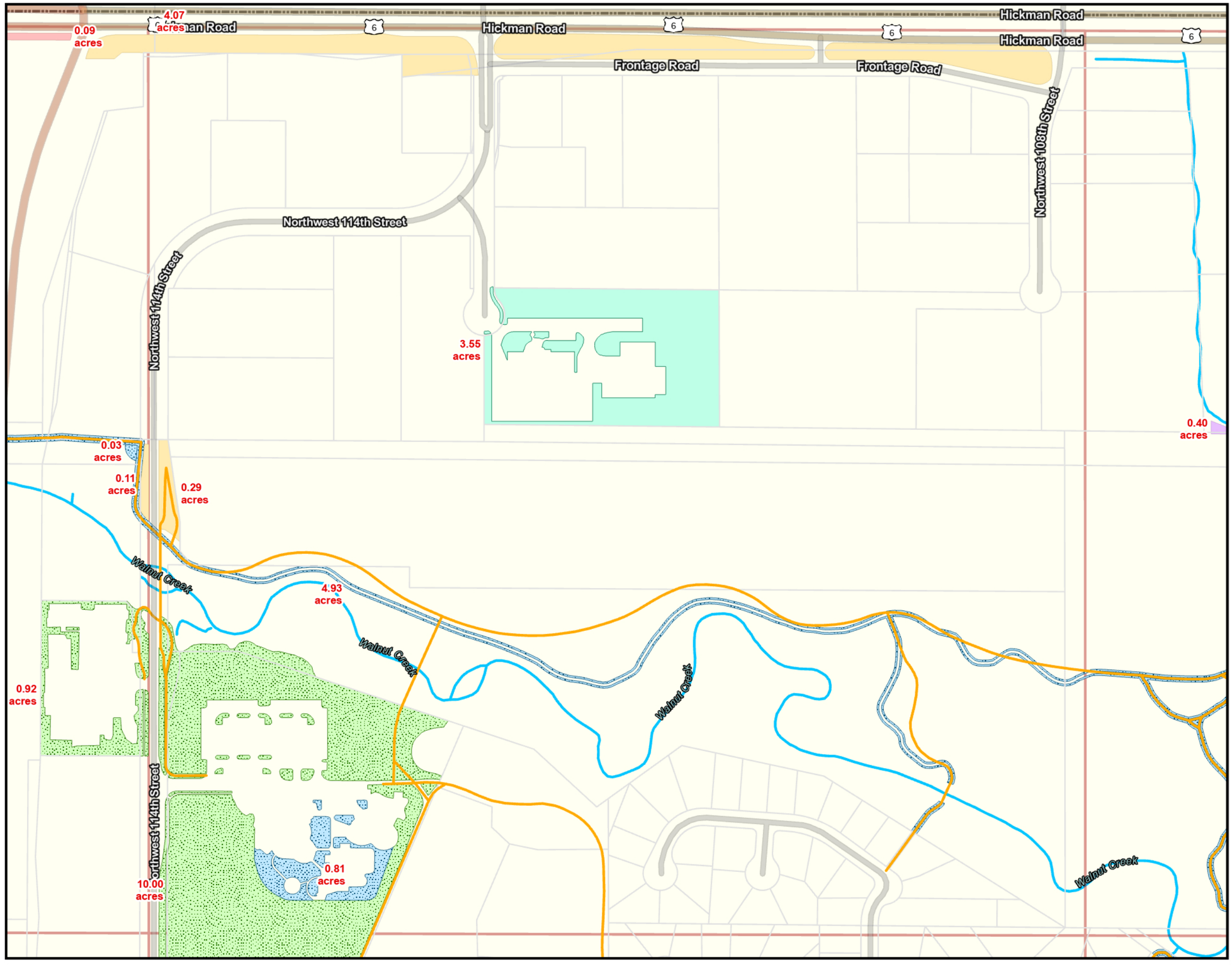

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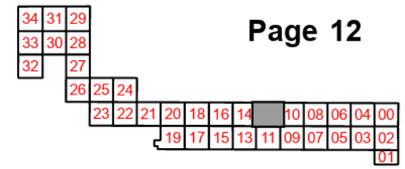

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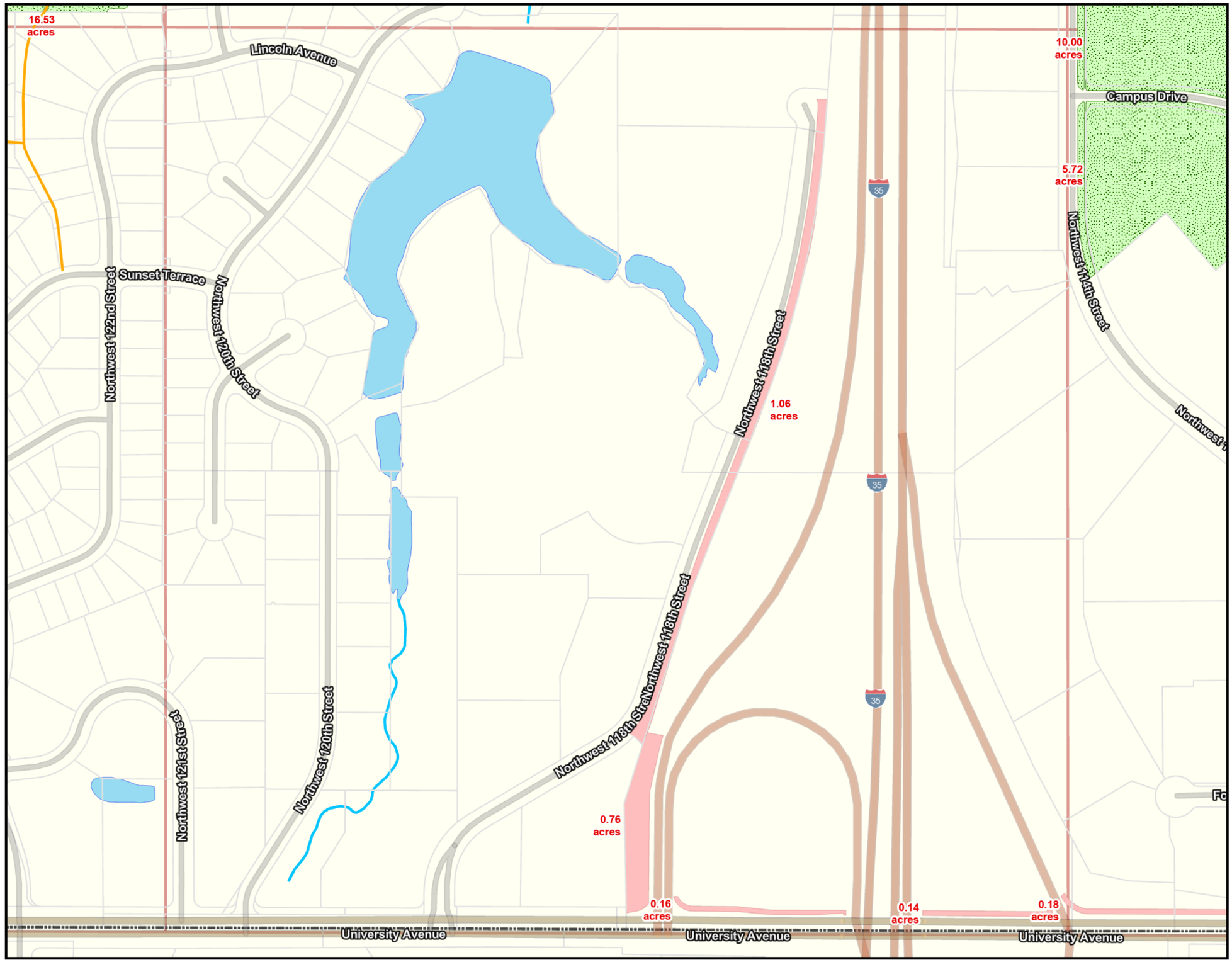

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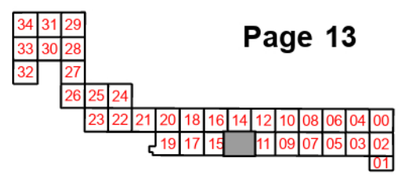

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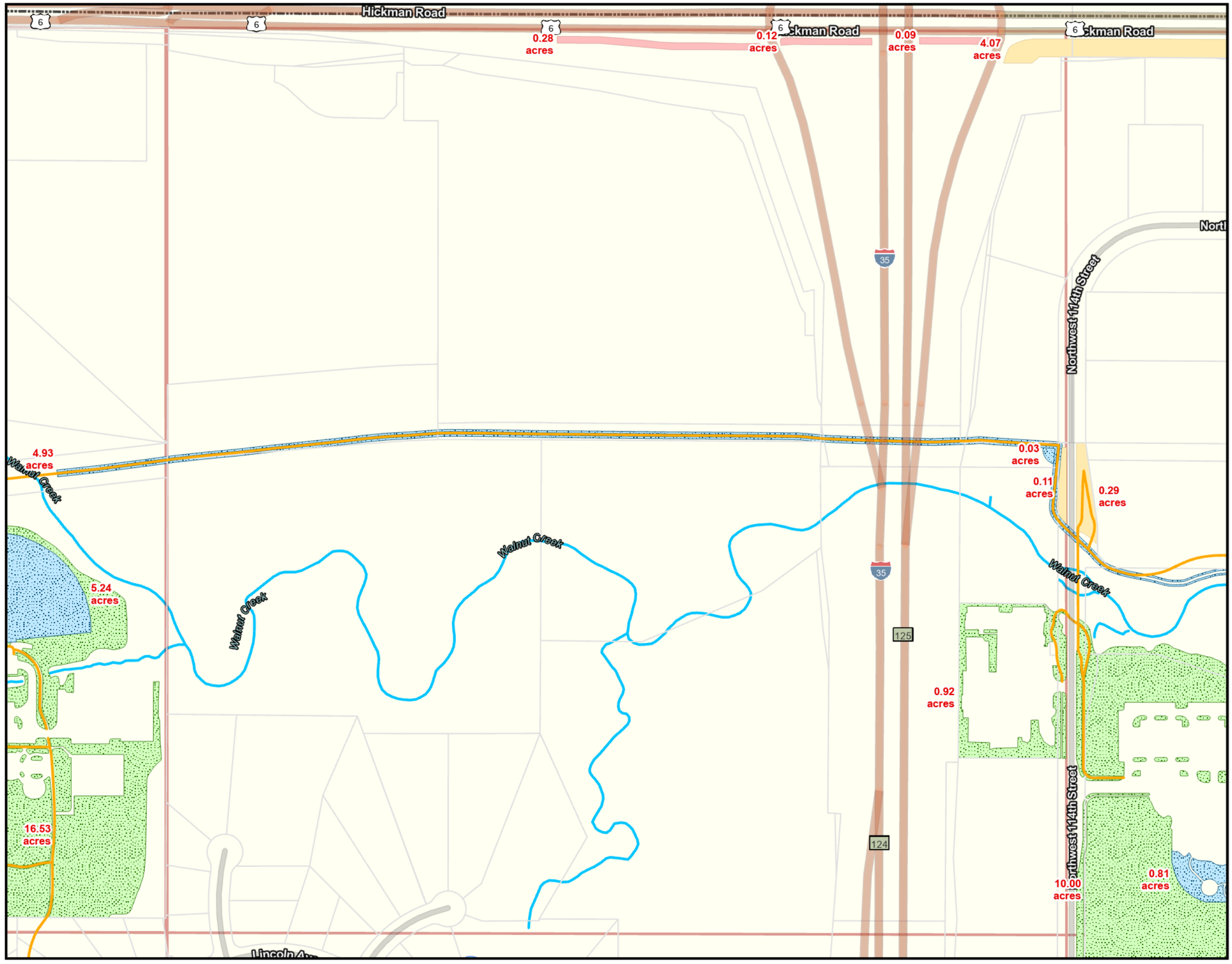

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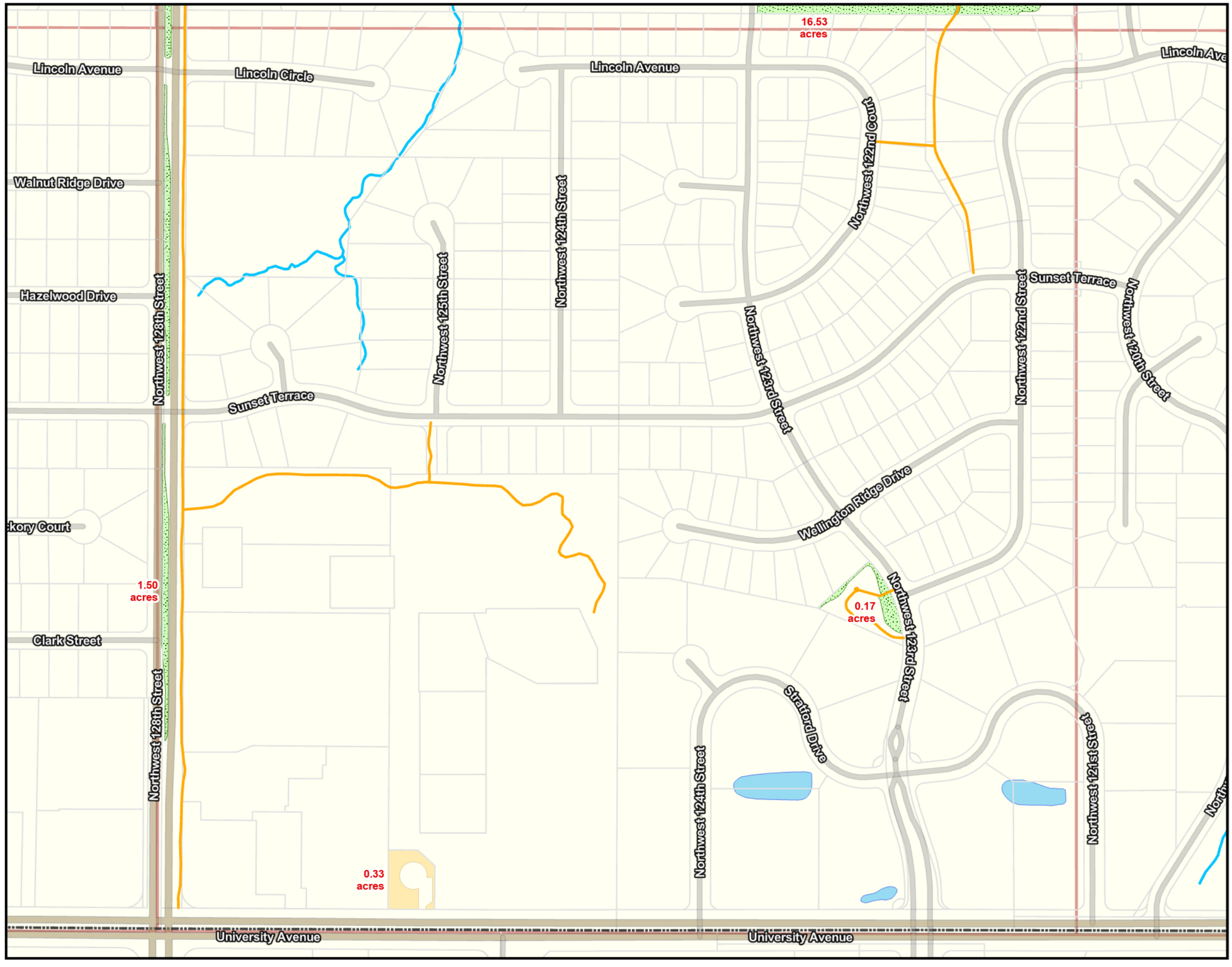

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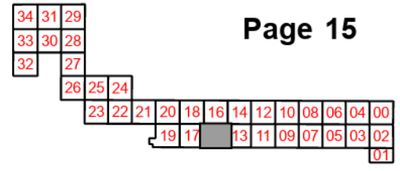

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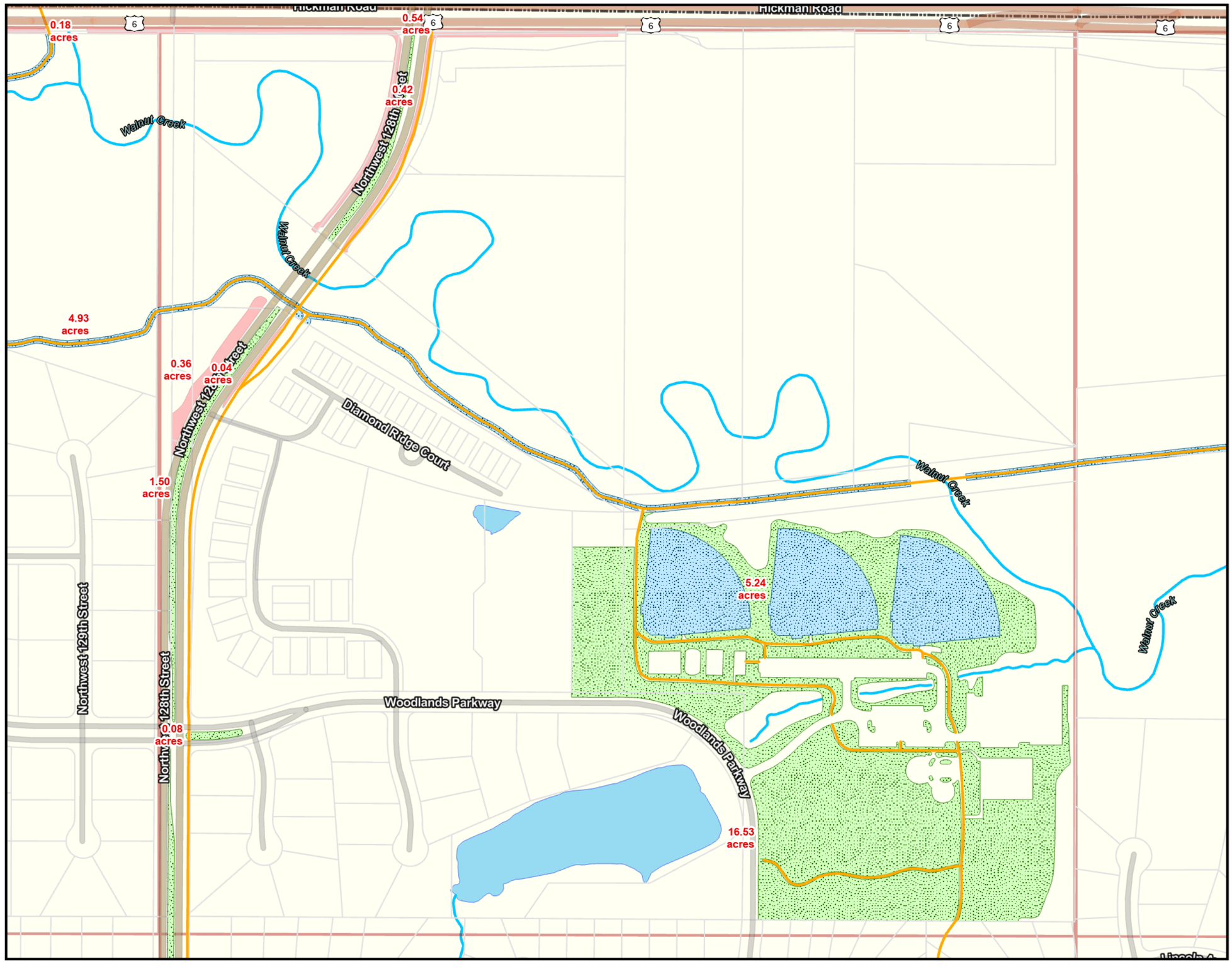

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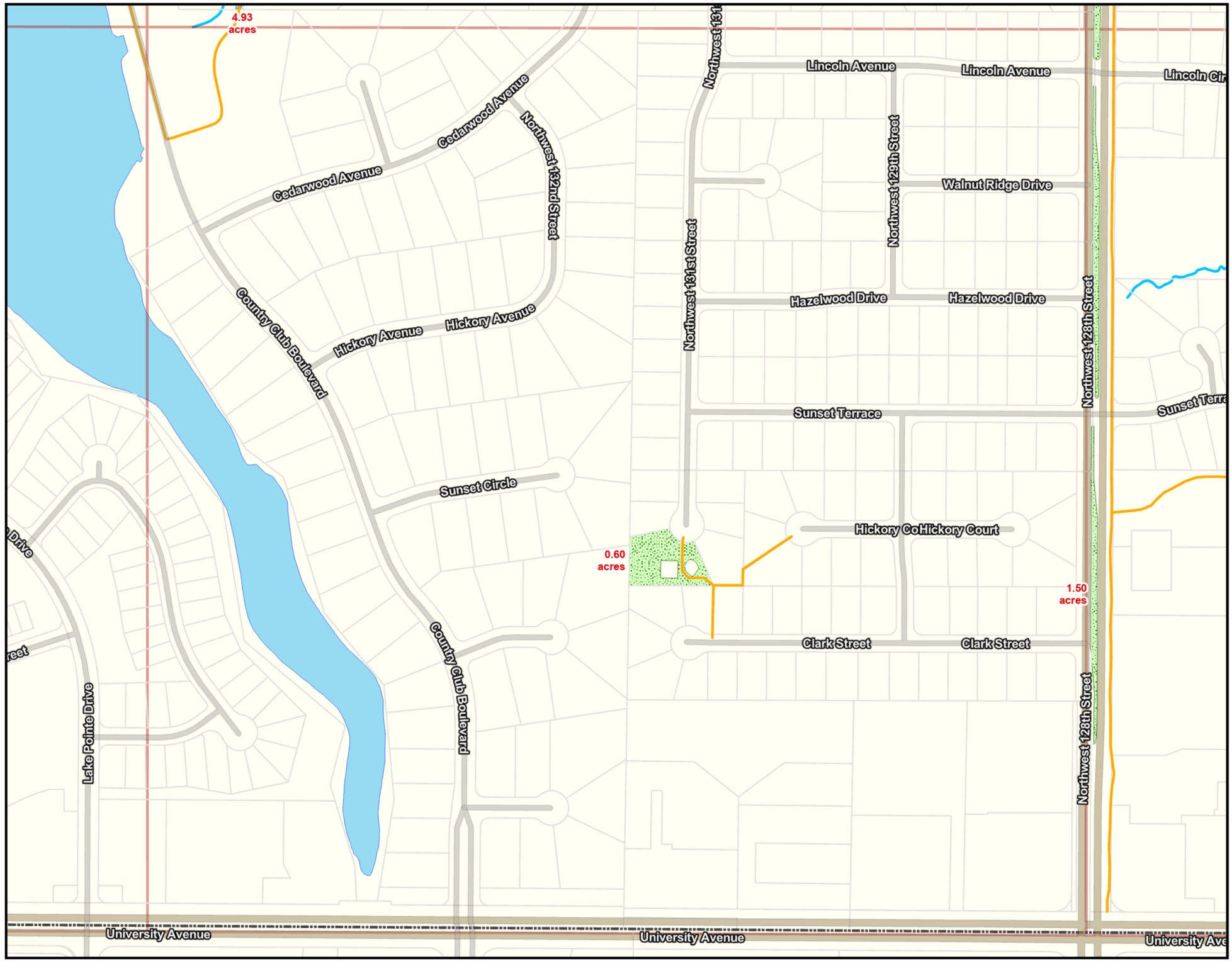

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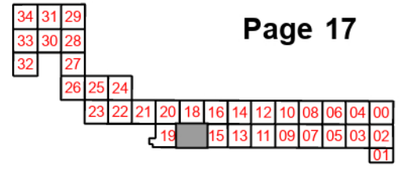

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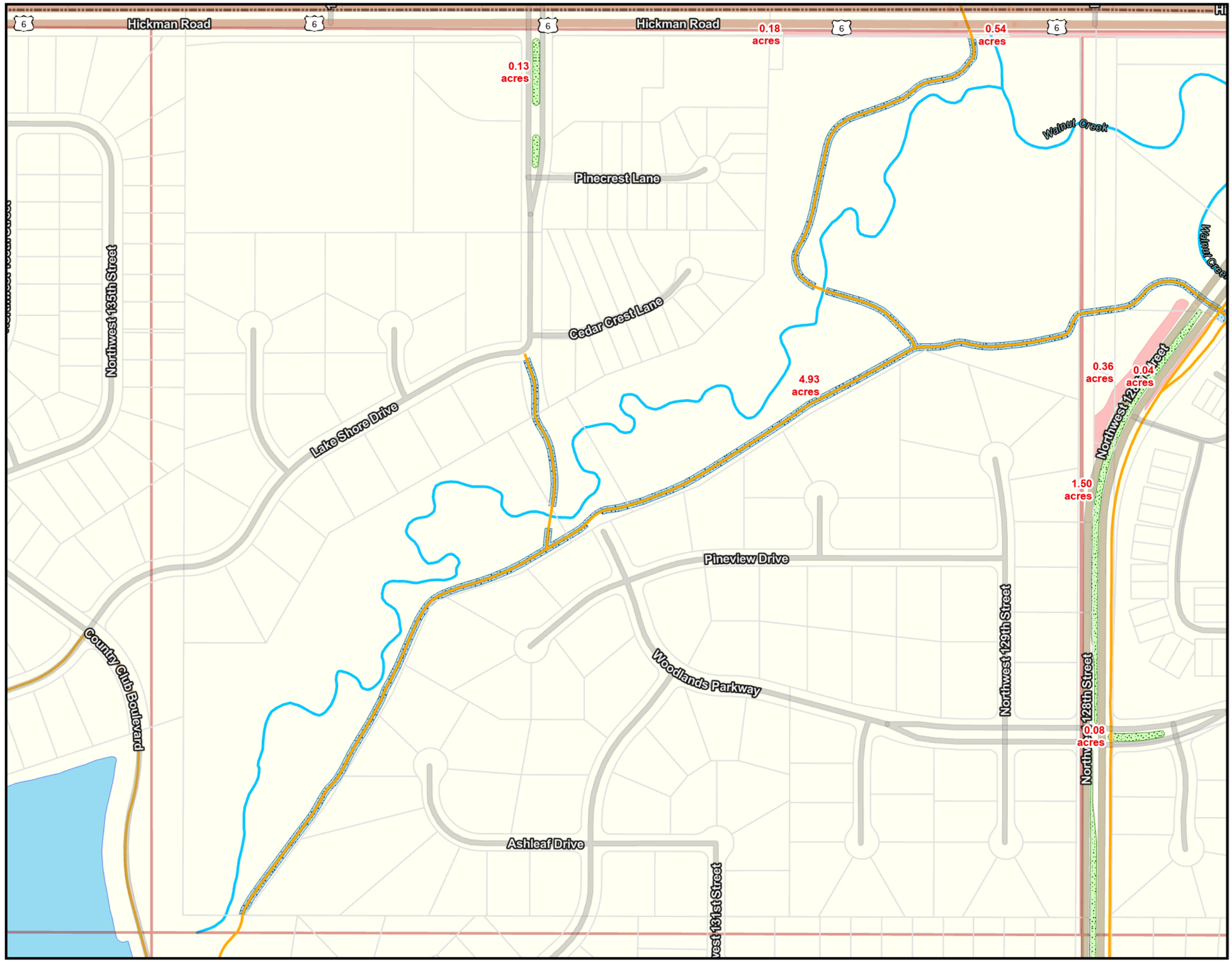

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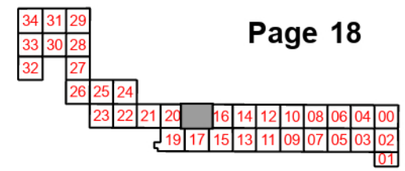

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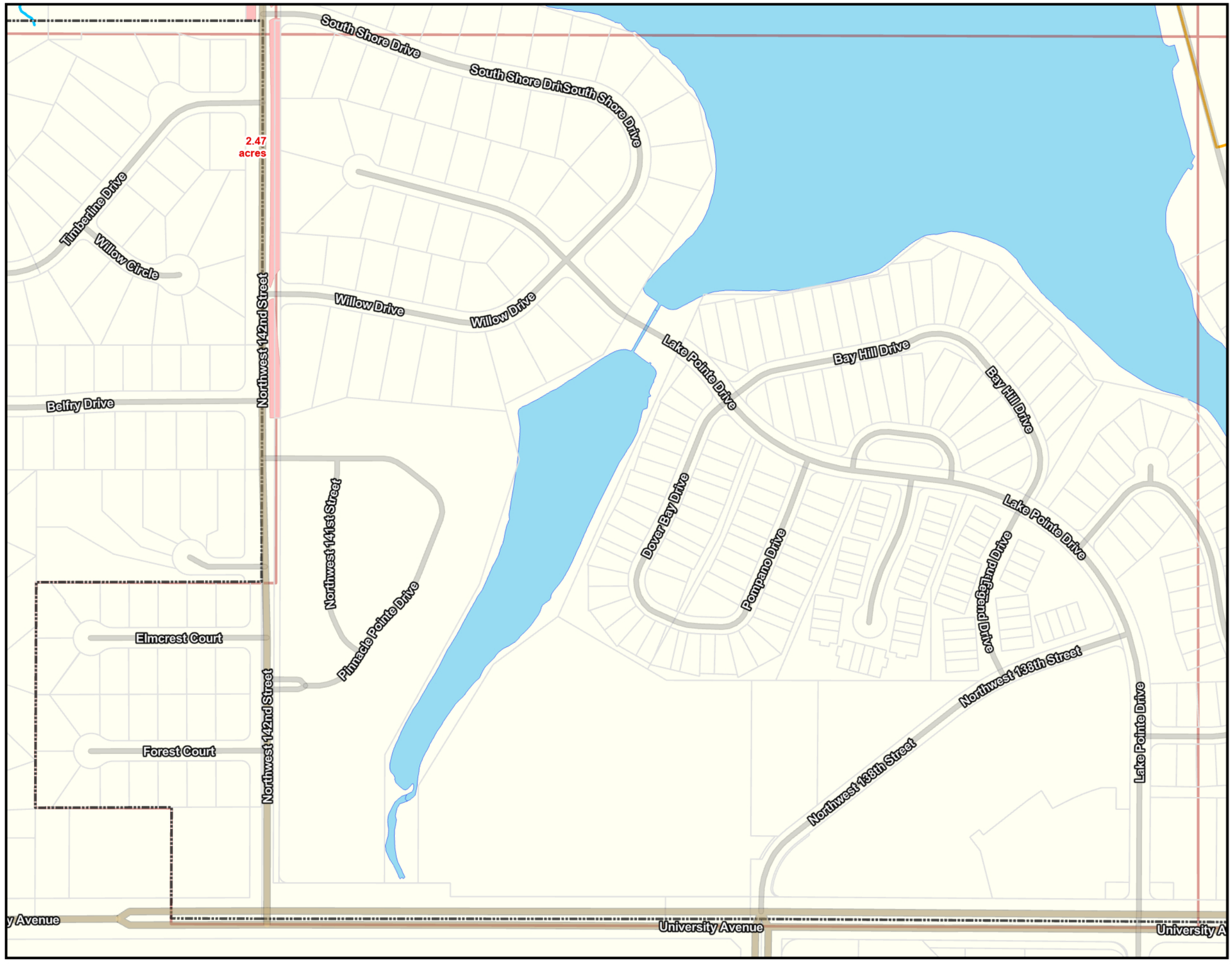

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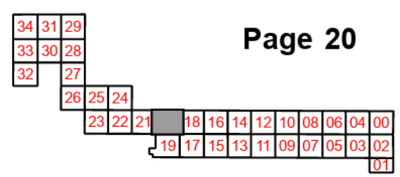

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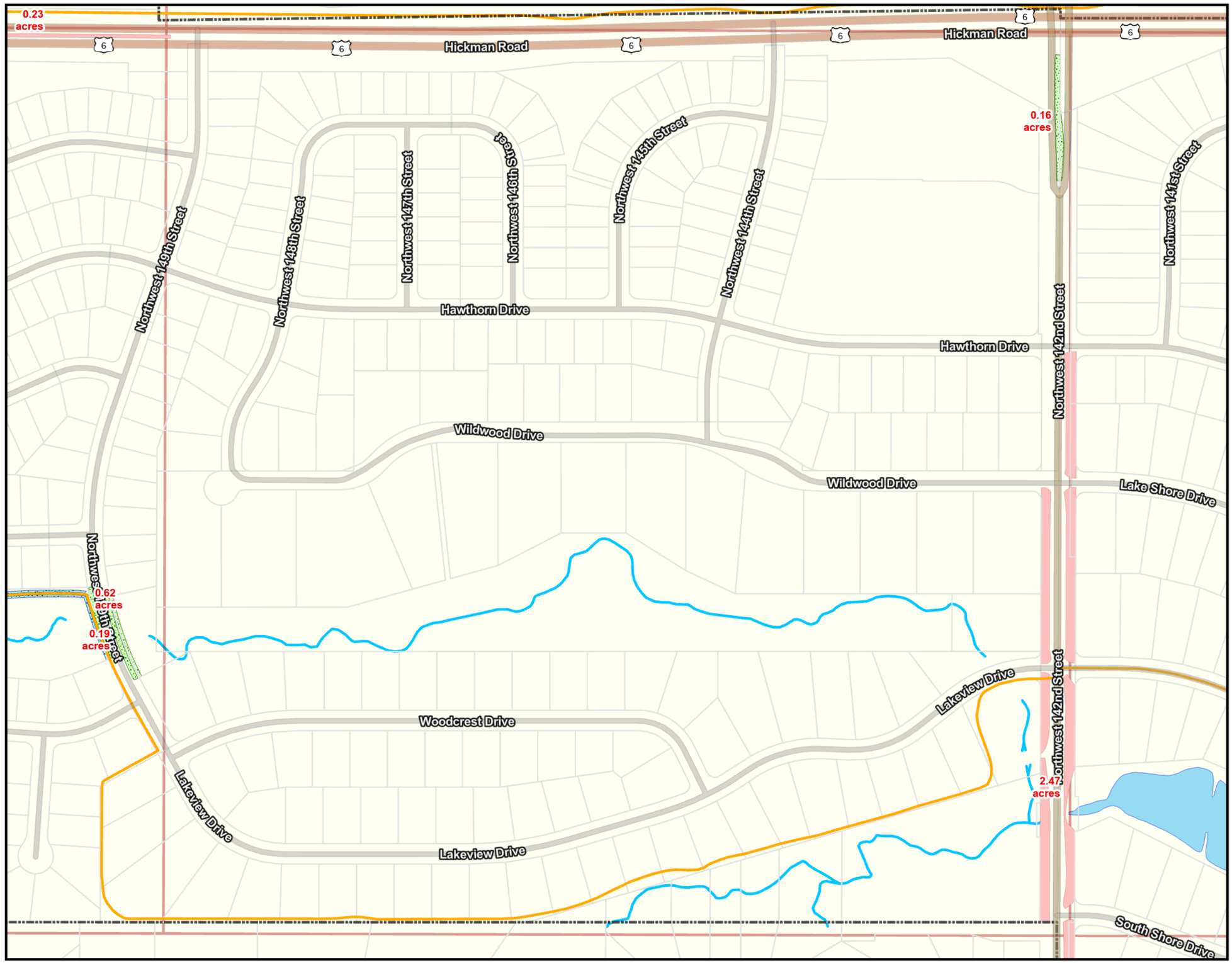

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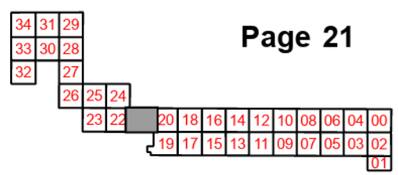

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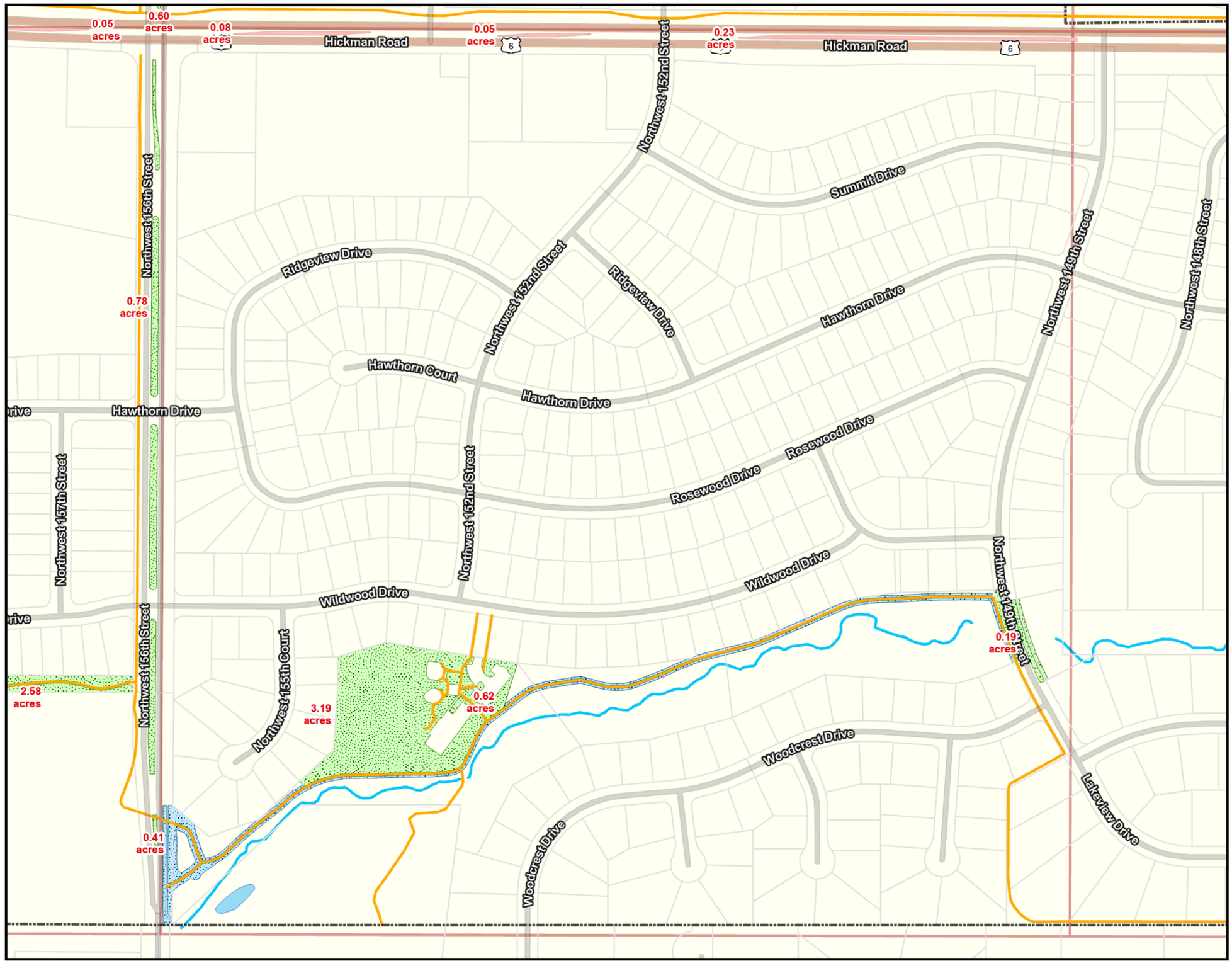

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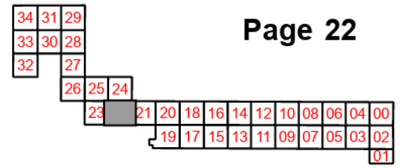

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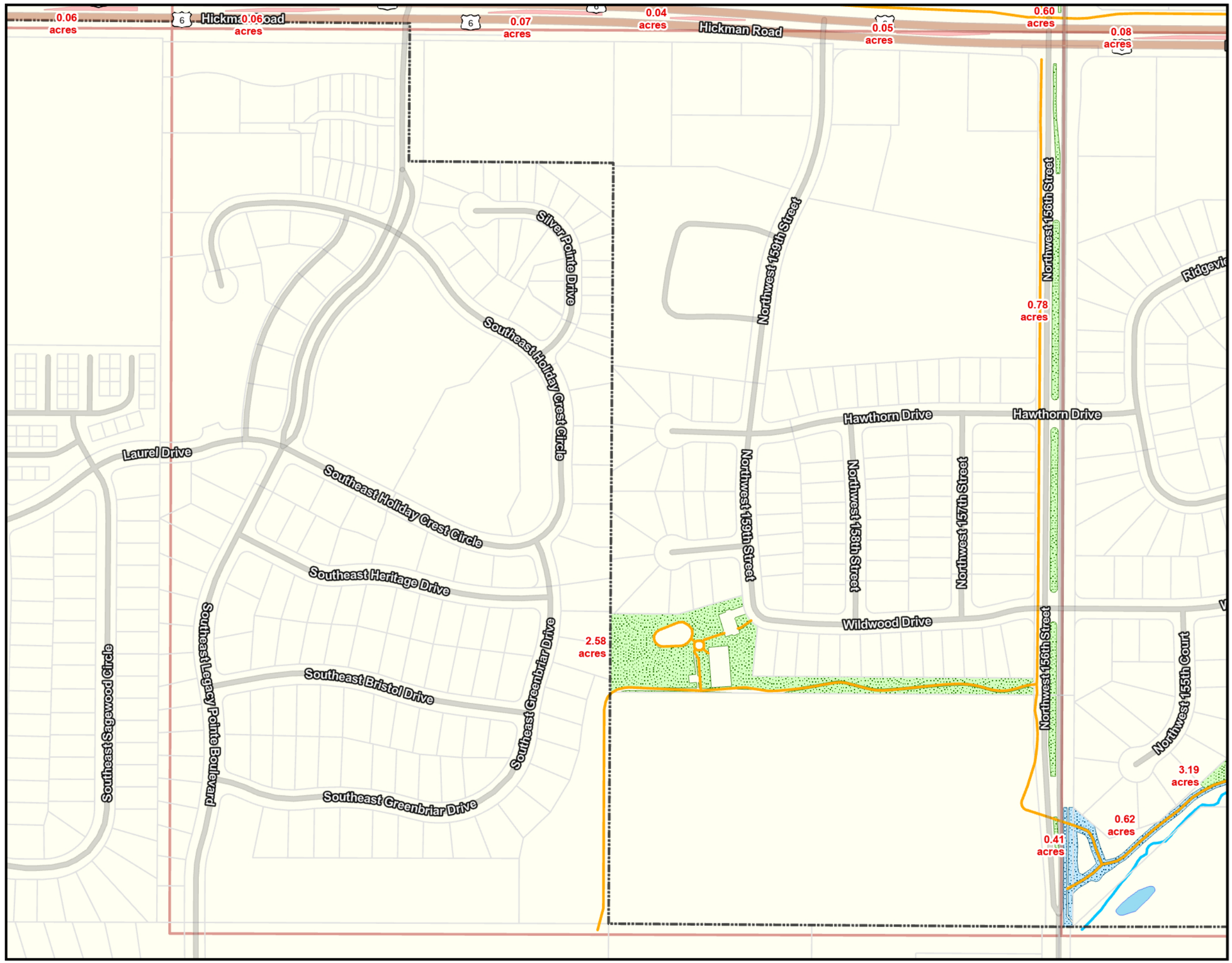

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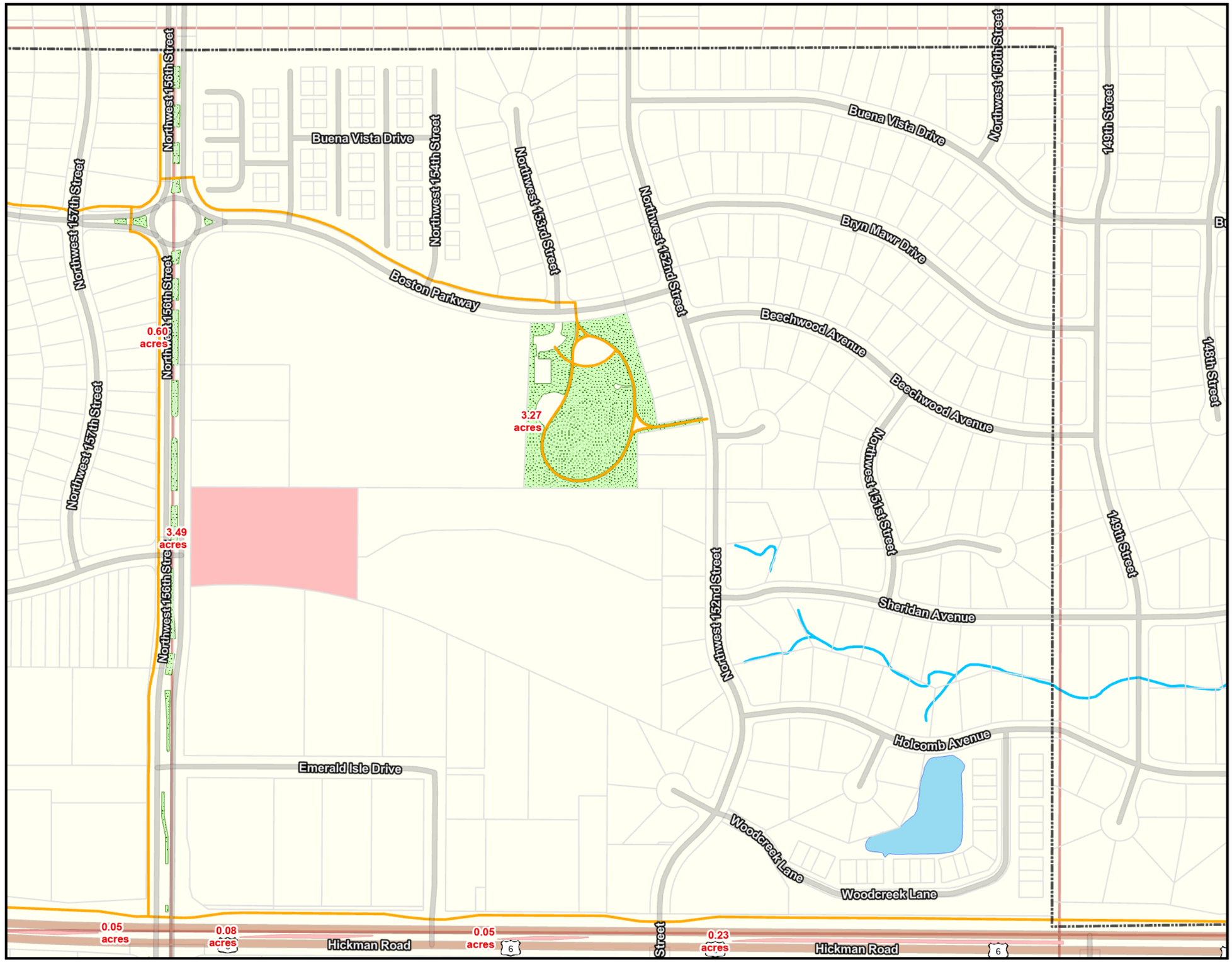

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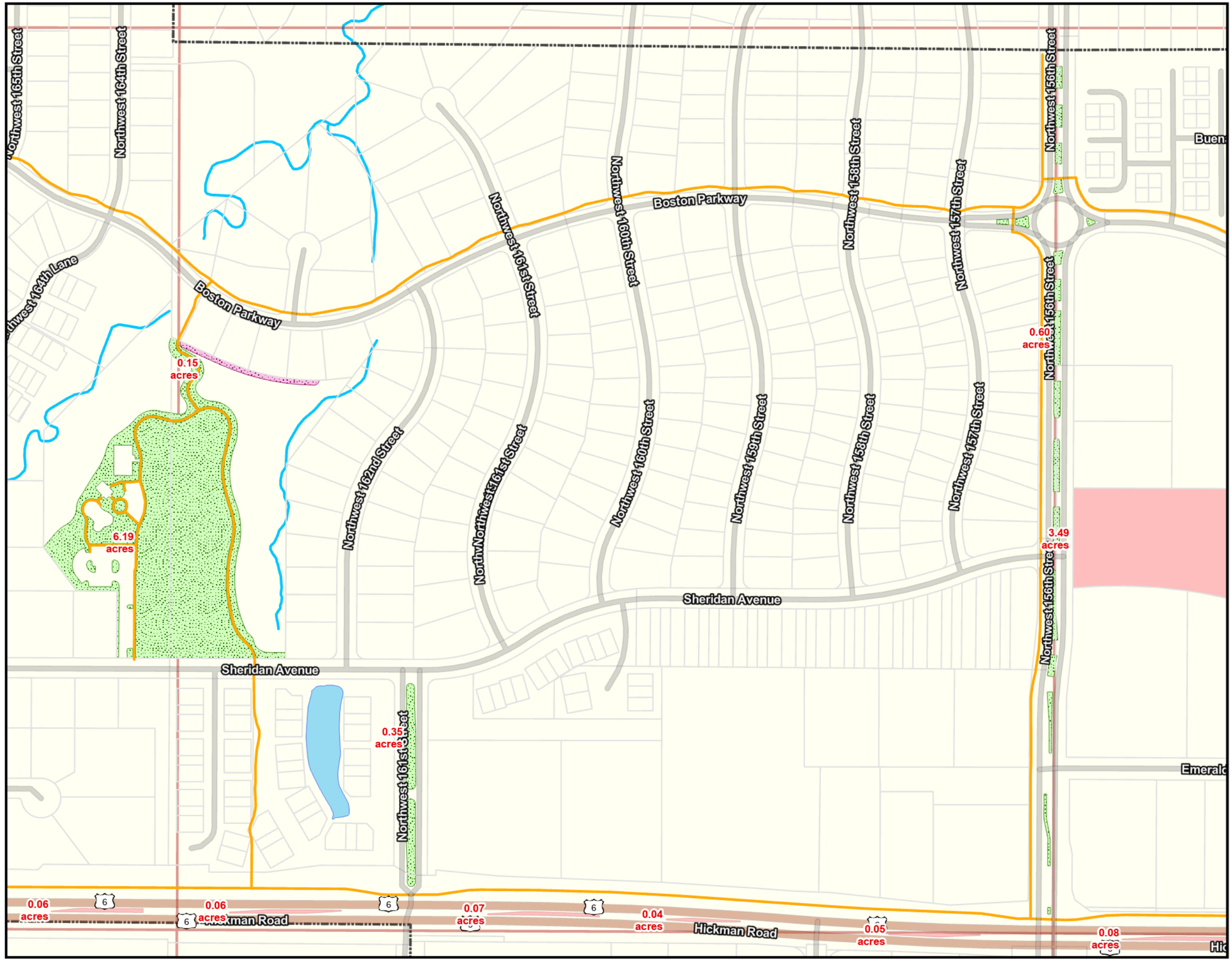

Public Works Mow Areas

- Level A - 3.55 Acres
- Level B - 5.57 Acres
- Level C - 32.36 Acres
- Level D - 1.20 Acres

Parks Mow Areas

- Parks Outsourced - 95.22 Acres
- Parks As Needed - 15.24 Acres
- Parks Maintained - 16.51 Acres

34 31 29
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Clive
Distinct by Nature

Mar 9, 2026

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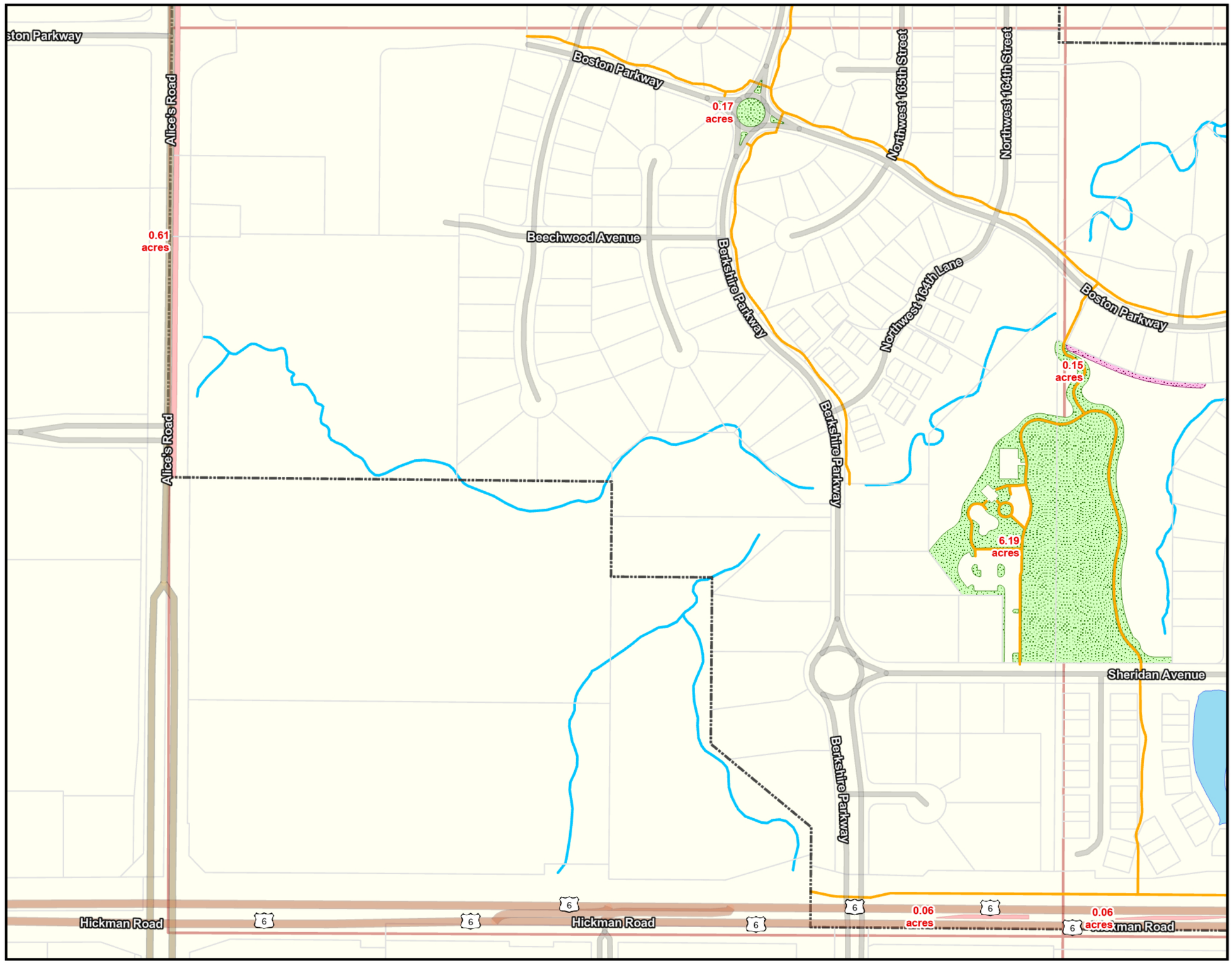

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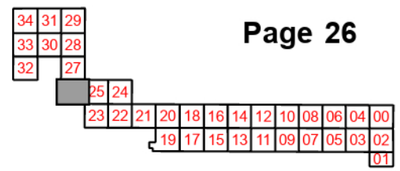

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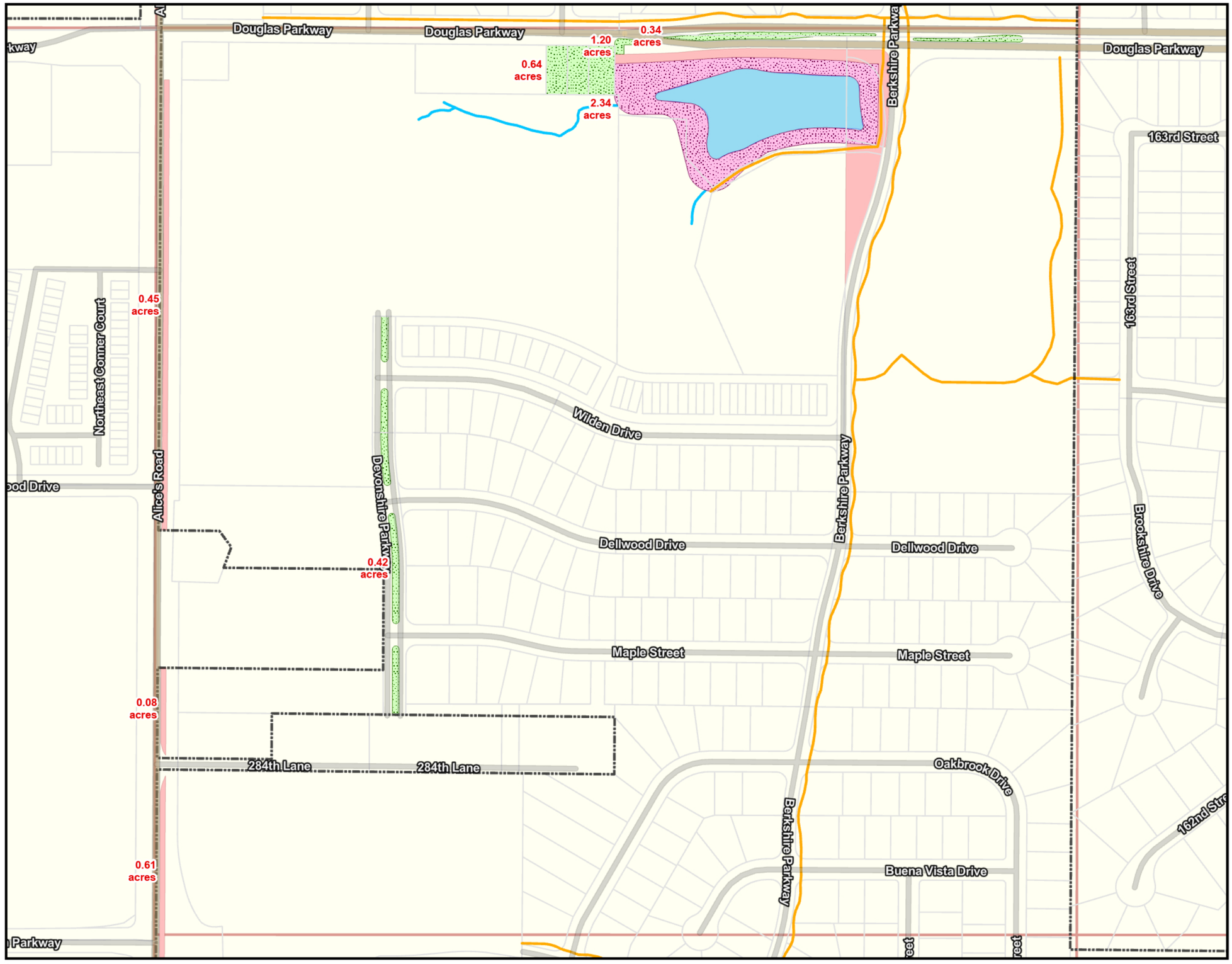

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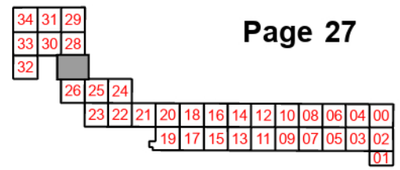

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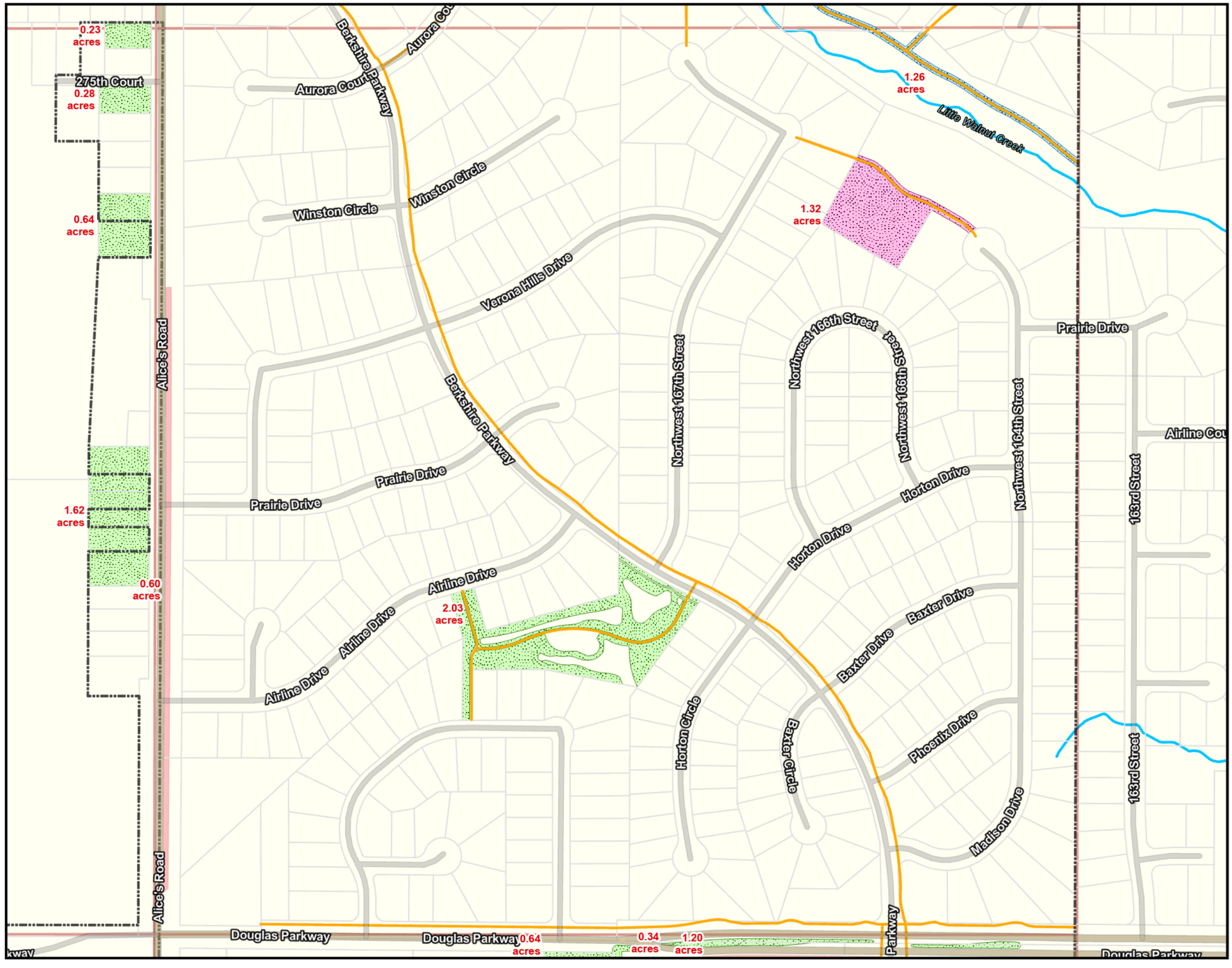

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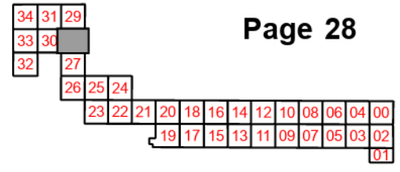

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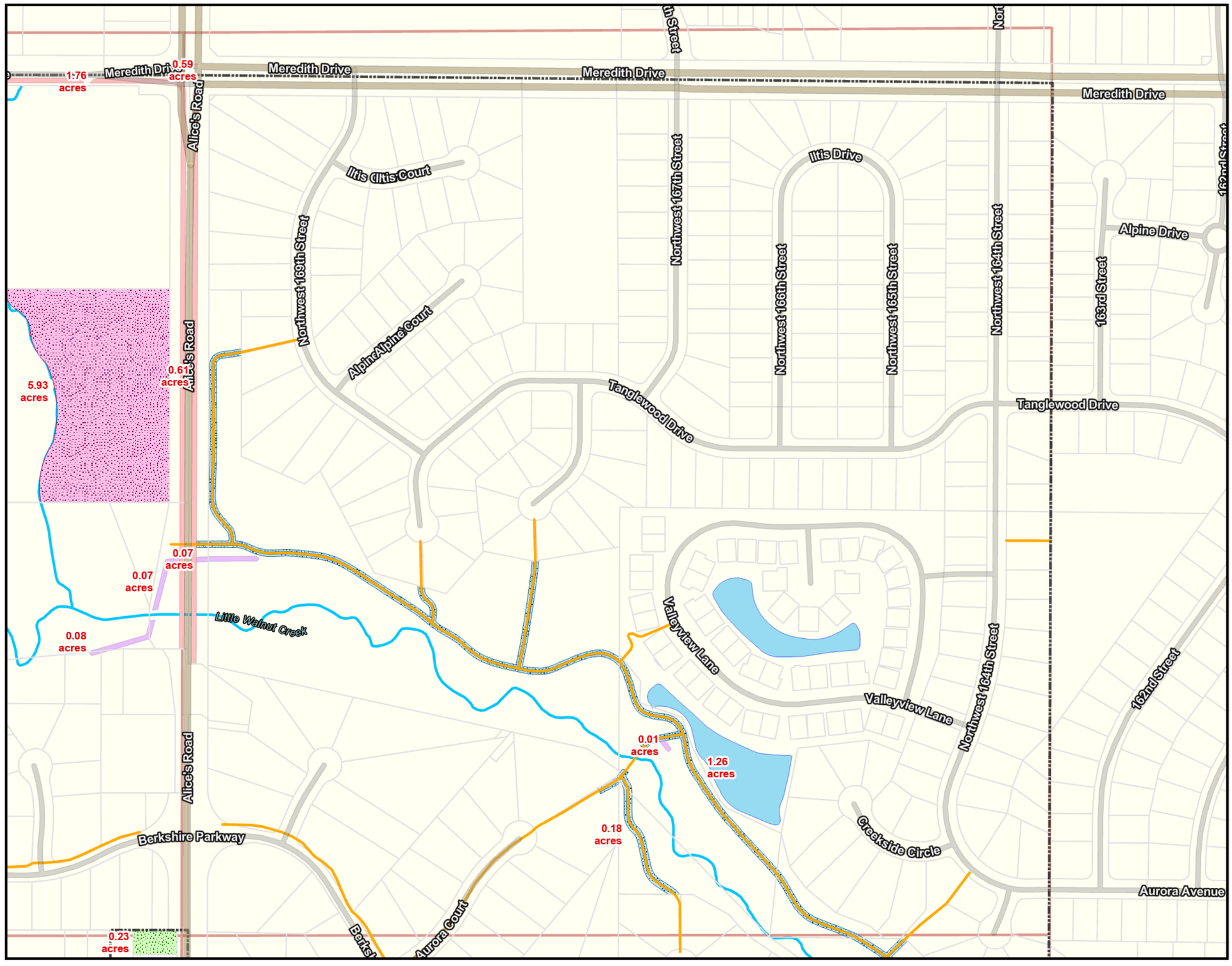

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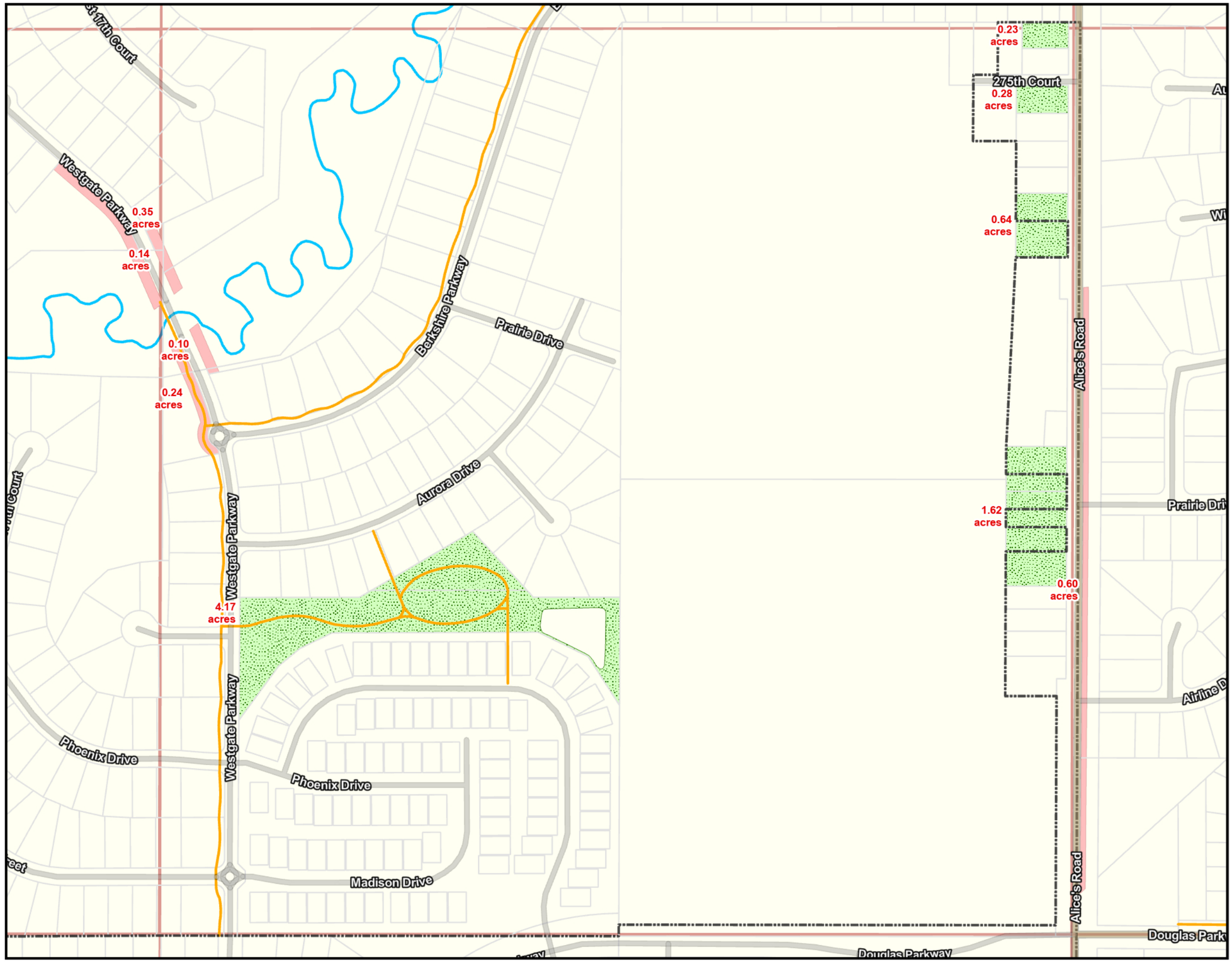

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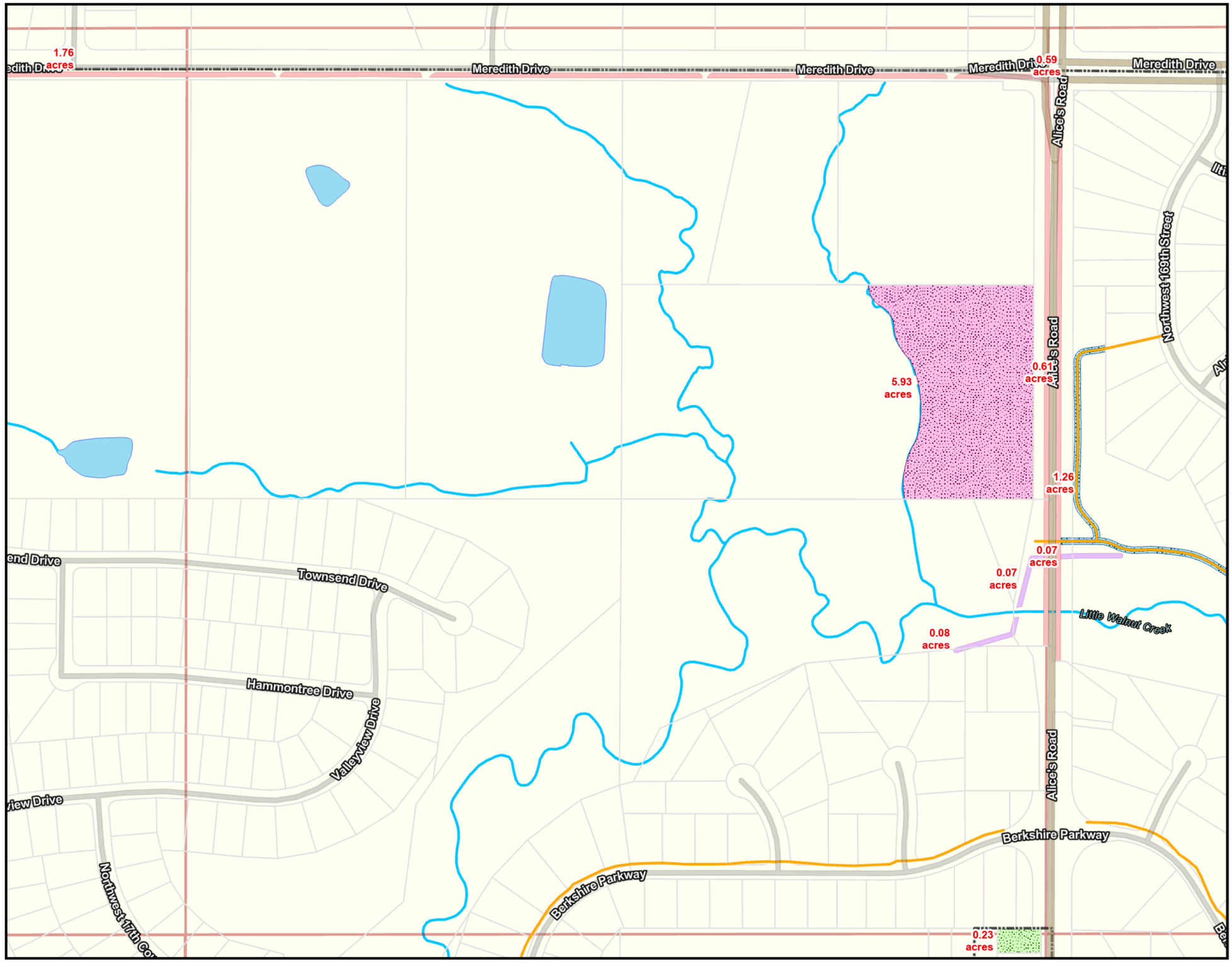

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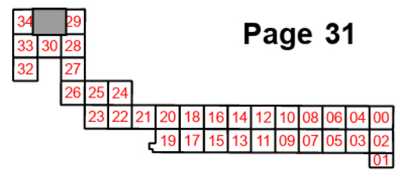

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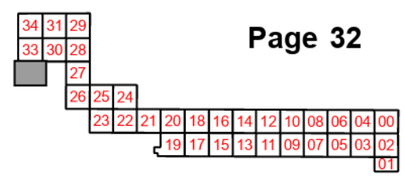

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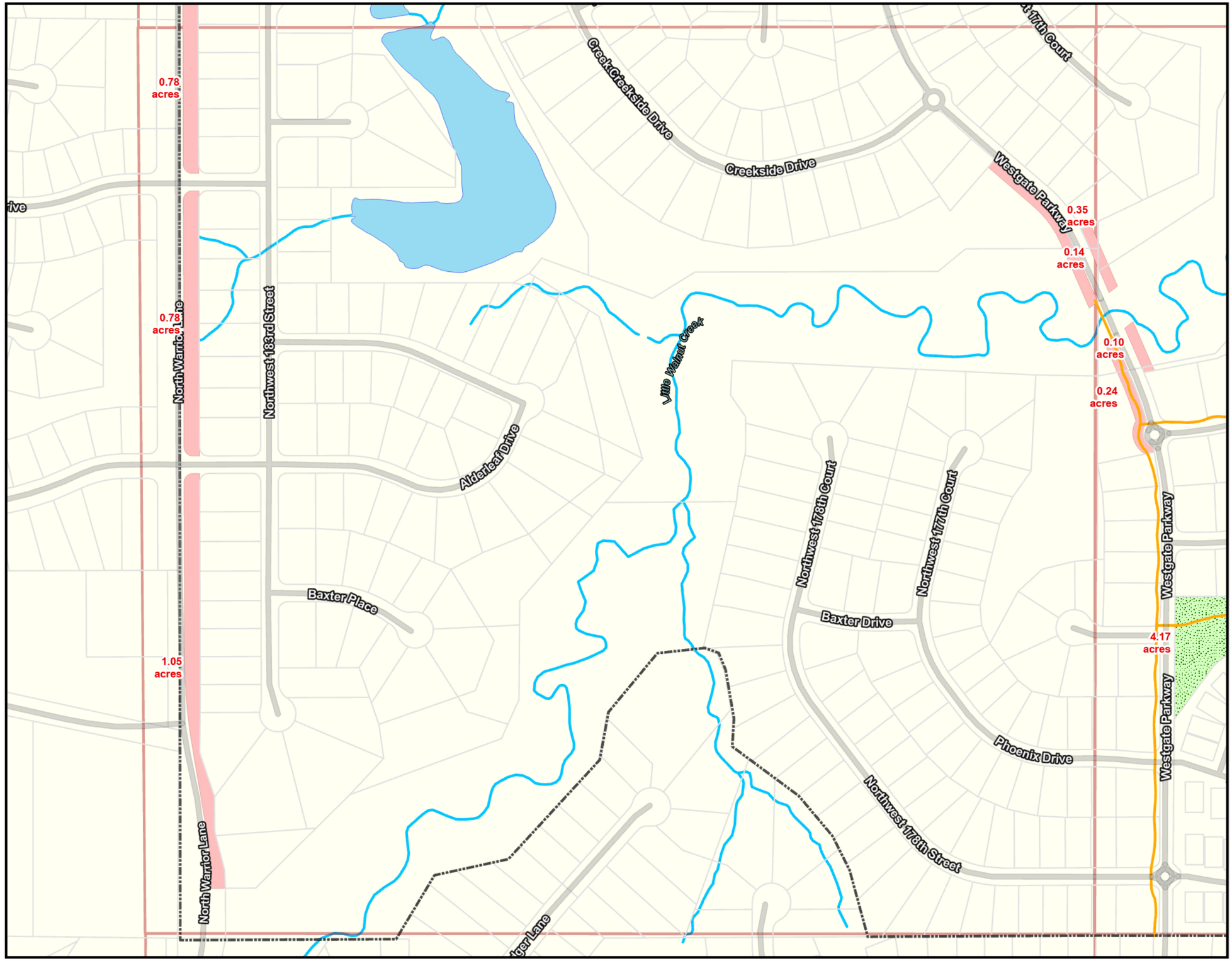

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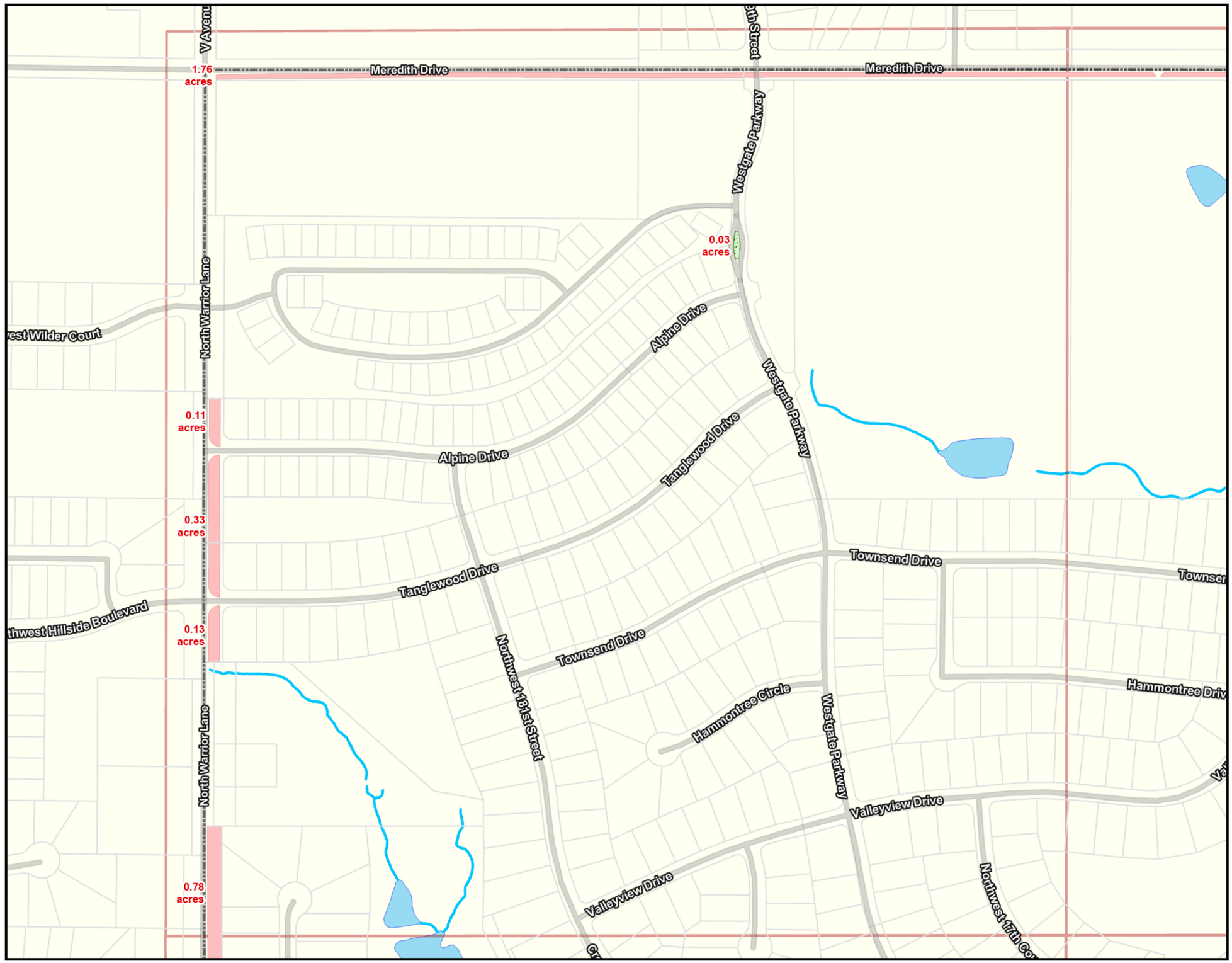

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Mar 9, 2026

	Service Level A	Service Level B
Up Cut Lawn Care	$ 49.75	$ 49.75
Acres	3.55	5.57
Cost per Mow	$ 176.61	$ 277.11
#/year (anticipated)	26	22
Annual Cost	$ 4,591.93	$ 6,096.37

Total		

Stone Cross Lawn	$ 69.99	$ 69.99
Acres	3.55	5.57
Cost per Mow	$ 248.46	$ 389.84
#/year (anticipated)	26	22
Annual Cost	$ 6,460.08	$ 8,576.57
Total		

Quality Cut Lawn Care LL	$ 125.00	$ 125.00
Acres	3.55	5.57
Cost per Mow	$ 443.75	$ 696.25
#/year (anticipated)	26	22
Annual Cost	##########	##########
Total		

Stone Cross 2024-2025	$ 50.00	$ 50.00
Acres	3.55	5.57
Cost per Mow	$ 177.50	$ 278.50
#/year (anticipated)	26	22
Annual Cost	$ 4,615.00	$ 6,127.00
Total		

Service Level C	Service Level D	3-Step Fertilization per Application	Broadleaf Herbicide per Application	Grub & Insect Control per Application	Additional Mowing Services per Hour
$ 49.75	$ 49.75	$1,334.46	$1,334.46	$1,334.46	$ 70.00
32.36	1.2	5.57	37.93	37.93	
$1,609.91	$ 59.70				
15	2	3	2	1	
##########	$ 119.40	$4,003.38	$2,668.92	$1,334.46	

					##########

$ 69.99	$ 69.99	$ 1,114.00	$ 5,879.15	$ 6,448.10	$ 95.00
32.36	1.2	5.57	37.93	37.93	
$ 2,264.88	$ 83.99				
15	2	3	2	1	
##########	$ 167.98	$ 3,342.00	##########	$ 6,448.10	
					##########

$ 125.00	$ 125.00	$ 2,088.00	$ 522.00	$ 2,088.00	$ 80.00
32.36	1.2	5.57	37.93	37.93	
$ 4,045.00	$ 150.00				
15	2	3	2	1	
##########	$ 300.00	$ 6,264.00	$ 1,044.00	$ 2,088.00	
					##########

$ 50.00	$ 50.00	$ 835.50	$ 4,865.00	$ 5,252.50	$ 95.00
32.36	1.2	5.57	37.93	37.93	
$ 1,618.00	$ 60.00				
15	2	3	2	1	
##########	$ 120.00	$ 2,506.50	$ 9,730.00	$ 5,252.50	
					##########

Service and Rate Quote
Public Works Mowing Contract

Dated: 03 / 24 / 2026

Lawn Care Services for Public Works Mowing Contract including Public Works Facility grounds, ROW and vacant lots areas in the City of Clive

Per Acre Mow Rate	$ $49.75
3-Step Fertilization (1 lb. N/1,000 sq. ft.)	$ $5.50 per 1000 Sq Ft
Broadleaf Herbicide Application (two)	$ $5.50 per 1000 Sq Ft
Grub and Insect Control (per application)	$ $5.50 per 1000 Sq Ft
Additional Mowing Services (per hour)	$ $70.00 per hour

This is a quote for additional mowing services that may be necessary on an on call basis.

Submit Quote and a list of the equipment owned by the company by March 27, 2026 to:
Clive Public Works Department
2123 NW 111th Street
Clive, Iowa 50325
Att: Jerry Freestone, Public Works Operations Administrator

Submitted by:

Name of Company: Up Cut Lawn Care

Contact Name: Taner Burns

Contact Title: Owner

Address: 3985 E Broadway Ave

City: Des Moines State: IA Zip: 50317

TC — 3/24/2026

Signature Date

Also attach contact info for three references with the following information.

- Business name of reference
- Contact person
- Address
- Phone and Email

Up Cut Lawn Care Equipment List	
Machine	Qty
Scag 61-inch V-Ride XL	6
Scag 52-inch V-Ride II	4
Scag 32-inch V-Ride II	1
Scag 61-inch Tiger Cat II	1
Scag Windstorm stand on blower	1
John Deer 1025	1
John Deer X738	1
John Deere 244/P Compact Loader	1
John Deer 317 G Skid Loader	1
Johnn Deer 331/P Skid Loader	1
John Deere 35 P Mini Exevator	1
Stinger Gateway Sprayer	3
Pick Up trucks	6
16 Ft Dump Trailer	1
16 Ft lawn Trailer	3

Miscellaneous equipment	
Blowers	Concrete Tools
Trimmers	Chainsaws
Bush Hog mower	Water Tanks
Concete Braker	Hedge Trimmers
Grapple Bucket	Fork Attachment
Planer Attachment	Trench Bucket
Auger Attachment	Leaf Vac

Reference Sheet

Up Cut Lawn Care

tanerburns@upcutlawncare.com
515-783-8577

- Judicial Branch
- Jim Evans
- 1111 E Court Ave, Des Moines, IA 50319
- Cell: 515-490-7759 Work: 515-348-4884
- Jim.Evans@iowacourts.gov

- Wellington Apartments
- Tony Steffensen
- 4700 EP True Pkwy, West Des Moines, IA 50265
- Cell: 515-979-1022
- anthony.steffensen@greystar.com

- Grace Ballet
- Anna Johnson
- 1380 NE 66th Ave, Des Moines, IA 50313
- Cell: 515-554-8022
- graceballetoffice@gmail.com

Service and Rate Quote
Public Works Mowing Contract

Dated: 3 / 16 / 26

Lawn Care Services for Public Works Mowing Contract including Public Works Facility grounds, ROW and vacant lots areas in the City of Clive

Per Acre Mow Rate	$ 69.99
3-Step Fertilization (1 lb. N/1,000 sq. ft.)	$ 200.00 per acre
Broadleaf Herbicide Application (two)	$ 155.00 per acre
Grub and Insect Control (per application)	$ 170.00 per acre
Additional Mowing Services (per hour)	$ 95.00

This is a quote for additional mowing services that may be necessary on an on call basis.

Submit Quote and a list of the equipment owned by the company by March 27, 2026 to:
Clive Public Works Department
2123 NW 111th Street
Clive, Iowa 50325
Att: Jerry Freestone, Public Works Operations Administrator

Submitted by:
Name of Company Stone Cross Lawn + Landscape

Contact Name Dani Heinen

Contact Title Director of Operations

Address 3410 SE 22nd Street

City West Des Moines State IA Zip 50265

Signature 3/16/26 Date

Also attach contact info for three references with the following information.

- Business name of reference
- Contact person
- Address
- Phone and Email

Public Works Mowing Contract Quote:

Clive Public Works
2123 NW 111th Street
Clive, Iowa 50325
Att: Jerry Freestone, Public Works Operations Administrator

Schedule

March 13, 2026	Request for Quotes
March 17, 2026	Pre-Quote Meeting
March 27, 2026	Quotes are due
Week of March 30, 2026	Quotes evaluated and References Checked
Week of March 30, 2026	Contractor Notified-Contract Negotiations
April 9, 2026	Contract Approved by City Council

STONE CROSS
LAWN & LANDSCAPE
CONCRETE COLLABORATIVE

Refences:

The HOA Management Company
Lisa Logsdon
2183 NW 86th Street Ste A
Clive, IA 50325
515-446-2240 ext 402
lisa.hoamanagement@outlook.com

West Property Management
Cynthia King
5550 Wild Rose Lane Ste 400
West Des Moines, IA 50266
515-778-7590
cynthia@west-property.com

City of Clive Public Works
2123 NW 111th Street
Clive, IA 50325
JFreestone@cityofclive.com

City of Clive Parks
1900 NW 114th Street
Clive, IA 50325
jthielen@cityofclive.com

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/23/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
FEDERATED MUTUAL INSURANCE COMPANY
HOME OFFICE: P.O. BOX 328
OWATONNA, MN 55060

CONTACT NAME: CLIENT CONTACT CENTER
PHONE (A/C, No, Ext): 888-333-4949 **FAX (A/C, No):** 507-446-4664
E-MAIL ADDRESS: CLIENTCONTACTCENTER@FEDINS.COM

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: FEDERATED MUTUAL INSURANCE COMPANY	13935
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
STONE CROSS LAWN & LANDSCAPE & CONCRETE COLLABORATIVE, LLC
3410 SE 22ND ST
WEST DES MOINES, IA 50265-8569

COVERAGES **CERTIFICATE NUMBER: 30** **REVISION NUMBER: 0**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:	N	N	1928400	04/07/2026	04/07/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS & COMP/OP ACC	$1,000,000 $100,000 $5,000 $1,000,000 $2,000,000 $2,000,000
A	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY	N	N	1928400	04/07/2026	04/07/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per Person) BODILY INJURY (Per Accident) PROPERTY DAMAGE (Per Accident)	$1,000,000
A	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION	N	N	1928404	04/07/2026	04/07/2027	EACH OCCURRENCE AGGREGATE	$4,000,000 $4,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/ EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	1928403	04/07/2026	04/07/2027	[X] PER STATUTE [ ] OTHER E.L EACH ACCIDENT E.L DISEASE -EA EMPLOYEE E.L DISEASE - POLICY LIMIT	 $500,000 $500,000 $500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER
CITY OF CLIVE PUBLIC WORKS
2123 NW 111TH ST
CLIVE, IA 50325-3755
30 0

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Nicholas R. Zoeve

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Service and Rate Quote
Public Works Mowing Contract

Dated: 3/27/

Lawn Care Services for Public Works Mowing Contract including Public Works Facility grounds, ROW and vacant lots areas in the City of Clive

Per Acre Mow Rate	$ 125.00
3-Step Fertilization (1 lb. N/1,000 sq. ft.)	$ 2,088.00 / App
Broadleaf Herbicide Application (two)	$ 522.00 / App
Grub and Insect Control (per application)	$ 2,088.00 / App
Additional Mowing Services (per hour)	$ 80.00

This is a quote for additional mowing services that may be necessary on an on call basis.

Submit Quote and a list of the equipment owned by the company by March 27, 2026 to:
Clive Public Works Department
2123 NW 111th Street
Clive, Iowa 50325
Att: Jerry Freestone, Public Works Operations Administrator

Submitted by:
Name of Company Quality Cut Lawn Care LLC
Contact Name Steve Darcy
Contact Title Pres
Address 115 12th St
City West Des Moines State IA Zip 50265

Signature 3-27-26 Date

Also attach contact info for three references with the following information.

- Business name of reference
- Contact person
- Address
- Phone and Email

Equipment list
2- 61 inch Scag Turf Tigers riders
2- 52 inch Ferris Stand on mowers
2- 36 inch Scag Walk behind
2- 52 inch Ferris Walk behind
1 52 inch John Deere rider
Stihl blowers and trimmers

References
Steve Mount
West Des Moines Water Works
1505 Railroad Ave, West Des Moines
Steve.Mount@wdmww.com
515-222-3460

Peter DeKock
City of Clive
2123 NW 111th St, Clive
PDeKock@cityofclive.com
515-223-6013

Todd Stephens
Facilities and Operations Manager
Electrical Power Products
4240 Army Post Road
Des Moines, Iowa 50321
(515) 262-8161

Memo

TO: Mayor and Council members
FROM: Jeff Thielen, Parks Manager
DATE: April 9, 2026
RE: Resolution Approving 2026-2027 Parks Mowing Service Agreement - ADA Mowing

SYNOPSIS:
An RFQ was distributed on March 13th to ten lawn and landscape vendors for mowing services on City owned park land, city facilities and street medians. Bids were submitted by four vendors on March 27th. The low bid was received from ADA Mowing, Pleasant Hill, IA.

The per acre rate under our previous mowing contract was $50.00 per acre, so the new contract rate of $41.00 per acre represents a significant annual savings over our prior contract. ADA Mowing provided references from the City of Des Moines, City of Urbandale, and City of Pleasant Hill. After references were checked, staff feel confident that ADA Mowing can provide a quality mowing service for the City of Clive.

Please see a breakdown of previous agreement costs and bids received.

Parks Mowing Quote Tabulations 2026

	Acres	Acre Rate	Per Mow	Yearly Frequency	As Needed Acres	Acre Rate	Yearly Frequency	Per Mow	Yearly Grand Total
ADA Mowing	89.38	$41.00	$3,664.58	26	15.24	$ 90.00	2	$1,371.60	$98,022.28
Up Cut Lawn Care	89.38	$49.75	$4,446.65	26	15.24	$ 70.00	2	$1,066.80	$117,746.50
Stone Cross Lawn & Landscape	89.38	$69.99	$6,255.71	26	15.24	$ 95.00	2	$1,447.80	$165,544.06
Quality Cut Lawn Care LLC	89.38	$125.00	$11,172.50	26	15.24	$ 80.00	2	$1,219.20	$292,923.40
Previous Contract Cost 2023-2025	94.4	$50.00	$4,720.00	26	15.24	$ 95.00	2	$1,447.80	$125,615.60

Staff recommends Council approval of the two-year Service Agreement with ADA Mowing.

Attachments:
1. Mowing Resolution 4-9-2026
2. 2026-2027 Mowing Agreement - ADA Mowing
3. Rate Quote & Liability Insurance
4. 2026_Combined_Mow_Mapbook_Aerials

RESOLUTION NO. _____

RESOLUTION APPROVING MOWING AND LAWN CARE SERVICES AGREEMENT WITH ADA MOWING

WHEREAS, the City requested proposals from vendors for the performance of certain mowing and lawn care services for city owned parks and miscellaneous property; and

WHEREAS, following the evaluation of such proposals, the City desires to enter into a mowing and lawn care services agreement with ADA Mowing, to provide mowing and lawn care services for City owned property.

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

That the mowing and lawn care services agreement with ADA Mowing 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

This Agreement, dated _____, 2026, is entered into by and between the CITY OF CLIVE, an Iowa municipal corporation (the "City") and ADA Mowing., an Iowa corporation (the "Contractor"). The City of Clive and the Contractor are collectively known as the parties.

The City of Clive agrees to engage the services of the Contractor and the Contractor agrees to perform the services as described in the terms and conditions as set forth in this Agreement, including Exhibit A, Public Mowing Mapbook.

I. Term of Agreement

A. This Agreement shall commence on April 13, 2026, and end on December 31, 2027, unless sooner terminated as provided herein. This Agreement may be extended for additional two (2) year term (extending from April 1 through December of the following year) if the City notifies the Contractor, in writing, at least sixty (60) days prior to end of each annual contract term, that the City desires that the term of the Agreement be extended for an additional two (2) year term, and the Contractor agrees to such extension. If both parties agree to extend the term of the Agreement for an additional two (2) year term, the parties shall execute a written amendment to this Agreement extending the term of the Agreement for an additional two (2) year under the same terms and conditions contained in this Agreement, except as may be mutually agreed upon by the parties.

B. The City may terminate this Agreement if Contractor fails to perform in accordance with any section of this Agreement. The termination will become effective 21 days from the date of the termination notice, provided the Contractor has not rectified failures addressed in the termination notice within 14 days of the date on said notice. The notice will be delivered by certified mail or personal service to the Contractor at the address for notices stated in this Agreement.

II. Payment

A. City shall pay Contractor for the services provided on a monthly basis. Services are billed from the contractor to the city at a rate of $41.00 per acre mowed. In special cases when additional areas need mowing on an on call basis, a billing rate of $90.00 per hour will be used. Invoices submitted by the first of the month must contain the contract number and detail on services provided the previous month. All work being billed shall be referenced on invoices according to the tasks listed in this Agreement.

III. Description of Services Requested

Service Level A

This service level is intended to provide a high level of service for turf areas in the City that are high visibility areas and/or areas that receive a high level of pedestrian traffic or use. Service level "A" areas include: city owned facility grounds, street medians and general park areas. These areas may have irrigated turf areas and are expected to receive a weekly mowing and may need an additional mowing each week during the spring or early summer growing season. Mowing shall include trimming around all objects in turf areas that cannot be reached with mowing equipment. Generally a string trimmer can perform this task. Mowing in these areas is expected 22 to 26 times each season, or as needed. See Attachment A, for the locations for Service Level A maintenance areas.

IV. Performance Requirements

A. Personnel. The Contractor shall provide the City with the name, address, e-mail address and telephone number(s) for at least two designated contact persons responsible for ensuring response to the City's request for services. Personnel applying pesticides and fertilizers shall be licensed applicators as required by the State of Iowa. Personnel working in the right-of-way of any public street must wear DOT approved type 2, high visibility clothing.

B. Equipment. The Contractor shall provide the City with a list of equipment that will be used to provide the mowing services. The list of equipment shall include the equipment year of manufacturer, make, model and cutting width. All equipment to be used within the street right-of-way shall be equipped with an amber warning light and slow moving vehicle sign where appropriate. Adequate backup equipment in the event of equipment breakdown or equipment failure will also be needed.

C. Litter and Debris. The Contractor is responsible for the pick-up and removal of any litter or trash in any service level prior to mowing. The Contractor shall legally dispose of all litter collected as part of this contract. Grass clippings and other debris shall not be blown into the adjoining street or roadway. Mowing should be accomplished in such a manner as to discharge all clippings and debris away from the street, parking lot, sidewalk, trail or landscape bed. Any debris remaining in any of these or similar types of areas shall be swept, or removed from these areas.

D. Time of Service. Mowing timing is of utmost importance. All work times must be scheduled to begin no earlier than 7:00 AM and all work must cease no later than 10:00 PM per the City of Clive Noise Control Ordinance. The Contractor may not mow the Aquatic Center during hours the Aquatic Center is open or

when lessons or clinics are underway. Many parks will have recreation programs scheduled throughout the summer and the Contractor will need to work with the City recreation department supervisory staff for the days and times that are available for mowing. In addition, mowing interrupts even the casual park user from their opportunity to use and enjoy the park facility; mowing services shall avoid these park users and work on other areas in the park or leave the park and return to these areas at a later time to complete mowing tasks.

E. Notification. The Contractor shall provide the City representative a general schedule of service for each service level. The City's contact person shall be notified by e-mail or phone a minimum of 24 hours in advance of deviations from that general service schedule for any work being performed by the Contractor.

F. Response Time. Although the majority of maintenance shall be done on a regular basis according to the specifications noted in this Agreement, maintenance may occasionally be needed on an "as-needed" basis. In these cases, the Contractor shall respond within 24 hours after a request for maintenance is made by the City unless stated otherwise in the specifications. These additional services shall be provided at the pre-approved rate noted in the agreement.

G. Records. The Contractor shall maintain all maintenance records including time/date of maintenance, name and quantity of any products used, and any other pertinent information. A copy of these records shall be provided with each application for payment. All records of chemical and fertilizer applications shall be provided to the City within ten days following each application. Information contained in chemical and fertilizer application records shall be in accordance with State of Iowa requirements. All areas must be flagged at time of application and flags shall be removed within 72 hours of application. Chemical and fertilizer applications different from those specified may be considered, but must have prior written approval from the City.

H. Authority/Direction. The Contractor and its designated personnel shall respond to requests made by the City in a positive, courteous and timely manner. The City reserves the right to reject any equipment or personnel from continued or further engagement of services due to incompetence, insubordination or inability of equipment to function properly for the requested services.

I. Damages. The Contractor shall be responsible for any and all damage to public property (including public utilities), private property, or personal injury whether such personal injuries or damages are due to its own or its employee's negligence or intentional or reckless conduct or otherwise in maintaining any of the service areas.

J. Traffic Control. Due to the nature of the median locations, traffic control and the safety of personnel and motorists is of the utmost importance. All access to medians shall be from street turn lanes, not from through/travel lanes, whenever possible. Equipment, if parked, shall be entirely within the turn lane and out of

the through/travel lane leaving as much of the turn lane available for normal vehicular turning activity as possible. Any equipment parked in the turn lane must have an amber light flashing at all times. Mowers and other equipment will need to be unloaded and loaded at medians or at adjacent city facilities that include a parking area large enough to accommodate mowing equipment.

If work needs to occur within or equipment needs to be located in a through/travel lane, the Contractor shall follow City of Clive Public Works Department procedures for a lane closure. All traffic control procedures shall comply with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways. All temporary traffic control provisions shall be furnished, erected, maintained and removed by the Contractor. Parking of private vehicles on right-of-way and/or closed streets will not be allowed.

V. Insurance

A. General.

1. The Contractor shall provide the City with proof of liability insurance in the amount of one million dollars for generally liability insurance with a four million dollar umbrella policy.
2. All certificates of insurance required herein shall state that thirty (30) days written notice will be given to the City before the policy is canceled or changed. All certificates of insurance shall be delivered to the City prior to the time that any operations under this Contract are started.
3. All of said Contractor's certificates of insurance shall be written by an insurance company authorized to do business in the State of Iowa.
4. An original policy or Certificate of insurance with an Original Penned Signature of the agent writing the policy or certificate must be submitted (memorandums of insurance and stamped or computer generated signatures will not be accepted).
5. The name of the agent signing the certificate must be typed under his/her original penned signature as well as the business address and phone number of the agent.
6. All addresses on the certificate should list a street address (not a PO Box address).
7. The City of Clive, its officers and employees shall be named as additional insured on the Contractor's liability policies with regard to the 2026-2027 mowing and lawn care services agreement.
8. A copy of a power of attorney or some other document showing the agent's authority to sign for the insurance company must be attached to the certificate. A copy of the agents' insurance license will be accepted.
9. If the policy must be endorsed with respect to including the certificate holder as an additional insured, evidence must be attached to the certificate to indicate that the policy is endorsed.
10. The following address must appear in the certificate holder section: City of Clive, 1900 NW 114th Street Clive Iowa 50325.

11. The Contractor shall purchase and maintain such insurance as will protect the Contractor from claims under workers' compensation, disability benefit and other similar employee benefit acts.

VI. Liability

To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the City and its agents, officers and employees from and against all claims, damages, losses and expenses, including, but not limited to attorney's fees, arising out of or resulting from the performance of the services to be provided under this Agreement.

The Contractor assumes full responsibility for all loss or damage from any cause whatsoever to any tool, machinery, equipment, or motor vehicles owned or rented by the Contractor, the Contractor's agents, subcontractors, materials owned or rented by the Contractor, the Contractor's agents, subcontractors, material suppliers or their employees.

Upon the occurrence of any event, the Contractor agrees to promptly notify the City, in writing, of the occurrence of such event, which notice shall give the details as to the occurrence, the cause as far as can be ascertained, the estimate of loss or damage done, the names of witnesses, if any, and stating the amount of any claim made against Contractor.

VI. Compliance

A. Mandatory Drug and Alcohol Testing Programs. The Contractor certifies that all of their employees who may operate a commercial motor vehicle are included in a substance abuse program that meets the requirements of Federal Department of Transportation Drug and Alcohol Testing regulations (Code of Federal Regulations, 49CFR, Part 382 and Part 40).

B. Right-To-Know Statement. The Contractor certifies that, in accordance with the "Hazard Communication Rule", 29 CFR 1910.120 (the "Right-To-Know" Law) and the State of Iowa "Hazardous Chemicals Risk Right-to-Know Rule", employees exposed to materials on the worksite will be trained for the materials in use by the Contractor as part of the contract. Safety Data Sheets (SDS) for City materials will be supplied to the Contractor upon request.

C. ADA Statement. The City does not discriminate on the basis of disability. If you believe you have been discriminated against in any program or facility, you may file a complaint alleging the discrimination with the ADA Coordinator through the City Manager's office.

D. FLSA Statement.
Contractor hereby certifies that the services to be provided under this Agreement will be produced in compliance with all applicable requirements of Sections 6, 7, and 12 of the Fair Labor Standards Act, as amended, and of regulations and orders of the United States Department of Labor issued under Section 14 thereof.

VII. Additional Terms

A. Assignment. The Contractor shall not have the right to assign its obligations to another entity or person without the prior written consent of the City.

B. Independent Contractor. Contractor hereby acknowledges and agrees that Contractor will be acting as an independent contractor, not an employee or agent of the City. Accordingly, Contractor shall be responsible for paying one hundred percent (100%) of the payroll and/or self-employment taxes with respect to the amounts received from City hereunder and all state, federal and local taxes, including estimated taxes, social security, disability insurance, if any, and any other similar form of payments, as well as all employment reporting, for Contractor and any of Contractor's employees or agents. Employees hired by the Contractor to perform any or all portions of this Agreement shall be paid by the Contractor in accordance with all the laws of the State of Iowa and shall provide Workmen's Compensation and other statutory benefits to comply with the laws of the State of Iowa and/or federal laws.

B. Miscellaneous. This Agreement, including the documents incorporated herein by reference, constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and supersedes all negotiations, preliminary agreements and all prior and contemporaneous discussions, agreements and understandings of the parties in connection with the subject matter hereof. No amendment, change or modification of any of the terms, provisions or conditions of this Agreement shall be effective unless made in writing and signed or initialed by all parties. Waiver of any provision of this Agreement shall not be deemed a waiver of future compliance therewith and such provision shall remain in full force and effect. In the event any provision of this Agreement is held invalid, illegal or unenforceable, in whole or in part, the remaining provisions of this Agreement shall not be affected thereby and shall continue to be valid and enforceable. This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa and has been entered into in Des Moines, Polk County, Iowa. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective legal representatives, heirs, successors and permitted assigns. Nothing in this Agreement, express or implied, is intended to confer upon any party, other than the parties hereto (and their respective heirs, legal representatives, successors and permitted assigns), any rights, remedies, obligations or liabilities under or by reason of this Agreement. In addition to any other remedies available at law or in equity to the parties hereto with respect to a breach hereof, the parties hereto each reserve the right to enforce this Agreement by specific performance. The titles or captions of paragraphs in this Agreement

are provided for convenience of reference only, and shall not be considered a part hereof for purposes of interpreting or applying this Agreement and such title or captions do not define, limit, extend, explain or describe the scope or extent of this Agreement or any of its terms or conditions. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context. Each of the parties hereto hereby irrevocably waives all right to trial by jury in any action, proceeding or counter-claim arising out of or relating to this Agreement.

VII. Contacts and Notices.

A. City of Clive Contacts

Clive Leisure Services
1900 NW 114th Street
Clive, Iowa 50325
Jeff Thielen, Parks Manager 515-867-5101
Email: jthielen@cityofclive.com

Clive Leisure Services
1900 NW 114th Street
Clive, Iowa 50325
Richard Brown, Director 515-867-5106
Email: rbrown@cityofclive.com

B. Contractor Contact:

Joel Huggins
ADA Mowing
4932 Orchard Drive
Pleasant Hill, Iowa 50327

C. Notices.

Any notice of termination or other notice that may be given hereunder shall be in writing and shall be deemed properly served, (a) on the date sent if transmitted by hand delivery with receipt therefore, or (b) three (3) days after being sent by certified mail, return receipt requested, first class postage prepaid, and shall be addressed to the following contacts:

If to the City, to:

Jeff Thielen, Parks Manager
Clive Leisure Services
1900 NW 114th Street
Clive, Iowa 50325

If to the Contractor, to:

Joel Huggins
ADA Mowing
4932 Orchard Drive
Pleasant Hill, Iowa 50327

(REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS.)

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

CITY OF CLIVE

By:_____
John Edwards, Mayor

Attest:

_____
Matthew Graham
City Clerk

ADA Mowing
an Iowa corporation

By: _____
Name: _____
Title: _____

Exhibit A

Public Mowing Mapbook is Attached.

Service and Rate Quote
Parkland and City Facility Contract

Dated: 03/27/2026

Lawn Care Services for Parkland and City Facility Contract including City Hall facility grounds, Public Safety Center facility grounds, Harbach Center and General Park areas within the City of Clive

Per Acre Mow Rate $ 41.00

Additional Mowing Services (per hour) $ 90.00
This is a quote for additional mowing services that may be necessary on an on call basis. (Parks as Needed)

Submit Quote and a list of equipment owned by the company by March 27, 2026 to:
City of Clive Leisure Services Department
1900 NW 114th Street
Clive, Iowa 50325
Att: Jeff Thielen, Parks Manager

Submitted by:

Name of Company ADA Mowing

Contact Name Joel Huggins

Contact Title Owner

Address 4932 Orchard Dr

City Pleasant Hill State IA Zip 50327

Joel Huggins 3-27-2026
Signature Date

Also attach contact info for three references with the following information.

- Business name of reference
- Contact person
- Address
- Phone
- Email

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 03/26/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATIONIS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER AUTOMATIC DATA PROCESSING INS/PAC 76250815 71 HANOVER ROAD FLORHAM PARK NJ 07932	**CONTACT NAME:** **PHONE (A/C, No, Ext):** (800) 524-7024 **FAX (A/C, No):** (800) 524-4013 **E-MAIL ADDRESS:**
INSURED JOEL HUGGINS DBA A D A MOWING 4932 ORCHARD DR PLEASANT HILL IA 50327-9034	**INSURER(S) AFFORDING COVERAGE** — **NAIC#** **INSURER A :** Hartford Underwriters Insurance Company — 30104 **INSURER B :** Nutmeg Insurance Company — 39608 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED.NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/Y YY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR [X] General Liability GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [ ] LOC OTHER:	X		76 SBW BE8M82	03/30/2026	03/30/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$1,000,000 $1,000,000 $10,000 $1,000,000 $2,000,000 $2,000,000
B	AUTOMOBILE LIABILITY ANY AUTO ALL OWNED AUTOS [X] SCHEDULED AUTOS [X] HIRED AUTOS [X] NON-OWNED AUTOS			76 UEG AE1601	03/30/2026	03/30/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$1,000,000
A	[X] UMBRELLA LIAB [X] OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $ 10,000			76 SBW BE8M82	03/30/2026	03/30/2027	EACH OCCURRENCE AGGREGATE	$1,000,000 $1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE -EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	
A	Employment Practices Liability Insurance			76 SBW BE8M82	03/30/2026	03/30/2027	Each Claim Limit Annual Aggregate Limit	$25,000 $25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Those usual to the Insured's Operations. Certificate holder is an additional insured per the Business Liability Coverage Form SL3032 attached to this policy.

CERTIFICATE HOLDER

City of Clive
1900 NW 114TH ST
CLIVE IA 50325

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Susan L. Castaneda

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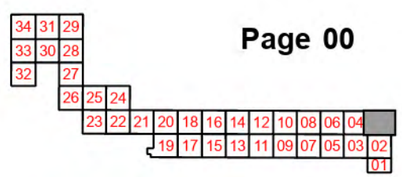
Clive Mowing Mapbook

Public Works Mow Areas

- Level A - 3.55 Acres
- Level B - 5.57 Acres
- Level C - 32.36 Acres
- Level D - 1.20 Acres

Parks Mow Areas

- Parks Outsourced - 89.38 Acres
- Parks As Needed - 15.24 Acres
- Parks Maintained - 16.51 Acres



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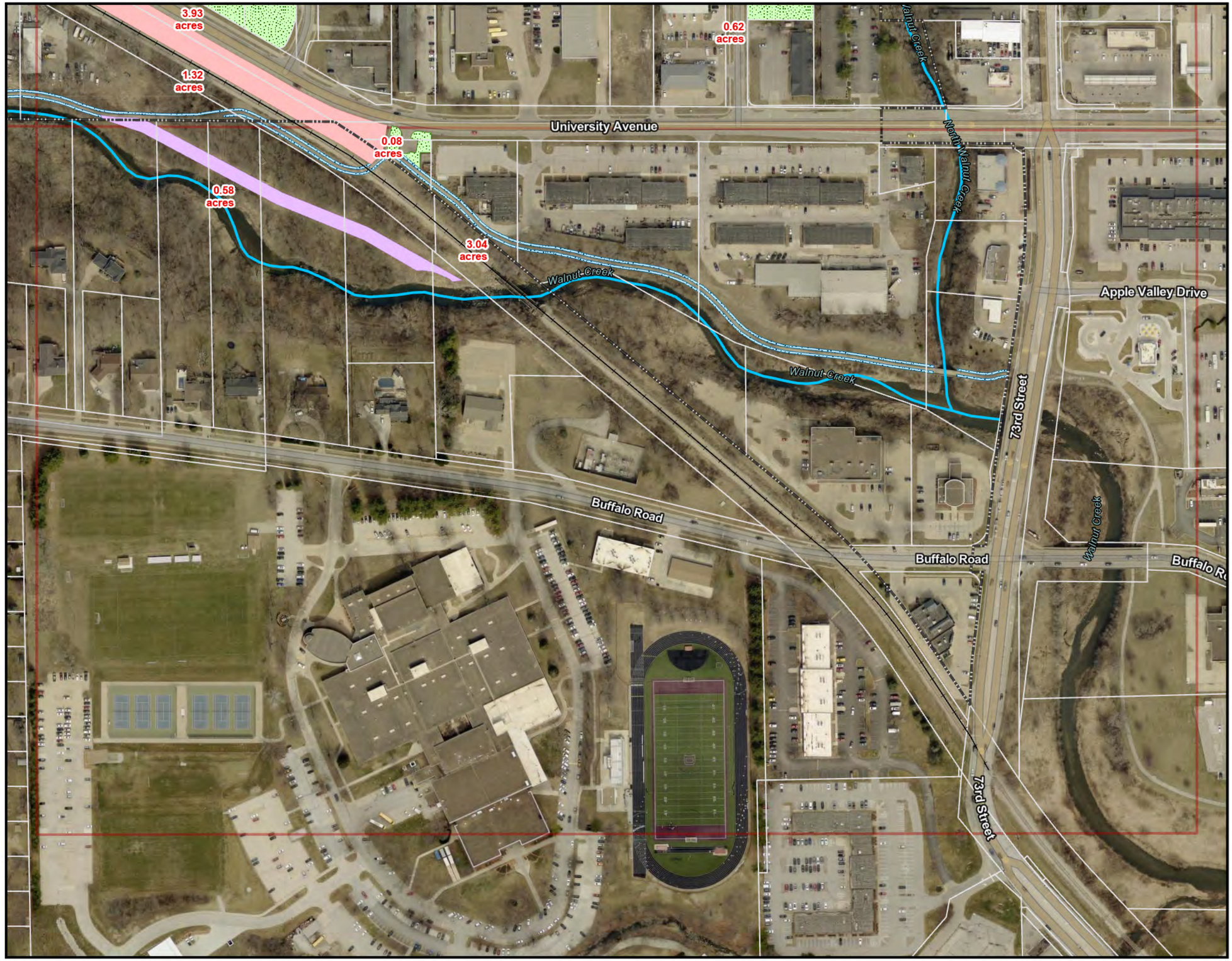
Clive
Distinct by Nature

Mar 11, 2026

Clive Mowing Mapbook



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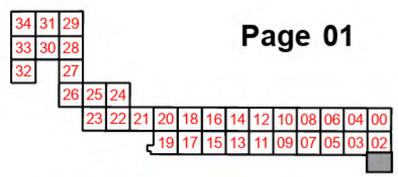

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Mar 11, 2026

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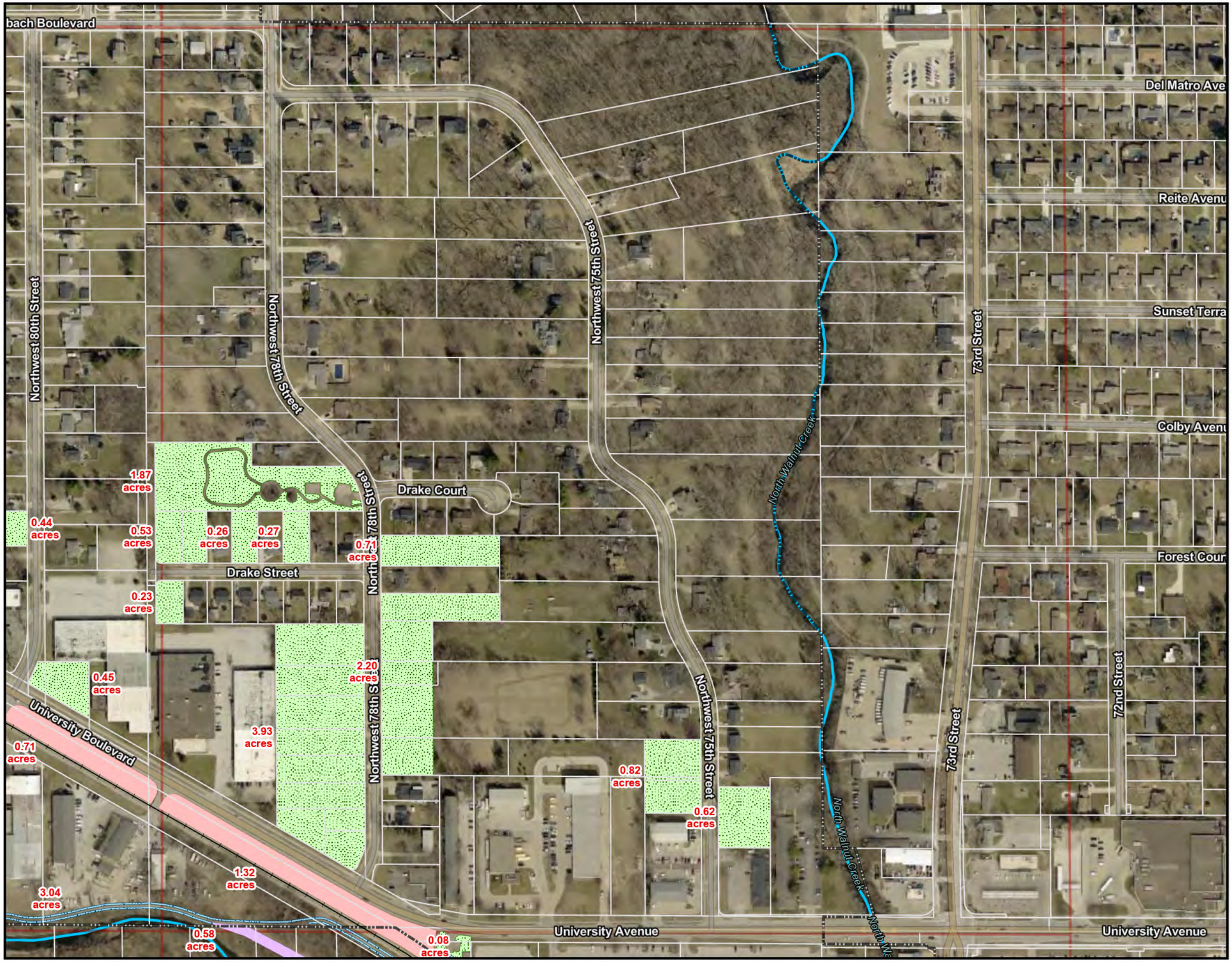

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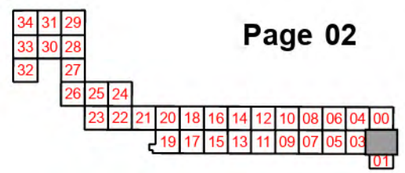

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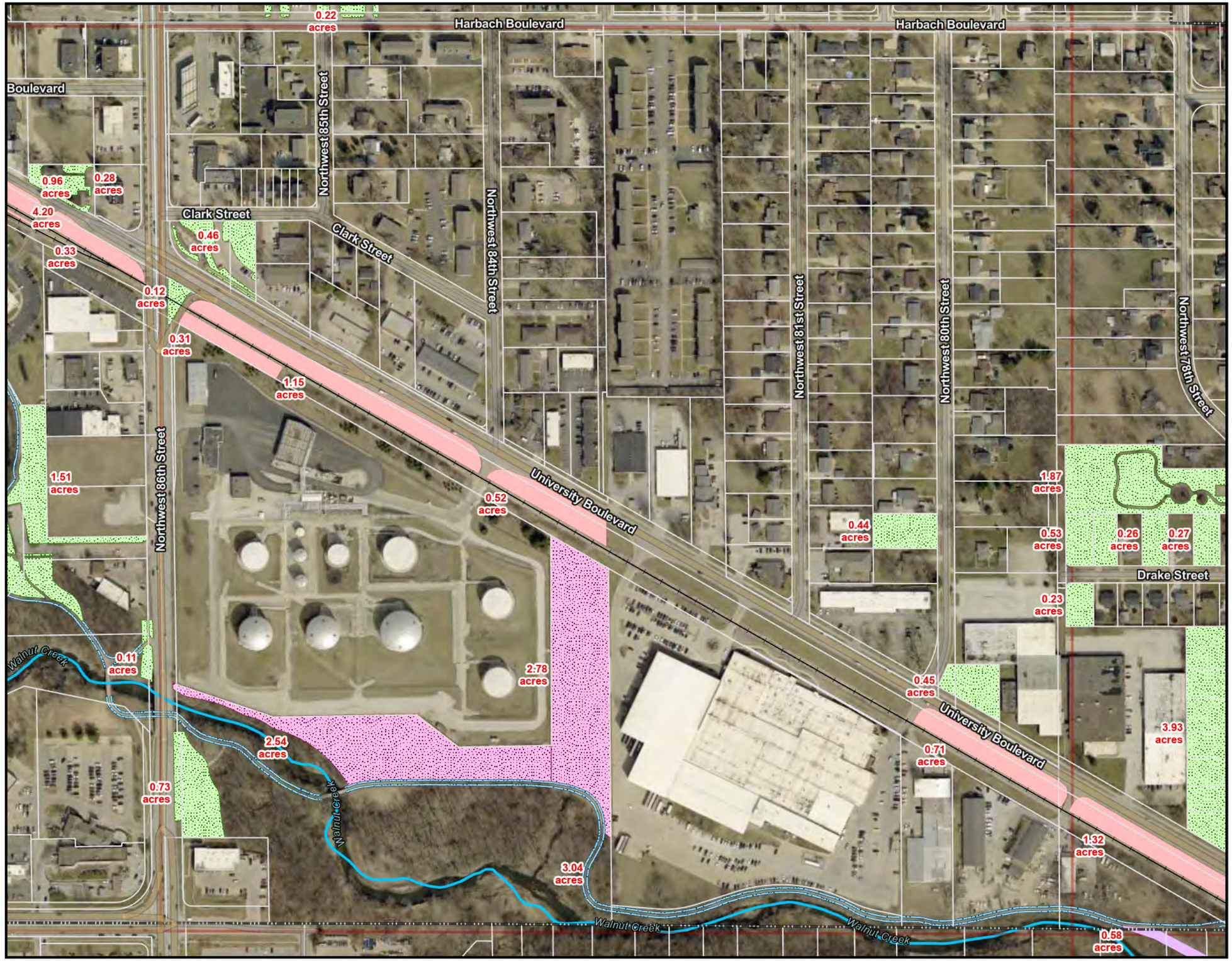

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Distinct by Nature

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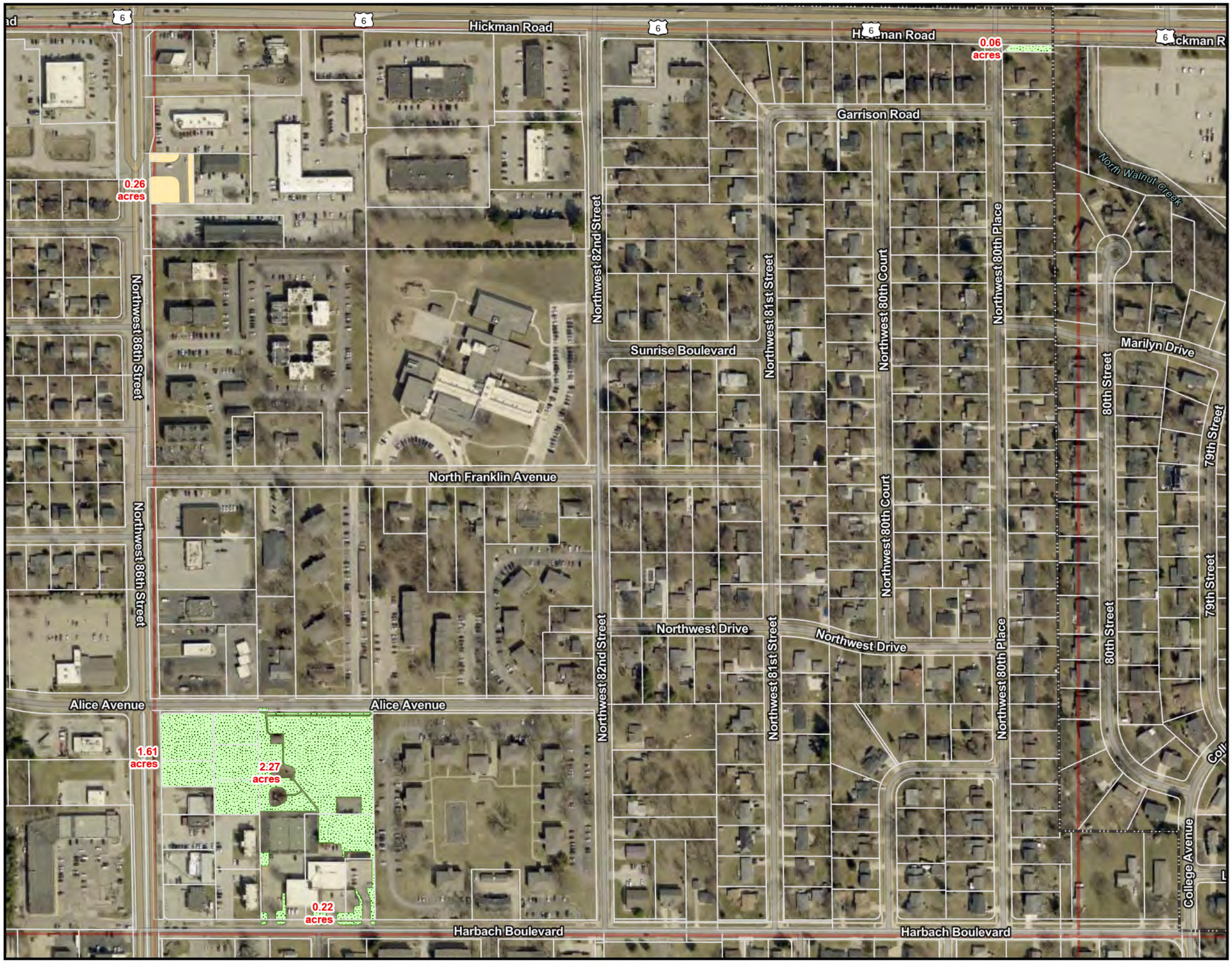
Mar 11, 2026

Clive Mowing Mapbook



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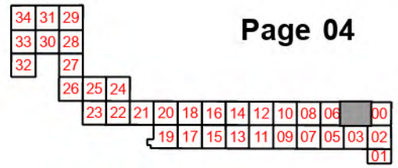

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Mar 11, 2026

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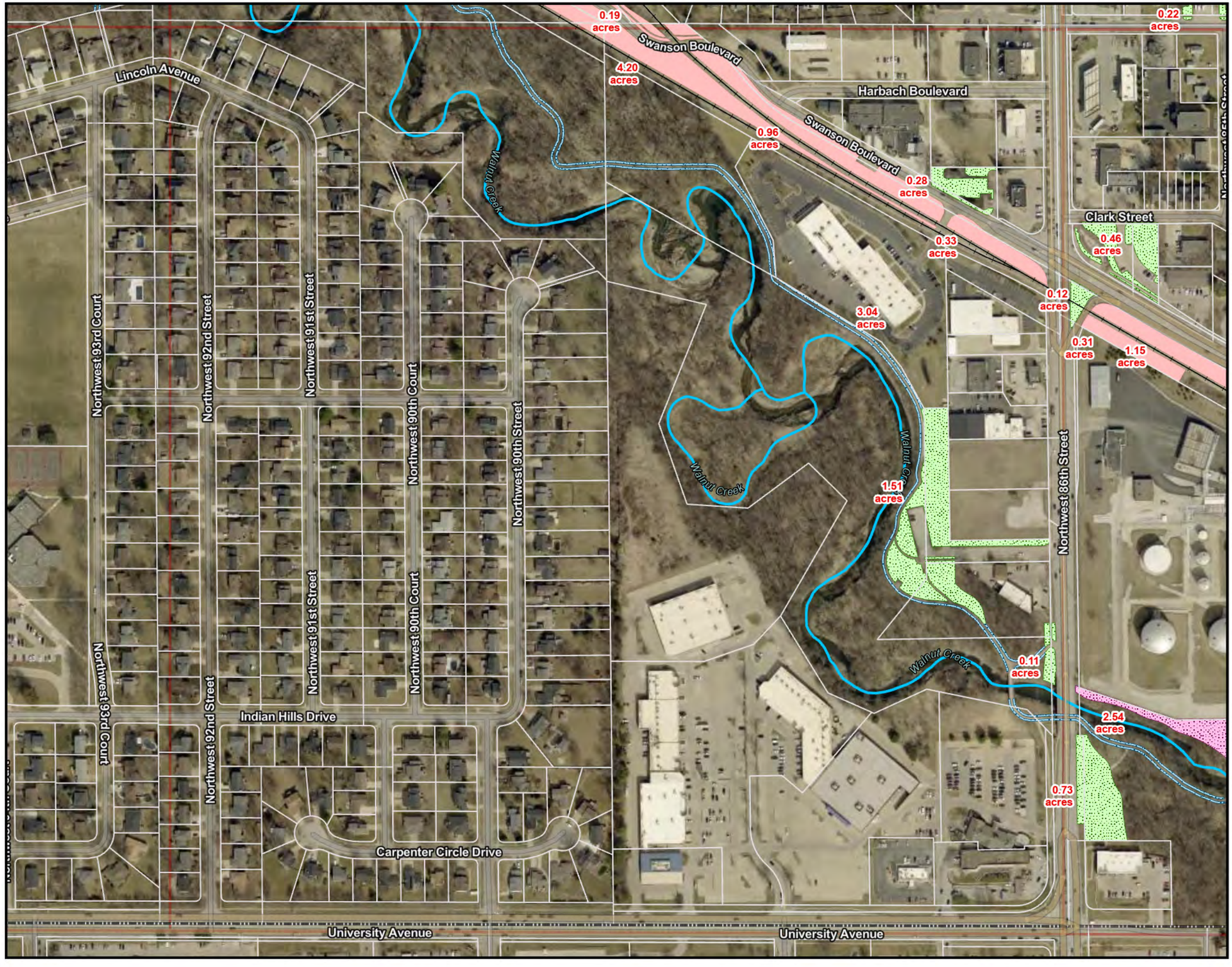

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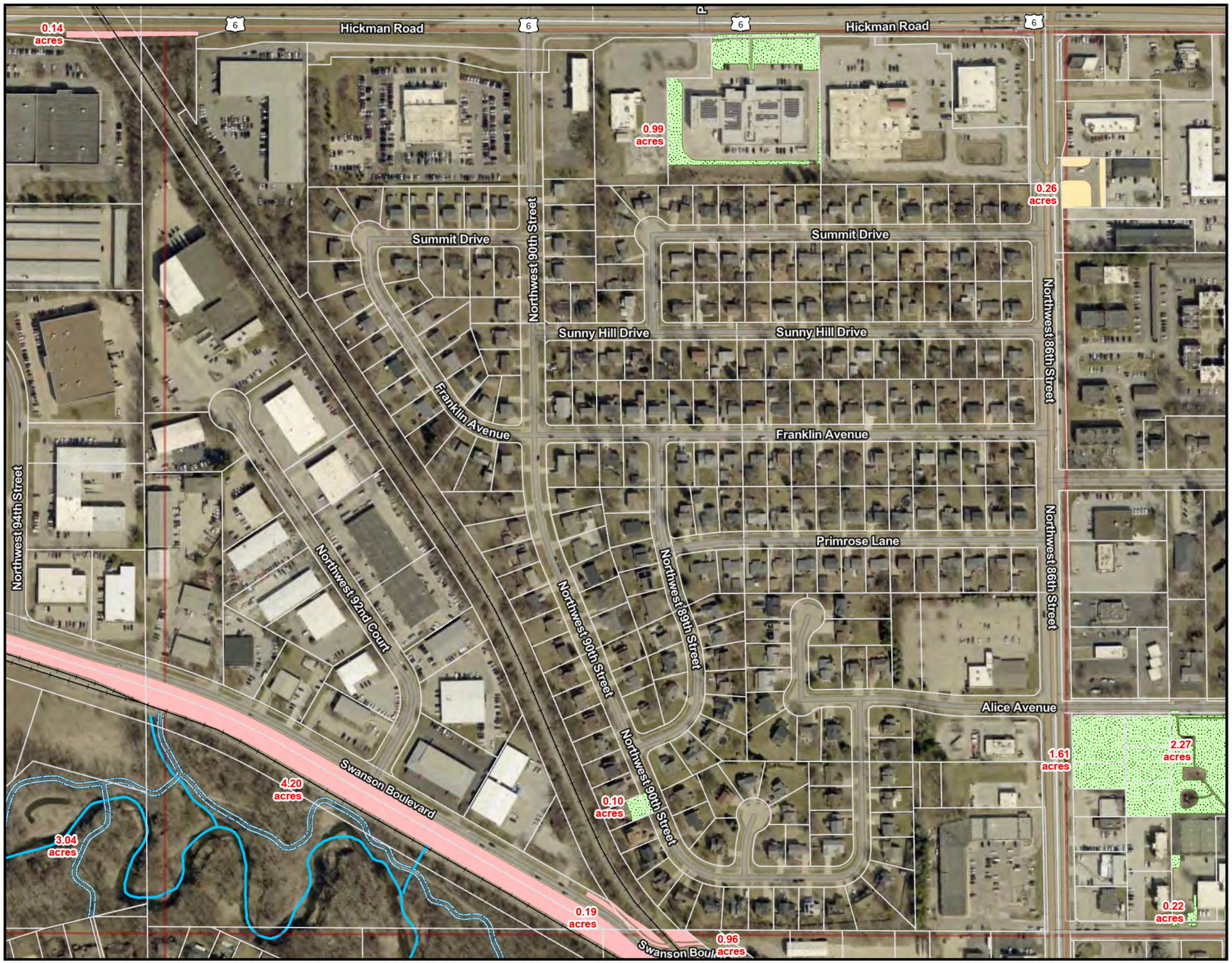

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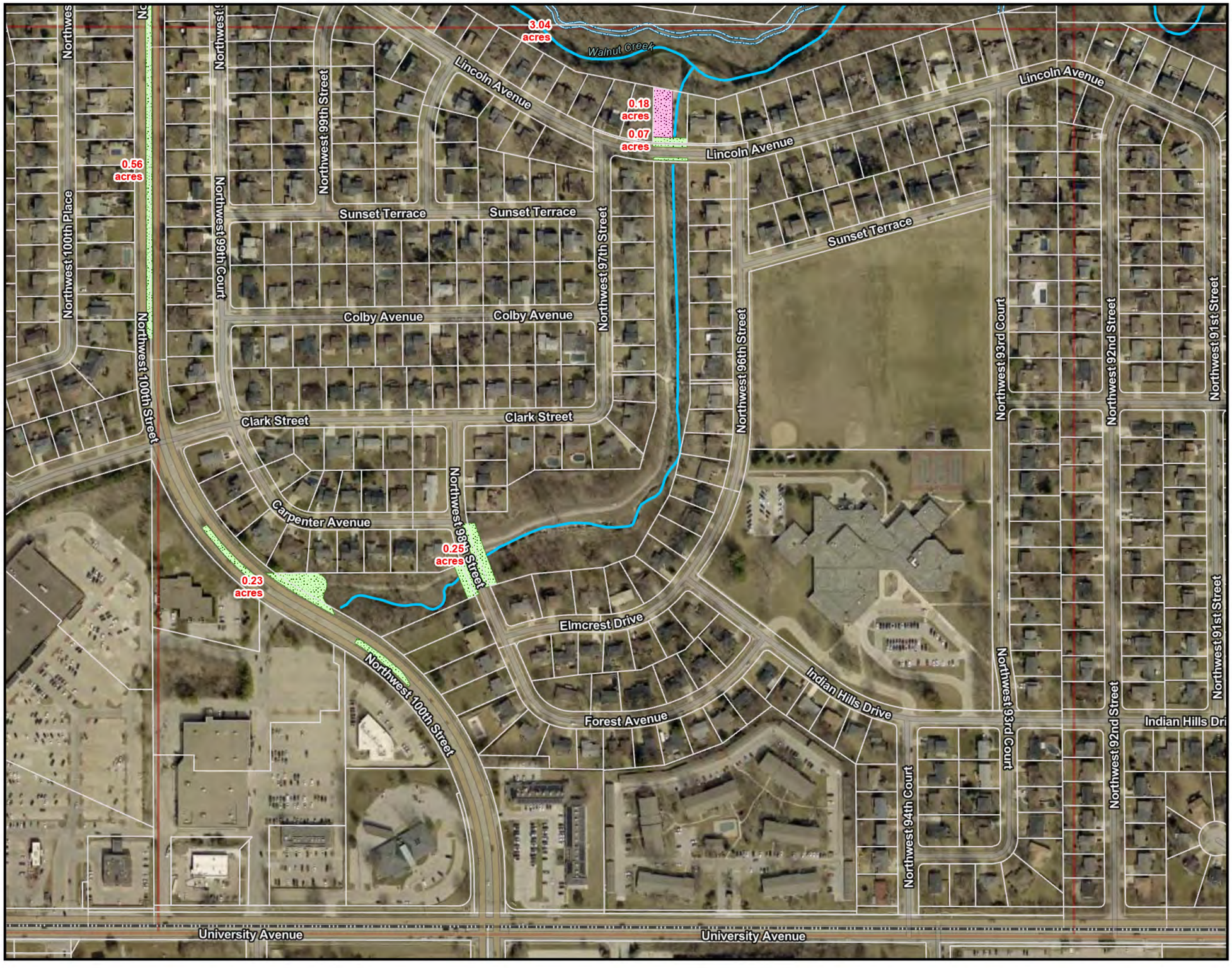

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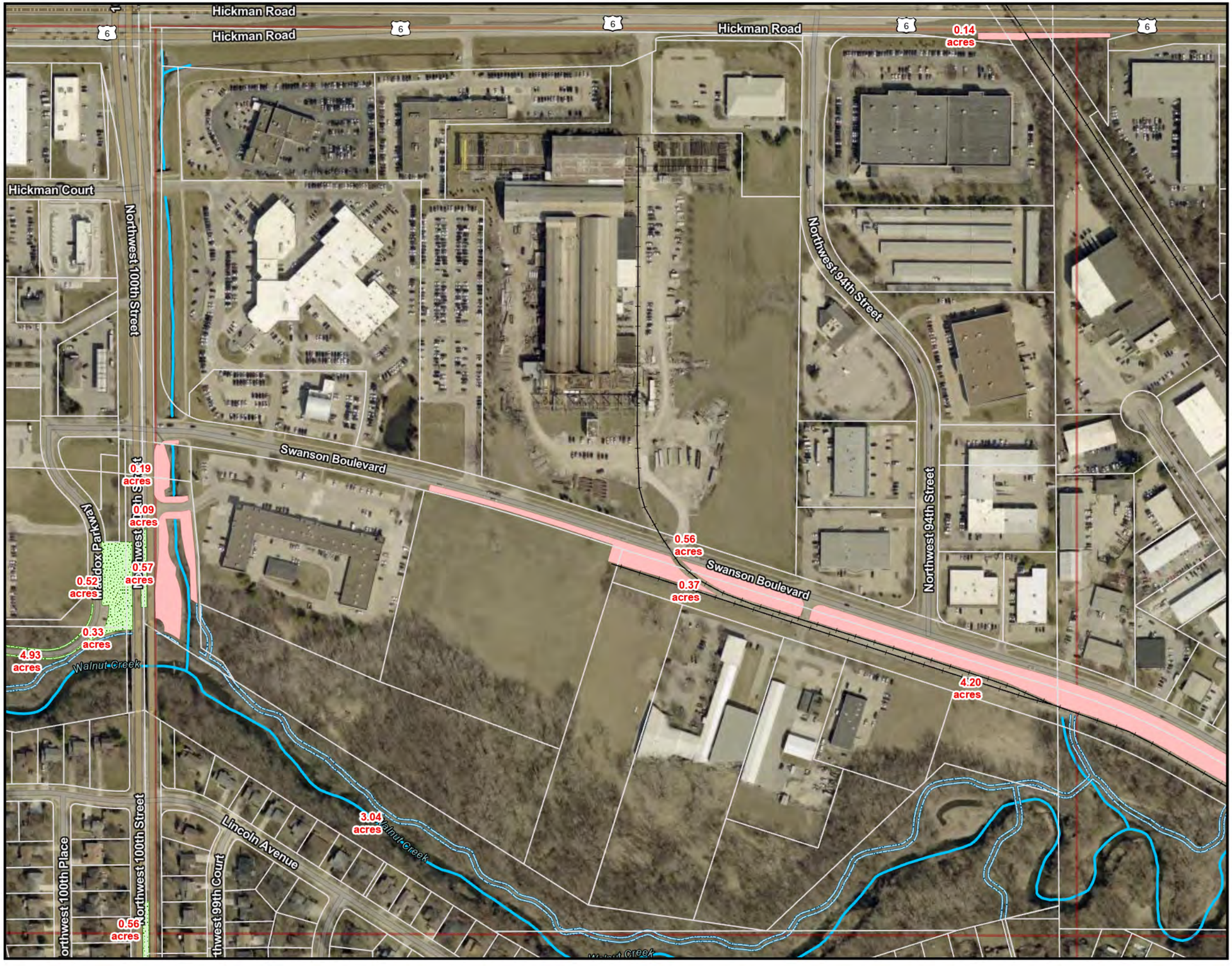

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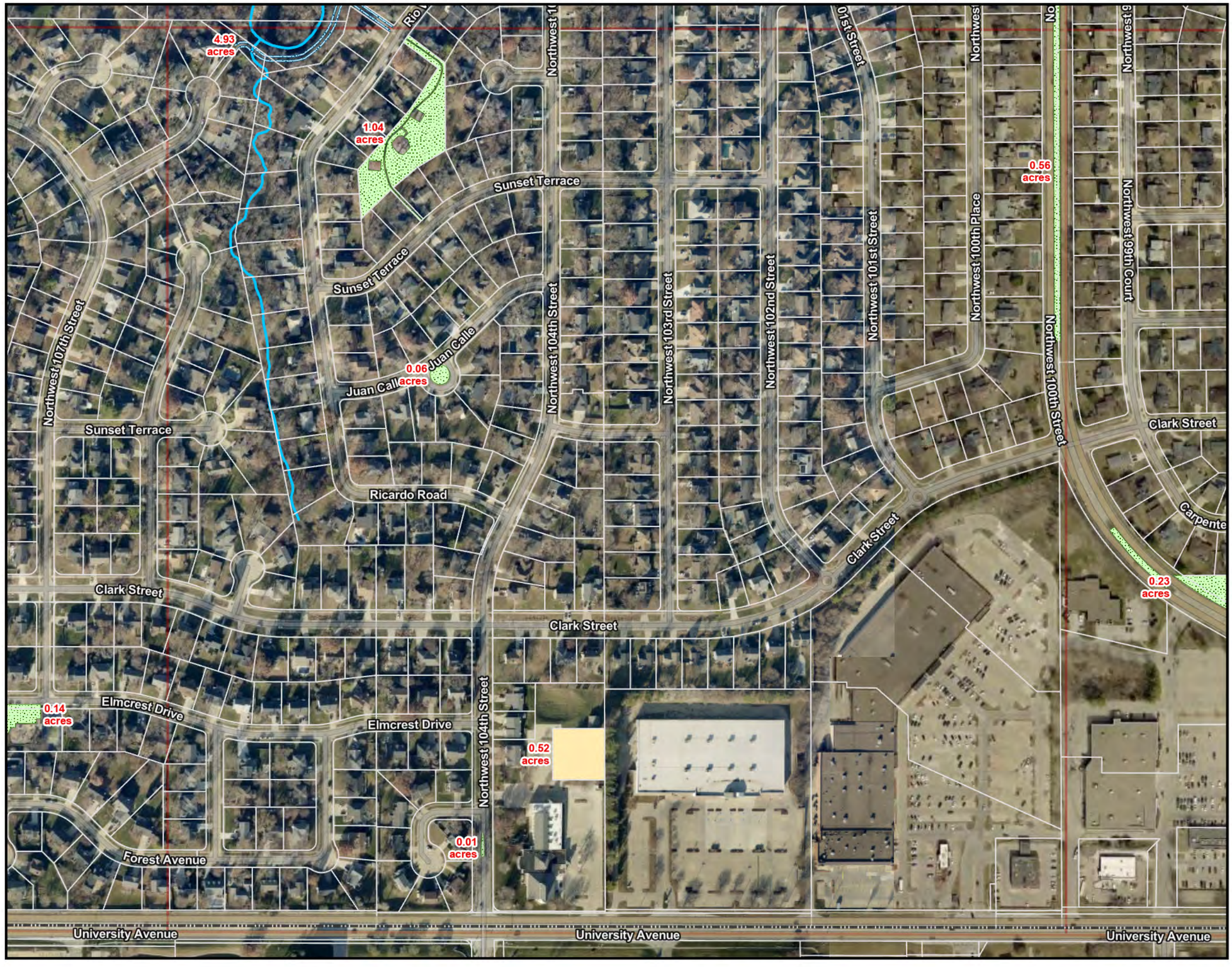

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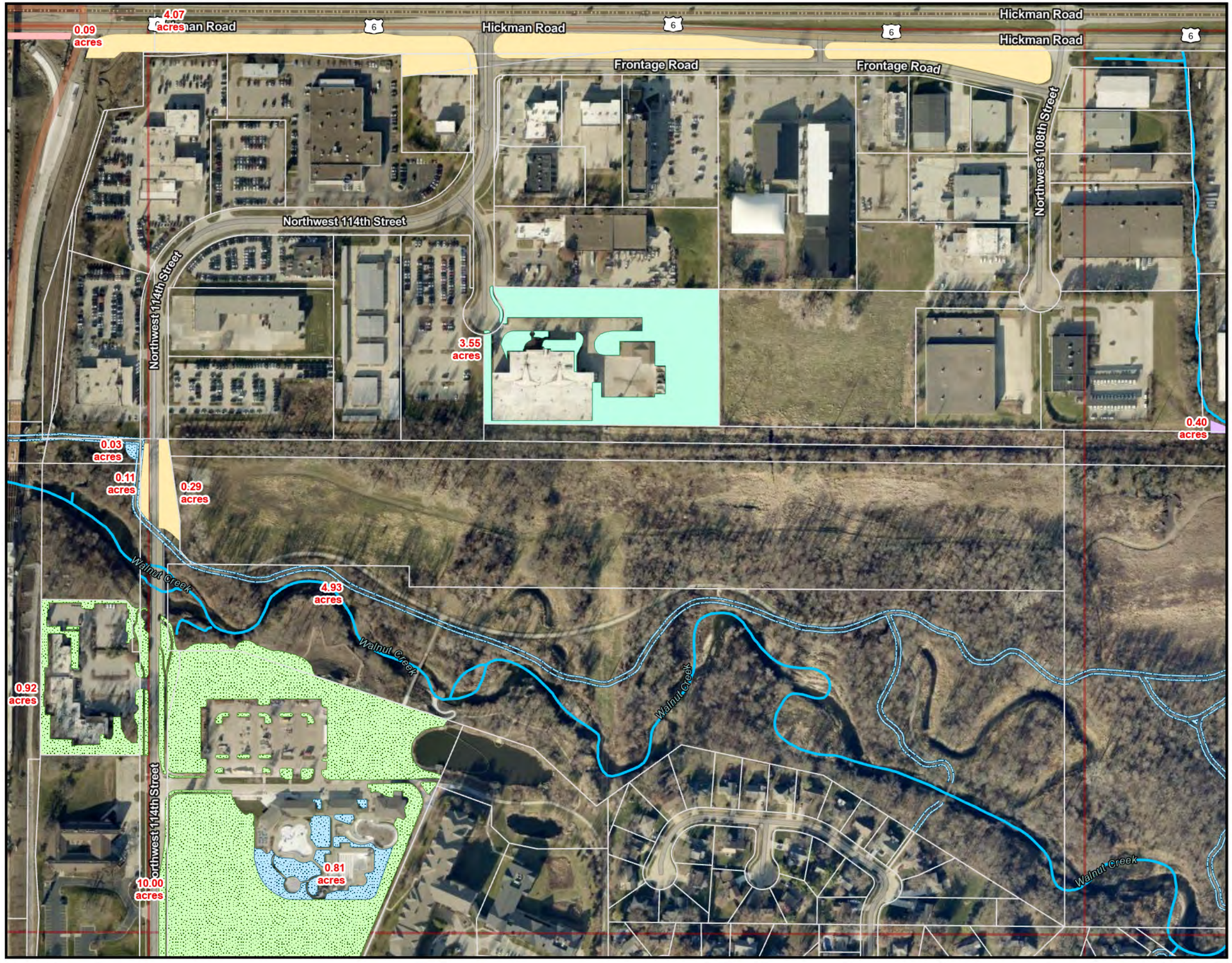

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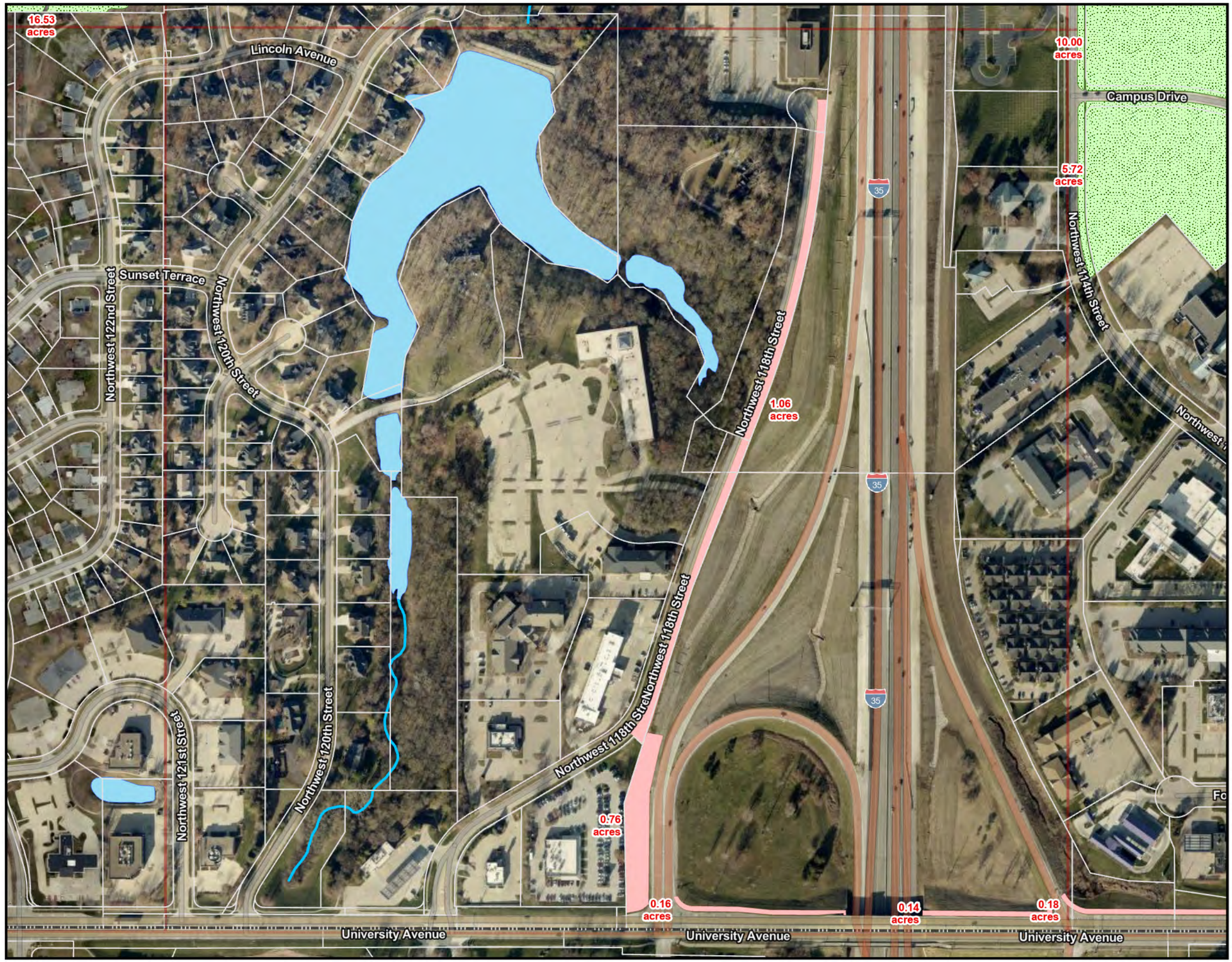

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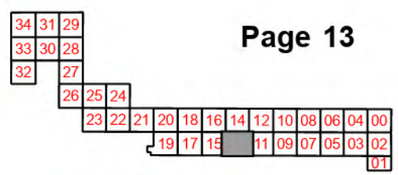

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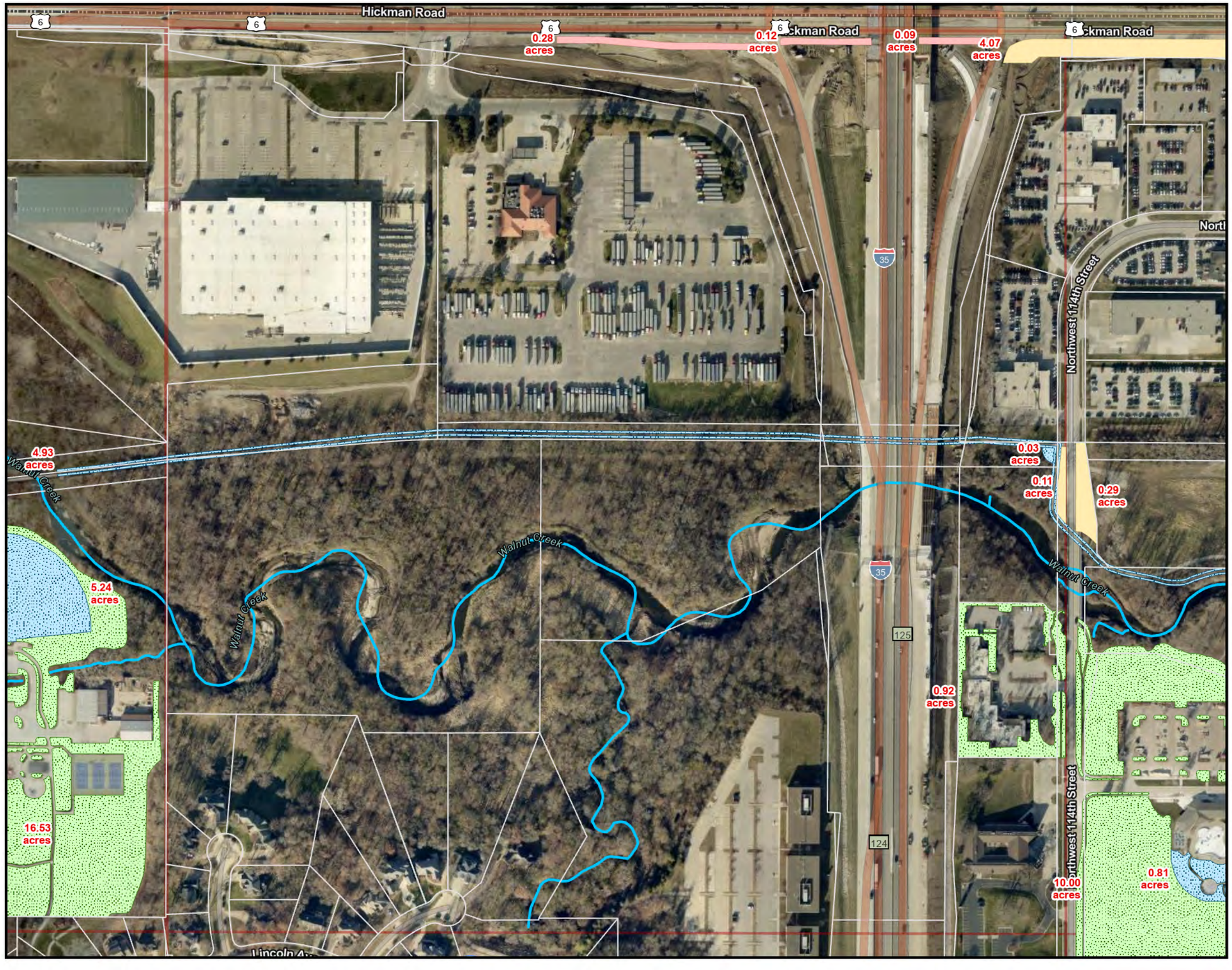

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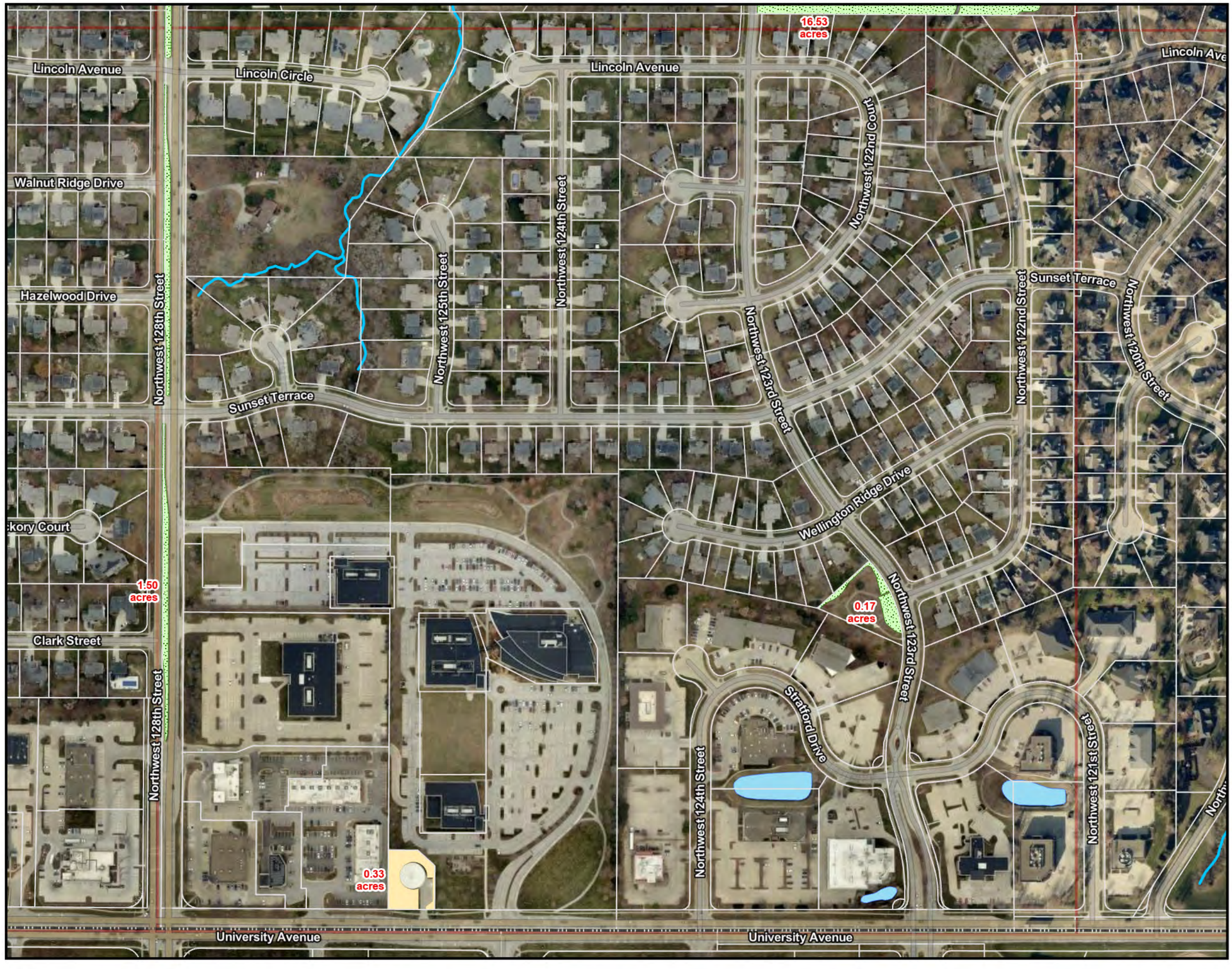

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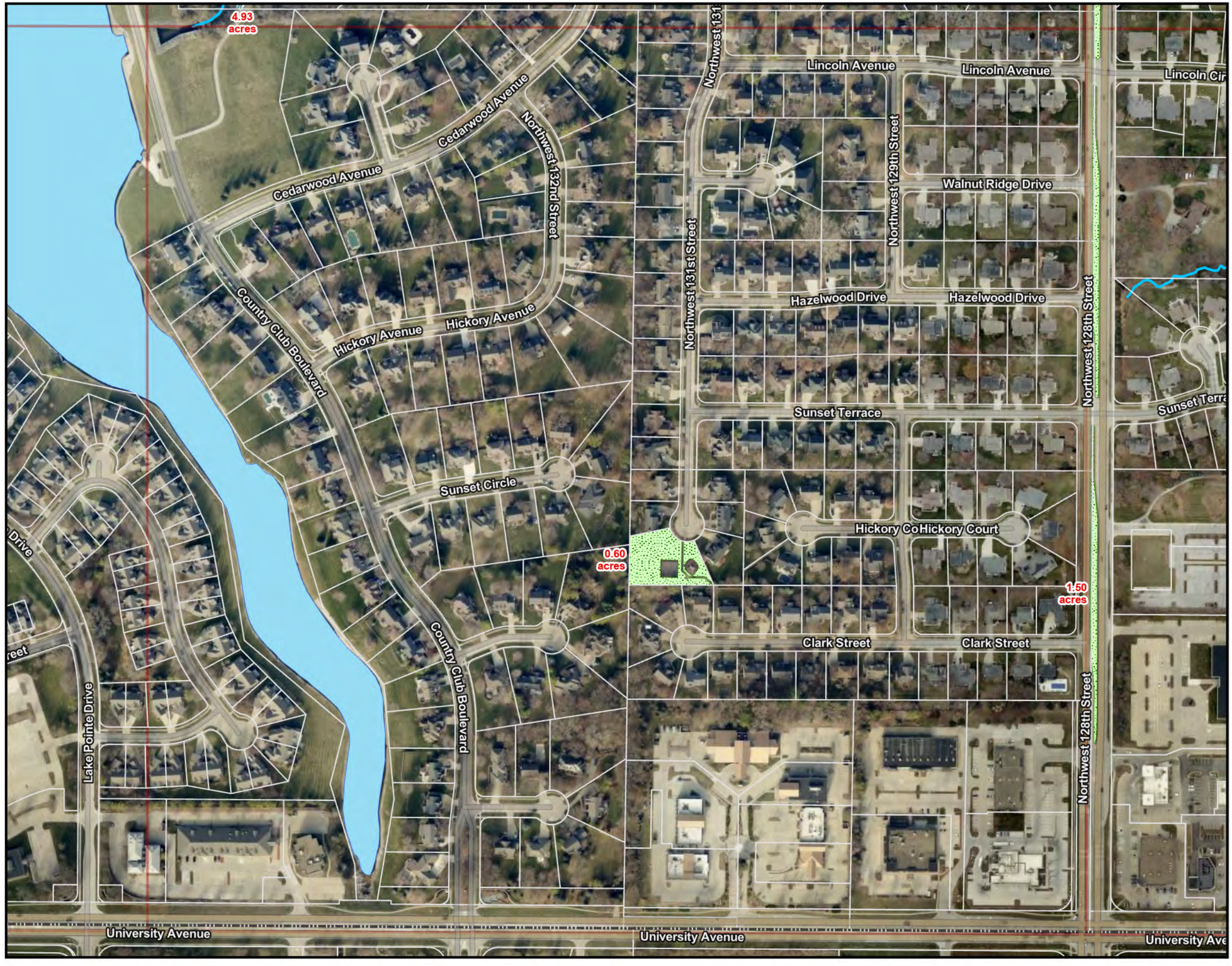

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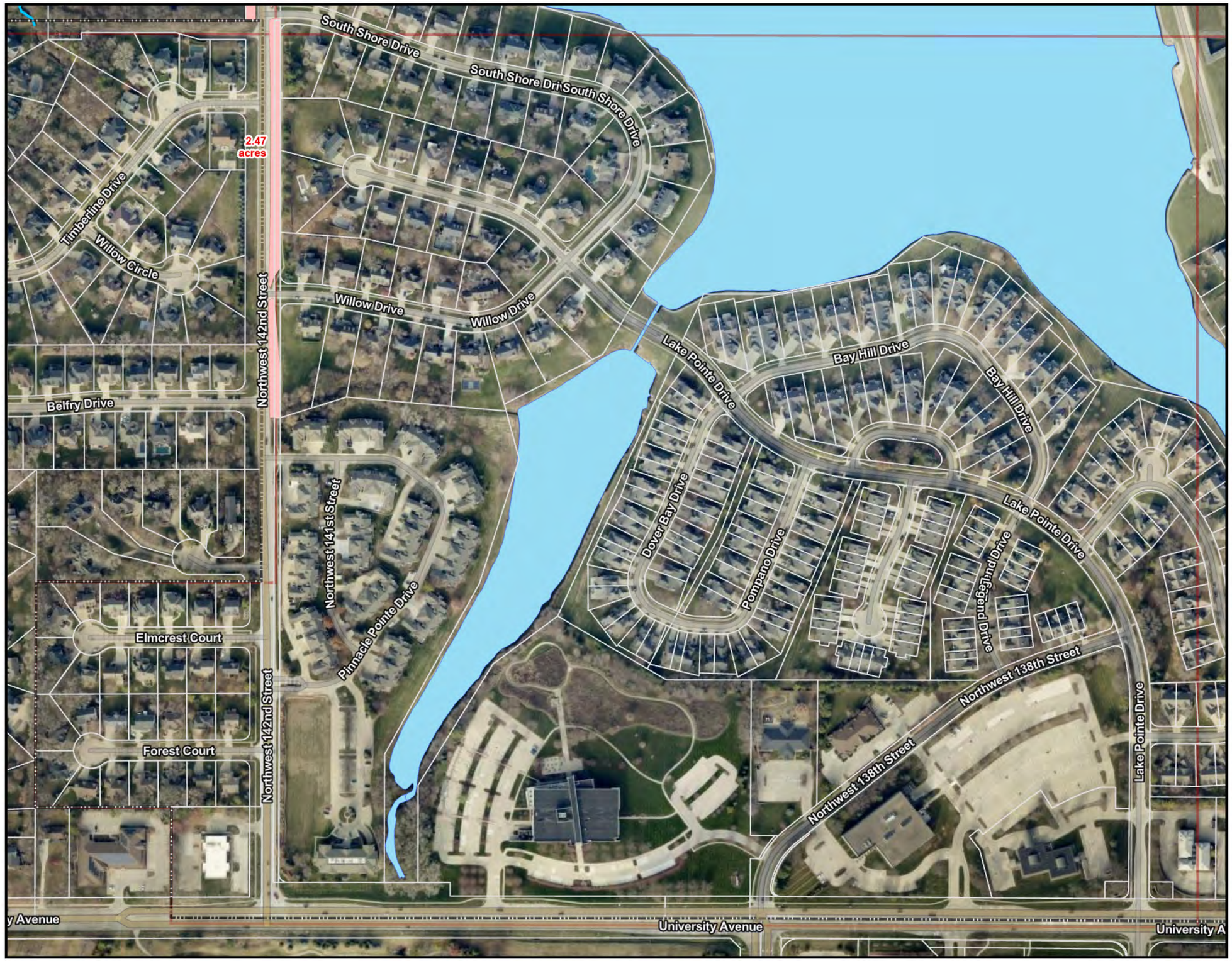

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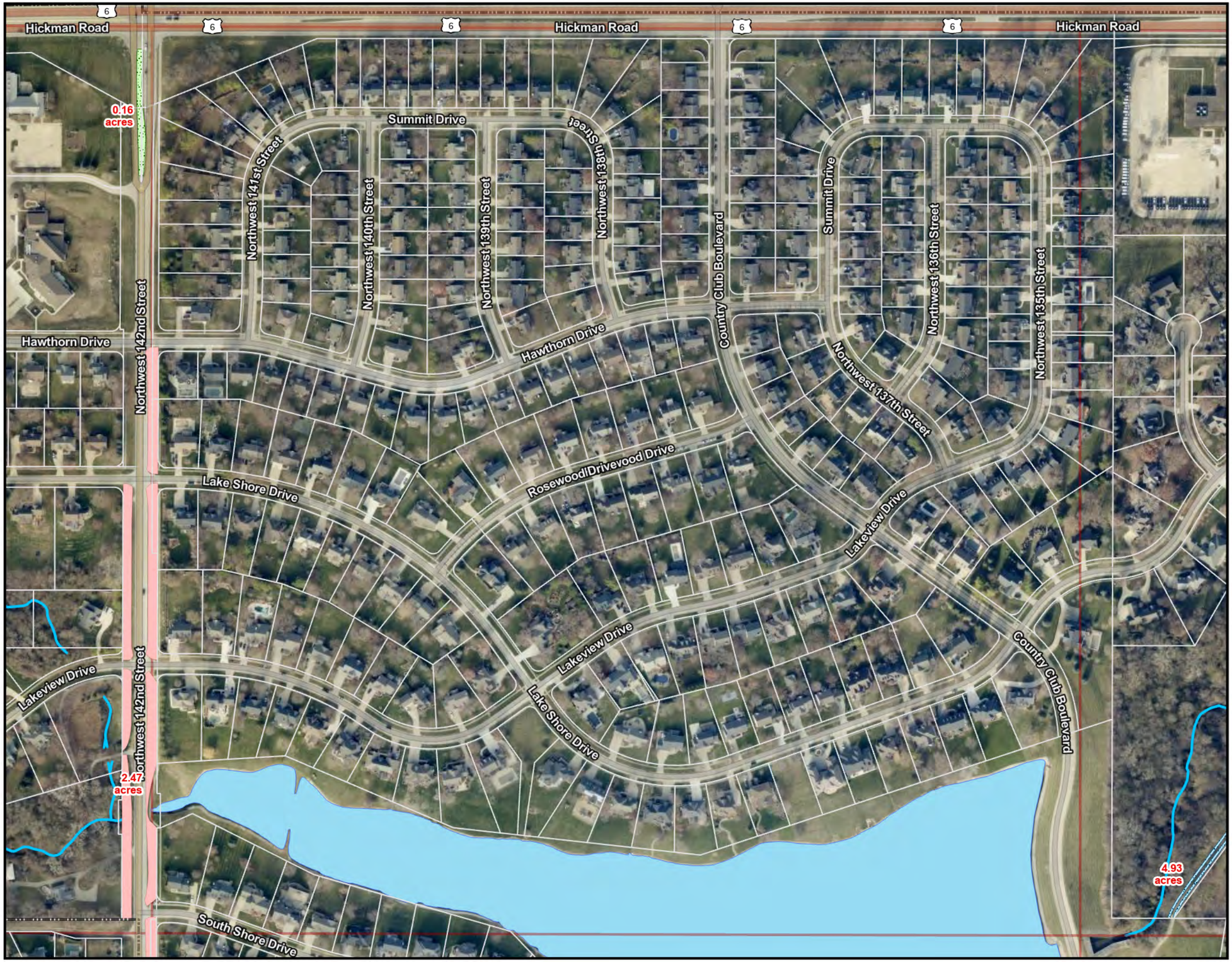

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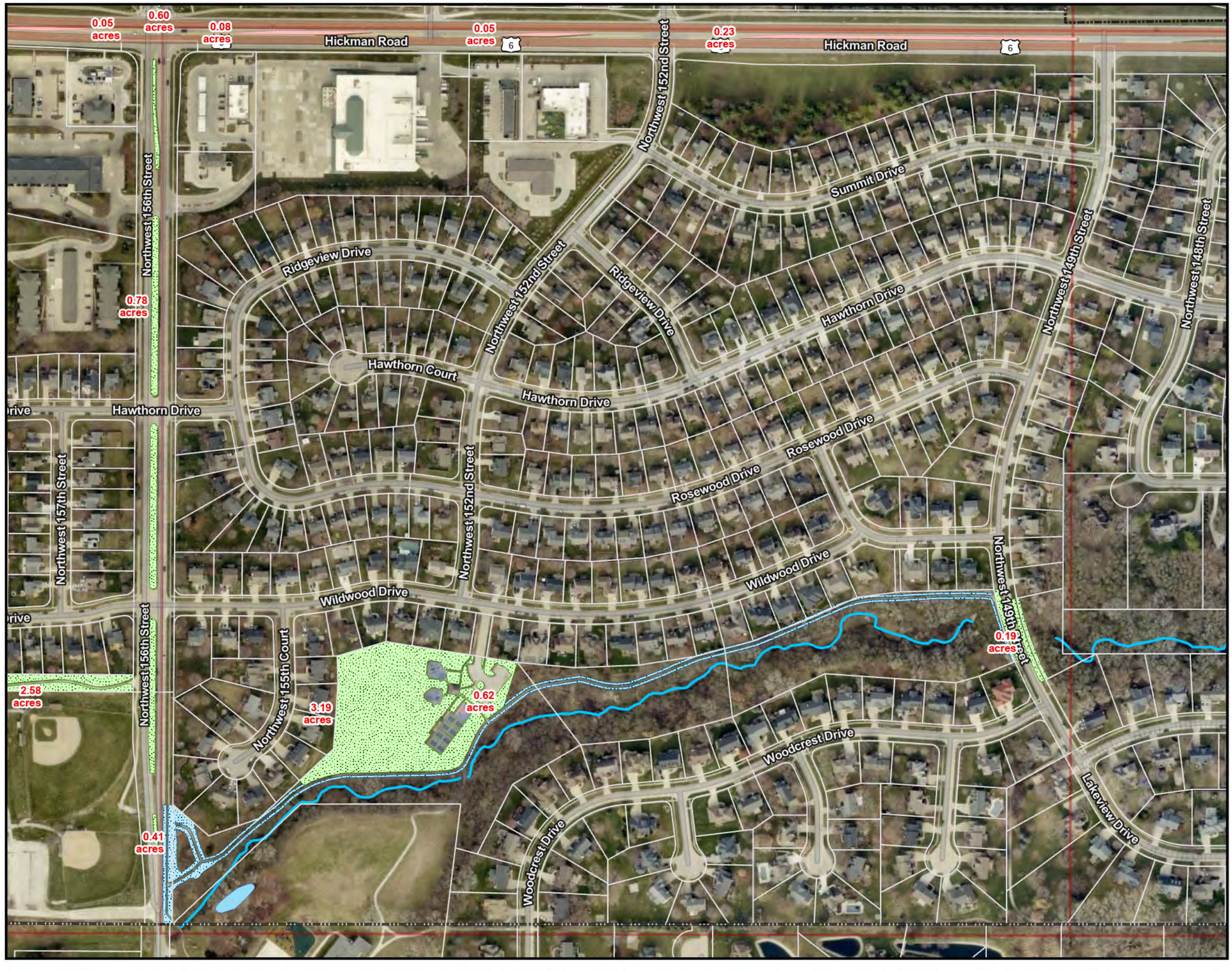

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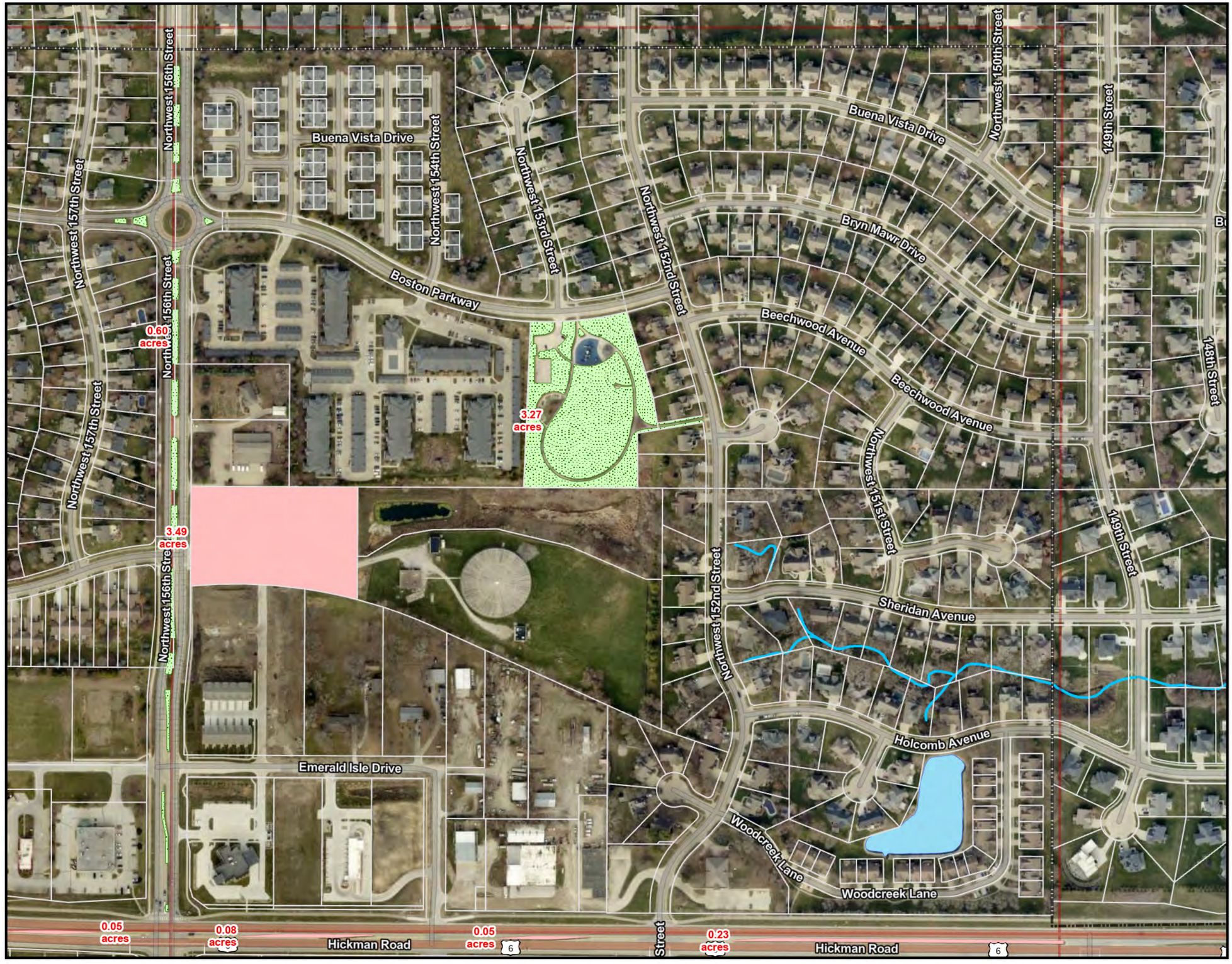

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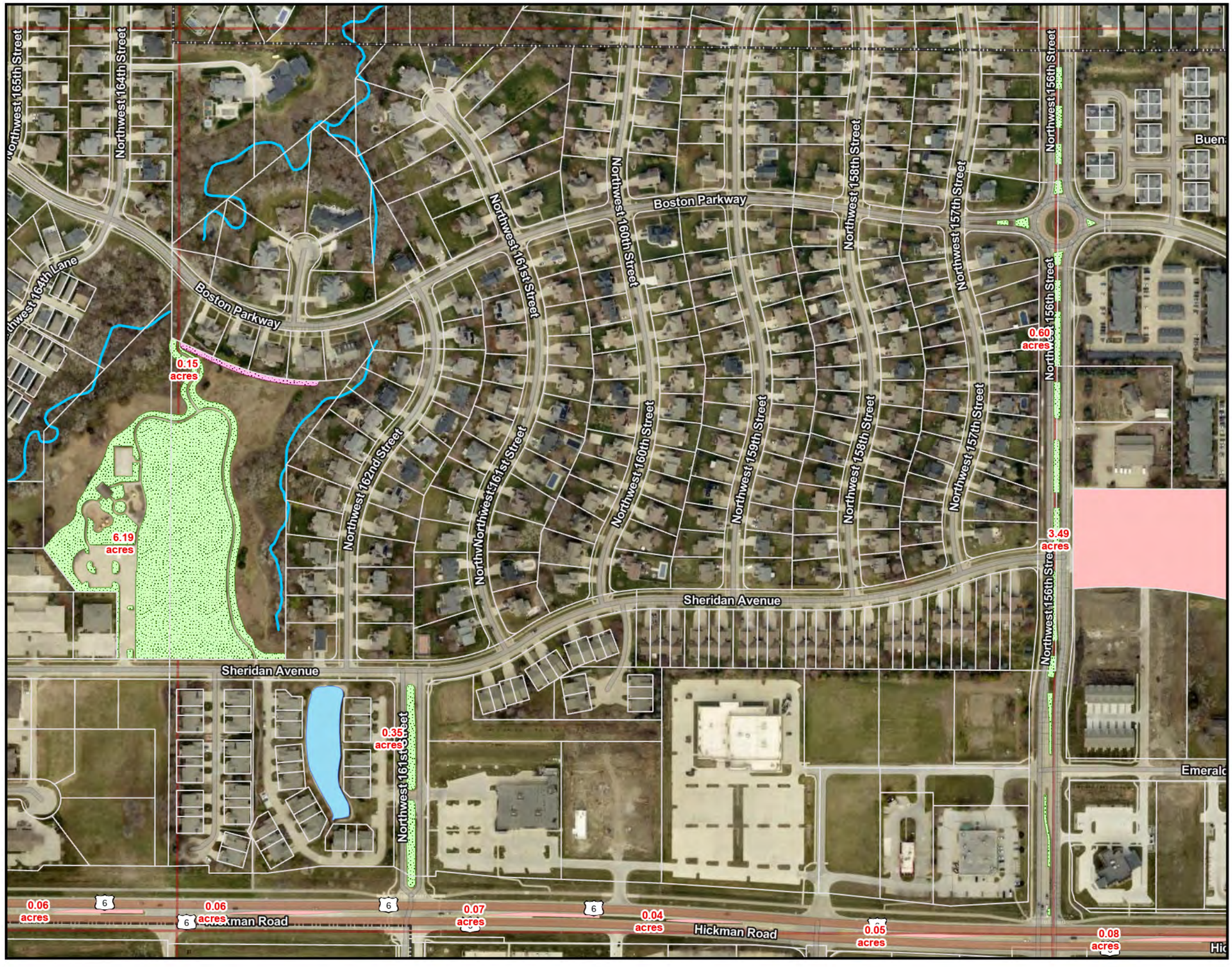

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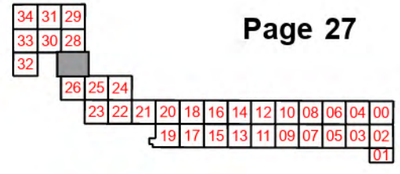

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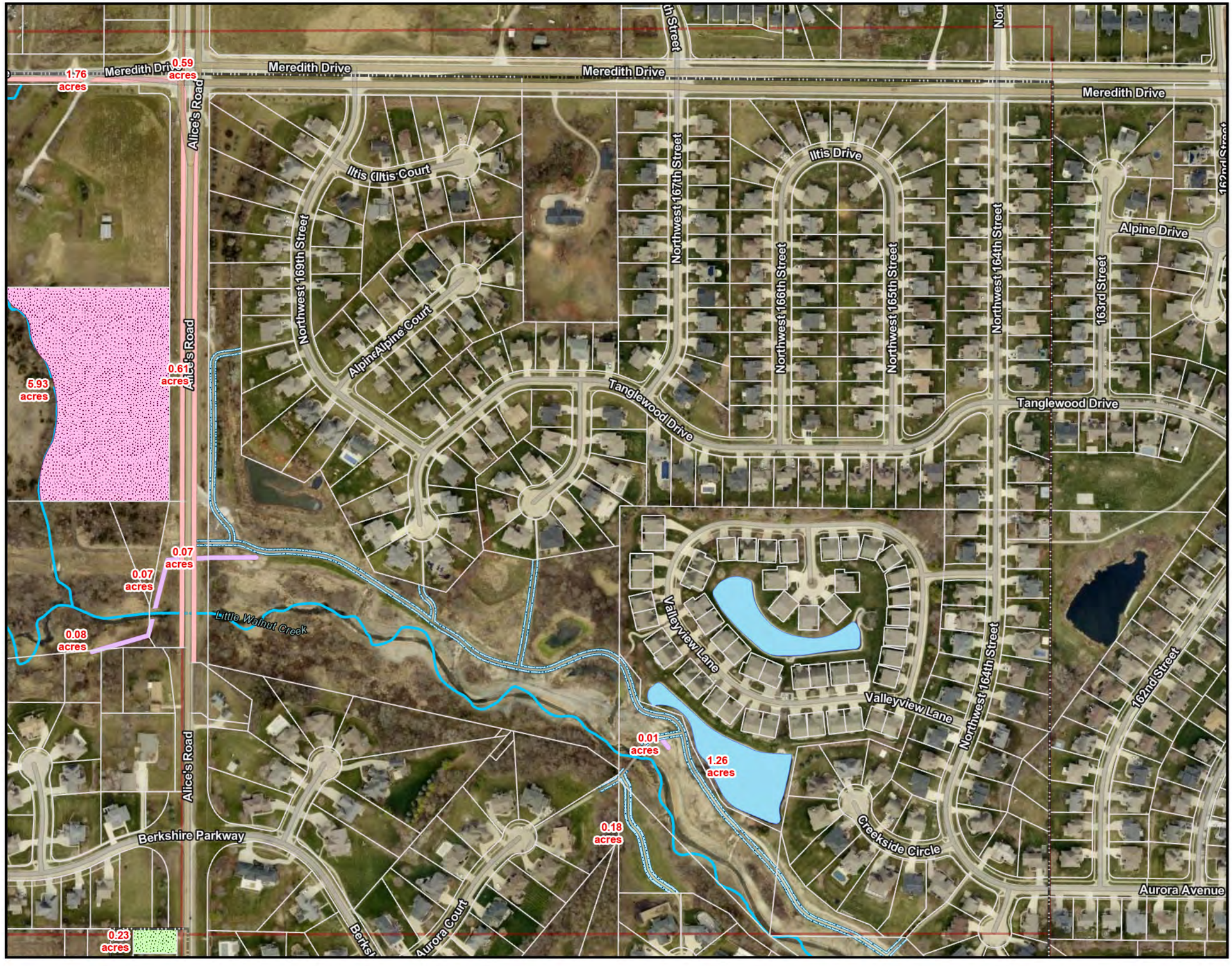

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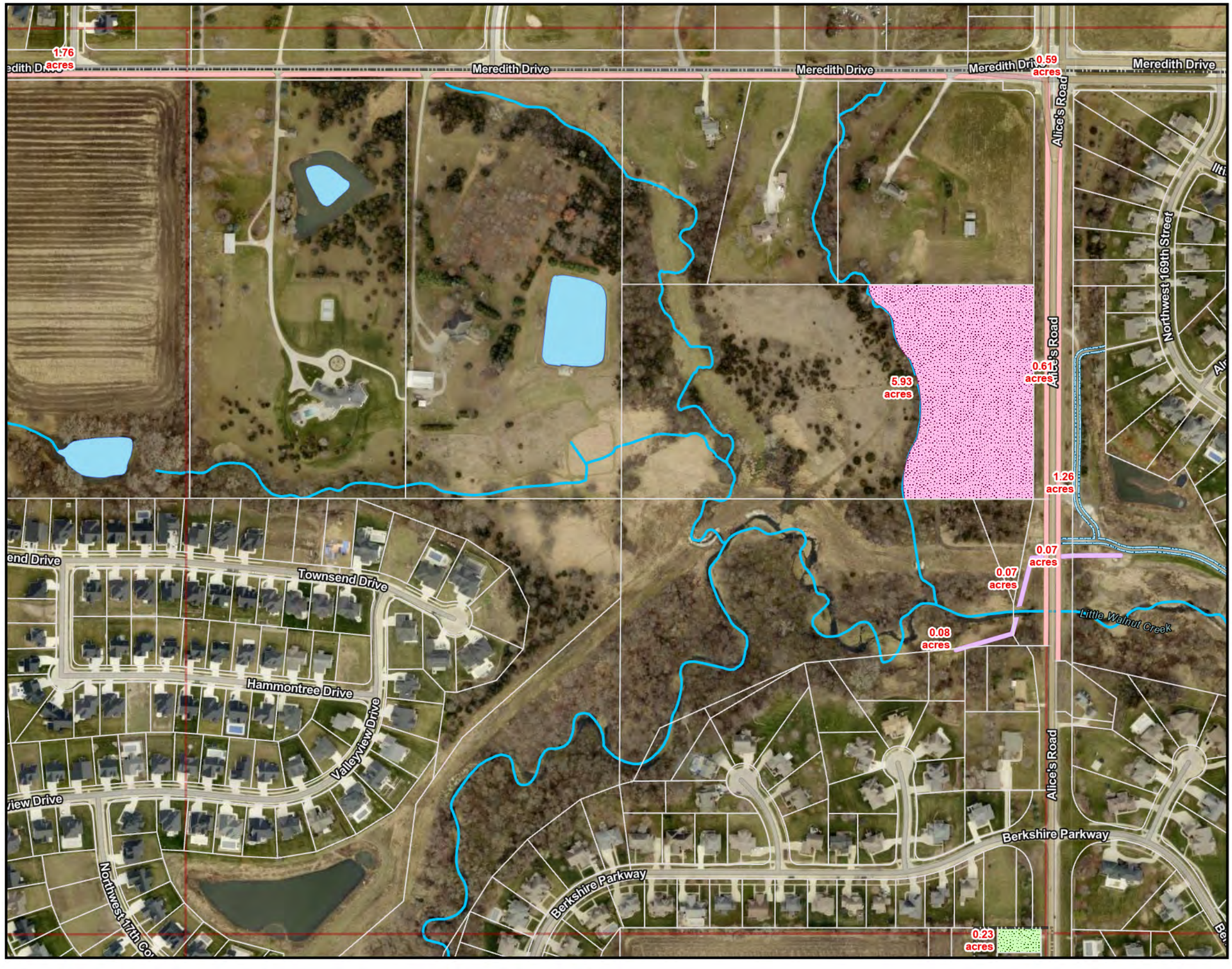

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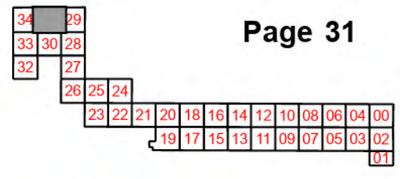

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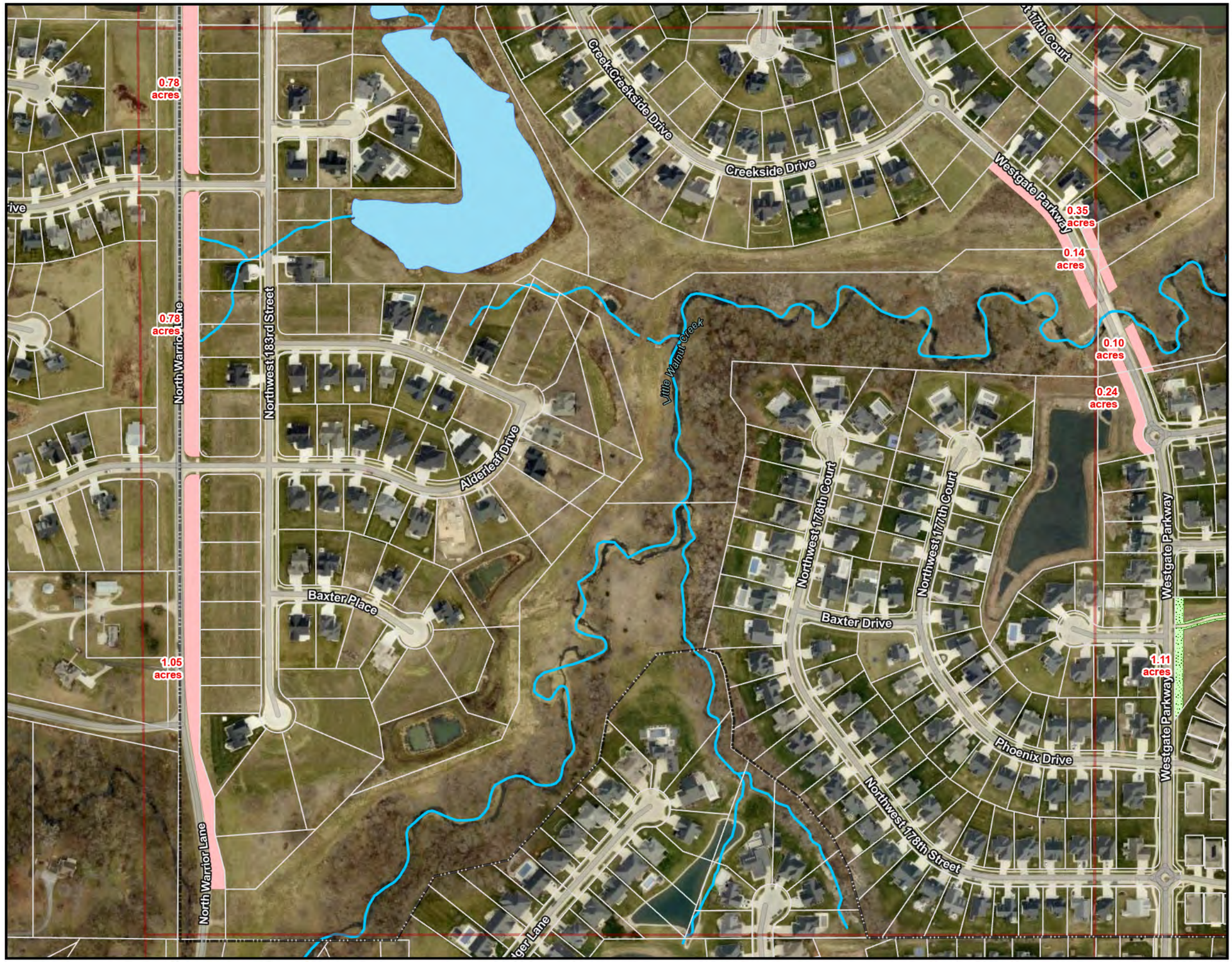

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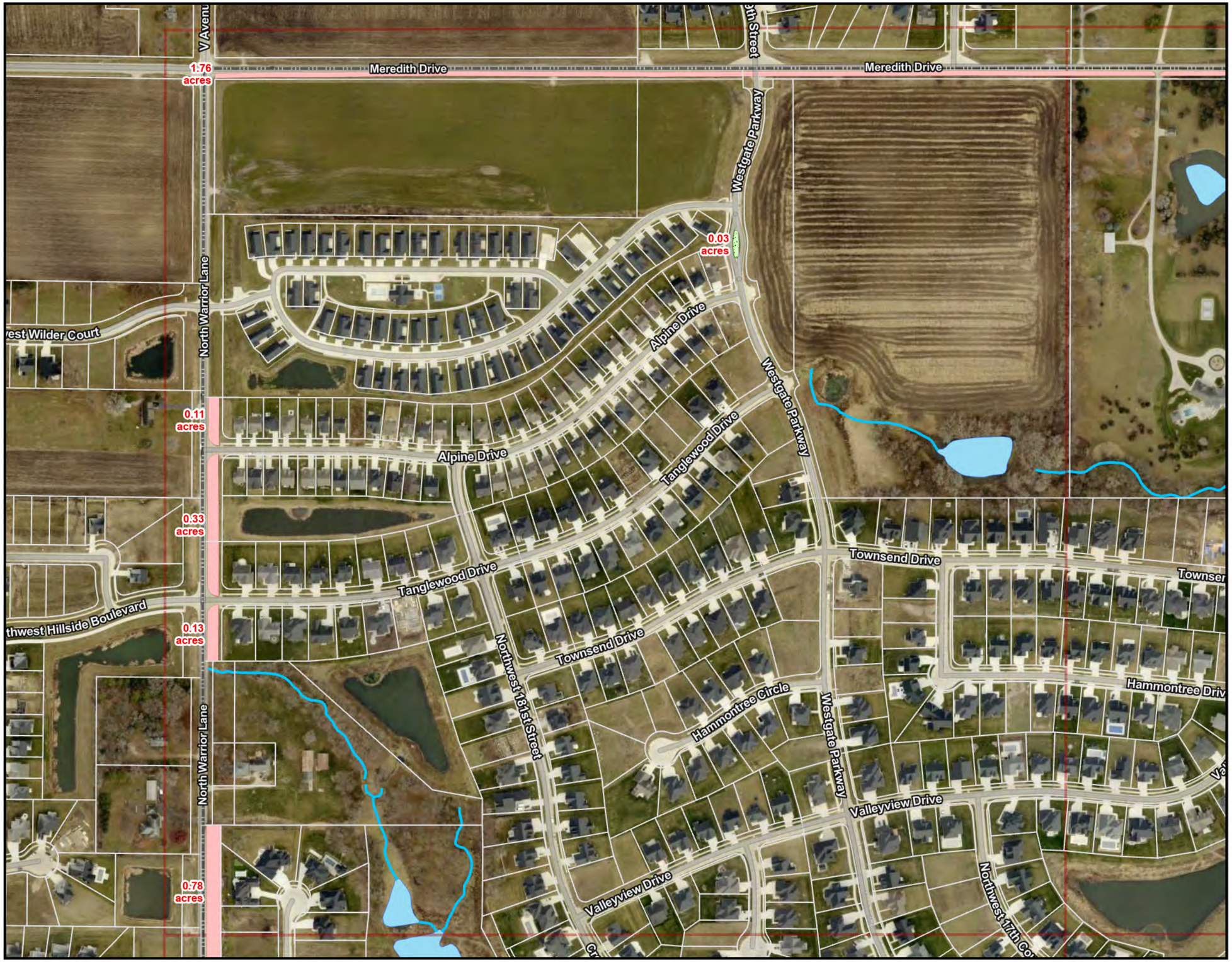

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Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: April 9, 2026
RE: Resolution Approving Professional Service Agreement with MercyOne Medical Group

SYNOPSIS:
In 2024, the City entered into an agreement with MercyOne to provide the Employee Assistance Program Carebridge. Carebridge expanded the number of sessions an employee can receive free counseling from three to six, offering a greater opportunity to deal with real-life issues. We also have on-demand texting support that can provide feedback and tips to improve stress, anxiety, anger, and sleep issues. Another aspect of the service is eM Life, a website and optional app that provides mindfulness solutions to help prevent and reduce mental health concerns such as compassion fatigue, stress, anxiety, depression, chronic pain, and addiction behavior.

MercyOne Carebridge rebranded in January 2026 and is now known as AllOne Health. A representative from MercyOne has been present at employee events such as Open Enrollment, the Benefits and Safety Fair, and provides useful information throughout the year. We are pleased with the utilization of the resources.

No changes have been made to the original agreement. Staff encourage the Council to approve the resolution for professional services from the MercyOne Medical Group, offering employee wellness programs.

Attachments:
1. Resolution approving Professional Services Agreement with MercyOne Medical Group - 2026
2. MercyOne Medical Group Serv Agmt_City of Clive_EAP_Wellness2026 Olson signed

RESOLUTION NO. _____

RESOLUTION APPROVING AN AGREEMENT FOR PROFESSIONAL SERVICES WITH MERCYONE FOR THE EMPLOYEE WELLNESS PROGRAM

WHEREAS, the Clive City Council desires to continue the Employee Wellness Program to further support healthy lifestyles and offer opportunities for employees to optimize their health and well-being; and

WHEREAS, healthcare costs are consuming an increasing portion of the City's budget as well as reducing the amount of employee take-home pay; and

WHEREAS, incentives that encourage employees to pursue healthy behaviors are demonstrated to increase the practice of healthy behaviors; and

WHEREAS, the City Council recognizes that wellness benefits everyone and that an active workplace wellness program can result in better morale, increased productivity, reduced absenteeism, fewer on-the-job accidents, and an overall decrease in health benefit costs:

WHEREAS, the City desires to continue and enter into an agreement for professional services to assist with the employee wellness program, and;

WHEREAS, the City has reviewed the Proposal submitted by MercyOne Medical Group for professional services.

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

That the Mayor be authorized to execute the professional services agreement with MercyOne Medical Group and the City Clerk is hereby authorized and directed to attest to the signature of the Mayor to same.

PASSED AND APPROVED this 9th day of April 2026.

By_____
John Edwards, Mayor

ATTEST:

_____
Matthew Graham, City Clerk

HEALTH SCREENING SERVICES AGREEMENT

This Health Screening Services Agreement is made and entered into by and between Mercy Clinics, Inc., d/b/a MercyOne Medical Group Central Iowa ("MercyOne Medical Group") and City of Clive ("Employer/Agency") whose principal place of business is located at 1900 NW 114th Street, Clive, IA 50325

A. Employer desires to enter into an agreement to obtain health screening services in support of their employment objectives.

B. MercyOne Medical Group is able to provide health screening services that Employer desires to provide to its employees.

NOW, THEREFORE, the parties desire to enter into an agreement setting forth the terms and conditions under which MercyOne Medical Group shall provide health screening services to Employer and its employees.

1. **Term and Termination.**

a. Term. The term of this Agreement shall be for one (1) year commencing on 5/1/2026 (the "Start Date"). This paragraph shall not limit the rights of either party otherwise provided by law, to terminate this Agreement or take other proper action in the event of breach by the other party.

b. Without Cause Termination. Either party may terminate this Agreement without cause by providing the other party with at least 60 days' advanced written notice of its intent to terminate.

2. **Services**. During the term of this Agreement, MercyOne Medical Group shall make available to Employer the health screening services set forth in the attached Exhibit A (the "Services"). It is understood between the parties that these Services and their pricing as set forth in Exhibit A may be amended from time to time.

In the event certain requested services and/or tests cannot be provided by MercyOne Medical Group or at MercyOne Medical Group service locations, or are required to be performed outside MercyOne Medical Group business hours, such services and/or testing may be performed at a location of an MercyOne Medical Group affiliate or by staff employed by a MercyOne Medical Group affiliate (such as [appropriate MercyOne Entity]). Such services and testing may be charged at a different rate than those listed on the attached Exhibit A.

3. **Records**. MercyOne Medical Group will maintain all records regarding Services rendered pursuant to the terms and conditions of this Agreement, for a period of ten (10) years, or until final disposition of a legal challenge to which the records relate, provided MercyOne Medical Group has been notified of such challenge by Employer. All records shall be maintained as confidential, and will be released only as directed by Employer, the employee / test subject or employee applicant (hereinafter collectively referred to "Test Subject"), as required by law, or as reasonably necessary to the performance of this Agreement.

4. **Fees and Payment**. MercyOne Medical Group fees for services rendered pursuant to the terms and conditions of this Agreement are set forth in the attached Exhibit A. MercyOne Medical Group shall submit an invoice for fees to Employer on a monthly basis, and Employer shall remit full payment to MercyOne Medical Group within thirty (30) days after receipt of invoice.

5. **Indemnification**. Unless otherwise specified herein, each party agrees to defend, indemnify and hold harmless the other party (including its officers, agents and employees) from and against any and all claims, demands, liabilities and costs incurred by the indemnified party, including reasonable attorney's fees, directly arising out of or in connection with the indemnifying party's performance of any service or any other act or omission by or under the direction of the indemnifying party or its officers, agents or employees.

If any event occurs giving rise to a claim for indemnification hereunder, the party against whom indemnification is sought shall be entitled to prompt written notice thereof from the other party hereto (including a full disclosure of all facts and circumstances giving rise to the claim of indemnification). In such an event, the indemnified party shall have the option of either providing its own defense for which the indemnifying party shall promptly pay the indemnified party its reasonable costs and expenses or the indemnified party may tender the defense to the indemnifying party which shall assume it. The parties shall mutually agree to any and all settlement of disputes covered by this indemnification provision.

6. **Independent Contractor Status**. None of the provisions of this Agreement are intended to create any relationship between the parties other than that of independent entities contracting with each other solely for the purpose of effecting the provisions of this Agreement. Neither of the parties, nor any of their respective officers, directors, employees or agents, shall have the authority to bind the other or shall be deemed or construed to be the agent, employee or representative of the other except as may be specifically provided herein. Neither party, nor any of their employees or agents, shall have any claim under this Agreement or otherwise against the other party for social security benefits, worker's compensation, disability benefits, unemployment insurance, vacation, sick pay or any other employee benefits of any kind.

7. **Excluded Provider Warranty**. Each party hereby represents and warrants that it is not now and at no time has been excluded from participation in any federally funded health care program, including Medicare and Medicaid. Each party hereby agrees to immediately notify the other of any threatened, proposed or actual exclusion from any federally funded health care program, including Medicare and Medicaid. Each party further represents and warrants that none of its employees are now and at no time have been excluded from participation in any federally funded health care program, including Medicare and Medicaid, and that if an employee of one party becomes so excluded, such employee shall be terminated. In the event that either party is excluded from participation in any federally funded health care program during the term of this Agreement, this Agreement shall, as of the effective date of such exclusion or breach, automatically terminate. Each party shall indemnify the other for any and all damages arising from this Agreement which result from its exclusion from any federally funded health care program, including Medicare and Medicaid.

8. **Jeopardy**. Notwithstanding anything to the contrary contained in the Agreement, in the event the performance by either party of any term, covenant, condition or provision jeopardizes the licensure of MercyOne Medical Group, its participation in, or payment or reimbursement from, Medicare, Medicaid, Blue Cross or other reimbursement or payment programs, or its full accreditation by The Joint Commission or any other state or nationally recognized accreditation organization, or the tax-exempt status of MercyOne Medical Group, any of MercyOne Medical Group property or financing (or the interest income thereon, as applicable), or will prevent or prohibit any physician, or any other health care professionals or their patients from utilizing MercyOne Medical Group or any of its services, or if for any other reason said performance should be in violation of any statute, ordinance, or be otherwise deemed illegal, or be deemed unethical by any recognized body, agency, or association in the medical or hospital fields, MercyOne Medical Group may at its option (i) terminate the Agreement immediately; or (ii) initiate negotiations to resolve the matter through amendments to the Agreement and, if the parties are unable to resolve the matter within thirty (30) days thereafter, MercyOne Medical Group may, at its option, terminate the Agreement immediately.

9. **Ethical and Religious Directives; Compliance with MercyOne Code of Conduct**. Employer understands and acknowledges that MercyOne Medical Group, including its employees and contractors, abide by the *Ethical and Religious Directives for Catholic Health Care Services*, as promulgated by the United States Conference of Catholic Bishops, as amended from time to time, and as interpreted by the local bishop ("ERDs"). During the term of this Agreement, all services furnished by MercyOne Medical Group under this Agreement or otherwise shall be performed in accordance with the ERDs. As of the Effective Date of this Agreement, the ERDs are available at the following website: http://www.usccb.org/. To the extent applicable to the duties and obligations set forth in the Agreement, Employer agrees to take no action that will interfere with MercyOne Medical Group's obligation to conduct its activities in accordance with the ERDs and, in the event that such

obligation is placed at risk, MercyOne Medical Group may at its option terminate the Agreement immediately or work with Employer to eliminate the risk.

Employer recognizes that it is essential to the core values of MercyOne Medical Group that all persons and entities employed by or otherwise contracting with MercyOne Medical Group at all times conduct themselves in compliance with the highest standards of business ethics and integrity and applicable legal requirements, as reflected in the MercyOne Code of Conduct, as amended from time to time. As of the effective date of the Agreement, the MercyOne Code of Conduct is available at the following website: http://www.mercydesmoines.org/integrity-compliance. To the extent applicable to the duties and obligations set forth in the Agreement, Employer agrees to take no action that will interfere with MercyOne Medical Groups' obligation to conduct its activities in accordance with the MercyOne Code of Conduct and, in the event that such obligation is placed at risk, MercyOne Medical Group may at its option terminate the Agreement immediately or work with Employer to eliminate the risk.

10. **Recordkeeping**. If and to the extent required by Section 1395x(v)(1)(I) of Title 42 of the United States Code, until the expiration of four (4) years after the termination of the Agreement, the parties shall make available, upon written request by the Secretary of the Department of Health and Human Services ("the Secretary"), or upon request by the Comptroller General of the United States General Accounting Office ("the Comptroller General"), or any of their duly authorized representatives, a copy of the Agreement and such books, documents, and records as are necessary to certify the nature and extent of the costs of the services provided by the parties under the Agreement. The parties further agree that, in the event it/he/she/they carries out any of its/his/her/their duties under the Agreement through a subcontract with a related organization with a value or cost of Ten Thousand Dollars ($10,000) or more over a twelve (12) month period, such subcontract shall contain a provision requiring the related organization to make available until the expiration of four (4) years after the furnishing of such services pursuant to such subcontract upon written request to the Secretary, or upon request to the Comptroller General, or any of their duly authorized representatives, a copy of such subcontract and such books, documents, and records of such organization as are necessary to verify the nature and extent of such costs.

11. **Compliance with All Laws**. Each of the parties represents that its performance under the Agreement shall fully comply with all applicable federal, state and local statutes, rules, regulations, and applicable standards of other professional organizations, and that it shall be deemed a material breach of the Agreement by a party if it shall fail to comply with this representation. If such a breach is not cured in accordance with the Agreement, the non-breaching party may immediately terminate the Agreement without penalty and without limiting any other rights or remedies set forth in the Agreement. Specifically, but not by way of limitation, each of the parties represents that its performance under the Agreement shall comply with all applicable statutes, rules, regulations, accreditation standards and other applicable standards of: Medicare; Medicaid; the Administrative Simplification requirements of the Health Insurance Portability and Accountability Act of 1996 and regulations promulgated thereunder, including the Standards for Privacy of Individually Identifiable Health Information and Security Standards for the Protection of Electronic Protected Health Information at 45 C.F.R. Parts 160 and 164; the security and privacy provisions of the American Recovery and Reinvestment Act of 2009 and the regulations promulgated thereunder; the Health Information Technology for Economic and Clinical Health Act and the regulations promulgated thereunder, and updates to incorporate any changes to such statutes, rules, regulations, and applicable standards.

12. **Notices**. All notices pertaining to this Agreement shall be in writing and shall be deemed to be duly given when delivered by hand or two (2) days after the notice is mailed by certified or registered mail, postage prepaid, return receipt requested, and addressed to the party at the address listed below.

If to Employer:

City of Clive
1900 NW 114th
Clive, Iowa 50325

If to MercyOne Medical Group:

MercyOne Medical Group
Attn: Jennifer Olson
405 SW 5th Street, Suite E
Des Moines, Iowa 50309

14. **Miscellaneous**. This Agreement is strictly between, and for the benefit of, MercyOne Medical Group and Employer and their successors and assigns. This Agreement does not create any rights of third parties who are not a party to or signatory to this Agreement. No breach of this Agreement shall be deemed to damage or to be actionable by anyone other than Employer or MercyOne Medical Group and their successors and assigns. This Agreement shall be governed and interpreted under Iowa law, without regard to choice of law principles.

15. **Amendment**. This Agreement may be amended only by written mutual agreement of the parties.

16. **Entire Agreement**. This Agreement and the Exhibits hereto constitutes the entire agreement of the parties and supersede and render null and void all prior and contemporaneous agreements between the parties hereto with respect to the subject matter hereof.

IN WITNESS HEREOF, the parties hereto have caused this Agreement to be executed by their duly-authorized representatives.

MercyOne Medical Group

By:_____

Name/Title: President

City of Clive

By:_____

Name/Title:_____

EXHIBIT A
Health Screening Services

1. Services, Products, and Fee Schedules:

Product	Product Description	Billing Method	Unit Price*	Amount
MercyOne EAP provided by AllOne Health	AllOne Health EAP	One-time payment OR pepm	$2.16 PEPM** (equates to $3,499.20 a year) **Based on 135 eligible employees	$3,499.20
MercyOne Physician Form data collection and educational offerings	Includes annual reporting and aggregate data and two face to face presentations	One-time payment	Flat $3,000	$3,000

*All rates reviewed annually and are subject to annual increases.

Memo

TO: Mayor and Council members
FROM: Jeff May, Public Works Director
DATE: April 9, 2026
RE: Motion to Approve Iowa DOT's Hickman Road Project Detour Compensation - $38,637.05

SYNOPSIS:
On May 23, 2024, the City Council approved a detour agreement with the Iowa DOT that provides compensation to the City for impacts of traffic detoured onto City streets due caused by the I35/80 and Hickman Road Interchange Project.

This agreement allows the Iowa DOT to use City of Clive streets for the Detour. The City's compensation is calculated in accordance with Iowa DOT Policy 600.05. The agreement included two detours, one for University Ramp A, SB exit ramp, and one for the University NB entrance ramp. Based on the IDOT Policy, the City will receive $14,760.89 for the University Ramp A detour and $23,876.16 for the University NB entrance ramp detour.

Staff recommends approval of the agreement compensating the City $38,637.05 for both detours.
Please feel free to contact me prior to the meeting at 223-6231 or jmay@cityofclive.com if you have any questions or concerns.

Attachments:
1. 04-09-26 - Clive - Hickman Interchange Detour Compensation

Revised: 06-15-2015

Detour Compensation Calculations

In Accordance with Iowa DOT Policy No. 600.05, Appendix A (Gas Tax Method)

Project Number: IM-080-3(264)124--13-77 **Date Prepared:** 3/31/26

Local Agency: Clive **Prepared By:** Benjamin Adey

Calculation of Detoured Primary Highway Traffic Volume

Based on Iowa DOT Traffic Book data for the year: 2022

Description of Primary Highway Sections Detoured (route number; beginning and ending points)	Section Length (miles)	Cars AADT	Trucks AADT	Weighted Cars AADT	Weighted Trucks AADT
University, Ramp A	1.000	10500	366	10500	366
Totals =	**1.000**			**10500**	**366**

Detour Description and Input

Route of Detour (county route or street names; beginning and ending points, approx.

On NW 128th Street from US 6 to University Avenue	1 mi
On University Avenue from NW 128th Street to I-35/80	0.9 mi

Calculation of Detour Compensation

$$Gas\_Tax\_Income\_Cars = \left(\frac{AADT\_Cars \times Length \times Duration}{MPG\_Cars}\right) \times Combined\_Tax\_Factor\_Cars$$

$$Gas\_Tax\_Income\_Trucks = \left(\frac{AADT\_Trucks \times Length \times Duration}{MPG\_Trucks}\right) \times Combined\_Tax\_Factor\_Trucks$$

Length of Detour (miles) =	1.90
Duration of Detour (days) =	126
Average fuel efficiency for Cars (mpg) =	25.3
Average fuel efficiency for Trucks (mpg) =	7.6
Combined Gas Tax Factor for Cars ($/gal) =	0.13
Combined Gas Tax Factor for Trucks ($/gal) =	0.16
Gas Tax Income from Cars =	$ 12,916.25
Gas Tax Income from Trucks =	$ 1,844.64
Total Gas Tax Detour Compensation =	$ 14,760.89
Other Detour Reimbursements =	$ -
Total Detour Compensation =	$ 14,760.89

County/City Concurrence

Signature of Authorized County/City Representative

Date: _____ Title: _____

Form 810012
(07-21)

AGREEMENT FOR DOT-INITIATED DETOUR OF PRIMARY HIGHWAYS ONTO LOCAL ROADS

This Agreement is entered into by and between the Iowa Department of Transportation, hereinafter known as the DOT; and the

City of Clive

☒ City Council
☐ County Board of Supervisors, hereinafter known as the Local Public Agency (LPA).

WHEREAS, the DOT, hereinafter known as DOT, has determined the necessity to temporarily close primary highway I-35/80 SB Exit

from I-35/80 to University Avenue

for the purpose of construction, reconstruction, maintenance, natural disasters, or other emergencies that are 48 hours or longer (incident management temporary detours are covered under a separate detour agreement (Form 810076)); and

WHEREAS, it is necessary to provide a detour for the primary highway closure period; and

WHEREAS, the LPA agrees to permit the use of its roads as a detour, more particularly described as follows:

On NW 128th Street from US 6 to University Avenue; On University Avenue from NW 128th Street to I-35/80;

; and

WHEREAS, Authorized representatives of both the DOT and the LPA have jointly inspected and documented the condition of the proposed detour to reasonably reflect the condition of the roadway base, surface, shoulders and bridges; and

WHEREAS, the DOT has reviewed and inspected the bridges on the detour, if applicable. The LPA ☒ will ☐ will not allow ☒ oversize and/or ☒ overweight loads. The DOT shall approve the routing of overweight vehicles on the detour route, up to the limits specified by the LPA; and

WHEREAS, the DOT agrees to perform the following pre-detour maintenance, if any: None

; and

WHEREAS, the DOT agrees to maintain the detour and provide all traffic control devices required by the Manual of Uniform Traffic Control Devices (MUTCD), as adopted by the DOT pursuant to 761 IAC 130, including the marking of no-passing zones during the period the local agency road(s) and structure(s) are being utilized as a primary road detour; and

WHEREAS, Prior to revocation of the detour, the DOT shall follow Iowa DOT Policy 600.05 for detour compensation of the LPA, and when requested by the LPA, either restore the local agency road to as good of condition as it was prior to its designation as a temporary primary road, or adequately compensate the local agency for excessive traffic or damage upon the local agency road during the period it was used as a temporary primary road, in accordance with Section 313.28 or Section 313.29 of the Iowa Code and Iowa DOT Policy 600.05; and

WHEREAS, The detour period is estimated to begin April 1, 2025 (date) and end August 1, 2025 (date); and

WHEREAS, the parties agree to the following additional provisions, if any: None

NOW, THEREFORE, BE IT AGREED that the described road be used as a detour under stipulations outlined above.

IN WITNESS WHEREOF, The parties hereto have caused this agreement to be executed by proper officers thereunto duly authorized as of the dates below indicated.

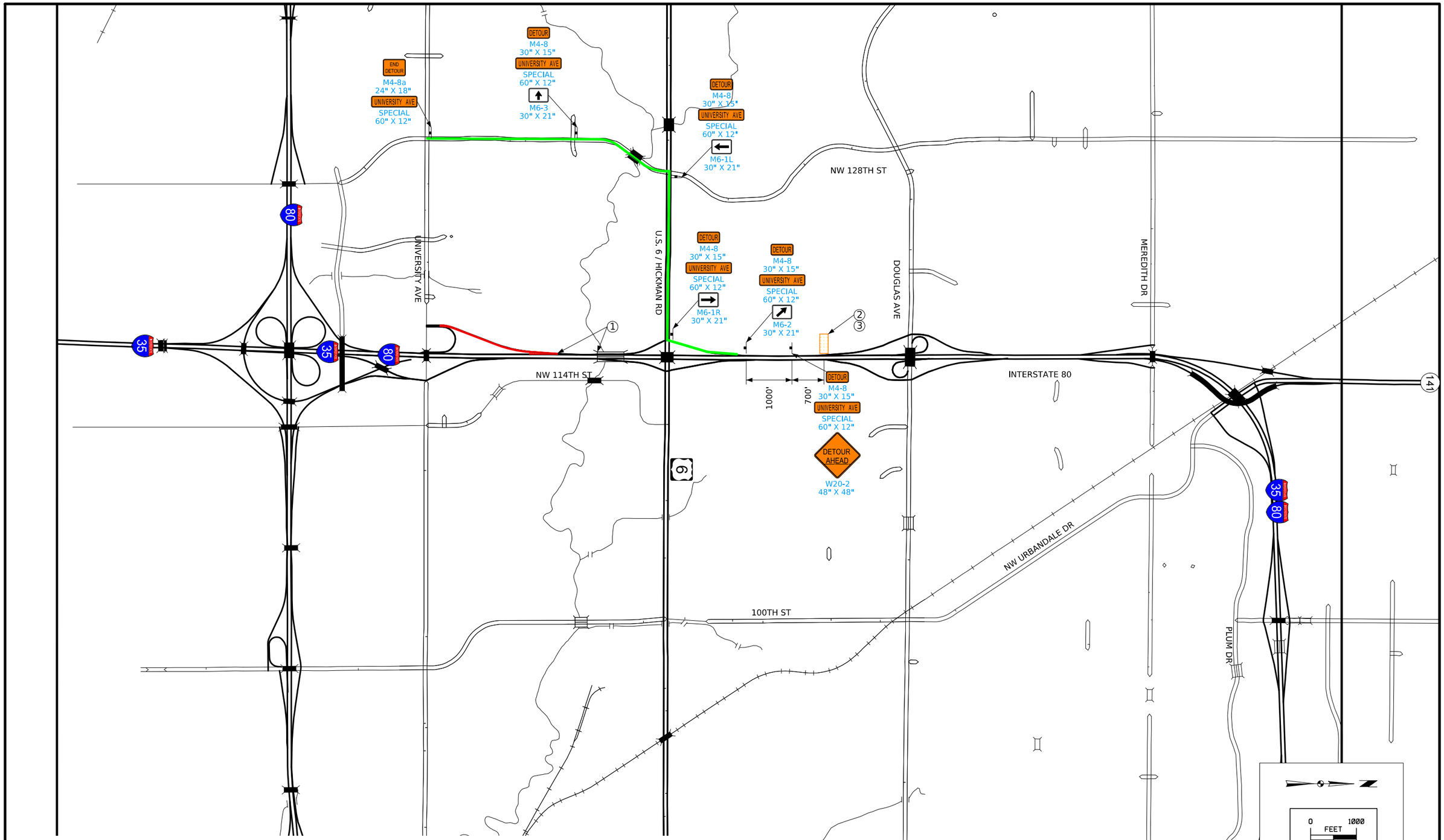
Allison Smyth — 5-28-2024
District Engineer (or designee), Iowa Department of Transportation — Date

John Edwards — 5/23/2024
City representative — Date

John Edwards, Mayor
Printed name and title of city representative

County representative — Date

Printed name and title of county representative



Keyed Notes

① Cover Existing Guide Sign.

② Place PDMS Two Weeks Prior to University Ramp A Closure. Use Message: UNIVERSITY/EXIT 124 RAMP CLOSED STARTING (ADD DATE).

③ During University Ramp A Closure, Use Message: EXIT 124 TO UNIVERSITY AVE CLOSED, USE HICKMAN ROAD, EXIT 125.

Stage 2A - I-80 SB Off Ramp University (Ramp A)

FILE NO.	ENGLISH	DESIGN TEAM Snyder & Associates, Inc.	Polk COUNTY	PROJECT NUMBER IM-080-3(264)124--13-77	SHEET NUMBER J.11

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Revised: 06-15-2015

Detour Compensation Calculations

In Accordance with Iowa DOT Policy No. 600.05, Appendix A (Gas Tax Method)

Project Number: IM-080-3(264)124--13-77 **Date Prepared:** 3/31/26

Local Agency: Clive **Prepared By:** Benjamin Adey

Calculation of Detoured Primary Highway Traffic Volume

Based on Iowa DOT Traffic Book data for the year: 2022

Description of Primary Highway Sections Detoured (route number; beginning and ending points)	Section Length (miles)	Cars AADT	Trucks AADT	Weighted Cars AADT	Weighted Trucks AADT
University, NB Entrace Ramp	1.000	10300	350	10300	350
Totals =	**1.000**			**10300**	**350**

Detour Description and Input

Route of Detour (county route or street names; beginning and ending points, approx.

On University Avenue from I-35/80 to NW 128th Street	1 mi
On NW 128th Street from University Avenue to US 6	1 mi

Calculation of Detour Compensation

$$Gas\_Tax\_Income\_Cars = \left(\frac{AADT\_Cars \times Length \times Duration}{MPG\_Cars}\right) \times Combined\_Tax\_Factor\_Cars$$

$$Gas\_Tax\_Income\_Trucks = \left(\frac{AADT\_Trucks \times Length \times Duration}{MPG\_Trucks}\right) \times Combined\_Tax\_Factor\_Trucks$$

Length of Detour (miles) =	2.00
Duration of Detour (days) =	198
Average fuel efficiency for Cars (mpg) =	25.3
Average fuel efficiency for Trucks (mpg) =	7.6
Combined Gas Tax Factor for Cars ($/gal) =	0.13
Combined Gas Tax Factor for Trucks ($/gal) =	0.16
Gas Tax Income from Cars =	$ 20,958.26
Gas Tax Income from Trucks =	$ 2,917.89
Total Gas Tax Detour Compensation =	$ 23,876.16
Other Detour Reimbursements =	$ -
Total Detour Compensation =	$ 23,876.16

County/City Concurrence

Signature of Authorized County/City Representative

Date: _____ Title: _____

Form 810012
(07-21)

IOWA DOT

AGREEMENT FOR DOT-INITIATED DETOUR OF PRIMARY HIGHWAYS ONTO LOCAL ROADS

This Agreement is entered into by and between the Iowa Department of Transportation, hereinafter known as the DOT; and the

City of Clive

☒ City Council
☐ County Board of Supervisors, hereinafter known as the Local Public Agency (LPA).

WHEREAS, the DOT, hereinafter known as DOT, has determined the necessity to temporarily close primary highway I-35/80 NB Entrance

from University Avenue to I-35/80
for the purpose of construction, reconstruction, maintenance, natural disasters, or other emergencies that are 48 hours or longer (incident management temporary detours are covered under a separate detour agreement (Form 810076)); and

WHEREAS, it is necessary to provide a detour for the primary highway closure period; and

WHEREAS, the LPA agrees to permit the use of its roads as a detour, more particularly described as follows:

On University Avenue from I-35/80 to NW 128th Street; On NW 128th Street from University Avenue to US 6;

; and

WHEREAS, Authorized representatives of both the DOT and the LPA have jointly inspected and documented the condition of the proposed detour to reasonably reflect the condition of the roadway base, surface, shoulders and bridges; and

WHEREAS, the DOT has reviewed and inspected the bridges on the detour, if applicable. The LPA ☒ will ☐ will not allow ☒ oversize and/or ☒ overweight loads. The DOT shall approve the routing of overweight vehicles on the detour route, up to the limits specified by the LPA; and

WHEREAS, the DOT agrees to perform the following pre-detour maintenance, if any: None ; and

WHEREAS, the DOT agrees to maintain the detour and provide all traffic control devices required by the Manual of Uniform Traffic Control Devices (MUTCD), as adopted by the DOT pursuant to 761 IAC 130, including the marking of no-passing zones during the period the local agency road(s) and structure(s) are being utilized as a primary road detour; and

WHEREAS, Prior to revocation of the detour, the DOT shall follow Iowa DOT Policy 600.05 for detour compensation of the LPA, and when requested by the LPA, either restore the local agency road to as good of condition as it was prior to its designation as a temporary primary road, or adequately compensate the local agency for excessive traffic or damage upon the local agency road during the period it was used as a temporary primary road, in accordance with Section 313.28 or Section 313.29 of the Iowa Code and Iowa DOT Policy 600.05; and

WHEREAS, The detour period is estimated to begin April 1, 2026 (date) and end July 15, 2026 (date); and

WHEREAS, the parties agree to the following additional provisions, if any: None

NOW, THEREFORE, BE IT AGREED that the described road be used as a detour under stipulations outlined above.

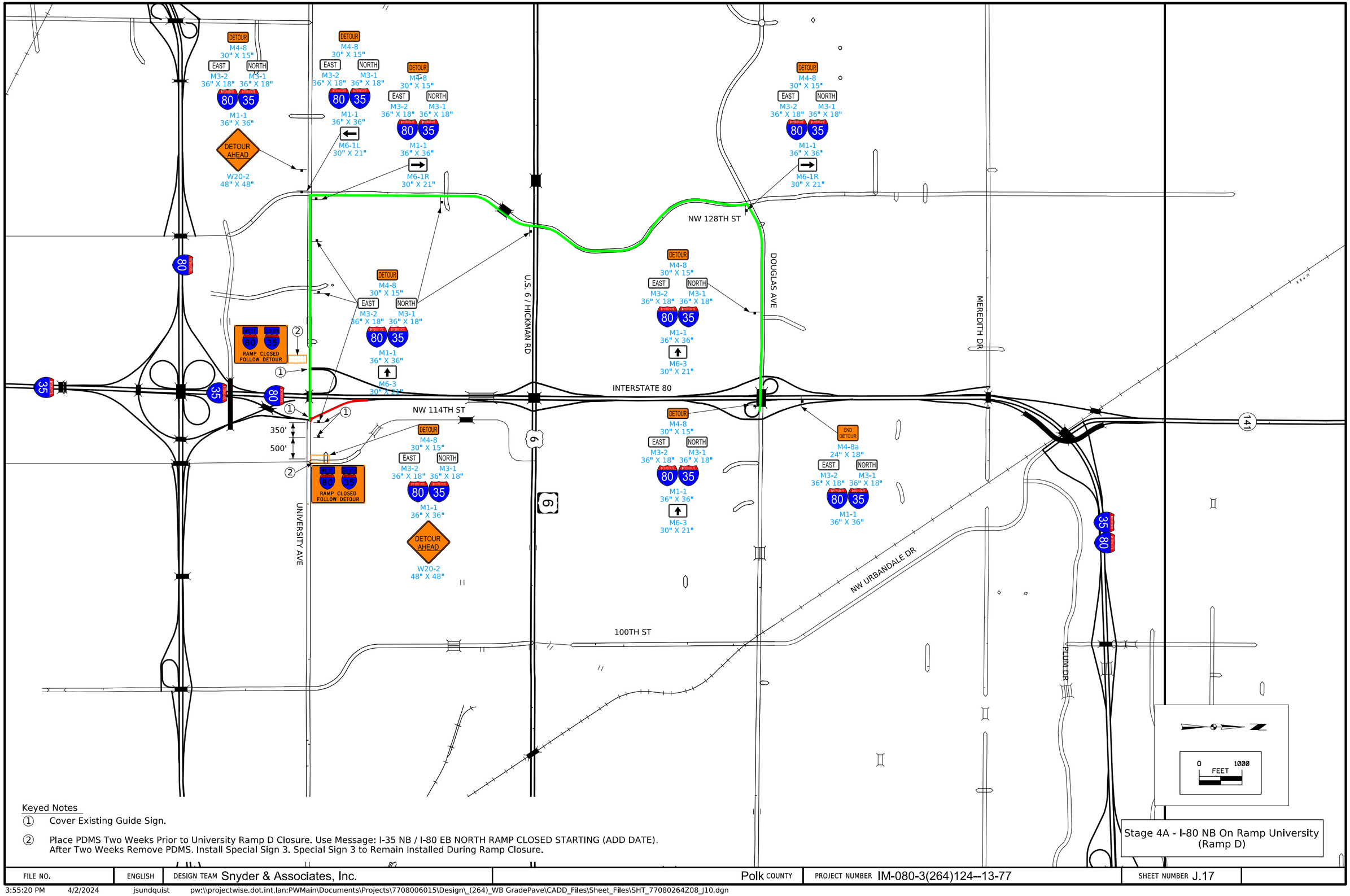
IN WITNESS WHEREOF, The parties hereto have caused this agreement to be executed by proper officers thereunto duly authorized as of the dates below indicated.

Allison Smyth 5/29/2024
District Engineer (or designee) Date
Iowa Department of Transportation

John Edwards 5/23/2024
City representative Date
John Edwards, Mayor
Printed name and title of city representative

County representative Date

Printed name and title of county representative



Keyed Notes

① Cover Existing Guide Sign.

② Place PDMS Two Weeks Prior to University Ramp D Closure. Use Message: I-35 NB / I-80 EB NORTH RAMP CLOSED STARTING (ADD DATE). After Two Weeks Remove PDMS. Install Special Sign 3. Special Sign 3 to Remain Installed During Ramp Closure.

Stage 4A - I-80 NB On Ramp University (Ramp D)

FILE NO.	ENGLISH	DESIGN TEAM Snyder & Associates, Inc.	Polk COUNTY	PROJECT NUMBER IM-080-3(264)124--13-77	SHEET NUMBER J.17

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Memo

TO: Mayor and Council members
FROM:
DATE: April 9, 2026
RE: Resolution Approving 5-Year Agreement with the IDOT for Maintenance and Repair of Primary Roads - 7/1/26 to 6/30/31

SYNOPSIS:
The maintenance of U.S. Highway 6 (Hickman Road) is shared between the Iowa DOT and the City of Clive. Every five years the Iowa Department of Transportation and the City of Clive execute a new agreement outlining the maintenance responsibilities of each jurisdiction as they relate to U.S. Highway 6 (Hickman Road). The new agreement is unchanged from the previous agreement.

This agreement period will be from July 1, 2026, through June 30, 2031. Staff recommends approval of this agreement as proposed.

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

Attachments:
1. Resolution - 04-09-26 - IDOT Maint Agreement Repair of Primary Roads
2. 04-09-26 - IDOT Agreement for Maintenance and Repair of Primary Roads in Municipalities - 07-1-26 to 06-30-31

RESOLUTION NO. _____

RESOLUTION APPROVING AGREEMENT WITH IOWA DEPARTMENT OF TRANSPORTATION FOR MAINTENANCE AND REPAIR OF PRIMARY ROADS AND MUNICIPALIITIES

WHEREAS, the City of Clive desires to enter into an agreement with the Iowa Department of Transportation entitled "Agreement for Maintenance and Repair of Primary Roads in Municipalities" relating to the maintenance, repair and minor construction of the primary roads with the boundaries of the City of Clive for the period from July 1, 2026 to June 30, 2031. (the "28E Agreement").

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

The 28E Agreement with the Iowa Department of Transportation, as described herein, relating to the maintenance, repair and minor construction of the primary roads within the boundaries of the City of Clive, is hereby approved by the Clive City Council, and the Mayor is authorized to execute such Agreement on behalf of the City of Clive, and the City Clerk to attest to his signature.

PASSED AND APPROVED this _____ day of _____, 2026.

By:_____
John Edwards, Mayor

ATTEST:

_____
Matthew Graham, City Clerk

Form 810034wd
Mod

Agreement for Maintenance and Repair of Primary Roads in Municipalities

This Agreement made and entered into by and between the Municipality of Clive, Polk County, Iowa, hereinafter referred to as the Municipality, and the Iowa Department of Transportation, Ames, Iowa, hereinafter referred to as the Department.

AGREEMENT:

In accord with Provisions of Chapter 28E, Sections 306.3, 306.4, 313.3-5, 313.21-.23, 313.27, 313.36, 314.5, 321.348 and 384.76 of the Code of Iowa and the Iowa Administrative Rules 761 – Chapter 150 (IAC) the Municipality and Department enter into the following agreement regarding maintenance, repair and minor reconstruction of the primary roads within the boundaries of the Municipality.

I. The Department shall maintain and repair:
   - A. Freeways (functionally classified and constructed)
     1. Maintain highway features including ramps and repairs to bridges.
     2. Provide bridge inspection.
     3. Highway lighting.
   - B. Primary Highways – Urban Cross-Section (curbed) (See Sec. II.A)
     1. Pavement: Maintain and repair pavement and subgrade from face of curb to face of curb (excluding parking lanes, drainage structures, intakes, manholes, public or private utilities, sanitary sewers and storm sewers).
     2. Traffic Services: Provide primary road signing for moving traffic, pavement marking for traffic lanes, guardrail, and stop signs at intersecting streets.
     3. Drainage: Maintain surface drainage within the limits of pavement maintenance described in I.B.1 above.
     4. Snow and Ice Removal: Plow traffic lanes of pavement and bridges and treat pursuant to the Department's policy.
     5. Vehicular Bridges: Structural maintenance and painting as necessary.
     6. Provide bridge inspection.
   - C. Primary Highways – Rural Cross-Section (uncurbed) (See II.B)
     1. Maintain, to Department standards for rural roads, excluding tree removal, sidewalks, and repairs due to utility construction and maintenance.
   - D. City Streets Crossing Freeway Rights of Way (See II.C)
     1. Roadsides within the limits of the freeway fence.
     2. Surface drainage of right of way.
     3. Traffic signs and pavement markings required for freeway operation.
     4. Guardrail at piers and bridge approaches.
     5. Bridges including deck repair, structural repair, berm slope protection and painting.
     6. Pavement expansion relief joints and leveling of bridge approach panels.

II. The Municipality shall maintain and repair:
   - A. Primary Highways – Urban Cross-Section (curbed) (See Sec. I.B)
     1. Pavement: Maintain and repair pavement in parking lanes, intersections beyond the limits of state pavement maintenance; curbs used to contain drainage; and repairs to all pavement due to utility construction, maintenance and repair.
     2. Traffic Services: Paint parking stalls, stop lines and crosswalks. Maintain, repair and provide energy to traffic signals and street lighting.
     3. Drainage: Maintain storm sewers, manholes, intakes, catch basins and culverts used for collection and disposal of surface drainage.

4. Snow and ice removal: Remove snow windrowed by state plowing operations, remove snow and ice from all areas outside the traffic lanes and load or haul snow which the Municipality considers necessary. Remove snow and ice from sidewalks on bridges used for pedestrian traffic.
5. Maintain sidewalks, retaining walls and all areas between curb and right-of-way line. This includes the removal of trees as necessary and the trimming of tree branches as necessary.
6. Clean, sweep and wash streets when considered necessary by the Municipality.
7. Maintain and repair pedestrian overpasses and underpasses including snow removal, painting and structural repairs.

B. Primary Highways – Rural Cross-Section (uncurbed) (See Sec. I.C)
1. Maintain and repair highway facilities due to utility construction and maintenance.
2. Removal of trees as necessary and the trimming of tree branches as necessary.
3. Maintain sidewalks.

C. City Streets Crossing Freeway Rights of Way (See I.D)
1. All pavement, subgrade and shoulder maintenance on cross streets except expansion relief joints and bridge approach panel leveling.
2. Mark traffic lanes on the cross street.
3. Remove snow on the cross street, including bridges over the freeway.
4. Clean and sweep bridge decks on streets crossing over freeway.
5. Maintain all roadside areas outside the freeway fence.
6. Maintain pedestrian overpasses and underpasses including snow removal, painting, lighting and structural repair.

III. The Municipality further agrees:

A. That all traffic control devices placed by the Municipality on primary roads within the Municipal boundaries shall conform to the "Manual on Uniform Traffic Control Devices for Streets and Highways."

B. To prevent encroachment or obstruction within the right of way, the erection of any private signs on the right of way, or on private property which may overhang the right of way and which could obstruct the view of any portion of the road or the traffic signs or traffic control devices contrary to Section 318.11 of the Code of Iowa.

C. To comply with all current statutes and regulations pertaining to overlength and overweight vehicles using the primary roads, and to issue special permits for overlength and overweight vehicles only with approval of the Department.

D. To comply with the current Utility Accommodation Policy of the Department.

E. To comply with the access control policy of the Department by obtaining prior approval of the Department for any changes to existing entrances or for the construction of new entrances.

IV. Drainage district assessments levied against the primary road within the Municipality shall be shared equally by the Department and the Municipality.

V. Major construction initiated by the Department and all construction initiated by the Municipality shall be covered by separate agreements.

VI. The Department and the Municipality may by a separate annual Supplemental Agreement, reallocate any of the responsibilities covered in Section I of this agreement.

VII. This Agreement shall be in effect for a five-year period from July 1, **2026** to June 30, **2031**

IN WITNESS WHEREOF, The Parties hereto have set their hands, for the purposes herein expressed, on the dates indicated below.

Clive

MUNICIPALITY

By_____

Date_____

IOWA DEPARTMENT OF TRANSPORTATION

By_____
District Engineer

Date_____

Memo

TO: Mayor and Council members
FROM: Ryan Mayer, Construction Services Administrator
DATE: April 9, 2026
RE: Resolution Accepting 1st Amendment to Surface Water Flowage Easement for Deer Ridge West Plat 3, Lot 73 - 15117 Buena Vista Dr.

SYNOPSIS:
The owners of 15117 Buena Vista Dr. have requested approval to install a fence within the Surface Water Flowage Easement on the subject property. Staff have reviewed the request and determined that the fence should not have a negative impact on said easement.

In accordance with staff requirements, the property owners have executed the attached First Amendment to the Surface Water Flowage Easement, which outlines additional responsibilities associated with the improvement within the easement area. Staff recommends Council approve the document so that it can be recorded with the county.

Please feel free to contact me prior to the meeting at rmayer@cityofclive.com or at (515) 223-6221 if you have any questions or concerns.

Attachments:
1. Resolution- 15117 Buena Vista Dr
2. First Amendment Signed_15117 Buena Vista Dr

RESOLUTION NO. _____

RESOLUTION ACCEPTING
FIRST AMENDMENT TO SURFACE WATER FLOWAGE EASEMENT FOR
DEER RIDGE WEST PLAT 3, LOT 73 – 15117 BUENA VISTA DR.

WHEREAS, the owner of Deer Ridge West Plat 3, Lot 73 in the City of Clive, Iowa (the "Property") has submitted to the City of Clive a First Amendment to the Surface Water Flowage Easement to permit the installation of a Fence within the easement area on the Property; and

WHEREAS, City desires to accept the First Amendment to the Surface Water Flowage Easement

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

That the First Amendment to Surface Water Flowage Easement (hereinafter called "Amendment") regarding Deer Ridge West Plat 3, Lot 73, 15117 Buena Vista Drive is hereby accepted and approved by the City Council of the City of Clive, that the Mayor is hereby authorized to execute such Amendment on behalf of the City, and the City Clerk to attest to his signature, and that the City Clerk is hereby authorized and directed to file the Amendment with the Dallas County Recorder.

PASSED AND APPROVED this 9th day of April, 2026.

By: _____
John Edwards, Mayor

ATTEST:

_____
Matthew D. Graham, City Clerk

Return to: City Clerk, City of Clive, 1900 NW 114th Street, Clive, IA 50325
Prepared by: Dan Lass, City of Clive, 1900 NW 114th Street, Clive, IA 50325; 515-223-6221

FIRST AMENDMENT TO SURFACE WATER FLOWAGE EASEMENT

This First Amendment to Surface Water Flowage Easement (hereinafter called "Amendment") is entered into by and between PATRICIA AND TERRILL EASTIN TRUST, (hereinafter called "Property Owner") and the CITY OF CLIVE, IOWA, a municipal corporation (hereinafter called "City").

WHEREAS, Property Owner owns that property known as 15117 Buena Vista Dr and legally described as Lot 73 of Deer Ridge West Plat 3, an Official Plat, now included in and forming a part of the City of Clive, Dallas County, Iowa (hereinafter called "Property"); and

WHEREAS, a Declaration of Surface Water Flowage Easement was previously entered on January 29, 2004, and recorded in Book 2004 Page 1310 of the Dallas County Recorder (hereinafter called "Easement"), which prohibited the erection of any structure within the easement area; and

WHEREAS, the Property Owner desires to install a fence (hereinafter called "Project") on the Property, which encroaches into the Easement, and the City has agreed to consent to the installation of the Project within the easement area, subject to the conditions set forth in Section 1 of this Amendment.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants herein contained, the parties hereby agrees as follows:

1. CITY CONSENT TO INSTALLATION OF PROJECT. The City hereby consents to the installation of the Project, which is located within the Easement, provided that all of the following conditions are met:

(a) Project is installed and maintained so that it does not impede the flow of surface water within the Easement.

(b) Project is installed and maintained so that the lowest horizontal member of the fence shall be a minimum of 4" above grade or shall be open style to allow the conveyance of storm water through the easement.

2. NO OTHER CHANGE. Except as amended herein, each and every term, condition, warranty and provision of the Easement shall remain in full force and effect, and such are hereby ratified, confirmed and approved by the parties hereto.

3. RUNS WITH THE LAND. This Amendment shall be deemed to run with the land and shall be binding on the Property Owner and on the Property Owner's heirs, successors and assigns.

4. APPROVAL BY CITY COUNCIL. This Amendment shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Amendment by the City Clerk.

Property Owner does HEREBY COVENANT with the City that (i) Grantor holds said real estate described in the Easement by title in fee simple; (ii) that Grantor has good and lawful authority to convey the same; and (iii) said Grantor covenants to WARRANT AND DEFEND the said premises against claims of all persons whomsoever.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

(REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK; SEPARATE SIGNATURE PAGES FOLLOW.)

Dated this 1st day of April, 2026.

PATRICIA AND TERRILL EASTIN TRUST

By: Terrill E. Eastin
Terrill Eastin, Trustee

By: Patricia Eastin
Patricia Eastin, Trustee

STATE OF IOWA)
) SS:
COUNTY OF Polk)

Subscribed and sworn to before me on this 1st day of April 2026, by TERRILL EASTIN and PATRICIA EASTIN in their capacity as Trustees of PATRICIA AND TERRILL EASTIN TRUST.

MADISON WIRTH
Commission Number 847545
My Commission Expires
April 20, 2026

Notary Public in and for the State of Iowa

My commission expires: 4/20/26

CITY OF CLIVE, IOWA

By _____
John Edwards, Mayor

ATTEST:

_____
Matthew D. Graham, City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this ___ day of _____, 2026, before me,_____, a Notary Public in and for the State of Iowa, personally appeared John Edwards and Matthew D. Graham, to me personally known, and, who being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Clive, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council, under Roll Call of the City Council on the ____ day of _____, 2026, and that John Edwards and Matthew D. Graham acknowledged the execution of said instrument to be their voluntary act and deed and the voluntarily act and deed of the corporation, by it voluntarily executed.

_____
Notary Public in and for the State
of Iowa

My commission expires:_____

Memo

TO: Mayor and Council members
FROM: Ryan Mayer, Construction Services Administrator
DATE: April 9, 2026
RE: Resolution Accepting 1st Amendment to Sanitary Sewer Easement for Country Club West Plat 4, Lot 49 - 14771 Wildwood Drive

SYNOPSIS:
The owners of 14771 Wildwood Dr. have requested approval to install a fence within the Sanitary Sewer Easement on the subject property. Staff have reviewed the request and determined that the fence should not have a negative impact on said easement.

In accordance with staff requirements, the property owners have executed the attached First Amendment to the Sanitary Sewer Easement, which outlines additional responsibilities associated with the improvement within the easement area. Staff recommends Council approve the document so that it can be recorded with the county.

Please feel free to contact me prior to the meeting at rmayer@cityofclive.com or at (515) 223-6221 if you have any questions or concerns.

Attachments:
1. First Amendment signed - 14771 Wildwood Dr
2. Resolution- 14771 Wildwood Dr

Return to: City Clerk, City of Clive, 1900 NW 114th Street, Clive, IA 50325
Prepared by: Dan Lass, City of Clive, 1900 NW 114th Street, Clive, IA 50325; 515-223-6221

FIRST AMENDMENT TO SANITARY SEWER EASEMENT

This First Amendment to Sanitary Sewer Easement (hereinafter called "Amendment") is entered into by and between THE SCHEVE CLIVE FIVE LIVING TRUST U/A/D AUGUST 16, 2022, (hereinafter called "Property Owner") and the CITY OF CLIVE, IOWA, a municipal corporation (hereinafter called "City").

WHEREAS, Property Owner owns that property known as 14771 Wildwood Dr and legally described as Lot 49 of Country Club West Plat 4, an Official Plat, now included in and forming a part of the City of Clive, Dallas County, Iowa (hereinafter called "Property"); and

WHEREAS, a Declaration of Sanitary Sewer Easement was previously entered on February 25, 1993, and recorded in Book 735 Page 617 of the Dallas County Recorder (hereinafter called "Easement"), which prohibited the erection of any structure within the easement area; and

WHEREAS, the Property Owner desires to install a fence (hereinafter called "Project") on the Property, which encroaches into the Easement, and the City has agreed to consent to the installation of the Project within the easement area, subject to the conditions set forth in Section 1 of this Amendment.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants herein contained, the parties hereby agrees as follows:

1. CITY CONSENT TO INSTALLATION OF PROJECT. The City hereby consents to the installation of the Project, which is located within the Easement, provided that all of the following conditions are met:

(a) Project is installed and maintained so that it does not impede the flow of surface water within the Easement.

(b) Project is installed and maintained so that the lowest horizontal member of the fence shall be a minimum of 4" above grade or shall be open style to allow the conveyance of storm water through the easement.

2. NO OTHER CHANGE. Except as amended herein, each and every term, condition, warranty and provision of the Easement shall remain in full force and effect, and such are hereby ratified, confirmed and approved by the parties hereto.

3. RUNS WITH THE LAND. This Amendment shall be deemed to run with the land and shall be binding on the Property Owner and on the Property Owner's heirs, successors and assigns.

4. APPROVAL BY CITY COUNCIL. This Amendment shall not be binding until it has received the final approval and acceptance by the City Council by Resolution which approval and acceptance shall be noted on this Amendment by the City Clerk.

Property Owner does HEREBY COVENANT with the City that (i) Grantor holds said real estate described in the Easement by title in fee simple; (ii) that Grantor has good and lawful authority to convey the same; and (iii) said Grantor covenants to WARRANT AND DEFEND the said premises against claims of all persons whomsoever.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

(REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK; SEPARATE SIGNATURE PAGES FOLLOW.)

Dated this 24th day of March, 2026.

THE SCHEVE CLIVE FIVE LIVING TRUST U/A/D AUGUST 16, 2022

By: _____
RAYMOND SCHEVE, TRUSTEE

STATE OF IOWA)
) SS:
COUNTY OF Polk)

Subscribed and sworn to before me on this 24th day of March 2026, by RAYMOND SCHEVE in their capacity as Trustee of The Scheve Clive Five Living Trust U/A/D August 16, 2022.

_____
Notary Public in and for the State of Iowa

My commission expires: 6.1.26

_____
NOTARIAL SEAL IOWA
MARITZA ALARCON
Commission Number 848459
My Commission Expires
June 1, 2026

CITY OF CLIVE, IOWA

By _____
John Edwards, Mayor

ATTEST:

_____
Matthew D. Graham, City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this ___ day of _____, 2026, before me,_____, a Notary Public in and for the State of Iowa, personally appeared John Edwards and Matthew D. Graham, to me personally known, and, who being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Clive, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation; and that the instrument was signed and sealed on behalf of the corporation, by authority of its City Council, as contained in Resolution No. _____ adopted by the City Council, under Roll Call of the City Council on the ____ day of _____, 2026, and that John Edwards and Matthew D. Graham acknowledged the execution of said instrument to be their voluntary act and deed and the voluntarily act and deed of the corporation, by it voluntarily executed.

_____
Notary Public in and for the State
of Iowa

My commission expires:_____

RESOLUTION NO. _____

RESOLUTION ACCEPTING
FIRST AMENDMENT TO SANITARY SEWER EASEMENT FOR
COUNTRY CLUB WEST PLAT 4, LOT 49 – 14771 WILDWOOD DRIVE

WHEREAS, the owner of Country Club West Plat 4, Lot 49 in the City of Clive, Iowa (the "Property") has submitted to the City of Clive a First Amendment to the Sanitary Sewer Easement to permit the installation of a Fence within the easement area on the Property; and

WHEREAS, City desires to accept the First Amendment to the Sanitary Sewer Easement

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

That the First Amendment to Sanitary Sewer Easement (hereinafter called "Amendment") regarding Country Club West Plat 4, Lot 49, 14771 Wildwood Drive is hereby accepted and approved by the City Council of the City of Clive, that the Mayor is hereby authorized to execute such Amendment on behalf of the City, and the City Clerk to attest to his signature, and that the City Clerk is hereby authorized and directed to file the Amendment with the Dallas County Recorder.

PASSED AND APPROVED this 9th day of April, 2026.

By: _____
John Edwards, Mayor

ATTEST:

_____
Matthew D. Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: April 9, 2026
RE: Resolution Setting Public Hearing (04/23/2026, 6:00 p.m.) - FY25/26 Budget Amendment #1

SYNOPSIS:
As required by the State of Iowa, Council approval is needed to set the public hearing date for the FY25-26 Budget Amendment. The recommendation is to have the public hearing date set for April 23, 2026, at 6:00 p.m.

Attachments:
1. Setting PH FY26 Budget Amendment_1

RESOLUTION NO. _____

RESOLUTION SETTING PUBLIC HEARING BUDGET AMENDMENT #1 FOR FISCAL YEAR ENDING JUNE 30, 2026

WHEREAS, the City Council of the City of Clive has determined it is necessary to fix a time and place of public hearing on the annual budget for the fiscal year ending June 30, 2026 and;

NOW, THEREFORE IT BE RESOLVED by the Council of the City of Clive, Iowa the public hearing notice set for April 23, 2026, will be prepared.

The City Council hereby delegates to the City Clerk the duty of posting notice, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall not be less than 10 days nor more than 20 days before the date set for the hearing.

PASSED AND APPROVED THIS 9TH DAY OF APRIL 2026.

By:_____
John Edwards, Mayor

ATTEST:

By: _____
Matthew D. Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: April 9, 2026
RE: Resolution Setting Public Hearing (04/23/2026, 6:00 p.m.) - 2025 Sidewalk Repair Program (Special Assessments)

SYNOPSIS:

The City's annual sidewalk repair program identifies locations where sidewalk repair, replacement, or reconstruction is necessary to maintain safe pedestrian infrastructure throughout the community. As part of this program, properties benefiting from the improvements may be subject to special assessments in accordance with Iowa Code.

The attached resolution formally receives and files the **2025 Sidewalk Repair Program Preliminary Assessment Schedule (Exhibit A)** and sets a public hearing to consider the proposed assessments.

Attachments:
1. Resolution Setting Hearing
2. Dallas Final Assessment Schedule

RESOLUTION NO. _____

RESOLUTION SETTING THE TIME AND PLACE FOR A PUBLIC HEARING FOR SPECIAL ASSESSMENTS IN REGARD TO THE 2025 SIDEWALK REPAIR PROGRAM (DALLAS COUNTY)

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

1. That the attached 2025 Sidewalk Repair Program Preliminary Assessment Schedule(s) for repairing, replacing, or reconstructing sidewalk within the City of Clive, Iowa be and hereby received and filed by this City Council. Exhibit A.

2. That the City Clerk is hereby authorized and directed to cause notice to be published and/or mailed as required by law of the time and place for a hearing on said Sidewalk Assessment Schedule to be at **6:00 o'clock PM** on the **23rd day of April, 2026** and that time for filing objections to the assessment proposed in said Assessment Schedule will expire upon closing of said hearing and on said date.

PASSED AND APPROVED THIS _____ day of _____, 2026.

By: _____
John D. Edwards, Mayor

ATTEST:

By:_____
Matthew D. Graham, City Clerk

City of Clive
Dallas County Assessment Schedule

3/30/2026

Exhibit A							
Owner	**Date of Abatement**	**Date of Invoice**	**Date Delinquent**	**Legal/Property Address**	**Parcel #**	**Mailing Address**	**Amount**
Josephson, Robert & Kelsey Jtrs	06/27/2025 through 09/30/2025	1/29/2026	2/13/2026	STONEGATE PLAT 1 LOT 18 15065 BEECHWOOD AVE	1225326013	Josephson, Robert & Kelsey Jtrs 15065 Beechwood Ave Clive IA 50325	$ 186.00
Black, Keith	06/27/2025 through 09/30/2025	1/29/2026	2/13/2026	WALNUT CREEK HILLS OF CLIVE PLAT 2 LOT 71 4508 NW 169th Street	1223101005	Black, Keith 4508 NW 169th St Clive IA 50325	$ 186.00
Gelbman, Mark & Jean Jtr	06/27/2025 through 09/30/2025	1/29/2026	2/13/2026	WALNUT CREEK HILLS OF CLIVE PLAT 2 LOT 49 4440 NW 167TH ST	1223104012	Gelbman, Mark & Jean Jtrs 4440 NW 167th St Clive IA 50325	$ 410.00
Haxhiu, Suada & Benjamin & Haxhiu, Habibe & Haxhui, Blenda Jtrs	06/27/2025 through 09/30/2025	1/29/2026	2/13/2026	BERKSHIRE NORTH PLAT TWO LOT 46 2828 BUENA VISTA DR	1226177015	Haxhiu, Suada & Benjamin & Haxhiu, Habibe & Haxhui, Blenda Jtrs 2828 Buena Vista Dr Clive IA 50325	$ 322.00
Bussanmas, Jerry J & Nichole L Jtrs	06/27/2025 through 09/30/2025	1/29/2026	2/13/2026	BERKSHIRE WOODS PLAT 1 LOT 24 2696 BERKSHIRE PKWY	1226334026	Bussanmas, Jerry J & Nichole L Jtrs 6150 Village View Dr Ste 108 West Des Moines IA 50266	$ 220.00
Brock, Christopher & Kylee	06/27/2025 through 09/30/2025	1/29/2026	2/13/2026	COUNTRY CLUB GLEN PLAT 6 LOT 24 2584 NW 158th St	1226431008	Brock, Christopher & Kylee 2584 NW 158th St Clive IA 50325	$ 186.00
Walker, Andrea D	06/27/2025 through 09/30/2025	1/29/2026	2/13/2026	COUNTRY CLUB GLEN PLAT 6 LOT 9 2607 NW 158TH ST	1226429021	Walker, Andrea D 2607 NW 158th Street Clive IA 50325	$ 136.00

Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: April 9, 2026
RE: Resolutions Approving FY26 Budget Transfers (listing in packet)

SYNOPSIS:
Outlined are budget transfer resolutions for FY26:

a. Resolution approving transfer from the Road Use Fund to the General Fund - $618,807
b. Resolution approving transfer from the Road Use Fund to the Trust and Agency Fund - $57,223
c. Resolution approving transfer from the Road Use Fund to the Internal Service Fund - $356,800
d. Resolution approving transfer from the Storm Water Fund to the General Fund - $503,277
e. Resolution approving transfer from the Storm Water Fund to the Trust and Agency Fund - $54,312
f. Resolution approving transfer from the Storm Water Fund to the Internal Service Fund - $159,500
g. Resolution approving transfer from the Storm Water Fund to the Annual Storm Water Improvement Fund - $100,000
h. Resolution approving transfer from the Storm Water Fund to the Water Resources Grant Fund - $10,000
i. Resolution approving transfer from the Storm Water Fund to the Alice's Road – Phase 1A Project Fund - $400,000
j. Resolution approving transfer from the City-Wide Sign Program Fund to the City Facility Improvement Fund - $37,920.83
k. Resolution approving transfer from the NW 161ST/Hickman Road Fund to the Traffic Improvement & Safety Fund - $139,765
l. Resolution approving transfer from the NW 161ST/Hickman Road LP Fund to the Emerald Isle Development Fund - $646,738.19

Staff recommend approval.

Attachments:
1. Transfers.4-9-2026

RESOLUTION NO._____

RESOLUTION TO TRANSFER

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

The following transfer is hereby authorized:

FROM:

Road Use
(Transfer Out)

110-5210-6910 **$618,807.00**
(Acct. No.)

TO:

General Fund
(Transfer In)

001-4000-4-4830-00 **$618,807.00**
(Acct. No.)

PURPOSE OF TRANSFER

FY26 reallocation of expenses and annual appropriation for traffic safety expenditures.

PASSED AND APPROVED THIS 9th DAY OF APRIL 2026.

_____
John Edwards, Mayor

Attest:

_____
Matthew Graham, City Clerk

RESOLUTION NO._____

RESOLUTION TO TRANSFER

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

The following transfer is hereby authorized:

FROM:

Road Use
(Transfer Out)

110-5210-6910 **$57,223.00**
(Acct. No.)

TO:

Trust & Agency
(Transfer In)

168-4450-4-4830-00 **$57,223.00**
(Acct. No.)

PURPOSE OF TRANSFER

FY26 reallocation of expenses.

PASSED AND APPROVED THIS 9th DAY OF APRIL 2026.

_____
John Edwards, Mayor

Attest:

_____
Matthew D. Graham, City Clerk

RESOLUTION NO._____

RESOLUTION TO TRANSFER

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

The following transfer is hereby authorized:

FROM:

Road Use
(Transfer Out)

110-5210-6910 **$356,800.00**
(Acct. No.)

TO:

Internal Service
(Transfer In)

810-4930-4-4830-00 **$356,800.00**
(Acct. No.)

PURPOSE OF TRANSFER

Annual appropriation for Capital Equipment Program.

PASSED AND APPROVED THIS 9th DAY OF APRIL 2026.

_____
John Edwards, Mayor

Attest:

_____
Matthew D. Graham, City Clerk

RESOLUTION NO._____

RESOLUTION TO TRANSFER

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

The following transfer is hereby authorized:

FROM:

Storm Water Fund
(Transfer Out)

740-5865-6910 **$503,277.00**
(Acct. No.)

TO:

General Fund
(Transfer In)

001-4000-4-4830-00 **$503,277.00**
(Acct. No.)

PURPOSE OF TRANSFER

FY26 reallocation of expenses

PASSED AND APPROVED THIS 9TH DAY OF APRIL 2026.

_____
John Edwards, Mayor

Attest:

_____
Matthew D. Graham, City Clerk

RESOLUTION NO._____

RESOLUTION TO TRANSFER

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

The following transfer is hereby authorized:

FROM:

Storm Water Fund
(Transfer Out)

740-5865-6910 **$54,312.00**
(Acct. No.)

TO:

Trust & Agency
(Transfer In)

168-4450-4-4830-00 **$54,312.00**
(Acct. No.)

PURPOSE OF TRANSFER

FY26 reallocation of expenses

PASSED AND APPROVED THIS 9TH DAY OF APRIL 2026.

_____
John Edwards, Mayor

Attest:

_____
Matthew D. Graham, City Clerk

RESOLUTION NO._____

RESOLUTION TO TRANSFER

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

The following transfer is hereby authorized:

FROM:

Storm Water Fund
(Transfer Out)

740-5810-6910 **$159,500.00**
(Acct. No.)

TO:

Internal Service
(Transfer In)

810-4930-4-4830-00 **$159,500.00**
(Acct. No.)

PURPOSE OF TRANSFER

Annual appropriation for Capital Equipment Program.

PASSED AND APPROVED THIS 9th DAY OF APRIL 2026.

_____
John Edwards, Mayor

Attest:

_____
Matthew D. Graham, City Clerk

RESOLUTION NO._____

RESOLUTION TO TRANSFER

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

The following transfer is hereby authorized:

FROM:

Stormwater Fund
(Transfer Out)

740-5865-6910 **$100,000.00**
(Acct. No.)

TO:

Annual Storm Water Improvements
(Transfer In)

427-4750-3-4830-00 **$100,000.00**
(Acct. No.)

PURPOSE OF TRANSFER

Annual SW Improvements.

PASSED AND APPROVED THIS 9TH DAY OF April 2026.

_____
John Edwards, Mayor

Attest:

_____
Matthew D. Graham, City Clerk

RESOLUTION NO._____

RESOLUTION TO TRANSFER

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

The following transfer is hereby authorized:

FROM:

Storm Water Fund
(Transfer Out)

740-5865-6910 **$10,000.00**
(Acct. No.)

TO:

Water Resources Grant Fund
(Transfer In)

357-4750-3-4830-00 **$10,000.00**
(Acct. No.)

PURPOSE OF TRANSFER

Annual appropriation for grant program.

PASSED AND APPROVED THIS 9TH DAY OF April 2026.

_____
John Edwards, Mayor

Attest:

_____
Matthew D. Graham, City Clerk

RESOLUTION NO._____

RESOLUTION TO TRANSFER

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

The following transfer is hereby authorized:

FROM:

Stormwater Fund
(Transfer Out)

740-5865-6910 **$400,000.00**
(Acct. No.)

TO:

Alice's Road – Phase 1A
(Transfer In)

440-4750-3-4830-00 **$400,000.00**
(Acct. No.)

PURPOSE OF TRANSFER

Partial project funding.

PASSED AND APPROVED THIS 9TH DAY OF APRIL 2026.

_____
John Edwards, Mayor

Attest:

_____
Matthew D. Graham, City Clerk

RESOLUTION NO._____

RESOLUTION TO TRANSFER

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

The following transfer is hereby authorized:

FROM:

City-wide Sign Fund
(Transfer Out)

392-5750-6910 **$37,920.83**
(Acct. No.)

TO:

City Facility Improvements
(Transfer In)

350-4750-3-4830-00 **$37,920.83**
(Acct. No.)

PURPOSE OF TRANSFER

Closing account.

PASSED AND APPROVED THIS 9th DAY OF APRIL 2026.

John Edwards, Mayor

Attest:

Matthew D. Graham, City Clerk

RESOLUTION NO._____

RESOLUTION TO TRANSFER

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

The following transfer is hereby authorized:

FROM:

NW 161ST/Hickman Road Fund
(Transfer Out)

399-5750-6910 **$139,765.00**
(Acct. No.)

TO:

Traffic Improvement & Safety Fund
(Transfer In)

334-4750-3-4830-00 **$139,765.00**
(Acct. No.)

PURPOSE OF TRANSFER

Closing account.

PASSED AND APPROVED THIS 9TH DAY OF APRIL 2026.

_____
John Edwards, Mayor

Attest:

_____
Matthew D. Graham, City Clerk

RESOLUTION NO._____

RESOLUTION TO TRANSFER

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

The following transfer is hereby authorized:

FROM:

NW 161ST/Hickman LP Fund
(Transfer Out)

400-5750-6910 **$646,738.19**
(Acct. No.)

TO:

Emerald Isle Development Fund
(Transfer In)

345-4750-3-4830-00 **$646,738.19**
(Acct. No.)

PURPOSE OF TRANSFER

Closing account.

PASSED AND APPROVED THIS 9TH DAY OF APRIL 2026.

_____
John Edwards, Mayor

Attest:

_____
Matthew D. Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Jeff May, Public Works Director
DATE: April 9, 2026
RE: Receive and File 2025 Biennial Bridge Inspection Report

SYNOPSIS:
The City of Clive is required to complete inspections on the City's bridges every two years. The City entered into an Engineering Services Agreement, with Calhoun-Burns and Associates, Inc. (CBA), to complete the 2025 biennial bridge inspections. The project consists of the structural evaluation of the 7 bridges and one box culvert owned by the City of Clive. These inspections are required by the Federal Highway Administration (FHWA) and administered by the Iowa Department of Transportation.

CBA has completed the inspections and filed the reports with the Iowa Department of Transportation. The condition ratings were good for all of the bridges. The condition summary recommended the following maintenance:

NW 86th Street	Consider future repair project
NW 100th Street – NB	Consider Joint Repairs, PCC Patching and approach Repairs.
NW 100th Street – SB	Consider Joint Repairs, PCC Patching and approach Repairs.
NW 114th Street	None
NW 128th Street – NB	Consider resealing joints
NW 128th Street – SB	Consider resealing joints
Westgate Bridge	None
Alice's Road Box Culvert	Repair outlet scour (to be addressed during reconstruction)

The report also identifies some items to monitor. Staff will review the report and identify any items that need monitoring and any repairs that need to be made.

This agreement included an emergency vehicle (EV) truck review that has been intentionally delayed awaiting further guidance from the IDOT.

The City also included the Country Club Boulevard box culvert in this inspection. Although this is a private culvert, the street over the culvert is a public street and staff felt the inspection should be completed. Staff will share the findings with the Country Club Owners Association.

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

Attachments:
1. 04-09-26 - 2025 City of Clive Bridge Inspection - 002401 - NW 114th Street
2. 04-09-26 - 2025 City of Clive Bridge Inspection - 002411 - NW 86th Street
3. 04-09-26 - 2025 City of Clive Bridge Inspection - 131601 - Alice's Road Box Culvert
4. 04-09-26 - 2025 City of Clive Bridge Inspection - 504060 - NB NW 100th Street
5. 04-09-26 - 2025 City of Clive Bridge Inspection - 504110 - SB NW 100th Street
6. 04-09-26 - 2025 City of Clive Bridge Inspection - 504115 - NW 128th Street SB
7. 04-09-26 - 2025 City of Clive Bridge Inspection - 504850 - NW 128th Street NB

8. 04-09-26 - 2025 City of Clive Bridge Inspection - 505665 - Westgate Parkway
9. 04-09-26 - 2025 City of Clive Bridge Inspection - Country Club Boulevard
10. 04-09-26 - 2025 City of Clive Bridge Inspection Summary

FO36 (Form 810016)
11-99

IOWA DEPARTMENT OF TRANSPORTATION

IOWA STRUCTURE INVENTORY AND APPRAISAL SHEET

Date Printed: 2/12/2026

*Do Not Change Note: BROS-77CL(1)

*Sufficiency Rating 69

IDENTIFICATION COUNTY ENGR.

*COUNTY/CITY Clive
COUNTY ID 77-002401
*8 STRUCTURE NO 002401
*5 INVENTORY ROUTE 1 5 1 00 01
2 STATE AREA NO 7
6 FEATURES CROSSED WALNUT CREEK
7 FACILITY CARRIED NW 114TH ST
9 LOCATION 079253300
11 MILE POINT 0.000
98 BORDER BRIDGE CODE SHARE 0 %
*99 BORDER BRIDGE NO

INSPECTIONS

90 INSPECTION DATE: 7/8/2025 NEXT INSPECTION DATE: 7/8/2027
91 INSPECTION FREQ: 24
FEATURE INSPECTIONS
92A F.C.: N FREQ. 93A DATE:
92B U.W. N FREQ. 93B DATE:
92C SPECIA N FREQ. 93C DATE:
OTHER INSP FREQ. OTHER DATE:
OTHER DESCRIPTION
Inspected By: DENMAN, JORDAN
Consulting Firm Name: CALHOUN-BURNS & ASSOCIATES

STRUCTURE TYPE AND MATERIAL

43 MAIN STRUCTURE TYPE 502
44 APPROACH TYPE NEAR 0 FAR 0
45 NO OF SPANS - MAIN 4
46 NO OF APPR SPANS NEAR FAR
107 DECK TYPE 1
108 WEARING SURFACE/PROTECTIVE SYSTEM 1 0 0

AGE AND SERVICE

27 YEAR BUILT 1988
106 YEAR RECONST 0000
42 TYPE OF SERVICE 55
28 LANES: ON 2 UNDER 0
*29 EST AVE DAILY TRAFFIC 5534
*30 YEAR ADT 2021
*109 TRUCK ADT 00 % (PRIMARY ONLY)
19 BYPASS, DETOUR LENGTH 2.000

GEOMETRIC DATA

48 LONGEST SPAN 82 112 NBIS BR Y
49 STRUCTURE LENGTH 332
50 CURB OR SIDEWALK: RT 0. LT 4.
51 BR RDWY WIDTH C-C 30.0
52 DECK WIDTH O-O 38.0
32 APPR RDWY WIDTH (W/ SHOULDERS) 30
33 BRIDGE MEDIAN NO MEDIAN
34 SKEW 45
35 STRUCTURE FLARED NO
10 MIN VERT CLEAR 3m LANE 99 99
47 TOTAL HORIZ CLEAR RT 30 0 LT
53 VERT CLEAR OVER BR RDWY RT 99 99 LT
54 VERT UNDERCLEAR RT N 0 0
55 LAT UNDERCLEAR RT N 0 0
56 LAT UNDERCLEAR LT 0

NAVIGATION DATA

38 NAVIGATION CONTROL 0
111 PIER PROTECTION
39 NAV VERT CLEARANCE 0
116 VERT-LIFT BR NAV MIN VERT CLEAR 00.0
40 NAVIGATION HORIZ CLEAR 0 0

CONDITION

		RATING (9-0)
58 DECK	*CRACKS, DELAMINATIONS, CORRODED CHAIN LINK FENCING*	5
59 SUPER	*BEAM END DETERIORATION, BEARING CORROSION*	6
60 SUB		7
61 CHAN & PROT	*EROSION*	6
62 CULV		N

LOAD RATING AND POSTING

31 DESIGN LOAD 4 64 OPERATING RATING 65.6 66 INVENTORY RATING 39.3
63 METHOD USED - OPERATING RATING 1 65 METHOD USED - INVENTORY RATING 1
70 BRIDGE POSTING 5 41 STRUCTURE OPEN, POSTED OR CLOSED A

ACTUAL				
RECOMM.				
ADDT'L POSTING				

APPRAISAL

		RATING (9-0)
67 STRUC EVAL	*LEGAL*	5
68 DECK GEO	*NARROW FOR TRAFFIC VOLUME*	4
69 UNDERCLEAR, VERT & HORI		N
71 WATER ADQ		8
72 APP RDWY ALIG		6

36 TRAFFIC SAFETY FEATURES 1 1 0 0 113 SCOUR CRIT BR 8

PROPOSED IMPROVEMENTS

75 TYPE OF WORK 381 76 LENGTH OF STRUCT. IMPR 332
94 BRIDGE IMP. COST (1000's) 20 95 RDWAY. IMPROVE COST (1000's) 2
96 TOTAL PROJ. COST (1000's) 30 97 YEAR IMPROVE ESTIMATE MADE 2025

CLASSIFICATION

101 PARALLEL HIGHWAY N 103 TEMPORARY STRUCTURE
102 DIRECTION OF TRAFFIC 2 *26 FUNC. CL 17
20 TOLL 3 21 MAINTAIN 04 22 OWNER 04

NO POSTING REQUIRED.

If necessary attach additional remarks

BRIDGE ID: 77-002401 FHWA: 002401

ROAD VIEW LOOKING NORTH

SIDE VIEW LOOKING WEST

UNDER VIEW LOOKING SOUTH

BRIDGE ID: 77-002401 **FHWA:** 002401

SPALLED SOUTHEAST CURB

NEW EXPANSION GLAND AT SOUTH ABUTMENT, TYPICAL AT NORTH

CLEANED AND PAINTED SOUTH ABUTMENT BEARING DEVICES, TYPICAL

CALHOUN-BURNS & ASSOCIATES
A Kleinfelder Company

BRIDGE ID: 77-002401 **FHWA:** 002401

SOUTH ABUTMENT BEAM REPAIRS AND SEALANT

EROSION AND SCOUR AT SOUTH PIER, LOOKING NORTHWEST

STREAM GAUGE INSTALLED AT SOUTHEAST LIGHT POLE

CBA CALHOUN-BURNS & ASSOCIATES
A Kleinfelder Company

BRIDGE ID: 77-002401 **FHWA:** 002401

DECK PATCHES, LOOKING NORTHWEST

NORTH ABUTMENT BEAM REPAIRS AND SEALANT

CALHOUN-BURNS AND ASSOCIATES
BRIDGES | STRUCTURES | TRANSPORTATION

BRIDGE INSPECTION REPORT

Bridge No.	77-002401	Bridge Type	P.P.C.B.	Date	7/8/2025
FHWA No.	002401	Crossing	WALNUT CREEK	Inspector	Denman, Jordan
Sect. 33 T- 79 N, R 25				City	Clive
Structure Length 331.6	Deck Width O-O 38	Est. Remaining Life 25 Yrs	ADT 5534	Year Built	1988
BR Roadway Width C-C 30		Fracture Critical N	Item 113 Code 8	Yr. Reconst.	0

LOAD POSTING Remarks:

Actual Tons

Recomm. Tons

SIGNING

	Legibility	Visibility:	Remarks:
Adv. Posting			
Posted Loads			
Narrow			
One Lane			
Object Markers	Good	Good	

72. APPR. ALIGNMENT	COND. RATING	REMARKS
1. Approach Slab	7	CRACKS, S. MUDJACKED
2. Relief Joints	7	SEALANT DET'N, N. END
3. Approach - Guardrail		
4. Embankment		

INSPECTOR'S CONDITION RATING G

DECK ITEMS	RATING	REMARKS
1. Wearing Surface	5	POPOUTS, CRACKS WITH EPOXY REPAIRS, PCC REPAIRS
2. Curbs	N	
3. Median	0	
4a.Sidewalks, Left (B.G.07)		
4b.Sidewalks, Rigtht (B.G.08)	4	E. SIDE, POPOUTS, CHAIN LINK FENCEE. EDGE, CORROSION & SECTION LOSS
5. Railing (B.C.05)	4	BROKEN AT SW. EXP. JOINT, MINOR CRACKING, POPOUTS
6. Transition Rating (B.C.06)	N	
7. Rail Protection Sys.		
8. Drains	7	OPEN
9. Utility Connections	7	CONDUIT ON W. SIDE. STREAM GAGE AT E.
10. Joint Leakage	6	
11.Exp. Joints/Devices (B.C.09)	6	N. 3/4", S. 3/4" AT 80° F., JOINT GLANDS REPLACED (2025)
12. Deck- Structural Condition	5	CONC., CRK'G ON TOP OF DECK

B.C.01 Deck Condition Rating 5 — CRACKS, DELAMINATIONS, CORRODED CHAIN LINK FENCING

SUPERSTRUCTURE ITEMS	RATING	REMARKS
1. Bearing Devices (B.C.07)	7	NEOPRENE PADS AT PIERS, STEEL BRGs AT ABUTS., CLEANED AND PAINTED (2025)
2. Stringers		
Lateral Support ( )		
3. Girders/Beams	6	PPCB, DET'N AT BEAM END / ABUTS. WHERE JOINTS ARE LEAKING
Lateral Support (Full)		
4. Floor Beams		
Lateral Support ( )		
5. Trusses - General		
Portals		
Bracing		
6. Paint		
7. Rivets or Bolts	7	
8. Welds - Cracks		
9. Rust		
10. Timber Decay		
11. Concrete Cracking	6	SPALLING & EXP'D REBAR ON PIER DIAPHRAGMS. BEAM END DETERIORATION
12. Collision Damage		
13. Deflection Under Load	8	
14. Alignment of Members	8	
15. Vibration Under Load	8	

B.C.02 Superstructure Condition Rating 6

CONDITION RATING (Use for SIA items 58, 59, 60, 61, 62, 62)

Date: 7/8/2025
County Clive
Bridge No. 77-002401

N Not Applicable
9 Excellent Condition
8 Very Good Condition - No problems noted.
7 Good Condition - Some minor problems.
6 Satisfactory Condition - Structural Elements show minor deterioration
5 Fair Condition - Primary structural elements have minor section loss, spalling, cracking or scour.
4 Poor Condition - Advanced section loss, deterioration, spalling or scour. Posting for some truck traffic is warranted.
3 Serious Condition - Primary structural elements affected by section loss, deterioration, cracking or scour. Posting for most truck traffic is warranted immediately.
2 Critical Condition - Advanced deterioration of concrete or steel and/or critical scour. Structure should be closed to all traffic.
1 "Imminent" Failure Condition - Major deterioration of structural elements. Structure is closed but corrective action may allow light service.
0 Failed Condition - Out of service and beyond repair.

SUBSTRUCTURE ITEMS		RATING	REMARKS
1. Abutments -	Caps		
	Wings	7	
	Backwall	7	
	Footing	7	
	Piles		
	Erosion	8	
	Settlement		
2. Piers or Bents -	Caps	7	
	Columns	7	
	Footings		
	Piles		
	Scour	6	S. PIER
	Settlement		
3. Concrete Cracking		7	
4. Steel Corrosion			
5. Timber Decay			
6. Debris on Seats			
7. Protection System			
8. Collision Damage			
9. U.W. Insp. Condition (B.C.15)			

B.C.03 Substructure Condition Rating **7**

CHANNEL AND CHANNEL PROTECTION ITEMS	RATING	REMARKS
1.Channel Scour (B.C.11)	**7**	**STORM DRAIN OUTLET AT SE. CORNER**
2.Channel Protection (B.C.10)	**6**	
A. Fender System		
B. Spur Dikes and Jetties		
C. Vegetation	7	
D. Riprap	7	GABIONS AT N. SIDE, RIPRAP AT S. SIDE
3.Channel Cond. Rating (B.C.09)	**6**	**EROSION**
A. Embankment Erosion	6	DOWNSTREAM ON S. BANK
B. Drift	6	DIKE ON UPSTREAM SIDE, BUILD UP OF SILT DOWNSTREAM OF CENTER PIER
C. Channel Change		
D. Adequacy of Opening	8	

CULVERT ITEMS	RATING	REMARKS
1. Barrel - Concrete		
Steel		
Timber		
2. Headwall		
3. Cut-off Wall		
4. Adequacy		
5. Debris		

B.C.04 Culvert Condition Rating **N**

FO36 (Form 810016)
11-99

IOWA DEPARTMENT OF TRANSPORTATION

IOWA STRUCTURE INVENTORY AND APPRAISAL SHEET

Date Printed: 2/12/2026

*Do Not Change Note: (2)

*Sufficiency Rating 73

IDENTIFICATION COUNTY ENGR.

*COUNTY/CITY Clive
COUNTY ID 77-002411
*8 STRUCTURE NO 002411
*5 INVENTORY ROUTE 1 5 1 00 01
2 STATE AREA NO 7
6 FEATURES CROSSED WALNUT CREEK
7 FACILITY CARRIED NW 86TH ST
9 LOCATION 079253502
11 MILE POINT 0.000
98 BORDER BRIDGE CODE SHARE 0 %
*99 BORDER BRIDGE NO

INSPECTIONS

90 INSPECTION DATE: 5/16/2025 NEXT INSPECTION DATE: 5/16/2027
91 INSPECTION FREQ: 24
FEATURE INSPECTIONS
92A F.C.: N FREQ. 93A DATE:
92B U.W. N FREQ. 93B DATE:
92C SPECIA N FREQ. 93C DATE:
OTHER INSP FREQ. OTHER DATE:
OTHER DESCRIPTION
Inspected By: DENMAN, JORDAN
Consulting Firm Name: CALHOUN-BURNS & ASSOCIATES

STRUCTURE TYPE AND MATERIAL

43 MAIN STRUCTURE TYPE 502
44 APPROACH TYPE NEAR 0 FAR 0
45 NO OF SPANS - MAIN 3
46 NO OF APPR SPANS NEAR FAR
107 DECK TYPE 1
108 WEARING SURFACE/PROTECTIVE SYSTEM 1 0 0

AGE AND SERVICE

27 YEAR BUILT 1970
106 YEAR RECONST 0000
42 TYPE OF SERVICE 55
28 LANES: ON 4 UNDER 0
*29 EST AVE DAILY TRAFFIC 24581
*30 YEAR ADT 2021
*109 TRUCK ADT 00 % (PRIMARY ONLY)
19 BYPASS, DETOUR LENGTH 2.000

GEOMETRIC DATA

48 LONGEST SPAN 69 112 NBIS BR Y
49 STRUCTURE LENGTH 166
50 CURB OR SIDEWALK: RT 0. LT 5.
51 BR RDWY WIDTH C-C 48.0
52 DECK WIDTH O-O 57.1
32 APPR RDWY WIDTH (W/ SHOULDERS) 48
33 BRIDGE MEDIAN NO MEDIAN
34 SKEW 0
35 STRUCTURE FLARED NO
10 MIN VERT CLEAR 3m LANE 99 99
47 TOTAL HORIZ CLEAR RT 48 0 LT
53 VERT CLEAR OVER BR RDWY RT 99 99 LT
54 VERT UNDERCLEAR RT N 0 0
55 LAT UNDERCLEAR RT N 0 0
56 LAT UNDERCLEAR LT 0

NAVIGATION DATA

38 NAVIGATION CONTROL 0
111 PIER PROTECTION
39 NAV VERT CLEARANCE 0
116 VERT-LIFT BR NAV MIN VERT CLEAR 00.0
40 NAVIGATION HORIZ CLEAR 0 0

CONDITION

		RATING (9-0)
58 DECK	*CRACKS, DETERIORATION AT DRAINS*	5
59 SUPER		6
60 SUB		7
61 CHAN & PROT		6
62 CULV		N

LOAD RATING AND POSTING

31 DESIGN LOAD 5 64 OPERATING RATING 56.3 66 INVENTORY RATING 33.7
63 METHOD USED - OPERATING RATING 1 65 METHOD USED - INVENTORY RATING 1
70 BRIDGE POSTING 5 41 STRUCTURE OPEN, POSTED OR CLOSED A

ACTUAL				
RECOMM.				
ADDT'L POSTING				

APPRAISAL

		RATING (9-0)
67 STRUC EVAL	*LEGAL*	6
68 DECK GEO	*VERY NARROW FOR TRAFFIC VOLUME*	2
69 UNDERCLEAR, VERT & HORI		N
71 WATER ADQ		6
72 APP RDWY ALIG		6

36 TRAFFIC SAFETY FEATURES 1 0 0 0 113 SCOUR CRIT BR 8

PROPOSED IMPROVEMENTS

75 TYPE OF WORK 351 76 LENGTH OF STRUCT. IMPR 166
94 BRIDGE IMP. COST (1000's) 60 95 RDWAY. IMPROVE COST (1000's) 6
96 TOTAL PROJ. COST (1000's) 90 97 YEAR IMPROVE ESTIMATE MADE 2025

CLASSIFICATION

101 PARALLEL HIGHWAY N 103 TEMPORARY STRUCTURE
102 DIRECTION OF TRAFFIC 2 *26 FUNC. CL 14
20 TOLL 3 21 MAINTAIN 04 22 OWNER 04

NO POSTING REQUIRED.

FEASIBILITY STUDY COMPLETED IN 2022.

CONSIDER FUTURE REPAIR PROJECT.

If necessary attach additional remarks

BRIDGE ID: 77-002411 FHWA: 002411

ROAD VIEW LOOKING NORTH

SIDE VIEW LOOKING WEST

UNDER VIEW LOOKING NORTH

BRIDGE ID: 77-002411 **FHWA:** 002411

NORTH RELIEF JOINT, TYPICAL

SPALLED UNDERSIDE OF DECK AT NORTHEAST

SPALLED UNDERSIDE OF DECK AT SOUTHWEST BEAM

BRIDGE ID: 77-002411 **FHWA:** 002411

SPALLED SOUTHEAST BEAM FLANGE AND UNDERSIDE OF DECK

CALHOUN-BURNS AND ASSOCIATES
BRIDGES | STRUCTURES | TRANSPORTATION

BRIDGE INSPECTION REPORT

Bridge No.	77-002411	Bridge Type	P.P.C.B.	Date	5/16/2025
FHWA No.	002411	Crossing	WALNUT CREEK	Inspector	Denman, Jordan
Sect. 35 T- 79 N, R 25				City	Clive
Structure Length 166.3	Deck Width O-O 57.1	Est. Remaining Life 20 Yrs	ADT 24581	Year Built	1970
BR Roadway Width C-C 48		Fracture Critical N	Item 113 Code 8	Yr. Reconst.	0

LOAD POSTING Remarks:

Actual Tons

Recomm. Tons

SIGNING	Legibility	Visibility:	Remarks:
Adv. Posting			
Posted Loads			
Narrow			
One Lane			
Object Markers	Good	Good	REFLECTORS AT EACH CORNER

72. APPR. ALIGNMENT	COND. RATING	REMARKS
1. Approach Slab	8	Some joint sealant deterioration bet
2. Relief Joints	7	
3. Approach - Guardrail	N	
4. Embankment	8	

INSPECTOR'S CONDITION RATING F

DECK ITEMS	RATING	REMARKS
1. Wearing Surface	6	PCC PATCHED (2019 INSPECTION), MAP CRACKING
2. Curbs	7	MINOR SPALLS & CRACKS
3. Median	0	
4a.Sidewalks, Left (B.G.07)		
4b.Sidewalks, Rigtht (B.G.08)		
5. Railing (B.C.05)	7	CONCRETE w/ STEEL RAIL ON TOP. NEW RAIL IN 2012. MINOR VERTICAL CRACKS
6. Transition Rating (B.C.06)		
7. Rail Protection Sys.	8	
8. Drains	6	OPEN
9. Utility Connections	7	CONDUIT W. SIDE
10. Joint Leakage		
11.Exp. Joints/Devices (B.C.09)		
12. Deck- Structural Condition	5	DECK OVERLAY 2012 DRAINS DETERIORATED

B.C.01 Deck Condition Rating 5 CRACKS, DETERIORATION AT DRAINS

SUPERSTRUCTURE ITEM	RATING	REMARKS
1. Bearing Devices (B.C.07)		
2. Stringers		
Lateral Support ( )		
3. Girders/Beams	6	PPCB, 9 BEAMS IN CROSS SECTION, DAMAGE AT SE. BEAM MIDSPAN & SW. BEAM AT S. END, SOME BEAM DETER. AT 4 DRAINS
Lateral Support (Full)		
4. Floor Beams		
Lateral Support ( )		
5. Trusses - General		
Portals		
Bracing		
6. Paint		
7. Rivets or Bolts		
8. Welds - Cracks		
9. Rust		
10. Timber Decay		
11. Concrete Cracking	6	MINOR SPALLS AND AT PIER DIAPHRAGMS
12. Collision Damage		
13. Deflection Under Load	7	
14. Alignment of Members	7	
15. Vibration Under Load	7	

B.C.02 Superstructure Condition Rating 6

CONDITION RATING (Use for SIA items 58, 59, 60, 61, 62, 62)

Date: 5/16/2025
County Clive
Bridge No. 77-002411

N Not Applicable
9 Excellent Condition
8 Very Good Condition - No problems noted.
7 Good Condition - Some minor problems.
6 Satisfactory Condition - Structural Elements show minor deterioration
5 Fair Condition - Primary structural elements have minor section loss, spalling, cracking or scour.
4 Poor Condition - Advanced section loss, deterioration, spalling or scour. Posting for some truck traffic is warranted.
3 Serious Condition - Primary structural elements affected by section loss, deterioration, cracking or scour. Posting for most truck traffic is warranted immediately.
2 Critical Condition - Advanced deterioration of concrete or steel and/or critical scour. Structure should be closed to all traffic.
1 "Imminent" Failure Condition - Major deterioration of structural elements. Structure is closed but corrective action may allow light service.
0 Failed Condition - Out of service and beyond repair.

SUBSTRUCTURE ITEMS		RATING	REMARKS
1. Abutments -	Caps		
	Wings	7	
	Backwall		
	Footing	7	SLIGHT UNDERMINING AT SE. ABUTMENT
	Piles	7	
	Erosion	6	NW. CULVERT OUTLET
	Settlement		
2. Piers or Bents	Caps	7	
	Columns	7	
	Footings	7	
	Piles	7	
	Scour	6	CHANNEL ALIGNMENT AT N. ABUTMENT
	Settlement		
3. Concrete Cracking		7	
4. Steel Corrosion			
5. Timber Decay			
6. Debris on Seats			
7. Protection System			
8. Collision Damage			
9. U.W. Insp. Condition (B.C.15)			

B.C.03 Substructure Condition Rating **7**

CHANNEL AND CHANNEL PROTECTION ITEMS	RATING	REMARKS
1.Channel Scour (B.C.11)	6	10°-15° SKEW
2.Channel Protection (B.C.10)	6	
A. Fender System		
B. Spur Dikes and Jetties		
C. Vegetation	7	BRUSH
D. Riprap	6	UPSTREAM BANKS & N. PIER
3.Channel Cond. Rating (B.C.09)	6	
A. Embankment Erosion	6	
B. Drift	6	AT N. PIER
C. Channel Change	5	CHANNEL TURNS TO W.
D. Adequacy of Opening	6	LOW BRIDGE

CULVERT ITEMS	RATING	REMARKS
1. Barrel - Concrete		
Steel		
Timber		
2. Headwall		
3. Cut-off Wall		
4. Adequacy		
5. Debris		

B.C.04 Culvert Condition Rating **N**

Inspector: Jordan Denman
Inspection Date: 06/19/2025

Asset Name: 77-002411
Facility Carried:

Bridge Inspection Report

	Environment	Total Quantity	Units	Condition State 1	Condition State 2	Condition State 3	Condition State 4
12 - Reinforced Concrete Deck	4 - Sev.	9451	sq. ft.	9141	60	250	0
1080 - Delamination/Spall/Patched Area		250		0	0	250	0
1090 - Exposed Rebar		0		0	0	0	0
1120 - Efflorescence/Rust Staining		0		0	0	0	0
1130 - Cracking (RC and Other)		60		0	60	0	0
1190 - Abrasion/Wear (PSC/RC)		0		0	0	0	0
7000 - Damage		0		0	0	0	0
510 - Wearing Surfaces		7983	sq. ft.	7983	0	0	0
3210 - Delamination/Spall/Patched Area/Pothole (Wearing Surfaces)		0		0	0	0	0
3220 - Crack (Wearing Surface)		0		0	0	0	0
3230 - Effectiveness (Wearing Surface)		0		0	0	0	0
7000 - Damage		0		0	0	0	0
109 - Prestressed Concrete Open Girder/ Beam	2 - Low	1147	ft.	1147	0	0	0
1080 - Delamination/Spall/Patched Area		0		0	0	0	0
1090 - Exposed Rebar		0		0	0	0	0
1100 - Exposed Prestressing		0		0	0	0	0
1110 - Cracking (PSC)		0		0	0	0	0
1120 - Efflorescence/Rust Staining		0		0	0	0	0
7000 - Damage		0		0	0	0	0
109 - Prestressed Concrete Open Girder/ Beam	3 - Mod.	328	ft.	278	20	30	0
1080 - Delamination/Spall/Patched Area		30		0	0	30	0
1090 - Exposed Rebar		0		0	0	0	0
1100 - Exposed Prestressing		0		0	0	0	0
1110 - Cracking (PSC)		20		0	20	0	0
1120 - Efflorescence/Rust Staining		0		0	0	0	0
7000 - Damage		0		0	0	0	0
210 - Reinforced Concrete Pier Wall	2 - Low	54	ft.	54	0	0	0
1080 - Delamination/Spall/Patched Area		0		0	0	0	0
1090 - Exposed Rebar		0		0	0	0	0
1120 - Efflorescence/Rust Staining		0		0	0	0	0
1130 - Cracking (RC and Other)		0		0	0	0	0
1190 - Abrasion/Wear (PSC/RC)		0		0	0	0	0
4000 - Settlement		0		0	0	0	0
6000 - Scour		0		0	0	0	0
7000 - Damage		0		0	0	0	0
215 - Reinforced Concrete Abutment	2 - Low	114	ft.	114	0	0	0

1080 - Delamination/Spall/Patched Area		0		0	0	0	0
1090 - Exposed Rebar		0		0	0	0	0
1120 - Efflorescence/Rust Staining		0		0	0	0	0
1130 - Cracking (RC and Other)		0		0	0	0	0
1190 - Abrasion/Wear (PSC/RC)		0		0	0	0	0
4000 - Settlement		0		0	0	0	0
6000 - Scour		0		0	0	0	0
7000 - Damage		0		0	0	0	0
234 - Reinforced Concrete Pier Cap	2 - Low	108	ft.	104	4	0	0
1080 - Delamination/Spall/Patched Area		4		0	4	0	0
1090 - Exposed Rebar		0		0	0	0	0
1120 - Efflorescence/Rust Staining		0		0	0	0	0
1130 - Cracking (RC and Other)		0		0	0	0	0
7000 - Damage		0		0	0	0	0
301 - Pourable Joint Seal	4 - Sev.	96	ft.	0	96	0	0
2310 - Leakage		0		0	0	0	0
2320 - Seal Adhesion		0		0	0	0	0
2330 - Seal Damage		96		0	96	0	0
2340 - Seal Cracking		0		0	0	0	0
2350 - Debris Impaction		0		0	0	0	0
2360 - Adjacent Deck or Header		0		0	0	0	0
7000 - Damage		0		0	0	0	0
321 - Reinforced Concrete Approach Slab	4 - Sev.	5760	sq. ft.	5510	250	0	0
1080 - Delamination/Spall/Patched Area		0		0	0	0	0
1090 - Exposed Rebar		0		0	0	0	0
1130 - Cracking (RC and Other)		250		0	250	0	0
1190 - Abrasion/Wear (PSC/RC)		0		0	0	0	0
4000 - Settlement		0		0	0	0	0
7000 - Damage		0		0	0	0	0
330 - Metal Bridge Railing	4 - Sev.	488	ft.	468	20	0	0
1000 - Corrosion		0		0	0	0	0
1010 - Cracking		0		0	0	0	0
1020 - Connection		0		0	0	0	0
1900 - Distortion		0		0	0	0	0
7000 - Damage		20		0	20	0	0
515 - Steel Protective Coating		1883	sq. ft.	963	920	0	0
3410 - Chalking (Steel Protective Coatings)		920		0	920	0	0
3420 - Peeling/Bubbling/Cracking (Steel Protective Coatings)		0		0	0	0	0
3430 - Oxide Film Degradation Color/Texture Adherence(Steel Protective Coatings)		0		0	0	0	0
3440 - Effectiveness (Steel Protective Coatings)		0		0	0	0	0
7000 - Damage		0		0	0	0	0
331 - Reinforced Concrete Bridge Railing	4 - Sev.	333	ft.	293	40	0	0

Bridge Inspection Report

1080 - Delamination/Spall/Patched Area		0		0	0	0	0
1090 - Exposed Rebar		0		0	0	0	0
1120 - Efflorescence/Rust Staining		0		0	0	0	0
1130 - Cracking (RC and Other)		40		0	40	0	0
7000 - Damage		0		0	0	0	0
520 - Concrete Reinforcing Steel Protective System		326	sq. ft.	326	0	0	0
3600 - Effectiveness - Protective System (e.g. cathodic)		0		0	0	0	0
7000 - Damage		0		0	0	0	0
521 - Concrete Protective Coating		402	sq. ft.	402	0	0	0
3510 - Wear (Concrete Protective Coatings)		0		0	0	0	0
3540 - Effectiveness (Concrete Protective Coatings)		0		0	0	0	0
7000 - Damage		0		0	0	0	0
825 - Reinforced Concrete Wing Wall	2 - Low	28	ft.	28	0	0	0
1080 - Delamination/Spall/Patched Area		0		0	0	0	0
1090 - Exposed Rebar		0		0	0	0	0
1120 - Efflorescence/Rust Staining		0		0	0	0	0
1130 - Cracking (RC and Other)		0		0	0	0	0
7000 - Damage		0		0	0	0	0

FO36 (Form 810016)
11-99

IOWA DEPARTMENT OF TRANSPORTATION

IOWA STRUCTURE INVENTORY AND APPRAISAL SHEET

Date Printed: 2/12/2026

*Do Not Change Note: RS-331(4)

*Sufficiency Rating 99

IDENTIFICATION COUNTY ENGR.

*COUNTY/CITY Clive
COUNTY ID 77-131601
*8 STRUCTURE NO 131601
*5 INVENTORY ROUTE 1 5 1 00 01
2 STATE AREA NO 7
6 FEATURES CROSSED LITTLE WALNUT CREEK
7 FACILITY CARRIED ALICE'S ROAD
9 LOCATION 079262300
11 MILE POINT 0.000
98 BORDER BRIDGE CODE SHARE 0 %
*99 BORDER BRIDGE NO

INSPECTIONS

90 INSPECTION DATE: 5/16/2025 NEXT INSPECTION DATE: 5/16/2027
91 INSPECTION FREQ: 24
FEATURE INSPECTIONS
92A F.C.: N FREQ. 93A DATE:
92B U.W. N FREQ. 93B DATE:
92C SPECIA N FREQ. 93C DATE:
OTHER INSP FREQ. OTHER DATE:
OTHER DESCRIPTION
Inspected By: DENMAN, JORDAN
Consulting Firm Name: CALHOUN-BURNS & ASSOCIATES

STRUCTURE TYPE AND MATERIAL

43 MAIN STRUCTURE TYPE 219
44 APPROACH TYPE NEAR 0 FAR 0
45 NO OF SPANS - MAIN 2
46 NO OF APPR SPANS NEAR FAR
107 DECK TYPE N
108 WEARING SURFACE/PROTECTIVE SYSTEM N N N

AGE AND SERVICE

27 YEAR BUILT 1975
106 YEAR RECONST 0000
42 TYPE OF SERVICE 15
28 LANES: ON 2 UNDER 0
*29 EST AVE DAILY TRAFFIC 3612
*30 YEAR ADT 2021
*109 TRUCK ADT 00 % (PRIMARY ONLY)
19 BYPASS, DETOUR LENGTH 3.000

GEOMETRIC DATA

48 LONGEST SPAN 12 112 NBIS BR Y
49 STRUCTURE LENGTH 26
50 CURB OR SIDEWALK: RT 0. LT 0.
51 BR RDWY WIDTH C-C
52 DECK WIDTH O-O 0.0
32 APPR RDWY WIDTH (W/ SHOULDERS) 40
33 BRIDGE MEDIAN NO MEDIAN
34 SKEW 0
35 STRUCTURE FLARED NO
10 MIN VERT CLEAR 3m LANE 99 99
47 TOTAL HORIZ CLEAR RT 40 0 LT
53 VERT CLEAR OVER BR RDWY RT 99 99 LT
54 VERT UNDERCLEAR RT N 0 0
55 LAT UNDERCLEAR RT N 0 0
56 LAT UNDERCLEAR LT 0

NAVIGATION DATA

38 NAVIGATION CONTROL 0
111 PIER PROTECTION
39 NAV VERT CLEARANCE 0
116 VERT-LIFT BR NAV MIN VERT CLEAR 00.0
40 NAVIGATION HORIZ CLEAR 0 0

CONDITION

	RATING (9-0)
58 DECK	N
59 SUPER	N
60 SUB	N
61 CHAN & PROT	6
62 CULV	6

LOAD RATING AND POSTING

31 DESIGN LOAD 5 64 OPERATING RATING 1.00 66 INVENTORY RATING 0.75
63 METHOD USED - OPERATING RATING A 65 METHOD USED - INVENTORY RATING A
70 BRIDGE POSTING 5 41 STRUCTURE OPEN, POSTED OR CLOSED A

ACTUAL				
RECOMM.				
ADDT'L POSTING				

APPRAISAL

	RATING (9-0)
67 STRUC EVAL *LEGAL*	6
68 DECK GEO	N
69 UNDERCLEAR, VERT & HORI	N
71 WATER ADQ	7
72 APP RDWY ALIG	7

36 TRAFFIC SAFETY FEATURES N NN N 113 SCOUR CRIT BR 8

PROPOSED IMPROVEMENTS

75 TYPE OF WORK 381 76 LENGTH OF STRUCT. IMPR 26
94 BRIDGE IMP. COST (1000's) 20 95 RDWAY. IMPROVE COST (1000's) 2
96 TOTAL PROJ. COST (1000's) 30 97 YEAR IMPROVE ESTIMATE MADE 2025

CLASSIFICATION

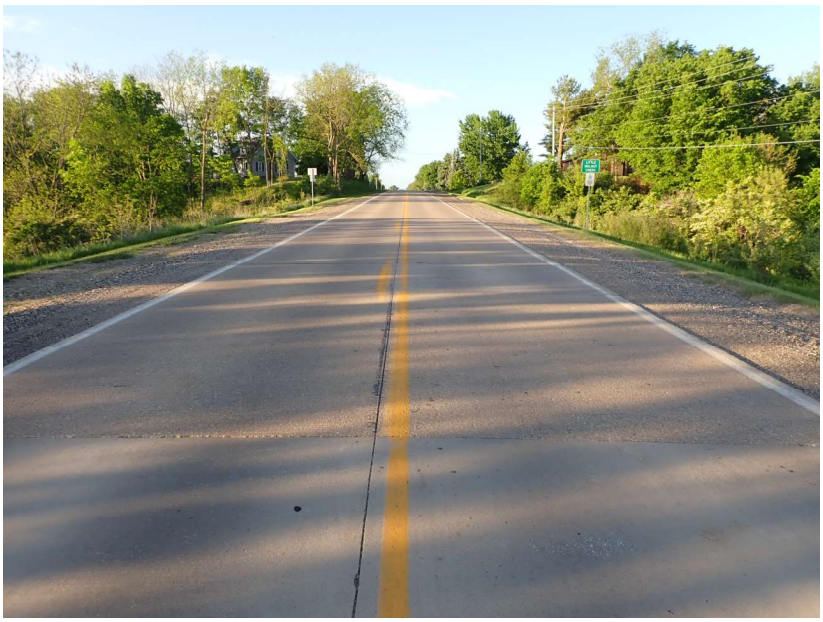
101 PARALLEL HIGHWAY N 103 TEMPORARY STRUCTURE
102 DIRECTION OF TRAFFIC 2 *26 FUNC. CL 17
20 TOLL 3 21 MAINTAIN 04 22 OWNER 04

NO POSTING REQUIRED.

REPAIR SCOUR AT OUTLET AS NEEDED.

If necessary attach additional remarks

BRIDGE ID: 77-131601 FHWA: 131601



ROAD VIEW LOOKING SOUTH

SIDE VIEW LOOKING WEST

INSIDE SOUTH BARREL, LOOKING EAST

CALHOUN-BURNS AND ASSOCIATES
BRIDGES | STRUCTURES | TRANSPORTATION

BRIDGE INSPECTION REPORT

Bridge No.	77-131601	Bridge Type	TWIN R.C.B. CULVERT	Date	5/16/2025
FHWA No.	131601	Crossing	LITTLE WALNUT CREEK	Inspector	Denman, Jordan
Sect. 23 T- 79 N, R 26				City	Clive
Structure Length 26	Deck Width O-O 00.0	Est. Remaining Life 15 Yrs	ADT 3612	Year Built	1975
BR Roadway Width C-C 0		Fracture Critical N	Item 113 Code 8	Yr. Reconst.	0

LOAD POSTING Remarks:

Actual Tons

Recomm. Tons

SIGNING	Legibility	Visibility:	Remarks:
Adv. Posting			
Posted Loads			
Narrow			
One Lane			
Object Markers			

72. APPR. ALIGNMENT	COND. RATING	REMARKS
1. Approach Slab	6	HMA PATCHES
2. Relief Joints		
3. Approach - Guardrail	N	
4. Embankment	6	

INSPECTOR'S CONDITION RATING G

DECK ITEMS	RATING	REMARKS
1. Wearing Surface		
2. Curbs		
3. Median	0	
4a.Sidewalks, Left (B.G.07)		
4b.Sidewalks, Rigtht (B.G.08)		
5. Railing (B.C.05)	N	
6. Transition Rating (B.C.06)	N	
7. Rail Protection Sys.		
8. Drains		
9. Utility Connections		
10. Joint Leakage		
11.Exp. Joints/Devices (B.C.09)		
12. Deck- Structural Condition		

B.C.01 Deck Condition Rating N

SUPERSTRUCTURE ITEM	RATING	REMARKS
1. Bearing Devices (B.C.07)		
2. Stringers		
Lateral Support ( )		
3. Girders/Beams		
Lateral Support ( )		
4. Floor Beams		
Lateral Support ( )		
5. Trusses - General		
Portals		
Bracing		
6. Paint		
7. Rivets or Bolts		
8. Welds - Cracks		
9. Rust		
10. Timber Decay		
11. Concrete Cracking		
12. Collision Damage		
13. Deflection Under Load		
14. Alignment of Members		
15. Vibration Under Load		

B.C.02 Superstructure Condition Rating N

CONDITION RATING (Use for SIA items 58, 59, 60, 61, 62, 62)

Date: 5/16/2025
County Clive
Bridge No. 77-131601

N Not Applicable
9 Excellent Condition
8 Very Good Condition - No problems noted.
7 Good Condition - Some minor problems.
6 Satisfactory Condition - Structural Elements show minor deterioration
5 Fair Condition - Primary structural elements have minor section loss, spalling, cracking or scour.
4 Poor Condition - Advanced section loss, deterioration, spalling or scour. Posting for some truck traffic is warranted.
3 Serious Condition - Primary structural elements affected by section loss, deterioration, cracking or scour. Posting for most truck traffic is warranted immediately.
2 Critical Condition - Advanced deterioration of concrete or steel and/or critical scour. Structure should be closed to all traffic.
1 "Imminent" Failure Condition - Major deterioration of structural elements. Structure is closed but corrective action may allow light service.
0 Failed Condition - Out of service and beyond repair.

SUBSTRUCTURE ITEMS		RATING	REMARKS
1. Abutments -	Caps		
	Wings		
	Backwall		
	Footing		
	Piles		
	Erosion		
	Settlement		
2. Piers or Bents	Caps		
	Columns		
	Footings		
	Piles		
	Scour		
	Settlement		
3. Concrete Cracking			
4. Steel Corrosion			
5. Timber Decay			
6. Debris on Seats			
7. Protection System			
8. Collision Damage			
9. U.W. Insp. Condition (B.C.15)			

B.C.03 Substructure Condition Rating **N**

CHANNEL AND CHANNEL PROTECTION ITEMS	RATING	REMARKS
1.Channel Scour (B.C.11)	6	3 FT AT OUTLET
2.Channel Protection (B.C.10)		
A. Fender System		
B. Spur Dikes and Jetties		
C. Vegetation	6	
D. Riprap	7	
3.Channel Cond. Rating (B.C.09)	6	
A. Embankment Erosion	5	DOWNSTREAM CUTTING BANK AT SE.
B. Drift	7	
C. Channel Change	6	DOWNSTREAM TO SE.
D. Adequacy of Opening	7	

CULVERT ITEMS	RATING	REMARKS
1. Barrel - Concrete	6	INTERIOR JOINTS LEAKING. MINOR CRACKS IN CENTER WALL AT BOTH ENDS
Steel		
Timber		
2. Headwall	7	
3. Cut-off Wall	7	
4. Adequacy	7	
5. Debris	7	

B.C.04 Culvert Condition Rating **6**

FHWA No. 131601 Bridge ID: 77-131601 Location: 079262300

Load Rating Bridge Report

Report By: KARA L. SYVERSON, P.E. Date: 11/19/2025

Width C-C 40.0 ' Str Length 24.8 Bridge Structure Type: 219 Year Built: 1975

B.SP.02: Number of Spans: 2 Total Spans: 2 B.G.04 Min. Span Length 12.0

B.LR.02 Design Method ASD B.G.03 Max. Span Length 12.0

STRUCTURAL INVENTORY AND APPRAISAL:

Design Load (B.LR.01): HS20 - HS-20 Lanes 2 Rating Method (B.LR.04): AR

Inventory Rating (B.LR.05): 0.75 Tons/RF **Operating Rating (B.LR.06):** 1.00 Tons/RF

Inventory Rating is controlled by: FLEXURE Operating Rating is controlled by: FLEXURE

critical location EXTERIOR WALL AT MID-HEIGHT critical location EXTERIOR WALL AT MID-HEIGHT

Comment:

TWIN 12' x 10' R.C.B. CULVERT

THE EXTERIOR WALLS ARE UNDER REINFORCED BUT LIVE LOADS HAVE MINIMAL EFFECTS ON THE EXTERIOR WALL DUE TO HIGH FILL DEPTH. SLAB AND FLOOR HAVE SUFFICIENT STRENGTH TO CARRY ADDITIONAL MOMENTS IF CORNERS YIELD. THEREFORE, WITH THE CULVERT SHOWING NO SIGNS OF DISTRESS ASSUME LEGAL. MONITOR WALLS FOR SIGNS OF CRACKING, RE-EVALUATE RATINGS IF DISTRESS BECOMES APPARENT.

☑ Calculations attached

Deck (B.C.01): N Superstructure (B.C.02): N Substructure (B.C.03): N Culvert (B.C.04): 6

Design Standard (If applicable):

Restriction Description: (If applicable)

Iowa Load Rating Vehicles

Load Evaluation and Posting

	B.EP.01: Legal Load Configuration	Tons - Multi lane	B.EP.02: Legal Load Rating Factor	B.EP.03: Posting Type	B.EP.04: Posting Value
Straight Trucks	Type 4	31	1.14		T
	SU4 truck	31	1.15		T
	SU5 truck	35	1.13		T
	SU6 truck	39	1.12		T
	SU7 truck	44	1.14		T
Truck - Semi Trailer	Type 3S3A	45	1.13		T
	Type 3S3B	51	1.13		T
	Type 4S3	54	1.13		T
Truck - Full Trailer	Type 3-3	45	1.13		T
	Type 5-2	54	1.13		T
Emergency Vehicles	Type EV2	29	1.01		T
	Type EV3	43	1		
Implement of Husbandry	Type NRL		0		
	Type IoH				

FHWA No.131601 Bridge ID: 77-131601 Location: 079262300

B.LR.08 Routine Permit Loads B.LR.07 Controlling Rating Factor 1.12

Permit Vehicle Adequacy: 90K 100K Crane Axle Group 136K A 136K B 156K

All Systems Permit Yes Fluid Milk Truck Small Annual Crane

Comments

Name KARA L. SYVERSON, P.E. Date 11/19/2025 ~~10/23/2017~~

License No.: 27791 License renewal date December 31, 2025

FHWA # 131601 Report By: KARA L. SYVERSON, P.E. Date: 11/19/2025

BRIDGE ID: 77-131601

STRUCTURAL RATING

LICENSED PROFESSIONAL ENGINEER
KARA L. SYVERSON P27791
IOWA

I hereby certify that this engineering document was prepared by me or under my direct personal supervision and I am duly licensed Professional Engineer under the laws of the State of Iowa.

Kara Syverson 11/19/2025

Signature Date

Printed or Typed Name KARA L. SYVERSON, P.E.

License No.: 27791 My license renewal date is December 31, 2025

Comments

County: City of Clive

Bridge ID: 77-131601

FHWA No: 131601

Date: 11/19/2025

By: KLS/LAM

Reviewed HS-20 in long report in detail.

1. The exterior wall at the center of the wall rates below legal for HS-20. Live load has minimal effect at the mid-height of the exterior wall due to the large fill height. Therefore, with the culvert showing no signs of distress at wall mid-height, assume acceptable. Monitor exterior walls for signs of cracking or movement under legal loads, and re-evaluate ratings if distress becomes evident.
2. Allow All Systems Permit trucks as culvert has been carrying the Governor's Fall Harvest Emergency Proclamation loads with no signs of distress.

Use the following ratings:

HS20 Operating:	36.0 Tons	SU4:	31 Tons
HS20 Inventory:	27.0 Tons	SU5:	35 Tons
4:	31 Tons	SU6:	39 Tons
3S3A:	45 Tons	SU7:	44 Tons
3-3:	45 Tons	5-2:	54 Tons
3S3B:	51 Tons	EV2:	29 Tons
4S3:	54 Tons	EV3:	43 Tons

```
*****************************************************************************
*                                                                           *
*  CulvertCalc IA - Version 3.1                                             *
*                                                                           *
*  Release History:                                                         *
*  Version 3.1 - Released 04-01-2021 - Changed default setting to checked   *
*                    for the 'Limit Service Level Stress for Reinforcing    *
*                    Steel' analysis option                                 *
*  Version 3.0 - Released 07-01-2020 - Updated to conform with AASHTO       *
*                    LRFD 8th Edition                                       *
*  Version 2.1 - Released 01-31-2017 - Added rating feature for RCB         *
*                    culverts with no bottom corner bars                    *
*  Version 2.0 - Released 10-02-2015 - Added LRFR and LFR components        *
*  Version 1.0 - Released 05-01-2012 - Original version                     *
*                                                                           *
*  Reinforced concrete box culvert analysis, design and rating.             *
*                                                                           *
*  Design based on the AASHTO LRFD Bridge Design Specifications,            *
*  8th Edition                                                              *
*                                                                           *
*  Rating based on the AASHTO LRFD Bridge Design Specifications,            *
*  5th Edition, 2010 with Interims through 2010 and AASHTO                  *
*  Standard Specifications for Highway Bridges, 17th Edition, 2002.         *
*                                                                           *
*  Developed for:       Iowa Department of Transportation                   *
*                       Bridges and Structures Bureau                       *
*                                                                           *
*  Developed by:        Foth Infrastructure & Environment                   *
*                       8191 Birchwood Ct., Suite L                         *
*                       Johnston, IA 50131                                  *
*                                                                           *
*****************************************************************************

************************* Load Rating (LFR) Report *************************

11/19/2025 12:20:38 PM

***********************
*** INPUT DATA ECHO ***
***********************

*** Project Information ***

Maintenance Number:
County Name:            City of Clive
Design Number:          131601
Route Number:
Feature Crossed:
Rating By:              CBA
```

CITY OF CLIVE
77-131601
KLS/LAM 11/19/2025

```
Comments:


*** Culvert Geometry ***

Load rating is for a 12 ft x 10 ft Twin Barrel RCB Culvert
Member thicknesses are:
Slab - 17 in.
Exterior Wall - 10 in.
Interior Wall - 10 in.
Floor - 19 in.
Integral wearing surface thickness is 0 in.
Mud mat thickness is 0 in.
Haunch length and width is 6 in.
Frost trough dimensions are:
Height - 4 in.
Width of constant depth portion - 6 in.
Width of tapered portion - 8 in.
Floor extends beyond outside face of exterior wall 3 in.


*** Fill Properties ***

Fill depth for load rating is 17 ft.

Pavement thickness is 10 in.

Load rating follows AASHTO Std. Spec. Art. 6.2.1 for vertical and horizontal
earth pressure.


*** Live Load Details ***

Live load vehicles used for rating:
Truck Name - HS20 Truck
Truck Type - Design
Number of Axles - 3
Axle Weights (kip) - 8.0, 32.0, 32.0
Axle Spacings (ft) - 14.0, 14.0 to 30.0

Truck Name - SU4 Truck
Truck Type - Legal
Number of Axles - 4
Axle Weights (kip) - 12.0, 8.0, 17.0, 17.0
Axle Spacings (ft) - 10.0, 4.0, 4.0

Truck Name - SU5 Truck
Truck Type - Legal
Number of Axles - 5
Axle Weights (kip) - 12.0, 8.0, 8.0, 17.0, 17.0
Axle Spacings (ft) - 10.0, 4.0, 4.0, 4.0

Truck Name - SU6 Truck
Truck Type - Legal
Number of Axles - 6
Axle Weights (kip) - 11.5, 8.0, 8.0, 17.0, 17.0, 8.0
Axle Spacings (ft) - 10.0, 4.0, 4.0, 4.0, 4.0

Truck Name - SU7 Truck
Truck Type - Legal
Number of Axles - 7
Axle Weights (kip) - 11.5, 8.0, 8.0, 17.0, 17.0, 8.0, 8.0
Axle Spacings (ft) - 10.0, 4.0, 4.0, 4.0, 4.0, 4.0

Truck Name - Type 4
Truck Type - Legal
Number of Axles - 4
Axle Weights (kip) - 12.5, 14.0, 14.0, 14.0
Axle Spacings (ft) - 11.0, 4.0, 4.0

Truck Name - Type 3S3A
Truck Type - Legal
Number of Axles - 6
Axle Weights (kip) - 12.0, 13.0, 13.0, 14.0, 14.0, 14.0
Axle Spacings (ft) - 11.0, 4.0, 20.0, 4.0, 4.0

Truck Name - Type 3-3
Truck Type - Legal
Number of Axles - 6
Axle Weights (kip) - 14.5, 12.0, 12.0, 13.5, 14.0, 14.0
Axle Spacings (ft) - 15.0, 4.0, 10.0, 10.0, 4.0

Truck Name - Type 3S3B
Truck Type - Legal
Number of Axles - 6
Axle Weights (kip) - 12.0, 17.0, 17.0, 10.0, 17.0, 17.0
Axle Spacings (ft) - 12.0, 4.0, 33.0, 7.0, 4.0

Truck Name - Type 4S3
Truck Type - Legal
Number of Axles - 7
Axle Weights (kip) - 12.0, 14.0, 14.0, 14.0, 14.0, 14.0, 14.0
Axle Spacings (ft) - 12.0, 4.0, 4.0, 34.0, 4.0, 4.0

Truck Name - Type 5-2
Truck Type - Legal
Number of Axles - 7
Axle Weights (kip) - 12.0, 8.0, 8.0, 17.0, 17.0, 17.0, 17.0
Axle Spacings (ft) - 10.0, 4.0, 4.0, 4.0, 28.0, 12.0

Truck Name - 90 kip 6-Axle
Truck Type - Permit
Number of Axles - 6
Axle Weights (kip) - 8.0, 14.0, 14.0, 18.0, 18.0, 18.0
Axle Spacings (ft) - 10.0, 4.0, 30.0, 4.0, 4.0

Truck Name - 136 kip (A) 7-Axle
Truck Type - Permit
Number of Axles - 7
Axle Weights (kip) - 16.0, 20.0, 20.0, 20.0, 20.0, 20.0, 20.0
Axle Spacings (ft) - 10.0, 4.0, 4.0, 30.0, 4.0, 4.0

Truck Name - 136 kip (B) 7-Axle
Truck Type - Permit
Number of Axles - 7
Axle Weights (kip) - 16.0, 20.0, 20.0, 20.0, 20.0, 20.0, 20.0
Axle Spacings (ft) - 10.0, 4.0, 30.0, 4.0, 4.0, 4.0

Truck Name - 156 kip 8-Axle
Truck Type - Permit
Number of Axles - 8
Axle Weights (kip) - 16.0, 20.0, 20.0, 20.0, 20.0, 20.0, 20.0, 20.0
Axle Spacings (ft) - 10.0, 4.0, 4.0, 30.0, 4.0, 4.0, 4.0

Truck Name - EV2
Truck Type - Permit
Number of Axles - 2
Axle Weights (kip) - 24.0, 33.5
Axle Spacings (ft) - 15.0

Truck Name - EV3
Truck Type - Permit
Number of Axles - 3
Axle Weights (kip) - 24.0, 31.0, 31.0
Axle Spacings (ft) - 15.0, 4.0

Fill interaction factor is 1.75.
Tire patch length and width are not applicable for LFR.
Maximum live load step distance is 12 in.
Live load distributed per AASHTO Standard Specifications.
Distribution pattern for soil pressure acting on floor is rigid body.
Live load is neglected for fill depths greater than 24.8 ft.
Rating will account for Disappearing Axle Effect.
Overlapping distributed axle loads will be merged.
Variable axle spacing will be accounted for in rating.
Variable axle spacing increment is 4.0 ft.
Live load will be distributed parallel to span for fill depths less than 2 ft.
Lane Load will not be included in rating.
Impact will be included in rating if fill depth is less than 3 ft.
```

*** Material Properties ***

Concrete unit weight -	0.150 kcf
Concrete compressive strength -	3.5 ksi
Reinforcing yield strength -	40 ksi
Reinforcing specification -	ASTM A706
Soil unit weight -	0.120 kcf
Pavement unit weight -	0.150 kcf

*** Concrete Cover Dimensions ***

Typical edge clearance -	2 in.
Top of slab edge clearance -	2 in.
Top of floor edge clearance -	2.25 in.
Bottom of floor edge clearance -	3.5 in.
End clearance at top of vertical bars -	1.5 in.
End clearance at bottom of vertical bars -	2.5 in.
End clearance for transverse bars -	2 in.

*** Load Factors ***

Gamma Factor-

Group X -	1.30

Beta Factor-

DC	1.00
LL+IM (Inv.)	1.67
LL+IM (Opr.)	1.00
EV	1.00
EH (Max.)	1.00
EH (Min.)	0.50

*** Analysis Options ***

Shear critical section location in slab varies with fill depth.
Flexural critical section location varies within haunch.
Axial load in walls will be neglected when permitted by code.
Shear capacity will be included in load rating.
Analysis will not include hinges at the bottom of each wall.

*** Reinforcing Table ***

Location	Reinf. Size Bar 1	Bar 2	Spa. (in.)	Percent Flex.	Eff. Shear
Slab-Top-Corner	7	---	9	100	100
Slab-Top-Lt. of Int. Wall	10	---	9	100	100
Slab-Btm.-Midspan	8	---	9	100	---
Floor-Btm.-Corner	7	---	9	100	100
Floor-Btm.-Lt. of Int. Wall	10	---	9	100	100
Floor-Top-Midspan	9	8	18	100	---
Ext. Wall-Outside-Top	7	---	9	---	---
Ext. Wall-Outside-Btm.	7	---	9	---	---
Ext. Wall-Inside-Mid.	4	---	9	---	---
Int. Wall-One Face	4	---	18	---	---

*** Sign Convention ***

Slab and Floor-
Sections increase from left to right. Positive moments cause tension on bottom face. Positive shear forces act up on left side of section and down on right side of section. Positive axial forces are tensile.

Walls-
Sections increase from top to bottom. Positive moments cause tension on left face. Positive shear forces act right on top side of section and left on bottom side of section. Positive axial forces are tensile.

****
*** STRUCTURAL ANALYSIS OF CULVERT ***
****

--> Actual member thicknesses used for analysis are:
Slab - 17.00 in
Exterior Wall - 10.00 in
Interior Wall - 10.00 in
Floor - 19.00 in

*** Structural Model Properties ***

Member	Thickness (in)	Length (in)	Area (in^2)	Mom. of I. (in^4)
Slab	17.00	154.00	204.00	4913.00
Ext. Wall	10.00	142.00	120.00	1000.00
Int. Wall	10.00	142.00	120.00	1000.00
Floor	19.00	154.00	228.00	6859.00

*** Analysis Results - Section Forces ***

Load Case DC

Member	Section	Moment (in-kip)	Shear (kip)	Axial Force (kip)
Slab	0.0	-3.5	1.08	0.01
	0.1	11.0	0.80	0.01
	0.2	21.3	0.53	0.01
	0.3	27.3	0.25	0.01
	0.4	29.1	-0.02	0.01
	0.5	26.6	-0.30	0.01
	0.6	19.8	-0.58	0.01
	0.7	8.8	-0.85	0.01
	0.8	-6.5	-1.13	0.01
	0.9	-26.0	-1.41	0.01
	1.0	-49.8	-1.68	0.01
Ext. Wall	0.0	3.5	0.01	-1.08
	0.1	3.6	0.01	-1.23
	0.2	3.7	0.01	-1.38
	0.3	3.9	0.01	-1.52
	0.4	4.0	0.01	-1.67
	0.5	4.1	0.01	-1.82
	0.6	4.2	0.01	-1.97
	0.7	4.4	0.01	-2.12
	0.8	4.5	0.01	-2.26
	0.9	4.6	0.01	-2.41
	1.0	4.8	0.01	-2.56
Int. Wall	0.0	0.0	0.00	-3.36
	0.1	0.0	0.00	-3.51
	0.2	0.0	0.00	-3.66
	0.3	0.0	0.00	-3.81
	0.4	0.0	0.00	-3.96
	0.5	0.0	0.00	-4.10
	0.6	0.0	0.00	-4.25
	0.7	0.0	0.00	-4.40
	0.8	0.0	0.00	-4.55
	0.9	0.0	0.00	-4.70
	1.0	0.0	0.00	-4.84
Floor	0.0	4.8	-1.79	-0.01
	0.1	-19.2	-1.32	-0.01
	0.2	-36.0	-0.86	-0.01
	0.3	-45.7	-0.39	-0.01
	0.4	-48.2	0.07	-0.01
	0.5	-43.5	0.53	-0.01
	0.6	-31.7	1.00	-0.01
	0.7	-12.8	1.46	-0.01
	0.8	13.4	1.93	-0.01
	0.9	46.6	2.39	-0.01
	1.0	87.0	2.86	-0.01

Load Case EV

Member	Section	Moment (in-kip)	Shear (kip)	Axial Force (kip)
Slab	0.0	-51.8	11.70	-0.25
	0.1	105.6	8.74	-0.25
	0.2	217.5	5.79	-0.25
	0.3	283.9	2.83	-0.25
	0.4	304.8	-0.12	-0.25
	0.5	280.2	-3.07	-0.25
	0.6	210.1	-6.03	-0.25
	0.7	94.5	-8.98	-0.25
	0.8	-66.5	-11.93	-0.25
	0.9	-273.0	-14.89	-0.25
	1.0	-525.1	-17.84	-0.25
Ext. Wall	0.0	51.8	-0.25	-11.70
	0.1	48.3	-0.25	-11.70
	0.2	44.7	-0.25	-11.70
	0.3	41.2	-0.25	-11.70
	0.4	37.6	-0.25	-11.70
	0.5	34.1	-0.25	-11.70
	0.6	30.5	-0.25	-11.70
	0.7	27.0	-0.25	-11.70
	0.8	23.4	-0.25	-11.70
	0.9	19.9	-0.25	-11.70
	1.0	16.3	-0.25	-11.70
Int. Wall	0.0	0.0	0.00	-35.69
	0.1	0.0	0.00	-35.69
	0.2	0.0	0.00	-35.69
	0.3	0.0	0.00	-35.69
	0.4	0.0	0.00	-35.69
	0.5	0.0	0.00	-35.69
	0.6	0.0	0.00	-35.69
	0.7	0.0	0.00	-35.69
	0.8	0.0	0.00	-35.69
	0.9	0.0	0.00	-35.69
	1.0	0.0	0.00	-35.69
Floor	0.0	16.3	-11.03	0.25
	0.1	-131.2	-8.13	0.25
	0.2	-234.1	-5.23	0.25

	0.3	-292.4	-2.33	0.25
	0.4	-306.0	0.57	0.25
	0.5	-275.0	3.46	0.25
	0.6	-199.3	6.36	0.25
	0.7	-79.0	9.26	0.25
	0.8	86.0	12.16	0.25
	0.9	295.7	15.06	0.25
	1.0	549.9	17.96	0.25

Load Case EH

Member	Section	Moment (in-kip)	Shear (kip)	Axial Force (kip)
Slab	0.0	-166.0	1.59	-7.47
	0.1	-141.5	1.59	-7.47
	0.2	-116.9	1.59	-7.47
	0.3	-92.4	1.59	-7.47
	0.4	-67.8	1.59	-7.47
	0.5	-43.3	1.59	-7.47
	0.6	-18.7	1.59	-7.47
	0.7	5.8	1.59	-7.47
	0.8	30.4	1.59	-7.47
	0.9	55.0	1.59	-7.47
	1.0	79.5	1.59	-7.47
Ext. Wall	0.0	166.0	-7.47	-1.59
	0.1	69.0	-6.17	-1.59
	0.2	-8.9	-4.79	-1.59
	0.3	-66.6	-3.32	-1.59
	0.4	-102.9	-1.77	-1.59
	0.5	-116.6	-0.14	-1.59
	0.6	-106.4	1.58	-1.59
	0.7	-71.2	3.39	-1.59
	0.8	-9.8	5.27	-1.59
	0.9	78.9	7.24	-1.59
	1.0	196.3	9.30	-1.59
Int. Wall	0.0	0.0	0.00	3.19
	0.1	0.0	0.00	3.19
	0.2	0.0	0.00	3.19
	0.3	0.0	0.00	3.19
	0.4	0.0	0.00	3.19
	0.5	0.0	0.00	3.19
	0.6	0.0	0.00	3.19
	0.7	0.0	0.00	3.19
	0.8	0.0	0.00	3.19
	0.9	0.0	0.00	3.19
	1.0	0.0	0.00	3.19
Floor	0.0	196.3	-1.91	-9.30
	0.1	166.9	-1.91	-9.30
	0.2	137.4	-1.91	-9.30
	0.3	108.0	-1.91	-9.30
	0.4	78.5	-1.91	-9.30
	0.5	49.1	-1.91	-9.30
	0.6	19.6	-1.91	-9.30
	0.7	-9.8	-1.91	-9.30
	0.8	-39.3	-1.91	-9.30
	0.9	-68.7	-1.91	-9.30
	1.0	-98.2	-1.91	-9.30

Load Case LS

Member	Section	Moment (in-kip)	Shear (kip)	Axial Force (kip)
Slab	0.0	-14.7	0.14	-0.70
	0.1	-12.5	0.14	-0.70
	0.2	-10.3	0.14	-0.70
	0.3	-8.2	0.14	-0.70
	0.4	-6.0	0.14	-0.70
	0.5	-3.8	0.14	-0.70
	0.6	-1.7	0.14	-0.70
	0.7	0.5	0.14	-0.70
	0.8	2.7	0.14	-0.70
	0.9	4.9	0.14	-0.70
	1.0	7.0	0.14	-0.70
Ext. Wall	0.0	14.7	-0.70	-0.14
	0.1	5.7	-0.56	-0.14
	0.2	-1.2	-0.42	-0.14
	0.3	-6.1	-0.27	-0.14
	0.4	-9.0	-0.13	-0.14
	0.5	-9.9	0.01	-0.14
	0.6	-8.7	0.15	-0.14
	0.7	-5.6	0.29	-0.14
	0.8	-0.4	0.44	-0.14
	0.9	6.8	0.58	-0.14
	1.0	16.0	0.72	-0.14
Int. Wall	0.0	0.0	0.00	0.28
	0.1	0.0	0.00	0.28
	0.2	0.0	0.00	0.28
	0.3	0.0	0.00	0.28
	0.4	0.0	0.00	0.28
	0.5	0.0	0.00	0.28
	0.6	0.0	0.00	0.28
	0.7	0.0	0.00	0.28
	0.8	0.0	0.00	0.28
	0.9	0.0	0.00	0.28
	1.0	0.0	0.00	0.28
Floor	0.0	16.0	-0.16	-0.72
	0.1	13.6	-0.16	-0.72
	0.2	11.2	-0.16	-0.72
	0.3	8.8	-0.16	-0.72
	0.4	6.4	-0.16	-0.72
	0.5	4.0	-0.16	-0.72
	0.6	1.6	-0.16	-0.72
	0.7	-0.8	-0.16	-0.72
	0.8	-3.2	-0.16	-0.72
	0.9	-5.6	-0.16	-0.72
	1.0	-8.0	-0.16	-0.72

Load Case LL+IM - HS20

		Moment (in-kip)		Shear (kip)		Axial Force (kip)	
Member	Section	Min.	Max.	Min.	Max.	Min.	Max.
Slab	0.0	-1.6	0.4	-0.04	0.32	-0.01	0.00
	0.1	-0.3	2.8	-0.04	0.25	-0.01	0.00
	0.2	-0.8	6.0	-0.04	0.18	-0.01	0.00
	0.3	-1.4	8.2	-0.04	0.11	-0.01	0.00
	0.4	-2.0	9.2	-0.06	0.05	-0.01	0.00
	0.5	-2.6	9.2	-0.09	0.02	-0.01	0.00
	0.6	-3.2	8.2	-0.14	0.00	-0.01	0.00
	0.7	-3.8	6.0	-0.21	0.00	-0.01	0.00
	0.8	-4.4	2.8	-0.28	0.00	-0.01	0.00
	0.9	-6.5	0.0	-0.35	0.00	-0.01	0.00
	1.0	-12.4	-0.1	-0.42	0.00	-0.01	0.00
Ext. Wall	0.0	-0.4	1.6	-0.01	0.00	-0.32	0.04
	0.1	-0.3	1.5	-0.01	0.00	-0.32	0.04
	0.2	-0.3	1.4	-0.01	0.00	-0.32	0.04
	0.3	-0.3	1.3	-0.01	0.00	-0.32	0.04
	0.4	-0.3	1.2	-0.01	0.00	-0.32	0.04
	0.5	-0.3	1.1	-0.01	0.00	-0.32	0.04
	0.6	-0.3	1.0	-0.01	0.00	-0.32	0.04
	0.7	-0.3	0.9	-0.01	0.00	-0.32	0.04
	0.8	-0.3	0.8	-0.01	0.00	-0.32	0.04
	0.9	-0.3	0.8	-0.01	0.00	-0.32	0.04
	1.0	-0.3	0.7	-0.01	0.00	-0.32	0.04
Int. Wall	0.0	-1.3	1.3	-0.01	0.01	-0.85	0.00
	0.1	-1.2	1.2	-0.01	0.01	-0.85	0.00
	0.2	-1.0	1.0	-0.01	0.01	-0.85	0.00
	0.3	-0.9	0.9	-0.01	0.01	-0.85	0.00
	0.4	-0.8	0.8	-0.01	0.01	-0.85	0.00
	0.5	-0.7	0.7	-0.01	0.01	-0.85	0.00
	0.6	-0.5	0.5	-0.01	0.01	-0.85	0.00
	0.7	-0.4	0.4	-0.01	0.01	-0.85	0.00
	0.8	-0.3	0.3	-0.01	0.01	-0.85	0.00
	0.9	-0.3	0.3	-0.01	0.01	-0.85	0.00
	1.0	-0.3	0.3	-0.01	0.01	-0.85	0.00
Floor	0.0	-0.3	0.7	-0.34	0.07	0.00	0.01
	0.1	-3.7	0.6	-0.24	0.05	0.00	0.01
	0.2	-6.8	1.2	-0.16	0.03	0.00	0.01
	0.3	-8.6	1.6	-0.08	0.02	0.00	0.01
	0.4	-9.2	1.9	0.00	0.02	0.00	0.01
	0.5	-8.7	2.0	0.00	0.08	0.00	0.01
	0.6	-7.1	2.3	0.00	0.15	0.00	0.01
	0.7	-4.6	2.7	0.00	0.22	0.00	0.01
	0.8	-1.5	3.6	0.00	0.29	0.00	0.01
	0.9	0.1	7.1	0.00	0.36	0.00	0.01
	1.0	0.4	13.3	0.00	0.43	0.00	0.01

Load Case LL+IM - SU4 Truck

		Moment (in-kip)		Shear (kip)		Axial Force (kip)	
Member	Section	Min.	Max.	Min.	Max.	Min.	Max.
Slab	0.0	-1.4	0.3	-0.03	0.29	-0.01	0.00
	0.1	-0.2	2.5	-0.03	0.22	-0.01	0.00
	0.2	-0.8	5.4	-0.03	0.16	-0.01	0.00
	0.3	-1.3	7.4	-0.03	0.10	-0.01	0.00
	0.4	-1.8	8.4	-0.05	0.05	-0.01	0.00
	0.5	-2.4	8.4	-0.08	0.02	-0.01	0.00
	0.6	-2.9	7.4	-0.13	0.00	-0.01	0.00
	0.7	-3.4	5.5	-0.19	0.00	-0.01	0.00
	0.8	-4.0	2.6	-0.26	0.00	-0.01	0.00
	0.9	-5.9	0.0	-0.32	0.00	-0.01	0.00
	1.0	-11.3	0.0	-0.38	0.00	-0.01	0.00
Ext. Wall	0.0	-0.3	1.4	-0.01	0.00	-0.29	0.03
	0.1	-0.3	1.3	-0.01	0.00	-0.29	0.03
	0.2	-0.3	1.2	-0.01	0.00	-0.29	0.03
	0.3	-0.3	1.2	-0.01	0.00	-0.29	0.03
	0.4	-0.3	1.1	-0.01	0.00	-0.29	0.03
	0.5	-0.2	1.0	-0.01	0.00	-0.29	0.03
	0.6	-0.2	0.9	-0.01	0.00	-0.29	0.03
	0.7	-0.2	0.8	-0.01	0.00	-0.29	0.03
	0.8	-0.3	0.8	-0.01	0.00	-0.29	0.03
	0.9	-0.3	0.7	-0.01	0.00	-0.29	0.03
	1.0	-0.3	0.7	-0.01	0.00	-0.29	0.03
Int. Wall	0.0	-1.2	1.2	-0.01	0.01	-0.77	0.00
	0.1	-1.0	1.0	-0.01	0.01	-0.77	0.00
	0.2	-0.9	0.9	-0.01	0.01	-0.77	0.00
	0.3	-0.8	0.8	-0.01	0.01	-0.77	0.00
	0.4	-0.7	0.7	-0.01	0.01	-0.77	0.00
	0.5	-0.6	0.6	-0.01	0.01	-0.77	0.00
	0.6	-0.5	0.5	-0.01	0.01	-0.77	0.00

	0.7	-0.4	0.4	-0.01	0.01	-0.77	0.00
	0.8	-0.3	0.3	-0.01	0.01	-0.77	0.00
	0.9	-0.3	0.3	-0.01	0.01	-0.77	0.00
	1.0	-0.3	0.3	-0.01	0.01	-0.77	0.00
Floor	0.0	-0.3	0.7	-0.30	0.06	0.00	0.01
	0.1	-3.4	0.5	-0.22	0.04	0.00	0.01
	0.2	-6.2	1.1	-0.14	0.03	0.00	0.01
	0.3	-7.8	1.5	-0.07	0.02	0.00	0.01
	0.4	-8.4	1.7	0.00	0.01	0.00	0.01
	0.5	-7.9	1.8	0.00	0.08	0.00	0.01
	0.6	-6.4	2.0	0.00	0.14	0.00	0.01
	0.7	-4.1	2.4	0.00	0.20	0.00	0.01
	0.8	-1.4	3.3	0.00	0.27	0.00	0.01
	0.9	0.0	6.5	0.00	0.33	0.00	0.01
	1.0	0.0	12.0	0.00	0.39	0.00	0.01

Load Case: LL+IM - SU5 Truck

		Moment (in-kip)		Shear (kip)		Axial Force (kip)	
Member	Section	Min.	Max.	Min.	Max.	Min.	Max.
Slab	0.0	-1.5	0.3	-0.04	0.30	-0.01	0.00
	0.1	-0.2	2.7	-0.04	0.24	-0.01	0.00
	0.2	-0.8	5.8	-0.04	0.17	-0.01	0.00
	0.3	-1.4	7.8	-0.04	0.10	-0.01	0.00
	0.4	-1.9	8.9	-0.06	0.05	-0.01	0.00
	0.5	-2.5	8.9	-0.09	0.02	-0.01	0.00
	0.6	-3.1	7.9	-0.14	0.00	-0.01	0.00
	0.7	-3.7	5.8	-0.20	0.00	-0.01	0.00
	0.8	-4.2	2.7	-0.27	0.00	-0.01	0.00
	0.9	-6.2	0.0	-0.34	0.00	-0.01	0.00
	1.0	-12.0	0.0	-0.41	0.00	-0.01	0.00
Ext. Wall	0.0	-0.3	1.5	-0.01	0.00	-0.30	0.04
	0.1	-0.3	1.4	-0.01	0.00	-0.30	0.04
	0.2	-0.3	1.3	-0.01	0.00	-0.30	0.04
	0.3	-0.3	1.2	-0.01	0.00	-0.30	0.04
	0.4	-0.3	1.1	-0.01	0.00	-0.30	0.04
	0.5	-0.3	1.0	-0.01	0.00	-0.30	0.04
	0.6	-0.2	1.0	-0.01	0.00	-0.30	0.04
	0.7	-0.3	0.9	-0.01	0.00	-0.30	0.04
	0.8	-0.3	0.8	-0.01	0.00	-0.30	0.04
	0.9	-0.3	0.8	-0.01	0.00	-0.30	0.04
	1.0	-0.3	0.7	-0.01	0.00	-0.30	0.04
Int. Wall	0.0	-1.2	1.2	-0.01	0.01	-0.81	0.00
	0.1	-1.1	1.1	-0.01	0.01	-0.81	0.00
	0.2	-1.0	1.0	-0.01	0.01	-0.81	0.00
	0.3	-0.9	0.9	-0.01	0.01	-0.81	0.00
	0.4	-0.8	0.8	-0.01	0.01	-0.81	0.00
	0.5	-0.6	0.6	-0.01	0.01	-0.81	0.00
	0.6	-0.5	0.5	-0.01	0.01	-0.81	0.00
	0.7	-0.4	0.4	-0.01	0.01	-0.81	0.00
	0.8	-0.3	0.3	-0.01	0.01	-0.81	0.00
	0.9	-0.3	0.3	-0.01	0.01	-0.81	0.00
	1.0	-0.3	0.3	-0.01	0.01	-0.81	0.00
Floor	0.0	-0.3	0.7	-0.32	0.07	0.00	0.01
	0.1	-3.6	0.6	-0.24	0.05	0.00	0.01
	0.2	-6.6	1.2	-0.15	0.03	0.00	0.01
	0.3	-8.3	1.5	-0.07	0.02	0.00	0.01
	0.4	-8.9	1.8	0.00	0.02	0.00	0.01
	0.5	-8.3	2.0	0.00	0.08	0.00	0.01
	0.6	-6.8	2.2	0.00	0.15	0.00	0.01
	0.7	-4.4	2.6	0.00	0.22	0.00	0.01
	0.8	-1.5	3.5	0.00	0.28	0.00	0.01
	0.9	0.0	6.8	0.00	0.35	0.00	0.01
	1.0	0.0	12.7	0.00	0.42	0.00	0.01

Load Case: LL+IM - SU6 Truck

		Moment (in-kip)		Shear (kip)		Axial Force (kip)	
Member	Section	Min.	Max.	Min.	Max.	Min.	Max.
Slab	0.0	-1.6	0.4	-0.04	0.32	-0.01	0.00
	0.1	-0.3	2.8	-0.04	0.25	-0.01	0.00
	0.2	-0.8	6.0	-0.04	0.18	-0.01	0.00
	0.3	-1.4	8.2	-0.04	0.11	-0.01	0.00
	0.4	-2.0	9.2	-0.06	0.05	-0.01	0.00
	0.5	-2.6	9.2	-0.09	0.02	-0.01	0.00
	0.6	-3.2	8.2	-0.14	0.00	-0.01	0.00
	0.7	-3.8	6.0	-0.21	0.00	-0.01	0.00
	0.8	-4.4	2.8	-0.28	0.00	-0.01	0.00
	0.9	-6.5	0.0	-0.35	0.00	-0.01	0.00
	1.0	-12.4	0.0	-0.42	0.00	-0.01	0.00
Ext. Wall	0.0	-0.4	1.6	-0.01	0.00	-0.32	0.04
	0.1	-0.3	1.5	-0.01	0.00	-0.32	0.04
	0.2	-0.3	1.4	-0.01	0.00	-0.32	0.04
	0.3	-0.3	1.3	-0.01	0.00	-0.32	0.04
	0.4	-0.3	1.2	-0.01	0.00	-0.32	0.04
	0.5	-0.3	1.1	-0.01	0.00	-0.32	0.04
	0.6	-0.3	1.0	-0.01	0.00	-0.32	0.04
	0.7	-0.3	0.9	-0.01	0.00	-0.32	0.04
	0.8	-0.3	0.8	-0.01	0.00	-0.32	0.04
	0.9	-0.3	0.8	-0.01	0.00	-0.32	0.04
	1.0	-0.3	0.7	-0.01	0.00	-0.32	0.04
Int. Wall	0.0	-1.3	1.3	-0.01	0.01	-0.85	0.00
	0.1	-1.2	1.2	-0.01	0.01	-0.85	0.00
	0.2	-1.0	1.0	-0.01	0.01	-0.85	0.00
	0.3	-0.9	0.9	-0.01	0.01	-0.85	0.00
	0.4	-0.8	0.8	-0.01	0.01	-0.85	0.00
	0.5	-0.7	0.7	-0.01	0.01	-0.85	0.00
	0.6	-0.5	0.5	-0.01	0.01	-0.85	0.00
	0.7	-0.4	0.4	-0.01	0.01	-0.85	0.00
	0.8	-0.3	0.3	-0.01	0.01	-0.85	0.00
	0.9	-0.3	0.3	-0.01	0.01	-0.85	0.00
	1.0	-0.3	0.3	-0.01	0.01	-0.85	0.00
Floor	0.0	-0.3	0.7	-0.34	0.07	0.00	0.01
	0.1	-3.7	0.6	-0.24	0.05	0.00	0.01
	0.2	-6.8	1.2	-0.16	0.03	0.00	0.01
	0.3	-8.6	1.6	-0.08	0.02	0.00	0.01
	0.4	-9.2	1.9	0.00	0.02	0.00	0.01
	0.5	-8.7	2.0	0.00	0.08	0.00	0.01
	0.6	-7.1	2.3	0.00	0.15	0.00	0.01
	0.7	-4.6	2.7	0.00	0.22	0.00	0.01
	0.8	-1.5	3.6	0.00	0.29	0.00	0.01
	0.9	0.0	7.1	0.00	0.36	0.00	0.01
	1.0	0.0	13.3	0.00	0.43	0.00	0.01

Load Case: LL+IM - SU7 Truck

		Moment (in-kip)		Shear (kip)		Axial Force (kip)	
Member	Section	Min.	Max.	Min.	Max.	Min.	Max.
Slab	0.0	-1.6	0.4	-0.04	0.33	-0.01	0.00
	0.1	-0.3	2.9	-0.04	0.26	-0.01	0.00
	0.2	-0.9	6.2	-0.04	0.18	-0.01	0.00
	0.3	-1.5	8.5	-0.04	0.11	-0.01	0.00
	0.4	-2.1	9.6	-0.06	0.06	-0.01	0.00
	0.5	-2.7	9.6	-0.09	0.02	-0.01	0.00
	0.6	-3.3	8.5	-0.15	0.00	-0.01	0.00
	0.7	-4.0	6.3	-0.22	0.00	-0.01	0.00
	0.8	-4.6	2.9	-0.29	0.00	-0.01	0.00
	0.9	-6.7	0.0	-0.37	0.00	-0.01	0.00
	1.0	-12.9	0.0	-0.44	0.00	-0.01	0.00
Ext. Wall	0.0	-0.4	1.6	-0.01	0.00	-0.33	0.04
	0.1	-0.3	1.5	-0.01	0.00	-0.33	0.04
	0.2	-0.3	1.4	-0.01	0.00	-0.33	0.04
	0.3	-0.3	1.3	-0.01	0.00	-0.33	0.04
	0.4	-0.3	1.2	-0.01	0.00	-0.33	0.04
	0.5	-0.3	1.1	-0.01	0.00	-0.33	0.04
	0.6	-0.3	1.0	-0.01	0.00	-0.33	0.04
	0.7	-0.3	1.0	-0.01	0.00	-0.33	0.04
	0.8	-0.3	0.9	-0.01	0.00	-0.33	0.04
	0.9	-0.3	0.8	-0.01	0.00	-0.33	0.04
	1.0	-0.3	0.8	-0.01	0.00	-0.33	0.04
Int. Wall	0.0	-1.3	1.3	-0.01	0.01	-0.88	0.00
	0.1	-1.2	1.2	-0.01	0.01	-0.88	0.00
	0.2	-1.1	1.1	-0.01	0.01	-0.88	0.00
	0.3	-0.9	0.9	-0.01	0.01	-0.88	0.00
	0.4	-0.8	0.8	-0.01	0.01	-0.88	0.00
	0.5	-0.7	0.7	-0.01	0.01	-0.88	0.00
	0.6	-0.6	0.6	-0.01	0.01	-0.88	0.00
	0.7	-0.4	0.4	-0.01	0.01	-0.88	0.00
	0.8	-0.3	0.3	-0.01	0.01	-0.88	0.00
	0.9	-0.3	0.3	-0.01	0.01	-0.88	0.00
	1.0	-0.3	0.3	-0.01	0.01	-0.88	0.00
Floor	0.0	-0.3	0.8	-0.35	0.07	0.00	0.01
	0.1	-3.9	0.6	-0.25	0.05	0.00	0.01
	0.2	-7.1	1.3	-0.16	0.03	0.00	0.01
	0.3	-9.0	1.7	-0.08	0.02	0.00	0.01
	0.4	-9.6	1.9	0.00	0.02	0.00	0.01
	0.5	-9.0	2.1	0.00	0.09	0.00	0.01
	0.6	-7.3	2.3	0.00	0.16	0.00	0.01
	0.7	-4.7	2.8	0.00	0.23	0.00	0.01
	0.8	-1.6	3.8	0.00	0.31	0.00	0.01
	0.9	0.0	7.4	0.00	0.38	0.00	0.01
	1.0	0.0	13.8	0.00	0.45	0.00	0.01

Load Case: LL+IM - Type 4

		Moment (in-kip)		Shear (kip)		Axial Force (kip)	
Member	Section	Min.	Max.	Min.	Max.	Min.	Max.
Slab	0.0	-1.4	0.3	-0.03	0.28	-0.01	0.00
	0.1	-0.2	2.5	-0.03	0.22	-0.01	0.00
	0.2	-0.7	5.4	-0.03	0.16	-0.01	0.00
	0.3	-1.3	7.3	-0.03	0.09	-0.01	0.00
	0.4	-1.8	8.3	-0.05	0.05	-0.01	0.00
	0.5	-2.3	8.3	-0.08	0.02	-0.01	0.00
	0.6	-2.9	7.3	-0.13	0.00	-0.01	0.00
	0.7	-3.4	5.4	-0.19	0.00	-0.01	0.00
	0.8	-3.9	2.5	-0.25	0.00	-0.01	0.00
	0.9	-5.8	0.0	-0.32	0.00	-0.01	0.00
	1.0	-11.2	0.0	-0.38	0.00	-0.01	0.00
Ext. Wall	0.0	-0.3	1.4	-0.01	0.00	-0.28	0.03
	0.1	-0.3	1.3	-0.01	0.00	-0.28	0.03
	0.2	-0.3	1.2	-0.01	0.00	-0.28	0.03
	0.3	-0.3	1.1	-0.01	0.00	-0.28	0.03
	0.4	-0.2	1.0	-0.01	0.00	-0.28	0.03
	0.5	-0.2	1.0	-0.01	0.00	-0.28	0.03
	0.6	-0.2	0.9	-0.01	0.00	-0.28	0.03
	0.7	-0.2	0.8	-0.01	0.00	-0.28	0.03
	0.8	-0.2	0.8	-0.01	0.00	-0.28	0.03
	0.9	-0.3	0.7	-0.01	0.00	-0.28	0.03
	1.0	-0.3	0.6	-0.01	0.00	-0.28	0.03

Int. Wall	0.0	-1.1	1.1	-0.01	0.01	-0.76	0.00
	0.1	-1.0	1.0	-0.01	0.01	-0.76	0.00
	0.2	-0.9	0.9	-0.01	0.01	-0.76	0.00
	0.3	-0.8	0.8	-0.01	0.01	-0.76	0.00
	0.4	-0.7	0.7	-0.01	0.01	-0.76	0.00
	0.5	-0.6	0.6	-0.01	0.01	-0.76	0.00
	0.6	-0.5	0.5	-0.01	0.01	-0.76	0.00
	0.7	-0.4	0.4	-0.01	0.01	-0.76	0.00
	0.8	-0.3	0.3	-0.01	0.01	-0.76	0.00
	0.9	-0.3	0.3	-0.01	0.01	-0.76	0.00
	1.0	-0.3	0.3	-0.01	0.01	-0.76	0.00
Floor	0.0	-0.3	0.6	-0.30	0.06	0.00	0.01
	0.1	-3.4	0.5	-0.22	0.04	0.00	0.01
	0.2	-6.1	1.1	-0.14	0.03	0.00	0.01
	0.3	-7.8	1.4	-0.07	0.02	0.00	0.01
	0.4	-8.3	1.7	0.00	0.01	0.00	0.01
	0.5	-7.8	1.8	0.00	0.07	0.00	0.01
	0.6	-6.3	2.0	0.00	0.14	0.00	0.01
	0.7	-4.1	2.4	0.00	0.20	0.00	0.01
	0.8	-1.4	3.2	0.00	0.26	0.00	0.01
	0.9	0.0	6.4	0.00	0.33	0.00	0.01
	1.0	0.0	11.9	0.00	0.39	0.00	0.01

Load Case LL+IM - Type 3S3A

		Moment (in-kip)		Shear (kip)		Axial Force (kip)	
Member	Section	Min.	Max.	Min.	Max.	Min.	Max.
Slab	0.0	-1.4	0.3	-0.03	0.28	-0.01	0.00
	0.1	-0.2	2.4	-0.03	0.22	-0.01	0.00
	0.2	-0.7	5.3	-0.03	0.15	-0.01	0.00
	0.3	-1.3	7.2	-0.03	0.09	-0.01	0.00
	0.4	-1.8	8.1	-0.05	0.05	-0.01	0.00
	0.5	-2.3	8.2	-0.08	0.02	-0.01	0.00
	0.6	-2.8	7.2	-0.13	0.00	-0.01	0.00
	0.7	-3.4	5.3	-0.19	0.00	-0.01	0.00
	0.8	-3.9	2.5	-0.25	0.00	-0.01	0.00
	0.9	-5.7	0.0	-0.31	0.00	-0.01	0.00
	1.0	-11.0	0.0	-0.37	0.00	-0.01	0.00
Ext. Wall	0.0	-0.3	1.4	-0.01	0.00	-0.28	0.03
	0.1	-0.3	1.3	-0.01	0.00	-0.28	0.03
	0.2	-0.3	1.2	-0.01	0.00	-0.28	0.03
	0.3	-0.3	1.1	-0.01	0.00	-0.28	0.03
	0.4	-0.2	1.0	-0.01	0.00	-0.28	0.03
	0.5	-0.2	0.9	-0.01	0.00	-0.28	0.03
	0.6	-0.2	0.9	-0.01	0.00	-0.28	0.03
	0.7	-0.2	0.8	-0.01	0.00	-0.28	0.03
	0.8	-0.2	0.7	-0.01	0.00	-0.28	0.03
	0.9	-0.3	0.7	-0.01	0.00	-0.28	0.03
	1.0	-0.3	0.6	-0.01	0.00	-0.28	0.03
Int. Wall	0.0	-1.1	1.1	-0.01	0.01	-0.75	0.00
	0.1	-1.0	1.0	-0.01	0.01	-0.75	0.00
	0.2	-0.9	0.9	-0.01	0.01	-0.75	0.00
	0.3	-0.8	0.8	-0.01	0.01	-0.75	0.00
	0.4	-0.7	0.7	-0.01	0.01	-0.75	0.00
	0.5	-0.6	0.6	-0.01	0.01	-0.75	0.00
	0.6	-0.5	0.5	-0.01	0.01	-0.75	0.00
	0.7	-0.4	0.4	-0.01	0.01	-0.75	0.00
	0.8	-0.3	0.3	-0.01	0.01	-0.75	0.00
	0.9	-0.2	0.2	-0.01	0.01	-0.75	0.00
	1.0	-0.3	0.3	-0.01	0.01	-0.75	0.00
Floor	0.0	-0.3	0.6	-0.30	0.06	0.00	0.01
	0.1	-3.3	0.5	-0.22	0.04	0.00	0.01
	0.2	-6.0	1.1	-0.14	0.03	0.00	0.01
	0.3	-7.6	1.4	-0.07	0.02	0.00	0.01
	0.4	-8.1	1.6	0.00	0.01	0.00	0.01
	0.5	-7.6	1.8	0.00	0.07	0.00	0.01
	0.6	-6.2	2.0	0.00	0.14	0.00	0.01
	0.7	-4.0	2.3	0.00	0.20	0.00	0.01
	0.8	-1.4	3.2	0.00	0.26	0.00	0.01
	0.9	0.0	6.3	0.00	0.32	0.00	0.01
	1.0	0.0	11.7	0.00	0.38	0.00	0.01

Load Case LL+IM - Type 3S3B

		Moment (in-kip)		Shear (kip)		Axial Force (kip)	
Member	Section	Min.	Max.	Min.	Max.	Min.	Max.
Slab	0.0	-1.4	0.3	-0.03	0.27	-0.01	0.00
	0.1	-0.2	2.4	-0.03	0.21	-0.01	0.00
	0.2	-0.7	5.2	-0.03	0.15	-0.01	0.00
	0.3	-1.2	7.1	-0.03	0.09	-0.01	0.00
	0.4	-1.7	8.0	-0.06	0.05	-0.01	0.00
	0.5	-2.3	8.0	-0.10	0.02	-0.01	0.00
	0.6	-2.8	7.1	-0.15	0.00	-0.01	0.00
	0.7	-3.3	5.2	-0.19	0.00	-0.01	0.00
	0.8	-3.8	2.4	-0.25	0.00	-0.01	0.00
	0.9	-6.0	0.0	-0.31	0.00	-0.01	0.00
	1.0	-10.8	0.0	-0.37	0.00	-0.01	0.00
Ext. Wall	0.0	-0.3	1.4	-0.01	0.00	-0.27	0.03
	0.1	-0.3	1.3	-0.01	0.00	-0.27	0.03
	0.2	-0.3	1.2	-0.01	0.00	-0.27	0.03
	0.3	-0.3	1.1	-0.01	0.00	-0.27	0.03
	0.4	-0.2	1.0	-0.01	0.00	-0.27	0.03
	0.5	-0.2	0.9	-0.01	0.00	-0.27	0.03
	0.6	-0.2	0.9	-0.01	0.00	-0.27	0.03
	0.7	-0.2	0.8	-0.01	0.00	-0.27	0.03
	0.8	-0.2	0.7	-0.01	0.00	-0.27	0.03
	0.9	-0.3	0.7	-0.01	0.00	-0.27	0.03
	1.0	-0.3	0.6	-0.01	0.00	-0.27	0.03
Int. Wall	0.0	-1.1	1.1	-0.01	0.01	-0.73	0.00
	0.1	-1.0	1.0	-0.01	0.01	-0.73	0.00
	0.2	-0.9	0.9	-0.01	0.01	-0.73	0.00
	0.3	-0.8	0.8	-0.01	0.01	-0.73	0.00
	0.4	-0.7	0.7	-0.01	0.01	-0.73	0.00
	0.5	-0.6	0.6	-0.01	0.01	-0.73	0.00
	0.6	-0.5	0.5	-0.01	0.01	-0.73	0.00
	0.7	-0.4	0.4	-0.01	0.01	-0.73	0.00
	0.8	-0.3	0.3	-0.01	0.01	-0.73	0.00
	0.9	-0.2	0.2	-0.01	0.01	-0.73	0.00
	1.0	-0.3	0.3	-0.01	0.01	-0.73	0.00
Floor	0.0	-0.3	0.6	-0.29	0.06	0.00	0.01
	0.1	-3.2	0.5	-0.21	0.04	0.00	0.01
	0.2	-5.9	1.0	-0.14	0.03	0.00	0.01
	0.3	-7.5	1.4	-0.07	0.02	0.00	0.01
	0.4	-8.0	1.6	0.00	0.01	0.00	0.01
	0.5	-7.5	1.8	0.00	0.07	0.00	0.01
	0.6	-6.1	1.9	0.00	0.13	0.00	0.01
	0.7	-4.0	2.3	0.00	0.19	0.00	0.01
	0.8	-1.3	3.1	0.00	0.25	0.00	0.01
	0.9	0.0	6.2	0.00	0.31	0.00	0.01
	1.0	0.0	11.5	0.00	0.38	0.00	0.01

Load Case LL+IM - Type 4S3

		Moment (in-kip)		Shear (kip)		Axial Force (kip)	
Member	Section	Min.	Max.	Min.	Max.	Min.	Max.
Slab	0.0	-1.4	0.3	-0.03	0.28	-0.01	0.00
	0.1	-0.2	2.5	-0.03	0.22	-0.01	0.00
	0.2	-0.7	5.3	-0.03	0.16	-0.01	0.00
	0.3	-1.3	7.3	-0.03	0.09	-0.01	0.00
	0.4	-1.8	8.2	-0.07	0.05	-0.01	0.00
	0.5	-2.3	8.3	-0.11	0.02	-0.01	0.00
	0.6	-2.9	7.3	-0.16	0.00	-0.01	0.00
	0.7	-3.4	5.4	-0.20	0.00	-0.01	0.00
	0.8	-3.9	2.5	-0.25	0.00	-0.01	0.00
	0.9	-6.2	0.0	-0.31	0.00	-0.01	0.00
	1.0	-11.1	0.0	-0.38	0.00	-0.01	0.00
Ext. Wall	0.0	-0.3	1.4	-0.01	0.00	-0.28	0.03
	0.1	-0.3	1.3	-0.01	0.00	-0.28	0.03
	0.2	-0.3	1.2	-0.01	0.00	-0.28	0.03
	0.3	-0.3	1.1	-0.01	0.00	-0.28	0.03
	0.4	-0.2	1.0	-0.01	0.00	-0.28	0.03
	0.5	-0.2	0.9	-0.01	0.00	-0.28	0.03
	0.6	-0.2	0.9	-0.01	0.00	-0.28	0.03
	0.7	-0.3	0.7	-0.01	0.00	-0.28	0.03
	0.8	-0.3	0.6	-0.01	0.00	-0.28	0.03
Int. Wall	0.0	-1.1	1.1	-0.01	0.01	-0.75	0.00
	0.1	-1.0	1.0	-0.01	0.01	-0.75	0.00
	0.2	-0.9	0.9	-0.01	0.01	-0.75	0.00
	0.3	-0.8	0.8	-0.01	0.01	-0.75	0.00
	0.4	-0.7	0.7	-0.01	0.01	-0.75	0.00
	0.5	-0.6	0.6	-0.01	0.01	-0.75	0.00
	0.6	-0.5	0.5	-0.01	0.01	-0.75	0.00
	0.7	-0.4	0.4	-0.01	0.01	-0.75	0.00
	0.8	-0.3	0.3	-0.01	0.01	-0.75	0.00
	0.9	-0.2	0.2	-0.01	0.01	-0.75	0.00
	1.0	-0.3	0.3	-0.01	0.01	-0.75	0.00
Floor	0.0	-0.3	0.6	-0.30	0.06	0.00	0.01
	0.1	-3.3	0.5	-0.22	0.04	0.00	0.01
	0.2	-6.0	1.1	-0.14	0.03	0.00	0.01
	0.3	-7.6	1.4	-0.07	0.02	0.00	0.01
	0.4	-8.1	1.6	0.00	0.01	0.00	0.01
	0.5	-7.6	1.8	0.00	0.07	0.00	0.01
	0.6	-6.2	2.0	0.00	0.14	0.00	0.01
	0.7	-4.0	2.3	0.00	0.20	0.00	0.01
	0.8	-1.4	3.2	0.00	0.26	0.00	0.01
	0.9	0.0	6.3	0.00	0.32	0.00	0.01
	1.0	0.0	11.7	0.00	0.38	0.00	0.01

Load Case LL+IM - Type 3-3

		Moment (in-kip)		Shear (kip)		Axial Force (kip)	
Member	Section	Min.	Max.	Min.	Max.	Min.	Max.
Slab	0.0	-1.4	0.3	-0.03	0.28	-0.01	0.00
	0.1	-0.2	2.4	-0.03	0.22	-0.01	0.00
	0.2	-0.7	5.3	-0.03	0.15	-0.01	0.00
	0.3	-1.3	7.2	-0.03	0.09	-0.01	0.00
	0.4	-1.8	8.1	-0.05	0.05	-0.01	0.00
	0.5	-2.3	8.2	-0.09	0.02	-0.01	0.00
	0.6	-2.8	7.2	-0.13	0.00	-0.01	0.00
	0.7	-3.4	5.3	-0.19	0.00	-0.01	0.00
	0.8	-3.9	2.5	-0.25	0.00	-0.01	0.00
	0.9	-5.7	0.0	-0.31	0.00	-0.01	0.00
	1.0	-11.0	0.0	-0.37	0.00	-0.01	0.00
Ext. Wall	0.0	-0.3	1.4	-0.01	0.00	-0.28	0.03
	0.1	-0.3	1.3	-0.01	0.00	-0.28	0.03
	0.2	-0.3	1.2	-0.01	0.00	-0.28	0.03
	0.3	-0.3	1.1	-0.01	0.00	-0.28	0.03
	0.4	-0.2	1.0	-0.01	0.00	-0.28	0.03
	0.5	-0.2	0.9	-0.01	0.00	-0.28	0.03
	0.6	-0.2	0.9	-0.01	0.00	-0.28	0.03
	0.7	-0.3	0.7	-0.01	0.00	-0.28	0.03
	0.8	-0.3	0.6	-0.01	0.00	-0.28	0.03
Int. Wall	0.0	-1.1	1.1	-0.01	0.01	-0.75	0.00
	0.1	-1.0	1.0	-0.01	0.01	-0.75	0.00
	0.2	-0.9	0.9	-0.01	0.01	-0.75	0.00
	0.3	-0.8	0.8	-0.01	0.01	-0.75	0.00
	0.4	-0.7	0.7	-0.01	0.01	-0.75	0.00
	0.5	-0.6	0.6	-0.01	0.01	-0.75	0.00
	0.6	-0.5	0.5	-0.01	0.01	-0.75	0.00
	0.7	-0.4	0.4	-0.01	0.01	-0.75	0.00
	0.8	-0.3	0.3	-0.01	0.01	-0.75	0.00
	0.9	-0.3	0.7	-0.01	0.00	-0.28	0.03
	1.0	-0.3	0.6	-0.01	0.00	-0.28	0.03
Int. Wall	0.0	-1.1	1.1	-0.01	0.01	-0.75	0.00
	0.1	-1.0	1.0	-0.01	0.01	-0.75	0.00
	0.2	-0.9	0.9	-0.01	0.01	-0.75	0.00
	0.3	-0.8	0.8	-0.01	0.01	-0.75	0.00
	0.4	-0.7	0.7	-0.01	0.01	-0.75	0.00
	0.5	-0.6	0.6	-0.01	0.01	-0.75	0.00
	0.6	-0.5	0.5	-0.01	0.01	-0.75	0.00
	0.7	-0.4	0.4	-0.01	0.01	-0.75	0.00
	0.8	-0.3	0.3	-0.01	0.01	-0.75	0.00
	0.9	-0.3	0.7	-0.01	0.00	-0.28	0.03
	1.0	-0.3	0.6	-0.01	0.00	-0.28	0.03
Int. Wall	0.0	-1.1	1.1	-0.01	0.01	-0.75	0.00
	0.1	-1.0	1.0	-0.01	0.01	-0.75	0.00
	0.2	-0.9	0.9	-0.01	0.01	-0.75	0.00
	0.3	-0.8	0.8	-0.01	0.01	-0.75	0.00
	0.4	-0.7	0.7	-0.01	0.01	-0.75	0.00
	0.5	-0.6	0.6	-0.01	0.01	-0.75	0.00
	0.6	-0.5	0.5	-0.01	0.01	-0.75	0.00
	0.7	-0.4	0.4	-0.01	0.01	-0.75	0.00
	0.8	-0.3	0.3	-0.01	0.01	-0.75	0.00
	0.9	-0.3	0.7	-0.01	0.00	-0.28	0.03
	1.0	-0.3	0.6	-0.01	0.00	-0.28	0.03

	0.3	-0.3	1.1	-0.01	0.00	-0.28	0.03
	0.4	-0.2	1.0	-0.01	0.00	-0.28	0.03
	0.5	-0.2	1.0	-0.01	0.00	-0.28	0.03
	0.6	-0.2	0.9	-0.01	0.00	-0.28	0.03
	0.7	-0.2	0.8	-0.01	0.00	-0.28	0.03
	0.8	-0.2	0.8	-0.01	0.00	-0.28	0.03
	0.9	-0.3	0.7	-0.01	0.00	-0.28	0.03
	1.0	-0.3	0.6	-0.01	0.00	-0.28	0.03
Int. Wall	0.0	-1.1	1.1	-0.01	0.01	-0.75	0.00
	0.1	-1.0	1.0	-0.01	0.01	-0.75	0.00
	0.2	-0.9	0.9	-0.01	0.01	-0.75	0.00
	0.3	-0.8	0.8	-0.01	0.01	-0.75	0.00
	0.4	-0.7	0.7	-0.01	0.01	-0.75	0.00
	0.5	-0.6	0.6	-0.01	0.01	-0.75	0.00
	0.6	-0.5	0.5	-0.01	0.01	-0.75	0.00
	0.7	-0.4	0.4	-0.01	0.01	-0.75	0.00
	0.8	-0.3	0.3	-0.01	0.01	-0.75	0.00
	0.9	-0.3	0.3	-0.01	0.01	-0.75	0.00
	1.0	-0.3	0.3	-0.01	0.01	-0.75	0.00
Floor	0.0	-0.3	0.6	-0.30	0.06	0.00	0.01
	0.1	-3.3	0.5	-0.22	0.04	0.00	0.01
	0.2	-6.1	1.1	-0.14	0.03	0.00	0.01
	0.3	-7.7	1.4	-0.07	0.02	0.00	0.01
	0.4	-8.2	1.7	0.00	0.01	0.00	0.01
	0.5	-7.7	1.8	0.00	0.07	0.00	0.01
	0.6	-6.3	2.0	0.00	0.14	0.00	0.01
	0.7	-4.1	2.4	0.00	0.20	0.00	0.01
	0.8	-1.4	3.2	0.00	0.26	0.00	0.01
	0.9	0.0	6.4	0.00	0.32	0.00	0.01
	1.0	0.0	11.8	0.00	0.39	0.00	0.01

Load Case: LL+IM - Type 5-2

		Moment (in-kip)		Shear (kip)		Axial Force (kip)	
Member	Section	Min.	Max.	Min.	Max.	Min.	Max.
Slab	0.0	-1.3	0.3	-0.03	0.26	-0.01	0.00
	0.1	-0.2	2.3	-0.03	0.21	-0.01	0.00
	0.2	-0.7	5.0	-0.03	0.15	-0.01	0.00
	0.3	-1.2	6.8	-0.03	0.09	-0.01	0.00
	0.4	-1.7	7.8	-0.05	0.05	-0.01	0.00
	0.5	-2.2	7.8	-0.08	0.02	-0.01	0.00
	0.6	-2.7	6.9	-0.12	0.00	-0.01	0.00
	0.7	-3.2	5.1	-0.18	0.00	-0.01	0.00
	0.8	-3.7	2.4	-0.24	0.00	-0.01	0.00
	0.9	-5.4	0.0	-0.30	0.00	-0.01	0.00
	1.0	-10.4	0.0	-0.35	0.00	-0.01	0.00
Ext. Wall	0.0	-0.3	1.3	-0.01	0.00	-0.26	0.03
	0.1	-0.3	1.2	-0.01	0.00	-0.26	0.03
	0.2	-0.3	1.1	-0.01	0.00	-0.26	0.03
	0.3	-0.2	1.1	-0.01	0.00	-0.26	0.03
	0.4	-0.2	1.0	-0.01	0.00	-0.26	0.03
	0.5	-0.2	0.9	-0.01	0.00	-0.26	0.03
	0.6	-0.2	0.8	-0.01	0.00	-0.26	0.03
	0.7	-0.2	0.8	-0.01	0.00	-0.26	0.03
	0.8	-0.2	0.7	-0.01	0.00	-0.26	0.03
	0.9	-0.2	0.7	-0.01	0.00	-0.26	0.03
	1.0	-0.3	0.6	-0.01	0.00	-0.26	0.03
Int. Wall	0.0	-1.1	1.1	-0.01	0.01	-0.71	0.00
	0.1	-1.0	1.0	-0.01	0.01	-0.71	0.00
	0.2	-0.9	0.9	-0.01	0.01	-0.71	0.00
	0.3	-0.8	0.8	-0.01	0.01	-0.71	0.00
	0.4	-0.7	0.7	-0.01	0.01	-0.71	0.00
	0.5	-0.6	0.6	-0.01	0.01	-0.71	0.00
	0.6	-0.5	0.5	-0.01	0.01	-0.71	0.00
	0.7	-0.3	0.3	-0.01	0.01	-0.71	0.00
	0.8	-0.2	0.2	-0.01	0.01	-0.71	0.00
	0.9	-0.2	0.2	-0.01	0.01	-0.71	0.00
	1.0	-0.2	0.2	-0.01	0.01	-0.71	0.00
Floor	0.0	-0.3	0.6	-0.28	0.06	0.00	0.01
	0.1	-3.1	0.5	-0.21	0.04	0.00	0.01
	0.2	-5.7	1.0	-0.13	0.03	0.00	0.01
	0.3	-7.3	1.3	-0.06	0.02	0.00	0.01
	0.4	-7.7	1.6	0.00	0.01	0.00	0.01
	0.5	-7.3	1.7	0.00	0.07	0.00	0.01
	0.6	-5.9	1.9	0.00	0.13	0.00	0.01
	0.7	-3.8	2.2	0.00	0.19	0.00	0.01
	0.8	-1.3	3.0	0.00	0.25	0.00	0.01
	0.9	0.0	6.0	0.00	0.30	0.00	0.01
	1.0	0.0	11.1	0.00	0.36	0.00	0.01

Load Case: LL+IM - 90 kip 6-Axle

		Moment (in-kip)		Shear (kip)		Axial Force (kip)	
Member	Section	Min.	Max.	Min.	Max.	Min.	Max.
Slab	0.0	-1.8	0.4	-0.04	0.36	-0.01	0.00
	0.1	-0.3	3.2	-0.04	0.28	-0.01	0.00
	0.2	-1.0	6.9	-0.04	0.20	-0.01	0.00
	0.3	-1.6	9.4	-0.04	0.12	-0.01	0.00
	0.4	-2.3	10.6	-0.07	0.07	-0.01	0.00
	0.5	-3.0	10.6	-0.11	0.02	-0.01	0.00
	0.6	-3.7	9.4	-0.17	0.00	-0.01	0.00
	0.7	-4.4	6.9	-0.24	0.00	-0.01	0.00
	0.8	-5.0	3.2	-0.32	0.00	-0.01	0.00
	0.9	-7.4	0.0	-0.40	0.00	-0.01	0.00
	1.0	-14.3	0.0	-0.48	0.00	-0.01	0.00
Ext. Wall	0.0	-0.4	1.8	-0.01	0.00	-0.36	0.04
	0.1	-0.4	1.7	-0.01	0.00	-0.36	0.04
	0.2	-0.4	1.6	-0.01	0.00	-0.36	0.04
	0.3	-0.3	1.5	-0.01	0.00	-0.36	0.04
	0.4	-0.3	1.3	-0.01	0.00	-0.36	0.04
	0.5	-0.3	1.2	-0.01	0.00	-0.36	0.04
	0.6	-0.3	1.1	-0.01	0.00	-0.36	0.04
	0.7	-0.3	1.0	-0.01	0.00	-0.36	0.04
	0.8	-0.3	1.0	-0.01	0.00	-0.36	0.04
	0.9	-0.3	0.9	-0.01	0.00	-0.36	0.04
	1.0	-0.4	0.8	-0.01	0.00	-0.36	0.04
Int. Wall	0.0	-1.5	1.5	-0.01	0.01	-0.97	0.00
	0.1	-1.3	1.3	-0.01	0.01	-0.97	0.00
	0.2	-1.2	1.2	-0.01	0.01	-0.97	0.00
	0.3	-1.0	1.0	-0.01	0.01	-0.97	0.00
	0.4	-0.9	0.9	-0.01	0.01	-0.97	0.00
	0.5	-0.8	0.8	-0.01	0.01	-0.97	0.00
	0.6	-0.6	0.6	-0.01	0.01	-0.97	0.00
	0.7	-0.5	0.5	-0.01	0.01	-0.97	0.00
	0.8	-0.3	0.3	-0.01	0.01	-0.97	0.00
	0.9	-0.3	0.3	-0.01	0.01	-0.97	0.00
	1.0	-0.3	0.3	-0.01	0.01	-0.97	0.00
Floor	0.0	-0.4	0.8	-0.39	0.08	0.00	0.01
	0.1	-4.3	0.7	-0.28	0.06	0.00	0.01
	0.2	-7.9	1.4	-0.18	0.04	0.00	0.01
	0.3	-9.9	1.8	-0.09	0.02	0.00	0.01
	0.4	-10.6	2.1	0.00	0.02	0.00	0.01
	0.5	-9.9	2.3	0.00	0.10	0.00	0.01
	0.6	-8.1	2.6	0.00	0.18	0.00	0.01
	0.7	-5.2	3.0	0.00	0.26	0.00	0.01
	0.8	-1.8	4.1	0.00	0.34	0.00	0.01
	0.9	0.0	8.2	0.00	0.42	0.00	0.01
	1.0	0.0	15.2	0.00	0.50	0.00	0.01

Load Case: LL+IM - 136 kip (A) 7-Axle

		Moment (in-kip)		Shear (kip)		Axial Force (kip)	
Member	Section	Min.	Max.	Min.	Max.	Min.	Max.
Slab	0.0	-2.0	0.5	-0.05	0.40	-0.01	0.00
	0.1	-0.3	3.5	-0.05	0.31	-0.01	0.00
	0.2	-1.1	7.6	-0.05	0.22	-0.01	0.00
	0.3	-1.8	10.4	-0.05	0.13	-0.01	0.00
	0.4	-2.6	11.8	-0.08	0.08	-0.01	0.00
	0.5	-3.3	11.8	-0.12	0.03	-0.01	0.00
	0.6	-4.1	10.4	-0.19	0.00	-0.01	0.00
	0.7	-4.9	7.7	-0.27	0.00	-0.01	0.00
	0.8	-5.6	3.6	-0.36	0.00	-0.01	0.00
	0.9	-8.4	0.0	-0.45	0.00	-0.01	0.00
	1.0	-15.9	0.0	-0.54	0.00	-0.01	0.00
Ext. Wall	0.0	-0.5	2.0	-0.01	0.00	-0.40	0.05
	0.1	-0.4	1.9	-0.01	0.00	-0.40	0.05
	0.2	-0.4	1.7	-0.01	0.00	-0.40	0.05
	0.3	-0.4	1.6	-0.01	0.00	-0.40	0.05
	0.4	-0.4	1.5	-0.01	0.00	-0.40	0.05
	0.5	-0.3	1.4	-0.01	0.00	-0.40	0.05
	0.6	-0.3	1.3	-0.01	0.00	-0.40	0.05
	0.7	-0.3	1.2	-0.01	0.00	-0.40	0.05
	0.8	-0.4	1.1	-0.01	0.00	-0.40	0.05
	0.9	-0.4	1.0	-0.01	0.00	-0.40	0.05
	1.0	-0.4	0.9	-0.01	0.00	-0.40	0.05
Int. Wall	0.0	-1.6	1.6	-0.01	0.01	-1.08	0.00
	0.1	-1.5	1.5	-0.01	0.01	-1.08	0.00
	0.2	-1.3	1.3	-0.01	0.01	-1.08	0.00
	0.3	-1.2	1.2	-0.01	0.01	-1.08	0.00
	0.4	-1.0	1.0	-0.01	0.01	-1.08	0.00
	0.5	-0.8	0.8	-0.01	0.01	-1.08	0.00
	0.6	-0.7	0.7	-0.01	0.01	-1.08	0.00
	0.7	-0.5	0.5	-0.01	0.01	-1.08	0.00
	0.8	-0.4	0.4	-0.01	0.01	-1.08	0.00
	0.9	-0.4	0.4	-0.01	0.01	-1.08	0.00
	1.0	-0.4	0.4	-0.01	0.01	-1.08	0.00
Floor	0.0	-0.4	0.9	-0.43	0.09	0.00	0.01
	0.1	-4.8	0.8	-0.31	0.06	0.00	0.01
	0.2	-8.7	1.5	-0.20	0.04	0.00	0.01
	0.3	-11.0	2.0	-0.10	0.03	0.00	0.01
	0.4	-11.8	2.4	0.00	0.02	0.00	0.01
	0.5	-11.1	2.6	0.00	0.11	0.00	0.01
	0.6	-9.0	2.9	0.00	0.20	0.00	0.01
	0.7	-5.8	3.4	0.00	0.29	0.00	0.01
	0.8	-2.0	4.6	0.00	0.37	0.00	0.01
	0.9	0.0	9.1	0.00	0.46	0.00	0.01
	1.0	0.0	16.9	0.00	0.55	0.00	0.01

Load Case: LL+IM - 136 kip (B) 7-Axle

		Moment (in-kip)		Shear (kip)		Axial Force (kip)	
Member	Section	Min.	Max.	Min.	Max.	Min.	Max.
Slab	0.0	-2.4	0.5	-0.06	0.48	-0.01	0.00
	0.1	-0.4	4.2	-0.06	0.38	-0.01	0.00
	0.2	-1.3	9.2	-0.06	0.27	-0.01	0.00
	0.3	-2.2	12.5	-0.06	0.16	-0.01	0.00
	0.4	-3.1	14.2	-0.09	0.09	-0.01	0.00
	0.5	-4.0	14.2	-0.14	0.03	-0.01	0.00
	0.6	-4.9	12.6	-0.22	0.00	-0.01	0.00

	0.7	-5.8	9.3	-0.33	0.00	-0.01	0.00
	0.8	-6.8	4.3	-0.43	0.00	-0.01	0.00
	0.9	-9.9	0.0	-0.54	0.00	-0.01	0.00
	1.0	-19.1	0.0	-0.65	0.00	-0.01	0.00
Ext. Wall	0.0	-0.5	2.4	-0.01	0.00	-0.48	0.06
	0.1	-0.5	2.3	-0.01	0.00	-0.48	0.06
	0.2	-0.5	2.1	-0.01	0.00	-0.48	0.06
	0.3	-0.5	1.9	-0.01	0.00	-0.48	0.06
	0.4	-0.4	1.8	-0.01	0.00	-0.48	0.06
	0.5	-0.4	1.7	-0.01	0.00	-0.48	0.06
	0.6	-0.4	1.5	-0.01	0.00	-0.48	0.06
	0.7	-0.4	1.4	-0.01	0.00	-0.48	0.06
	0.8	-0.4	1.3	-0.01	0.00	-0.48	0.06
	0.9	-0.5	1.2	-0.01	0.00	-0.48	0.06
	1.0	-0.5	1.1	-0.01	0.00	-0.48	0.06
Int. Wall	0.0	-2.0	2.0	-0.01	0.01	-1.30	0.00
	0.1	-1.8	1.8	-0.01	0.01	-1.30	0.00
	0.2	-1.6	1.6	-0.01	0.01	-1.30	0.00
	0.3	-1.4	1.4	-0.01	0.01	-1.30	0.00
	0.4	-1.2	1.2	-0.01	0.01	-1.30	0.00
	0.5	-1.0	1.0	-0.01	0.01	-1.30	0.00
	0.6	-0.8	0.8	-0.01	0.01	-1.30	0.00
	0.7	-0.6	0.6	-0.01	0.01	-1.30	0.00
	0.8	-0.5	0.5	-0.01	0.01	-1.30	0.00
	0.9	-0.4	0.4	-0.01	0.01	-1.30	0.00
	1.0	-0.4	0.4	-0.01	0.01	-1.30	0.00
Floor	0.0	-0.5	1.1	-0.52	0.11	0.00	0.01
	0.1	-5.8	0.9	-0.38	0.07	0.00	0.01
	0.2	-10.5	1.9	-0.24	0.05	0.00	0.01
	0.3	-13.3	2.5	-0.12	0.03	0.00	0.01
	0.4	-14.2	2.8	0.00	0.03	0.00	0.01
	0.5	-13.3	3.1	0.00	0.13	0.00	0.01
	0.6	-10.8	3.5	0.00	0.24	0.00	0.01
	0.7	-7.0	4.1	0.00	0.34	0.00	0.01
	0.8	-2.4	5.5	0.00	0.45	0.00	0.01
	0.9	0.0	11.0	0.00	0.56	0.00	0.01
	1.0	0.0	20.4	0.00	0.67	0.00	0.01

Load Case LL+IM - 156 kip 8-Axle

		Moment (in-kip)		Shear (kip)		Axial Force (kip)	
Member	Section	Min.	Max.	Min.	Max.	Min.	Max.
Slab	0.0	-2.4	0.5	-0.06	0.48	-0.01	0.00
	0.1	-0.4	4.2	-0.06	0.38	-0.01	0.00
	0.2	-1.3	9.2	-0.06	0.27	-0.01	0.00
	0.3	-2.2	12.5	-0.06	0.16	-0.01	0.00
	0.4	-3.1	14.2	-0.09	0.09	-0.01	0.00
	0.5	-4.0	14.2	-0.14	0.03	-0.01	0.00
	0.6	-4.9	12.6	-0.23	0.00	-0.01	0.00
	0.7	-5.8	9.3	-0.33	0.00	-0.01	0.00
	0.8	-6.8	4.3	-0.43	0.00	-0.01	0.00
	0.9	-9.9	0.0	-0.54	0.00	-0.01	0.00
	1.0	-19.1	0.0	-0.65	0.00	-0.01	0.00
Ext. Wall	0.0	-0.5	2.4	-0.01	0.00	-0.48	0.06
	0.1	-0.5	2.3	-0.01	0.00	-0.48	0.06
	0.2	-0.5	2.1	-0.01	0.00	-0.48	0.06
	0.3	-0.5	1.9	-0.01	0.00	-0.48	0.06
	0.4	-0.4	1.8	-0.01	0.00	-0.48	0.06
	0.5	-0.4	1.7	-0.01	0.00	-0.48	0.06
	0.6	-0.4	1.5	-0.01	0.00	-0.48	0.06
	0.7	-0.4	1.4	-0.01	0.00	-0.48	0.06
	0.8	-0.4	1.3	-0.01	0.00	-0.48	0.06
	0.9	-0.5	1.2	-0.01	0.00	-0.48	0.06
	1.0	-0.5	1.1	-0.01	0.00	-0.48	0.06
Int. Wall	0.0	-2.0	2.0	-0.01	0.01	-1.30	0.00
	0.1	-1.8	1.8	-0.01	0.01	-1.30	0.00
	0.2	-1.6	1.6	-0.01	0.01	-1.30	0.00
	0.3	-1.4	1.4	-0.01	0.01	-1.30	0.00
	0.4	-1.2	1.2	-0.01	0.01	-1.30	0.00
	0.5	-1.0	1.0	-0.01	0.01	-1.30	0.00
	0.6	-0.8	0.8	-0.01	0.01	-1.30	0.00
	0.7	-0.6	0.6	-0.01	0.01	-1.30	0.00
	0.8	-0.5	0.5	-0.01	0.01	-1.30	0.00
	0.9	-0.4	0.4	-0.01	0.01	-1.30	0.00
	1.0	-0.4	0.4	-0.01	0.01	-1.30	0.00
Floor	0.0	-0.5	1.1	-0.52	0.11	0.00	0.01
	0.1	-5.8	0.9	-0.38	0.07	0.00	0.01
	0.2	-10.5	1.9	-0.24	0.05	0.00	0.01
	0.3	-13.3	2.5	-0.12	0.03	0.00	0.01
	0.4	-14.2	2.8	0.00	0.03	0.00	0.01
	0.5	-13.3	3.1	0.00	0.13	0.00	0.01
	0.6	-10.8	3.5	0.00	0.24	0.00	0.01
	0.7	-7.0	4.1	0.00	0.34	0.00	0.01
	0.8	-2.4	5.5	0.00	0.45	0.00	0.01
	0.9	0.0	11.0	0.00	0.56	0.00	0.01
	1.0	0.0	20.4	0.00	0.67	0.00	0.01

Load Case LL+IM - EV2

		Moment (in-kip)		Shear (kip)		Axial Force (kip)	
Member	Section	Min.	Max.	Min.	Max.	Min.	Max.
Slab	0.0	-1.6	0.4	-0.04	0.33	-0.01	0.00
	0.1	-0.3	2.8	-0.04	0.25	-0.01	0.00
	0.2	-0.9	6.2	-0.04	0.18	-0.01	0.00
	0.3	-1.5	8.4	-0.04	0.11	-0.01	0.00
	0.4	-2.1	9.5	-0.06	0.06	-0.01	0.00
	0.5	-2.7	9.5	-0.10	0.03	-0.01	0.00
	0.6	-3.3	8.4	-0.15	0.00	-0.01	0.00
	0.7	-3.9	6.2	-0.22	0.00	-0.01	0.00
	0.8	-4.5	2.9	-0.29	0.00	-0.01	0.00
	0.9	-6.7	0.0	-0.36	0.00	-0.01	0.00
	1.0	-12.8	0.0	-0.44	0.00	-0.01	0.00
Ext. Wall	0.0	-0.4	1.6	-0.01	0.00	-0.33	0.04
	0.1	-0.3	1.5	-0.01	0.00	-0.33	0.04
	0.2	-0.3	1.4	-0.01	0.00	-0.33	0.04
	0.3	-0.3	1.3	-0.01	0.00	-0.33	0.04
	0.4	-0.3	1.2	-0.01	0.00	-0.33	0.04
	0.5	-0.3	1.1	-0.01	0.00	-0.33	0.04
	0.6	-0.3	1.0	-0.01	0.00	-0.33	0.04
	0.7	-0.3	0.9	-0.01	0.00	-0.33	0.04
	0.8	-0.3	0.9	-0.01	0.00	-0.33	0.04
	0.9	-0.3	0.8	-0.01	0.00	-0.33	0.04
	1.0	-0.3	0.7	-0.01	0.00	-0.33	0.04
Int. Wall	0.0	-1.3	1.3	-0.01	0.01	-0.87	0.00
	0.1	-1.2	1.2	-0.01	0.01	-0.87	0.00
	0.2	-1.1	1.1	-0.01	0.01	-0.87	0.00
	0.3	-0.9	0.9	-0.01	0.01	-0.87	0.00
	0.4	-0.8	0.8	-0.01	0.01	-0.87	0.00
	0.5	-0.7	0.7	-0.01	0.01	-0.87	0.00
	0.6	-0.6	0.6	-0.01	0.01	-0.87	0.00
	0.7	-0.4	0.4	-0.01	0.01	-0.87	0.00
	0.8	-0.3	0.3	-0.01	0.01	-0.87	0.00
	0.9	-0.3	0.3	-0.01	0.01	-0.87	0.00
	1.0	-0.3	0.3	-0.01	0.01	-0.87	0.00
Floor	0.0	-0.3	0.7	-0.35	0.07	0.00	0.01
	0.1	-3.9	0.6	-0.25	0.05	0.00	0.01
	0.2	-7.1	1.2	-0.16	0.03	0.00	0.01
	0.3	-8.9	1.7	-0.08	0.02	0.00	0.01
	0.4	-9.5	1.9	0.00	0.02	0.00	0.01
	0.5	-8.9	2.1	0.00	0.09	0.00	0.01
	0.6	-7.3	2.3	0.00	0.16	0.00	0.01
	0.7	-4.7	2.7	0.00	0.23	0.00	0.01
	0.8	-1.6	3.7	0.00	0.30	0.00	0.01
	0.9	0.0	7.3	0.00	0.37	0.00	0.01
	1.0	0.0	13.7	0.00	0.45	0.00	0.01

Load Case LL+IM - EV3

		Moment (in-kip)		Shear (kip)		Axial Force (kip)	
Member	Section	Min.	Max.	Min.	Max.	Min.	Max.
Slab	0.0	-2.2	0.5	-0.05	0.45	-0.01	0.00
	0.1	-0.4	3.9	-0.05	0.35	-0.01	0.00
	0.2	-1.2	8.5	-0.05	0.25	-0.01	0.00
	0.3	-2.0	11.5	-0.05	0.15	-0.01	0.00
	0.4	-2.9	13.1	-0.09	0.08	-0.01	0.00
	0.5	-3.7	13.1	-0.14	0.04	-0.01	0.00
	0.6	-4.5	11.6	-0.20	0.00	-0.01	0.00
	0.7	-5.4	8.5	-0.30	0.00	-0.01	0.00
	0.8	-6.2	4.0	-0.40	0.00	-0.01	0.00
	0.9	-9.2	0.0	-0.50	0.00	-0.01	0.00
	1.0	-17.6	0.0	-0.60	0.00	-0.01	0.00
Ext. Wall	0.0	-0.5	2.2	-0.01	0.00	-0.45	0.05
	0.1	-0.5	2.1	-0.01	0.00	-0.45	0.05
	0.2	-0.4	1.9	-0.01	0.00	-0.45	0.05
	0.3	-0.4	1.8	-0.01	0.00	-0.45	0.05
	0.4	-0.4	1.7	-0.01	0.00	-0.45	0.05
	0.5	-0.4	1.5	-0.01	0.00	-0.45	0.05
	0.6	-0.4	1.4	-0.01	0.00	-0.45	0.05
	0.7	-0.4	1.3	-0.01	0.00	-0.45	0.05
	0.8	-0.4	1.2	-0.01	0.00	-0.45	0.05
	0.9	-0.4	1.1	-0.01	0.00	-0.45	0.05
	1.0	-0.4	1.0	-0.01	0.00	-0.45	0.05
Int. Wall	0.0	-1.8	1.8	-0.01	0.01	-1.20	0.00
	0.1	-1.6	1.6	-0.01	0.01	-1.20	0.00
	0.2	-1.5	1.5	-0.01	0.01	-1.20	0.00
	0.3	-1.3	1.3	-0.01	0.01	-1.20	0.00
	0.4	-1.1	1.1	-0.01	0.01	-1.20	0.00
	0.5	-0.9	0.9	-0.01	0.01	-1.20	0.00
	0.6	-0.8	0.8	-0.01	0.01	-1.20	0.00
	0.7	-0.6	0.6	-0.01	0.01	-1.20	0.00
	0.8	-0.4	0.4	-0.01	0.01	-1.20	0.00
	0.9	-0.4	0.4	-0.01	0.01	-1.20	0.00
	1.0	-0.4	0.4	-0.01	0.01	-1.20	0.00
Floor	0.0	-0.4	1.0	-0.48	0.10	0.00	0.01
	0.1	-5.3	0.8	-0.35	0.07	0.00	0.01
	0.2	-9.7	1.7	-0.22	0.05	0.00	0.01
	0.3	-12.2	2.3	-0.11	0.03	0.00	0.01
	0.4	-13.1	2.6	0.00	0.02	0.00	0.01
	0.5	-12.3	2.9	0.00	0.12	0.00	0.01
	0.6	-10.0	3.2	0.00	0.22	0.00	0.01
	0.7	-6.5	3.8	0.00	0.32	0.00	0.01
	0.8	-2.2	5.1	0.00	0.42	0.00	0.01
	0.9	0.0	10.1	0.00	0.51	0.00	0.01
	1.0	0.0	18.8	0.00	0.61	0.00	0.01

****
*** HS20 Load Rating ***

****

*** Slab - Rating for Top Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 14.56 in, PhiMn = 406.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	1.2
EV	-0.7
EH	-158.1
LS	-14.0
LL+IM (min.)	-1.1

---> Rating factors
Inventory = 6.15
Operating = 10.26

*** Slab - Rating for Bottom Transverse Reinforcing ***

Provided reinforcing is #8 @ 9.0 in, 100% effective
As Provided = 1.053 in^2, de = 14.50 in, PhiMn = 527.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	29.1
EV	304.8
EH	-67.8
LS	-6.0
LL+IM (max.)	9.2

---> Rating factors
Inventory = 6.86
Operating = 11.45

*** Slab - Rating for Top Transverse Reinforcing Over Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.37 in, PhiMn = 817.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-42.1
EV	-443.3
EH	71.5
LS	6.3
LL+IM (min.)	-10.5

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 14.37 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.15 kip

---> Controlling shear capacity
PhiVn = 25.15 kip

---> Rating factors
Inventory = 11.57
Operating = 19.32

*** Floor - Rating for Bottom Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 15.06 in, PhiMn = 420.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-3.0
EV	-31.6
EH	186.7
LS	15.2
LL+IM (min.)	0.7

---> Rating factors
Inventory = 6.47
Operating = 10.81

*** Floor - Rating for Top Transverse Reinforcing ***

Provided reinforcing is #9 & #8 @ 18.0 in, 100% effective
As Provided = 1.193 in^2, de = 16.19 in, PhiMn = 666.6 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-48.2
EV	-306.0
EH	78.5
LS	6.4
LL+IM (max.)	-9.2

---> Rating factors
Inventory = 12.84
Operating = 21.44

*** Floor - Rating for Bottom Transverse Reinforcing Under Interior Wall ***

---> Rating factors
Inventory = 10.24
Operating = 17.10

*** Slab - Rating for Shear Capacity of Slab Near Exterior Wall ***

---> Critical section is at 0.166 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	17.8	0.62
EV	179.4	6.79
EH	-125.3	1.59
LS	-11.1	0.14
LL+IM (min.)	-0.6	---
LL+IM (max.)	4.9	0.20

---> Factored forces @ critical section for shear capacity calculations
Vu = 12.45 kip, Mu (min.) = 68.1 in-kip, Mu (max.) = 185.6 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.50 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 22.71 kip

---> Controlling shear capacity
PhiVn = 22.71 kip

---> Rating factors
Inventory = 14.89
Operating = 24.87

*** Slab - Rating for Shear Capacity of Slab Near Interior Wall ***

---> Critical section is at 0.835 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-13.4	-1.23
EV	-139.4	-12.98
EH	39.1	1.59
LS	3.5	0.14
LL+IM (min.)	-5.1	-0.31
LL+IM (max.)	1.8	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -18.10 kip, Mu (min.) = -184.3 in-kip, Mu (max.) = -136.4 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.87 in, PhiMn = 848.3 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	73.9
EV	467.4
EH	-88.6
LS	-7.2
LL+IM (min.)	11.3

---> Rating factors
Inventory = 8.27
Operating = 13.81

*** Floor - Rating for Shear Capacity of Floor Near Exterior Wall ***

---> Critical section is at 0.156 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-28.7	-1.06
EV	-189.1	-6.50
EH	150.3	-1.91
LS	12.2	-0.16
LL+IM (min.)	-5.5	-0.20
LL+IM (max.)	0.9	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -13.08 kip, Mu (min.) = -197.3 in-kip, Mu (max.) = -59.1 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 16.19 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 23.49 kip

---> Controlling shear capacity
PhiVn = 23.49 kip

---> Rating factors
Inventory = 14.62
Operating = 24.41

*** Floor - Rating for Shear Capacity of Floor Near Interior Wall ***

---> Critical section is at 0.845 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	28.3	2.14
EV	180.4	13.47
EH	-52.5	-1.91
LS	-4.3	-0.16
LL+IM (min.)	-0.8	---
LL+IM (max.)	5.2	0.32

---> Factored forces @ critical section for shear capacity calculations
Vu = 19.75 kip, Mu (min.) = 192.1 in-kip, Mu (max.) = 248.5 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.87 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.80 kip

---> Controlling shear capacity
PhiVn = 25.80 kip

---> Rating factors
Inventory = 9.57
Operating = 15.99

*** Exterior Wall - Rating for P-M Capacity Near Top of Exterior Wall ***

---> Critical section is at 0.067 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.18	3.6
EV	-11.70	49.4
EH	-1.59	101.2
LS	-0.14	8.7
LL+IM (max.)	-0.32	1.5

Factored Compressive Axial Load = 19.80 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Inventory = 0.20
Operating = 0.34

*** Exterior Wall - Rating for P-M Capacity Near Bottom of Exterior Wall ***

---> Critical section is at 0.933 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-2.46	4.7
EV	-11.70	18.7
EH	-1.59	117.8
LS	-0.14	9.8
LL+IM (max.)	-0.32	0.8

Factored Compressive Axial Load = 21.47 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Inventory = 0.93
Operating = 1.55

*** Exterior Wall - Rating for P-M Capacity at Mid-Height of Exterior Wall ***

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.82	4.1
EV	-11.70	34.1
EH	-1.59	-116.6
LS	-0.14	-9.9
LL+IM (max.)	-0.32	-0.3

Factored Compressive Axial Load = 20.64 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #4 @ 9.0 in
As Provided = 0.267 in^2, de = 7.75 in, PhiMn = 73.0 in-kip

---> Rating Factors
Inventory = -1.31
Operating = -2.19

*** Exterior Wall - Rating for Shear Capacity of Near Top of Wall ***

---> Critical section is at 0.155 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	3.7	0.01
EV	46.3	-0.25
EH	25.9	-5.41
LS	1.9	-0.48
LL+IM	1.4	-0.01

---> Factored forces @ critical section for shear capacity calculations
Vu = -8.40 kip, Mu = 105.8 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.69 kip

---> Controlling shear capacity
PhiVn = 9.69 kip

---> Rating factors
Inventory = 2.22
Operating = 3.70

*** Exterior Wall - Rating for Shear Capacity of Near Bottom of Wall ***

---> Critical section is at 0.852 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	4.6	0.01
EV	21.6	-0.25
EH	36.0	6.29
LS	3.3	0.51
LL+IM	0.8	0.00

---> Factored forces @ critical section for shear capacity calculations
Vu = 8.97 kip, Mu = 89.8 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.96 kip

---> Controlling shear capacity
PhiVn = 9.96 kip

---> Rating factors
Inventory = 1.89
Operating = 3.15

*** Interior Wall - Rating for P-M Capacity Near Top of Interior Wall ***

---> Critical section is at 0.067 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-3.46	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.85	-1.2
LL+IM (Case 2)	0.00	-1.2

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	50.0	1.6
Case 1 - Op.	50.0	1.6
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Inventory = 0.62
Operating = 1.03

*** Interior Wall - Rating for P-M Capacity Near Bottom of Interior Wall ***

---> Critical section is at 0.933 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-4.75	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.85	-0.3
LL+IM (Case 2)	0.00	-0.3

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	0.0	0.0
Case 1 - Op.	0.0	0.0
Case 2 - Inv.	NA	NA

Case 2 - Op. NA NA

---> Rating Factors
Inventory = 0.00
Operating = 0.00

****
*** SU4 Truck Load Rating ***
****

*** Slab - Rating for Top Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 14.56 in, PhiMn = 406.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	1.2
EV	-0.7
EH	-158.1
LS	-14.0
LL+IM (min.)	-1.0

---> Rating factors
Legal Factor = 10.34

*** Slab - Rating for Bottom Transverse Reinforcing ***

Provided reinforcing is #8 @ 9.0 in, 100% effective
As Provided = 1.053 in^2, de = 14.50 in, PhiMn = 527.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	29.1
EV	304.8
EH	-67.8
LS	-6.0
LL+IM (max.)	8.4

---> Rating factors
Legal Factor = 12.63

*** Slab - Rating for Top Transverse Reinforcing Over Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.37 in, PhiMn = 817.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-42.1
EV	-443.3
EH	71.5
LS	6.3
LL+IM (min.)	-9.5

---> Rating factors
Legal Factor = 18.86

*** Slab - Rating for Shear Capacity of Slab Near Exterior Wall ***

---> Critical section is at 0.166 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	17.8	0.62
EV	179.4	6.79
EH	-125.3	1.59
LS	-11.1	0.14
LL+IM (min.)	-0.6	---
LL+IM (max.)	4.4	0.18

---> Factored forces @ critical section for shear capacity calculations
Vu = 12.41 kip, Mu (min.) = 68.2 in-kip, Mu (max.) = 184.6 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.50 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 22.72 kip

---> Controlling shear capacity
PhiVn = 22.72 kip

---> Rating factors
Legal Factor = 26.32

*** Slab - Rating for Shear Capacity of Slab Near Interior Wall ***

---> Critical section is at 0.835 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-13.4	-1.23
EV	-139.4	-12.98
EH	39.1	1.59
LS	3.5	0.14
LL+IM (min.)	-4.6	-0.28
LL+IM (max.)	1.7	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -18.03 kip, Mu (min.) = -183.3 in-kip, Mu (max.) = -136.7 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 14.37 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.15 kip

---> Controlling shear capacity
PhiVn = 25.15 kip

---> Rating factors
Legal Factor = 21.30

*** Floor - Rating for Bottom Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 15.06 in, PhiMn = 420.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-3.0
EV	-31.6
EH	186.7
LS	15.2
LL+IM (min.)	0.6

---> Rating factors
Legal Factor = 10.85

*** Floor - Rating for Top Transverse Reinforcing ***

Provided reinforcing is #9 & #8 @ 18.0 in, 100% effective
As Provided = 1.193 in^2, de = 16.19 in, PhiMn = 666.6 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-48.2
EV	-306.0
EH	78.5
LS	6.4
LL+IM (max.)	-8.4

---> Rating factors
Legal Factor = 23.64

*** Floor - Rating for Bottom Transverse Reinforcing Under Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.87 in, PhiMn = 848.3 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	73.9
EV	467.4
EH	-88.6
LS	-7.2
LL+IM (min.)	10.2

---> Rating factors
Legal Factor = 15.22

*** Floor - Rating for Shear Capacity of Floor Near Exterior Wall ***

---> Critical section is at 0.156 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-28.7	-1.06
EV	-189.1	-6.50
EH	150.3	-1.91
LS	12.2	-0.16
LL+IM (min.)	-5.0	-0.18
LL+IM (max.)	0.9	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -13.04 kip, Mu (min.) = -196.2 in-kip, Mu (max.) = -59.3 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 16.19 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 23.49 kip

---> Controlling shear capacity
PhiVn = 23.49 kip

---> Rating factors
Legal Factor = 25.75

*** Floor - Rating for Shear Capacity of Floor Near Interior Wall ***

---> Critical section is at 0.845 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)

DC	28.3	2.14
EV	180.4	13.47
EH	-52.5	-1.91
LS	-4.3	-0.16
LL+IM (min.)	-0.8	---
LL+IM (max.)	4.7	0.29

---> Factored forces @ critical section for shear capacity calculations
Vu = 19.68 kip, Mu (min.) = 192.2 in-kip, Mu (max.) = 247.5 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.87 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.80 kip

---> Controlling shear capacity
PhiVn = 25.80 kip

---> Rating factors
Legal Factor = 17.63

*** Exterior Wall - Rating for P-M Capacity Near Top of Exterior Wall ***

---> Critical section is at 0.067 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.18	3.6
EV	-11.70	49.4
EH	-1.59	101.2
LS	-0.14	8.7
LL+IM (max.)	-0.29	1.4

Factored Compressive Axial Load = 19.74 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Legal Factor = 0.34

*** Exterior Wall - Rating for P-M Capacity Near Bottom of Exterior Wall ***

---> Critical section is at 0.933 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-2.46	4.7
EV	-11.70	18.7
EH	-1.59	117.8
LS	-0.14	9.8
LL+IM (max.)	-0.29	0.7

Factored Compressive Axial Load = 21.40 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Legal Factor = 1.56

*** Exterior Wall - Rating for P-M Capacity at Mid-Height of Exterior Wall ***

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.82	4.1
EV	-11.70	34.1
EH	-1.59	-116.6
LS	-0.14	-9.9
LL+IM (max.)	-0.29	-0.2

Factored Compressive Axial Load = 20.57 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #4 @ 9.0 in
As Provided = 0.267 in^2, de = 7.75 in, PhiMn = 73.0 in-kip

---> Rating Factors
Legal Factor = -2.20

*** Exterior Wall - Rating for Shear Capacity of Near Top of Wall ***

---> Critical section is at 0.155 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	3.7	0.01
EV	46.3	-0.25
EH	25.9	-5.41
LS	1.9	-0.48
LL+IM	1.3	-0.01

---> Factored forces @ critical section for shear capacity calculations
Vu = -8.40 kip, Mu = 105.5 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.69 kip

---> Controlling shear capacity
PhiVn = 9.69 kip

---> Rating factors
Legal Factor = 3.71

*** Exterior Wall - Rating for Shear Capacity of Near Bottom of Wall ***

---> Critical section is at 0.852 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	4.6	0.01
EV	21.6	-0.25
EH	36.0	6.29
LS	3.3	0.51
LL+IM	0.7	0.00

---> Factored forces @ critical section for shear capacity calculations
Vu = 8.97 kip, Mu = 89.6 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.96 kip

---> Controlling shear capacity
PhiVn = 9.96 kip

---> Rating factors
Legal Factor = 3.15

*** Interior Wall - Rating for P-M Capacity Near Top of Interior Wall ***

---> Critical section is at 0.067 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-3.46	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.77	-0.1
LL+IM (Case 2)	0.00	-0.1

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	50.0	1.6
Case 1 - Op.	50.0	1.6
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Legal Factor = 1.14

*** Interior Wall - Rating for P-M Capacity Near Bottom of Interior Wall ***

---> Critical section is at 0.933 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-4.75	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.77	-0.3
LL+IM (Case 2)	0.00	-0.3

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	0.0	0.0
Case 1 - Op.	0.0	0.0
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Legal Factor = 0.00

****
*** SU5 Truck Load Rating ***
****

*** Slab - Rating for Top Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 14.56 in, PhiMn = 406.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	1.2
EV	-0.7
EH	-158.1
LS	-14.0
LL+IM (min.)	-1.1

---> Rating factors
Legal Factor = 10.29

*** Slab - Rating for Bottom Transverse Reinforcing ***

Provided reinforcing is #8 @ 9.0 in, 100% effective
As Provided = 1.053 in^2, de = 14.50 in, PhiMn = 527.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	29.1
EV	304.8
EH	-67.8
LS	-6.0
LL+IM (max.)	8.9

---> Rating factors
Legal Factor = 11.92

*** Slab - Rating for Top Transverse Reinforcing Over Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.37 in, PhiMn = 817.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-42.1
EV	-443.3
EH	71.5
LS	6.3
LL+IM (min.)	-10.1

---> Rating factors
Legal Factor = 17.80

*** Slab - Rating for Shear Capacity of Slab Near Exterior Wall ***

---> Critical section is at 0.166 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	17.8	0.62
EV	179.4	6.79
EH	-125.3	1.59
LS	-11.1	0.14
LL+IM (min.)	-0.6	---
LL+IM (max.)	4.7	0.19

---> Factored forces @ critical section for shear capacity calculations
Vu = 12.43 kip, Mu (min.) = 68.2 in-kip, Mu (max.) = 185.2 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.50 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 22.72 kip

---> Controlling shear capacity
PhiVn = 22.72 kip

---> Rating factors
Legal Factor = 25.46

*** Slab - Rating for Shear Capacity of Slab Near Interior Wall ***

---> Critical section is at 0.835 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-13.4	-1.23
EV	-139.4	-12.98
EH	39.1	1.59
LS	3.5	0.14
LL+IM (min.)	-4.9	-0.30
LL+IM (max.)	1.8	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -18.07 kip, Mu (min.) = -183.9 in-kip, Mu (max.) = -136.5 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 14.37 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.15 kip

---> Controlling shear capacity
PhiVn = 25.15 kip

---> Rating factors
Legal Factor = 20.11

*** Floor - Rating for Bottom Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 15.06 in, PhiMn = 420.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-3.0
EV	-31.6
EH	186.7
LS	15.2
LL+IM (min.)	0.7

---> Rating factors
Legal Factor = 10.82

*** Floor - Rating for Top Transverse Reinforcing ***

Provided reinforcing is #9 & #8 @ 18.0 in, 100% effective
As Provided = 1.193 in^2, de = 16.19 in, PhiMn = 666.6 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-48.2
EV	-306.0
EH	78.5
LS	6.4
LL+IM (max.)	-8.9

---> Rating factors
Legal Factor = 22.32

*** Floor - Rating for Bottom Transverse Reinforcing Under Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.87 in, PhiMn = 848.3 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	73.9
EV	467.4
EH	-88.6
LS	-7.2
LL+IM (min.)	10.8

---> Rating factors
Legal Factor = 14.37

*** Floor - Rating for Shear Capacity of Floor Near Exterior Wall ***

---> Critical section is at 0.156 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-28.7	-1.06
EV	-189.1	-6.50
EH	150.3	-1.91
LS	12.2	-0.16
LL+IM (min.)	-5.3	-0.19
LL+IM (max.)	0.9	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -13.07 kip, Mu (min.) = -196.8 in-kip, Mu (max.) = -59.2 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 16.19 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 23.49 kip

---> Controlling shear capacity
PhiVn = 23.49 kip

---> Rating factors
Legal Factor = 24.95

*** Floor - Rating for Shear Capacity of Floor Near Interior Wall ***

---> Critical section is at 0.845 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	28.3	2.14
EV	180.4	13.47
EH	-52.5	-1.91
LS	-4.3	-0.16
LL+IM (min.)	-0.8	---
LL+IM (max.)	5.0	0.31

---> Factored forces @ critical section for shear capacity calculations
Vu = 19.72 kip, Mu (min.) = 192.1 in-kip, Mu (max.) = 248.1 in-kip

Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.87 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.80 kip

---> Controlling shear capacity
PhiVn = 25.80 kip

---> Rating factors
Legal Factor = 16.64

*** Exterior Wall - Rating for P-M Capacity Near Top of Exterior Wall ***

---> Critical section is at 0.067 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.18	3.6
EV	-11.70	49.4
EH	-1.59	101.2
LS	-0.14	8.7
LL+IM (max.)	-0.30	1.4

Factored Compressive Axial Load = 19.78 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Legal Factor = 0.34

*** Exterior Wall - Rating for P-M Capacity Near Bottom of Exterior Wall ***

---> Critical section is at 0.933 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-2.46	4.7
EV	-11.70	18.7
EH	-1.59	117.8
LS	-0.14	9.8
LL+IM (max.)	-0.30	0.7

Factored Compressive Axial Load = 21.44 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Legal Factor = 1.56

*** Exterior Wall - Rating for P-M Capacity at Mid-Height of Exterior Wall ***

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.82	4.1
EV	-11.70	34.1
EH	-1.59	-116.6
LS	-0.14	-9.9
LL+IM (max.)	-0.30	-0.3

Factored Compressive Axial Load = 20.61 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #4 @ 9.0 in
As Provided = 0.267 in^2, de = 7.75 in, PhiMn = 73.0 in-kip

---> Rating Factors
Legal Factor = -2.20

*** Exterior Wall - Rating for Shear Capacity of Near Top of Wall ***

---> Critical section is at 0.155 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	3.7	0.01
EV	46.3	-0.25
EH	25.9	-5.41
LS	1.9	-0.48
LL+IM	1.4	-0.01

---> Factored forces @ critical section for shear capacity calculations
Vu = -8.40 kip, Mu = 105.7 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.69 kip

---> Controlling shear capacity
PhiVn = 9.69 kip

---> Rating factors
Legal Factor = 3.71

*** Exterior Wall - Rating for Shear Capacity of Near Bottom of Wall ***

---> Critical section is at 0.852 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	4.6	0.01
EV	21.6	-0.25
EH	36.0	6.29
LS	3.3	0.51
LL+IM	0.8	0.00

---> Factored forces @ critical section for shear capacity calculations
Vu = 8.97 kip, Mu = 89.7 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.96 kip

---> Controlling shear capacity
PhiVn = 9.96 kip

---> Rating factors
Legal Factor = 3.15

*** Interior Wall - Rating for P-M Capacity Near Top of Interior Wall ***

---> Critical section is at 0.067 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-3.46	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.81	-1.2
LL+IM (Case 2)	0.00	-1.2

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	50.0	1.6
Case 1 - Op.	50.0	1.6
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Legal Factor = 1.07

*** Interior Wall - Rating for P-M Capacity Near Bottom of Interior Wall ***

---> Critical section is at 0.933 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-4.75	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.81	-0.3
LL+IM (Case 2)	0.00	-0.3

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	0.0	0.0
Case 1 - Op.	0.0	0.0
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Legal Factor = 0.00

****
*** SU6 Truck Load Rating ***
****

*** Slab - Rating for Top Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 14.56 in, PhiMn = 406.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)

DC	1.2	
EV	-0.7	
EH	-158.1	
LS	-14.0	
LL+IM (min.)	-1.1	

---> Rating factors
Legal Factor = 10.26

*** Slab - Rating for Bottom Transverse Reinforcing ***

Provided reinforcing is #8 @ 9.0 in, 100% effective
As Provided = 1.053 in^2, de = 14.50 in, PhiMn = 527.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	29.1
EV	304.8
EH	-67.8
LS	-6.0
LL+IM (max.)	9.2

---> Rating factors
Legal Factor = 11.45

*** Slab - Rating for Top Transverse Reinforcing Over Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.37 in, PhiMn = 817.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-42.1
EV	-443.3
EH	71.5
LS	6.3
LL+IM (min.)	-10.5

---> Rating factors
Legal Factor = 17.10

*** Slab - Rating for Shear Capacity of Slab Near Exterior Wall ***

---> Critical section is at 0.166 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	17.8	0.62
EV	179.4	6.79
EH	-125.3	1.59
LS	-11.1	0.14
LL+IM (min.)	-0.6	---
LL+IM (max.)	4.9	0.20

---> Factored forces @ critical section for shear capacity calculations
Vu = 12.45 kip, Mu (min.) = 68.1 in-kip, Mu (max.) = 185.6 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.50 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 22.71 kip

---> Controlling shear capacity
PhiVn = 22.71 kip

---> Rating factors
Legal Factor = 24.87

*** Slab - Rating for Shear Capacity of Slab Near Interior Wall ***

---> Critical section is at 0.835 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-13.4	-1.23
EV	-139.4	-12.98
EH	39.1	1.59
LS	3.5	0.14
LL+IM (min.)	-5.1	-0.31
LL+IM (max.)	1.8	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -18.10 kip, Mu (min.) = -184.3 in-kip, Mu (max.) = -136.4 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 14.37 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.15 kip

---> Controlling shear capacity
PhiVn = 25.15 kip

---> Rating factors
Legal Factor = 19.33

*** Floor - Rating for Bottom Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 15.06 in, PhiMn = 420.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-3.0
EV	-31.6
EH	186.7
LS	15.2
LL+IM (min.)	0.7

---> Rating factors
Legal Factor = 10.81

*** Floor - Rating for Top Transverse Reinforcing ***

Provided reinforcing is #9 & #8 @ 18.0 in, 100% effective
As Provided = 1.193 in^2, de = 16.19 in, PhiMn = 666.6 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-48.2
EV	-306.0
EH	78.5
LS	6.4
LL+IM (max.)	-9.2

---> Rating factors
Legal Factor = 21.45

*** Floor - Rating for Bottom Transverse Reinforcing Under Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.87 in, PhiMn = 848.3 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	73.9
EV	467.4
EH	-88.6
LS	-7.2
LL+IM (min.)	11.3

---> Rating factors
Legal Factor = 13.81

*** Floor - Rating for Shear Capacity of Floor Near Exterior Wall ***

---> Critical section is at 0.156 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-28.7	-1.06
EV	-189.1	-6.50
EH	150.3	-1.91
LS	12.2	-0.16
LL+IM (min.)	-5.5	-0.20
LL+IM (max.)	0.9	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -13.08 kip, Mu (min.) = -197.3 in-kip, Mu (max.) = -59.1 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 16.19 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 23.49 kip

---> Controlling shear capacity
PhiVn = 23.49 kip

---> Rating factors
Legal Factor = 24.41

*** Floor - Rating for Shear Capacity of Floor Near Interior Wall ***

---> Critical section is at 0.845 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	28.3	2.14
EV	180.4	13.47
EH	-52.5	-1.91
LS	-4.3	-0.16
LL+IM (min.)	-0.8	---
LL+IM (max.)	5.2	0.32

---> Factored forces @ critical section for shear capacity calculations
Vu = 19.75 kip, Mu (min.) = 192.0 in-kip, Mu (max.) = 248.5 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.87 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.80 kip

---> Controlling shear capacity
PhiVn = 25.80 kip

---> Rating factors
Legal Factor = 15.99

*** Exterior Wall - Rating for P-M Capacity Near Top of Exterior Wall ***

---> Critical section is at 0.067 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.18	3.6
EV	-11.70	49.4
EH	-1.59	101.2
LS	-0.14	8.7
LL+IM (max.)	-0.32	1.5

Factored Compressive Axial Load = 19.80 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Legal Factor = 0.34

*** Exterior Wall - Rating for P-M Capacity Near Bottom of Exterior Wall ***

---> Critical section is at 0.933 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-2.46	4.7
EV	-11.70	18.7
EH	-1.59	117.8
LS	-0.14	9.8
LL+IM (max.)	-0.32	0.8

Factored Compressive Axial Load = 21.47 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Legal Factor = 1.55

*** Exterior Wall - Rating for P-M Capacity at Mid-Height of Exterior Wall ***

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.82	4.1
EV	-11.70	34.1
EH	-1.59	-116.6
LS	-0.14	-9.9
LL+IM (max.)	-0.32	-0.3

Factored Compressive Axial Load = 20.64 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #4 @ 9.0 in
As Provided = 0.267 in^2, de = 7.75 in, PhiMn = 73.0 in-kip

---> Rating Factors
Legal Factor = -2.19

*** Exterior Wall - Rating for Shear Capacity of Near Top of Wall ***

---> Critical section is at 0.155 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	3.7	0.01
EV	46.3	-0.25
EH	25.9	-5.41
LS	1.9	-0.48
LL+IM	1.4	-0.01

---> Factored forces @ critical section for shear capacity calculations
Vu = -8.40 kip, Mu = 105.8 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.69 kip

---> Controlling shear capacity
PhiVn = 9.69 kip

---> Rating factors
Legal Factor = 3.70

*** Exterior Wall - Rating for Shear Capacity of Near Bottom of Wall ***

---> Critical section is at 0.852 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	4.6	0.01
EV	21.6	-0.25
EH	36.0	6.29
LS	3.3	0.51
LL+IM	0.8	0.00

---> Factored forces @ critical section for shear capacity calculations
Vu = 8.97 kip, Mu = 89.8 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.96 kip

---> Controlling shear capacity
PhiVn = 9.96 kip

---> Rating factors
Legal Factor = 3.15

*** Interior Wall - Rating for P-M Capacity Near Top of Interior Wall ***

---> Critical section is at 0.067 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-3.46	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.85	-1.2
LL+IM (Case 2)	0.00	-1.2

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	50.0	1.6
Case 1 - Op.	50.0	1.6
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Legal Factor = 1.03

*** Interior Wall - Rating for P-M Capacity Near Bottom of Interior Wall ***

---> Critical section is at 0.933 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Flexural (in-kip)
DC	-4.75	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.85	-0.3
LL+IM (Case 2)	0.00	-0.3

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	0.0	0.0
Case 1 - Op.	0.0	0.0
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Legal Factor = 0.00

****
*** SU7 Truck Load Rating ***
****

*** Slab - Rating for Top Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 14.56 in, PhiMn = 406.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	1.2
EV	-0.7
EH	-158.1
LS	-14.0
LL+IM (min.)	-1.2

---> Rating factors
Legal Factor = 10.23

*** Slab - Rating for Bottom Transverse Reinforcing ***

Provided reinforcing is #8 @ 9.0 in, 100% effective
As Provided = 1.053 in^2, de = 14.50 in, PhiMn = 527.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	29.1
EV	304.8
EH	-67.8
LS	-6.0
LL+IM (max.)	9.6

---> Rating factors
Legal Factor = 11.01

*** Slab - Rating for Top Transverse Reinforcing Over Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.37 in, PhiMn = 817.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-42.1
EV	-443.3
EH	71.5
LS	6.3
LL+IM (min.)	-10.9

---> Rating factors
Legal Factor = 16.44

*** Slab - Rating for Shear Capacity of Slab Near Exterior Wall ***

---> Critical section is at 0.166 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	17.8	0.62
EV	179.4	6.79
EH	-125.3	1.59
LS	-11.1	0.14
LL+IM (min.)	-0.7	---
LL+IM (max.)	5.1	0.21

---> Factored forces @ critical section for shear capacity calculations
Vu = 12.47 kip, Mu (min.) = 68.0 in-kip, Mu (max.) = 186.0 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.50 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 22.71 kip

---> Controlling shear capacity
PhiVn = 22.71 kip

---> Rating factors
Legal Factor = 24.28

*** Slab - Rating for Shear Capacity of Slab Near Interior Wall ***

---> Critical section is at 0.835 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-13.4	-1.23
EV	-139.4	-12.98
EH	39.1	1.59
LS	3.5	0.14
LL+IM (min.)	-5.3	-0.32
LL+IM (max.)	1.9	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -18.12 kip, Mu (min.) = -184.8 in-kip, Mu (max.) = -136.2 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 14.37 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.15 kip

---> Controlling shear capacity
PhiVn = 25.15 kip

---> Rating factors
Legal Factor = 18.57

*** Floor - Rating for Bottom Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 15.06 in, PhiMn = 420.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-3.0
EV	-31.6
EH	186.7

LS	15.2
LL+IM (min.)	0.7

---> Rating factors
Legal Factor = 10.79

*** Floor - Rating for Top Transverse Reinforcing ***

Provided reinforcing is #9 & #8 @ 18.0 in, 100% effective
As Provided = 1.193 in^2, de = 16.19 in, PhiMn = 666.6 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-48.2
EV	-306.0
EH	78.5
LS	6.4
LL+IM (max.)	-9.6

---> Rating factors
Legal Factor = 20.61

*** Floor - Rating for Bottom Transverse Reinforcing Under Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.87 in, PhiMn = 848.3 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	73.9
EV	467.4
EH	-88.6
LS	-7.2
LL+IM (min.)	11.7

---> Rating factors
Legal Factor = 13.27

*** Floor - Rating for Shear Capacity of Floor Near Exterior Wall ***

---> Critical section is at 0.156 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-28.7	-1.06
EV	-189.1	-6.50
EH	150.3	-1.91
LS	12.2	-0.16
LL+IM (min.)	-5.7	-0.20

LL+IM (max.)	1.0	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -13.10 kip, Mu (min.) = -197.8 in-kip, Mu (max.) = -59.0 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 16.19 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 23.49 kip

---> Controlling shear capacity
PhiVn = 23.49 kip

---> Rating factors
Legal Factor = 23.87

*** Floor - Rating for Shear Capacity of Floor Near Interior Wall ***

---> Critical section is at 0.845 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	28.3	2.14
EV	180.4	13.47
EH	-52.5	-1.91
LS	-4.3	-0.16
LL+IM (min.)	-0.9	---
LL+IM (max.)	5.4	0.34

---> Factored forces @ critical section for shear capacity calculations
Vu = 19.78 kip, Mu (min.) = 191.9 in-kip, Mu (max.) = 249.0 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.87 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.80 kip

---> Controlling shear capacity
PhiVn = 25.80 kip

---> Rating factors
Legal Factor = 15.37

*** Exterior Wall - Rating for P-M Capacity Near Top of Exterior Wall ***

---> Critical section is at 0.067 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.18	3.6
EV	-11.70	49.4
EH	-1.59	101.2
LS	-0.14	8.7
LL+IM (max.)	-0.33	1.6

Factored Compressive Axial Load = 19.83 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Legal Factor = 0.34

*** Exterior Wall - Rating for P-M Capacity Near Bottom of Exterior Wall ***

---> Critical section is at 0.933 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-2.46	4.7
EV	-11.70	18.7
EH	-1.59	117.8
LS	-0.14	9.8
LL+IM (max.)	-0.33	0.8

Factored Compressive Axial Load = 21.50 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Legal Factor = 1.55

*** Exterior Wall - Rating for P-M Capacity at Mid-Height of Exterior Wall ***

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.82	4.1
EV	-11.70	34.1
EH	-1.59	-116.6
LS	-0.14	-9.9
LL+IM (max.)	-0.33	-0.3

Factored Compressive Axial Load = 20.66 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #4 @ 9.0 in
As Provided = 0.267 in^2, de = 7.75 in, PhiMn = 73.0 in-kip

---> Rating Factors
Legal Factor = -2.19

*** Exterior Wall - Rating for Shear Capacity of Near Top of Wall ***

---> Critical section is at 0.155 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	3.7	0.01
EV	46.3	-0.25
EH	25.9	-5.41
LS	1.9	-0.48
LL+IM	1.5	-0.01

---> Factored forces @ critical section for shear capacity calculations
Vu = -8.40 kip, Mu = 105.9 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.69 kip

---> Controlling shear capacity
PhiVn = 9.69 kip

---> Rating factors
Legal Factor = 3.70

*** Exterior Wall - Rating for Shear Capacity of Near Bottom of Wall ***

---> Critical section is at 0.852 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	4.6	0.01
EV	21.6	-0.25
EH	36.0	6.29
LS	3.3	0.51
LL+IM	0.8	0.00

---> Factored forces @ critical section for shear capacity calculations
Vu = 8.97 kip, Mu = 89.9 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.95 kip

---> Controlling shear capacity
PhiVn = 9.95 kip

---> Rating factors
Legal Factor = 3.15

*** Interior Wall - Rating for P-M Capacity Near Top of Interior Wall ***

---> Critical section is at 0.067 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-3.46	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.88	-1.2
LL+IM (Case 2)	0.00	-1.2

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	50.0	1.6
Case 1 - Op.	50.0	1.6
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Legal Factor = 0.99

*** Interior Wall - Rating for P-M Capacity Near Bottom of Interior Wall ***

---> Critical section is at 0.933 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-4.75	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.88	-0.3
LL+IM (Case 2)	0.00	-0.3

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	0.0	0.0
Case 1 - Op.	0.0	0.0
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Legal Factor = 0.00

****
*** Type 4 Load Rating ***
****

*** Slab - Rating for Top Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 14.56 in, PhiMn = 406.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	1.2
EV	-0.7
EH	-158.1
LS	-14.0
LL+IM (min.)	-1.0

---> Rating factors
Legal Factor = 10.34

*** Slab - Rating for Bottom Transverse Reinforcing ***

Provided reinforcing is #8 @ 9.0 in, 100% effective
As Provided = 1.053 in^2, de = 14.50 in, PhiMn = 527.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	29.1
EV	304.8

EH	-67.8
LS	-6.0
LL+IM (max.)	8.3

---> Rating factors
Legal Factor = 12.77

*** Slab - Rating for Top Transverse Reinforcing Over Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.37 in, PhiMn = 817.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-42.1
EV	-443.3
EH	71.5
LS	6.3
LL+IM (min.)	-9.4

---> Rating factors
Legal Factor = 19.07

*** Slab - Rating for Shear Capacity of Slab Near Exterior Wall ***

---> Critical section is at 0.166 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	17.8	0.62
EV	179.4	6.79
EH	-125.3	1.59
LS	-11.1	0.14
LL+IM (min.)	-0.6	---
LL+IM (max.)	4.4	0.18

---> Factored forces @ critical section for shear capacity calculations
Vu = 12.41 kip, Mu (min.) = 68.2 in-kip, Mu (max.) = 184.5 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.50 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 22.72 kip

---> Controlling shear capacity
PhiVn = 22.72 kip

---> Rating factors
Legal Factor = 26.49

*** Slab - Rating for Shear Capacity of Slab Near Interior Wall ***

---> Critical section is at 0.835 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-13.4	-1.23
EV	-139.4	-12.98
EH	39.1	1.59
LS	3.5	0.14
LL+IM (min.)	-4.6	-0.28
LL+IM (max.)	1.6	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -18.03 kip, Mu (min.) = -183.2 in-kip, Mu (max.) = -136.8 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 14.37 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.15 kip

---> Controlling shear capacity
PhiVn = 25.15 kip

---> Rating factors
Legal Factor = 21.55

*** Floor - Rating for Bottom Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 15.06 in, PhiMn = 420.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-3.0
EV	-31.6
EH	186.7
LS	15.2
LL+IM (min.)	0.6

---> Rating factors
Legal Factor = 10.85

*** Floor - Rating for Top Transverse Reinforcing ***

Provided reinforcing is #9 & #8 @ 18.0 in, 100% effective
As Provided = 1.193 in^2, de = 16.19 in, PhiMn = 666.6 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-48.2
EV	-306.0
EH	78.5
LS	6.4
LL+IM (max.)	-8.3

---> Rating factors
Legal Factor = 23.90

*** Floor - Rating for Bottom Transverse Reinforcing Under Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.87 in, PhiMn = 848.3 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	73.9
EV	467.4
EH	-88.6
LS	-7.2
LL+IM (min.)	10.1

---> Rating factors
Legal Factor = 15.40

*** Floor - Rating for Shear Capacity of Floor Near Exterior Wall ***

---> Critical section is at 0.156 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-28.7	-1.06
EV	-189.1	-6.50
EH	150.3	-1.91
LS	12.2	-0.16
LL+IM (min.)	-4.9	-0.18
LL+IM (max.)	0.8	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -13.04 kip, Mu (min.) = -196.1 in-kip, Mu (max.) = -59.3 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 16.19 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 23.49 kip

---> Controlling shear capacity
PhiVn = 23.49 kip

---> Rating factors
Legal Factor = 25.90

*** Floor - Rating for Shear Capacity of Floor Near Interior Wall ***

---> Critical section is at 0.845 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	28.3	2.14
EV	180.4	13.47
EH	-52.5	-1.91
LS	-4.3	-0.16
LL+IM (min.)	-0.8	---
LL+IM (max.)	4.7	0.29

---> Factored forces @ critical section for shear capacity calculations
Vu = 19.68 kip, Mu (min.) = 192.2 in-kip, Mu (max.) = 247.4 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.87 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.80 kip

---> Controlling shear capacity
PhiVn = 25.80 kip

---> Rating factors
Legal Factor = 17.83

*** Exterior Wall - Rating for P-M Capacity Near Top of Exterior Wall ***

---> Critical section is at 0.067 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.18	3.6
EV	-11.70	49.4
EH	-1.59	101.2
LS	-0.14	8.7
LL+IM (max.)	-0.28	1.4

Factored Compressive Axial Load = 19.73 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Legal Factor = 0.35

*** Exterior Wall - Rating for P-M Capacity Near Bottom of Exterior Wall ***

---> Critical section is at 0.933 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-2.46	4.7
EV	-11.70	18.7
EH	-1.59	117.8
LS	-0.14	9.8
LL+IM (max.)	-0.28	0.7

Factored Compressive Axial Load = 21.40 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Legal Factor = 1.56

*** Exterior Wall - Rating for P-M Capacity at Mid-Height of Exterior Wall ***

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.82	4.1
EV	-11.70	34.1
EH	-1.59	-116.6
LS	-0.14	-9.9
LL+IM (max.)	-0.28	-0.2

Factored Compressive Axial Load = 20.56 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #4 @ 9.0 in
As Provided = 0.267 in^2, de = 7.75 in, PhiMn = 73.0 in-kip

---> Rating Factors
Legal Factor = -2.20

*** Exterior Wall - Rating for Shear Capacity of Near Top of Wall ***

---> Critical section is at 0.155 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	3.7	0.01
EV	46.3	-0.25
EH	25.9	-5.41
LS	1.9	-0.48
LL+IM	1.3	-0.01

---> Factored forces @ critical section for shear capacity calculations
Vu = -8.40 kip, Mu = 105.5 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.69 kip

---> Controlling shear capacity
PhiVn = 9.69 kip

---> Rating factors
Legal Factor = 3.71

*** Exterior Wall - Rating for Shear Capacity of Near Bottom of Wall ***

---> Critical section is at 0.852 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	4.6	0.01
EV	21.6	-0.25
EH	36.0	6.29
LS	3.3	0.51
LL+IM	0.7	0.00

---> Factored forces @ critical section for shear capacity calculations
Vu = 8.97 kip, Mu = 89.6 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.96 kip

---> Controlling shear capacity
PhiVn = 9.96 kip

---> Rating factors
Legal Factor = 3.15

*** Interior Wall - Rating for P-M Capacity Near Top of Interior Wall ***

---> Critical section is at 0.067 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-3.46	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.76	-1.1
LL+IM (Case 2)	0.00	-1.1

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	50.0	1.6
Case 1 - Op.	50.0	1.6
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Legal Factor = 1.15

*** Interior Wall - Rating for P-M Capacity Near Bottom of Interior Wall ***

---> Critical section is at 0.933 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-4.75	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.76	-0.3
LL+IM (Case 2)	0.00	-0.3

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	0.0	0.0
Case 1 - Op.	0.0	0.0
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Legal Factor = 0.00

*****
*** Type 3S3A Load Rating ***
*****

*** Slab - Rating for Top Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 14.56 in, PhiMn = 406.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	1.2
EV	-0.7
EH	-158.1
LS	-14.0
LL+IM (min.)	-1.0

---> Rating factors
Legal Factor = 10.36

*** Slab - Rating for Bottom Transverse Reinforcing ***

Provided reinforcing is #8 @ 9.0 in, 100% effective
As Provided = 1.053 in^2, de = 14.50 in, PhiMn = 527.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	29.1
EV	304.8
EH	-67.8
LS	-6.0
LL+IM (max.)	8.1

---> Rating factors
Legal Factor = 12.99

*** Slab - Rating for Top Transverse Reinforcing Over Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.37 in, PhiMn = 817.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-42.1
EV	-443.3
EH	71.5
LS	6.3
LL+IM (min.)	-9.3

---> Rating factors
Legal Factor = 19.39

*** Slab - Rating for Shear Capacity of Slab Near Exterior Wall ***

---> Critical section is at 0.166 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	17.8	0.62
EV	179.4	6.79
EH	-125.3	1.59
LS	-11.1	0.14
LL+IM (min.)	-0.6	---
LL+IM (max.)	4.3	0.18

---> Factored forces @ critical section for shear capacity calculations
Vu = 12.40 kip, Mu (min.) = 68.3 in-kip, Mu (max.) = 184.3 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.50 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 22.72 kip

---> Controlling shear capacity
PhiVn = 22.72 kip

---> Rating factors
Legal Factor = 26.74

*** Slab - Rating for Shear Capacity of Slab Near Interior Wall ***

---> Critical section is at 0.835 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-13.4	-1.23
EV	-139.4	-12.98
EH	39.1	1.59
LS	3.5	0.14
LL+IM (min.)	-4.5	-0.27
LL+IM (max.)	1.6	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -18.02 kip, Mu (min.) = -183.0 in-kip, Mu (max.) = -136.8 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 14.37 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.15 kip

---> Controlling shear capacity
PhiVn = 25.15 kip

---> Rating factors
Legal Factor = 21.91

*** Floor - Rating for Bottom Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 15.06 in, PhiMn = 420.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-3.0
EV	-31.6
EH	186.7
LS	15.2
LL+IM (min.)	0.6

---> Rating factors
Legal Factor = 10.86

*** Floor - Rating for Top Transverse Reinforcing ***

Provided reinforcing is #9 & #8 @ 18.0 in, 100% effective
As Provided = 1.193 in^2, de = 16.19 in, PhiMn = 666.6 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-48.2
EV	-306.0
EH	78.5
LS	6.4
LL+IM (max.)	-8.1

---> Rating factors
Legal Factor = 24.30

*** Floor - Rating for Bottom Transverse Reinforcing Under Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.87 in, PhiMn = 848.3 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	73.9
EV	467.4
EH	-88.6
LS	-7.2
LL+IM (min.)	9.9

---> Rating factors
Legal Factor = 15.65

*** Floor - Rating for Shear Capacity of Floor Near Exterior Wall ***

---> Critical section is at 0.156 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-28.7	-1.06
EV	-189.1	-6.50
EH	150.3	-1.91
LS	12.2	-0.16
LL+IM (min.)	-4.8	-0.17
LL+IM (max.)	0.8	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -13.03 kip, Mu (min.) = -195.9 in-kip, Mu (max.) = -59.3 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 16.19 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 23.49 kip

---> Controlling shear capacity
PhiVn = 23.49 kip

---> Rating factors
Legal Factor = 26.13

*** Floor - Rating for Shear Capacity of Floor Near Interior Wall ***

---> Critical section is at 0.845 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	28.3	2.14
EV	180.4	13.47
EH	-52.5	-1.91
LS	-4.3	-0.16
LL+IM (min.)	-0.7	---
LL+IM (max.)	4.6	0.29

---> Factored forces @ critical section for shear capacity calculations
Vu = 19.67 kip, Mu (min.) = 192.2 in-kip, Mu (max.) = 247.2 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.87 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.80 kip

---> Controlling shear capacity
PhiVn = 25.80 kip

---> Rating factors
Legal Factor = 18.13

*** Exterior Wall - Rating for P-M Capacity Near Top of Exterior Wall ***

---> Critical section is at 0.067 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.18	3.6
EV	-11.70	49.4
EH	-1.59	101.2
LS	-0.14	8.7
LL+IM (max.)	-0.28	1.3

Factored Compressive Axial Load = 19.72 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Legal Factor = 0.35

*** Exterior Wall - Rating for P-M Capacity Near Bottom of Exterior Wall ***

---> Critical section is at 0.933 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-2.46	4.7
EV	-11.70	18.7
EH	-1.59	117.8
LS	-0.14	9.8
LL+IM (max.)	-0.28	0.7

Factored Compressive Axial Load = 21.39 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Legal Factor = 1.57

*** Exterior Wall - Rating for P-M Capacity at Mid-Height of Exterior Wall ***

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.82	4.1
EV	-11.70	34.1
EH	-1.59	-116.6
LS	-0.14	-9.9
LL+IM (max.)	-0.28	-0.2

Factored Compressive Axial Load = 20.55 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #4 @ 9.0 in
As Provided = 0.267 in^2, de = 7.75 in, PhiMn = 73.0 in-kip

---> Rating Factors
Legal Factor = -2.20

*** Exterior Wall - Rating for Shear Capacity of Near Top of Wall ***

---> Critical section is at 0.155 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	3.7	0.01
EV	46.3	-0.25
EH	25.9	-5.41
LS	1.9	-0.48
LL+IM	1.2	-0.01

---> Factored forces @ critical section for shear capacity calculations
Vu = -8.40 kip, Mu = 105.4 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.69 kip

---> Controlling shear capacity
PhiVn = 9.69 kip

---> Rating factors
Legal Factor = 3.72

*** Exterior Wall - Rating for Shear Capacity of Near Bottom of Wall ***

---> Critical section is at 0.852 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	4.6	0.01
EV	21.6	-0.25
EH	36.0	6.29
LS	3.3	0.51
LL+IM	0.7	0.00

---> Factored forces @ critical section for shear capacity calculations
Vu = 8.97 kip, Mu = 89.6 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.96 kip

---> Controlling shear capacity
PhiVn = 9.96 kip

---> Rating factors
Legal Factor = 3.15

*** Interior Wall - Rating for P-M Capacity Near Top of Interior Wall ***

---> Critical section is at 0.067 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-3.46	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.75	-1.1
LL+IM (Case 2)	0.00	-1.1

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	50.0	1.6
Case 1 - Op.	50.0	1.6
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Legal Factor = 1.17

*** Interior Wall - Rating for P-M Capacity Near Bottom of Interior Wall ***

---> Critical section is at 0.933 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-4.75	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.75	-0.3
LL+IM (Case 2)	0.00	-0.3

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	0.0	0.0
Case 1 - Op.	0.0	0.0
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Legal Factor = 0.00

****
*** Type 3-3 Load Rating ***
****

*** Slab - Rating for Top Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 14.56 in, PhiMn = 406.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	1.2
EV	-0.7
EH	-158.1
LS	-14.0
LL+IM (min.)	-1.0

---> Rating factors
Legal Factor = 10.36

*** Slab - Rating for Bottom Transverse Reinforcing ***

Provided reinforcing is #8 @ 9.0 in, 100% effective
As Provided = 1.053 in^2, de = 14.50 in, PhiMn = 527.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	29.1
EV	304.8
EH	-67.8
LS	-6.0
LL+IM (max.)	8.1

---> Rating factors
Legal Factor = 12.99

*** Slab - Rating for Top Transverse Reinforcing Over Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.37 in, PhiMn = 817.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-42.1
EV	-443.3
EH	71.5

LS	6.3	
LL+IM (min.)	-9.3	

---> Rating factors
Legal Factor = 19.39

*** Slab - Rating for Shear Capacity of Slab Near Exterior Wall ***

---> Critical section is at 0.166 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	17.8	0.62
EV	179.4	6.79
EH	-125.3	1.59
LS	-11.1	0.14
LL+IM (min.)	-0.6	---
LL+IM (max.)	4.3	0.18

---> Factored forces @ critical section for shear capacity calculations
Vu = 12.40 kip, Mu (min.) = 68.3 in-kip, Mu (max.) = 184.3 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.50 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 22.72 kip

---> Controlling shear capacity
PhiVn = 22.72 kip

---> Rating factors
Legal Factor = 26.74

*** Slab - Rating for Shear Capacity of Slab Near Interior Wall ***

---> Critical section is at 0.835 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-13.4	-1.23
EV	-139.4	-12.98
EH	39.1	1.59
LS	3.5	0.14
LL+IM (min.)	-4.5	-0.27
LL+IM (max.)	1.6	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -18.02 kip, Mu (min.) = -183.0 in-kip, Mu (max.) = -136.8 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 14.37 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.15 kip

---> Controlling shear capacity
PhiVn = 25.15 kip

---> Rating factors
Legal Factor = 21.91

*** Floor - Rating for Bottom Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 15.06 in, PhiMn = 420.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-3.0
EV	-31.6
EH	186.7
LS	15.2
LL+IM (min.)	0.6

---> Rating factors
Legal Factor = 10.86

*** Floor - Rating for Top Transverse Reinforcing ***

Provided reinforcing is #9 & #8 @ 18.0 in, 100% effective
As Provided = 1.193 in^2, de = 16.19 in, PhiMn = 666.6 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-48.2
EV	-306.0
EH	78.5
LS	6.4
LL+IM (max.)	-8.1

---> Rating factors
Legal Factor = 24.30

*** Floor - Rating for Bottom Transverse Reinforcing Under Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.87 in, PhiMn = 848.3 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	73.9
EV	467.4
EH	-88.6
LS	-7.2
LL+IM (min.)	9.9

---> Rating factors
Legal Factor = 15.65

*** Floor - Rating for Shear Capacity of Floor Near Exterior Wall ***

---> Critical section is at 0.156 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-28.7	-1.06
EV	-189.1	-6.50
EH	150.3	-1.91
LS	12.2	-0.16
LL+IM (min.)	-4.8	-0.17
LL+IM (max.)	0.8	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -13.03 kip, Mu (min.) = -195.9 in-kip, Mu (max.) = -59.3 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 16.19 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 23.49 kip

---> Controlling shear capacity
PhiVn = 23.49 kip

---> Rating factors
Legal Factor = 26.13

*** Floor - Rating for Shear Capacity of Floor Near Interior Wall ***

---> Critical section is at 0.845 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	28.3	2.14
EV	180.4	13.47
EH	-52.5	-1.91
LS	-4.3	-0.16
LL+IM (min.)	-0.7	---
LL+IM (max.)	4.6	0.29

---> Factored forces @ critical section for shear capacity calculations
Vu = 19.67 kip, Mu (min.) = 192.2 in-kip, Mu (max.) = 247.2 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.87 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.80 kip

---> Controlling shear capacity
PhiVn = 25.80 kip

---> Rating factors
Legal Factor = 18.13

*** Exterior Wall - Rating for P-M Capacity Near Top of Exterior Wall ***

---> Critical section is at 0.067 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.18	3.6
EV	-11.70	49.4
EH	-1.59	101.2
LS	-0.14	8.7
LL+IM (max.)	-0.28	1.3

Factored Compressive Axial Load = 19.72 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Legal Factor = 0.35

*** Exterior Wall - Rating for P-M Capacity Near Bottom of Exterior Wall ***

---> Critical section is at 0.933 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-2.46	4.7
EV	-11.70	18.7
EH	-1.59	117.8
LS	-0.14	9.8
LL+IM (max.)	-0.28	0.7

Factored Compressive Axial Load = 21.39 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Legal Factor = 1.57

*** Exterior Wall - Rating for P-M Capacity at Mid-Height of Exterior Wall ***

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.82	4.1
EV	-11.70	34.1
EH	-1.59	-116.6
LS	-0.14	-9.9
LL+IM (max.)	-0.28	-0.2

Factored Compressive Axial Load = 20.55 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #4 @ 9.0 in
As Provided = 0.267 in^2, de = 7.75 in, PhiMn = 73.0 in-kip

---> Rating Factors
Legal Factor = -2.20

*** Exterior Wall - Rating for Shear Capacity of Near Top of Wall ***

---> Critical section is at 0.155 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	3.7	0.01
EV	46.3	-0.25
EH	25.9	-5.41
LS	1.9	-0.48
LL+IM	1.2	-0.01

---> Factored forces @ critical section for shear capacity calculations
Vu = -8.40 kip, Mu = 105.4 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.69 kip

---> Controlling shear capacity
PhiVn = 9.69 kip

---> Rating factors
Legal Factor = 3.72

*** Exterior Wall - Rating for Shear Capacity of Near Bottom of Wall ***

---> Critical section is at 0.852 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	4.6	0.01
EV	21.6	-0.25
EH	36.0	6.29
LS	3.3	0.51
LL+IM	0.7	0.00

---> Factored forces @ critical section for shear capacity calculations
Vu = 8.97 kip, Mu = 89.6 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.96 kip

---> Controlling shear capacity
PhiVn = 9.96 kip

---> Rating factors
Legal Factor = 3.15

*** Interior Wall - Rating for P-M Capacity Near Top of Interior Wall ***

---> Critical section is at 0.067 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-3.46	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.75	-1.1
LL+IM (Case 2)	0.00	-1.1

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	50.0	1.6
Case 1 - Op.	50.0	1.6
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Legal Factor = 1.17

*** Interior Wall - Rating for P-M Capacity Near Bottom of Interior Wall ***

---> Critical section is at 0.933 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-4.75	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.75	-0.3
LL+IM (Case 2)	0.00	-0.3

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	0.0	0.0
Case 1 - Op.	0.0	0.0
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Legal Factor = 0.00

****
*** Type 3S3B Load Rating ***
****

*** Slab - Rating for Top Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.

Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 14.56 in, PhiMn = 406.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	1.2
EV	-0.7
EH	-158.1
LS	-14.0
LL+IM (min.)	-1.0

---> Rating factors
Legal Factor = 10.37

*** Slab - Rating for Bottom Transverse Reinforcing ***

Provided reinforcing is #8 @ 9.0 in, 100% effective
As Provided = 1.053 in^2, de = 14.50 in, PhiMn = 527.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	29.1
EV	304.8
EH	-67.8
LS	-6.0
LL+IM (max.)	8.0

---> Rating factors
Legal Factor = 13.22

*** Slab - Rating for Top Transverse Reinforcing Over Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.37 in, PhiMn = 817.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-42.1
EV	-443.3
EH	71.5
LS	6.3
LL+IM (min.)	-9.2

---> Rating factors
Legal Factor = 19.45

*** Slab - Rating for Shear Capacity of Slab Near Exterior Wall ***

---> Critical section is at 0.166 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	17.8	0.62
EV	179.4	6.79
EH	-125.3	1.59
LS	-11.1	0.14
LL+IM (min.)	-0.5	---
LL+IM (max.)	4.2	0.17

---> Factored forces @ critical section for shear capacity calculations
Vu = 12.39 kip, Mu (min.) = 68.3 in-kip, Mu (max.) = 184.2 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.50 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 22.72 kip

---> Controlling shear capacity
PhiVn = 22.72 kip

---> Rating factors
Legal Factor = 27.01

*** Slab - Rating for Shear Capacity of Slab Near Interior Wall ***

---> Critical section is at 0.835 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-13.4	-1.23
EV	-139.4	-12.98
EH	39.1	1.59
LS	3.5	0.14
LL+IM (min.)	-4.6	-0.27
LL+IM (max.)	1.6	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -18.01 kip, Mu (min.) = -183.2 in-kip, Mu (max.) = -136.9 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 14.37 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.15 kip

---> Controlling shear capacity
PhiVn = 25.15 kip

---> Rating factors
Legal Factor = 22.19

*** Floor - Rating for Bottom Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 15.06 in, PhiMn = 420.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-3.0
EV	-31.6
EH	186.7
LS	15.2
LL+IM (min.)	0.6

---> Rating factors
Legal Factor = 10.87

*** Floor - Rating for Top Transverse Reinforcing ***

Provided reinforcing is #9 & #8 @ 18.0 in, 100% effective
As Provided = 1.193 in^2, de = 16.19 in, PhiMn = 666.6 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-48.2
EV	-306.0
EH	78.5
LS	6.4
LL+IM (max.)	-8.0

---> Rating factors
Legal Factor = 24.76

*** Floor - Rating for Bottom Transverse Reinforcing Under Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.87 in, PhiMn = 848.3 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	73.9
EV	467.4
EH	-88.6
LS	-7.2
LL+IM (min.)	9.8

---> Rating factors
Legal Factor = 15.94

*** Floor - Rating for Shear Capacity of Floor Near Exterior Wall ***

---> Critical section is at 0.156 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-28.7	-1.06
EV	-189.1	-6.50
EH	150.3	-1.91
LS	12.2	-0.16
LL+IM (min.)	-4.8	-0.17
LL+IM (max.)	0.8	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -13.03 kip, Mu (min.) = -195.7 in-kip, Mu (max.) = -59.4 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 16.19 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 23.49 kip

---> Controlling shear capacity
PhiVn = 23.49 kip

---> Rating factors
Legal Factor = 26.38

*** Floor - Rating for Shear Capacity of Floor Near Interior Wall ***

---> Critical section is at 0.845 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	28.3	2.14
EV	180.4	13.47
EH	-52.5	-1.91
LS	-4.3	-0.16
LL+IM (min.)	-0.7	---
LL+IM (max.)	4.5	0.28

---> Factored forces @ critical section for shear capacity calculations
Vu = 19.65 kip, Mu (min.) = 192.2 in-kip, Mu (max.) = 247.0 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.87 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.80 kip

---> Controlling shear capacity
PhiVn = 25.80 kip

---> Rating factors
Legal Factor = 18.46

*** Exterior Wall - Rating for P-M Capacity Near Top of Exterior Wall ***

---> Critical section is at 0.067 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.18	3.6
EV	-11.70	49.4
EH	-1.59	101.2
LS	-0.14	8.7
LL+IM (max.)	-0.27	1.3

Factored Compressive Axial Load = 19.71 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Legal Factor = 0.35

*** Exterior Wall - Rating for P-M Capacity Near Bottom of Exterior Wall ***

---> Critical section is at 0.933 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-2.46	4.7
EV	-11.70	18.7
EH	-1.59	117.8
LS	-0.14	9.8
LL+IM (max.)	-0.27	0.7

Factored Compressive Axial Load = 21.38 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Legal Factor = 1.57

*** Exterior Wall - Rating for P-M Capacity at Mid-Height of Exterior Wall ***

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.82	4.1
EV	-11.70	34.1
EH	-1.59	-116.6
LS	-0.14	-9.9
LL+IM (max.)	-0.27	-0.2

Factored Compressive Axial Load = 20.54 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #4 @ 9.0 in
As Provided = 0.267 in^2, de = 7.75 in, PhiMn = 73.0 in-kip

---> Rating Factors
Legal Factor = -2.20

*** Exterior Wall - Rating for Shear Capacity of Near Top of Wall ***

---> Critical section is at 0.155 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	3.7	0.01
EV	46.3	-0.25
EH	25.9	-5.41
LS	1.9	-0.48
LL+IM	1.2	-0.01

---> Factored forces @ critical section for shear capacity calculations
Vu = -8.40 kip, Mu = 105.4 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.70 kip

---> Controlling shear capacity
PhiVn = 9.70 kip

---> Rating factors
Legal Factor = 3.72

*** Exterior Wall - Rating for Shear Capacity of Near Bottom of Wall ***

---> Critical section is at 0.852 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	4.6	0.01
EV	21.6	-0.25
EH	36.0	6.29
LS	3.3	0.51
LL+IM	0.7	0.00

---> Factored forces @ critical section for shear capacity calculations
Vu = 8.97 kip, Mu = 89.6 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.96 kip

---> Controlling shear capacity
PhiVn = 9.96 kip

---> Rating factors
Legal Factor = 3.16

*** Interior Wall - Rating for P-M Capacity Near Top of Interior Wall ***

---> Critical section is at 0.067 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-3.46	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.73	-1.0
LL+IM (Case 2)	0.00	-1.0

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	50.0	1.6
Case 1 - Op.	50.0	1.6
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Legal Factor = 1.19

*** Interior Wall - Rating for P-M Capacity Near Bottom of Interior Wall ***

---> Critical section is at 0.933 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-4.75	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.73	-0.2
LL+IM (Case 2)	0.00	-0.2

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	0.0	0.0
Case 1 - Op.	0.0	0.0
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Legal Factor = 0.00

****
*** Type 4S3 Load Rating ***
****

*** Slab - Rating for Top Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 14.56 in, PhiMn = 406.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	1.2
EV	-0.7
EH	-158.1
LS	-14.0
LL+IM (min.)	-1.0

---> Rating factors
Legal Factor = 10.35

*** Slab - Rating for Bottom Transverse Reinforcing ***

Provided reinforcing is #8 @ 9.0 in, 100% effective
As Provided = 1.053 in^2, de = 14.50 in, PhiMn = 527.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	29.1
EV	304.8
EH	-67.8
LS	-6.0
LL+IM (max.)	8.2

---> Rating factors
Legal Factor = 12.83

*** Slab - Rating for Top Transverse Reinforcing Over Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.37 in, PhiMn = 817.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-42.1
EV	-443.3
EH	71.5
LS	6.3
LL+IM (min.)	-9.5

---> Rating factors
Legal Factor = 18.87

*** Slab - Rating for Shear Capacity of Slab Near Exterior Wall ***

---> Critical section is at 0.166 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	17.8	0.62
EV	179.4	6.79
EH	-125.3	1.59
LS	-11.1	0.14
LL+IM (min.)	-0.6	---
LL+IM (max.)	4.4	0.18

LL+IM (max.)	-0.28	-0.2

Factored Compressive Axial Load = 20.56 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #4 @ 9.0 in
As Provided = 0.267 in^2, de = 7.75 in, PhiMn = 73.0 in-kip

---> Rating Factors
Legal Factor = -2.20

*** Exterior Wall - Rating for Shear Capacity of Near Top of Wall ***

---> Critical section is at 0.155 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	3.7	0.01
EV	46.3	-0.25
EH	25.9	-5.41
LS	1.9	-0.48
LL+IM	1.3	-0.01

---> Factored forces @ critical section for shear capacity calculations
Vu = -8.40 kip, Mu = 105.5 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.69 kip

---> Controlling shear capacity
PhiVn = 9.69 kip

---> Rating factors
Legal Factor = 3.71

*** Exterior Wall - Rating for Shear Capacity of Near Bottom of Wall ***

---> Critical section is at 0.852 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	4.6	0.01
EV	21.6	-0.25
EH	36.0	6.29
LS	3.3	0.51
LL+IM	0.7	0.00

---> Factored forces @ critical section for shear capacity calculations
Vu = 8.97 kip, Mu = 89.6 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.96 kip

---> Controlling shear capacity
PhiVn = 9.96 kip

---> Rating factors
Legal Factor = 3.15

*** Interior Wall - Rating for P-M Capacity Near Top of Interior Wall ***

---> Critical section is at 0.067 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-3.46	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.75	-1.1
LL+IM (Case 2)	0.00	-1.1

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	50.0	1.6
Case 1 - Op.	50.0	1.6
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Legal Factor = 1.16

*** Interior Wall - Rating for P-M Capacity Near Bottom of Interior Wall ***

---> Critical section is at 0.933 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%

<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-4.75	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.75	-0.3
LL+IM (Case 2)	0.00	-0.3

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	0.0	0.0
Case 1 - Op.	0.0	0.0
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Legal Factor = 0.00

****
*** Type 5-2 Load Rating ***
****

*** Slab - Rating for Top Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 14.56 in, PhiMn = 406.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	1.2
EV	-0.7
EH	-158.1
LS	-14.0
LL+IM (min.)	-1.0

---> Rating factors
Legal Factor = 10.39

*** Slab - Rating for Bottom Transverse Reinforcing ***

Provided reinforcing is #8 @ 9.0 in, 100% effective
As Provided = 1.053 in^2, de = 14.50 in, PhiMn = 527.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	29.1
EV	304.8
EH	-67.8
LS	-6.0
LL+IM (max.)	7.8

---> Rating factors
Legal Factor = 13.65

*** Slab - Rating for Top Transverse Reinforcing Over Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.37 in, PhiMn = 817.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-42.1
EV	-443.3
EH	71.5
LS	6.3
LL+IM (min.)	-8.8

---> Rating factors
Legal Factor = 20.38

*** Slab - Rating for Shear Capacity of Slab Near Exterior Wall ***

---> Critical section is at 0.166 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	17.8	0.62
EV	179.4	6.79
EH	-125.3	1.59
LS	-11.1	0.14
LL+IM (min.)	-0.5	---
LL+IM (max.)	4.1	0.17

---> Factored forces @ critical section for shear capacity calculations
Vu = 12.38 kip, Mu (min.) = 68.3 in-kip, Mu (max.) = 183.9 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.50 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 22.73 kip

---> Factored forces @ critical section for shear capacity calculations
Vu = 12.40 kip, Mu (min.) = 68.3 in-kip, Mu (max.) = 184.4 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.50 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 22.72 kip

---> Controlling shear capacity
PhiVn = 22.72 kip

---> Rating factors
Legal Factor = 26.56

*** Slab - Rating for Shear Capacity of Slab Near Interior Wall ***

---> Critical section is at 0.835 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-13.4	-1.23
EV	-139.4	-12.98
EH	39.1	1.59
LS	3.5	0.14
LL+IM (min.)	-4.7	-0.28
LL+IM (max.)	1.6	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -18.03 kip, Mu (min.) = -183.5 in-kip, Mu (max.) = -136.8 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 14.37 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.15 kip

---> Controlling shear capacity
PhiVn = 25.15 kip

---> Rating factors
Legal Factor = 21.56

*** Floor - Rating for Bottom Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 15.06 in, PhiMn = 420.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-3.0
EV	-31.6
EH	186.7
LS	15.2
LL+IM (min.)	0.6

---> Rating factors
Legal Factor = 10.85

*** Floor - Rating for Top Transverse Reinforcing ***

Provided reinforcing is #9 & #8 @ 18.0 in, 100% effective
As Provided = 1.193 in^2, de = 16.19 in, PhiMn = 666.6 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-48.2
EV	-306.0
EH	78.5
LS	6.4
LL+IM (max.)	-8.2

---> Rating factors
Legal Factor = 24.03

*** Floor - Rating for Bottom Transverse Reinforcing Under Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.87 in, PhiMn = 848.3 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	73.9
EV	467.4
EH	-88.6
LS	-7.2
LL+IM (min.)	10.1

---> Rating factors
Legal Factor = 15.47

*** Floor - Rating for Shear Capacity of Floor Near Exterior Wall ***

---> Critical section is at 0.156 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-28.7	-1.06
EV	-189.1	-6.50
EH	150.3	-1.91
LS	12.2	-0.16
LL+IM (min.)	-4.9	-0.18
LL+IM (max.)	0.8	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -13.04 kip, Mu (min.) = -196.0 in-kip, Mu (max.) = -59.3 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 16.19 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 23.49 kip

---> Controlling shear capacity
PhiVn = 23.49 kip

---> Rating factors
Legal Factor = 25.97

*** Floor - Rating for Shear Capacity of Floor Near Interior Wall ***

---> Critical section is at 0.845 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	28.3	2.14
EV	180.4	13.47
EH	-52.5	-1.91
LS	-4.3	-0.16
LL+IM (min.)	-0.8	---
LL+IM (max.)	4.6	0.29

---> Factored forces @ critical section for shear capacity calculations
Vu = 19.67 kip, Mu (min.) = 192.2 in-kip, Mu (max.) = 247.3 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.87 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.80 kip

---> Controlling shear capacity
PhiVn = 25.80 kip

---> Rating factors
Legal Factor = 17.92

*** Exterior Wall - Rating for P-M Capacity Near Top of Exterior Wall ***

---> Critical section is at 0.067 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.18	3.6
EV	-11.70	49.4
EH	-1.59	101.2
LS	-0.14	8.7
LL+IM (max.)	-0.28	1.3

Factored Compressive Axial Load = 19.73 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Legal Factor = 0.35

*** Exterior Wall - Rating for P-M Capacity Near Bottom of Exterior Wall ***

---> Critical section is at 0.933 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-2.46	4.7
EV	-11.70	18.7
EH	-1.59	117.8
LS	-0.14	9.8
LL+IM (max.)	-0.28	0.7

Factored Compressive Axial Load = 21.39 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Legal Factor = 1.57

*** Exterior Wall - Rating for P-M Capacity at Mid-Height of Exterior Wall ***

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.82	4.1
EV	-11.70	34.1
EH	-1.59	-116.6
LS	-0.14	-9.9

---> Controlling shear capacity
PhiVn = 22.73 kip

---> Rating factors
Legal Factor = 27.49

*** Slab - Rating for Shear Capacity of Slab Near Interior Wall ***

---> Critical section is at 0.835 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-13.4	-1.23
EV	-139.4	-12.98
EH	39.1	1.59
LS	3.5	0.14
LL+IM (min.)	-4.3	-0.26
LL+IM (max.)	1.5	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -17.99 kip, Mu (min.) = -182.5 in-kip, Mu (max.) = -137.0 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 14.37 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.15 kip

---> Controlling shear capacity
PhiVn = 25.15 kip

---> Rating factors
Legal Factor = 23.03

*** Floor - Rating for Bottom Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 15.06 in, PhiMn = 420.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-3.0
EV	-31.6
EH	186.7
LS	15.2
LL+IM (min.)	0.6

---> Rating factors
Legal Factor = 10.88

*** Floor - Rating for Top Transverse Reinforcing ***

Provided reinforcing is #9 & #8 @ 18.0 in, 100% effective
As Provided = 1.193 in^2, de = 16.19 in, PhiMn = 666.6 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-48.2
EV	-306.0
EH	78.5
LS	6.4
LL+IM (max.)	-7.7

---> Rating factors
Legal Factor = 25.55

*** Floor - Rating for Bottom Transverse Reinforcing Under Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.87 in, PhiMn = 848.3 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	73.9
EV	467.4
EH	-88.6
LS	-7.2
LL+IM (min.)	9.5

---> Rating factors
Legal Factor = 16.45

*** Floor - Rating for Shear Capacity of Floor Near Exterior Wall ***

---> Critical section is at 0.156 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-28.7	-1.06
EV	-189.1	-6.50
EH	150.3	-1.91
LS	12.2	-0.16
LL+IM (min.)	-4.6	-0.16
LL+IM (max.)	0.8	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -13.01 kip, Mu (min.) = -195.4 in-kip, Mu (max.) = -59.4 in-kip

Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 16.19 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 23.49 kip

---> Controlling shear capacity
PhiVn = 23.49 kip

---> Rating factors
Legal Factor = 26.82

*** Floor - Rating for Shear Capacity of Floor Near Interior Wall ***

---> Critical section is at 0.845 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	28.3	2.14
EV	180.4	13.47
EH	-52.5	-1.91
LS	-4.3	-0.16
LL+IM (min.)	-0.7	---
LL+IM (max.)	4.4	0.27

---> Factored forces @ critical section for shear capacity calculations
Vu = 19.64 kip, Mu (min.) = 192.3 in-kip, Mu (max.) = 246.7 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.87 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.80 kip

---> Controlling shear capacity
PhiVn = 25.80 kip

---> Rating factors
Legal Factor = 19.05

*** Exterior Wall - Rating for P-M Capacity Near Top of Exterior Wall ***

---> Critical section is at 0.067 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.18	3.6
EV	-11.70	49.4
EH	-1.59	101.2
LS	-0.14	8.7
LL+IM (max.)	-0.26	1.3

Factored Compressive Axial Load = 19.69 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Legal Factor = 0.35

*** Exterior Wall - Rating for P-M Capacity Near Bottom of Exterior Wall ***

---> Critical section is at 0.933 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-2.46	4.7
EV	-11.70	18.7
EH	-1.59	117.8
LS	-0.14	9.8
LL+IM (max.)	-0.26	0.6

Factored Compressive Axial Load = 21.36 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Legal Factor = 1.57

*** Exterior Wall - Rating for P-M Capacity at Mid-Height of Exterior Wall ***

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.82	4.1
EV	-11.70	34.1
EH	-1.59	-116.6
LS	-0.14	-9.9
LL+IM (max.)	-0.26	-0.2

Factored Compressive Axial Load = 20.53 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #4 @ 9.0 in
As Provided = 0.267 in^2, de = 7.75 in, PhiMn = 73.0 in-kip

---> Rating Factors

Legal Factor = -2.20

*** Exterior Wall - Rating for Shear Capacity of Near Top of Wall ***

---> Critical section is at 0.155 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	3.7	0.01
EV	46.3	-0.25
EH	25.9	-5.41
LS	1.9	-0.48
LL+IM	1.2	-0.01

---> Factored forces @ critical section for shear capacity calculations
Vu = -8.40 kip, Mu = 105.3 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.70 kip

---> Controlling shear capacity
PhiVn = 9.70 kip

---> Rating factors
Legal Factor = 3.72

*** Exterior Wall - Rating for Shear Capacity of Near Bottom of Wall ***

---> Critical section is at 0.852 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	4.6	0.01
EV	21.6	-0.25
EH	36.0	6.29
LS	3.3	0.51
LL+IM	0.7	0.00

---> Factored forces @ critical section for shear capacity calculations
Vu = 8.97 kip, Mu = 89.5 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.96 kip

---> Controlling shear capacity
PhiVn = 9.96 kip

---> Rating factors
Legal Factor = 3.16

*** Interior Wall - Rating for P-M Capacity Near Top of Interior Wall ***

---> Critical section is at 0.067 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-3.46	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.71	-1.0
LL+IM (Case 2)	0.00	-1.0

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	50.0	1.6
Case 1 - Op.	50.0	1.6
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Legal Factor = 1.23

*** Interior Wall - Rating for P-M Capacity Near Bottom of Interior Wall ***

---> Critical section is at 0.933 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-4.75	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.71	-0.2
LL+IM (Case 2)	0.00	-0.2

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	0.0	0.0
Case 1 - Op.	0.0	0.0
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Legal Factor = 0.00

****
*** 90 kip 6-Axle Load Rating ***
****

*** Slab - Rating for Top Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 14.56 in, PhiMn = 406.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	1.2
EV	-0.7
EH	-158.1
LS	-14.0
LL+IM (min.)	-1.3

---> Rating factors
Permit Factor = 10.15

*** Slab - Rating for Bottom Transverse Reinforcing ***

Provided reinforcing is #8 @ 9.0 in, 100% effective
As Provided = 1.053 in^2, de = 14.50 in, PhiMn = 527.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	29.1
EV	304.8
EH	-67.8
LS	-6.0
LL+IM (max.)	10.6

---> Rating factors
Permit Factor = 9.98

*** Slab - Rating for Top Transverse Reinforcing Over Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.37 in, PhiMn = 817.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-42.1
EV	-443.3
EH	71.5
LS	6.3
LL+IM (min.)	-12.0

---> Rating factors
Permit Factor = 14.91

*** Slab - Rating for Shear Capacity of Slab Near Exterior Wall ***

---> Critical section is at 0.166 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	17.8	0.62
EV	179.4	6.79
EH	-125.3	1.59
LS	-11.1	0.14
LL+IM (min.)	-0.7	---
LL+IM (max.)	5.6	0.23

---> Factored forces @ critical section for shear capacity calculations
Vu = 12.52 kip, Mu (min.) = 67.9 in-kip, Mu (max.) = 187.1 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.50 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 22.70 kip

---> Controlling shear capacity
PhiVn = 22.70 kip

---> Rating factors
Permit Factor = 22.86

*** Slab - Rating for Shear Capacity of Slab Near Interior Wall ***

---> Critical section is at 0.835 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-13.4	-1.23
EV	-139.4	-12.98
EH	39.1	1.59
LS	3.5	0.14
LL+IM (min.)	-5.9	-0.35
LL+IM (max.)	2.1	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -18.20 kip, Mu (min.) = -186.0 in-kip, Mu (max.) = -135.8 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 14.37 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.15 kip

---> Controlling shear capacity
PhiVn = 25.15 kip

---> Rating factors
Permit Factor = 16.84

*** Floor - Rating for Bottom Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 15.06 in, PhiMn = 420.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-3.0
EV	-31.6
EH	186.7
LS	15.2
LL+IM (min.)	0.8

---> Rating factors
Permit Factor = 10.74

*** Floor - Rating for Top Transverse Reinforcing ***

Provided reinforcing is #9 & #8 @ 18.0 in, 100% effective
As Provided = 1.193 in^2, de = 16.19 in, PhiMn = 666.6 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-48.2
EV	-306.0
EH	78.5
LS	6.4
LL+IM (max.)	-10.6

---> Rating factors
Permit Factor = 18.69

*** Floor - Rating for Bottom Transverse Reinforcing Under Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.87 in, PhiMn = 848.3 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	73.9
EV	467.4
EH	-88.6
LS	-7.2
LL+IM (min.)	12.9

---> Rating factors
Permit Factor = 12.03

*** Floor - Rating for Shear Capacity of Floor Near Exterior Wall ***

---> Critical section is at 0.156 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-28.7	-1.06
EV	-189.1	-6.50
EH	150.3	-1.91
LS	12.2	-0.16
LL+IM (min.)	-6.3	-0.23
LL+IM (max.)	1.1	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -13.15 kip, Mu (min.) = -199.1 in-kip, Mu (max.) = -58.8 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 16.19 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 23.49 kip

---> Controlling shear capacity
PhiVn = 23.49 kip

---> Rating factors
Permit Factor = 22.56

*** Floor - Rating for Shear Capacity of Floor Near Interior Wall ***

---> Critical section is at 0.845 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	28.3	2.14
EV	180.4	13.47
EH	-52.5	-1.91
LS	-4.3	-0.16
LL+IM (min.)	-1.0	---
LL+IM (max.)	6.0	0.37

---> Factored forces @ critical section for shear capacity calculations
Vu = 19.85 kip, Mu (min.) = 191.7 in-kip, Mu (max.) = 250.2 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.87 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.80 kip

---> Controlling shear capacity
PhiVn = 25.80 kip

---> Rating factors
Permit Factor = 13.93

*** Exterior Wall - Rating for P-M Capacity Near Top of Exterior Wall ***

---> Critical section is at 0.067 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.18	3.6
EV	-11.70	49.4
EH	-1.59	101.2
LS	-0.14	8.7
LL+IM (max.)	-0.36	1.7

Factored Compressive Axial Load = 19.90 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Permit Factor = 0.33

*** Exterior Wall - Rating for P-M Capacity Near Bottom of Exterior Wall ***

---> Critical section is at 0.933 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-2.46	4.7
EV	-11.70	18.7
EH	-1.59	117.8
LS	-0.14	9.8
LL+IM (max.)	-0.36	0.9

Factored Compressive Axial Load = 21.57 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Permit Factor = 1.54

*** Exterior Wall - Rating for P-M Capacity at Mid-Height of Exterior Wall ***

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.82	4.1
EV	-11.70	34.1
EH	-1.59	-116.6
LS	-0.14	-9.9
LL+IM (max.)	-0.36	-0.3

Factored Compressive Axial Load = 20.74 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #4 @ 9.0 in
As Provided = 0.267 in^2, de = 7.75 in, PhiMn = 73.0 in-kip

---> Rating Factors
Permit Factor = -2.19

*** Exterior Wall - Rating for Shear Capacity of Near Top of Wall ***

---> Critical section is at 0.155 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	3.7	0.01

```
EV              46.3            -0.25
EH              25.9            -5.41
LS              1.9             -0.48
LL+IM           1.6             -0.01

---> Factored forces @ critical section for shear capacity calculations
Vu = -8.40 kip, Mu = 106.3 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.69 kip

---> Controlling shear capacity
PhiVn = 9.69 kip

---> Rating factors
Permit Factor = 3.69

*** Exterior Wall - Rating for Shear Capacity of Near Bottom of Wall ***

---> Critical section is at 0.852 point.

---> Service-level component forces @ critical section
                Moment (in-kip) Shear (kip)
DC              4.6             0.01
EV              21.6            -0.25
EH              36.0            6.29
LS              3.3             0.51
LL+IM           0.9             0.00

---> Factored forces @ critical section for shear capacity calculations
Vu = 8.97 kip, Mu = 90.1 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.95 kip

---> Controlling shear capacity
PhiVn = 9.95 kip

---> Rating factors
Permit Factor = 3.14

*** Interior Wall - Rating for P-M Capacity Near Top of Interior Wall ***

---> Critical section is at 0.067 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2.  Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section
                Axial (kip)     Moment (in-kip)
DC              -3.46           0.0
EV              -35.69          0.0
EH              3.19            0.0
LS              0.28            0.0
LL+IM (Case 1)  -0.97           -1.4
LL+IM (Case 2)  0.00            -1.4

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.
                Axial (kip)     Flexural (in-kip)
Case 1 - Inv.   50.0            1.6
Case 1 - Op.    50.0            1.6

Case 2 - Inv.   NA              NA
Case 2 - Op.    NA              NA

---> Rating Factors
Permit Factor = 0.90

*** Interior Wall - Rating for P-M Capacity Near Bottom of Interior Wall ***

---> Critical section is at 0.933 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2.  Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section
                Axial (kip)     Moment (in-kip)
DC              -4.75           0.0
EV              -35.69          0.0
EH              3.19            0.0
LS              0.28            0.0
LL+IM (Case 1)  -0.97           -0.3
LL+IM (Case 2)  0.00            -0.3

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.
                Axial (kip)     Flexural (in-kip)
Case 1 - Inv.   0.0             0.0
Case 1 - Op.    0.0             0.0

Case 2 - Inv.   NA              NA
Case 2 - Op.    NA              NA

---> Rating Factors
Permit Factor = 0.00

**************************************
*** 136 kip (A) 7-Axle Load Rating ***
**************************************

*** Slab - Rating for Top Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 14.56 in, PhiMn = 406.5 in-kip

---> Service-level component forces @ critical section
                Moment (in-kip)
DC              1.2
EV              -0.7
EH              -158.1
LS              -14.0
LL+IM (min.)    -1.5

---> Rating factors
Permit Factor = 10.05

*** Slab - Rating for Bottom Transverse Reinforcing ***

Provided reinforcing is #8 @ 9.0 in, 100% effective
As Provided = 1.053 in^2, de = 14.50 in, PhiMn = 527.5 in-kip

---> Service-level component forces @ critical section
                Moment (in-kip)
DC              29.1
EV              304.8
EH              -67.8
LS              -6.0
LL+IM (max.)    11.8

---> Rating factors
Permit Factor = 8.97

*** Slab - Rating for Top Transverse Reinforcing Over Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.37 in, PhiMn = 817.9 in-kip

---> Service-level component forces @ critical section
                Moment (in-kip)
DC              -42.1
EV              -443.3
EH              71.5
LS              6.3
LL+IM (min.)    -13.4

---> Rating factors
Permit Factor = 13.36

*** Slab - Rating for Shear Capacity of Slab Near Exterior Wall ***

---> Critical section is at 0.166 point.

---> Service-level component forces @ critical section
                Moment (in-kip) Shear (kip)
DC              17.8            0.62
EV              179.4           6.79
EH              -125.3          1.59
LS              -11.1           0.14
LL+IM (min.)    -0.8            ---
LL+IM (max.)    6.2             0.25

---> Factored forces @ critical section for shear capacity calculations
Vu = 12.57 kip, Mu (min.) = 67.7 in-kip, Mu (max.) = 188.5 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.50 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 22.69 kip

---> Controlling shear capacity
PhiVn = 22.69 kip

---> Rating factors
Permit Factor = 21.35

*** Slab - Rating for Shear Capacity of Slab Near Interior Wall ***

---> Critical section is at 0.835 point.

---> Service-level component forces @ critical section
                Moment (in-kip) Shear (kip)
DC              -13.4           -1.23
EV              -139.4          -12.98
EH              39.1            1.59
LS              3.5             0.14
LL+IM (min.)    -6.6            -0.39
```

LL+IM (max.)	2.3	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -18.28 kip, Mu (min.) = -187.5 in-kip, Mu (max.) = -135.3 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 14.37 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.15 kip

---> Controlling shear capacity
PhiVn = 25.15 kip

---> Rating factors
Permit Factor = 15.09

*** Floor - Rating for Bottom Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 15.06 in, PhiMn = 420.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-3.0
EV	-31.6
EH	186.7
LS	15.2
LL+IM (min.)	0.9

---> Rating factors
Permit Factor = 10.68

*** Floor - Rating for Top Transverse Reinforcing ***

Provided reinforcing is #9 & #8 @ 18.0 in, 100% effective
As Provided = 1.193 in^2, de = 16.19 in, PhiMn = 666.6 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-48.2
EV	-306.0
EH	78.5
LS	6.4
LL+IM (max.)	-11.8

---> Rating factors
Permit Factor = 16.80

*** Floor - Rating for Bottom Transverse Reinforcing Under Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.87 in, PhiMn = 848.3 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	73.9
EV	467.4
EH	-88.6
LS	-7.2
LL+IM (min.)	14.4

---> Rating factors
Permit Factor = 10.81

*** Floor - Rating for Shear Capacity of Floor Near Exterior Wall ***

---> Critical section is at 0.156 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-28.7	-1.06
EV	-189.1	-6.50
EH	150.3	-1.91
LS	12.2	-0.16
LL+IM (min.)	-7.0	-0.25
LL+IM (max.)	1.2	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -13.20 kip, Mu (min.) = -200.6 in-kip, Mu (max.) = -58.5 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 16.19 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 23.49 kip

---> Controlling shear capacity
PhiVn = 23.49 kip

---> Rating factors
Permit Factor = 21.15

*** Floor - Rating for Shear Capacity of Floor Near Interior Wall ***

---> Critical section is at 0.845 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	28.3	2.14
EV	180.4	13.47
EH	-52.5	-1.91
LS	-4.3	-0.16
LL+IM (min.)	-1.1	---
LL+IM (max.)	6.6	0.41

---> Factored forces @ critical section for shear capacity calculations
Vu = 19.94 kip, Mu (min.) = 191.5 in-kip, Mu (max.) = 251.6 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.87 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.80 kip

---> Controlling shear capacity
PhiVn = 25.80 kip

---> Rating factors
Permit Factor = 12.52

*** Exterior Wall - Rating for P-M Capacity Near Top of Exterior Wall ***

---> Critical section is at 0.067 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.18	3.6
EV	-11.70	49.4
EH	-1.59	101.2
LS	-0.14	8.7
LL+IM (max.)	-0.40	1.9

Factored Compressive Axial Load = 19.99 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Permit Factor = 0.33

*** Exterior Wall - Rating for P-M Capacity Near Bottom of Exterior Wall ***

---> Critical section is at 0.933 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-2.46	4.7
EV	-11.70	18.7
EH	-1.59	117.8
LS	-0.14	9.8
LL+IM (max.)	-0.40	1.0

Factored Compressive Axial Load = 21.66 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Permit Factor = 1.52

*** Exterior Wall - Rating for P-M Capacity at Mid-Height of Exterior Wall ***

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.82	4.1
EV	-11.70	34.1
EH	-1.59	-116.6
LS	-0.14	-9.9
LL+IM (max.)	-0.40	-0.3

Factored Compressive Axial Load = 20.82 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #4 @ 9.0 in
As Provided = 0.267 in^2, de = 7.75 in, PhiMn = 73.0 in-kip

---> Rating Factors
Permit Factor = -2.18

*** Exterior Wall - Rating for Shear Capacity of Near Top of Wall ***

---> Critical section is at 0.155 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	3.7	0.01
EV	46.3	-0.25
EH	25.9	-5.41
LS	1.9	-0.48
LL+IM	1.8	-0.01

---> Factored forces @ critical section for shear capacity calculations
Vu = -8.41 kip, Mu = 106.7 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.68 kip

---> Controlling shear capacity
PhiVn = 9.68 kip

---> Rating factors
Permit Factor = 3.68

*** Exterior Wall - Rating for Shear Capacity of Near Bottom of Wall ***

---> Critical section is at 0.852 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	4.6	0.01
EV	21.6	-0.25
EH	36.0	6.29
LS	3.3	0.51
LL+IM	1.0	0.00

---> Factored forces @ critical section for shear capacity calculations
Vu = 8.98 kip, Mu = 90.3 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.95 kip

---> Controlling shear capacity
PhiVn = 9.95 kip

---> Rating factors
Permit Factor = 3.14

*** Interior Wall - Rating for P-M Capacity Near Top of Interior Wall ***

---> Critical section is at 0.067 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-3.46	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-1.08	-1.5
LL+IM (Case 2)	0.00	-1.5

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	50.0	1.6
Case 1 - Op.	50.0	1.6
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Permit Factor = 0.81

*** Interior Wall - Rating for P-M Capacity Near Bottom of Interior Wall ***

---> Critical section is at 0.933 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-4.75	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-1.08	-0.4
LL+IM (Case 2)	0.00	-0.4

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	0.0	0.0
Case 1 - Op.	0.0	0.0
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Permit Factor = 0.00

****
*** 136 kip (B) 7-Axle Load Rating ***

****

*** Slab - Rating for Top Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 14.56 in, PhiMn = 406.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	1.2
EV	-0.7
EH	-158.1
LS	-14.0
LL+IM (min.)	-1.8

---> Rating factors
Permit Factor = 9.86

*** Slab - Rating for Bottom Transverse Reinforcing ***

Provided reinforcing is #8 @ 9.0 in, 100% effective
As Provided = 1.053 in^2, de = 14.50 in, PhiMn = 527.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	29.1
EV	304.8
EH	-67.8
LS	-6.0
LL+IM (max.)	14.2

---> Rating factors
Permit Factor = 7.45

*** Slab - Rating for Top Transverse Reinforcing Over Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.37 in, PhiMn = 817.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-42.1
EV	-443.3
EH	71.5
LS	6.3
LL+IM (min.)	-16.1

---> Rating factors
Permit Factor = 11.13

*** Slab - Rating for Shear Capacity of Slab Near Exterior Wall ***

---> Critical section is at 0.166 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	17.8	0.62
EV	179.4	6.79
EH	-125.3	1.59
LS	-11.1	0.14
LL+IM (min.)	-1.0	---
LL+IM (max.)	7.5	0.31

---> Factored forces @ critical section for shear capacity calculations
Vu = 12.68 kip, Mu (min.) = 67.4 in-kip, Mu (max.) = 191.3 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.50 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 22.66 kip

---> Controlling shear capacity
PhiVn = 22.66 kip

---> Rating factors
Permit Factor = 18.84

*** Slab - Rating for Shear Capacity of Slab Near Interior Wall ***

---> Critical section is at 0.835 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-13.4	-1.23
EV	-139.4	-12.98
EH	39.1	1.59
LS	3.5	0.14
LL+IM (min.)	-7.9	-0.47
LL+IM (max.)	2.8	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -18.46 kip, Mu (min.) = -190.3 in-kip, Mu (max.) = -134.2 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 14.37 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.15 kip

---> Controlling shear capacity
PhiVn = 25.15 kip

---> Rating factors
Permit Factor = 12.57

*** Floor - Rating for Bottom Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 15.06 in, PhiMn = 420.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-3.0
EV	-31.6
EH	186.7
LS	15.2
LL+IM (min.)	1.0

---> Rating factors
Permit Factor = 10.56

*** Floor - Rating for Top Transverse Reinforcing ***

Provided reinforcing is #9 & #8 @ 18.0 in, 100% effective
As Provided = 1.193 in^2, de = 16.19 in, PhiMn = 666.6 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-48.2
EV	-306.0
EH	78.5
LS	6.4
LL+IM (max.)	-14.2

---> Rating factors
Permit Factor = 13.95

*** Floor - Rating for Bottom Transverse Reinforcing Under Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.87 in, PhiMn = 848.3 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	73.9
EV	467.4
EH	-88.6
LS	-7.2
LL+IM (min.)	17.3

---> Rating factors
Permit Factor = 8.98

*** Floor - Rating for Shear Capacity of Floor Near Exterior Wall ***

---> Critical section is at 0.156 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-28.7	-1.06
EV	-189.1	-6.50
EH	150.3	-1.91
LS	12.2	-0.16
LL+IM (min.)	-8.4	-0.30
LL+IM (max.)	1.4	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -13.31 kip, Mu (min.) = -203.7 in-kip, Mu (max.) = -58.0 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 16.19 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 23.49 kip

---> Controlling shear capacity
PhiVn = 23.49 kip

---> Rating factors
Permit Factor = 18.79

*** Floor - Rating for Shear Capacity of Floor Near Interior Wall ***

---> Critical section is at 0.845 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	28.3	2.14
EV	180.4	13.47
EH	-52.5	-1.91
LS	-4.3	-0.16
LL+IM (min.)	-1.3	---
LL+IM (max.)	8.0	0.50

---> Factored forces @ critical section for shear capacity calculations

Vu = 20.13 kip, Mu (min.) = 191.0 in-kip, Mu (max.) = 254.6 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.87 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.80 kip

---> Controlling shear capacity
PhiVn = 25.80 kip

---> Rating factors
Permit Factor = 10.40

*** Exterior Wall - Rating for P-M Capacity Near Top of Exterior Wall ***

---> Critical section is at 0.067 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.18	3.6
EV	-11.70	49.4
EH	-1.59	101.2
LS	-0.14	8.7
LL+IM (max.)	-0.48	2.3

Factored Compressive Axial Load = 20.17 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Permit Factor = 0.31

*** Exterior Wall - Rating for P-M Capacity Near Bottom of Exterior Wall ***

---> Critical section is at 0.933 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-2.46	4.7
EV	-11.70	18.7
EH	-1.59	117.8
LS	-0.14	9.8
LL+IM (max.)	-0.48	1.2

Factored Compressive Axial Load = 21.84 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Permit Factor = 1.49

*** Exterior Wall - Rating for P-M Capacity at Mid-Height of Exterior Wall ***

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.82	4.1
EV	-11.70	34.1
EH	-1.59	-116.6
LS	-0.14	-9.9
LL+IM (max.)	-0.48	-0.4

Factored Compressive Axial Load = 21.00 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #4 @ 9.0 in
As Provided = 0.267 in^2, de = 7.75 in, PhiMn = 73.0 in-kip

---> Rating Factors
Permit Factor = -2.16

*** Exterior Wall - Rating for Shear Capacity of Near Top of Wall ***

---> Critical section is at 0.155 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	3.7	0.01
EV	46.3	-0.25
EH	25.9	-5.41
LS	1.9	-0.48
LL+IM	2.2	-0.01

---> Factored forces @ critical section for shear capacity calculations
Vu = -8.41 kip, Mu = 107.5 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.68 kip

---> Controlling shear capacity
PhiVn = 9.68 kip

---> Rating factors
Permit Factor = 3.65

*** Exterior Wall - Rating for Shear Capacity of Near Bottom of Wall ***

---> Critical section is at 0.852 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	4.6	0.01
EV	21.6	-0.25
EH	36.0	6.29
LS	3.3	0.51
LL+IM	1.3	0.00

---> Factored forces @ critical section for shear capacity calculations
Vu = 8.98 kip, Mu = 90.7 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.94 kip

---> Controlling shear capacity
PhiVn = 9.94 kip

---> Rating factors
Permit Factor = 3.12

*** Interior Wall - Rating for P-M Capacity Near Top of Interior Wall ***

---> Critical section is at 0.067 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-3.46	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-1.30	-1.8
LL+IM (Case 2)	0.00	-1.8

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	50.0	1.6
Case 1 - Op.	50.0	1.6
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Permit Factor = 0.67

*** Interior Wall - Rating for P-M Capacity Near Bottom of Interior Wall ***

---> Critical section is at 0.933 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-4.75	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-1.30	-0.4
LL+IM (Case 2)	0.00	-0.4

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	0.0	0.0
Case 1 - Op.	0.0	0.0
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Permit Factor = 0.00

****
*** 156 kip 8-Axle Load Rating ***
****

*** Slab - Rating for Top Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 14.56 in, PhiMn = 406.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	1.2
EV	-0.7
EH	-158.1
LS	-14.0
LL+IM (min.)	-1.8

---> Rating factors
Permit Factor = 9.86

*** Slab - Rating for Bottom Transverse Reinforcing ***

Provided reinforcing is #8 @ 9.0 in, 100% effective
As Provided = 1.053 in^2, de = 14.50 in, PhiMn = 527.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	29.1
EV	304.8
EH	-67.8
LS	-6.0
LL+IM (max.)	14.2

---> Rating factors
Permit Factor = 7.45

*** Slab - Rating for Top Transverse Reinforcing Over Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.37 in, PhiMn = 817.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-42.1
EV	-443.3
EH	71.5
LS	6.3
LL+IM (min.)	-16.1

---> Rating factors
Permit Factor = 11.13

*** Slab - Rating for Shear Capacity of Slab Near Exterior Wall ***

---> Critical section is at 0.166 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	17.8	0.62
EV	179.4	6.79
EH	-125.3	1.59
LS	-11.1	0.14
LL+IM (min.)	-1.0	---
LL+IM (max.)	7.5	0.31

---> Factored forces @ critical section for shear capacity calculations
Vu = 12.68 kip, Mu (min.) = 67.4 in-kip, Mu (max.) = 191.3 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.50 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 22.66 kip

---> Controlling shear capacity
PhiVn = 22.66 kip

---> Rating factors
Permit Factor = 18.84

*** Slab - Rating for Shear Capacity of Slab Near Interior Wall ***

---> Critical section is at 0.835 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-13.4	-1.23
EV	-139.4	-12.98
EH	39.1	1.59
LS	3.5	0.14
LL+IM (min.)	-7.9	-0.47
LL+IM (max.)	2.8	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -18.46 kip, Mu (min.) = -190.3 in-kip, Mu (max.) = -134.2 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 14.37 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.15 kip

---> Controlling shear capacity
PhiVn = 25.15 kip

---> Rating factors
Permit Factor = 12.57

*** Floor - Rating for Bottom Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 15.06 in, PhiMn = 420.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-3.0
EV	-31.6
EH	186.7
LS	15.2
LL+IM (min.)	1.0

---> Rating factors
Permit Factor = 10.56

*** Floor - Rating for Top Transverse Reinforcing ***

Provided reinforcing is #9 & #8 @ 18.0 in, 100% effective
As Provided = 1.193 in^2, de = 16.19 in, PhiMn = 666.6 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-48.2
EV	-306.0
EH	78.5
LS	6.4
LL+IM (max.)	-14.2

---> Rating factors
Permit Factor = 13.95

*** Floor - Rating for Bottom Transverse Reinforcing Under Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.87 in, PhiMn = 848.3 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	73.9
EV	467.4
EH	-88.6
LS	-7.2
LL+IM (min.)	17.3

---> Rating factors
Permit Factor = 8.98

*** Floor - Rating for Shear Capacity of Floor Near Exterior Wall ***

---> Critical section is at 0.156 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-28.7	-1.06
EV	-189.1	-6.50
EH	150.3	-1.91
LS	12.2	-0.16
LL+IM (min.)	-8.4	-0.30
LL+IM (max.)	1.4	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -13.31 kip, Mu (min.) = -203.7 in-kip, Mu (max.) = -58.0 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 16.19 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 23.49 kip

---> Controlling shear capacity
PhiVn = 23.49 kip

---> Rating factors
Permit Factor = 18.79

*** Floor - Rating for Shear Capacity of Floor Near Interior Wall ***

---> Critical section is at 0.845 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	28.3	2.14
EV	180.4	13.47
EH	-52.5	-1.91
LS	-4.3	-0.16
LL+IM (min.)	-1.3	---
LL+IM (max.)	8.0	0.50

---> Factored forces @ critical section for shear capacity calculations
Vu = 20.13 kip, Mu (min.) = 191.0 in-kip, Mu (max.) = 254.6 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.87 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.80 kip

---> Controlling shear capacity

PhiVn = 25.80 kip

---> Rating factors
Permit Factor = 10.40

*** Exterior Wall - Rating for P-M Capacity Near Top of Exterior Wall ***

---> Critical section is at 0.067 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.18	3.6
EV	-11.70	49.4
EH	-1.59	101.2
LS	-0.14	8.7
LL+IM (max.)	-0.48	2.3

Factored Compressive Axial Load = 20.17 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Permit Factor = 0.31

*** Exterior Wall - Rating for P-M Capacity Near Bottom of Exterior Wall ***

---> Critical section is at 0.933 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-2.46	4.7
EV	-11.70	18.7
EH	-1.59	117.8
LS	-0.14	9.8
LL+IM (max.)	-0.48	1.2

Factored Compressive Axial Load = 21.84 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Permit Factor = 1.49

*** Exterior Wall - Rating for P-M Capacity at Mid-Height of Exterior Wall ***

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.82	4.1
EV	-11.70	34.1
EH	-1.59	-116.6
LS	-0.14	-9.9
LL+IM (max.)	-0.48	-0.4

Factored Compressive Axial Load = 21.00 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #4 @ 9.0 in
As Provided = 0.267 in^2, de = 7.75 in, PhiMn = 73.0 in-kip

---> Rating Factors
Permit Factor = -2.16

*** Exterior Wall - Rating for Shear Capacity of Near Top of Wall ***

---> Critical section is at 0.155 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	3.7	0.01
EV	46.3	-0.25
EH	25.9	-5.41
LS	1.9	-0.48
LL+IM	2.2	-0.01

---> Factored forces @ critical section for shear capacity calculations
Vu = -8.41 kip, Mu = 107.5 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.68 kip

---> Controlling shear capacity
PhiVn = 9.68 kip

---> Rating factors
Permit Factor = 3.65

*** Exterior Wall - Rating for Shear Capacity of Near Bottom of Wall ***

---> Critical section is at 0.852 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	4.6	0.01
EV	21.6	-0.25
EH	36.0	6.29
LS	3.3	0.51

```
LL+IM          1.3             0.00

---> Factored forces @ critical section for shear capacity calculations
Vu = 8.98 kip, Mu = 90.7 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.94 kip

---> Controlling shear capacity
PhiVn = 9.94 kip

---> Rating factors
Permit Factor = 3.12

*** Interior Wall - Rating for P-M Capacity Near Top of Interior Wall ***

---> Critical section is at 0.067 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2.  Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section
                Axial (kip)     Moment (in-kip)
DC              -3.46           0.0
EV              -35.69          0.0
EH              3.19            0.0
LS              0.28            0.0
LL+IM (Case 1)  -1.30           -1.8
LL+IM (Case 2)  0.00            -1.8

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.
                Axial (kip)     Flexural (in-kip)
Case 1 - Inv.   50.0            1.6
Case 1 - Op.    50.0            1.6

Case 2 - Inv.   NA              NA
Case 2 - Op.    NA              NA

---> Rating Factors
Permit Factor = 0.67

*** Interior Wall - Rating for P-M Capacity Near Bottom of Interior Wall ***

---> Critical section is at 0.933 point.
```

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Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2.  Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section
                Axial (kip)     Moment (in-kip)
DC              -4.75           0.0
EV              -35.69          0.0
EH              3.19            0.0
LS              0.28            0.0
LL+IM (Case 1)  -1.30           -0.4
LL+IM (Case 2)  0.00            -0.4

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.
                Axial (kip)     Flexural (in-kip)
Case 1 - Inv.   0.0             0.0
Case 1 - Op.    0.0             0.0

Case 2 - Inv.   NA              NA
Case 2 - Op.    NA              NA

---> Rating Factors
Permit Factor = 0.00

************************
*** EV2 Load Rating ***
************************

*** Slab - Rating for Top Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 14.56 in, PhiMn = 406.5 in-kip

---> Service-level component forces @ critical section
                Moment (in-kip)
DC              1.2
EV              -0.7
EH              -158.1
LS              -14.0
LL+IM (min.)    -1.2

---> Rating factors
Permit Factor = 10.24
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```
*** Slab - Rating for Bottom Transverse Reinforcing ***

Provided reinforcing is #8 @ 9.0 in, 100% effective
As Provided = 1.053 in^2, de = 14.50 in, PhiMn = 527.5 in-kip

---> Service-level component forces @ critical section
                Moment (in-kip)
DC              29.1
EV              304.8
EH              -67.8
LS              -6.0
LL+IM (max.)    9.5

---> Rating factors
Permit Factor = 11.11

*** Slab - Rating for Top Transverse Reinforcing Over Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.37 in, PhiMn = 817.9 in-kip

---> Service-level component forces @ critical section
                Moment (in-kip)
DC              -42.1
EV              -443.3
EH              71.5
LS              6.3
LL+IM (min.)    -10.8

---> Rating factors
Permit Factor = 16.60

*** Slab - Rating for Shear Capacity of Slab Near Exterior Wall ***

---> Critical section is at 0.166 point.

---> Service-level component forces @ critical section
                Moment (in-kip) Shear (kip)
DC              17.8            0.62
EV              179.4           6.79
EH              -125.3          1.59
LS              -11.1           0.14
LL+IM (min.)    -0.7            ---
LL+IM (max.)    5.0             0.21

---> Factored forces @ critical section for shear capacity calculations
Vu = 12.46 kip, Mu (min.) = 68.1 in-kip, Mu (max.) = 185.9 in-kip
Flexural tension will occur in bottom transverse reinforcing only.
```

```
---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.50 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 22.71 kip

---> Controlling shear capacity
PhiVn = 22.71 kip

---> Rating factors
Permit Factor = 24.42

*** Slab - Rating for Shear Capacity of Slab Near Interior Wall ***

---> Critical section is at 0.835 point.

---> Service-level component forces @ critical section
                Moment (in-kip) Shear (kip)
DC              -13.4           -1.23
EV              -139.4          -12.98
EH              39.1            1.59
LS              3.5             0.14
LL+IM (min.)    -5.3            -0.32
LL+IM (max.)    1.9             ---

---> Factored forces @ critical section for shear capacity calculations
Vu = -18.12 kip, Mu (min.) = -184.7 in-kip, Mu (max.) = -136.2 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 14.37 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.15 kip

---> Controlling shear capacity
PhiVn = 25.15 kip

---> Rating factors
Permit Factor = 18.75

*** Floor - Rating for Bottom Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 15.06 in, PhiMn = 420.9 in-kip

---> Service-level component forces @ critical section
                Moment (in-kip)
DC              -3.0
EV              -31.6
```

EH	186.7
LS	15.2
LL+IM (min.)	0.7

---> Rating factors
Permit Factor = 10.79

*** Floor - Rating for Top Transverse Reinforcing ***

Provided reinforcing is #9 & #8 @ 18.0 in, 100% effective
As Provided = 1.193 in^2, de = 16.19 in, PhiMn = 666.6 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-48.2
EV	-306.0
EH	78.5
LS	6.4
LL+IM (max.)	-9.5

---> Rating factors
Permit Factor = 20.80

*** Floor - Rating for Bottom Transverse Reinforcing Under Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.87 in, PhiMn = 848.3 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	73.9
EV	467.4
EH	-88.6
LS	-7.2
LL+IM (min.)	11.6

---> Rating factors
Permit Factor = 13.40

*** Floor - Rating for Shear Capacity of Floor Near Exterior Wall ***

---> Critical section is at 0.156 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-28.7	-1.06
EV	-189.1	-6.50
EH	150.3	-1.91
LS	12.2	-0.16
LL+IM (min.)	-5.7	-0.20
LL+IM (max.)	1.0	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -13.10 kip, Mu (min.) = -197.7 in-kip, Mu (max.) = -59.0 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 16.19 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 23.49 kip

---> Controlling shear capacity
PhiVn = 23.49 kip

---> Rating factors
Permit Factor = 24.00

*** Floor - Rating for Shear Capacity of Floor Near Interior Wall ***

---> Critical section is at 0.845 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	28.3	2.14
EV	180.4	13.47
EH	-52.5	-1.91
LS	-4.3	-0.16
LL+IM (min.)	-0.9	---
LL+IM (max.)	5.4	0.33

---> Factored forces @ critical section for shear capacity calculations
Vu = 19.77 kip, Mu (min.) = 191.9 in-kip, Mu (max.) = 248.9 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.87 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.80 kip

---> Controlling shear capacity
PhiVn = 25.80 kip

---> Rating factors
Permit Factor = 15.51

*** Exterior Wall - Rating for P-M Capacity Near Top of Exterior Wall ***

---> Critical section is at 0.067 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.18	3.6
EV	-11.70	49.4
EH	-1.59	101.2
LS	-0.14	8.7
LL+IM (max.)	-0.33	1.6

Factored Compressive Axial Load = 19.82 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Permit Factor = 0.34

*** Exterior Wall - Rating for P-M Capacity Near Bottom of Exterior Wall ***

---> Critical section is at 0.933 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-2.46	4.7
EV	-11.70	18.7
EH	-1.59	117.8
LS	-0.14	9.8
LL+IM (max.)	-0.33	0.8

Factored Compressive Axial Load = 21.49 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Permit Factor = 1.55

*** Exterior Wall - Rating for P-M Capacity at Mid-Height of Exterior Wall ***

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.82	4.1
EV	-11.70	34.1
EH	-1.59	-116.6
LS	-0.14	-9.9
LL+IM (max.)	-0.33	-0.3

Factored Compressive Axial Load = 20.66 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #4 @ 9.0 in
As Provided = 0.267 in^2, de = 7.75 in, PhiMn = 73.0 in-kip

---> Rating Factors
Permit Factor = -2.19

*** Exterior Wall - Rating for Shear Capacity of Near Top of Wall ***

---> Critical section is at 0.155 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	3.7	0.01
EV	46.3	-0.25
EH	25.9	-5.41
LS	1.9	-0.48
LL+IM	1.5	-0.01

---> Factored forces @ critical section for shear capacity calculations
Vu = -8.40 kip, Mu = 105.9 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.69 kip

---> Controlling shear capacity
PhiVn = 9.69 kip

---> Rating factors
Permit Factor = 3.70

*** Exterior Wall - Rating for Shear Capacity of Near Bottom of Wall ***

---> Critical section is at 0.852 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	4.6	0.01
EV	21.6	-0.25
EH	36.0	6.29
LS	3.3	0.51
LL+IM	0.8	0.00

---> Factored forces @ critical section for shear capacity calculations
Vu = 8.97 kip, Mu = 89.9 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.95 kip

---> Controlling shear capacity

PhiVn = 9.95 kip

---> Rating factors
Permit Factor = 3.15

*** Interior Wall - Rating for P-M Capacity Near Top of Interior Wall ***

---> Critical section is at 0.067 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-3.46	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.87	-1.2
LL+IM (Case 2)	0.00	-1.2

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	50.0	1.6
Case 1 - Op.	50.0	1.6
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Permit Factor = 1.00

*** Interior Wall - Rating for P-M Capacity Near Bottom of Interior Wall ***

---> Critical section is at 0.933 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-4.75	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-0.87	-0.3
LL+IM (Case 2)	0.00	-0.3

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	0.0	0.0
Case 1 - Op.	0.0	0.0
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Permit Factor = 0.00

****
*** EV3 Load Rating ***
****

*** Slab - Rating for Top Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 14.56 in, PhiMn = 406.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	1.2
EV	-0.7
EH	-158.1
LS	-14.0
LL+IM (min.)	-1.6

---> Rating factors
Permit Factor = 9.95

*** Slab - Rating for Bottom Transverse Reinforcing ***

Provided reinforcing is #8 @ 9.0 in, 100% effective
As Provided = 1.053 in^2, de = 14.50 in, PhiMn = 527.5 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	29.1
EV	304.8
EH	-67.8
LS	-6.0
LL+IM (max.)	13.1

---> Rating factors
Permit Factor = 8.09

*** Slab - Rating for Top Transverse Reinforcing Over Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.37 in, PhiMn = 817.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-42.1
EV	-443.3
EH	71.5
LS	6.3
LL+IM (min.)	-14.9

---> Rating factors
Permit Factor = 12.09

*** Slab - Rating for Shear Capacity of Slab Near Exterior Wall ***

---> Critical section is at 0.166 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	17.8	0.62
EV	179.4	6.79
EH	-125.3	1.59
LS	-11.1	0.14
LL+IM (min.)	-0.9	---
LL+IM (max.)	6.9	0.28

---> Factored forces @ critical section for shear capacity calculations
Vu = 12.63 kip, Mu (min.) = 67.5 in-kip, Mu (max.) = 190.0 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.50 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 22.68 kip

---> Controlling shear capacity
PhiVn = 22.68 kip

---> Rating factors
Permit Factor = 19.94

*** Slab - Rating for Shear Capacity of Slab Near Interior Wall ***

---> Critical section is at 0.835 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-13.4	-1.23
EV	-139.4	-12.98
EH	39.1	1.59
LS	3.5	0.14
LL+IM (min.)	-7.3	-0.43
LL+IM (max.)	2.6	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -18.37 kip, Mu (min.) = -188.9 in-kip, Mu (max.) = -134.7 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 14.37 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.15 kip

---> Controlling shear capacity
PhiVn = 25.15 kip

---> Rating factors
Permit Factor = 13.66

*** Floor - Rating for Bottom Transverse Reinforcing at Exterior Wall ***

---> Critical section is at 0.032 point.
Provided reinforcing is #7 @ 9.0 in, 100% effective
As Provided = 0.800 in^2, de = 15.06 in, PhiMn = 420.9 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-3.0
EV	-31.6
EH	186.7
LS	15.2
LL+IM (min.)	1.0

---> Rating factors
Permit Factor = 10.62

*** Floor - Rating for Top Transverse Reinforcing ***

Provided reinforcing is #9 & #8 @ 18.0 in, 100% effective
As Provided = 1.193 in^2, de = 16.19 in, PhiMn = 666.6 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	-48.2
EV	-306.0
EH	78.5
LS	6.4
LL+IM (max.)	-13.1

---> Rating factors
Permit Factor = 15.15

*** Floor - Rating for Bottom Transverse Reinforcing Under Interior Wall ***

---> Critical section is at 0.968 point.
Provided reinforcing is #10 @ 9.0 in, 100% effective
As Provided = 1.693 in^2, de = 14.87 in, PhiMn = 848.3 in-kip

---> Service-level component forces @ critical section

	Moment (in-kip)
DC	73.9
EV	467.4
EH	-88.6
LS	-7.2
LL+IM (min.)	15.9

---> Rating factors
Permit Factor = 9.76

*** Floor - Rating for Shear Capacity of Floor Near Exterior Wall ***

---> Critical section is at 0.156 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	-28.7	-1.06
EV	-189.1	-6.50
EH	150.3	-1.91
LS	12.2	-0.16
LL+IM (min.)	-7.8	-0.28
LL+IM (max.)	1.3	---

---> Factored forces @ critical section for shear capacity calculations
Vu = -13.26 kip, Mu (min.) = -202.3 in-kip, Mu (max.) = -58.3 in-kip
Flexural tension will occur in top transverse reinforcing only.

---> Shear capacity related to top transverse reinforcing in flexural tension
de = 16.19 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 23.49 kip

---> Controlling shear capacity
PhiVn = 23.49 kip

---> Rating factors
Permit Factor = 19.82

*** Floor - Rating for Shear Capacity of Floor Near Interior Wall ***

---> Critical section is at 0.845 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	28.3	2.14
EV	180.4	13.47
EH	-52.5	-1.91
LS	-4.3	-0.16
LL+IM (min.)	-1.2	---
LL+IM (max.)	7.4	0.46

---> Factored forces @ critical section for shear capacity calculations
Vu = 20.04 kip, Mu (min.) = 191.2 in-kip, Mu (max.) = 253.2 in-kip
Flexural tension will occur in bottom transverse reinforcing only.

---> Shear capacity related to bottom transverse reinforcing in flexural tension
de = 14.87 in.

PhiVn per AASHTO Std. Spec. 8.16.6.7 = 25.80 kip

---> Controlling shear capacity
PhiVn = 25.80 kip

---> Rating factors
Permit Factor = 11.30

*** Exterior Wall - Rating for P-M Capacity Near Top of Exterior Wall ***

---> Critical section is at 0.067 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.18	3.6
EV	-11.70	49.4
EH	-1.59	101.2
LS	-0.14	8.7
LL+IM (max.)	-0.45	2.1

Factored Compressive Axial Load = 20.09 kip < 10% of Gross Capacity = 42.00 kip

Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Permit Factor = 0.32

*** Exterior Wall - Rating for P-M Capacity Near Bottom of Exterior Wall ***

---> Critical section is at 0.933 point.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-2.46	4.7
EV	-11.70	18.7
EH	-1.59	117.8
LS	-0.14	9.8
LL+IM (max.)	-0.45	1.1

Factored Compressive Axial Load = 21.75 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #7 @ 9.0 in
As Provided = 0.800 in^2, de = 7.56 in, PhiMn = 204.9 in-kip

---> Rating Factors
Permit Factor = 1.51

*** Exterior Wall - Rating for P-M Capacity at Mid-Height of Exterior Wall ***

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-1.82	4.1
EV	-11.70	34.1
EH	-1.59	-116.6
LS	-0.14	-9.9
LL+IM (max.)	-0.45	-0.4

Factored Compressive Axial Load = 20.92 kip < 10% of Gross Capacity = 42.00 kip
Axial load will be neglected.

Provided reinforcing is #4 @ 9.0 in
As Provided = 0.267 in^2, de = 7.75 in, PhiMn = 73.0 in-kip

---> Rating Factors
Permit Factor = -2.17

*** Exterior Wall - Rating for Shear Capacity of Near Top of Wall ***

---> Critical section is at 0.155 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	3.7	0.01
EV	46.3	-0.25
EH	25.9	-5.41
LS	1.9	-0.48
LL+IM	2.0	-0.01

---> Factored forces @ critical section for shear capacity calculations
Vu = -8.41 kip, Mu = 107.1 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.68 kip

---> Controlling shear capacity
PhiVn = 9.68 kip

---> Rating factors
Permit Factor = 3.66

*** Exterior Wall - Rating for Shear Capacity of Near Bottom of Wall ***

---> Critical section is at 0.852 point.

---> Service-level component forces @ critical section

	Moment (in-kip)	Shear (kip)
DC	4.6	0.01
EV	21.6	-0.25
EH	36.0	6.29
LS	3.3	0.51
LL+IM	1.2	0.00

---> Factored forces @ critical section for shear capacity calculations
Vu = 8.98 kip, Mu = 90.5 in-kip
de = 7.56 in.

PhiVn per AASHTO Std. Spec. 8.16.6.2 = 9.95 kip

---> Controlling shear capacity
PhiVn = 9.95 kip

---> Rating factors
Permit Factor = 3.13

*** Interior Wall - Rating for P-M Capacity Near Top of Interior Wall ***

---> Critical section is at 0.067 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-3.46	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-1.20	-1.7
LL+IM (Case 2)	0.00	-1.7

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	50.0	1.6
Case 1 - Op.	50.0	1.6
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Permit Factor = 0.73

*** Interior Wall - Rating for P-M Capacity Near Bottom of Interior Wall ***

---> Critical section is at 0.933 point.
Provided reinforcing is #4 @ 18.0 in. for each face.

---> Check minimum reinforcing requirements per AASHTO Std. Spec. 8.18.1.2.
Section Ht. = 10.00 in., Section Wt. = 12.00 in., As Total = 0.267 in^2
Reinf. Ratio = 0.22%
<< Reinforcing does not satisfy minimum reinforcing limits per AASHTO
Std. Spec. 8.18.1.2. Use a reduced section for analysis. >>

---> Reduced Section Ht. = 4.71 in., Reduced Section Wt. = 5.66 in.

---> Service-level component forces @ critical section

	Axial (kip)	Moment (in-kip)
DC	-4.75	0.0
EV	-35.69	0.0
EH	3.19	0.0
LS	0.28	0.0
LL+IM (Case 1)	-1.20	-0.4
LL+IM (Case 2)	0.00	-0.4

---> Flexural and axial capacity per AASHTO Std. Spec. 8.16.4.

	Axial (kip)	Flexural (in-kip)
Case 1 - Inv.	0.0	0.0
Case 1 - Op.	0.0	0.0
Case 2 - Inv.	NA	NA
Case 2 - Op.	NA	NA

---> Rating Factors
Permit Factor = 0.00

****
*** Load Rating Summary ***
****

HS20 - Inventory Rating
Rating Factor = -1.31 - Rating Weight = -47.3 Tons
Governing Location is Exterior Wall - Flexural/Axial Interaction at Mid-Height of Wall

HS20 - Operating Rating
Rating Factor = -2.19 - Rating Weight = -79.0 Tons
Governing Location is Exterior Wall - Flexural/Axial Interaction at Mid-Height of Wall

SU4 Truck - Operating Rating
Rating Factor = -2.20 - Rating Weight = -59.4 Tons
Governing Location is Exterior Wall - Flexural/Axial Interaction at Mid-Height of Wall

SU5 Truck - Operating Rating
Rating Factor = -2.20 - Rating Weight = -68.1 Tons
Governing Location is Exterior Wall - Flexural/Axial Interaction at Mid-Height of Wall

SU6 Truck - Operating Rating
Rating Factor = -2.19 - Rating Weight = -76.2 Tons
Governing Location is Exterior Wall - Flexural/Axial Interaction at Mid-Height of Wall

SU7 Truck - Operating Rating
Rating Factor = -2.19 - Rating Weight = -84.9 Tons
Governing Location is Exterior Wall - Flexural/Axial Interaction at Mid-Height of Wall

Type 4 - Operating Rating
Rating Factor = -2.20 - Rating Weight = -59.9 Tons
Governing Location is Exterior Wall - Flexural/Axial Interaction at Mid-Height of Wall

Type 3S3A - Operating Rating
Rating Factor = -2.20 - Rating Weight = -88.0 Tons
Governing Location is Exterior Wall - Flexural/Axial Interaction at Mid-Height of Wall

Type 3-3 - Operating Rating
Rating Factor = -2.20 - Rating Weight = -88.0 Tons
Governing Location is Exterior Wall - Flexural/Axial Interaction at Mid-Height of Wall

Type 3S3B - Operating Rating
Rating Factor = -2.20 - Rating Weight = -99.0 Tons
Governing Location is Exterior Wall - Flexural/Axial Interaction at Mid-Height of Wall

Type 4S3 - Operating Rating
Rating Factor = -2.20 - Rating Weight = -105.6 Tons
Governing Location is Exterior Wall - Flexural/Axial Interaction at Mid-Height of Wall

Type 5-2 - Operating Rating
Rating Factor = -2.20 - Rating Weight = -105.7 Tons
Governing Location is Exterior Wall - Flexural/Axial Interaction at Mid-Height of Wall

90 kip 6-Axle - Operating Rating
Rating Factor = -2.19 - Rating Weight = -98.3 Tons
Governing Location is Exterior Wall - Flexural/Axial Interaction at Mid-Height of Wall

136 kip (A) 7-Axle - Operating Rating
Rating Factor = -2.18 - Rating Weight = -148.1 Tons
Governing Location is Exterior Wall - Flexural/Axial Interaction at Mid-Height of Wall

136 kip (B) 7-Axle - Operating Rating
Rating Factor = -2.16 - Rating Weight = -147.1 Tons
Governing Location is Exterior Wall - Flexural/Axial Interaction at Mid-Height of Wall

156 kip 8-Axle - Operating Rating
Rating Factor = -2.16 - Rating Weight = -168.7 Tons
Governing Location is Exterior Wall - Flexural/Axial Interaction at Mid-Height of Wall

EV2 - Operating Rating
Rating Factor = -2.19 - Rating Weight = -63.0 Tons
Governing Location is Exterior Wall - Flexural/Axial Interaction at Mid-Height of Wall

EV3 - Operating Rating
Rating Factor = -2.17 - Rating Weight = -93.3 Tons
Governing Location is Exterior Wall - Flexural/Axial Interaction at Mid-Height of Wall

FO36 (Form 810016)
11-99

IOWA DEPARTMENT OF TRANSPORTATION

IOWA STRUCTURE INVENTORY AND APPRAISAL SHEET

Date Printed: 2/12/2026

*Do Not Change Note:

*Sufficiency Rating 78

IDENTIFICATION COUNTY ENGR.

*COUNTY/CITY Clive
COUNTY ID 77-504060
*8 STRUCTURE NO 504060
*5 INVENTORY ROUTE 1 5 1 00 01
2 STATE AREA NO 7
6 FEATURES CROSSED WALNUT CREEK
7 FACILITY CARRIED NB NW 100TH ST
9 LOCATION 079253400
11 MILE POINT 0.000
98 BORDER BRIDGE CODE SHARE 0 %
*99 BORDER BRIDGE NO

INSPECTIONS

90 INSPECTION DATE: 5/16/2025 NEXT INSPECTION DATE: 5/16/2027
91 INSPECTION FREQ: 24
FEATURE INSPECTIONS
92A F.C.: N FREQ. 93A DATE:
92B U.W. N FREQ. 93B DATE:
92C SPECIA N FREQ. 93C DATE:
OTHER INSP FREQ. OTHER DATE:
OTHER DESCRIPTION
Inspected By: DENMAN, JORDAN
Consulting Firm Name: CALHOUN-BURNS & ASSOCIATES

STRUCTURE TYPE AND MATERIAL

43 MAIN STRUCTURE TYPE 502
44 APPROACH TYPE NEAR 0 FAR 0
45 NO OF SPANS - MAIN 3
46 NO OF APPR SPANS NEAR FAR
107 DECK TYPE 1
108 WEARING SURFACE/PROTECTIVE SYSTEM 1 0 0

AGE AND SERVICE

27 YEAR BUILT 1988
106 YEAR RECONST 0000
42 TYPE OF SERVICE 15
28 LANES: ON 2 UNDER 0
*29 EST AVE DAILY TRAFFIC 3579
*30 YEAR ADT 2021
*109 TRUCK ADT 00 % (PRIMARY ONLY)
19 BYPASS, DETOUR LENGTH 3.000

GEOMETRIC DATA

48 LONGEST SPAN 87 112 NBIS BR Y
49 STRUCTURE LENGTH 251
50 CURB OR SIDEWALK: RT 0. LT 0.
51 BR RDWY WIDTH C-C 24.0
52 DECK WIDTH O-O 27.2
32 APPR RDWY WIDTH (W/ SHOULDERS) 65
33 BRIDGE MEDIAN OPEN MEDIAN
34 SKEW 3
35 STRUCTURE FLARED NO
10 MIN VERT CLEAR 3m LANE 99 99
47 TOTAL HORIZ CLEAR RT 24 0 LT
53 VERT CLEAR OVER BR RDWY RT 99 99 LT
54 VERT UNDERCLEAR RT N 0 0
55 LAT UNDERCLEAR RT N 0 0
56 LAT UNDERCLEAR LT 0

NAVIGATION DATA

38 NAVIGATION CONTROL 0
111 PIER PROTECTION
39 NAV VERT CLEARANCE 0
116 VERT-LIFT BR NAV MIN VERT CLEAR 00.0
40 NAVIGATION HORIZ CLEAR 0 0

CONDITION

	RATING (9-0)
58 DECK	6
59 SUPER	8
60 SUB	7
61 CHAN & PROT	7
62 CULV	N

LOAD RATING AND POSTING

31 DESIGN LOAD 5 64 OPERATING RATING 71.2 66 INVENTORY RATING 42.7
63 METHOD USED - OPERATING RATING 1 65 METHOD USED - INVENTORY RATING 1
70 BRIDGE POSTING 5 41 STRUCTURE OPEN, POSTED OR CLOSED A
ACTUAL
RECOMM.
ADDT'L POSTING

APPRAISAL

	RATING (9-0)
67 STRUC EVAL *LEGAL*	7
68 DECK GEO *VERY NARROW FOR TRAFFIC VOLUME*	2
69 UNDERCLEAR, VERT & HORI	N
71 WATER ADQ	8
72 APP RDWY ALIG	7

36 TRAFFIC SAFETY FEATURES 1 0 0 0 113 SCOUR CRIT BR 8

PROPOSED IMPROVEMENTS

75 TYPE OF WORK 381 76 LENGTH OF STRUCT. IMPR 251
94 BRIDGE IMP. COST (1000's) 45 95 RDWAY. IMPROVE COST (1000's) 5
96 TOTAL PROJ. COST (1000's) 68 97 YEAR IMPROVE ESTIMATE MADE 2025

CLASSIFICATION

101 PARALLEL HIGHWAY R 103 TEMPORARY STRUCTURE
102 DIRECTION OF TRAFFIC 1 *26 FUNC. CL 16
20 TOLL 3 21 MAINTAIN 04 22 OWNER 04

NO POSTING REQUIRED.

CONSIDER JOINT REPAIRS AND P.C.C. PATCHING

DETERIORATED APPROACH PAVEMENT.

If necessary attach additional remarks

BRIDGE ID: 77-504060 FHWA: 504060

ROAD VIEW LOOKING NORTH

SIDE VIEW LOOKING EAST

UNDER VIEW LOOKING SOUTH

BRIDGE ID: 77-504060 **FHWA:** 504060

NORTH APPROACH SLAB DETERIORATION

CALHOUN-BURNS AND ASSOCIATES
BRIDGES | STRUCTURES | TRANSPORTATION

BRIDGE INSPECTION REPORT

Bridge No.	77-504060	Bridge Type	P.P.C.B.	Date	5/16/2025
FHWA No.	504060	Crossing	WALNUT CREEK	Inspector	Denman, Jordan
Sect. 34 T- 79 N, R 25				City	Clive
Structure Length 251	Deck Width O-O 27.2	Est. Remaining Life 25 Yrs	ADT 3579	Year Built	1988
BR Roadway Width C-C 24		Fracture Critical N	Item 113 Code 8	Yr. Reconst.	0

LOAD POSTING Remarks:

Actual Tons

Recomm. Tons

SIGNING	Legibility	Visibility:	Remarks:
Adv. Posting			
Posted Loads			
Narrow			
One Lane			
Object Markers	Good	Good	AT APPR.

72. APPR. ALIGNMENT	COND. RATING	REMARKS
1. Approach Slab	5	SPALLED
2. Relief Joints	5	DET'N BTWN DECK & APPR.
3. Approach - Guardrail	8	AT MEDIAN
4. Embankment		

INSPECTOR'S CONDITION RATING G

DECK ITEMS	RATING	REMARKS
1. Wearing Surface	7	
2. Curbs		
3. Median		
4a.Sidewalks, Left (B.G.07)		
4b.Sidewalks, Rigtht (B.G.08)		
5. Railing (B.C.05)	7	JERSEY STYLE CONCRET RAIL. MINOR CRACKS
6. Transition Rating (B.C.06)		
7. Rail Protection Sys.		
8. Drains	8	OPEN
9. Utility Connections	7	CONDUIT AT E., LIGHT POLES AT E., IFC GAUGE
10. Joint Leakage		
11.Exp. Joints/Devices (B.C.09)	N	
12. Deck- Structural Condition	6	CONCRETE. LIGHT POLE BLISTERS ON E. DECK EDGE w/ MINOR MAP CRACKING

B.C.01 Deck Condition Rating 6

SUPERSTRUCTURE ITEM	RATING	REMARKS
1. Bearing Devices (B.C.07)		
2. Stringers		
Lateral Support ( )		
3. Girders/Beams	8	PPCB (4 BEAMS IN CROSS SECTION)
Lateral Support (Full)		
4. Floor Beams		
Lateral Support ( )		
5. Trusses - General		
Portals		
Bracing		
6. Paint		
7. Rivets or Bolts	8	
8. Welds - Cracks		
9. Rust		
10. Timber Decay		
11. Concrete Cracking	8	
12. Collision Damage		
13. Deflection Under Load	8	
14. Alignment of Members	8	
15. Vibration Under Load	8	

B.C.02 Superstructure Condition Rating 8

CONDITION RATING (Use for SIA items 58, 59, 60, 61, 62, 62)

Date: 5/16/2025
County Clive
Bridge No. 77-504060

N Not Applicable
9 Excellent Condition
8 Very Good Condition - No problems noted.
7 Good Condition - Some minor problems.
6 Satisfactory Condition - Structural Elements show minor deterioration
5 Fair Condition - Primary structural elements have minor section loss, spalling, cracking or scour.
4 Poor Condition - Advanced section loss, deterioration, spalling or scour. Posting for some truck traffic is warranted.
3 Serious Condition - Primary structural elements affected by section loss, deterioration, cracking or scour. Posting for most truck traffic is warranted immediately.
2 Critical Condition - Advanced deterioration of concrete or steel and/or critical scour. Structure should be closed to all traffic.
1 "Imminent" Failure Condition - Major deterioration of structural elements. Structure is closed but corrective action may allow light service.
0 Failed Condition - Out of service and beyond repair.

SUBSTRUCTURE ITEMS		RATING	REMARKS
1. Abutments -	Caps		
	Wings	7	MAP CRACKING AT NE. AND NW. WINGS
	Backwall		
	Footing	7	
	Piles		
	Erosion	8	
	Settlement		
2. Piers or Bents	Caps	7	
	Columns	7	
	Footings		
	Piles		
	Scour	8	
	Settlement		
3. Concrete Cracking		7	
4. Steel Corrosion			
5. Timber Decay			
6. Debris on Seats			
7. Protection System			
8. Collision Damage			
9. U.W. Insp. Condition (B.C.15)			

B.C.03 Substructure Condition Rating **7**

CHANNEL AND CHANNEL PROTECTION ITEMS	RATING	REMARKS
1.Channel Scour (B.C.11)	7	SOME DOWNSTREAM (LOW SPILLWAY DOWNSTREAM)
2.Channel Protection (B.C.10)		
A. Fender System		
B. Spur Dikes and Jetties		
C. Vegetation	7	
D. Riprap	7	PLACED AT BOTH ABUTMENTS
3.Channel Cond. Rating (B.C.09)	7	
A. Embankment Erosion	8	
B. Drift	8	
C. Channel Change		
D. Adequacy of Opening	8	

CULVERT ITEMS	RATING	REMARKS
1. Barrel - Concrete		
Steel		
Timber		
2. Headwall		
3. Cut-off Wall		
4. Adequacy		
5. Debris		

B.C.04 Culvert Condition Rating **N**

FO36 (Form 810016)
11-99

IOWA DEPARTMENT OF TRANSPORTATION
IOWA STRUCTURE INVENTORY AND APPRAISAL SHEET

Date Printed: 2/12/2026

*Sufficiency Rating 78

*Do Not Change Note:

IDENTIFICATION COUNTY ENGR.

*COUNTY/CITY Clive
COUNTY ID 77-504110
*8 STRUCTURE NO 504110
*5 INVENTORY ROUTE 1 5 1 00 03
2 STATE AREA NO 7
6 FEATURES CROSSED WALNUT CREEK
7 FACILITY CARRIED SB NW 100TH ST
9 LOCATION 079253400
11 MILE POINT 0.000
98 BORDER BRIDGE CODE SHARE 0 %
*99 BORDER BRIDGE NO

INSPECTIONS

90 INSPECTION DATE: 5/16/2025 NEXT INSPECTION DATE: 5/16/2027
91 INSPECTION FREQ: 24
FEATURE INSPECTIONS
92A F.C.: N FREQ. ___ 93A DATE: ___
92B U.W. N FREQ. ___ 93B DATE: ___
92C SPECIA N FREQ. ___ 93C DATE: ___
OTHER INSP FREQ. ___ OTHER DATE: ___
OTHER DESCRIPTION ___
Inspected By: DENMAN, JORDAN
Consulting Firm Name: CALHOUN-BURNS & ASSOCIATES

STRUCTURE TYPE AND MATERIAL

43 MAIN STRUCTURE TYPE 502
44 APPROACH TYPE NEAR 0 FAR 0
45 NO OF SPANS - MAIN 3
46 NO OF APPR SPANS NEAR FAR
107 DECK TYPE 1
108 WEARING SURFACE/PROTECTIVE SYSTEM 1 0 0

AGE AND SERVICE

27 YEAR BUILT 1988
106 YEAR RECONST 0000
42 TYPE OF SERVICE 55
28 LANES: ON 2 UNDER 0
*29 EST AVE DAILY TRAFFIC 3203
*30 YEAR ADT 2021
*109 TRUCK ADT 00 % (PRIMARY ONLY)
19 BYPASS, DETOUR LENGTH 3.000

GEOMETRIC DATA

48 LONGEST SPAN 87 112 NBIS BR Y
49 STRUCTURE LENGTH 251
50 CURB OR SIDEWALK: RT 0. LT 5.
51 BR RDWY WIDTH C-C 24.0
52 DECK WIDTH O-O 33.0
32 APPR RDWY WIDTH (W/ SHOULDERS) 65
33 BRIDGE MEDIAN OPEN MEDIAN
34 SKEW 0
35 STRUCTURE FLARED NO
10 MIN VERT CLEAR 3m LANE 99 99
47 TOTAL HORIZ CLEAR RT 24 0 LT
53 VERT CLEAR OVER BR RDWY RT 99 99 LT
54 VERT UNDERCLEAR RT N 0 0
55 LAT UNDERCLEAR RT N 0 0
56 LAT UNDERCLEAR LT 0

NAVIGATION DATA

38 NAVIGATION CONTROL 0
111 PIER PROTECTION
39 NAV VERT CLEARANCE 0
116 VERT-LIFT BR NAV MIN VERT CLEAR 00.0
40 NAVIGATION HORIZ CLEAR 0 0

CONDITION

	RATING (9-0)
58 DECK	6
59 SUPER	8
60 SUB	7
61 CHAN & PROT	8
62 CULV	N

LOAD RATING AND POSTING

31 DESIGN LOAD 5 64 OPERATING RATING 71.2 66 INVENTORY RATING 42.7
63 METHOD USED - OPERATING RATING 1 65 METHOD USED - INVENTORY RATING 1
70 BRIDGE POSTING 5 41 STRUCTURE OPEN, POSTED OR CLOSED A

ACTUAL				
RECOMM.				
ADDT'L POSTING				

APPRAISAL

	RATING (9-0)
67 STRUC EVAL *LEGAL*	7
68 DECK GEO *VERY NARROW FOR TRAFFIC VOLUME*	2
69 UNDERCLEAR, VERT & HORI	N
71 WATER ADQ	8
72 APP RDWY ALIG	7

36 TRAFFIC SAFETY FEATURES 1 0 0 0 113 SCOUR CRIT BR 8

PROPOSED IMPROVEMENTS

75 TYPE OF WORK 381 76 LENGTH OF STRUCT. IMPR 251
94 BRIDGE IMP. COST (1000's) 45 95 RDWAY. IMPROVE COST (1000's) 5
96 TOTAL PROJ. COST (1000's) 68 97 YEAR IMPROVE ESTIMATE MADE 2025

CLASSIFICATION

101 PARALLEL HIGHWAY L 103 TEMPORARY STRUCTURE
102 DIRECTION OF TRAFFIC 1 *26 FUNC. CL 16
20 TOLL 3 21 MAINTAIN 04 22 OWNER 04

NO POSTING REQUIRED.
CONSIDER JOINT REPAIRS AND P.C.C. PATCHING
DETERIORATED APPROACH PAVEMENT.

If necessary attach additional remarks

CITY OF CLIVE | INSPECTION PHOTOS | 5/16/2025

BRIDGE ID: 77-504110 FHWA: 504110

ROAD VIEW LOOKING SOUTH

UNDER VIEW LOOKING NORTH

NORTH APPROACH SLAB DETERIORATION

CBA CALHOUN-BURNS & ASSOCIATES
A Kleinfelder Company

BRIDGE ID: 77-504110

FHWA: 504110

CHAIN LINK FENCE CORROSION

CALHOUN-BURNS AND ASSOCIATES
BRIDGES | STRUCTURES | TRANSPORTATION

BRIDGE INSPECTION REPORT

Bridge No.	77-504110	Bridge Type	P.P.C.B.	Date	5/16/2025
FHWA No.	504110	Crossing	WALNUT CREEK	Inspector	Denman, Jordan
Sect. 34 T- 79 N, R 25				City	Clive
Structure Length 251	Deck Width O-O 33	Est. Remaining Life 25 Yrs	ADT 3203	Year Built	1988
BR Roadway Width C-C 24		Fracture Critical N	Item 113 Code 8	Yr. Reconst.	0

LOAD POSTING Remarks:

Actual Tons

Recomm. Tons

SIGNING	Legibility	Visibility:	Remarks:
Adv. Posting			
Posted Loads			
Narrow			
One Lane			
Object Markers	Good	Good	AT APPR.

72. APPR. ALIGNMENT	COND. RATING	REMARKS
1. Approach Slab	5	SPALLS, ESPECIALLY AT N.
2. Relief Joints	5	DET'N BTWN DECK & APPR.
3. Approach - Guardrail	7	AT MEDIAN
4. Embankment		

INSPECTOR'S CONDITION RATING G

DECK ITEMS	RATING	REMARKS
1. Wearing Surface	7	
2. Curbs		
3. Median	1	
4a.Sidewalks, Left (B.G.07)	7	SOME LEACHING, CRACKS & POPOUTS, CHAIN LINK FENCE AT W. EDGE
4b.Sidewalks, Rigtht (B.G.08)	7	SOME LEACHING, CRACKS & POPOUTS, CHAIN LINK FENCE AT W. EDGE
5. Railing (B.C.05)	5	JERSEY STYLE CONC RAIL, MINOR CRKS, SPALL'G AT NE. ENDPOST, CHAIN LINK CORR'
6. Transition Rating (B.C.06)		
7. Rail Protection Sys.		
8. Drains	8	OPEN
9. Utility Connections	7	LIGHT POLES AT W. SIDE, N. MISSING
10. Joint Leakage		
11.Exp. Joints/Devices (B.C.09)		
12. Deck- Structural Condition	6	CONC., MINOR CRK'G & LCH'G UNDERSIDE OF OVERHANG - N./S. PIERS, BOTH SIDES

B.C.01 Deck Condition Rating 6

SUPERSTRUCTURE ITEM	RATING	REMARKS
1. Bearing Devices (B.C.07)		
2. Stringers		
Lateral Support ( )		
3. Girders/Beams	8	PPCB (4 BEAMS IN CROSS SECTION)
Lateral Support (Full)		
4. Floor Beams		
Lateral Support ( )		
5. Trusses - General		
Portals		
Bracing		
6. Paint		
7. Rivets or Bolts	8	
8. Welds - Cracks		
9. Rust		
10. Timber Decay		
11. Concrete Cracking	8	
12. Collision Damage		
13. Deflection Under Load	8	
14. Alignment of Members	8	
15. Vibration Under Load	8	

B.C.02 Superstructure Condition Rating 8

CONDITION RATING (Use for SIA items 58, 59, 60, 61, 62, 62)

Date: 5/16/2025
County: Clive
Bridge No.: 77-504110

N Not Applicable
9 Excellent Condition
8 Very Good Condition - No problems noted.
7 Good Condition - Some minor problems.
6 Satisfactory Condition - Structural Elements show minor deterioration
5 Fair Condition - Primary structural elements have minor section loss, spalling, cracking or scour.
4 Poor Condition - Advanced section loss, deterioration, spalling or scour. Posting for some truck traffic is warranted.
3 Serious Condition - Primary structural elements affected by section loss, deterioration, cracking or scour. Posting for most truck traffic is warranted immediately.
2 Critical Condition - Advanced deterioration of concrete or steel and/or critical scour. Structure should be closed to all traffic.
1 "Imminent" Failure Condition - Major deterioration of structural elements. Structure is closed but corrective action may allow light service.
0 Failed Condition - Out of service and beyond repair.

SUBSTRUCTURE ITEMS		RATING	REMARKS
1. Abutments -	Caps		
	Wings	7	MAP CRACKING AT NW. AND NE. WINGS
	Backwall		
	Footing	7	
	Piles		
	Erosion	8	
	Settlement		
2. Piers or Bents -	Caps	7	
	Columns	8	
	Footings		
	Piles		
	Scour	8	
	Settlement		
3. Concrete Cracking		7	
4. Steel Corrosion			
5. Timber Decay			
6. Debris on Seats			
7. Protection System			
8. Collision Damage			
9. U.W. Insp. Condition (B.C.15)			

B.C.03 Substructure Condition Rating 7

CHANNEL AND CHANNEL PROTECTION ITEMS	RATING	REMARKS
1.Channel Scour (B.C.11)	7	SOME DOWNSTREAM
2.Channel Protection (B.C.10)	8	
A. Fender System		
B. Spur Dikes and Jetties		
C. Vegetation	7	
D. Riprap	7	PLACED AT BOTH ABUTMENTS
3.Channel Cond. Rating (B.C.09)	8	
A. Embankment Erosion	8	
B. Drift	8	LOW SPILLWAY DOWNSTREAM
C. Channel Change		
D. Adequacy of Opening	8	

CULVERT ITEMS		RATING	REMARKS
1. Barrel -	Concrete		
	Steel		
	Timber		
2. Headwall			
3. Cut-off Wall			
4. Adequacy			
5. Debris			

B.C.04 Culvert Condition Ratin N

FO36 (Form 810016)
11-99

IOWA DEPARTMENT OF TRANSPORTATION

IOWA STRUCTURE INVENTORY AND APPRAISAL SHEET

Date Printed: 2/12/2026

*Do Not Change Note: STP 6-4(124)--2C-77

*Sufficiency Rating 86

IDENTIFICATION COUNTY ENGR.

*COUNTY/CITY Clive
COUNTY ID 77-504415
*8 STRUCTURE NO 504415
*5 INVENTORY ROUTE 1 5 1 00 03
2 STATE AREA NO 7
6 FEATURES CROSSED WALNUT CREEK
7 FACILITY CARRIED NW 128TH ST SB
9 LOCATION 079253200
11 MILE POINT 0.000
98 BORDER BRIDGE CODE SHARE 0 %
*99 BORDER BRIDGE NO

INSPECTIONS

90 INSPECTION DATE: 5/16/2025 NEXT INSPECTION DATE: 5/16/2027
91 INSPECTION FREQ: 24
FEATURE INSPECTIONS
92A F.C.: N FREQ. 93A DATE:
92B U.W. N FREQ. 93B DATE:
92C SPECIA N FREQ. 93C DATE:
OTHER INSP FREQ. OTHER DATE:
OTHER DESCRIPTION
Inspected By: DENMAN, JORDAN
Consulting Firm Name: CALHOUN-BURNS & ASSOCIATES

STRUCTURE TYPE AND MATERIAL

43 MAIN STRUCTURE TYPE 502
44 APPROACH TYPE NEAR 0 FAR 0
45 NO OF SPANS - MAIN 3
46 NO OF APPR SPANS NEAR FAR
107 DECK TYPE 1
108 WEARING SURFACE/PROTECTIVE SYSTEM 2 0 0

AGE AND SERVICE

27 YEAR BUILT 1998
106 YEAR RECONST 0000
42 TYPE OF SERVICE 55
28 LANES: ON 2 UNDER 0
*29 EST AVE DAILY TRAFFIC 7065
*30 YEAR ADT 2021
*109 TRUCK ADT 00 % (PRIMARY ONLY)
19 BYPASS, DETOUR LENGTH 0.000

GEOMETRIC DATA

48 LONGEST SPAN 82 112 NBIS BR Y
49 STRUCTURE LENGTH 247
50 CURB OR SIDEWALK: RT 0. LT 5.
51 BR RDWY WIDTH C-C 31.5
52 DECK WIDTH O-O 40.3
32 APPR RDWY WIDTH (W/ SHOULDERS) 34
33 BRIDGE MEDIAN NO MEDIAN
34 SKEW 0
35 STRUCTURE FLARED NO
10 MIN VERT CLEAR 3m LANE 99 99
47 TOTAL HORIZ CLEAR RT 31 06 LT
53 VERT CLEAR OVER BR RDWY RT 99 99 LT
54 VERT UNDERCLEAR RT N 0 0
55 LAT UNDERCLEAR RT N 0 0
56 LAT UNDERCLEAR LT 0

NAVIGATION DATA

38 NAVIGATION CONTROL 0
111 PIER PROTECTION
39 NAV VERT CLEARANCE 0
116 VERT-LIFT BR NAV MIN VERT CLEAR 00.0
40 NAVIGATION HORIZ CLEAR 0 0

CONDITION

	RATING (9-0)
58 DECK	7
59 SUPER	7
60 SUB	7
61 CHAN & PROT	8
62 CULV	N

LOAD RATING AND POSTING

31 DESIGN LOAD 5 64 OPERATING RATING 74.6 66 INVENTORY RATING 44.7
63 METHOD USED - OPERATING RATING 1 65 METHOD USED - INVENTORY RATING 1
70 BRIDGE POSTING 5 41 STRUCTURE OPEN, POSTED OR CLOSED A

ACTUAL				
RECOMM.				
ADDT'L POSTING				

APPRAISAL

	RATING (9-0)
67 STRUC EVAL *LEGAL*	7
68 DECK GEO *NARROW FOR TRAFFIC VOLUME*	4
69 UNDERCLEAR, VERT & HORI	N
71 WATER ADQ	7
72 APP RDWY ALIG	6

36 TRAFFIC SAFETY FEATURES 1 0 0 0 113 SCOUR CRIT BR 8

PROPOSED IMPROVEMENTS

75 TYPE OF WORK 381 76 LENGTH OF STRUCT. IMPR 247
94 BRIDGE IMP. COST (1000's) 20 95 RDWAY. IMPROVE COST (1000's) 2
96 TOTAL PROJ. COST (1000's) 30 97 YEAR IMPROVE ESTIMATE MADE 2025

CLASSIFICATION

101 PARALLEL HIGHWAY N 103 TEMPORARY STRUCTURE
102 DIRECTION OF TRAFFIC 2 *26 FUNC. CL 16
20 TOLL 3 21 MAINTAIN 04 22 OWNER 04

NO POSTING REQUIRED.

CONSIDER RESEALING JOINTS.

If necessary attach additional remarks

BRIDGE ID: 77-504415 FHWA: 504415

ROAD VIEW LOOKING SOUTH

SIDE VIEW LOOKING EAST

UNDER VIEW LOOKING NORTH

CALHOUN-BURNS AND ASSOCIATES
BRIDGES | STRUCTURES | TRANSPORTATION

BRIDGE INSPECTION REPORT

Bridge No.	77-504415	Bridge Type	P.P.C.B.	Date	5/16/2025
FHWA No.	504415	Crossing	WALNUT CREEK	Inspector	Denman, Jordan
Sect. 32 T- 79 N, R 25				City	Clive
Structure Length 247.4	Deck Width O-O 40.3	Est. Remaining Life 30 Yrs	ADT 7065	Year Built	1998
BR Roadway Width C-C 31.5		Fracture Critical N	Item 113 Code 8	Yr. Reconst.	0

LOAD POSTING Remarks:

Actual Tons

Recomm. Tons

SIGNING	Legibility	Visibility:	Remarks:
Adv. Posting			
Posted Loads			
Narrow			
One Lane			
Object Markers	Good	Good	AT APPR.

72. APPR. ALIGNMENT	COND. RATING	REMARKS
1. Approach Slab	8	
2. Relief Joints	5	DET'N APPR./DECK
3. Approach - Guardrail	N	
4. Embankment		

INSPECTOR'S CONDITION RATING F

DECK ITEMS	RATING	REMARKS
1. Wearing Surface	8	
2. Curbs		
3. Median	0	
4a.Sidewalks, Left (B.G.07)	7	CHAIN LINK FENCE AT W. EDGE
4b.Sidewalks, Rigtht (B.G.08)	7	CHAIN LINK FENCE AT W. EDGE
5. Railing (B.C.05)	7	JERSEY STYLE CONCRETE RAIL. STEEL PIPE RAIL ON TOP OF W. CONC. RAIL
6. Transition Rating (B.C.06)		
7. Rail Protection Sys.		
8. Drains		
9. Utility Connections	7	CONDUIT ON W. SIDE
10. Joint Leakage		
11.Exp. Joints/Devices (B.C.09)		
12. Deck- Structural Condition	7	CONC., CRK'G/LCH'G IN OVERHANG W. SIDE, N. PIER, SPALL AT S. DECK EDGE

B.C.01 Deck Condition Rating 7

SUPERSTRUCTURE ITEM	RATING	REMARKS
1. Bearing Devices (B.C.07)		
2. Stringers		
Lateral Support ( )		
3. Girders/Beams	7	PPCB, SOME HONEYCOMB'G (AT TIME OF FABRICATION)
Lateral Support (Full)		
4. Floor Beams		
Lateral Support ( )		
5. Trusses - General		
Portals		
Bracing		
6. Paint		
7. Rivets or Bolts		
8. Welds - Cracks		
9. Rust		
10. Timber Decay		
11. Concrete Cracking	7	MINOR
12. Collision Damage		
13. Deflection Under Load	8	
14. Alignment of Members	8	
15. Vibration Under Load	8	

B.C.02 Superstructure Condition Rating 7

CONDITION RATING (Use for SIA items 58, 59, 60, 61, 62, 62)

Date: 5/16/2025
County Clive
Bridge No. 77-504415

N Not Applicable
9 Excellent Condition
8 Very Good Condition - No problems noted.
7 Good Condition - Some minor problems.
6 Satisfactory Condition - Structural Elements show minor deterioration
5 Fair Condition - Primary structural elements have minor section loss, spalling, cracking or scour.
4 Poor Condition - Advanced section loss, deterioration, spalling or scour. Posting for some truck traffic is warranted.
3 Serious Condition - Primary structural elements affected by section loss, deterioration, cracking or scour. Posting for most truck traffic is warranted immediately.
2 Critical Condition - Advanced deterioration of concrete or steel and/or critical scour. Structure should be closed to all traffic.
1 "Imminent" Failure Condition - Major deterioration of structural elements. Structure is closed but corrective action may allow light service.
0 Failed Condition - Out of service and beyond repair.

SUBSTRUCTURE ITEMS		RATING	REMARKS
1. Abutments -	Caps		
	Wings	7	
	Backwall		
	Footing	7	
	Piles		
	Erosion	8	
	Settlement		
2. Piers or Bents	Caps	7	
	Columns	7	
	Footings		
	Piles	7	
	Scour	7	AROUND N. PIER
	Settlement		
3. Concrete Cracking		7	
4. Steel Corrosion			
5. Timber Decay			
6. Debris on Seats			
7. Protection System			
8. Collision Damage			
9. U.W. Insp. Condition (B.C.15)			

B.C.03 Substructure Condition Rating **7**

CHANNEL AND CHANNEL PROTECTION ITEMS	RATING	REMARKS
1.Channel Scour (B.C.11)	8	
2.Channel Protection (B.C.10)	8	
A. Fender System		
B. Spur Dikes and Jetties		
C. Vegetation	7	
D. Riprap	8	PLACED AT N. AND S.
3.Channel Cond. Rating (B.C.09)	8	
A. Embankment Erosion	8	
B. Drift	8	
C. Channel Change	6	90° TURNS UPSTREAM AND DOWNSTREAM
D. Adequacy of Opening	7	

CULVERT ITEMS	RATING	REMARKS
1. Barrel - Concrete		
Steel		
Timber		
2. Headwall		
3. Cut-off Wall		
4. Adequacy		
5. Debris		

B.C.04 Culvert Condition Rating **N**

FO36 (Form 810016)
11-99

IOWA DEPARTMENT OF TRANSPORTATION

IOWA STRUCTURE INVENTORY AND APPRAISAL SHEET

Date Printed: 2/12/2026

*Do Not Change Note:

* Sufficiency Rating 91

IDENTIFICATION COUNTY ENGR.

*COUNTY/CITY Clive
COUNTY ID 77-504850
*8 STRUCTURE NO 504850
*5 INVENTORY ROUTE 1 5 1 00 01
2 STATE AREA NO 7
6 FEATURES CROSSED WALNUT CREEK
7 FACILITY CARRIED NW 128TH ST NB
9 LOCATION 079253200
11 MILE POINT 0.000
98 BORDER BRIDGE CODE SHARE 0 %
*99 BORDER BRIDGE NO

INSPECTIONS

90 INSPECTION DATE: 5/16/2025 NEXT INSPECTION DATE: 5/16/2027
91 INSPECTION FREQ: 24
FEATURE INSPECTIONS
92A F.C.: N FREQ. 93A DATE:
92B U.W. N FREQ. 93B DATE:
92C SPECIA N FREQ. 93C DATE:
OTHER INSP FREQ. OTHER DATE:
OTHER DESCRIPTION
Inspected By: DENMAN, JORDAN
Consulting Firm Name: CALHOUN-BURNS & ASSOCIATES

STRUCTURE TYPE AND MATERIAL

43 MAIN STRUCTURE TYPE 502
44 APPROACH TYPE NEAR 0 FAR 0
45 NO OF SPANS - MAIN 3
46 NO OF APPR SPANS NEAR FAR
107 DECK TYPE 1
108 WEARING SURFACE/PROTECTIVE SYSTEM 1 0 0

AGE AND SERVICE

27 YEAR BUILT 2007
106 YEAR RECONST 0000
42 TYPE OF SERVICE 15
28 LANES: ON 2 UNDER 0
*29 EST AVE DAILY TRAFFIC 6875
*30 YEAR ADT 2021
*109 TRUCK ADT 00 % (PRIMARY ONLY)
19 BYPASS, DETOUR LENGTH 0.000

GEOMETRIC DATA

48 LONGEST SPAN 82 112 NBIS BR Y
49 STRUCTURE LENGTH 247
50 CURB OR SIDEWALK: RT 5. LT 0.
51 BR RDWY WIDTH C-C 32.0
52 DECK WIDTH O-O 41.0
32 APPR RDWY WIDTH (W/ SHOULDERS) 50
33 BRIDGE MEDIAN NO MEDIAN
34 SKEW 0
35 STRUCTURE FLARED NO
10 MIN VERT CLEAR 3m LANE 99 99
47 TOTAL HORIZ CLEAR RT 32 0 LT
53 VERT CLEAR OVER BR RDWY RT 99 99 LT
54 VERT UNDERCLEAR RT N 0 0
55 LAT UNDERCLEAR RT N 0 0
56 LAT UNDERCLEAR LT 0

NAVIGATION DATA

38 NAVIGATION CONTROL 0
111 PIER PROTECTION
39 NAV VERT CLEARANCE 0
116 VERT-LIFT BR NAV MIN VERT CLEAR 00.0
40 NAVIGATION HORIZ CLEAR 0 0

CONDITION

	RATING (9-0)
58 DECK	7
59 SUPER	8
60 SUB	7
61 CHAN & PROT	8
62 CULV	N

LOAD RATING AND POSTING

31 DESIGN LOAD 5 64 OPERATING RATING 74.6 66 INVENTORY RATING 44.7
63 METHOD USED - OPERATING RATING 1 65 METHOD USED - INVENTORY RATING 1
70 BRIDGE POSTING 5 41 STRUCTURE OPEN, POSTED OR CLOSED A

ACTUAL				
RECOMM.				
ADDT'L POSTING				

APPRAISAL

	RATING (9-0)
67 STRUC EVAL *LEGAL*	7
68 DECK GEO *NARROW FOR TRAFFIC VOLUME*	4
69 UNDERCLEAR, VERT & HORI	N
71 WATER ADQ	7
72 APP RDWY ALIG	6

36 TRAFFIC SAFETY FEATURES 1 0 0 0 113 SCOUR CRIT BR 8

PROPOSED IMPROVEMENTS

75 TYPE OF WORK 381 76 LENGTH OF STRUCT. IMPR 247
94 BRIDGE IMP. COST (1000's) 20 95 RDWAY. IMPROVE COST (1000's) 2
96 TOTAL PROJ. COST (1000's) 30 97 YEAR IMPROVE ESTIMATE MADE 2025

CLASSIFICATION

101 PARALLEL HIGHWAY N 103 TEMPORARY STRUCTURE
102 DIRECTION OF TRAFFIC 2 *26 FUNC. CL 16
20 TOLL 3 21 MAINTAIN 04 22 OWNER 04

NO POSTING REQUIRED.

CONSIDER RESEALING JOINTS.

If necessary attach additional remarks

BRIDGE ID: 77-504850 FHWA: 504850

ROAD VIEW LOOKING NORTH

SIDE VIEW LOOKING WEST

UNDER VIEW LOOKING SOUTH

BRIDGE ID: 77-504850 **FHWA:** 504850

EAST BARRIER RAIL REPAIR

NORTH RELIEF JOINT DETERIORATION, TYPICAL AT EAST

CALHOUN-BURNS AND ASSOCIATES
BRIDGES | STRUCTURES | TRANSPORTATION

BRIDGE INSPECTION REPORT

Bridge No.	77-504850	Bridge Type	P.P.C.B.	Date	5/16/2025
FHWA No.	504850	Crossing	WALNUT CREEK	Inspector	Denman, Jordan
Sect. 32 T- 79 N, R 25				City	Clive
Structure Length 247.4	Deck Width O-O 41	Est. Remaining Life 30 Yrs	ADT 6875	Year Built	2007
BR Roadway Width C-C 32		Fracture Critical N	Item 113 Code 8	Yr. Reconst.	0

LOAD POSTING Remarks:

Actual Tons

Recomm. Tons

SIGNING	Legibility	Visibility:	Remarks:
Adv. Posting			
Posted Loads			
Narrow			
One Lane			
Object Markers	Good	Good	AT APPR.

72. APPR. ALIGNMENT	COND. RATING	REMARKS
1. Approach Slab	8	
2. Relief Joints	5	JOINT SEALANT DET'D BTWN AP
3. Approach - Guardrail	N	
4. Embankment	7	

INSPECTOR'S CONDITION RATING F

DECK ITEMS	RATING	REMARKS
1. Wearing Surface	7	
2. Curbs		
3. Median	0	
4a.Sidewalks, Left (B.G.07)	8	CHAIN LINK FENCE AT E. EDGE
4b.Sidewalks, Rigtht (B.G.08)	8	CHAIN LINK FENCE AT E. EDGE
5. Railing (B.C.05)	7	JERSEY STYLE CONC. RAIL. REPAIRED (2024)
6. Transition Rating (B.C.06)		
7. Rail Protection Sys.		STEEL PIPE RAIL ON TOP OF E. CONC. RAIL. E. RAIL SPALL'G
8. Drains		
9. Utility Connections		
10. Joint Leakage		
11.Exp. Joints/Devices (B.C.09)		
12. Deck- Structural Condition	7	CONCRETE. SPALLED AT S. END

B.C.01 Deck Condition Rating 7

SUPERSTRUCTURE ITEM	RATING	REMARKS
1. Bearing Devices (B.C.07)		
2. Stringers		
Lateral Support ( )		
3. Girders/Beams	8	PPCB
Lateral Support (Full)		
4. Floor Beams		
Lateral Support ( )		
5. Trusses - General		
Portals		
Bracing		
6. Paint		
7. Rivets or Bolts	8	
8. Welds - Cracks		
9. Rust		
10. Timber Decay		
11. Concrete Cracking	8	
12. Collision Damage		
13. Deflection Under Load	8	
14. Alignment of Members	8	
15. Vibration Under Load	8	

B.C.02 Superstructure Condition Rating 8

CONDITION RATING (Use for SIA items 58, 59, 60, 61, 62, 62)

Date: 5/16/2025
County Clive
Bridge No. 77-504850

N Not Applicable
9 Excellent Condition
8 Very Good Condition - No problems noted.
7 Good Condition - Some minor problems.
6 Satisfactory Condition - Structural Elements show minor deterioration
5 Fair Condition - Primary structural elements have minor section loss, spalling, cracking or scour.
4 Poor Condition - Advanced section loss, deterioration, spalling or scour. Posting for some truck traffic is warranted.
3 Serious Condition - Primary structural elements affected by section loss, deterioration, cracking or scour. Posting for most truck traffic is warranted immediately.
2 Critical Condition - Advanced deterioration of concrete or steel and/or critical scour. Structure should be closed to all traffic.
1 "Imminent" Failure Condition - Major deterioration of structural elements. Structure is closed but corrective action may allow light service.
0 Failed Condition - Out of service and beyond repair.

SUBSTRUCTURE ITEMS		RATING	REMARKS
1. Abutments -	Caps		
	Wings	7	
	Backwall		
	Footing	7	
	Piles		
	Erosion	8	
	Settlement		
2. Piers or Bents	Caps	7	
	Columns	7	MINOR HONEYCOMBING ON W. END OF S. PIER
	Footings		
	Piles		
	Scour	7	AROUND N. PIER
	Settlement		
3. Concrete Cracking		7	
4. Steel Corrosion			
5. Timber Decay			
6. Debris on Seats			
7. Protection System			
8. Collision Damage			
9. U.W. Insp. Condition (B.C.15)			

B.C.03 Substructure Condition Rating **7**

CHANNEL AND CHANNEL PROTECTION ITEMS	RATING	REMARKS
1.Channel Scour (B.C.11)	8	
2.Channel Protection (B.C.10)	8	
A. Fender System		
B. Spur Dikes and Jetties		
C. Vegetation	7	
D. Riprap	8	PLACED AT N. AND S.
3.Channel Cond. Rating (B.C.09)	8	
A. Embankment Erosion	8	
B. Drift	7	
C. Channel Change	6	90° TURNS UPSTREAM AND DOWNSTREAM
D. Adequacy of Opening	7	

CULVERT ITEMS	RATING	REMARKS
1. Barrel - Concrete		
Steel		
Timber		
2. Headwall		
3. Cut-off Wall		
4. Adequacy		
5. Debris		

B.C.04 Culvert Condition Rating **N**

FO36 (Form 810016)
11-99

IOWA DEPARTMENT OF TRANSPORTATION

IOWA STRUCTURE INVENTORY AND APPRAISAL SHEET

Date Printed: 2/12/2026

*Do Not Change Note:

*Sufficiency Rating 100

IDENTIFICATION COUNTY ENGR.

*COUNTY/CITY Clive
COUNTY ID WESTGATE PKWY
*8 STRUCTURE NO 505665
*5 INVENTORY ROUTE 1 5 1 00 01
2 STATE AREA NO 7
6 FEATURES CROSSED LITTLE WALNUT CREEK
7 FACILITY CARRIED WESTGATE PARKWAY
9 LOCATION 079262200
11 MILE POINT 0.000
98 BORDER BRIDGE CODE SHARE %
*99 BORDER BRIDGE NO

INSPECTIONS

90 INSPECTION DATE: 5/16/2025 NEXT INSPECTION DATE: 5/16/2027
91 INSPECTION FREQ: 24
FEATURE INSPECTIONS
92A F.C.: N FREQ. 93A DATE:
92B U.W. N FREQ. 93B DATE:
92C SPECIA N FREQ. 93C DATE:
OTHER INSP FREQ. OTHER DATE:
OTHER DESCRIPTION
Inspected By: DENMAN, JORDAN
Consulting Firm Name: CALHOUN-BURNS & ASSOCIATES

STRUCTURE TYPE AND MATERIAL

43 MAIN STRUCTURE TYPE 201
44 APPROACH TYPE NEAR 0 FAR 0
45 NO OF SPANS - MAIN 3
46 NO OF APPR SPANS NEAR 0 FAR 0
107 DECK TYPE 1
108 WEARING SURFACE/PROTECTIVE SYSTEM 1 0 1

AGE AND SERVICE

27 YEAR BUILT 2020
106 YEAR RECONST 0000
42 TYPE OF SERVICE 15
28 LANES: ON 2 UNDER 0
*29 EST AVE DAILY TRAFFIC 289
*30 YEAR ADT 2021
*109 TRUCK ADT 00 % (PRIMARY ONLY)
19 BYPASS, DETOUR LENGTH 0.000

GEOMETRIC DATA

48 LONGEST SPAN 43 112 NBIS BR Y
49 STRUCTURE LENGTH 111
50 CURB OR SIDEWALK: RT 5. LT 8.
51 BR RDWY WIDTH C-C 30.0
52 DECK WIDTH O-O 47.8
32 APPR RDWY WIDTH (W/ SHOULDERS) 26
33 BRIDGE MEDIAN NO MEDIAN
34 SKEW 15
35 STRUCTURE FLARED NO
10 MIN VERT CLEAR 3m LANE 0 0
47 TOTAL HORIZ CLEAR RT 26 0 LT 0 0
53 VERT CLEAR OVER BR RDWY RT 99 99 LT
54 VERT UNDERCLEAR RT N 0 0
55 LAT UNDERCLEAR RT N 0 0
56 LAT UNDERCLEAR LT 0

NAVIGATION DATA

38 NAVIGATION CONTROL 0
111 PIER PROTECTION
39 NAV VERT CLEARANCE 0
116 VERT-LIFT BR NAV MIN VERT CLEAR 00.0
40 NAVIGATION HORIZ CLEAR 0 0

CONDITION

	RATING (9-0)
58 DECK	8
59 SUPER	8
60 SUB	8
61 CHAN & PROT	8
62 CULV	N

LOAD RATING AND POSTING

31 DESIGN LOAD A 64 OPERATING RATING 1.30 66 INVENTORY RATING 1.00
63 METHOD USED - OPERATING RATING F 65 METHOD USED - INVENTORY RATING F
70 BRIDGE POSTING 5 41 STRUCTURE OPEN, POSTED OR CLOSED A

ACTUAL				
RECOMM.				
ADDT'L POSTING				

APPRAISAL

	RATING (9-0)
67 STRUC EVAL *LEGAL*	8
68 DECK GEO	6
69 UNDERCLEAR, VERT & HORI	N
71 WATER ADQ	8
72 APP RDWY ALIG	8

36 TRAFFIC SAFETY FEATURES 1 NN N 113 SCOUR CRIT BR 8

PROPOSED IMPROVEMENTS

75 TYPE OF WORK 381 76 LENGTH OF STRUCT. IMPR 111
94 BRIDGE IMP. COST (1000's) 20 95 RDWAY. IMPROVE COST (1000's) 2
96 TOTAL PROJ. COST (1000's) 30 97 YEAR IMPROVE ESTIMATE MADE 2025

CLASSIFICATION

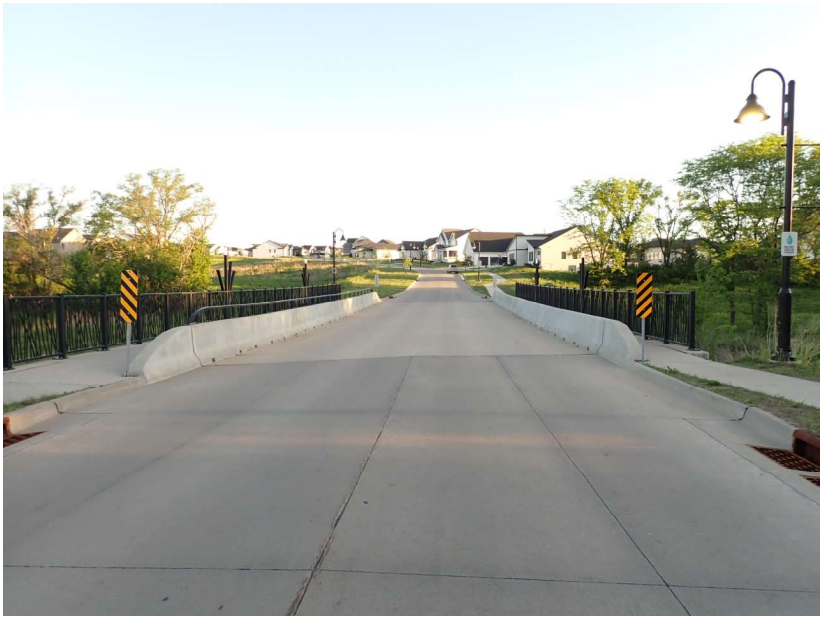
101 PARALLEL HIGHWAY N 103 TEMPORARY STRUCTURE
102 DIRECTION OF TRAFFIC 2 *26 FUNC. CL 19
20 TOLL 3 21 MAINTAIN 04 22 OWNER 04

NO POSTING REQUIRED.

If necessary attach additional remarks

CITY OF CLIVE	INSPECTION PHOTOS	5/16/2025

BRIDGE ID: 77-505665 FHWA: 505665



ROAD VIEW LOOKING NORTH

SIDE VIEW LOOKING EAST

UNDER VIEW LOOKING NORTH

CBA CALHOUN-BURNS & ASSOCIATES
A Kleinfelder Company

CALHOUN-BURNS AND ASSOCIATES
BRIDGES | STRUCTURES | TRANSPORTATION

BRIDGE INSPECTION REPORT

Bridge No.	WESTGATE PKW	Bridge Type	CONTINUOUS CONCRETE SLAB	Date	5/16/2025
FHWA No.	505665	Crossing	LITTLE WALNUT CREEK	Inspector	Denman, Jordan
Sect. 22 T- 79 N, R 26				City	Clive
Structure Length 111	Deck Width O-O 47.8	Est. Remaining Life 70 Yrs	ADT 289	Year Built	2020
BR Roadway Width C-C 30		Fracture Critical N	Item 113 Code 8	Yr. Reconst.	0

LOAD POSTING Remarks:

Actual Tons

Recomm. Tons

SIGNING	Legibility	Visibility:	Remarks:
Adv. Posting			
Posted Loads			
Narrow			
One Lane			
Object Markers			

72. APPR. ALIGNMENT	COND. RATING	REMARKS
1. Approach Slab	8	
2. Relief Joints	8	
3. Approach - Guardrail	N	
4. Embankment	8	

INSPECTOR'S CONDITION RATING G

DECK ITEMS	RATING	REMARKS
1. Wearing Surface	8	
2. Curbs		
3. Median	0	
4a.Sidewalks, Left (B.G.07)	8	W. EDGE SPALL NEAR N. PIER
4b.Sidewalks, Rigtht (B.G.08)	8	W. EDGE SPALL NEAR N. PIER
5. Railing (B.C.05)	8	
6. Transition Rating (B.C.06)	N	
7. Rail Protection Sys.		
8. Drains	8	
9. Utility Connections	7	LOOSE UTILITY COVBER AT NW. CORNER
10. Joint Leakage	8	
11.Exp. Joints/Devices (B.C.09)		
12. Deck- Structural Condition	8	

B.C.01 Deck Condition Rating 8

SUPERSTRUCTURE ITEM	RATING	REMARKS
1. Bearing Devices (B.C.07)	8	INTEGRAL ABUTMENT, NON-INTEGRAL PIERS
2. Stringers	8	
Lateral Support (SLAB)		
3. Girders/Beams		
Lateral Support ( )		
4. Floor Beams		
Lateral Support ( )		
5. Trusses - General		
Portals		
Bracing		
6. Paint		
7. Rivets or Bolts		
8. Welds - Cracks		
9. Rust		
10. Timber Decay		
11. Concrete Cracking	8	
12. Collision Damage		
13. Deflection Under Load	8	
14. Alignment of Members	8	
15. Vibration Under Load	8	

B.C.02 Superstructure Condition Rating 8

CONDITION RATING (Use for SIA items 58, 59, 60, 61, 62, 62)

Date: *5/16/2025*
County *Clive*
Bridge No. *WESTGATE PKWY*

N Not Applicable
9 Excellent Condition
8 Very Good Condition - No problems noted.
7 Good Condition - Some minor problems.
6 Satisfactory Condition - Structural Elements show minor deterioration
5 Fair Condition - Primary structural elements have minor section loss, spalling, cracking or scour.
4 Poor Condition - Advanced section loss, deterioration, spalling or scour. Posting for some truck traffic is warranted.
3 Serious Condition - Primary structural elements affected by section loss, deterioration, cracking or scour. Posting for most truck traffic is warranted immediately.
2 Critical Condition - Advanced deterioration of concrete or steel and/or critical scour. Structure should be closed to all traffic.
1 "Imminent" Failure Condition - Major deterioration of structural elements. Structure is closed but corrective action may allow light service.
0 Failed Condition - Out of service and beyond repair.

SUBSTRUCTURE ITEMS		RATING	REMARKS
1. Abutments -	Caps		
	Wings	8	
	Backwall	8	
	Footing		
	Piles		
	Erosion	8	
	Settlement		
2. Piers or Bents	Caps	8	CRACKING AT N. PIER E. END
	Columns	8	
	Footings		
	Piles		
	Scour	8	
	Settlement		
3. Concrete Cracking		8	
4. Steel Corrosion			
5. Timber Decay			
6. Debris on Seats			
7. Protection System			
8. Collision Damage			
9. U.W. Insp. Condition (B.C.15)			

B.C.03 Substructure Condition Rating **8**

CHANNEL AND CHANNEL PROTECTION ITEMS	RATING	REMARKS
1.Channel Scour (B.C.11)	8	
2.Channel Protection (B.C.10)	8	
A. Fender System		
B. Spur Dikes and Jetties		
C. Vegetation	8	
D. Riprap	8	
3.Channel Cond. Rating (B.C.09)	8	
A. Embankment Erosion	8	
B. Drift	8	
C. Channel Change		
D. Adequacy of Opening	8	

CULVERT ITEMS	RATING	REMARKS
1. Barrel - Concrete		
Steel		
Timber		
2. Headwall		
3. Cut-off Wall		
4. Adequacy		
5. Debris		

B.C.04 Culvert Condition Rating **N**

IOWA DEPARTMENT OF TRANSPORTATION

IOWA STRUCTURE INVENTORY AND APPRAISAL SHEET

Date Printed: 1/28/2026 *Sufficiency Rating _____

*Do Not Change Note:

IDENTIFICATION COUNTY ENGR.

*COUNTY/CITY CLIVE
COUNTY ID COUNTRY CLUB BOULEVARD
*8 STRUCTURE NO <20
*5 INVENTORY ROUTE 0000
2 STATE AREA NO 5
6 FEATURES CROSSED CREEK
7 FACILITY CARRIED LOCAL
9 LOCATION 079253100
11 MILE POINT 0
98 BORDER BRIDGE CODE 000 SHARE 00 %
*99 BORDER BRIDGE NO

INSPECTIONS

90 INSPECTION DATE 05 / 16 / 2025
91 FREQUENCY 24 MO
92 CRITICAL FEATURE INSPECTION Y/N 93 CFI DATE
A FRACTURE CRIT DETAIL N ___ MO A MO ___ DA ___ YR ___
B UNDERWATER INSP N ___ MO B MO ___ DA ___ YR ___
C OTHER SPECIAL INSP N ___ MO C MO ___ DA ___ YR ___
INSPECTED BY JORDAN P. DENMAN
CONSULTING FIRM NAME CALHOUN-BURNS & ASSOCIATES

STRUCTURE TYPE AND MATERIAL

43 MAIN STRUCTURE TYPE 219
44 APPROACH TYPE NEAR 0 FAR 0
45 NO OF SPANS - MAIN 5
46 NO OF APPR SPANS NEAR 0 FAR 0
107 DECK TYPE 0
108 WEARING SURFACE/PROTECTIVE SYSTEM 0 0 0

AGE AND SERVICE

27 YEAR BUILT 1973
106 YEAR RECONST 0000
42 TYPE OF SERVICE 15
28 LANES: ON 2 UNDER 0
*29 EST AVE DAILY TRAFFIC 1590
*30 YEAR ADT 2016
*109 TRUCK ADT % (PRIMARY ONLY)
19 BYPASS DETOUR LENGTH 4.000

GEOMETRIC DATA

48 LONGEST SPAN 10 112 NBIS BR N
49 STRUCTURE LENGTH 54.5
50 CURB OR SIDEWALK: RT 0 LT 0
51 BR RDWY WIDTH C-C 30.0
52 DECK WIDTH O-O 24.0
32 APPR RDWY WIDTH (W/SHOULDERS) 30.0
33 BRIDGE MEDIAN NONE
34 SKEW 0
35 STRUCTURE FLARED NO
10 MIN VERT CLEAR 10' LANE 99 99
47 TOTAL HORIZ CLEAR RT 40 00 LT
53 VERT CLEAR OVER BR RDWY RT 99 99 LT
54 VET UNDERCLEAR RT N 0 00
55 LAT UNDERCLEAR RT N 0 00
56 LAT UNDERCLEAR LT

NAVIGATION DATA

38 NAVIGATION CONTROL 0
111 PIER PROTECTION
39 NAV VERT CLEARANCE 00
116 VER-LIFT BR NAV MIN CLEAR 0.00
40 NAVIGATION HORIZ CLEAR 00

CONDITION

	RATING (9-0)
58 DECK	N
59 SUPER	N
60 SUB	N
61 CHAN & PROT	8
62 CULV	7

LOAD RATING AND POSTING

31 DESIGN LOAD 0 64 OPERATING RATING 48.0 66 INVENTORY RATING 36.0
63 METHOD USED - OPERATING RATING 0 65 METHOD USED-INVENTORY RATING 0
70 BRIDGE POSTING 5 41 STRUCTURE OPEN, POSTED OR CLOSED A

POSTED				
CALC OPER	28	40	40	
CALC INV	20	30	30	

APPRAISAL

	RATING (9-0)
67 STRUC EVAL *LEGAL*	8
68 DECK GEO	6
69 UNDERCLEAR, VERT & HORI	N
71 WATER ADQ	8
72 APP RDWY ALIG	8

36 TRAFFIC SAFETY FEATURES 0000 113 SCOUR CRIT BR

PROPOSED IMPROVEMENTS

75 TYPE OF WORK 381 76 LENGTH OF STRUCT IMPR 54.5
94 BRIDGE IMP COST (100'S) 20 95 RDWAY IMPROVE COST (1000'S) 2
96 TOTAL PROJ COST (1000'S) 30 97 YEAR IMPROVE EST MADE 2025

CLASSIFICATION

101 PARALLEL HIGHWAY N 103 TEMPORARY STRUCTURE
102 DIRECTION OF TRAFFIC 2 *26 FUND CL 09 - RUR - LOCAL
20 TOLL 3 21 MAINTAIN 04 22 OWNER 04

NO POSTING REQUIRED.

MONITOR CONCRETE DETERIORATION.

If necessary attach additional remarks

BRIDGE ID: COUNTRY CLUB BLVD. FHWA: N/A

ROAD VIEW LOOKING NORTH

SIDE VIEW LOOKING SOUTH

CRACKING AND LEACHING, SOUTHWEST WING

BRIDGE ID: COUNTRY CLUB BLVD. **FHWA:** N/A

OUTLET FLUME, LOOKING NORTHEAST

CALHOUN-BURNS AND ASSOCIATES
BRIDGES | STRUCTURES | TRANSPORTATION

BRIDGE INSPECTION REPORT

Bridge No.	COUNTRY CLUB	Bridge Type	FIVE CELL RCB CULVERT	Date	5/16/2025
FHWA No.		Crossing (over)	SPILLWAY	Inspector	JPD
Street Name	CNTRY CLUB BLVD.	Township		City	CLIVE
Sect. 31 T- 79 N, R- 25 W	Suff. Rating	Est. Remaining Life	35 Yrs	ADT 1590	Year Built 1973
Operating Rating	Inventory Rating	Fracture Critical	☐	Item 113 Code	Yr. Reconst.

POSTED LOAD LIMITS

	Posted Loading	☐ One Lane ☐ Narrow	Object Markers
Legibility:			
Visibility:			

Comments: NONE

72. APPR. ALIGNMENT

	COND. RATING	REMARKS
1. Alignment	8	
2. Approach Slab	8	
3. Relief Joints		
4. Approach - Guardrail	N	
Pavement	8	
Embankment	8	

INSPECTOR'S CONDITION RATING 8

58. DECK

ITEM	CONDITION RATING	REMARKS
1. Wearing Surface		
2. Deck- Structural Condition		
3. Curbs		
4. Median		
5. Sidewalks	8	AT W.
6. Parapet		
7. Railing	8	ON PARAPETS
8. Paint		
9. Drains		
10. Lighting Standards		
11. Utilities		
12. Joint Leakage		
13. Expansion Joints and Devices		
14. Record Elevations (if available) @ CL Brgs and Spans		

INSPECTOR'S CONDITION RATING N

59. SUPERSTRUCTURE

1. Bearing Devices	
2. Stringers	
Lateral Support ( )	
3. Girders/Beams	
Lateral Support ( )	
4. Floor Beams	
Lateral Support ( )	
5. Trusses - General	
Portals	
Bracing	
6. Paint	
7. Machinery (Movable Spans)	
8. Rivets or Bolts	
9. Welds - Cracks	
10. Rust	
11. Timber Decay	
12. Concrete Cracking	
13. Collision Damage	
14. Deflection Under Load	
15. Alignment of Members	
16. Vibration Under Load	

INSPECTOR'S CONDITION RATING N

CONDITION RATING (Use for SIA items 58, 59, 60, 61, 62, 62)

Date: 5/16/2025
City CLIVE
Bridge No. COUNTRY CLUB
Street Name CNTRY CLUB BLVD

N Not Applicable
9 Excellent Condition
8 Very Good Condition - No problems noted.
7 Good Condition - Some minor problems.
6 Satisfactory Condition - Structural Elements show minor deterioration
5 Fair Condition - Primary structural elements have minor section loss, spalling, cracking or scour.
4 Poor Condition - Advanced section loss, deterioration, spalling or scour. Posting for some truck traffic is warranted.
3 Serious Condition - Primary structural elements affected by section loss, deterioration, cracking or scour. Posting for most truck traffic is warranted immediately.
2 Critical Condition - Advanced deterioration of concrete or steel and/or critical scour. Structure should be closed to all traffic.
1 "Imminent" Failure Condition - Major deterioration of structural elements. Structure is closed but corrective action may allow light service.
0 Failed Condition - Out of service and beyond repair.

ITEM	CONDITION RATING	REMARKS
60. SUBSTRUCTURE		
1. Abutments - Caps		
Wings		
Backwall		
Footing		
Piles		
Erosion		
Settlement		
2. Piers or Bents - Caps		
Columns		
Footings		
Piles		
Scour		
Settlement		
3. Pile Bents		
4. Concrete Cracking		
5. Steel Corrosion		
6. Timber Decay		
7. Debris on Seats		
8. Paint		
9. Collision Damage		
INSPECTOR'S CONDITION RATING	***N***	
61.CHANNEL CHANNEL PROTECTION		
1. Channel Scour	***8***	***OUTLET FLUME***
2 Embankment Erosion	***8***	
3. Drift	***8***	
4. Vegetation	***8***	
5. Channel Change		
6. Fender System		
7. Spur Dikes and Jetties		
8. Riprap	***8***	***AT INLET AND OUTLET***
9. Adequacy of Opening	***8***	
10. Channel Depth (Top of Deck to Streambed)		
INSPECTOR'S CONDITION RATIN	***8***	
62.CULVERT RETAINING WALLS		
1. Barrel - Concrete	***7***	***MINOR LEAKAGE AT JOINTS, SPALLED FROST TROUGH***
Steel		
Timber		
2. Headwall	***7***	***MINOR CRACKING AND LEACHING***
3. Cut-off Wall	***8***	
4. Adequacy	***8***	
5. Debris	***8***	
INSPECTOR'S CONDITION RATING	***7***	

CALHOUN-BURNS AND ASSOCIATES

BRIDGES ◆ STRUCTURES ◆ TRANSPORTATION

A Kleinfelder Company

CITY OF CLIVE

2025

BRIDGE INSPECTION AND RATING

A Kleinfelder Company

CALHOUN-BURNS & ASSOCIATES
6775 Vista Drive
West Des Moines, Iowa 50266

515.224.4344
www.calhounburns.com

TRANSMITTAL

Date: February 12, 2026

To: Jeff May, P.E.
Public Works Director
1900 NW 114th Street
Clive, IA 50325

Project: City of Clive
2025 Bridge Inspection
CB&A No. 175-007

ITEMS TRANSMITTED:

Copies	Description
1	Bridge Listing Certification
1	Bridge Rating Summary
1	Other Bridges Summary
9	Bridge Rating Packets (Including SI&A form, Photographs, Bridge Inspection Report, Load Rating Report and Calculations, if necessary)
1	Flash Drive – PDF copies of Summary Booklet and Inspection Packet

For your Information/Review	**[X]**		
No Exception Taken	**[ ]**	**Rejected**	**[ ]**
Make Corrections Noted	**[ ]**	**Submit Specified Item**	**[ ]**
Revise and Resubmit	**[ ]**	**Return One Corrected Copy**	**[ ]**

Remarks:

The inspection information in the IDOT SIIMS database has been updated.

The City of Clive bridges have been reviewed for the All Systems permit trucks, which may be allowed to cross your bridges. The IDOT All Systems map has been updated accordingly and this completes the All Systems permit truck review for your city.

The emergency vehicle (EV) truck review has been intentionally delayed as we await further guidance from IDOT.

This completes the 2025 Bridge Inspection Program for the City of Clive as requested.

Thank you.

By: _____
Jon D. Conzett, P.E.
Vice President

A Kleinfelder Company

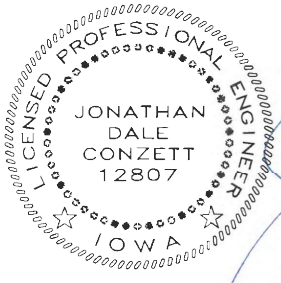
CALHOUN-BURNS & ASSOCIATES
6775 Vista Drive
West Des Moines, Iowa 50266

515.224.4344
www.calhounburns.com

CITY OF CLIVE BRIDGE INSPECTION AND RATING 2025

The following bridges were inspected and the completed reports submitted:

FHWA NO.	LOCATION
002401	NW. 114th Street
002411	NW. 86th Street
131601	Alice's Road
504060	NW. 100th Street (North Bound)
504110	NW. 100th Street (South Bound)
504415	NW. 128th Street (South Bound)
504850	NW. 128th Street (North Bound)
505665	Westgate Parkway
--------	Country Club Boulevard



I hereby certify that this plan, specifications, or report was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Signature

February 12, 2026
Date

My Registration expires December 31, 2027

CALHOUN-BURNS AND ASSOCIATES

BRIDGES | STRUCTURES | TRANSPORTATION

CITY OF CLIVE 2025

BRIDGE RATING SUMMARY

Bridge No. FHWA No.	L/ FM	T-R-Sec	Len. Wid.	Bridge Type	ADT	Year Built	Condition Ratings				Current Postings			SR	Est Rem Life	Yr Fq	Remarks
							Deck	Sup	Sub	Cul	OL	N	Load				
77-002401 002401 NW 114TH ST	L	79-25-33	332 30	P.P.C.B.	5534	1988	5	6	7	N	☐	☐	NONE	69	25	25 24	
77-002411 002411 NW 86TH ST	L	79-25-35	166 48	P.P.C.B.	24581	1970	5	6	7	N	☐	☐	NONE	73	20	25 24	CONSIDER FUTURE REPAIR PROJECT.
77-131601 131601 ALICE'S ROAD	L	79-26-23	26	TWIN R.C.B. CULVERT	3612	1975	N	N	N	6	☐	☐	NONE	99	15	25 24	REPAIR OUTLET SCOUR AS NEEDED.
77-504060 504060 NB NW 100TH ST	L	79-25-34	251 24	P.P.C.B.	3579	1988	6	8	7	N	☐	☐	NONE	78	25	25 24	CONSIDER JOINT REPAIRS AND P.C.C. PATCHING. DETERIORATED APPROACH PAVEMENT.
77-504110 504110 SB NW 100TH ST	L	79-25-34	251 24	P.P.C.B.	3203	1988	6	8	7	N	☐	☐	NONE	78	25	25 24	CONSIDER JOINT REPAIRS AND P.C.C. PATCHING. DETERIORATED APPROACH PAVEMENT.
77-504415 504415 NW 128TH ST SB	L	79-25-32	247 31.5	P.P.C.B.	7065	1998	7	7	7	N	☐	☐	NONE	86	30	25 24	CONSIDER RESEALING JOINTS.
77-504850 504850 NW 128TH ST NB	L	79-25-32	247 32	P.P.C.B.	6875	2007	7	8	7	N	☐	☐	NONE	91	30	25 24	CONSIDER RESEALING JOINTS.
WESTGATE PKWY 505665 WESTGATE PARK	L	79-26-22	111 30	CONTINUOUS CONCRETE SLAB	289	2020	8	8	8	N	☐	☐	NONE	100	70	25 24	

CALHOUN-BURNS AND ASSOCIATES

BRIDGES | STRUCTURES | TRANSPORTATION

CITY OF CLIVE 2025

OTHER BRIDGES RATING SUMMARY

Bridge No. FHWA No.	L/ FM	T-R-Sec	Len. Wid.	Bridge Type	ADT	Year Built	Condition Ratings				Current Postings			SR	Est Rem Life	Yr Fq	Remarks
							Deck	Sup	Sub	Cul	OL	N	Load				
COUNTRY CLUB CNTRY CLUB BLV	L	79- 25-31	55	FIVE CELL RCB CULVERT	1590	1973	N	N	N	7	☐	☐	NONE		35	25 24	MONITOR CONCRETE DETERIORATION.

Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: April 9, 2026
RE: Approve Health, Dental, and Vision Insurance for Employee Contributions and Authorize City Manager to Execute Benefits

SYNOPSIS:
The City of Clive participates in the Iowa Governmental Health Care Plan (IGHCP) for its employee health insurance program. IGHCP has served the City well since the 2007-08 plan year, averaging year-over-year cost increases of 3.13% when averaging both the fully insured Wellmark product and our self-funded portion of the plan with EBS.

IGHCP currently includes 26 cities, 20 counties, 4 school districts, and 4 other governmental organizations, representing more than 13,000 covered lives. This large risk pool helps stabilize premium increases across participating entities. The City of Clive has benefited from this shared risk structure over time.

The proposed renewal plan is attached. Under the renewal, the City will experience an overall health insurance premium increase of 1%. Employee premium contribution percentages will be adjusted for the 2026–27 plan year.

There are no changes to deductibles for the traditional plan. The high-deductible health plan (HDHP) deductible will increase from $3,300 to $3,400 for single coverage to comply with IRS requirements. There are no changes to maximum out-of-pocket limits or prescription drug plans.

The current plan offerings are as follows:

- **Traditional Plan:**
  $750/$1,500 deductible (single/family)
  $1,500/$3,000 out-of-pocket maximum
  Prescription co-pays of $10/$25/$40/$85
- **High-Deductible Health Plan (HDHP):**
  $3,400 deductible (single) and $6,000 (family)

The employee wellness program allows participants to earn a premium discount by completing a physical, biometric screening, fitness assessment, and dental and vision screenings.

Bargaining unit contribution rates remain as follows:

- **Police Department:** 10% (single), 20% (family)
- **Fire Department:** 11% (single), 22% (family)

The attached enrollment guide pages outline monthly premium contributions for bargaining and non-bargaining employees based on plan selection, coverage type, and wellness participation.

There are no changes to dental or vision coverage or rates:

- **Dental (Delta Dental through IGHCP):**
  $55.58/month for family coverage; $1,250 annual maximum per person
- **Vision (Ameritas):**
  $13.96/month for family coverage

City Manager Matt McQuillen will need Council approval to execute the insurance and benefit renewals on the City's behalf.

Attachments:

1. City of Clive 2026 Renewal 1% Alternate
2. Benefit Costs

City of Clive Premium Rate Summary

July 1, 2026 Renewal - 1% Alternate

2025/2026 Rates - Blue Choice / Blue RX Complete

Medical Cost	$750/$1500 Deductible Single	EE/SP	EE/CH	Family	$3300/$6000 Deductible Single	EE/SP	EE/CH	Family
Wellmark Premium	$580.95	$1,452.38	$1,452.38	$1,452.38	$501.67	$1,254.16	$1,254.16	$1,254.16
Partial Self-Fund Claims Funding	$79.37	$83.84	$83.84	$302.50	$53.76	$78.34	$78.34	$120.90
IGHCP Consulting Fee	$15.00	$30.00	$30.00	$30.00	$15.00	$30.00	$30.00	$30.00
EBS Billing Fee	$2.55	$2.55	$2.55	$2.55	$2.55	$2.55	$2.55	$2.55
PSF Administration	$7.14	$7.14	$7.14	$7.14	$7.14	$7.14	$7.14	$7.14
Wellmark EOB Fee	$0.83	$0.83	$0.83	$0.83	$0.83	$0.83	$0.83	$0.83
From Reserve	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Monthly Cost	$685.84	$1,576.74	$1,576.74	$1,795.40	$580.95	$1,373.02	$1,373.02	$1,415.58
Participants	29	13	8	54	21	1	2	12
Annual Cost by Plan		$1,799,430				$399,672		
Annual Cost				$2,199,102				
Annual Partial Self Fund	$27,621	$13,079	$8,049	$196,020	$13,548	$940	$1,880	$17,410
Total to Partial Self Fund		$244,768				$33,777		

2026/2027 Renewal - Blue Choice / Blue RX Complete

Medical Cost	$750/$1500 Deductible Single	EE/SP	EE/CH	Family	$3400/$6000 Deductible Single	EE/SP	EE/CH	Family
Wellmark Premium	$598.95	$1,497.37	$1,497.37	$1,497.37	$518.40	$1,296.01	$1,296.01	$1,296.01
Partial Self-Fund Claims Funding	$68.23	$54.62	$54.62	$275.46	$42.84	$50.22	$50.22	$93.21
IGHCP Consulting Fee	$15.00	$30.00	$30.00	$30.00	$15.00	$30.00	$30.00	$30.00
EBS Billing Fee	$2.55	$2.55	$2.55	$2.55	$2.55	$2.55	$2.55	$2.55
PSF Administration	$7.14	$7.14	$7.14	$7.14	$7.14	$7.14	$7.14	$7.14
Wellmark EOB Fee	$0.83	$0.83	$0.83	$0.83	$0.83	$0.83	$0.83	$0.83
From Reserve	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
Total Monthly Cost	$692.70	$1,592.51	$1,592.51	$1,813.35	$586.76	$1,386.75	$1,386.75	$1,429.74
Participants	29	13	8	54	21	1	2	12
Annual Cost by Plan		$1,817,423				$403,669		
Annual Cost				$2,221,092				1.00%
Annual Partial Self Fund	$23,744	$8,521	$5,244	$178,498	$10,796	$603	$1,205	$13,422
Total PSF Funding		$216,006				$26,026		

DATE _____

SIGNATURE _____

YOUR BENEFIT COST

The charts below display the monthly contributions you would make for your choice of medical, dental and/or vision plans. Your total contribution is automatically made through payroll deductions once you have made your elections.

NON-UNION MONTHLY COST: MEDICAL

	Total Monthly Premium	Employee Cost	Employee Cost w/ Wellness Discount
$750 PLAN			
Employee	$692.70	$61.28	$54.47
Employee + Spouse	$1,592.51	$251.48	$220.04
Employee + Child(ren)	$1,592.51	$251.48	$220.04
Family	$1,813.35	$286.46	$250.66
$3,400 PLAN HDHP			
Employee	$586.76	$51.85	$46.08
Employee + Spouse	$1,386.75	$218.88	$191.52
Employee + Child(ren)	$1,386.75	$218.88	$191.52
Family	$1,429.74	$225.69	$197.48

DENTAL & VISION MONTHLY COST

	Total Monthly Premium	Employer Cost	Employee Cost
DENTAL			
Employee	$36.67	$36.67	$0
Family	$116.07	$60.49	$55.58
VISION			
Employee	$9.28	$9.28	$0
Family	$23.24	$9.28	$13.96

IGHCP
IOWA GOVERNMENTAL HEALTH CARE PLAN

YOUR BENEFIT COST - POLICE

MEDICAL MONTHLY COST

	Total Monthly Premium	3% Discount Exceeds Family	2% Discount Exceeds Individual	1% Discount Meets	No Discount Does Not Meet
$750 PLAN					
Employee	$692.70	N/A	$55.42	$62.34	$69.27
Employee + Spouse	$1,592.51	$270.73	N/A	$302.58	$318.50
Employee + Child(ren)	$1,592.51	$270.73	N/A	$302.58	$318.50
Family	$1,813.35	$308.27	N/A	$344.54	$362.67
$3,400 PLAN HDHP					
Employee	$586.76	N/A	$46.94	$52.81	$58.68
Employee + Spouse	$1,386.75	$235.75	N/A	$263.48	$277.35
Employee + Child(ren)	$1,386.75	$235.75	N/A	$263.48	$277.35
Family	$1,429.74	$243.06	N/A	$271.65	$285.95

- 3% Discount (family coverage) – Employee exceeds physical fitness expectations
- 2% Discount (individual coverage) – Employee exceeds physical fitness expectations
- 1% Discount – Employee meets physical fitness expectations
- No Discount – Employee does not meet physical fitness expectations

DENTAL & VISION MONTHLY COST

	Total Monthly Premium	Employer Cost	Employee Cost
DENTAL			
Employee	$36.67	$36.67	$0
Family	$116.07	$60.49	$55.58
VISION			
Employee	$9.28	$9.28	$0
Family	$23.24	$9.28	$13.96

YOUR BENEFIT COST - FIRE

MEDICAL MONTHLY COST

	Total Monthly Premium	3% Discount Exceeds Family	2% Discount Exceeds Individual	1% Discount Meets	No Discount Does Not Meet
$750 PLAN					
Employee	$692.70	N/A	$62.34	$69.27	$76.20
Employee + Spouse	$1,592.51	$302.58	N/A	$334.43	$350.35
Employee + Child(ren)	$1,592.51	$302.58	N/A	$334.43	$350.35
Family	$1,813.35	$344.54	N/A	$380.80	$398.94
$3,400 PLAN HDHP					
Employee	$586.76	N/A	$52.81	$58.68	$64.54
Employee + Spouse	$1,386.75	$263.48	N/A	$291.22	$305.09
Employee + Child(ren)	$1,386.75	$263.48	N/A	$291.22	$305.09
Family	$1,429.74	$271.65	N/A	$300.24	$314.54

- 3% Discount (family coverage) – Employee exceeds physical fitness expectations
- 2% Discount (individual coverage) – Employee exceeds physical fitness expectations
- 1% Discount – Employee meets physical fitness expectations
- No Discount – Employee does not meet physical fitness expectations

DENTAL & VISION MONTHLY COST

	Total Monthly Premium	Employer Cost	Employee Cost
DENTAL			
Employee	$36.67	$36.67	$0
Family	$116.07	$60.49	$55.58
VISION			
Employee	$9.28	$9.28	$0
Family	$23.24	$9.28	$13.96

IGHCP
IOWA GOVERNMENTAL HEALTH CARE PLAN

Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: April 9, 2026
RE: Resolution Approving Part-time Fire Pay Scales

SYNOPSIS:
The City of Clive relies heavily on its part-time staff to provide quality services to the residents of Clive and its guests throughout the year. The Clive Fire Department part-time staff wages are tied to the full-time wage rates; firefighter/paramedics at 90%, firefighter/EMT at 90%, and paramedics at 90% of the full-time wages. The benefit to this is the stability of the increases following the Council-approved full-time rates. Historically, the full-time and part-time staff operate side-by-side as one unit in the field and at the station. In addition, the full-time rates are negotiated and agreed upon by the union membership, so there is buy-in from both full and part-time staff.

Staff recommends approval of the resolution for the proposed FY 2026-27 part-time pay schedule for the Clive Fire Department staff.

Attachments:
1. Approve Pay Schedule Part Time Staff 2026-2027
2. FY 27PT Fire Wages

RESOLUTION NO. _____

RESOLUTION APPROVING PAY SCHEDULE FOR PART-TIME FIRE DEPARTMENT STAFF FOR FISCAL YEAR 2026-27

WHEREAS, the City of Clive has established a pay schedule for part-time fire department staff of the City for fiscal year 2026-27; and

WHEREAS, this pay schedule shall be in effect July 1, 2026, for all part-time fire department staff; and

WHEREAS, the City Council of the City of Clive desires to approve the pay schedule established for part-time fire department staff for fiscal year 2026-27.

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

> The attached pay schedule for part-time fire department employees of the City of Clive for the FY 2026-27 is hereby approved by the Clive City Council.

PASSED AND APPROVED THIS 9TH DAY OF APRIL 2026.

By: _____
John Edwards, Mayor

ATTEST:

By: _____
Matthew Graham, City Clerk

City of Clive, Iowa
Pay Scale FY 26/27

Council Approved

Clive Fire Department
Part-Time Pay
FY 26-27

	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	
EMT/Firefighter	$19.74	$20.53	$21.35	$22.20	$23.09	$24.00	$24.98	$25.97	$27.01	90% of FT
Paramedic/Firefighter	$23.22	$24.15	$25.12	$26.12	$27.16	$28.25	$29.39	$30.56	$31.78	90% of FT
Paramedic	$20.89	$21.73	$22.61	$23.51	$24.45	$25.43	$26.45	$27.50	$28.60	90% of FT

Authorized Engineer:	Add $1 per hour
Acting Officer:	Add $2 per hour, while functioning in the AOIC role
Lieutenant:	Add $1.50 per hour
Preceptor:	Add $0.50 per hour
Mandatory Overtime Shift:	Add $10 per hour

Medical Director $254.00 Bi-Weekly

Council Approval: 4/9/2026

Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: April 9, 2026
RE: Resolution Approving Wage and Salary Levels

SYNOPSIS:
This is our annual resolution fixing Wage and Salary Levels for the City of Clive staff for the 2026-27 fiscal year and amending the Pay Matrix to reflect the consumer price index. The wage and salary levels submitted have been adjusted by 3% per the September and November 2025 CPI.

As in the past, employee pay increases will be determined by the council-approved FY 2026-27 Wage & Salary Levels, Salary Matrix Table, and the employee's performance evaluation score. The NeoGov Perform module will once again be used to electronically facilitate the evaluations and ratings.

The overall citywide salary increase is projected at 8% for union staff per collective bargaining agreements and 5% for non-union staff based on the merit pay matrix. This increase was realized during the budget process and has been accounted for in the tax rate.

The Wage and Salary Levels and the Pay Matrix were reviewed by the Personnel Committee, and they recommended approval.

Attachments:
1. Resolution Approving Staff Wage and Salary Levels 26-27
2. FY 26-27 Salary Matrix Table
3. FY 26-27 Pay Ranges

RESOLUTION NO. _____

RESOLUTION APPROVING STAFF WAGE AND SALARY LEVELS AND SALARY MATRIX TABLE FY 2026-2027

WHEREAS, the City of Clive has established staff wage and salary levels and a salary matrix table for the 2026-2027 fiscal year; and

WHEREAS, the City Council of the City of Clive desires to approve the staff wage and salary levels and the salary matrix table for the 2026-2027 fiscal year.

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

> That the attached wage and salary levels and salary matrix table for employees of the City of Clive for the FY 2026-2027 are hereby approved by the Clive City Council.

PASSED AND APPROVED THIS 9th DAY OF APRIL 2026.

By: _____
John Edwards, Mayor

ATTEST:

By: _____
Matthew Graham, City Clerk

City of Clive

SALARY MATRIX TABLE
Merit, CPI and Wage Position Factors

CPI Rate = 3%*

Performance Evaluation Rating	Current Wage Position in Pay Range				Percent of CPI Rate
	1st Quartile - 25% or below	2nd Quartile - 26%-50%	3rd Quartile - 51%-75%	4th Quartile - 76%+	
Improvement Needed	0%	0%	0%	0%	0%
Uneven Year	1.00%	0.75%	0.50%	0.25%	50%
Good Year	2.00%	1.75%	1.5%	1.25%	100%
Great Year	2.5%	2.25%	2.0%	1.75%	100%
Exceptional Year	3.5%	3.25%	3.0%	2.75%	100%

Example #1 : Employee receives uneven year and is in 1st quartile of range
Equates to 1% merit + 1.5% CPI (50% of 3%) for total wage increase of 2.5%

Example #2 : Employee receives great year and is in 3rd quartile of range
Equates to 2% merit + 3% CPI (100%) for total wage increase of 5%

*CPI Rate is set by the 12-month composite CPI-U Midwest published in September and November for the previous calendar year. The CPI-U is subject to a minimum of 1% and a maximum of 3% except as determined by the Clive City Council.

Council Adopted: April 9, 2026

FY27 Wage & Salary Levels

3.0%

POSITION	Next Year (FY27) Minimum Entry	Current Wage Position in Pay Range								Next Year (FY27) Upper Average
		1st Quartile 25% or below		2nd Quartile 26%- 50%		3rd Quartile 51%- 75%		4th Quartile 76%- and up		
Tier 1 - Part-Time										
Library Page	$ 14.14	$ 14.14	$ 15.36	$ 15.37	$ 16.58	$ 16.59	$ 17.81	$ 17.82	$ 19.03	$ 19.03
Crossing Guard	$ 16.54	$ 16.54	$ 17.97	$ 17.98	$ 19.40	$ 19.41	$ 20.83	$ 20.84	$ 22.26	$ 22.26
Library Assistant I	$ 18.95	$ 18.95	$ 20.59	$ 20.60	$ 22.22	$ 22.23	$ 23.86	$ 23.87	$ 25.49	$ 25.49
Library Assistant II	$ 21.68	$ 21.68	$ 23.56	$ 23.57	$ 25.43	$ 25.44	$ 27.30	$ 27.31	$ 29.17	$ 29.17
Recreation Specialist	$ 21.68	$ 21.68	$ 23.55	$ 23.56	$ 25.43	$ 25.44	$ 27.30	$ 27.31	$ 29.17	$ 29.17
Community Service Officer	$ 31.12	$ 31.12	$ 33.80	$ 33.81	$ 36.49	$ 36.50	$ 39.17	$ 39.18	$ 41.86	$ 41.86
Tier 2										
Accounting Clerk	$ 55,279.55	$ 55,280	$ 60,059	$ 60,060	$ 64,838	$ 64,839	$ 69,618	$ 69,619	$ 74,397	$ 74,397
Administrative Assistant	$ 55,279.55	$ 55,280	$ 60,059	$ 60,060	$ 64,838	$ 64,839	$ 69,618	$ 69,619	$ 74,397	$ 74,397
Utility Billing Clerk	$ 55,279.55	$ 55,280	$ 60,059	$ 60,060	$ 64,838	$ 64,839	$ 69,618	$ 69,619	$ 74,397	$ 74,397
Administrative Specialist	$ 58,400.90	$ 58,401	$ 63,448	$ 63,449	$ 68,494	$ 68,495	$ 73,541	$ 73,542	$ 78,588	$ 78,588
PW/PK Operations Specialist	$ 59,511.60	$ 59,512	$ 64,649	$ 64,650	$ 69,787	$ 69,788	$ 74,925	$ 74,926	$ 80,063	$ 80,063
PK Sr Operations Specialist - Mechanic	$ 64,530.51	$ 64,531	$ 70,105	$ 70,106	$ 75,679	$ 75,680	$ 81,254	$ 81,255	$ 86,828	$ 86,828
PW Senior Operations Specialist	$ 64,530.51	$ 64,531	$ 70,105	$ 70,106	$ 75,679	$ 75,680	$ 81,254	$ 81,255	$ 86,828	$ 86,828
Tier 3										
Deputy Clerk	$ 65,819.76	$ 65,820	$ 71,505	$ 71,506	$ 77,190	$ 77,191	$ 82,875	$ 82,876	$ 88,560	$ 88,560
Utility Billing Specialist	$ 65,819.76	$ 65,820	$ 71,505	$ 71,506	$ 77,190	$ 77,191	$ 82,875	$ 82,876	$ 88,560	$ 88,560
Building Inspector I	$ 68,511.36	$ 68,511	$ 74,431	$ 74,432	$ 80,350	$ 80,351	$ 86,270	$ 86,271	$ 92,189	$ 92,189
Code Enforcement Officer I	$ 68,511.36	$ 68,511	$ 74,431	$ 74,432	$ 80,350	$ 80,351	$ 86,270	$ 86,271	$ 92,189	$ 92,189
Engineering Inspection Tech	$ 75,093.33	$ 75,093	$ 81,580	$ 81,581	$ 88,066	$ 88,067	$ 94,552	$ 94,553	$ 101,038	$ 101,038
Building Inspector II	$ 75,138.57	$ 75,139	$ 81,631	$ 81,632	$ 88,123	$ 88,124	$ 94,616	$ 94,617	$ 101,108	$ 101,108
Code Enforcement Officer II	$ 75,138.57	$ 75,139	$ 81,631	$ 81,632	$ 88,123	$ 88,124	$ 94,616	$ 94,617	$ 101,108	$ 101,108
Planner	$ 77,242.09	$ 77,242	$ 83,917	$ 83,918	$ 90,592	$ 90,593	$ 97,266	$ 97,267	$ 103,941	$ 103,941
Accounting Specialist	$ 77,242.09	$ 77,242	$ 83,917	$ 83,918	$ 90,592	$ 90,593	$ 97,266	$ 97,267	$ 103,941	$ 103,941
Human Resources Specialist	$ 77,242.09	$ 77,242	$ 83,917	$ 83,918	$ 90,592	$ 90,593	$ 97,266	$ 97,267	$ 103,941	$ 103,941
Commmunication Specialist	$ 77,242.09	$ 77,242	$ 83,917	$ 83,918	$ 90,592	$ 90,593	$ 97,266	$ 97,267	$ 103,941	$ 103,941
Parks Maintenance Supervisor	$ 77,739.69	$ 77,740	$ 84,454	$ 84,455	$ 91,168	$ 91,169	$ 97,882	$ 97,883	$ 104,596	$ 104,596
Sr. Engineering Technician II	$ 80,250.34	$ 80,250	$ 87,180	$ 87,181	$ 94,109	$ 94,110	$ 101,038	$ 101,039	$ 107,967	$ 107,967
Sr. Engineering Inspector Tech	$ 80,250.34	$ 80,250	$ 87,180	$ 87,181	$ 94,109	$ 94,110	$ 101,038	$ 101,039	$ 107,967	$ 107,967
Adult Services Librarian	$ 81,245.56	$ 81,246	$ 88,265	$ 88,266	$ 95,285	$ 95,286	$ 102,305	$ 102,306	$ 109,325	$ 109,325
Public Services Librarian	$ 81,245.56	$ 81,246	$ 88,265	$ 88,266	$ 95,285	$ 95,286	$ 102,305	$ 102,306	$ 109,325	$ 109,325
Youth Services Librarian	$ 81,245.56	$ 81,246	$ 88,265	$ 88,266	$ 95,285	$ 95,286	$ 102,305	$ 102,306	$ 109,325	$ 109,325
GIS Coordinator	$ 85,475.21	$ 85,475	$ 92,860	$ 92,861	$ 100,245	$ 100,246	$ 107,629	$ 107,630	$ 115,014	$ 115,014
Network Administrator	$ 85,475.21	$ 85,475	$ 92,860	$ 92,861	$ 100,245	$ 100,246	$ 107,629	$ 107,630	$ 115,014	$ 115,014
Recreation Coordinator	$ 85,814.49	$ 85,814	$ 93,226	$ 93,227	$ 100,637	$ 100,638	$ 108,048	$ 108,049	$ 115,459	$ 115,459
PW Operations Supervisor	$ 87,759.68	$ 87,760	$ 95,334	$ 95,335	$ 102,908	$ 102,909	$ 110,483	$ 110,484	$ 118,057	$ 118,057
Senior Planner	$ 89,750.10	$ 89,750	$ 97,506	$ 97,507	$ 105,261	$ 105,262	$ 113,017	$ 113,018	$ 120,773	$ 120,773
Fire Lieutenant	$ 94,168.72	$ 94,169	$ 102,295	$ 102,296	$ 110,421	$ 110,422	$ 118,547	$ 118,548	$ 126,673	$ 126,673
Police Sergeant	$ 97,032.88	$ 97,033	$ 105,416	$ 105,417	$ 113,798	$ 113,799	$ 122,181	$ 122,182	$ 130,563	$ 130,563
Tier 4										
Civil Engineer (Non-PE)	$ 91,831.00	$ 91,831	$ 99,763	$ 99,764	$ 107,695	$ 107,696	$ 115,627	$ 115,628	$ 123,559	$ 123,559
Water Resources Engineer (Non-PE)	$ 91,876.24	$ 91,876	$ 99,797	$ 99,798	$ 107,717	$ 107,718	$ 115,638	$ 115,639	$ 123,559	$ 123,559
City Clerk	$ 93,720.95	$ 93,721	$ 101,818	$ 101,819	$ 109,916	$ 109,917	$ 118,013	$ 118,014	$ 126,110	$ 126,110
Senior GIS Analyst	$ 98,955.82	$ 98,956	$ 107,506	$ 107,507	$ 116,056	$ 116,057	$ 124,607	$ 124,608	$ 133,157	$ 133,157
Senior Network Administrator	$ 98,955.82	$ 98,956	$ 107,506	$ 107,507	$ 116,056	$ 116,057	$ 124,607	$ 124,608	$ 133,157	$ 133,157
Finance Manager	$ 102,064.78	$ 102,065	$ 110,880	$ 110,881	$ 119,694	$ 119,695	$ 128,509	$ 128,510	$ 137,324	$ 137,324
FD Asst. Chief - Fire Marshal	$ 103,095.00	$ 103,095	$ 112,003	$ 112,004	$ 120,912	$ 120,913	$ 129,820	$ 129,821	$ 138,728	$ 138,728
FD Asst. Chief of Training	$ 105,266.38	$ 105,266	$ 114,358	$ 114,359	$ 123,449	$ 123,450	$ 132,540	$ 132,541	$ 141,631	$ 141,631
Police Lieutenant	$ 105,922.31	$ 105,922	$ 115,072	$ 115,073	$ 124,222	$ 124,223	$ 133,371	$ 133,372	$ 142,521	$ 142,521
Library Manager	$ 106,306.83	$ 106,307	$ 115,495	$ 115,496	$ 124,683	$ 124,684	$ 133,871	$ 133,872	$ 143,059	$ 143,059
Recreation Manager	$ 106,306.83	$ 106,307	$ 115,495	$ 115,496	$ 124,683	$ 124,684	$ 133,871	$ 133,872	$ 143,059	$ 143,059
Parks Manager	$ 106,306.83	$ 106,307	$ 115,495	$ 115,496	$ 124,683	$ 124,684	$ 133,871	$ 133,872	$ 143,059	$ 143,059
Construction Services Administrator	$ 107,867.50	$ 107,868	$ 117,186	$ 117,187	$ 126,505	$ 126,506	$ 135,824	$ 135,825	$ 145,143	$ 145,143
Water Resources Engineer	$ 108,048.45	$ 108,048	$ 117,381	$ 117,382	$ 126,713	$ 126,714	$ 136,045	$ 136,046	$ 145,377	$ 145,377
Civil Engineer	$ 108,048.45	$ 108,048	$ 117,381	$ 117,382	$ 126,713	$ 126,714	$ 136,045	$ 136,046	$ 145,377	$ 145,377
FD Asst. Chief of Operations	$ 109,563.89	$ 109,564	$ 119,026	$ 119,027	$ 128,489	$ 128,490	$ 137,951	$ 137,952	$ 147,414	$ 147,414
PW Operations Administrator	$ 111,101.94	$ 111,102	$ 120,695	$ 120,696	$ 130,288	$ 130,289	$ 139,881	$ 139,882	$ 149,474	$ 149,474
Police Captain	$ 112,345.96	$ 112,346	$ 122,049	$ 122,050	$ 131,753	$ 131,754	$ 141,456	$ 141,457	$ 151,159	$ 151,159
Technology Services Manager	$ 126,233.70	$ 126,234	$ 137,411	$ 137,412	$ 148,587	$ 148,588	$ 159,764	$ 159,765	$ 170,941	$ 170,941
Human Resources Manager	$ 126,233.92	$ 126,234	$ 137,411	$ 137,412	$ 148,588	$ 148,589	$ 159,764	$ 159,765	$ 170,941	$ 170,941
Engineering Administrator	$ 127,047.97	$ 127,048	$ 138,021	$ 138,022	$ 148,994	$ 148,995	$ 159,968	$ 159,969	$ 170,941	$ 170,941
Tier 5										
Director of Administrative Services	$ 142,292.82	$ 142,293	$ 154,587	$ 154,588	$ 166,882	$ 166,883	$ 179,177	$ 179,178	$ 191,471	$ 191,471
Community Development Director	$ 142,292.82	$ 142,293	$ 154,587	$ 154,588	$ 166,882	$ 166,883	$ 179,177	$ 179,178	$ 191,471	$ 191,471
Fire / Rescue Chief	$ 142,292.82	$ 142,293	$ 154,587	$ 154,588	$ 166,882	$ 166,883	$ 179,177	$ 179,178	$ 191,471	$ 191,471
Leisure Services Director	$ 142,292.82	$ 142,293	$ 154,587	$ 154,588	$ 166,882	$ 166,883	$ 179,177	$ 179,178	$ 191,471	$ 191,471
Police Chief	$ 142,292.82	$ 142,293	$ 154,587	$ 154,588	$ 166,882	$ 166,883	$ 179,177	$ 179,178	$ 191,471	$ 191,471
Public Works Director	$ 142,292.82	$ 142,293	$ 154,587	$ 154,588	$ 166,882	$ 166,883	$ 179,177	$ 179,178	$ 191,471	$ 191,471
Asst. City Manager	$ 142,292.82	$ 142,293	$ 154,587	$ 154,588	$ 166,882	$ 166,883	$ 179,177	$ 179,178	$ 191,471	$ 191,471

Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: April 9, 2026
RE: Public Hearing - FY 2026-27 Budget

SYNOPSIS:
The staff have met the Council's Property Tax Priorities and incorporated strategic goals into this budget, such as street reinvestments, Little Walnut Creek Stream Restoration, Linnan Park Redevelopment, expanding Harbach Center programming, the Greenbelt Landing project, and we will continue to implement the Flood Prone Property Buyout Program.

For 8 consecutive years, Clive kept its property tax rate at $10.14, and in FY 2024-25, Clive decreased the property taxes to $9.92. Staff are proposing to maintain the $9.92 property tax levy rate for FY 2026-27.

Attached is a Resolution approving the fiscal year 2026-27 budget.

Based on Council direction provided during budget work sessions, the FY 2026-27 budget was put in final form, and the public hearing notice was published as required by law. To date there have been no public comments received.

Staff recommends approval.

Attachments:
1. FY2027 Budget Proposed 3.26.2026

FISCAL YEAR JULY 1, 2026 - JUNE 30, 2027
ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES
The City of : CLIVE County Name: POLK COUNTY, DALLAS
Adopted On: (entered upon adoption) Resolution: (entered upon adoption)
The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.
Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

		With Gas & Electric		Without Gas & Electric	
Regular	2a	2,040,470,778	2b	2,027,234,895	**City Number: 77-716**
DEBT SERVICE	3a	2,159,012,682	3b	2,145,776,799	**Last Official Census: 18,601**
Ag Land	4a	261,482			

Consolidated General Fund Levy Calculation

	CGFL Rate	CGFL Dollars	Non-TIF Taxable w/ G&E	Taxable Growth %
FY 2026 Budget Data	6.94031	13,645,577	1,966,133,604	3.78
	Limitation Percentage			
	1			
	CGFL Max Rate	**CGFL Max Dollars**	**Revenue Growth %**	
Max Allowed CGFL for FY 2027	6.87159	14,021,279	2.75	

TAXES LEVIED

Code Sec.	Dollar Limit	Purpose	ENTER FIRE DISTRICT RATE BELOW			(A) Request with Utility Replacement	(B) Property Taxes Levied		(C) Rate
384.1	6.87159	Consolidated General Fund			5	14,021,279	13,930,327	43	6.87159
		Non-Voted Other Permissible Levies							
384.12(1)	0.95000	Opr & Maint publicly owned Transit			7		0	45	0.00000
384.12(2)	0.27000	Aviation Authority (under sec.330A.15)			11		0	49	0.00000
384.12(3)	Amt Nec	Liability, property & self insurance costs			14	20,956	20,820	52	0.01027
384.12(5)	Amt Nec	Support of a Local Emerg.Mgmt.Comm.			462		0	465	0.00000
		Voted Other Permissible Levies							
28E.22	1.50000	Unified Law Enforcement			24		0	62	0.00000
		Total General Fund Regular Levies (5 thru 24)			25	14,042,235	13,951,147		
384.1	3.00375	Ag Land			26	786	786	63	3.00375
		Total General Fund Tax Levies (25 + 26)			27	14,043,021	13,951,933		**Do Not Add**
		Special Revenue Levies							
384.6	Amt Nec	Police & Fire Retirement			29	610,020	606,062		0.29896
	Amt Nec	FICA & IPERS (if general fund at levy limit)			30	1,843,422	1,831,465		0.90343
Rules	Amt Nec	Other Employee Benefits			31	525,645	522,236		0.25761
		Subtotal Employee Benefit Levy (29,30,31)			32	2,979,087	2,959,763	65	1.46000
			Valuation						
386	**As Req**	**With Gas & Elec**		**Without Gas & Elec**					
	SSMID 1 (A)	0	(B)	0	34		0	66	0.00000
	SSMID 2 (A)	0	(B)	0	35		0	67	0.00000
	SSMID 3 (A)	0	(B)	0	36		0	68	0.00000
	SSMID 4 (A)	0	(B)	0	37		0	69	0.00000
	SSMID 5 (A)	0	(B)	0	555		0	565	0.00000
	SSMID 6 (A)	0	(B)	0	556		0	566	0.00000
	SSMID 7 (A)	0	(B)	0	1177		0	1179	0.00000
	SSMID 8 (A)	0	(B)	0	1185		0	1187	0.00000
		Total Special Revenue Levies			39	2,979,087	2,959,763		
384.4	Amt Nec	**Debt Service Levy 76.10(6)**			40	3,411,240	3,390,327	70	1.58000
384.7	0.67500	**Capital Projects (Capital Improv. Reserve)**			41		0	71	0.00000
		Total Property Taxes (27+39+40+41)			42	20,433,348	20,302,023	72	9.92186

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following:
Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.

(City Representative) (Date) (County Auditor) (Date)

CITY NAME: CLIVE

NOTICE OF PUBLIC HEARING - CITY OF CLIVE - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2026 - June 30, 2027

CITY #: 77-716

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 3/26/2026 Meeting Time: 05:30 PM Meeting Location: Clive City Hall, City Council Chambers, 1900 NW 114th St, Clive, IA 50325

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.cityofclive.com

City Telephone Number
(515) 223-6220

Iowa Department of Management	Current Year Certified Property Tax 2025 - 2026	Budget Year Effective Property Tax 2026 - 2027	Budget Year Proposed Property Tax 2026 - 2027
Taxable Valuations for Non-Debt Service	1,953,925,459	2,027,234,895	2,027,234,895
Consolidated General Fund	13,560,848	13,560,848	13,930,327
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	0	0	20,820
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	663,026	663,026	606,062
FICA & IPERS (If at General Fund Limit)	880,595	880,595	1,831,465
Other Employee Benefits	1,191,875	1,191,875	522,236
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	2,036,047,249	2,145,776,799	2,145,776,799
Debt Service	3,216,955	3,216,955	3,390,327
CITY REGULAR TOTAL PROPERTY TAX	19,513,299	19,513,299	20,301,237
CITY REGULAR TAX RATE	9.92031	9.53791	9.92186
Taxable Value for City Ag Land	236,056	261,482	261,482
Ag Land	710	710	786
CITY AG LAND TAX RATE	3.00375	2.71529	3.00375
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of $100,000/$110,000	**Current Year Certified 2025/2026**	**Budget Year Proposed 2026/2027**	**Percent Change**
City Regular Residential	471	486	3.18
Commercial property with an Actual/Assessed Valuation of $300,000/$330,000	**Current Year Certified 2025/2026**	**Budget Year Proposed 2026/2027**	**Percent Change**
City Regular Commercial	2,045	2,270	11.00

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through $150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current:

Clive will keep its property tax rate at $9.92 per $1,000 of taxable value. By controlling costs, improving efficiency, and using cash reserves, Clive will continue delivering value for taxes paid. Find details at cityofclive.com, including property specific info.

FUND BALANCE

City Name: CLIVE
Fiscal Year July 1, 2026 - June 30, 2027

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	TOTAL GOVERNMENT	PROPRIETARY	GRAND TOTAL
Annual Report FY 2025										
Beginning Fund Balance July 1	1	12,188,989	5,846,891	270,372	1,583,900	36,369,518	0	56,259,670	18,723,417	74,983,087
Actual Revenues Except Beg Balance	2	26,808,546	10,059,227	1,923,316	5,138,483	25,036,251	0	68,965,823	15,337,838	84,303,661
Actual Expenditures Except End Balance	3	27,932,204	9,755,761	1,601,104	5,736,496	20,751,164	0	65,776,729	15,115,638	80,892,367
Ending Fund Balance June 30	4	11,065,331	6,150,357	592,584	985,887	40,654,605	0	59,448,764	18,945,617	78,394,381
Re-Estimated FY 2026										
Beginning Fund Balance	5	11,065,331	6,150,357	592,584	985,887	40,654,605	0	59,448,764	18,945,617	78,394,381
Re-Est Revenues	6	24,114,656	10,412,434	2,175,988	6,473,209	16,189,000	0	59,365,287	15,607,179	74,972,466
Re-Est Expenditures	7	25,810,124	10,796,681	2,222,790	7,073,454	32,610,036	0	78,513,085	16,237,421	94,750,506
Ending Fund Balance	8	9,369,863	5,766,110	545,782	385,642	24,233,569	0	40,300,966	18,315,375	58,616,341
Budget FY 2027										
Beginning Fund Balance	9	9,369,863	5,766,110	545,782	385,642	24,233,569	0	40,300,966	18,315,375	58,616,341
Revenues	10	24,566,341	10,707,265	3,197,983	6,557,841	35,009,500	0	80,038,930	16,132,353	96,171,283
Expenditures	11	25,891,427	11,391,565	2,141,946	6,110,207	36,892,755	0	82,427,900	15,718,567	98,146,467
Ending Fund Balance	12	8,044,777	5,081,810	1,601,819	833,276	22,350,314	0	37,911,996	18,729,161	56,641,157

LOCAL EMC SUPPORT

City Name: CLIVE

Fiscal Year July 1, 2026 - June 30, 2027

As provided in Iowa Code Section 384.12, subsection 22, a city may levy the amount necessary in support of a local Emergency Management Commission. In addition to this individual levy, Emergency Management Commission support may also be included as part of the General Fund Levy. Iowa Code Section 29C.17, subsection 6 states that any support from cities or counties must be separately reported on tax statements issued by the county treasurer. Input the amount of General Fund Levy request to be used for support of an Emergency Management Commission. The total below will reflect the total amount of Emergency Management Commission support provided by the City.

	Request with Utility Replacement	Property Taxes Levied
Portion of General Fund Levy Used for Emerg. Mgmt. Comm.		0
Support of a Local Emerg.Mgmt.Comm.	0	0
TOTAL FOR FY 2027	0	0

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 1

City Name: CLIVE
Fiscal Year July 1, 2025 - June 30, 2026

GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2026	ACTUAL 2025
PUBLIC SAFETY										
Police Department/Crime Prevention	1	4,696,023	1,116,173						5,812,196	5,710,377
Jail	2								0	0
Emergency Management	3								0	0
Flood Control	4								0	0
Fire Department	5	2,632,736	131,880						2,764,616	2,462,398
Ambulance	6	2,311,616	409,057						2,720,673	2,503,781
Building Inspections	7								0	0
Miscellaneous Protective Services	8								0	0
Animal Control	9	20,000							20,000	16,468
Other Public Safety	10	14,015							14,015	11,534
TOTAL (lines 1 - 10)	11	9,674,390	1,657,110				0		11,331,500	10,704,558
PUBLIC WORKS										
Roads, Bridges, & Sidewalks	12	631,023	2,094,488						2,725,511	2,435,370
Parking - Meter and Off-Street	13								0	0
Street Lighting	14	224,000							224,000	206,841
Traffic Control and Safety	15	242,847	1,748						244,595	191,950
Snow Removal	16								0	0
Highway Engineering	17	1,049,637	173,359						1,222,996	1,064,066
Street Cleaning	18								0	0
Airport (if not Enterprise)	19								0	0
Garbage (if not Enterprise)	20	1,227,000							1,227,000	1,180,586
Other Public Works	21								0	0
TOTAL (lines 12 - 21)	22	3,374,507	2,269,595				0		5,644,102	5,078,813
HEALTH & SOCIAL SERVICES										
Welfare Assistance	23								0	0
City Hospital	24								0	0
Payments to Private Hospitals	25								0	0
Health Regulation and Inspection	26								0	0
Water, Air, and Mosquito Control	27	14,330							14,330	10,450
Community Mental Health	28								0	0
Other Health and Social Services	29	16,000							16,000	5,640
TOTAL (lines 23 - 29)	30	30,330	0				0		30,330	16,090
CULTURE & RECREATION										
Library Services	31	1,086,061	169,094						1,255,155	1,135,154
Museum, Band and Theater	32	566,000							566,000	558,093
Parks	33	1,769,084	299,679						2,068,763	1,855,205
Recreation	34	848,686	97,883						946,569	886,337
Cemetery	35								0	0
Community Center, Zoo, & Marina	36	251,599							251,599	200,013
Other Culture and Recreation	37	862,034	19,448						881,482	800,757
TOTAL (lines 31 - 37)	38	5,383,464	586,104				0		5,969,568	5,435,559

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 2

City Name: CLIVE
Fiscal Year July 1, 2025 - June 30, 2026

GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2026	ACTUAL 2025
COMMUNITY & ECONOMIC DEVELOPMENT										
Community Beautification	39								0	0
Economic Development	40								0	0
Housing and Urban Renewal	41	360,796	80,987						441,783	415,325
Planning & Zoning	42	656,073	110,798						766,871	632,563
Other Com & Econ Development	43	109,888	29,203						139,091	127,625
TIF Rebates	44			138,856					138,856	344,835
TOTAL (lines 39 - 44)	45	1,126,757	220,988	138,856			0		1,486,601	1,520,348
GENERAL GOVERNMENT										
Mayor, Council, & City Manager	46	743,751	90,898						834,649	761,099
Clerk, Treasurer, & Finance Adm.	47	1,183,752	227,504						1,411,256	1,774,575
Elections	48	8,000							8,000	0
Legal Services & City Attorney	49	127,410							127,410	71,346
City Hall & General Buildings	50	484,458	42,225						526,683	409,820
Tort Liability	51								0	0
Other General Government	52	1,125,077	484,528						1,609,605	1,206,666
TOTAL (lines 46 - 52)	53	3,672,448	845,155	0			0		4,517,603	4,223,506
DEBT SERVICE	54				6,663,454				6,663,454	5,736,496
Gov Capital Projects	55					16,046,066			16,046,066	13,350,992
TIF Capital Projects	56					16,563,970			16,563,970	3,709,026
TOTAL CAPITAL PROJECTS	57	0	0	0		32,610,036	0		32,610,036	17,060,018
TOTAL Governmental Activities Expenditures (lines 11+22+30+38+44+52+53+54)	58	23,261,896	5,578,952	138,856	6,663,454	32,610,036	0		68,253,194	49,775,388
BUSINESS TYPE ACTIVITIES Proprietary: Enterprise & Budgeted ISF										
Water Utility	59							4,690,852	4,690,852	4,226,063
Sewer Utility	60							2,722,680	2,722,680	2,462,524
Electric Utility	61								0	0
Gas Utility	62								0	0
Airport	63								0	0
Landfill/Garbage	64								0	0
Transit	65								0	0
Cable TV, Internet & Telephone	66								0	0
Housing Authority	67								0	0
Storm Water Utility	68							633,189	633,189	776,994
Other Business Type (city hosp., ISF, parking, etc.)	69							3,151,682	3,151,682	2,393,275
Enterprise DEBT SERVICE	70								0	0
Enterprise CAPITAL PROJECTS	71								0	145,389
Enterprise TIF CAPITAL PROJECTS	72								0	0
TOTAL BUSINESS TYPE EXPENDITURES (lines 59+72)	73							11,198,403	11,198,403	10,004,245
TOTAL ALL EXPENDITURES (lines 58+73)	74	23,261,896	5,578,952	138,856	6,663,454	32,610,036	0	11,198,403	79,451,597	59,779,633
Regular Transfers Out	75	2,548,228	5,217,729		410,000			5,039,018	13,214,975	19,856,465
Internal TIF Loan Transfers Out	76			2,083,934					2,083,934	1,256,269
Total ALL Transfers Out	77	2,548,228	5,217,729	2,083,934	410,000	0	0	5,039,018	15,298,909	21,112,734
Total Expenditures and Other Fin Uses (lines 74+77)	78	25,810,124	10,796,681	2,222,790	7,073,454	32,610,036	0	16,237,421	94,750,506	80,892,367
Ending Fund Balance June 30	79	9,369,863	5,766,110	545,782	385,642	24,233,569	0	18,315,375	58,616,341	78,394,381

RE-ESTIMATED REVENUES DETAIL

City Name: CLIVE
Fiscal Year July 1, 2025 - June 30, 2026

REVENUES & OTHER FINANCING SOURCES		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2026	ACTUAL 2025
Taxes Levied on Property	1	13,561,558	2,735,496		3,216,955				19,514,009	18,797,969
Less: Uncollected Property Taxes - Levy Year	2								0	0
Net Current Property Taxes (line 1 minus line 2)	3	13,561,558	2,735,496		3,216,955	0			19,514,009	18,797,969
Delinquent Property Taxes	4								0	0
TIF Revenues	5			2,155,896					2,155,896	1,854,404
Other City Taxes:										
Utility Tax Replacement Excise Taxes	6	84,729	17,098		19,288				121,115	0
Utility franchise tax (Iowa Code Chapter 364.2)	7	1,290,000							1,290,000	1,277,410
Parimutuel wager tax	8								0	0
Gaming wager tax	9								0	0
Mobile Home Taxes	10								0	0
Hotel/Motel Taxes	11	1,000,000							1,000,000	988,821
Other **Local Option Taxes**	12		4,480,000						4,480,000	4,102,308
Subtotal - Other City Taxes (lines 6 thru 12)	13	2,374,729	4,497,098		19,288	0			6,891,115	6,368,539
Licenses & Permits	14	445,500							445,500	552,424
Use of Money & Property	15	645,500		20,092	95,000	1,085,000		318,000	2,163,592	3,650,514
Intergovernmental:										
Federal Grants & Reimbursements	16								0	158,614
Road Use Taxes	17		2,734,347						2,734,347	2,641,900
Other State Grants & Reimbursements	18	325,666	60,660		57,989				444,315	1,064,963
Local Grants & Reimbursements	19	103,484							103,484	34,607
Subtotal - Intergovernmental (lines 16 thru 19)	20	429,150	2,795,007	0	57,989	0		0	3,282,146	3,900,084
Charges for Fees & Service:										
Water Utility	21							6,714,785	6,714,785	5,935,825
Sewer Utility	22							3,921,152	3,921,152	3,775,518
Electric Utility	23								0	0
Gas Utility	24								0	0
Parking	25								0	0
Airport	26								0	0
Landfill/Garbage	27	1,262,500							1,262,500	1,246,050
Hospital	28								0	0
Transit	29								0	0
Cable TV, Internet & Telephone	30								0	0
Housing Authority	31								0	0
Storm Water Utility	32							1,864,838	1,864,838	1,791,945
Other Fees & Charges for Service	33	2,028,620							2,028,620	1,638,571
Subtotal - Charges for Service (lines 21 thru 33)	34	3,291,120	0		0	0	0	12,500,775	15,791,895	14,387,909
Special Assessments	35								0	0
Miscellaneous	36	118,000	131,404			35,000			284,404	4,249,773
Other Financing Sources: Regular Operating Transfers In	37	3,248,099	253,429		1,000,043	5,925,000		2,788,404	13,214,975	19,856,465
Internal TIF Loan Transfers In	38			0	2,083,934				2,083,934	1,256,269
Subtotal ALL Operating Transfers In	39	3,248,099	253,429	0	3,083,977	5,925,000	0	2,788,404	15,298,909	21,112,734
Proceeds of Debt (Excluding TIF Internal Borrowing)	40					9,144,000			9,144,000	9,429,311
Proceeds of Capital Asset Sales	41	1,000							1,000	0
Subtotal-Other Financing Sources (lines 36 thru 38)	42	3,249,099	253,429	0	3,083,977	15,069,000	0	2,788,404	24,443,909	30,542,045
Total Revenues except for beginning fund balance (lines 3, 4, 5, 12, 13, 14, 19, 33, 34, 35, & 39)	43	24,114,656	10,412,434	2,175,988	6,473,209	16,189,000	0	15,607,179	74,972,466	84,303,661
Beginning Fund Balance July 1	44	11,065,331	6,150,357	592,584	985,887	40,654,605	0	18,945,617	78,394,381	74,983,087
TOTAL REVENUES & BEGIN BALANCE (lines 41+42)	45	35,179,987	16,562,791	2,768,572	7,459,096	56,843,605	0	34,552,796	153,366,847	159,286,748

EXPENDITURES SCHEDULE PAGE 1

City Name: CLIVE
Fiscal Year July 1, 2026 - June 30, 2027

GOVERNMENT ACTIVITIES		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2027	RE-ESTIMATED 2026	ACTUAL 2025
PUBLIC SAFETY											
Police Department/Crime Prevention	1	4,797,238	1,159,386						5,956,624	5,812,196	5,710,377
Jail	2								0	0	0
Emergency Management	3								0	0	0
Flood Control	4								0	0	0
Fire Department	5	2,246,045	141,800						2,387,845	2,764,616	2,462,398
Ambulance	6	2,531,547	445,566						2,977,113	2,720,673	2,503,781
Building Inspections	7								0	0	0
Miscellaneous Protective Services	8								0	0	0
Animal Control	9	17,000							17,000	20,000	16,468
Other Public Safety	10	14,015							14,015	14,015	11,534
TOTAL (lines 1 - 10)	11	9,605,845	1,746,752				0		11,352,597	11,331,500	10,704,558
PUBLIC WORKS											
Roads, Bridges, & Sidewalks	12	645,420	2,095,252						2,740,672	2,725,511	2,435,370
Parking - Meter and Off-Street	13								0	0	0
Street Lighting	14	216,500							216,500	224,000	206,841
Traffic Control and Safety	15	198,185	1,672						199,857	244,595	191,950
Snow Removal	16								0	0	0
Highway Engineering	17	1,018,651	174,390						1,193,041	1,222,996	1,064,066
Street Cleaning	18								0	0	0
Airport	19								0	0	0
Garbage (if not Enterprise)	20	1,263,510							1,263,510	1,227,000	1,180,586
Other Public Works	21								0	0	0
TOTAL (lines 12 - 21)	22	3,342,266	2,271,314				0		5,613,580	5,644,102	5,078,813
HEALTH & SOCIAL SERVICES											
Welfare Assistance	23								0	0	0
City Hospital	24								0	0	0
Payments to Private Hospitals	25								0	0	0
Health Regulation and Inspection	26								0	0	0
Water, Air, and Mosquito Control	27	14,330							14,330	14,330	10,450
Community Mental Health	28								0	0	0
Other Health and Social Services	29	10,500							10,500	16,000	5,640
TOTAL (lines 23 - 29)	30	24,830	0				0		24,830	30,330	16,090
CULTURE & RECREATION											
Library Services	31	1,148,771	162,428						1,311,199	1,255,155	1,135,154
Museum, Band and Theater	32	579,036							579,036	566,000	558,093
Parks	33	1,849,956	307,329						2,157,285	2,068,763	1,855,205
Recreation	34	945,898	98,931						1,044,829	946,569	886,337
Cemetery	35								0	0	0
Community Center, Zoo, & Marina	36	226,190	9,729						235,919	251,599	200,013
Other Culture and Recreation	37	913,928	62,947						976,875	881,482	800,757
TOTAL (lines 31 - 37)	38	5,663,779	641,364				0		6,305,143	5,969,568	5,435,559

EXPENDITURES SCHEDULE PAGE 2

City Name: CLIVE
Fiscal Year July 1, 2026 - June 30, 2027

GOVERNMENT ACTIVITIES		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2027	RE-ESTIMATED 2026	ACTUAL 2025
COMMUNITY & ECONOMIC DEVELOPMENT											
Community Beautification	39	113,943	29,923						143,866	0	0
Economic Development	40			136,227					136,227	0	0
Housing and Urban Renewal	41	377,184	82,850						460,034	441,783	415,325
Planning & Zoning	42	562,374	107,943						670,317	766,871	632,563
Other Com & Econ Development	43								0	139,091	127,625
TIF Rebates	44								0	138,856	344,835
TOTAL (lines 39 - 44)	45	1,053,501	220,716	136,227			0		1,410,444	1,486,601	1,520,348
GENERAL GOVERNMENT											
Mayor, Council, & City Manager	46	736,209	92,038						828,247	834,649	761,099
Clerk, Treasurer, & Finance Adm.	47	1,217,346	231,994						1,449,340	1,411,256	1,774,575
Elections	48								0	8,000	0
Legal Services & City Attorney	49	95,000							95,000	127,410	71,346
City Hall & General Buildings	50	447,549	44,029						491,578	526,683	409,820
Tort Liability	51	50,250	363,000						413,250	0	0
Other General Government	52	1,132,780	100,114						1,232,894	1,609,605	1,206,666
TOTAL (lines 46 - 52)	53	3,679,134	831,175	0			0		4,510,309	4,517,603	4,223,506
DEBT SERVICE	54				6,110,207				6,110,207	6,663,454	5,736,496
Gov Capital Projects	55					29,497,933			29,497,933	16,046,066	13,350,992
TIF Capital Projects	56					7,394,822			7,394,822	16,563,970	3,709,026
TOTAL CAPITAL PROJECTS	57	0	0	0		36,892,755	0		36,892,755	32,610,036	17,060,018
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	58	23,369,355	5,711,321	136,227	6,110,207	36,892,755	0		72,219,865	68,253,194	49,775,388
BUSINESS TYPE ACTIVITIES											
Proprietary: Enterprise & Budgeted ISF											
Water Utility	59							4,497,282	4,497,282	4,690,852	4,226,063
Sewer Utility	60							3,100,957	3,100,957	2,722,680	2,462,524
Electric Utility	61								0	0	0
Gas Utility	62								0	0	0
Airport	63								0	0	0
Landfill/Garbage	64								0	0	0
Transit	65								0	0	0
Cable TV, Internet & Telephone	66								0	0	0
Housing Authority	67								0	0	0
Storm Water Utility	68							659,568	659,568	633,189	776,994
Other Business Type (city hosp., ISF, parking, etc.)	69							2,451,276	2,451,276	3,151,682	2,393,275
Enterprise DEBT SERVICE	70								0	0	0
Enterprise CAPITAL PROJECTS	71								0	0	145,389
Enterprise TIF CAPITAL PROJECTS	72								0	0	0
TOTAL Business Type Expenditures (lines 59 - 72)	73							10,709,083	10,709,083	11,198,403	10,004,245
TOTAL ALL EXPENDITURES (lines 58 + 73)	74	23,369,355	5,711,321	136,227	6,110,207	36,892,755	0	10,709,083	82,928,948	79,451,597	59,779,633
Regular Transfers Out	75	2,522,072	5,680,244					5,009,484	13,211,800	13,214,975	19,856,465
Internal TIF Loan / Repayment Transfers Out	76			2,005,719					2,005,719	2,083,934	1,256,269
Total ALL Transfers Out	77	2,522,072	5,680,244	2,005,719	0	0	0	5,009,484	15,217,519	15,298,909	21,112,734
Total Expenditures & Fund Transfers Out (lines 74+77)	78	25,891,427	11,391,565	2,141,946	6,110,207	36,892,755	0	15,718,567	98,146,467	94,750,506	80,892,367
Ending Fund Balance June 30	79	8,044,777	5,081,810	1,601,819	833,276	22,350,314	0	18,729,161	56,641,157	58,616,341	78,394,381

REVENUES DETAIL

City Name: CLIVE
Fiscal Year July 1, 2026 - June 30, 2027

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2027	RE-ESTIMATED 2026	ACTUAL 2025
REVENUES & OTHER FINANCING SOURCES											
Taxes Levied on Property	1	13,951,933	2,959,763		3,390,327	0			20,302,023	19,514,009	18,797,969
Less: Uncollected Property Taxes - Levy Year	2								0	0	0
Net Current Property Taxes (line 1 minus line 2)	3	13,951,933	2,959,763		3,390,327	0			20,302,023	19,514,009	18,797,969
Delinquent Property Taxes	4								0	0	0
TIF Revenues	5			3,139,983					3,139,983	2,155,896	1,854,404
Other City Taxes:											
Utility Tax Replacement Excise Taxes	6	91,088	19,324		20,913	0			131,325	121,115	0
Utility franchise tax (Iowa Code Chapter 364.2)	7	1,200,000							1,200,000	1,290,000	1,277,410
Parimutuel wager tax	8								0	0	0
Gaming wager tax	9								0	0	0
Mobile Home Taxes	10								0	0	0
Hotel/Motel Taxes	11	1,000,000							1,000,000	1,000,000	988,821
Other Local Option Taxes	12		4,100,000						4,100,000	4,480,000	4,102,308
Subtotal - Other City Taxes (lines 6 thru 12)	13	2,291,088	4,119,324		20,913	0			6,431,325	6,891,115	6,368,539
Licenses & Permits	14	293,125							293,125	445,500	552,424
Use of Money & Property	15	589,000		58,000	89,000	895,000		905,809	2,536,809	2,163,592	3,650,514
Intergovernmental:											
Federal Grants & Reimbursements	16					17,100,000			17,100,000	0	158,614
Road Use Taxes	17		3,020,000						3,020,000	2,734,347	2,641,900
Other State Grants & Reimbursements	18	276,705	49,773		51,882				378,360	444,315	1,064,963
Local Grants & Reimbursements	19	138,808	15,000						153,808	103,484	34,607
Subtotal - Intergovernmental (lines 16 thru 19)	20	415,513	3,084,773	0	51,882	17,100,000		0	20,652,168	3,282,146	3,900,084
Charges for Fees & Service:											
Water Utility	21							6,663,416	6,663,416	6,714,785	5,935,825
Sewer Utility	22							4,144,520	4,144,520	3,921,152	3,775,518
Electric Utility	23								0	0	0
Gas Utility	24								0	0	0
Parking	25								0	0	0
Airport	26								0	0	0
Landfill/Garbage	27	1,300,000							1,300,000	1,262,500	1,246,050
Hospital	28								0	0	0
Transit	29								0	0	0
Cable TV, Internet & Telephone	30								0	0	0
Housing Authority	31								0	0	0
Storm Water Utility	32							1,957,120	1,957,120	1,864,838	1,791,945
Other Fees & Charges for Service	33	2,226,925							2,226,925	2,028,620	1,638,571
Subtotal - Charges for Service (lines 21 thru 33)	34	3,526,925	0		0	0	0	12,765,056	16,291,981	15,791,895	14,387,909
Special Assessments	35								0	0	0
Miscellaneous	36		122,600			2,178,750			2,301,350	284,404	4,249,773
Other Financing Sources:											
Regular Operating Transfers In	37	3,497,757	420,805		1,000,000	5,931,750		2,361,488	13,211,800	13,214,975	19,856,465
Internal TIF Loan Transfers In	38				2,005,719				2,005,719	2,083,934	1,256,269
Subtotal ALL Operating Transfers In	39	3,497,757	420,805	0	3,005,719	5,931,750	0	2,361,488	15,217,519	15,298,909	21,112,734
Proceeds of Debt (Excluding TIF Internal Borrowing)	40					8,904,000			8,904,000	9,144,000	9,429,311
Proceeds of Capital Asset Sales	41	1,000						100,000	101,000	1,000	0
Subtotal-Other Financing Sources (lines 38 thru 40)	42	3,498,757	420,805	0	3,005,719	14,835,750	0	2,461,488	24,222,519	24,443,909	30,542,045
Total Revenues except for beginning fund balance (lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)	43	24,566,341	10,707,265	3,197,983	6,557,841	35,009,500	0	16,132,353	96,171,283	74,972,466	84,303,661
Beginning Fund Balance July 1	44	9,369,863	5,766,110	545,782	385,642	24,233,569	0	18,315,375	58,616,341	78,394,381	74,983,087
TOTAL REVENUES & BEGIN BALANCE (lines 42+43)	45	33,936,204	16,473,375	3,743,765	6,943,483	59,243,069	0	34,447,728	154,787,624	153,366,847	159,286,748

ADOPTED BUDGET SUMMARY

City Name: CLIVE
Fiscal Year July 1, 2026 - June 30, 2027

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2027	RE-ESTIMATED 2026	ACTUAL 2025
Revenues & Other Financing Sources											
Taxes Levied on Property	1	13,951,933	2,959,763		3,390,327	0			20,302,023	19,514,009	18,797,969
Less: Uncollected Property Taxes-Levy Year	2	0	0		0	0			0	0	0
Net Current Property Taxes	3	13,951,933	2,959,763		3,390,327	0			20,302,023	19,514,009	18,797,969
Delinquent Property Taxes	4	0	0		0	0			0	0	0
TIF Revenues	5			3,139,983					3,139,983	2,155,896	1,854,404
Other City Taxes	6	2,291,088	4,119,324		20,913	0			6,431,325	6,891,115	6,368,539
Licenses & Permits	7	293,125	0					0	293,125	445,500	552,424
Use of Money and Property	8	589,000	0	58,000	89,000	895,000	0	905,809	2,536,809	2,163,592	3,650,514
Intergovernmental	9	415,513	3,084,773	0	51,882	17,100,000		0	20,652,168	3,282,146	3,900,084
Charges for Fees & Service	10	3,526,925	0		0	0	0	12,765,056	16,291,981	15,791,895	14,387,909
Special Assessments	11	0	0		0	0		0	0	0	0
Miscellaneous	12	0	122,600		0	2,178,750	0	0	2,301,350	284,404	4,249,773
Sub-Total Revenues	13	21,067,584	10,286,460	3,197,983	3,552,122	20,173,750	0	13,670,865	71,948,764	50,528,557	53,761,616
Other Financing Sources:											
Total Transfers In	14	3,497,757	420,805	0	3,005,719	5,931,750	0	2,361,488	15,217,519	15,298,909	21,112,734
Proceeds of Debt	15	0	0	0	0	8,904,000		0	8,904,000	9,144,000	9,429,311
Proceeds of Capital Asset Sales	16	1,000	0	0	0	0	0	100,000	101,000	1,000	0
Total Revenues and Other Sources	17	24,566,341	10,707,265	3,197,983	6,557,841	35,009,500	0	16,132,353	96,171,283	74,972,466	84,303,661
Expenditures & Other Financing Uses											
Public Safety	18	9,605,845	1,746,752	0			0		11,352,597	11,331,500	10,704,558
Public Works	19	3,342,266	2,271,314	0			0		5,613,580	5,644,102	5,078,813
Health and Social Services	20	24,830	0	0			0		24,830	30,330	16,090
Culture and Recreation	21	5,663,779	641,364	0			0		6,305,143	5,969,568	5,435,559
Community and Economic Development	22	1,053,501	220,716	136,227			0		1,410,444	1,486,601	1,520,348
General Government	23	3,679,134	831,175	0			0		4,510,309	4,517,603	4,223,506
Debt Service	24	0	0	0	6,110,207		0		6,110,207	6,663,454	5,736,496
Capital Projects	25	0	0	0		36,892,755	0		36,892,755	32,610,036	17,060,018
Total Government Activities Expenditures	26	23,369,355	5,711,321	136,227	6,110,207	36,892,755	0		72,219,865	68,253,194	49,775,388
Business Type Proprietray: Enterprise & ISF	27							10,709,083	10,709,083	11,198,403	10,004,245
Total Gov & Bus Type Expenditures	28	23,369,355	5,711,321	136,227	6,110,207	36,892,755	0	10,709,083	82,928,948	79,451,597	59,779,633
Total Transfers Out	29	2,522,072	5,680,244	2,005,719	0	0	0	5,009,484	15,217,519	15,298,909	21,112,734
Total ALL Expenditures/Fund Transfers Out	30	25,891,427	11,391,565	2,141,946	6,110,207	36,892,755	0	15,718,567	98,146,467	94,750,506	80,892,367
Excess Revenues & Other Sources Over	31										
(Under) Expenditures/Transfers Out	32	-1,325,086	-684,300	1,056,037	447,634	-1,883,255	0	413,786	-1,975,184	-19,778,040	3,411,294
Beginning Fund Balance July 1	33	9,369,863	5,766,110	545,782	385,642	24,233,569	0	18,315,375	58,616,341	78,394,381	74,983,087
Ending Fund Balance June 30	34	8,044,777	5,081,810	1,601,819	833,276	22,350,314	0	18,729,161	56,641,157	58,616,341	78,394,381

LONG TERM DEBT SCHEDULE - LT DEBT1

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name		Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
2013A GO	1	1,970,000	GO	2013-384	165,000	9,970	174,970	500	0		175,470
2019A GO	2	4,205,000	GO	2019-68	210,000	18,975	228,975	600	0	0	229,575
2019B (PSF #1)	3	4,510,000	GO	2019-257	210,000	74,555	284,555	600	0	285,155	0
2019C (CLARK ST)	4	2,645,000	GO	2019-258	245,000	31,000	276,000	600	0	276,600	0
2020A GO	5	2,040,000	GO	2020-089	185,000	31,450	216,450	600	0		217,050
2020B (PSF #2)	6	5,350,000	GO	2020-099	270,000	87,348	357,348	600	0	357,948	0
2021A GO	7	3,020,000	GO	2021-095	250,000	48,050	298,050	600	0		298,650
2021B GO (PSF #3)	8	5,100,000	GO	2021-096	255,000	92,390	347,390	600	0	347,690	300
2021C GO	9	8,640,000	GO	2021-282	325,000	192,744	517,744	600	0	518,344	0
2022A	10	4,000,000	GO	2022-100	380,000	102,750	482,750	600	0		483,350
2023A	11	3,655,000	GO	2023-124	350,000	145,250	495,250	600	0		495,850
2023B	12	4,735,000	GO	2023-295	240,000	210,025	450,025	600	0	450,625	0
2024A	13	5,105,000	GO	2024-110	355,000	222,750	577,750	600	0		578,350
2024B	14	3,380,000	GO	2024-283	110,000	138,650	248,650	600	0	249,250	0
2025A	15	5,570,000	GO	2025-130	380,000	254,500	634,500	600	0		635,100
2025B	16	5,625,000	GO	2025-323	275,000	235,300	510,300	600	0	213,355	297,545
	17		-				0				0
	18		-				0				0
	19		-				0				0
	20		-				0				0
	21		-				0				0
	22		-				0				0
	23		-				0				0
	24		-				0				0
	25		-				0				0
	26		-				0				0
	27		-				0				0
	28		-				0				0
	29		-				0				0
	30		-				0				0
TOTALS					4,205,000	1,895,707	6,100,707	9,500	0	2,698,967	3,411,240

LONG TERM DEBT SCHEDULE - LT DEBT2

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name		Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	31		-				0				0
	32		-				0				0
	33		-				0				0
	34		-				0				0
	35		-				0				0
	36		-				0				0
	37		-				0				0
	38		-				0				0
	39		-				0				0
	40		-				0				0
	41		-				0				0
	42		-				0				0
	43		-				0				0
	44		-				0				0
	45		-				0				0
	46		-				0				0
	47		-				0				0
	48		-				0				0
	49		-				0				0
	50		-				0				0
	51		-				0				0
	52		-				0				0
	53		-				0				0
	54		-				0				0
	55		-				0				0
	56		-				0				0
	57		-				0				0
	58		-				0				0
	59		-				0				0
	60		-				0				0
TOTALS					4,205,000	1,895,707	6,100,707	9,500	0	2,698,967	3,411,240

LONG TERM DEBT SCHEDULE - LT DEBT3

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name		Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	61		-				0				0
	62		-				0				0
	63		-				0				0
	64		-				0				0
	65		-				0				0
	66		-				0				0
	67		-				0				0
	68		-				0				0
	69		-				0				0
	70		-				0				0
	71		-				0				0
	72		-				0				0
	73		-				0				0
	74		-				0				0
	75		-				0				0
	76		-				0				0
	77		-				0				0
	78		-				0				0
	79		-				0				0
	80		-				0				0
	81		-				0				0
	82		-				0				0
	83		-				0				0
	84		-				0				0
	85		-				0				0
	86		-				0				0
	87		-				0				0
	88		-				0				0
	89		-				0				0
	90		-				0				0
TOTALS					4,205,000	1,895,707	6,100,707	9,500	0	2,698,967	3,411,240

LONG TERM DEBT SCHEDULE - LT DEBT4

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name		Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	91		-				0				0
	92		-				0				0
	93		-				0				0
	94		-				0				0
	95		-				0				0
	96		-				0				0
	97		-				0				0
	98		-				0				0
	99		-				0				0
	100		-				0				0
	101		-				0				0
	102		-				0				0
	103		-				0				0
	104		-				0				0
	105		-				0				0
	106		-				0				0
	107		-				0				0
	108		-				0				0
	109		-				0				0
	110		-				0				0
	111		-				0				0
	112		-				0				0
	113		-				0				0
	114		-				0				0
	115		-				0				0
	116		-				0				0
	117		-				0				0
	118		-				0				0
	119		-				0				0
	120		-				0				0
TOTALS					4,205,000	1,895,707	6,100,707	9,500	0	2,698,967	3,411,240

LONG TERM DEBT SCHEDULE - LT DEBT5

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name		Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	121		-				0				0
	122		-				0				0
	123		-				0				0
	124		-				0				0
	125		-				0				0
	126		-				0				0
	127		-				0				0
	128		-				0				0
	129		-				0				0
	130		-				0				0
	131		-				0				0
	132		-				0				0
	133		-				0				0
	134		-				0				0
	135		-				0				0
	136		-				0				0
	137		-				0				0
	138		-				0				0
	139		-				0				0
	140		-				0				0
	141		-				0				0
	142		-				0				0
	143		-				0				0
	144		-				0				0
	145		-				0				0
	146		-				0				0
	147		-				0				0
	148		-				0				0
	149		-				0				0
	150		-				0				0
TOTALS					4,205,000	1,895,707	6,100,707	9,500	0	2,698,967	3,411,240

LONG TERM DEBT SCHEDULE - LT DEBT6

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name		Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	151		-				0				0
	152		-				0				0
	153		-				0				0
	154		-				0				0
	155		-				0				0
	156		-				0				0
	157		-				0				0
	158		-				0				0
	159		-				0				0
	160		-				0				0
	161		-				0				0
	162		-				0				0
	163		-				0				0
	164		-				0				0
	165		-				0				0
	166		-				0				0
	167		-				0				0
	168		-				0				0
	169		-				0				0
	170		-				0				0
	171		-				0				0
	172		-				0				0
	173		-				0				0
	174		-				0				0
	175		-				0				0
	176		-				0				0
	177		-				0				0
	178		-				0				0
	179		-				0				0
	180		-				0				0
TOTALS					4,205,000	1,895,707	6,100,707	9,500	0	2,698,967	3,411,240

LONG TERM DEBT SCHEDULE - LT DEBT7

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name		Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	181		-				0				0
	182		-				0				0
	183		-				0				0
	184		-				0				0
	185		-				0				0
	186		-				0				0
	187		-				0				0
	188		-				0				0
	189		-				0				0
	190		-				0				0
	191		-				0				0
	192		-				0				0
	193		-				0				0
	194		-				0				0
	195		-				0				0
	196		-				0				0
	197		-				0				0
	198		-				0				0
	199		-				0				0
	200		-				0				0
	201		-				0				0
	202		-				0				0
	203		-				0				0
	204		-				0				0
	205		-				0				0
	206		-				0				0
	207		-				0				0
	208		-				0				0
	209		-				0				0
	210		-				0				0
TOTALS					4,205,000	1,895,707	6,100,707	9,500	0	2,698,967	3,411,240

LONG TERM DEBT SCHEDULE - GRAND TOTALS

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

	Principal Due FY 2027	Interest Due FY 2027	Total Obligation Due FY 2027	Bond Reg./ Paying Agent Fees Due FY 2027	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Sources OTHER THAN Budget Year Debt Service Levy	Amount Paid Budget Year Debt Service Levy
GO - TOTAL	4,205,000	1,895,707	6,100,707	9,500	0	2,698,967	3,411,240
NON GO - TOTAL	0	0	0	0	0	0	0
GRAND - TOTAL	4,205,000	1,895,707	6,100,707	9,500	0	2,698,967	3,411,240

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET
Fiscal Year July 1, 2026 - June 30, 2027

City of: CLIVE

The City Council will conduct a public hearing on the proposed Budget at: City Hall, 1900 NW 114th St Meeting Date: 4/9/2026 Meeting Time: 06:00 PM

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of , any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult https://dom.iowa.gov/local-budget-appeals.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.

The estimated Total tax levy rate per $1000 valuation on regular property 9.92186

The estimated tax levy rate per $1000 valuation on Agricultural property is 3.00375

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

Phone Number
(515) 223-6220

City Clerk/Finance Officer's NAME
Elizabeth A. Hansen

		Budget FY 2027	Re-estimated FY 2026	Actual FY 2025
Revenues & Other Financing Sources				
Taxes Levied on Property	1	20,302,023	19,514,009	18,797,969
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	20,302,023	19,514,009	18,797,969
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	3,139,983	2,155,896	1,854,404
Other City Taxes	6	6,431,325	6,891,115	6,368,539
Licenses & Permits	7	293,125	445,500	552,424
Use of Money and Property	8	2,536,809	2,163,592	3,650,514
Intergovernmental	9	20,652,168	3,282,146	3,900,084
Charges for Fees & Service	10	16,291,981	15,791,895	14,387,909
Special Assessments	11	0	0	0
Miscellaneous	12	2,301,350	284,404	4,249,773
Other Financing Sources	13	9,005,000	9,145,000	9,429,311
Transfers In	14	15,217,519	15,298,909	21,112,734
Total Revenues and Other Sources	15	96,171,283	74,972,466	84,303,661
Expenditures & Other Financing Uses				
Public Safety	16	11,352,597	11,331,500	10,704,558
Public Works	17	5,613,580	5,644,102	5,078,813
Health and Social Services	18	24,830	30,330	16,090
Culture and Recreation	19	6,305,143	5,969,568	5,435,559
Community and Economic Development	20	1,410,444	1,486,601	1,520,348
General Government	21	4,510,309	4,517,603	4,223,506
Debt Service	22	6,110,207	6,663,454	5,736,496
Capital Projects	23	36,892,755	32,610,036	17,060,018
Total Government Activities Expenditures	24	72,219,865	68,253,194	49,775,388
Business Type / Enterprises	25	10,709,083	11,198,403	10,004,245
Total ALL Expenditures	26	82,928,948	79,451,597	59,779,633
Transfers Out	27	15,217,519	15,298,909	21,112,734
Total ALL Expenditures/Transfers Out	28	98,146,467	94,750,506	80,892,367
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-1,975,184	-19,778,040	3,411,294
Beginning Fund Balance July 1	30	58,616,341	78,394,381	74,983,087
Ending Fund Balance June 30	31	56,641,157	58,616,341	78,394,381

Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: April 9, 2026
RE: Resolution Approving FY 2026-27 Budget

SYNOPSIS:
After the public hearing, the next step in the budget adoption process is approval of the attached resolution adopting the FY2026-27 Budget.

Staff recommends approval.

Attachments:
1. Resolution adopting the FY 26-27 Budget

RESOLUTION NO. _____

RESOLUTION ADOPTING THE ANNUAL BUDGET FOR
FISCAL YEAR ENDING JUNE 30, 2027

BE IT RESOLVED by the Council of the City of Clive, Iowa:

The annual budget for the fiscal year ending June 30, 2027, as set forth in the Budget Summary and the detailed Budget in support thereof showing the revenue estimates and appropriation expenditures and allocations to programs and activities for said fiscal year is adopted, and the Director of Administrative Services is directed to make the filings required by law and to prepare the books in accordance with the summary and details as adopted.

PASSED AND APPROVED THIS 9TH DAY OF APRIL 2026.

_____
John Edwards, Mayor

ATTEST:

_____
Matthew D. Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: April 9, 2026
RE: General Obligation Corporate Purpose Bonds, Series 2026A

SYNOPSIS:
The resolution of this meeting will set the date of the sale of the 2026A GO Bonds for Thursday, April 23. This resolution will also approve the electronic bidding process and the attached Preliminary Official Statement (POS). PFM assists in the preparation of the POS, but the ultimate responsibility for its accuracy remains with the City. If you have any questions as you review, please do not hesitate to reach out.

The breakdown of the 2026A borrowing related to capital projects, as outlined in the CIP approved in December 2025:

- University Boulevard Flood Mitigation Plan Implementation - $1,050,000 (Essential Purpose)
- Alice's Road Reconstruction, Berkshire to Meredith - $2,200,000 (Essential Purpose)
- Little Walnut Creek Stream Restoration and Trail Improvements - $974,000 (Essential Purpose)
- Traffic Cabinet Replacement and Infrastructure Upgrades - $905,000 (Essential Purpose)
- Greenbelt Landing Acquisition - $125,000 (Essential Purpose)
- Rio Valley Park Improvements - $75,000 (Essential Purpose)
- Indian Hills Jr. High Park Development - $75,000 (General Corporate Purpose)

The credit call with Standard & Poor's Global Ratings took place on March 24. Myself, Matt, and PFM staff participated in the call. The results of the review were received on Thursday, April 2. The results will be published by the time the City Council receives this packet.

The remaining schedule for the borrowing is as follows:

April 9 - Authorize the use of the Preliminary Official Statement, Electronic Bidding, and Set the Date of the Sale
April 23 - Receive Bids in the morning & presentation of bids received and award sale of Bonds and Authorize issuance proceedings
May 7 - Closing and delivery of funds

Staff recorrmend approval.

Attachments:
None

Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: April 9, 2026
RE: Resolution setting the sale date for 04/23/2026, 6:00 p.m. for the General Obligation Corporate Purpose Bonds, Series 2026A and authorizing the use of Preliminary Official Statement in connection therewith

SYNOPSIS:
The resolution of this meeting will set the date of the sale of the 2026A GO Bonds for Thursday, April 23. This resolution will also approve the electronic bidding process and the attached Preliminary Official Statement (POS). PFM assists in the preparation of the POS, but the ultimate responsibility for its accuracy remains with the City. If you have any questions as you review, please do not hesitate to reach out.

Attachments:
1. Auth POS Set Sale GO CP LA (Clive 421346-97) 2026 (002)
2. Clive_Iowa_Series_2026A_GO_Preliminary_Official_Statement_for_City_Council_Approval

MINUTES TO SET DATE FOR SALE OF BONDS AND AUTHORIZE OFFICIAL STATEMENT FOR BONDS

421346-97

Clive, Iowa

April 9, 2026

The City Council of the City of Clive, Iowa, met on April 9, 2026, at ____.m. at the City Hall Chambers, Clive, Iowa.

The meeting was called to order by the Mayor, and the roll being called, the following named Council Members were present and absent:

Present: _____

Absent: _____.

After due consideration and discussion, Council Member _____ introduced the following resolution and moved its adoption, seconded by Council Member _____. The Mayor put the question upon the adoption of said resolution, and the roll being called, the following Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted, as hereinafter set out.

• • • •

At the conclusion of the meeting and, upon motion and vote, the City Council adjourned.

_____
Mayor

Attest:

_____
City Clerk

RESOLUTION NO. _____

Resolution setting the date for the sale of General Obligation Corporate Purpose Bonds, Series 2026A and authorizing the use of a preliminary official statement in connection therewith

WHEREAS, the City of Clive (the "City"), in Polk and Dallas Counties, State of Iowa, heretofore proposed to enter into a loan agreement (the "Essential Purpose Loan Agreement"), pursuant to the provisions of Section 384.24A of the Code of Iowa, and to borrow money thereunder in a principal amount not to exceed $5,500,000 for the purpose of paying the costs, to that extent, of (a) constructing street, storm water drainage and related public infrastructure improvements; (b) acquiring and installing street lighting, signage and signalization improvements; (c) undertaking improvements to existing municipal parks; and (d) undertaking real estate acquisition and streambed improvements for storm water drainage and flood mitigation, and has published notice of the proposed action and has held a hearing thereon on March 26, 2026; and

WHEREAS, the City also proposed to enter into a loan agreement (the "General Purpose Loan Agreement" and, together with the Essential Purpose Loan Agreement, the "Loan Agreements") and to borrow money thereunder in a principal amount not to exceed $100,000, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of planning for the development of public recreation facilities near Indian Hills Junior High School, and in lieu of calling an election upon such proposal, has published notice of the proposed action, including notice of the right to petition for an election, and has held a hearing thereon, and as of March 26, 2026, no petition had been filed with the City asking that the question of entering into the General Purpose Loan Agreement be submitted to the registered voters of the City; and

WHEREAS, pursuant to the provisions of Section 384.28 of the Code of Iowa, the City combined its authority under the Loan Agreements into a single loan agreement (the "Loan Agreement"); and

WHEREAS, a Preliminary Official Statement (the "P.O.S.") has been prepared to facilitate the sale of General Obligation Corporate Purpose Bonds, Series 2026A (the "Bonds") to be issued in evidence of the obligation of the City under the Loan Agreement, and it is now necessary to make provision for the approval of the P.O.S. and to authorize its use by PFM Financial Advisors LLC, as municipal advisor (the "Municipal Advisor") to the City; and

WHEREAS, it is now necessary to set the date for the sale of the Bonds and to make provision for the advertisement thereof;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Clive, Iowa, as follows:

Section 1. The City staff is hereby authorized to take such action as shall be deemed necessary and appropriate, with the assistance of the Municipal Advisor, to prepare the P.O.S. describing the Bonds and providing for the terms and conditions of their sale, and all action heretofore taken in this regard is hereby ratified and approved.

Section 2. The use by the Municipal Advisor of the P.O.S. in substantially the form as has been presented to and considered by the City Council is hereby approved, and the Municipal Advisor is hereby authorized to prepare and use a final Official Statement for the Bonds substantially in the form of the P.O.S. but with such changes therein as are required to conform the same to the terms of the Bonds and the resolution, when adopted, providing for the sale and issuance of the Bonds. The Director of Administrative Services is hereby authorized and directed to execute a final Official Statement for the Bonds, if requested by the Municipal Advisor. The P.O.S. as of its date is deemed final by the City within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.

Section 3. Sealed bids for the purchase of the Bonds shall be submitted, as set forth in the P.O.S., received and canvassed on behalf of the City until 10:00 a.m. on April 23, 2026, at the office of the Director of Administrative Services, at the City Hall, in the City, and the City Council shall meet on the same date at 6:00 p.m., at the City Hall Chambers, Clive, Iowa, for the purpose of considering such bids received and considering and passing a resolution providing for the award of the Bonds. The Municipal Advisor is hereby authorized and directed to disseminate the notice of said sale, in compliance with the Internal Revenue Service regulations governing "Issue Price" determinations, such notice to minimally contain information regarding Establishment of Issue Price set forth in the "Terms of Offering" attached to the P.O.S. and to be in such form as the Municipal Advisor may deem to be appropriate.

Section 4. Pursuant to Section 75.14 of the Code of Iowa, the City Council hereby authorizes the use of electronic bidding procedures for the sale of the Bonds through PARITY®, and hereby finds and determines that the PARITY® competitive bidding system will provide reasonable security and maintain the integrity of the competitive bidding process and will facilitate the delivery of bids by interested parties under the circumstances of this bond sale.

Section 5. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved April 9, 2026.

_____
Mayor

Attest:

_____
City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA
COUNTIES OF POLK AND DALLAS SS:
CITY OF CLIVE

I, the undersigned, City Clerk of the City of Clive, do hereby certify that attached hereto is a true and correct copy of all of the proceedings of the City Council relating to the fixing of a date for the sale of General Obligation Corporate Purpose Bonds, Series 2026A and approving a preliminary official statement for the sale of the Bonds, as referred to herein.

WITNESS MY HAND this _____ day of _____, 2026.

_____
City Clerk

This Preliminary Official Statement and the information contained herein are subject to completion, amendment or other change without notice. The Bonds may not be sold nor may offers to buy be accepted prior to the time the Preliminary Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the applicable securities laws of any such jurisdiction.

PRELIMINARY OFFICIAL STATEMENT DATED APRIL 9, 2026

New Issue **Rating: S&P Global Ratings '___'**

In the opinion of Dorsey & Whitney LLP, Bond Counsel, according to present laws, rulings and decisions and assuming the accuracy of certain representations and compliance with certain covenants, the interest on the Bonds (i) is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 (the "Code") and (ii) is not an item of tax preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers by Section 55 of the Code. Interest on the Bonds may, however, be taken into account in determining adjusted financial statement income for purposes of the federal alternative minimum tax imposed on applicable corporations (as defined in Section 59(k) of the Code). In the opinion of Bond Counsel, the Bonds are NOT qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code. See "TAX EXEMPTION AND RELATED TAX MATTERS" herein.

CITY OF CLIVE, IOWA

$5,525,000* General Obligation Corporate Purpose Bonds, Series 2026A

BIDS RECEIVED: Thursday, April 23, 2026, 10:00 A.M., Central Time
AWARD: Thursday, April 23, 2026, 6:00 P.M., Central Time

Dated: Date of Delivery (May 7, 2026) **Principal Due:** June 1, as shown inside front cover

The $5,525,000* General Obligation Corporate Purpose Bonds, Series 2026A (the "Bonds") are being issued pursuant to Subchapter III of Chapter 384 of the Code of Iowa, as amended, and a resolution to be adopted by the City Council of the City of Clive, Iowa (the "City"). The Bonds are being issued for the purpose of paying the costs of constructing street, storm water drainage and related public infrastructure improvements; acquiring and installing street lighting, signage and signalization improvements; undertaking improvements to existing municipal parks; undertaking real estate acquisition and streambed improvements for storm water drainage and flood mitigation; and planning for the development of public recreation facilities near Indian Hills Junior High School. The purchaser of the Bonds agrees to enter into a loan agreement (the "Loan Agreement") with the City pursuant to the authority contained in Section 384.24A of the Code of Iowa. The Bonds are issued in evidence of the City's obligations under the Loan Agreement. The Bonds and the interest thereon are general obligations of the City and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.

The Bonds will be issued as fully registered Bonds without coupons and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). DTC will act as securities depository for the Bonds. Individual purchases may be made in book-entry-only form in the principal amount of $5,000 and integral multiples thereof. The purchaser will not receive certificates representing their interest in the Bonds purchased. Principal of the Bonds, payable annually on each June 1, beginning June 1, 2027 and interest on the Bonds, payable initially on December 1, 2026, and thereafter on each June 1 and December 1, will be paid to DTC by the City's Registrar/Paying Agent, UMB Bank N.A., West Des Moines, Iowa (the "Registrar"). DTC will in turn remit such principal and interest to its participants for subsequent disbursements to the beneficial owners of the Bonds as described herein. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as the 15th day of the month preceding such interest payment date (the "Record Date").

THE BONDS WILL MATURE AS LISTED ON THE INSIDE FRONT COVER

MINIMUM BID:	$5,469,750
GOOD FAITH DEPOSIT:	$55,250 Required of Purchaser Only
TAX MATTERS:	Federal: Tax-Exempt State: Taxable See "*TAX EXEMPTION AND RELATED TAX MATTERS*" for more information.

The Bonds are offered, subject to prior sale, withdrawal or modification, when, as, and if issued subject to the legal opinion as to legality, validity and tax exemption of Dorsey & Whitney LLP, Bond Counsel, Des Moines, Iowa, to be furnished upon delivery of the Bonds. It is expected the Bonds will be available for delivery on or about May 7, 2026 via Fast Automated Securities Transfer delivery with the Registrar holding the Bonds on behalf of DTC in New York, New York. This Preliminary Official Statement in the form presented is deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to revisions, corrections of modifications as determined to be appropriate, and is authorized to be distributed in connection with the offering of the Bonds for sale.

* Preliminary; subject to change.

CITY OF CLIVE, IOWA

$5,525,000* General Obligation Corporate Purpose Bonds, Series 2026A

MATURITY: The Bonds will mature June 1 in the years and amounts as follows:

Year	Amount*	Year	Amount*
2027	$255,000	2035	$380,000
2028	270,000	2036	395,000
2029	285,000	2037	415,000
2030	295,000	2038	440,000
2031	310,000	2039	460,000
2032	325,000	2040	485,000
2033	345,000	2041	505,000
2034	360,000		

*** PRINCIPAL ADJUSTMENT:** Preliminary; subject to change. The aggregate principal amount of the Bonds is subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each annual maturity in increments of $5,000 but the total amount to be issued will not exceed $5,600,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

INTEREST: Interest on the Bonds will be payable on December 1, 2026, and semiannually thereafter.

OPTIONAL REDEMPTION: The Bonds due after June 1, 2034, will be subject to call for prior redemption on said date or on any day thereafter upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

COMPLIANCE WITH S.E.C. RULE 15c2-12

Municipal obligations (issued in an aggregate amount over $1,000,000) are subject to General Rules and Regulations, Securities Exchange Act of 1934, Rule 15c2-12 Municipal Securities Disclosure.

Preliminary Official Statement: This Preliminary Official Statement was prepared for the City for dissemination to prospective bidders. Its primary purpose is to disclose information regarding the Bonds to prospective bidders in the interest of receiving competitive bids in accordance with the TERMS OF OFFERING contained herein. Unless an addendum is received prior to the sale, this document shall be deemed the final "Preliminary Official Statement".

Review Period: This Preliminary Official Statement has been distributed to City staff as well as to prospective bidders for an objective review of its disclosure. Comments, omissions or inaccuracies must be submitted to PFM Financial Advisors LLC (the "Municipal Advisor") at least two business days prior to the sale. Requests for additional information or corrections in the Preliminary Official Statement received on or before this date will not be considered a qualification of a bid received. If there are any changes, corrections or additions to the Preliminary Official Statement, prospective bidders will be informed by an addendum at least one business day prior to the sale.

Final Official Statement: Upon award of sale of the Bonds, the legislative body will authorize the preparation of a final Official Statement that includes the offering prices, interest rates, aggregate principal amount, principal amount per maturity, selling compensation, anticipated delivery date and other information required by law and the identity of the underwriter (the "Syndicate Manager") and syndicate members. Copies of the final Official Statement will be delivered to the Syndicate Manager within seven business days following the bid acceptance.

REPRESENTATIONS

No dealer, broker, salesman or other person has been authorized by the City, the Municipal Advisor or the underwriter to give any information or to make any representations other than those contained in this Preliminary Official Statement or the final Official Statement and, if given or made, such information and representations must not be relied upon as having been authorized by the City, the Municipal Advisor or the underwriter. This Preliminary Official Statement or the final Official Statement does not constitute an offer to sell or solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained from the City and other sources which are believed to be reliable, but it is not to be construed as a representation by the Municipal Advisor or underwriter. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Preliminary Official Statement or the final Official Statement, nor any sale made thereafter shall, under any circumstances, create any implication there has been no change in the affairs of the City or in any other information contained herein, since the date hereof.

This Preliminary Official Statement and any addenda thereto were prepared relying on information from the City and other sources, which are believed to be reliable.

The Bonds are being offered when, and if issued by the City and accepted by the underwriter, subject to receipt of an opinion on the legality, validity, and tax exemption by Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel. It is expected the Bonds, in the definitive form, will be available on or about May 7, 2026, via Fast Automated Securities Transfer delivery with the Registrar holding the Bonds on behalf of DTC.

Compensation of the Municipal Advisor, payable entirely by the City, is contingent upon the sale of the Bonds.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader's convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Preliminary Official Statement for purposes of, and as that term is defined in, Securities and Exchange Commission Rule 15c2-12.

CITY OF CLIVE, IOWA

Mayor & City Council

John Edwards, Mayor
Sadie Gasparotto, Council Member
Breanne Hocker, Council Member
Susan Judkins, Council Member
Eric Klein, Council Member
Ted Weaver, Council Member

Administration

Matt McQuillen, City Manager
Elizabeth Hansen, Director of Administrative Services

City Attorney

Kristina M. Stanger
Des Moines, Iowa

Bond Counsel

Dorsey & Whitney LLP
Des Moines, Iowa

Municipal Advisor

PFM Financial Advisors LLC
Des Moines, Iowa

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OFFICIAL BID FORM

TERMS OF OFFERING

CITY OF CLIVE, IOWA

$5,525,000* General Obligation Corporate Purpose Bonds, Series 2026A

Bids for the purchase of the City of Clive, Iowa's (the "City") $5,525,000* General Obligation Corporate Purpose Bonds, Series 2026A (the "Bonds") will be received on Thursday, April 23, 2026, before 10:00 A.M., Central Time, after which time they will be tabulated. The City Council will consider the award of the Bonds at 6:00 P.M., Central Time, on the same day. Questions regarding the sale of the Bonds should be directed to the City's Municipal Advisor, PFM Financial Advisors LLC (the "Municipal Advisor"), 801 Grand Avenue, Suite 3300, Des Moines, Iowa, 50309, telephone (515) 724-5734. Information may also be obtained from Elizabeth Hansen, Director of Administrative Services, City of Clive, 1900 NW 114th Street, Clive, Iowa 50325, telephone (515) 223-6220.

The following section sets forth the description of certain terms of the Bonds as well as the TERMS OF OFFERING with which all bidders and bid proposals are required to comply, as follows:

DETAILS OF THE BONDS

GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2026A, in the principal amount of $5,525,000* to be dated the date of delivery (anticipated to be May 7, 2026) in the denomination of $5,000 or multiples thereof, will mature on June 1 as follows:

Year	Amount*	Year	Amount*
2027	$255,000	2035	$380,000
2028	270,000	2036	395,000
2029	285,000	2037	415,000
2030	295,000	2038	440,000
2031	310,000	2039	460,000
2032	325,000	2040	485,000
2033	345,000	2041	505,000
2034	360,000		

* Preliminary; subject to change.

ADJUSTMENT TO THE BOND MATURITY AMOUNTS

The aggregate principal amount of the Bonds is subject to increase or decrease by the City or its designee after the determination of the successful bidder. The City may increase or decrease each maturity in increments of $5,000 but the total amount to be issued will not exceed $5,600,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive and shall be binding upon the successful bidder.

INTEREST ON THE BONDS

Interest on the Bonds will be payable on December 1, 2026, and semiannually on the 1st day of June and December thereafter. Principal and interest shall be paid to the registered holder of a Bond as shown on the records of ownership maintained by the Registrar as of the 15th day of the month next preceding the interest payment date (the "Record Date"). Interest will be computed based on a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

OPTIONAL REDEMPTION OF THE BONDS

The Bonds, due after June 1, 2034, will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

TERM BOND OPTION

Bidders shall have the option of designating the Bonds as serial bonds or term bonds, or both. The bid must designate whether each of the principal amounts shown above represent a serial maturity or a mandatory redemption requirement for a term bond maturity. (See the OFFICIAL BID FORM for more information.) In any event, the above principal amount scheduled shall be represented by either serial bond maturities or mandatory redemption requirements, or a combination of both.

GOOD FAITH DEPOSIT

A good faith deposit in the amount of $55,250 for the Bonds (the "Deposit") is required from the lowest bidder only. The lowest bidder is required to submit such Deposit payable to the order of the City, not later than 12:00 P.M., Central Time, on the day of the sale of the Bonds and in the form of either (i) a cashier's check provided to the City or its Municipal Advisor, or (ii) a wire transfer as instructed by the City's Municipal Advisor. If not so received, the bid of the lowest bidder may be rejected and the City may direct the second lowest bidder to submit a deposit and thereafter may award the sale of the Bonds to the same. No interest on the Deposit will accrue to the successful bidder (the "Purchaser"). The Deposit will be applied to the purchase price of the Bonds. In the event a Purchaser fails to honor its accepted bid proposal, the applicable Deposit will be retained by the City.

FORM OF BIDS AND AWARD

All bids shall be unconditional for the entire issue of the Bonds for a price not less than $5,469,750, plus accrued interest, and shall specify the rate or rates of interest in conformity with the limitations as set forth in the "BIDDING PARAMETERS" section herein. Bids must be submitted on or in substantial compliance with the OFFICIAL BID FORM provided by the City. The Bonds will be awarded to the bidder offering the lowest interest rate to be determined on a true interest cost (the "TIC") basis assuming compliance with the "ESTABLISHMENT OF ISSUE PRICE" and "GOOD FAITH DEPOSIT" sections herein. The TIC shall be determined by the present value method, i.e., by ascertaining the semiannual rate, compounded semiannually, necessary to discount to present value as of the dated date of the Bonds, the amount payable on each interest payment date and on each stated maturity date or earlier mandatory redemption, so that the aggregate of such amounts will equal the aggregate purchase price offered, therefore. The TIC shall be stated in terms of an annual percentage rate and shall be that rate of interest which is twice the semiannual rate so ascertained (also known as the Canadian Method). The TIC shall be as determined by the Municipal Advisor based on the TERMS OF OFFERING and all amendments, and on the bids as submitted. The Municipal Advisor's computation of the TIC of each bid shall be controlling. In the event of tied bids for the lowest TIC, the Bonds will be awarded by lot.

The City will reserve the right to (i) waive non-substantive informalities of any bid or of matters relating to the receipt of bids and award of the Bonds, (ii) reject all bids without cause, and (iii) reject any bid which the City determines to have failed to comply with the terms herein.

BIDDING PARAMETERS

The bidder's proposal must conform to the following limitations:

1. Each annual maturity must bear a single rate of interest from the dated date of the Bonds to the date of maturity.
2. Rates of interest bid must be in multiples of one-eighth or one-twentieth of one percent.
3. The initial price to the public for each maturity must be 98% or greater.

RECEIPT OF BIDS

Forms of Bids: Bids must be submitted on or in substantial compliance with the TERMS OF OFFERING and OFFICIAL BID FORM provided by the City or through PARITY® competitive bidding system (the "Internet Bid System"). Neither the City or its agents shall not be responsible for malfunction or mistake made by any person, or as a result of the use of an electronic bid or the means used to deliver or complete a bid. The use of such facilities or means is at the sole risk of the prospective bidder who shall be bound by the terms of the bid as received.

No bid will be accepted after the time specified in the TERMS OF OFFERING and OFFICIAL BID FORM. The time, as maintained by the Internet Bid System, shall constitute the official time with respect to all bids submitted. A bid may be withdrawn before the bid deadline using the same method used to submit the bid. If more than one bid is received from a bidder, the last bid received shall be considered.

Sealed Bidding: Sealed bids may be submitted and will be received at the office of the Director of Administrative Services, City of Clive, 1900 N.W. 114th Street, Clive, Iowa 50325.

Electronic Internet Bidding: Electronic internet bids will be received at the office of the City's Municipal Advisor, 801 Grand Avenue, Ste. 3300, Des Moines, Iowa. Electronic internet bids must be submitted through the Internet Bid System. Information about the Internet Bid System may be obtained by calling (212) 849-5021.

Each prospective bidder shall be solely responsible for making necessary arrangements to access the Internet Bid System for purposes of submitting its electronic internet bid in a timely manner and in compliance with the requirements of the TERMS OF OFFERING and OFFICIAL BID FORM. The City is permitting bidders to use the services of the Internet Bid System solely as a communication mechanism to conduct the electronic internet bidding and the Internet Bid System is not an agent of the City. Provisions of the TERMS OF OFFERING and OFFICIAL BID FORM shall control in the event of conflict with information provided by the Internet Bid System.

BOOK-ENTRY-ONLY ISSUANCE

The Bonds will be issued by means of a book-entry-only system with no physical distribution of bond certificates made to the public. The Bonds will be issued in fully registered form and one bond certificate, representing the aggregate principal amount of the Bonds maturing in each year, will be registered in the name of Cede & Co. as nominee of The Depository Trust Company ("DTC"), New York, New York, which will act as securities depository of the Bonds. Individual purchases of the Bonds may be made in the principal amount of $5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the Registrar to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The Purchaser, as a condition of delivery of the Bonds, will be required to deposit the bond certificates with DTC.

MUNICIPAL BOND INSURANCE AT PURCHASER'S OPTION

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefore, at the option of the bidder, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the Purchaser. Any increased costs of issuance of the Bonds resulting from such purchase of insurance shall be paid by the Purchaser, except that, if the City has requested and received a rating on the Bonds from a rating agency, the City will pay that initial rating fee. Any other rating agency fees shall be the responsibility of the Purchaser. Failure of the municipal bond insurer to issue the policy after the Bonds have been awarded to the Purchaser shall not constitute cause for failure or refusal by the Purchaser to accept delivery on the Bonds. The City reserves the right in its sole discretion to accept or deny changes to the financing documents requested by the insurer selected by the Purchaser.

DELIVERY

The Bonds will be delivered to the Purchaser via Fast Automated Securities Transfer ("FAST") delivery with the Registrar holding the Bonds on behalf of DTC, against full payment in immediately available cash or federal funds. The Bonds are expected to be delivered within forty-five days after the sale. Should delivery be delayed beyond sixty days from the date of sale for any reason except failure of performance by the Purchaser, the Purchaser may withdraw their bid and thereafter their interest in and liability for the Bonds will cease. When the Bonds are ready for delivery, the City will give the Purchaser five working days' notice of the delivery date and the City will expect payment in full on that date, otherwise reserving the right at its option to determine that the Purchaser failed to comply with the offer of purchase.

ESTABLISHMENT OF ISSUE PRICE

In order to establish the issue price of the Bonds for federal income tax purposes, the City requires bidders to agree to the following, and by submitting a bid, each bidder agrees to the following.

If a bid is submitted by a potential underwriter, the bidder confirm that (i) the underwriters have offered or reasonably expect to offer the Bonds to the public on or before the date of the award at the offering price (the "initial offering price") for each maturity as set forth in the bid, and (ii) the bidder, if it is the winning bidder, shall require any agreement among underwriters, selling group agreement, retail distribution agreement or other agreement relating to the initial sale of the Bonds to the public to which it is a party to include provisions requiring compliance by all parties to such agreements with the provisions contained herein. For purposes hereof, Bonds with a separate CUSIP number constitute a separate "maturity," and the public does not include underwriters of the Bonds (including members of a selling group or retail distribution group) or persons related to underwriters of the Bonds.

If, however, a bid is submitted for the bidder's own account in a capacity other than as an underwriter of the Bonds, and the bidder has no current intention to sell, reoffer, or otherwise dispose of the Bonds, the bidder shall notify the City to that effect at the time it submits its bid and shall provide a certificate to that effect in place of the certificate otherwise required below.

If the Purchaser intends to act as an underwriter, the City shall advise the Purchaser at or prior to the time of award whether (i) the competitive sale rule, or (ii) the "hold-the-offering price" rule applies.

If the City advises the Purchaser that the requirements for a competitive sale have been satisfied and that the competitive sale rule applies, the Purchaser will be required to deliver to the City at or prior to closing a certification, substantially in the form attached hereto as EXHIBIT 1-A, as to the reasonably expected initial offering price as of the award date.

If the City advises the Purchaser that the requirements for a competitive sale have not been satisfied and that the hold-the-offering price rule applies, the Purchaser shall (1) upon the request of the City confirm that the underwriters did not offer or sell any maturity of the Bonds to any person at a price higher than the initial offering price of that maturity during the period starting on the award date and ending on the earlier of (a) the close of the fifth business day after the sale date or (b) the date on which the underwriters have sold at least 10% of that maturity to the public at or below the initial offering price; and (2) at or prior to closing, deliver to the City a certification substantially in the form attached hereto as EXHIBIT 1-B, together with a copy of the pricing wire.

Any action to be taken or documentation to be received by the City pursuant hereto may be taken or received on behalf of the City by Municipal Advisor.

Bidders should prepare their bids on the assumption the Bonds will be subject to the "hold-the-offering-price" rule. Any bid submitted pursuant to the TERMS OF OFFERING and OFFICIAL BID FORM shall be considered a firm offer for the purchase of the Bonds, and bids submitted will not be subject to cancellation or withdrawal.

OFFICIAL STATEMENT

The City has authorized the preparation of a Preliminary Official Statement containing pertinent information relative to the Bonds. The Preliminary Official Statement will be further supplemented by offering prices, interest rates, selling compensation, aggregate principal amount, principal amount per maturity, anticipated delivery date and underwriter, together with any other information required by law or deemed appropriate by the City, and shall constitute a final Official Statement of the City with respect to the Bonds, as that term is defined in Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the "Rule"). By awarding the Bonds to any underwriter or underwriting syndicate submitting an OFFICIAL BID FORM therefore, the City agrees that no more than seven (7) business days after the date of such award, it shall provide without cost to the senior managing underwriter of the syndicate to which the Bonds are awarded, up to 25 copies of the final Official Statement to permit each "Participating Underwriter" (as that term is defined in the Rule) to comply with the provisions of the Rule. The City shall treat the senior managing underwriter of the syndicate to which the Bonds are awarded as its designated agent for purposes of distributing copies of the final Official Statement to the Participating Underwriter. Any underwriter executing and delivering an OFFICIAL BID FORM with respect to the Bonds, agrees thereby, if its bid is accepted by the City, (i) it shall accept such designation, and (ii) it shall enter into a contractual relationship with all Participating Underwriters of the Bonds for purposes of assuring the receipt by each such Participating Underwriter of the final Official Statement.

ELECTRONIC EXECUTED DOCUMENTS

Purchaser consents to the receipt of electronic transcripts and acknowledges the City's intended use of electronically executed documents. Iowa Code chapter 554D establishes electronic signatures have the full weight and legal authority as manual signatures.

CONTINUING DISCLOSURE

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the "Annual Report"), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City no later than twelve months after the close of each fiscal year, commencing with the Fiscal Year ending June 30, 2026, with the Municipal Securities Rulemaking Board, at its internet repository named "Electronic Municipal Market Access" ("EMMA"). The notices of events, if any, are also to be filed with EMMA. See FORM OF CONTINUING DISCLOSURE CERTIFICATE included in APPENDIX D to this Preliminary Official Statement. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in the FORM OF CONTINUING DISCLOSURE CERTIFICATE. These covenants have been made in order to assist the underwriter in complying with SEC Rule 15c2-12(b)(5) of the Rule.

The City is not aware of any instance in the previous five years in which it has failed to comply, in all material respects, with previous undertakings in a written contract or agreement specified in the Rule.

Breach of the undertakings will not constitute a default or an "Event of Default" under the Bonds or the resolution for the Bonds. A broker or dealer is to consider a known breach of the undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

CUSIP NUMBERS

It is anticipated that the Committee on Uniform Security Identification Procedures ("CUSIP") numbers will be printed on the Bonds and the Purchaser must agree in the bid proposal to pay the cost thereof. In no event will the City, Bond Counsel or Municipal Advisor be responsible for the review or express any opinion that the CUSIP numbers are correct. Incorrect CUSIP numbers on said Bonds shall not be cause for the Purchaser to refuse to accept delivery of said Bonds.

BY ORDER OF THE CITY COUNCIL
CITY OF CLIVE

/s/ Elizabeth Hansen, Director of Administrative Services

SCHEDULE OF BOND YEARS

$5,525,000*
CITY OF CLIVE, IOWA
General Obligation Corporate Purpose Bonds, Series 2026A

Bonds Dated: May 7, 2026
Interest Due: December 1, 2026 and each June 1 and December 1 to maturity
Principal Due: June 1, 2027 - 2041

Year	Principal *	Bond Years	Cumulative Bond Years
2027	$255,000	272.00	272.00
2028	270,000	558.00	830.00
2029	285,000	874.00	1,704.00
2030	295,000	1,199.67	2,903.67
2031	310,000	1,570.67	4,474.33
2032	325,000	1,971.67	6,446.00
2033	345,000	2,438.00	8,884.00
2034	360,000	2,904.00	11,788.00
2035	380,000	3,445.33	15,233.33
2036	395,000	3,976.33	19,209.67
2037	415,000	4,592.67	23,802.33
2038	440,000	5,309.33	29,111.67
2039	460,000	6,010.67	35,122.33
2040	485,000	6,822.33	41,944.67
2041	505,000	7,608.67	49,553.33

Average Maturity (dated date): 8.97 Years

* Preliminary; subject to change.

EXHIBIT 1

FORMS OF ISSUE PRICE CERTIFICATES

EXHIBIT 1-A

COMPETITIVE SALES WITH AT LEAST THREE BIDS FROM ESTABLISHED UNDERWRITERS

CITY OF CLIVE, IOWA
$_____ GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2026A

ISSUE PRICE CERTIFICATE
(competitive sale 3 bids)

The undersigned, on behalf of [NAME OF UNDERWRITER] ("[SHORT NAME OF UNDERWRITER]"), hereby certifies as set forth below with respect to the sale of the obligations named above (the "Bonds").

1. ***Reasonably Expected Initial Offering Price***.

(a) As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by [SHORT NAME OF UNDERWRITER] are the prices listed in Schedule A (the "Expected Offering Prices"). The Expected Offering Prices are the prices for the Maturities of the Bonds used by [SHORT NAME OF UNDERWRITER] in formulating its bid to purchase the Bonds. Attached as Schedule B is a true and correct copy of the bid provided by [SHORT NAME OF UNDERWRITER] to purchase the Bonds.

(b) [SHORT NAME OF UNDERWRITER] was not given the opportunity to review other bids prior to submitting its bid.

(c) The bid submitted by [SHORT NAME OF UNDERWRITER] constituted a firm offer to purchase the Bonds.

2. ***Defined Terms***. For purposes of this Issue Price Certificate:

(a) *Issuer* means City of Clive, Iowa.

(b) *Maturity* means Bonds with the same credit and payment terms. Any Bonds with different maturity dates, or with the same maturity date but different stated interest rates, are treated as separate Maturities.

(c) *Member of the Distribution Group* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

(d) *Public* means any person (*i.e.*, an individual, trust, estate, partnership, association, company, or corporation) other than a Member of the Distribution Group or a related party to a Member of the Distribution Group. A person is a "related party" to a Member of the Distribution Group if the Member of the Distribution Group and that person are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(e) *Sale Date* means the first day on which there is a binding contract in writing for the sale of the respective Maturity. The Sale Date of each Maturity was April 23, 2026.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [SHORT NAME OF UNDERWRITER]'s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Dorsey & Whitney LLP, Des Moines, Iowa in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[UNDERWRITER]

By:_____

Name:_____

Dated: May 7, 2026

SCHEDULE A

EXPECTED OFFERING PRICES

CITY OF CLIVE, IOWA
$_____ GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2026A

(*Attached*)

SCHEDULE B

COPY OF UNDERWRITER'S BID

CITY OF CLIVE, IOWA
$_____ GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2026A

(*Attached*)

EXHIBIT 1-B

COMPETITIVE SALES WITH FEWER THAN THREE BIDS FROM ESTABLISHED UNDERWRITERS

CITY OF CLIVE, IOWA
$_____ GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2026A

ISSUE PRICE CERTIFICATE

(Form - Fewer than 3 bids)

The undersigned, on behalf of _____ ("Underwriter") hereby certifies as set forth below with respect to the sale of the obligations named above (the "Bonds").

1. ***Initial Offering Price of the Bonds***. Underwriter offered the Bonds to the Public for purchase at the specified initial offering prices listed in Schedule A (the "Initial Offering Prices") on or before the Sale Date. A copy of the pricing wire for the Bonds is attached to this certificate as Schedule B.

2. ***First Price at which Sold to the Public.*** On the Sale Date, at least 10% of each Maturity [listed in Schedule C] was first sold to the Public at the respective Initial Offering Price [or price specified [therein][in Schedule C], if different].

3. ***Hold the Offering Price Rule***. Underwriter has agreed in writing that, (i) for each Maturity less than 10% of which was first sold to the Public at a single price as of the Sale Date, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the "Hold-the-Offering-Price Rule"), and (ii) any agreement among underwriters, selling group agreement, or retail distribution agreement contains the agreement of each underwriter, dealer, or broker-dealer who is a party to such agreement to comply with the Hold-the-Offering-Price Rule. Based on the Underwriter's own knowledge and, in the case of sales by other Members of the Distribution Group, representations obtained from the other Members of the Distribution Group, no Member of the Distribution Group has offered or sold any such Maturity at a price that is higher than the respective Initial Offering Price during the respective Holding Period.

4. ***Defined Terms***. For purposes of this Issue Price Certificate:

(a) *Holding Period* means the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date (April 30, 2026), or (ii) the date on which Members of the Distribution Group have sold at least 10% of such Maturity to the Public at one or more prices, none of which is higher than the Initial Offering Price for such Maturity.

(b) *Issuer* means City of Clive, Iowa.

(c) *Maturity* means Bonds with the same credit and payment terms. Any Bonds with different maturity dates, or with the same maturity date but different stated interest rates, are treated as separate Maturities.

(d) *Member of the Distribution Group* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in

clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

(e) *Public* means any person (*i.e.*, an individual, trust, estate, partnership, association, company, or corporation) other than a Member of the Distribution Group or a related party to a Member of the Distribution Group. A person is a "related party" to a Member of the Distribution Group if the Member of the Distribution Group and that person are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(f) *Sale Date* means the first day on which there is a binding contract in writing for the sale of the respective Maturity. The Sale Date of each Maturity was April 23, 2026.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Underwriter's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Dorsey & Whitney LLP, Des Moines, Iowa in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

By:_____

Name:_____

Dated: May 7, 2026

SCHEDULE A

INITIAL OFFERING PRICES OF THE BONDS

CITY OF CLIVE, IOWA
$_____ GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2026A

(*Attached*)

SCHEDULE B

PRICING WIRE

CITY OF CLIVE, IOWA
$_____ GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2026A

(*Attached*)

SCHEDULE C

SALES OF AT LEAST 10% OF MATURITY TO THE PUBLIC ON THE SALE DATE AT THE INITIAL OFFERING PRICE

CITY OF CLIVE, IOWA
$_____ GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2026A

(*Attached*)

PRELIMINARY OFFICIAL STATEMENT

CITY OF CLIVE, IOWA

$5,525,000* General Obligation Corporate Purpose Bonds, Series 2026A

INTRODUCTION

This Preliminary Official Statement contains information relating to the City of Clive, Iowa (the "City") and its issuance of $5,525,000* General Obligation Corporate Purpose Bonds, Series 2026A (the "Bonds"). This Preliminary Official Statement has been executed on behalf of the City and its Director of Administrative Services and may be distributed in connection with the sale of the Bonds authorized therein. Inquiries may be made to PFM Financial Advisors LLC (the "Municipal Advisor"), 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309, telephone (515) 724-5734. Information may also be obtained from Elizabeth Hansen, Director of Administrative Services, City of Clive, 1900 NW 114th Street, Clive, Iowa 50325, telephone (515) 223-6220.

AUTHORITY AND PURPOSE

The Bonds are being issued pursuant to Subchapter III of Chapter 384 of the Code of Iowa, as amended, and a resolution to be adopted by the City Council of the City (the "Resolution"). The Bonds are being issued for the purpose of paying the costs of constructing street, storm water drainage and related public infrastructure improvements; acquiring and installing street lighting, signage and signalization improvements; undertaking improvements to existing municipal parks; undertaking real estate acquisition and streambed improvements for storm water drainage and flood mitigation; and planning for the development of public recreation facilities near Indian Hills Junior High School.

The estimated sources and uses of the Bonds are as follows:

Source of Funds*	
Par Amount of Bonds	$5,525,000.00
Uses of Funds*	
Deposit to Project Fund	$5,404,000.00
Underwriters Discount	55,250.00
Cost of Issuance and Contingency	65,750.00
Total Uses	$5,525,000.00

* Preliminary; subject to change.

INTEREST ON THE BONDS

Interest on the Bonds will be payable on December 1, 2026, and semiannually on the 1st day of June and December thereafter. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the Registrar as of the close of business on the 15th day of the month next preceding the interest payment date (the "Record Date"). Interest will be computed based on a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board.

OPTIONAL REDEMPTION OF THE BONDS

The Bonds, due after June 1, 2034, will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

PAYMENT OF AND SECURITY FOR THE BONDS

Pursuant to the Resolution and the Act, the Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.

Section 76.2 of the Code of Iowa, 2025, as amended (the "Iowa Code") provides that when an Iowa political subdivision issues general obligation bonds, the governing authority of such political subdivision shall, by resolution adopted before issuing the bonds, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds. A certified copy of such resolution shall be filed with the County Auditor in which the City is located, giving rise to a duty of the County Auditor to annually enter this levy for collection from the taxable property within the boundaries of the City, until funds are realized to pay the bonds in full.

For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Bonds as the same become due, the Resolution provides for the levy of a tax sufficient for that purpose on all the taxable property in the City in each of the years while the Bonds are outstanding. The City shall file a certified copy of the Resolution with the County Auditor, pursuant to which the County Auditor is instructed to enter for collection and assess the tax authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the City, and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the City and set aside therein as a special account to be used solely and only for the payment of the principal of, and interest on the Bonds and for no other purpose whatsoever.

Pursuant to the provisions of Section 76.4 of the Iowa Code, each year while the Bonds remain outstanding and unpaid, any funds of the City which may lawfully be applied for such purpose, may be appropriated, budgeted and, if received, used for the payment of the principal of and interest on the Bonds as the same become due, and if so appropriated, the taxes for any given fiscal year as provided for in the Resolution, shall be reduced by the amount of such alternate funds as have been appropriated for said purpose and evidenced in the City's budget. [While not pledged to Bondholders, the City may use tax increment revenues for the payment of the principal of and interest on the Bonds.]

BOOK-ENTRY-ONLY ISSUANCE

The information contained in the following paragraphs of this subsection "Book-Entry-Only Issuance" has been extracted from a schedule prepared by Depository Trust Company ("DTC") entitled "SAMPLE OFFERING DOCUMENT LANGUAGE DESCRIBING BOOK-ENTRY-ONLY ISSUANCE." The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the securities (the "Securities"). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds $500 million, one certificate will be issued with respect to each $500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC's participants (the "Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing

Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (the "Indirect Participants"). DTC has S&P Global Ratings ("S&P") AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC's records. The ownership interest of each actual purchaser of each Security (the "Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co., nor any other DTC nominee, will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the Record Date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the Record Date identified in a listing attached to the Omnibus Proxy.

Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC, is the responsibility of the City or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

A Beneficial Owner shall give notice to elect to have its Securities purchased or tendered, through its Participant, to Remarketing Agent, and shall effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to Remarketing Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to Remarketing Agent's DTC account.

DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to the City or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC. The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

FUTURE FINANCING

The City does not anticipate any additional general obligation borrowings within 90 days of the date of this Preliminary Official Statement.

LITIGATION

The City is not aware of any threatened or pending litigation affecting the validity of the Bonds or the City's ability to meet its financial obligations.

At closing, the City will certify that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the Bonds, or the titles of the City officers to their respective positions, or the validity of the Bonds, or the power and duty of the Bonds to provide and apply adequate taxes for the full and prompt payment of the principal and interest of the Bonds, and that no measure or provision for the authorization or issuance of the Bonds has been repealed or rescinded.

DEBT PAYMENT HISTORY

The City knows of no instance in which it has defaulted in the payment of principal or interest on its debt.

LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Bonds and with regard to the tax-exempt status of the interest thereon (see "TAX EXEMPTION AND RELATED TAX MATTERS" herein) are subject to the approving legal opinion of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, a form of which is attached hereto as APPENDIX B to this Preliminary Official Statement. Signed copies of the opinion, dated and premised on law in effect as of the date of original delivery of the Bonds, will be delivered to the purchaser at the time of such original delivery. The Bonds are offered subject to prior sale and to the approval of legality of the Bonds by Bond Counsel.

The legal opinion to be delivered will express the professional judgment of Bond Counsel, and by rendering a legal opinion, Bond Counsel does not become an insurer or guarantor of the result indicated by that expression of professional judgment of the transaction or the future performance of the parties to the transaction.

Bond Counsel has not been engaged, nor has it undertaken, to prepare or to independently verify the accuracy of the Preliminary Official Statement, including but not limited to financial or statistical information of the City and risks associated with the purchase of the Bonds, except Bond Counsel has reviewed the information and statements contained in the Preliminary Official Statement under, "TAX EXEMPTION AND RELATED TAX MATTERS", "LEGAL MATTERS" and "AUTHORITY AND PURPOSE" herein, insofar as such statements contained under such captions purport to summarize certain provisions of the Internal Revenue Code of 1986, the Bonds and any opinions rendered by Bond Counsel. Bond Counsel has prepared the documents contained in APPENDIX B and APPENDIX D to this Preliminary Official Statement.

TAX EXEMPTION AND RELATED TAX MATTERS

Federal Income Tax Exemption: The opinion of Bond Counsel will state that under present laws and rulings, interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers under the Code.

The opinion set forth in the preceding sentence will be subject to the condition that the City comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds. In the Resolution, the City will covenant to comply with all such requirements.

There may be certain other federal tax consequences to the ownership of the Bonds by certain taxpayers, including without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security and Railroad Retirement benefits, taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations, and corporations that may be subject to the alternative minimum tax. Bond Counsel will express no opinion with respect to other federal tax consequences to owners of the Bonds. Prospective purchasers of the Bonds should consult with their tax advisors as to such matters.

Ownership of the Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Bonds. Prospective purchasers of the Bonds should consult their tax advisors regarding the applicability of any such state and local taxes.

State of Iowa Income Taxes: The interest on the Bonds is NOT exempt from present Iowa income taxes.

Proposed Changes in Federal and State Tax Law: From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Bonds or otherwise prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. Further, such proposals may impact the marketability or market value of the Bonds simply by being proposed. No prediction is made whether such provisions will be enacted as proposed or concerning other future legislation affecting the tax treatment of interest on the Bonds. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax-exempt status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby.

Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

Not Qualified Tax-Exempt Obligations: In the Resolution, City will NOT designate the Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code relating to the ability of financial institutions to deduct from income for federal income tax purposes a portion of the interest expense that is allocable to tax-exempt obligations.

Original Issue Discount: The Bonds maturing in the years _____ are being sold at a discount from the principal amount payable on such Discount Bonds at maturity (collectively, the "Discount Bonds"). The difference between the price at which a substantial amount of the Discount Bonds of a given maturity is first sold to the public (the "Issue Price") and the principal amount payable at maturity constitutes "original issue discount" under the Internal Revenue Code. The amount of original issue discount that accrues to a holder of a Discount Bond under section 1288 of the Internal Revenue Code is excluded from federal gross income to the same extent that stated interest on such Discount Bond would be so excluded. The amount of the original issue discount that accrues with respect to a Discount Bond under

section 1288 is added to the owner's federal tax basis in determining gain or loss upon disposition of such Discount Bond (whether by sale, exchange, redemption or payment at maturity).

Interest in the form of original issue discount accrues under section 1288 pursuant to a constant yield method that reflects semiannual compounding on dates that are determined by reference to the maturity date of the Discount Bond. The amount of original issue discount that accrues for any particular semiannual accrual period generally is equal to the excess of (1) the product of (a) one-half of the yield on such Discount Bonds (adjusted as necessary for an initial short period) and (b) the adjusted issue price of such Discount Bonds, over (2) the amount of stated interest actually payable. For purposes of the preceding sentence, the adjusted issue price is determined by adding to the Issue Price for such Discount Bonds the original issue discount that is treated as having accrued during all prior semiannual accrual periods. If a Discount Bond is sold or otherwise disposed of between semiannual compounding dates, then the original issue discount that would have accrued for that semiannual accrual period for federal income tax purposes is allocated ratably to the days in such accrual period.

An owner of a Discount Bond who disposes of such Discount Bond prior to maturity should consult owner's tax advisor as to the amount of original issue discount accrued over the period held and the amount of taxable gain or loss upon the sale or other disposition of such Discount Bond prior to maturity.

Owners who purchase Discount Bonds in the initial public offering but at a price different than the Issue Price should consult their own tax advisors with respect to the tax consequences of the ownership Discount Bonds.

The Internal Revenue Code contains provisions relating to the accrual of original issue discount in the case of subsequent purchasers of bonds such as the Discount Bonds. Owners who do not purchase Discount Bonds in the initial offering should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

Original issue discount that accrues in each year to an owner of a Discount Bond may result in collateral federal income tax consequences to certain taxpayers. No opinion is expressed as to state and local income tax treatment of original issue discount. All owners of Discount Bonds should consult their own tax advisors with respect to the federal, state, local and foreign tax consequences associated with the purchase, ownership, redemption, sale or other disposition of Discount Bonds.

Original Issue Premium: The Bonds maturing in the years _____ are being issued at a premium to the principal amount payable at maturity. Except in the case of dealers, which are subject to special rules, Bondholders who acquire the Bonds at a premium must, from time to time, reduce their federal tax bases for the Bonds for purposes of determining gain or loss on the sale or payment of such Bonds. Premium generally is amortized for federal income tax purposes on the basis of a bondholder's constant yield to maturity or to certain call dates with semiannual compounding. Bondholders who acquire any Bonds at a premium might recognize taxable gain upon sale of the Bonds, even if such Bonds are sold for an amount equal to or less than their original cost. Amortized premium is not deductible for federal income tax purposes. Bondholders who acquire any Bonds at a premium should consult their tax advisors concerning the calculation of bond premium and the timing and rate of premium amortization, as well as the state and local tax consequences of owning and selling the Bonds acquired at a premium.

BONDHOLDERS' RISKS

An investment in the Bonds involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Preliminary Official Statement (including the appendices hereto) in order to make a judgment as to whether the Bonds are an appropriate investment.

Tax Levy Procedures: The Bonds are general obligations of the City, payable from and secured by a continuing ad-valorem tax levied against all of the taxable property within the boundaries of the City. As part of the budgetary process of the City, each fiscal year the City will have an obligation to request a debt service levy to be applied against all of the taxable property within the boundaries of the City. A failure on the part of the City to make a timely levy request, or a levy request by the City that is inaccurate or is insufficient to make full payments of the debt service on the Bond for a particular fiscal year, may cause Bondholders to experience delay in the receipt of distributions of principal of and/or interest on the Bonds.

Changes in Property Taxation: The Bonds are general obligations of the City secured by an unlimited ad valorem property tax as described more fully in the "PAYMENT OF AND SECURITY FOR THE BONDS" herein.

From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Any alteration in property taxation structure could affect property tax revenues available to pay the Bonds. Historically, the Iowa General Assembly has applied changes in property taxation structure on a prospective basis; however, there is no assurance that future changes in property taxation structure by the Iowa General Assembly will not be retroactive. It is impossible to predict the outcome of future property tax changes by the Iowa General Assembly or their potential impact on the Bonds and the security for the Bonds.

Proposed State Tax Legislation: From time to time, legislative proposals are made that would, if enacted, alter or amend one or more of the state tax matters described herein in certain respects or would adversely affect the market value of the Bonds. It cannot be predicted whether or in what forms any of such proposals that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Bonds. See "TAX EXEMPTION AND RELATED TAX MATTERS" herein. The Iowa General Assembly can make changes that can alter or amend not just the value of the Bonds, but the method of property taxation. See "BONDHOLDERS' RISKS - Changes in Property Taxation" herein.

Matters Relating to Enforceability of Agreements: Bondholders shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolution.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Resolution or the Loan Agreement. The remedies available to the Bondholders upon an event of default under the Resolution or the Loan Agreement, in certain respects, may require judicial action, which is often subject to discretion and delay. Under existing law, including specifically the federal bankruptcy code, certain of the remedies specified in the Loan Agreement or the Resolution may not be readily available or may be limited. A court may decide not to order the specific performance of the covenants contained in these documents. The legal opinions to be delivered concurrently with the delivery of the Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No representation is made, and no assurance is given, that the enforcement of any remedies will result in sufficient funds to pay all amounts due under the Resolution or the Loan Agreement, including principal of and interest on the Bonds.

Secondary Market: There can be no guarantee there will be a secondary market for the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history of economic prospects connected with a particular issue, secondary marketing practices in connection with a particular note or bond issue are suspended or terminated. Additionally, prices of bond or note issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price of the Bonds.

EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT IN THE BONDS AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE BONDS, IF ANY, COULD BE LIMITED.

Rating Loss: S&P has assigned a rating of ' ' to the Bonds. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that the rating will continue for any given period of time, or that such rating will not be revised, suspended or withdrawn, if, in the judgment of the rating agencies, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Bonds. Rating agencies are currently not regulated by any regulatory body. Future regulation of rating agencies could materially alter the methodology, rating levels, and types of ratings available, for example, and these changes, if ever, could materially affect the market value of the Bonds.

Bankruptcy and Insolvency: The rights and remedies provided in the Resolution may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditor's

rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Bonds, the Loan Agreement and the Resolution, including the opinion of Bond Counsel, will be similarly qualified. If the City were to file a petition under Chapter 9 of the Bankruptcy Code, the owners of the Bonds could be prohibited from taking any steps to enforce their rights under the Resolution. In the event the City fails to comply with its covenants under the Resolution or fails to make payments on the Bonds, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Bonds.

Under Iowa Code Chapter 76 sections 76.16 and 76.16A of the Act, as amended, a city, county, or other political subdivision may become a debtor under Chapter 9 of the Federal bankruptcy code, if it is rendered insolvent, as defined in 11 U.S.C. §101(32)(c), as a result of a debt involuntarily incurred. As used therein, "debt" means an obligation to pay money, other than pursuant to a valid and binding collective bargaining agreement or previously authorized bond issue, as to which the governing body of the city, county, or other political subdivision has made a specific finding set forth in a duly adopted resolution of each of the following: (1) that all or a portion of such obligation will not be paid from available insurance proceeds and must be paid from an increase in general tax levy; (2) that such increase in the general tax levy will result in a severe, adverse impact on the ability of the city, county, or political subdivision to exercise the powers granted to it under applicable law, including without limitation providing necessary services and promoting economic development; (3) that as a result of such obligation, the city, county, or other political subdivision is unable to pay its debts as they become due; and (4) that the debt is not an obligation to pay money to a city, county, entity organized pursuant to chapter 28E of the Code of Iowa, or other political subdivision.

Forward-Looking Statements: This Preliminary Official Statement contains statements relating to future results that are "forward-looking statements" as defined in the Private Securities Litigation Reform Act of 1995. When used in this Preliminary Official Statement, the words "anticipated," "plan," "expect," "projected," "estimate," "budget," "pro forma," "forecast," "intend," and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the City to pay debt service when due on the Bonds.

Cybersecurity: The City, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including, but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the City will be completely successful to guard against and prevent cyber threats and attacks. Failure to properly maintain functionality, control, security, and integrity of the City's information systems could impact business operations and/or digital networks and systems and the costs of remedying any such damage could be significant. Along with significant liability claims or regulatory penalties, any security breach could have a material adverse impact on the City's operations and financial condition.

The City maintains insurance policies to cover the various aspects of a cyber-attack. See "GENERAL INFORMATION ABOUT THE CITY OF CLIVE, IOWA" – "THE CITY" – subsection "INSURANCE" located in APPENDIX A to this Preliminary Official Statement. The City cannot predict whether these policies would be sufficient in the event of a cyber breach. The Bonds are secured by an unlimited ad valorem property tax as described more fully in the "PAYMENT OF AND SECURITY FOR THE BONDS" herein.

Tax Matters and Loss of Tax Exemption: As discussed under the heading "TAX EXEMPTION AND RELATED TAX MATTERS" herein, the interest on the Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Bonds, as a result of acts or omissions of the City in violation of its covenants in the Resolution. Should such an event of taxability occur, the Bonds would not be subject to a special redemption and would remain outstanding until maturity or until redeemed under the redemption provisions contained in the Bonds, and there is no provision for an adjustment of the interest rate on the Bonds.

It is possible that actions of the City after the closing of the Bonds will alter the tax-exempt status of the Bonds, and, in the extreme, remove the tax-exempt status from the Bonds. In that instance, the Bonds are not subject to mandatory prepayment, and the interest rate on the Bonds does not increase or otherwise reset. A determination of taxability on the Bonds, after closing of the Bonds, could materially adversely affect the value and marketability of the Bonds.

Risk of Audit: The Internal Revenue Service has an ongoing program to audit tax-exempt obligations to determine the legitimacy of the tax status of such obligations. No assurance can be given as to whether the Internal Revenue Service will commence an audit of the Bonds. Public awareness of any audit could adversely affect the market value and liquidity of the Bonds during the pendency of the audit, regardless of the ultimate outcome of the audit.

DTC-Beneficial Owners: Beneficial Owners of the Bonds may experience some delay in the receipt of distributions of principal of and interest on the Bonds since such distributions will be forwarded by the Registrar to DTC and DTC will credit such distributions to the accounts of the Participants which will thereafter credit them to the accounts of the Beneficial Owner either directly or indirectly through indirect Participants. Neither the City nor the Registrar will have any responsibility or obligation to assure that any such notice or payment is forwarded by DTC to any Participant or by any Participant to any Beneficial Owner.

In addition, since transactions in the Bonds can be effected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See "BOOK-ENTRY-ONLY SYSTEM" herein.

Proposed Federal Tax Legislation: From time to time, Presidential proposals, federal legislative committee proposals or legislative proposals are made that would, if enacted, alter or amend one or more of the federal tax matters described herein in certain respects or would adversely affect the market value of the Bonds. It cannot be predicted whether or in what forms any of such proposals that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Bonds. In addition, regulatory actions are from time to time announced or proposed, and litigation threatened or commenced, which if implemented or concluded in a particular manner, could adversely affect the market value, marketability, or tax status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby. See "TAX EXEMPTION AND RELATED TAX MATTERS" herein.

Pension and Other Post-Employment Benefits ("OPEB") Information: The City contributes to the Iowa Public Employees' Retirement System ("IPERS") which is a state-wide, multiple-employer, cost-sharing defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by State statute to plan members and beneficiaries. All full-time employees of the City are required to participate in IPERS, except for those covered by another retirement system. IPERS plan members are required to contribute a percentage of their annual salary, in addition to the City being required to make annual contributions to IPERS. Contribution amounts are set by State statute. The IPERS Actuarial Valuation Report as of June 30, 2025 indicates the funded ratio of IPERS was 92.17%, and the unfunded actuarial liability was $4.375 billion. The Annual Comprehensive Financial Report for its Fiscal Year ended June 30, 2024 (the "IPERS ACFR") identifies the IPERS Net Pension Liability at June 30, 2025, at approximately $4.375 billion, while its net pension liability at June 30, 2024 was approximately $3.641 billion. The IPERS ACFR is available on the IPERS website, or by contacting IPERS at 7401 Register Drive P.O. Box 9117, Des Moines, IA 50306-9117. In the Fiscal Year ended June 30, 2024, the City's IPERS contribution totaled $974,286. The City is current in its obligations to IPERS.

Pursuant to Governmental Accounting Standards Board Statement No. 68, IPERS has allocated the net pension liability) among its members. At June 30, 2025, the City reported a liability of $2,562,767. While the City's contributions to IPERS are controlled by state law, there can be no assurance the City will not be required by changes in state law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the City.

Bond Counsel, the Municipal Advisor, the underwriter and the City undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor's website or links to other internet sites accessed through the IPERS website.

The City contributes to Municipal Fire and Police Retirement System of Iowa ("MFPRSI"), which is a multiple-employer, cost-sharing, defined benefit pension plan for firefighters and police officers, administered under Chapter 411 of the Code of Iowa. MFPRSI plan members are required to contribute a percentage of their annual salary, in addition to the City being required to make annual contributions to MFPRSI. Contribution amounts are set by State statute. The MFPRSI Actuarial Valuation Report indicates that as of July 1, 2025, the date of the most recent actuarial valuation for MFPRSI, the funded ratio of MFPRSI was 85.42%, and the unfunded actuarial liability was $603.8 million. The MFPRSI Financial Statements for its Fiscal Year ended June 30, 2025 (the "MFPRSI Report") identifies the MFPRSI Net Pension Liability at June 30, 2025, at approximately $645.6 million, while its net pension liability at June 30, 2024 was approximately $660.8 million. The MFPRSI Report is available on the MFPRSI website. In the Fiscal Year ended June 30, 2024, the City's MFPRSI contribution totaled approximately $579,789. The City is current in its obligations to MFPRSI.

At June 30, 2025, the City reported a liability of $4,228,803 for its proportionate share of the net pension liability of the MFPRSI. While the City's contributions to MFPRSI are controlled by state law, there can be no assurance the City will not be required by changes in state law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the City.

Bond Counsel, the Municipal Advisor, the underwriter and the City undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the MFPRSI discussed above or included on the MFPRSI website, including, but not limited to, updates of such information on the State Auditor's website or links to other internet sites accessed through the MFPRSI website.

The City operates a single-employer retiree benefit plan which provides medical and prescription drug benefits for employees, retirees and their spouses. As of June 30, 2025, there were 133 active members and 18 retired/disabled members in the plan. Participants must be age 55 or older at retirement. Retirees under age 65 pay the same premium for the medical and prescription drug benefits as active employees, which results in an implicit subsidy and OPEB liability. The contribution requirements of plan members are established and may be amended by the City. The City currently finances the retiree benefit plan on a pay-as-you-go basis. For the Fiscal Year ended June 30, 2025, the City contributed $187,182 to the plan with retirees reimbursing the City $88,797. See "OTHER POST-EMPLOYMENT BENEFITS" included in APPENDIX A to this Preliminary Official Statement and the City's June 30, 2025, Independent Auditor's Reports included in APPENDIX C to this Preliminary Official Statement for additional information.

Summary: The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Preliminary Official Statement and the appendices hereto.

RATING

The Bonds have been rated '____' by S&P. In addition, S&P maintains a rating of 'AAA' on the City's general obligation long-term debt The existing rating on long-term debt reflects only the view of the rating agency and any explanation of the significance of such rating may only be obtained from S&P. The ratings described above are not recommendations to buy, sell or hold the Bonds. There is no assurance that any such rating will continue for any period of time or that it will not be revised downward or withdrawn entirely if, in the judgment of S&P, circumstances so warrant. Therefore, after the date hereof, investors should not assume that the ratings are still in effect. A downward revision or withdrawal of either rating is likely to have an adverse effect on the market price and marketability of the Bonds. The City has not assumed any responsibility either to notify the owners of the Bonds of any proposed change in or withdrawal of any rating subsequent to the date of this Preliminary Official Statement, except in connection with the reporting of events as provided in the Continuing Disclosure Certificate, or to contest any revision or withdrawal.

MUNICIPAL ADVISOR

The City has retained PFM Financial Advisors LLC Des Moines, Iowa as Municipal Advisor in connection with the preparation of the issuance of the Bonds. In preparing this Preliminary Official Statement, the Municipal Advisor has relied on government officials and other sources to provide accurate information for disclosure purposes. The Municipal Advisor is not obligated to undertake, and has not undertaken, an independent verification of the accuracy, completeness, or fairness of the information contained in this Preliminary Official Statement. PFM Financial Advisors LLC is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities.

CONTINUING DISCLOSURE

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the "Annual Report"), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City no later than twelve months after the close of each fiscal year, commencing with the Fiscal Year ending June 30, 2026, with the Municipal Securities Rulemaking Board, at its internet repository named "Electronic Municipal Market Access" ("EMMA"). The notices of events, if any, are also to be filed with EMMA. See FORM OF CONTINUING DISCLOSURE CERTIFICATE included in APPENDIX D to this Preliminary Official Statement. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in "APPENDIX D – FORM OF CONTINUING DISCLOSURE CERTIFICATE. These covenants have been made in order to assist the underwriter in complying with paragraph (b)(5) of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended, (the "Rule").

The City is not aware of any instance in the previous five years in which it has failed to comply, in all material respects, with previous undertakings in a written contract or agreement specified in the Rule.

Breach of the undertakings will not constitute a default or an "Event of Default" under the Bonds or the Resolution. A broker or dealer is to consider a known breach of the undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the Undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

FINANCIAL STATEMENTS

The City's June 30, 2025, Independent Auditor's Reports, as prepared by a certified public accountant, is reproduced in APPENDIX C to this Preliminary Official Statement. The City's certified public accountant has not consented to distribution of the audited financial statement and has not undertaken added review of their presentation. Further information regarding financial performance and copies of the City's prior Independent Auditor's Reports may be obtained from the City's Municipal Advisor.

CERTIFICATION

The City has authorized the distribution of this Preliminary Official Statement for use in connection with the initial sale of the Bonds. I have reviewed the information contained within the Preliminary Official Statement prepared on behalf of the City by PFM Financial Advisors LLC, Des Moines, Iowa, and to the best of my knowledge, information and belief, said Preliminary Official Statement does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading regarding the issuance of $5,525,000* General Obligation Corporate Purpose Bonds, Series 2026A.

CITY OF CLIVE, IOWA
/s/ Elizabeth Hansen, Director of Administrative Services

* Preliminary; subject to change.

APPENDIX A

GENERAL INFORMATION ABOUT THE CITY OF CLIVE, IOWA

The $5,525,000 General Obligation Corporate Purpose Bonds, Series 2026A (the "Bonds") are general obligations of the City of Clive, Iowa (the "City") for which the City will pledge its power to levy direct ad valorem taxes against all taxable property within the City without limitation as to rate or amount to the repayment of the Bonds.*

* Preliminary; subject to change.

CITY PROPERTY VALUES

IOWA PROPERTY VALUATIONS

In compliance with Section 441.21 of the Code of Iowa, the State Director of Revenue annually directs the county auditors to apply prescribed statutory percentages to the assessments of certain categories of real property. The Dallas and Polk County Auditors adjusted the final Actual Values for 2024. The reduced values, determined after the application of rollback percentages, are the taxable values subject to tax levy.

For assessment year 2024, the taxable value rollback rate is 47.4316% of actual value for residential property; 73.8575% of actual value for agricultural property, and 100.0000% of the actual value of utility property. The residential taxable rollback rate of 47.4316% will apply to the value of each property unit of commercial, industrial and railroad property that exceeds zero dollars ($0) but does not exceed one hundred fifty thousand dollars ($150,000) with a taxable value rollback rate of 90.0000% to the value that exceeds one hundred fifty thousand dollars ($150,000). No adjustment was ordered for utility property because its assessed value did not increase enough to qualify for reduction. Utility property is limited to an 8% annual growth.

The Legislature's intent has been to limit the growth of statewide taxable valuations for the specific classes of property to 3.0% annually. Political subdivisions whose taxable values are thus reduced or are unusually low in growth are allowed to appeal the valuations to the State Appeal Board, in order to continue to fund present services.

PROPERTY VALUATIONS (1/1/2024 Valuations for Taxes Payable July 1, 2025 through June 30, 2026)

	100% Actual Value	Taxable Value (With Rollback)
Residential	$2,794,409,604	$1,301,504,865
Commercial	727,459,316	632,079,603
Industrial	26,654,100	23,477,228
Utilities w/o Gas & Electric	7,873,763	7,873,763
Gross Valuation	$3,556,396,783	$1,964,935,459
Less Military Exemption	(1,624,000)	(1,624,000)
Less Homestead Exemption	(9,386,000)	(9,386,000)
Net Valuation	$3,545,386,783	$1,953,925,459
TIF Increment (used to compute debt service levies and constitutional debt limit)	$82,121,790	$82,121,790
Taxed Separately:		
Ag. Land & Buildings	$319,610	$236,056
Gas & Electric Utilities	$42,566,589	$12,208,145

2024 GROSS TAXABLE VALUATION BY CLASS OF PROPERTY [1)]

	1/1/2024 Taxable Valuation	Percent Total
Residential	$1,301,504,865	65.83%
Commercial, Industrial and all Utilities	675,638,739	34.17%
Total Gross Taxable Valuation	$1,977,143,604	100.00%

1) Includes all Utilities but excludes Taxable TIF Increment and Ag. Land & Buildings

TREND OF VALUATIONS

Assessment Year	Payable Fiscal Year	100% Actual Valuation	Taxable Valuation (With Rollback)	Taxable TIF Increment
2021	2022-23	$2,827,921,081	$1,718,906,274	$55,530,130
2022	2023-24	2,955,113,374	1,776,785,023	56,255,462
2023	2024-25	3,549,807,282	1,895,593,695	72,081,677
2024	2025-26	3,670,394,772	1,966,133,604	82,121,790
2025 [1)]	2026-27	4,026,011,247	2,040,470,778	118,541,904

1) 1/1/2025 valuations are available on the Iowa Department of Management website and become effective July 1, 2026.

The 100% Actual Valuations, before rollback and after reduction of exemptions, include Ag. Land & Buildings, TIF Increment and Gas & Electric Utilities. The Taxable Valuations, with the rollback and after the reduction of exemptions, includes Gas & Electric Utilities and exclude Taxable TIF Increments and Ag. Land & Buildings. Iowa counties certify operating levies against Taxable Valuations excluding the Taxable TIF Increment and debt service levies are certified against Taxable Valuations including the Taxable TIF Increment.

LARGER TAXPAYERS

Set forth in the following table are the persons or entities which represent larger taxpayers within the boundaries of the City, as provided by the Dallas and Polk County auditor's offices. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. With the exception of the electric and natural gas provider noted below (which is subject to an excise tax in accordance with Iowa Code chapter 437A), the City's mill levy is uniformly applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the mill levies of the other taxing entities which overlap the properties.

Taxpayer [1)]	Type of Property	1/1/2024 Taxable Valuation [2)]
RJW LLC	Commercial/ Agriculture	$25,250,538
Catholic Health Initiatives	Commercial	20,636,147
HCII-12499 University Avenue LLC [3)]	Commercial	19,826,148
NCMIC Properties LLC	Commercial	18,476,147
Des Moines Medical Properties LLC	Commercial	18,386,147
PHS Walnut Ridge LLC	Residential	17,260,691
Menard Inc.	Commercial	16,309,848
Westridge Urban LLC	Commercial	15,948,048
Meadowview of Clive Holdings LLC	Residential	12,973,648
Glacier Properties Holding Co.	Residential	12,721,156

1) This list represents some of the larger taxpayers in the City, not necessarily the 10 largest taxpayers.
2) The January 1, 2024, Taxable Valuation listed represents only those valuations associated with the title holder and may not necessarily represent the entire taxable valuation.
3) Formerly MD Realty of Des Moines LLC.

Source: Dallas and Polk County Auditor's Offices

LEVIES AND TAX COLLECTIONS

Collection Period	Levy [1]	Collected During Collection Year [2]	Percent Collected
2021-22	$17,992,381	$18,028,102	100.20%
2022-23	18,920,814	18,919,485	99.99%
2023-24	19,542,990	19,558,286	100.08%
2024-25	20,615,075	20,649,312	100.17%
2025-26	20,692,085	--- In process of collection ---	

1) Levy includes Regular, Ag. and all Utility properties, as well as Taxable TIF Increment.
2) Collections provided by Polk & Dallas County Auditors and include delinquent taxes from prior years.

Property taxes in Iowa are delinquent each October 1 and April 1 and a late payment penalty of 1.5% per month of delinquency is enforced as of those dates. If delinquent taxes are not paid, the property may be offered at the regular tax sale on the third Monday of June following the delinquency date. Purchasers at the tax sale must pay an amount equal to the taxes, special assessments, interest and penalties due on the property and funds so received are applied to taxes. A property owner may redeem from the regular tax sale but, failing redemption within three years, the tax sale purchaser is entitled to a deed, which in general conveys the title free and clear of all liens except future tax installments.

TAX RATES

Dallas County Resident	FY 2021-22 $/$1,000	FY 2022-23 $/$1,000	FY 2023-24 $1/$1,000	FY 2024-25 $1/$1,000	FY 2025-26 $1/$1,000
Dallas County [1]	4.27321	3.89782	3.95118	4.57540	4.47906
City of Clive	10.14268	10.14078	10.14000	9.91971	9.92031
Waukee CSD	17.80270	17.80254	17.80342	17.80429	17.75876
Des Moines Regional Transit Authority	0.62995	0.60414	0.58053	0.58143	0.56989
Des Moines Area Community College	0.67789	0.69448	0.74410	0.75916	0.78046
Walnut Cemetery	0.01400	0.01600	0.00926	0.00800	0.00800
State of Iowa	0.00260	0.00240	0.00180	0.00180	0.00000
Total Tax Rate City Resident	33.54303	33.15816	33.23029	33.64979	33.51648

Polk County Resident	FY 2021-22 $/$1,000	FY 2022-23 $/$1,000	FY 2023-24 $1/$1,000	FY 2024-25 $1/$1,000	FY 2025-26 $1/$1,000
Polk County [2]	9.93801	9.60691	9.66460	9.45410	9.37343
City of Clive	10.14268	10.14078	10.14000	9.91971	9.92031
West Des Moines CSD	13.15921	13.15798	13.16057	12.21816	12.21780
Des Moines Regional Transit Authority	0.62995	0.60414	0.58053	0.58143	0.56989
Des Moines Area Community College	0.67789	0.69448	0.74410	0.75916	0.78046
State of Iowa	0.00260	0.00240	0.00180	0.00180	0.00000
Total Tax Rate City Resident	34.55034	34.20669	34.29160	32.93436	32.86189

1) County rate also includes County Assessor, Ag. Extension and Dallas County Hospital tax rates.
2) County rate also includes County Assessor, Ag. Extension and Broadlawns Medical Center tax rates.

LEVY LIMITS

Pursuant to HF 718 the City's new adjusted city general fund levy ("ACGFL") for Fiscal Year 2025-26 is $6.94031. To control the growth of property taxes, the ACGFL is subject to potential limitation or reduction by constraining growth each year depending on if certain growth triggers are met or exceeded during the prior year. The levy limitation is only applicable Fiscal Year 2024-2025 through Fiscal Year 2027-2028. Beginning in Fiscal Year 2028-2029, the levy limitation ceases and the City will go to a $8.10 ACGFL maximum. Certain levies like debt service, pensions, employee benefits and capital improvement reserve fund are not included in the new ACGFL limitation. The City's recent property valuation growth has often exceeded the new legislative caps. Assuming the City exceeds the legislative caps in the future, the City's general fund levies will lag its relative valuation growth. For Fiscal Year 2025-26, the City's non TIF tax valuation growth is 3.72% causing the City's property tax revenue from the ACGFL to be reduced by 1.0% of its revenues. The City's Budget for Fiscal Year 2025-26 accommodated this reduction of tax revenues relative to its non-TIF tax valuation growth. Debt service levies are not limited, rather the City is only subject to the aggregate constitutional debt limits. See "DEBT LIMIT" under "CITY INDEBTEDNESS" included in APPENDIX A to this Preliminary Official Statement. See "PROPERTY TAX LEGISLATION" included in APPENDIX A to this Preliminary Official Statement for a discussion of revisions to the administration of the general fund levy beginning in Fiscal Year 2025-26. See also "PAYMENT OF AND SECURITY FOR THE BONDS" herein.

FUNDS ON HAND (Cash and Investments as of January 31, 2026)

General Fund	$10,178,798.04
Road Use	2,118,329.62
Local Option Sales Tax	1,810,249.25
TIF	1,438,214.64
Trust & Agency	3,565,439.21
Forfeitures/Equitable Sharing	0.00
Police Seizures	30,646.74
Debt Service	2,099,695.53
Capital Projects	38,576,081.14
Water Utility	8,568,059.71
Water Utility Deposit	374,574.30
Water Improvement	7,988.15
Sewer Utility	6,746,356.21
Storm Water Utility	1,002,690.15
Internal Services	1,622,464.89
Petty Cash	700.00
Total Cash and Investments	$78,140,287.58

CITY INDEBTEDNESS

DEBT LIMIT

Article XI, Section 3 of the State of Iowa Constitution limits the amount of debt outstanding at any time of any county, municipality or other political subdivision to no more than 5% of the actual value of all taxable property within the corporate limits, as taken from the last state and county tax list. The debt limit for the City, based on its 2024 valuation currently applicable to the Fiscal Year 2025-26 follows:

2024 Actual Valuation of Property	$3,670,394,772	1)
Legal Debt Limit of 5%	0.05	
Legal Debt Limit	$183,519,739	
Less: G.O. Debt Subject to Debt Limit	(60,635,000)	*
Less: Developer Rebate Agreements	(133,076)	
Net Debt Limit	$122,751,663	*

1) Actual Valuation as reported by the Iowa Department of Management for the Fiscal Year 2025-26.

DIRECT DEBT

General Obligation Debt Paid by Taxes (Includes the Bonds)

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding As of 5/7/26
10/13A	$1,970,000	City Improvements	6/28	$495,000
4/17A	2,150,000	City Improvements	6/26	190,000
4/17B	1,300,000	City Improvements (Taxable)	6/26	155,000
4/19A	3,388,750	City Improvements & Refunding	6/29	999,000
4/20A	2,040,000	City Improvements	6/30	975,000
4/21A	3,020,000	City Improvements	6/31	1,520,000
4/22A	4,000,000	City Improvements	6/32	2,760,000
5/23A	3,655,000	City Improvements	6/33	3,240,000
5/24A	5,105,000	City Improvements	6/34	4,790,000
5/25A	5,570,000	City Improvements	6/37	5,570,000
4/26A	5,525,000*	City Improvements	6/41	5,525,000*
Subtotal				$26,219,000*

* Preliminary; subject to change.

General Obligation Debt Paid by Water Revenue

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding As of 5/7/26
4/19A	$211,000	Refunding	6/26	$36,000

General Obligation Debt Paid by Tax Increment Revenue

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding As of 5/7/26
10/19C	$2,645,000	Street Improvements	6/31	$1,545,000
11/21C	8,640,000	City Improvements	6/39	7,775,000
11/23B	4,735,000	City Improvements	6/39	4,520,000
11/24B	3,380,000	City Improvements	6/44	3,230,000
11/25B	5,625,000	City Improvements	6/40	5,625,000
Subtotal				$22,695,000

General Obligation Debt Paid by Local Option Sales and Services Tax Revenue

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding As of 5/7/26
10/19B	$4,510,000	Public Safety Facility	6/39	$3,350,000
4/20B	5,350,000	Public Safety Facility	6/39	4,210,000
4/21B	5,100,000	Public Safety Facility	6/40	4,125,000
Subtotal				$11,685,000

Total General Obligation Debt Subject to Debt Limit: $60,635,000*

ANNUAL FISCAL YEAR DEBT SERVICE PAYMENTS

General Obligation Debt Paid by Taxes (Includes the Bonds)

	Current Outstanding		The Bonds		Total Outstanding	
Fiscal Year	Principal	Principal & Interest	Principal*	Principal & Interest*	Principal*	Principal & Interest*
2025-26	$2,569,000	$3,043,967 [1)]	$0	$0	$2,569,000	$3,043,967 [1)]
2026-27	2,275,000	3,108,695	255,000	560,410	2,530,000	3,669,105
2027-28	2,460,000	3,185,510	270,000	533,500	2,730,000	3,719,010
2028-29	2,380,000	2,991,875	285,000	535,000	2,665,000	3,526,875
2029-30	2,285,000	2,787,600	295,000	530,750	2,580,000	3,318,350
2030-31	2,165,000	2,565,200	310,000	531,000	2,475,000	3,096,200
2031-32	1,980,000	2,287,950	325,000	530,500	2,305,000	2,818,450
2032-33	1,645,000	1,862,250	345,000	534,250	1,990,000	2,396,500
2033-34	1,210,000	1,345,000	360,000	532,000	1,570,000	1,877,000
2034-35	550,000	624,500	380,000	534,000	930,000	1,158,500
2035-36	575,000	622,000	395,000	530,000	970,000	1,152,000
2036-37	600,000	624,000	415,000	530,250	1,015,000	1,154,250
2037-38			440,000	534,500	440,000	534,500
2038-39			460,000	532,500	460,000	532,500
2039-40			485,000	534,500	485,000	534,500
2040-41			505,000	530,250	505,000	530,250
	$20,694,000		$5,525,000*		$26,219,000*	

1) Excludes $492,010 of interest paid on December 1, 2025.

* Preliminary; subject to change.

General Obligation Debt Paid by Water Revenue

Fiscal Year	Principal	Principal & Interest
2025-26	$36,000	$36,900 [1)]

1) Excludes $900 of interest paid on December 1, 2025.

General Obligation Debt Paid by Tax Increment Revenue

Fiscal Year	Principal	Principal & Interest
2025-26	$1,320,000	$1,769,300 [1)]
2026-27	1,195,000	2,002,719
2027-28	1,250,000	1,998,019
2028-29	1,300,000	1,990,669
2029-30	1,360,000	1,990,819
2030-31	1,420,000	1,991,669
2031-32	1,470,000	1,983,419
2032-33	1,525,000	1,984,869
2033-34	1,580,000	1,984,019
2034-35	1,635,000	1,988,069
2035-36	1,685,000	1,984,713
2036-37	1,740,000	1,984,125
2037-38	1,795,000	1,981,500
2038-39	1,860,000	1,985,950
2039-40	695,000	757,400
2040-41	205,000	239,600
2041-42	210,000	236,400
2042-43	220,000	238,000
2043-44	230,000	239,200
	$22,695,000	

1) Excludes $311,634 of interest paid on December 1, 2025.

General Obligation Debt Paid by Local Option Sales and Services Tax Revenue

Fiscal Year	Principal	Principal & Interest
2025-26	$720,000	$859,122 [1]
2026-27	735,000	989,293
2027-28	745,000	974,843
2028-29	760,000	966,218
2029-30	760,000	942,118
2030-31	775,000	942,498
2031-32	795,000	947,045
2032-33	810,000	946,608
2033-34	825,000	945,423
2034-35	845,000	948,510
2035-36	870,000	955,504
2036-37	885,000	951,935
2037-38	910,000	957,468
2038-39	940,000	967,168
2039-40	310,000	316,200
	$11,685,000	

1) Excludes $139,121 of interest paid on December 1, 2025.

REVENUE DEBT

WRA Issued Revenue Debt Supported by Sewer Utility Revenues

The City is a member of the Des Moines Metropolitan Wastewater Reclamation Authority ("WRA") and has entered into a financing agreement with the WRA to provide for the City's share of capital contribution for the construction and ongoing expansion of the metropolitan wastewater system. The City is responsible for a portion of the WRA sewer revenue debt payable from the revenues of their sewer system; its responsibilities pursuant to the WRA Financing Agreement stand as nearly as practicable on a parity and equality of rank with the City's direct sewer revenue bonds and parity obligations listed previously. The amounts listed below are based on Fiscal Year 2025-26 WRA flows. The debt is as follows:

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding As of 5/7/26
6/08A	$404,740	Sewer Improvements (SRF Loan)	6/39	$396,002 [1]
6/08B	589,120	Sewer Improvements (SRF Loan)	6/39	240,017 [2]
6/08D	237,440	Sewer Improvements (SRF Loan)	6/38	91,542 [3]
3/09B	752,640	Sewer Improvements (SRF Loan)	6/39	311,092 [4]
7/09C	782,000	Sewer Improvements (SRF Loan)	6/39	340,614 [5]
4/10A	188,700	Sewer Improvements (SRF Loan)	6/40	218,178 [6]
4/10B	595,000	Sewer Improvements (SRF Loan)	6/40	273,570 [7]
6/10C-1	66,600	Sewer Improvements (SRF Loan)	6/32	59,749 [8]
6/10C-2	715,950	Sewer Improvements (SRF Loan)	6/32	265,067 [9]
5/11A	1,866,213	Sewer Improvements (SRF Loan)	6/42	1,251,874 [10]
3/11B	1,318,139	Sewer Improvements (SRF Loan)	6/41	652,078 [11]
5/11C	199,603	Sewer Improvements (SRF Loan)	6/41	259,020 [12]
12/11D	284,544	Sewer Improvements (SRF Loan)	6/43	444,290 [13]
5/12B	234,456	Sewer Improvements (SRF Loan)	6/42	119,202 [14]
5/12C	546,840	Sewer Improvements (SRF Loan)	6/43	390,760 [15]
5/12D	212,660	Sewer Improvements (SRF Loan)	6/42	145,990 [16]

(Continued on next page)

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding As of 5/7/26	
11/12E	$1,040,334	Sewer Improvements (SRF Loan)	6/43	$546,644	17)
11/12F	120,780	Sewer Improvements (SRF Loan)	6/43	63,384	18)
11/12G	445,500	Sewer Improvements (SRF Loan)	6/44	715,573	19)
4/13A	250,019	Sewer Improvements (SRF Loan)	6/43	167,520	20)
2/14A	64,498	Sewer Improvements (SRF Loan)	6/34	27,063	21)
2/14C	455,059	Sewer Improvements (SRF Loan)	6/34	174,338	22)
2/14D	312,008	Sewer Improvements (SRF Loan)	6/34	126,924	23)
1/15A	487,227	Sewer Improvements (SRF Loan)	6/35	199,732	24)
1/15C	135,840	Sewer Improvements (SRF Loan)	6/35	57,369	25)
5/15E	1,798,161	Sewer Revenue Refunding Bonds	6/36	897,278	26)
2/16A	280,496	Sewer Improvements (SRF Loan)	6/35	130,353	27)
2/16E	52,571	Sewer Improvements (SRF Loan)	6/36	22,214	28)
12/16F	1,061,200	Sewer Improvements (SRF Loan)	6/48	792,111	29)
12/17A	1,199,660	Sewer Improvements (SRF Loan)	6/49	992,130	30)
4/18A	132,594	Sewer Improvements (SRF Loan)	6/40	99,261	31)
12/18D-1	315,700	Sewer Improvements (SRF Loan)	6/39	248,709	32)
12/18D-2	252,560	Sewer Improvements (SRF Loan)	6/30	61,764	33)
12/18E	356,741	Sewer Improvements (SRF Loan)	6/40	287,680	34)
12/18F	189,420	Sewer Improvements (SRF Loan)	6/39	76,197	35)
12/19A	380,016	Sewer Improvements (SRF Loan)	6/39	265,819	36)
12/20B	349,440	Sewer Improvements (SRF Loan)	6/42	331,582	37)
4/21A	1,828,295	Sewer Revenue Refunding Bonds	6/34	1,209,018	38)
6/22A	617,618	Sewer Improvements (SRF Loan)	6/43	566,158	39)
12/22B	245,484	Sewer Improvements (SRF Loan)	6/43	144,631	40)
12/22C	333,520	Sewer Improvements (SRF Loan)	6/43	270,059	41)
12/22D	800,448	Sewer Improvements (SRF Loan)	6/54	769,702	42)
5/23A	927,830	Sewer Improvements (SRF Loan)	6/46	932,170	43)
6/24B	739,662	Sewer Revenue Bonds	6/39	715,215	44)
8/24C	223,516	Sewer Improvements (SRF Loan)	6/44	220,173	45)
8/24D	294,100	Sewer Improvements (SRF Loan)	6/55	300,700	46)
12/24E	294,100	Sewer Improvements (SRF Loan)	6/46	300,700	47)
2/25A	347,038	Sewer Improvements (SRF Loan)	6/34	354,826	48)
8/25B	661,540	Sewer Improvements (SRF Loan)	6/46	661,540	49)
9/25C	76,979	Sewer Improvements (SRF Loan)	6/45	76,979	50)
9/25D	57,133	Sewer Improvements (SRF Loan)	6/45	57,133	51)
3/26A	1,675,540	Sewer Improvements (SRF Loan)	6/47	1,675,540	52)
Total				$19,997,234	

The amounts listed represent the City's share of the principal payments of the various WRA bond issues. Other participating WRA communities pay the remaining amounts. Flow-based allocations are subject to change on an annual basis; as such the amount outstanding may be greater than the amount issued due to fluctuations in flow.

Notes:

1) The City's flow-based share of the WRA's Series 2008A SRF loan outstanding in the amount of $9,725,000.
2) The City's flow-based share of the WRA's Series 2008B SRF loan outstanding in the amount of $3,870,000.
3) The City's flow-based share of the WRA's Series 2008D SRF loan outstanding in the amount of $1,476,000.
4) The City's flow-based share of the WRA's Series 2009B SRF loan outstanding in the amount of $5,016,000.
5) The City's flow-based share of the WRA's Series 2009C SRF loan outstanding in the amount of $5,492,000.
6) The City's flow-based share of the WRA's Series 2010A SRF loan outstanding in the amount of $5,358,000.
7) The City's flow-based share of the WRA's Series 2010B SRF loan outstanding in the amount of $4,411,000.
8) The City's flow-based share of the WRA's Series 2010C-1 SRF loan outstanding in the amount of $1,987,000.
9) The City's flow-based share of the WRA's Series 2010C-2 SRF loan outstanding in the amount of $8,815,000.
10) The City's flow-based share of the WRA's Series 2011A SRF loan outstanding in the amount of $41,632,000.
11) The City's flow-based share of the WRA's Series 2011B SRF loan outstanding in the amount of $10,514,000.
12) The City's flow-based share of the WRA's Series 2011C SRF loan outstanding in the amount of $6,361,000.
13) The City's flow-based share of the WRA's Series 2011D SRF loan outstanding in the amount of $10,910,861.
14) The City's flow-based share of the WRA's Series 2012B SRF loan outstanding in the amount of $1,922,000.
15) The City's flow-based share of the WRA's Series 2012C SRF loan outstanding in the amount of $12,995,000.
16) The City's flow-based share of the WRA's Series 2012D SRF loan outstanding in the amount of $4,855,000.
17) The City's flow-based share of the WRA's Series 2012E SRF loan outstanding in the amount of $8,814,000.
18) The City's flow-based share of the WRA's Series 2012F SRF loan outstanding in the amount of $1,022,000.
19) The City's flow-based share of the WRA's Series 2012G SRF loan outstanding in the amount of $17,573,000.
20) The City's flow-based share of the WRA's Series 2013A SRF loan outstanding in the amount of $5,571,000.
21) The City's flow-based share of the WRA's Series 2014A SRF loan outstanding in the amount of $900,000.
22) The City's flow-based share of the WRA's Series 2014C SRF loan outstanding in the amount of $2,811,000.
23) The City's flow-based share of the WRA's Series 2014D SRF loan outstanding in the amount of $3,118,000.
24) The City's flow-based share of the WRA's Series 2015A SRF loan outstanding in the amount of $4,905,000.
25) The City's flow-based share of the WRA's Series 2015C SRF loan outstanding in the amount of $925,000.
26) The City's flow-based share of the WRA's Series 2015E Sewer Revenue Refunding Bonds outstanding in the amount of $20,125,000.
27) The City's flow-based share of the WRA's Series 2016A SRF loan outstanding in the amount of $4,335,000.
28) The City's flow-based share of the WRA's Series 2016E SRF loan outstanding in the amount of $358,179.
29) The City's flow-based share of the WRA's Series 2016F SRF loan outstanding in the amount of $33,557,000.
30) The City's flow-based share of the WRA's Series 2017A SRF loan outstanding in the amount of $32,994,000.
31) The City's flow-based share of the WRA's Series 2018A SRF loan outstanding in the amount of $3,301,000.
32) The City's flow-based share of the WRA's Series 2018D-1 SRF loan outstanding in the amount of $8,271,000.
33) The City's flow-based share of the WRA's Series 2018D-2 SRF loan outstanding in the amount of $2,054,000.
34) The City's flow-based share of the WRA's Series 2018E SRF loan outstanding in the amount of $9,567,000.
35) The City's flow-based share of the WRA's Series 2018F SRF loan outstanding in the amount of $2,534,000.
36) The City's flow-based share of the WRA's Series 2019A SRF loan outstanding in the amount of $8,840,000.
37) The City's flow-based share of the WRA's Series 2020B SRF loan outstanding in the amount of $11,027,000.
38) The City's flow-based share of the WRA's Series 2021A Sewer Revenue Refunding Bonds outstanding in the amount of $27,995,000.
39) The City's flow-based share of the WRA's Series 2022A SRF loan outstanding in the amount of $18,828,000.
40) The City's flow-based share of the WRA's Series 2022B SRF loan outstanding in the amount of $2,332,000. The WRA reissued Series 2022B on November 1, 2024 to recognize $1,000,000 of loan forgiveness.
41) The City's flow-based share of the WRA's Series 2022C SRF loan outstanding in the amount of $8,981,000. The WRA reissued Series 2022C on August 1, 2025 to recognize $1,000,000 of loan forgiveness
42) The City's flow-based share of the WRA's Series 2022D SRF loan outstanding in the amount of $25,597,000. The WRA reissued Series 2022D to reset the interest rate on 9/5/2025.
43) The City's flow-based share of the WRA's Series 2023A SRF loan outstanding in the amount of $31,000,000.
44) The City's flow-based share of the WRA's Series 2024B Sewer Revenue Bonds outstanding in the amount of $23,785,000.
45) The City's flow-based share of the WRA's Series 2024C SRF loan outstanding in the amount of $7,322,000.
46) The City's flow-based share of the WRA's Series 2024D SRF loan outstanding in the amount of $10,000,000.
47) The City's flow-based share of the WRA's Series 2024E SRF loan outstanding in the amount of $10,000,000.
48) The City's flow-based share of the WRA's Series 2025A SRF loan outstanding in the amount of $11,800,000.
49) The City's flow-based share of the WRA's Series 2025B SRF loan outstanding in the amount of $22,000,000.
50) The City's flow-based share of the WRA's Series 2025C SRF loan outstanding in the amount of $2,560,000.
51) The City's flow-based share of the WRA's Series 2025D SRF loan outstanding in the amount of $1,900,000.
52) The City's flow-based share of the WRA's Series 2026A SRF loan outstanding in the amount of $27,000,000.

OVERLAPPING DEBT

Taxing District	1/1/2025 Taxable Valuation [1]	Taxable Valuation within City	Percent In City	G.O. Debt [2]	City's Proportionate Share
Polk County	$39,809,884,585	$1,391,323,319	3.49%	$491,139,000	$17,140,751
Dallas County	11,251,862,237	767,950,845	6.83%	16,970,000	1,159,051
West Des Moines CSD	6,689,302,207	1,391,323,319	20.80%	40,105,000	8,341,840
Waukee CSD	8,400,454,607	767,950,845	9.14%	358,190,000	32,738,566
DMACC	75,013,583,062	2,159,274,164	2.88%	111,280,000	3,204,864
City share of total overlapping debt					$62,585,072

1) Taxable Valuation is less military exemption and includes Ag. Land & Buildings, Taxable TIF Increment and all Utilities.
2) Includes general obligation bonds, PPEL notes, certificates of participation and new jobs training certificates. Estimate as of March 3, 2026, based on publicly available information.

DEBT RATIOS

	G.O. Debt	Debt/Actual Market Value ($4,026,011,247) [1]	Debt/18,601 Population [2]
Total General Obligation Debt	$60,635,000*	1.51%*	$3,259.77*
City's share of overlapping debt	$62,585,072	1.55%	$3,364.61

1) Based on the City's 2025 Actual Valuation; includes Ag. Land & Buildings, all Utilities and Taxable TIF Increment.
2) Based on the City's 2020 U.S. Census.

* Preliminary; subject to change.

THE CITY

CITY GOVERNMENT

The City was organized as a municipality in 1956 and is governed under a Mayor-Council form of government which provides, by ordinance, for a City Manager to be appointed by the Council to serve the City. Mr. Matt McQuillen serves as the City Manager. Mr. McQuillen previously served as the Assistant City Manager from March 2011 until he moved into the City Manager role in January 2018. The five-member City Council is elected at large to represent the City.

The City owns their sanitary sewer and water distribution systems. The water and sewer systems are served by the Des Moines Water Works and Wastewater Reclamation Authority respectively, under the direction of the Council and supervision of the Public Works Director. A full-time police department and combined full-time and part-time fire department protect the public safety.

EMPLOYEES AND PENSIONS

The City currently has 136 full-time employees and 39 part-time employees. The City's total employee count increases by approximately 150 during summer months due to operations of the City's Aquatic Center and summer programs.

The City participates in two statewide employee retirement systems, the Iowa Public Employees Retirement System ("IPERS") and the Municipal Fire and Police Retirement System of Iowa ("MFPRSI"). The State of Iowa administers IPERS and a nine-member board of trustees governs the MFPRSI. Though separate and apart from state government, the MFPRSI board is authorized by the state legislature, which also establishes by statute the pension and disability benefits and the system's funding mechanism. All full-time employees, except the city manager, must participate in either IPERS or MFPRSI.

Iowa Public Employees Retirement System: The City contributes to IPERS, which is a cost-sharing, multiple-employer, contributory defined, benefit public employee retirement system administered by the State of Iowa. IPERS provides retirement and death benefits, which are established by State statute, to plan members and beneficiaries. IPERS is authorized to adjust the total contribution rate up or down each year, by no more than one percentage point, based upon the actuarially required contribution rate. For the Fiscal Year ending June 30, 2025, regular members contributed 6.29% of payroll and the City contributed 9.44% of payroll, for a total rate of 15.73%. Protection occupation members contributed 6.21% of covered payroll and the City contributed 9.31% of covered payroll, for a total rate of 15.52%. The City's contributions to IPERS for the past three fiscal years, as shown below, equal the required contributions for each year.

	FY 2022-23	FY 2023-24	FY 2024-25
IPERS City Contribution	$891,346	$909,063	$974,286

As of June 30, 2025, the City reported a liability of $2,562,767 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2023 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all IPERS participating employers. As of June 30, 2024, the City's proportion was 0.070377%, which was a decrease of 0.006604% from its proportion measured as of June 30, 2023.

The IPERS ACFR is available on the IPERS website, or by contacting IPERS at 7401 Register Drive P.O. Box 9117, Des Moines, IA 50321.

Municipal Fire and Police Retirement System of Iowa: The City contributes to MFPRSI, which is a cost-sharing, multiple-employer, defined benefit pension plan mandatory for the City's firefighters and police officers. MFPRSI provides retirement, disability, and death benefits to plan members and beneficiaries. Benefit provisions are established by State statute, and vest after four years of credited service.

MFPRSI plan members are required to contribute a percentage of their annual covered salary, and the City is required to contribute at an actuarially determined rate of annual covered payroll. The contribution requirements of plan members and the City are established, and may be amended by State statute. The City's contributions to MFPRSI for the past three fiscal years, as shown below, equal the required contributions for each year.

	FY 2022-23	FY 2023-24	FY 2024-25
MFPRSI City Contribution	$560,243	$552,068	$579,789

As of June 30, 2025, the City reported a liability of $4,228,803 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2024 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. As of June 30, 2024, the City's proportion was 0.639969% which was a decrease of 0.006483% from its proportion measured as of June 30, 2023.

The MFPRSI Independent Auditors Report is available on the MFPRSI website, or by contacting MFPRSI at 7155 Lake Drive, Suite 201, West Des Moines, IA 50266.

For additional information on the City's pensions, refer to Note 5 - "PENSION AND RETIREMENT SYSTEMS", beginning on page 23 of the City's June 30, 2025 Independent Auditor's Reports contained in APPENDIX C to this Preliminary Official Statement.

Bond Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from IPERS and MFPRSI discussed above or included on the IPERS and MFPRSI websites, including, but not limited to, updates of such information on the State Auditor's website or links to other internet sites accessed through the IPERS and MFPRSI websites.

Deferred Compensation: The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457, as amended on August 20, 1996. The plan, available to all full-time City employees, permits them to defer a portion of their salary until future years. The City will match the employee's contribution up to a maximum between 1.0% and 3.5%. The maximum match will vary based on the employee's years of service and whether they are a department director or not. The City's contribution shall not exceed the amount of the employee's contribution. Members of MFPRSI hired after January 1, 2011 are not eligible for the City's contributions. The deferred compensation is held in trust for the exclusive benefit of participants (or their beneficiaries in the event of the participant's death) until termination, retirement, death or an unforeseeable emergency. The City provides neither administrative service to the plan nor investment advice for the plan. Part-time employees who work an average of 20 or more hours per week and have worked for the City longer than one year, are allowed to voluntarily participate in the 457 Plan. The City will not contribute any funds to the plans of part-time participants.

OTHER POST EMPLOYMENT BENEFITS

For employees wishing to voluntarily retire prior to the age of 65, who are a minimum of 55 years of age at the time of retirement, have at least 20 years of service, and wish to remain on the City employee health insurance plan, the City will assist the employee with the cost of single coverage health insurance until that employee reaches the age eligible to receive Medicare, according to a schedule based upon length of continued regular full-time service to the City. The City will also provide $10,000 in life insurance coverage until age 65. Dental and vision coverage can be continued at the expense of the employee. After the retiree reaches the Medicare eligible age, any dependent the retiree has covered under the City's employee health plan may continue their coverage under the City's plan for three more years, or until the dependent reaches the Medicare eligible age, whichever occurs first. The retiree is responsible for expenses related to the policy.

As of June 30, 2025, there were 133 active members and 18 retired/disabled members in the plan. The City currently finances the retiree benefit plan on a pay-as-you-go basis. As of June 30, 2025, active member monthly premiums for the City and plan members were $581-$686 for single coverage, $1,372-$1,577 for employee and spouse/child, and $1,416-$1,795 for family coverage per month. The same monthly premiums apply to retirees. For the Fiscal Year ended June 30, 2025, the City contributed $187,182 to the plan with retirees reimbursing the City $88,797.

For additional information on the City's OPEB, refer to Note 14 - "OTHER POST-EMPLOYMENT BENEFITS (OPEB)", beginning on page 34 of the City's June 30, 2025, Independent Auditor's Reports contained in APPENDIX C to this Preliminary Official Statement.

UNION CONTRACTS

The City currently has negotiated contracts with the following unions:

Union Name	Contract Expiration Date
Teamsters Local Union 238	6/30/2027
Local Union 5055 Clive Professional Fire Fighters	6/30/2027

INSURANCE

The City's insurance coverage is as follows:

Type of Insurance	Occurrence/Aggregate Limit
Workers' Compensation	Statutory coverage
General Liability	
General aggregate limit (other than products-completed operations)	$2,000,000 / Occurrence
Products (completed operations aggregate limit)	$2,000,000
Personal and advertising injury limit	$2,000,000
Fire damage limit	$2,000,000 Limit
Medical expenses limit	$10,000
Commercial Inland Marine	
Contractor's equipment & miscellaneous property	$5,835,752 Limit
Commercial Auto	
Liability	$2,000,000 / Occurrence
Uninsured motorists	$40,000
Underinsured motorists	$40,000
Excess Liability	$13,000,000
Cybersecurity Breach	$2,000,000
Law Enforcement	$2,000,000 / Occurrence
Wrongful Acts (Official error & omissions)	$2,000,000 / Occurrence

GENERAL INFORMATION

LOCATION AND TRANSPORTATION

The City, with a 2020 City Census population of 18,601, comprises an area of over 4,700 land acres. The City is located in central Iowa, and is bounded on the east by the City of Windsor Heights, on the north by the City of Urbandale, on the south by the City of West Des Moines and on the west by the City of Waukee. Highways that serve the City include U.S. Interstate Highways No. 35, 80 and 235 and IA 6. Commercial airline service is available at Des Moines International Airport.

LARGER EMPLOYERS

There are many employment opportunities within the greater Des Moines metropolitan area. A representative list of larger employers located within the City is as follows:

Employer	Type of Business	Approximate Number of Employees
Wittern Group	Automated Dispensing Equip.	550
Willis Auto Campus	Vehicle Sales	280
West Des Moines Community School District	Education	185 [1)]
Waukee Community School District	Education	185 [1)]
City of Clive	Municipal Government	175
Menards	Home Improvement Store	165
Vision Electric & Plumbing	Utility Services	161
MercyOne Clive Medical Center	Health Services	150
Stew Hansen Hyundai	Vehicle Sales	125
Iowa Digestive Disease Center	Health Services	125
MercyOne Wellness Campus	Health Services	120
NCMIC Group, Inc.	Insurance	119
Nebraska Furniture Mart	Furniture/Appliance Sales	100
MercyOne Wellness Campus	Health Services	100
Chicago Bridge and Iron	Steel/Metal Goods	100
Marzetti Frozen Pasta	Food Distribution	95
ReMax Precision	Real Estate	94
Fareway Stores, Inc.	Grocery Store	85
Kohls Department Store	Retail Sales	70
Smart Honda	Vehicle Sales	70
Carrier Access, Inc.	Technology Solutions	65
Auto Jet Muffler Corporation	Vehicle Maintenance	65
McClure Engineering	Engineering Services	60
Progressive Insurance	Insurance	60
Clive Behavioral Health	Health Services	60
MercyOne Clive Rehabilitation Hospital	Health Services	55
Capital Orthopedics and Sports Medicine	Health Services	55
GreenState Credit Union	Financial Banking	50
Oral Surgeons PC	Health Services	50
ServiceMaster by Rice	Home Improvement	50
Charrette Venture Group	Architecture	50

1) Represents only the number of school district employees located within the City.

Source: The City of Clive, the Greater Des Moines Partnership and company inquiries. The list is updated frequently as changes are identified and is not to be construed as a complete profile.

RETAIL SALES

Fiscal Year	Retail Sales	Taxes Collected	Number of Business [1]
2020-21	$460,635,167	$27,530,720	587
2021-22	582,895,524	34,863,462	569
2022-23	618,363,434	36,978,924	643
2023-24	598,834,733	35,803,309	678
2024-25 [2]	565,360,883	33,814,152	705

1) The number of businesses is estimated by dividing the total number of quarterly returns filed during the fiscal year by four.
2) Fiscal Year 2024-25 information is an estimate based on information compiled from the Iowa Department of Revenue's Quarterly Reports. The "Iowa Retail Sales & Use Tax Report" for Fiscal Year 2024-25 was not available at the time of this filing.

Source: Iowa Department of Revenue; "Iowa Retail Sales & Use Tax Report"; Quarterly Reports for Fiscal Year 2024-25.

BUILDING PERMITS

City officials reported the following construction activity as of January 31, 2026. Permits for the City are reported on a calendar year basis.

	2021	2022	2023	2024	2025
Single Family Homes:					
No. of new homes:	78	106	150	107	40
Valuation:	$29,684,137	$46,402,885	$68,481,472	$56,929,789	$22,622,737
Multiple Family Dwellings:[1]					
No. of new buildings:	4	3	0	12	0
Valuation:	$1,035,140	$953,706	$0	$4,342,900	$0
Dwelling Additions & Alterations					
Valuation:	$1,540,585	$1,730,865	$3,047,689	$3,093,428	$4,483,615
Commercial/Industrial/Other:					
No. of new buildings:	2	4	4	5	0
Valuation:	$9,134,000	$33,954,777	$11,618,519	$4,113,481	$0
Additions & Alterations					
Valuation:	$8,279,107	$16,242,570	$6,419,790	$11,080,727	$11,625,567
Total Permits	84	113	154	124	40
Total Valuations	$49,672,969	$99,284,803	$89,567,470	$79,560,324	$38,731,919

1) Includes townhomes.

U.S. CENSUS DATA

Population Trend:

1990 U.S. Census	7,462
2000 U.S. Census	12,855
2005 Special City Census	14,125
2010 U.S. Census	15,447
2015 Special City Census	17,506
2020 U.S. Census	18,601

Source: U.S. Census Bureau and the City

UNEMPLOYMENT RATES

		Des Moines MSA	State of Iowa
Annual Averages:	2021	3.8%	3.9%
	2022	2.7%	2.8%
	2023	2.7%	2.9%
	2024	3.0%	3.0%
	2025	3.3%	3.3%

Source: U.S. Bureau of Labor Statistics

EDUCATION

Public education is provided to the City by the West Des Moines Community School District, Waukee Community School District and parochial schools.

The Waukee Community School District provides public education with an October 2025 certified enrollment of 14,411.6. The Waukee Community School District, with approximately 2,442 full-time and part-time employees, owns and operates seventeen school buildings comprised of two high schools, one innovation and learning center, two ninth grade schools, four middle schools and eleven elementary schools.

The West Des Moines Community School District provides public education with an October 2025 certified enrollment of 8,249.4. The West Des Moines Community School District, with approximately 1,581 full-time and part-time employees, owns and operates thirteen school buildings comprised of eight elementary schools, two middle schools, one ninth grade school, one high school and one alternative high school.

Continuing educational opportunities within commuting distance include Drake University (Des Moines), Grand View University (Des Moines), Upper Iowa University (West Des Moines), Des Moines Area Community College (Ankeny), Iowa State University (Ames) and Simpson College (Indianola).

FINANCIAL SERVICES

Financial services for the City are provided by Peoples Bank and branch offices of Bank of the West, Bankers Trust Company, N.A., First American Bank, Great Southern Bank, Great Western Bank, Legacy Bank, Lincoln Savings Bank and Wells Fargo Bank, N.A. Peoples Bank and Wells Fargo Bank, N.A. offices located within the City report deposits as of June 30th for each year as follows:

Year	Peoples Bank	Wells Fargo Bank, N.A.
2021	$57,914,000	$782,737,000
2022	56,089,000	735,056,000
2023	68,853,000	615,935,000
2024	78,625,000	409,455,000
2025	70,001,000	397,252,000

Source: Federal Deposit Insurance Corporation

APPENDIX B

FORM OF LEGAL OPINION

APPENDIX C

JUNE 30, 2025 INDEPENDENT AUDITOR'S REPORTS

APPENDIX D

FORM OF CONTINUING DISCLOSURE CERTIFICATE

OFFICIAL BID FORM

TO: The City Council of
City of Clive, Iowa

Sale Date: April 23, 2026
10:00 A.M., Central Time

RE: $5,525,000* General Obligation Corporate Purpose Bonds, Series 2026A (the "Bonds")

This bid is a firm offer for the purchase of the Bonds identified in the TERMS OF OFFERING, on the terms set forth in this OFFICIAL BID FORM and TERMS OF OFFERING, and is not subject to any conditions, except as permitted by the TERMS OF OFFERING. By submitting this bid, we confirm that we have an established industry reputation for underwriting new issuance of municipal bonds.

For all or none of the above Bonds, in accordance with the TERMS OF OFFERING, we will pay you $_____ (not less than $5,469,750) plus accrued interest to date of delivery for fully registered bonds bearing interest rates and maturing in the stated years as follows:

Coupon	Maturity	Yield	Coupon	Maturity	Yield
_____	2027	_____	_____	2035	_____
_____	2028	_____	_____	2036	_____
_____	2029	_____	_____	2037	_____
_____	2030	_____	_____	2038	_____
_____	2031	_____	_____	2039	_____
_____	2032	_____	_____	2040	_____
_____	2033	_____	_____	2041	_____
_____	2034	_____			

* Preliminary; subject to change. The aggregate principal amount of the Bonds is subject to increase or reduction by the City or its designee after the determination of the successful bidder. The City may increase or decrease each scheduled maturity in increments of $5,000 but the total amount to be issued will not exceed $5,600,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

We hereby designate that the following Bonds to be aggregated into term bonds maturing on June 1 of the following years and in the following amounts (leave blank if no term bonds are specified):

Years Aggregated	Maturity Year	Aggregate Amount
_____ through _____	_____	_____
_____ through _____	_____	_____
_____ through _____	_____	_____

In making this offer we accept all of the terms and conditions of the TERMS OF OFFERING published in the Preliminary Official Statement dated April 9, 2026. In the event of failure to deliver these Bonds in accordance with the TERMS OF OFFERING as printed in the Preliminary Official Statement and made a part hereof, we reserve the right to withdraw our offer, whereupon the deposit accompanying it will be immediately returned. All blank spaces of this offer are intentional and are not to be construed as an omission.

Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

NET INTEREST COST: $_____

TRUE INTEREST COST: _____% (Based on dated date of May 7, 2026)

Account Manager: _____ By: _____

Account Members: _____

The foregoing offer is hereby accepted by and on behalf of the City Council of City of Clive, Iowa this 23rd day of April 2026.

Attest: _____ By: _____

Title: _____ Title: _____

Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: April 9, 2026
RE: FY 2026-27 Utility Rate Adjustments

SYNOPSIS:
For your consideration is the 2nd reading of the ordinances pertaining to FY27 water, sewer, and stormwater utility rates. The increases would go into effect May 15, which is billed in June, and due in July.

The water utility ordinance reflects a 2% irrigation rate increase. The sewer utility ordinance has been prepared with a 4.5% increase. The stormwater rate ordinance has been prepared with a 3% increase.

There has been no public comment received, either written or verbal to date. Staff recommends approval.

Attachments:
None

Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: April 9, 2026
RE: 2nd Consideration of Proposed Ordinance No. 1175 pertaining to Water Rates

SYNOPSIS:
For your consideration is the 2nd reading of the ordinances pertaining to FY 2026-27 utility rates. The increases would go into effect May 15, which is billed in June, and is due in July.

As proposed in the FY 2026-/27 budget, the proposed ordinance amendment for the water enterprise fund makes a structural change to the City's water rate model, shifting from a fully usage-based system to a hybrid rate structure: Variable and Fixed.

The Variable Rate decreases from $8.91 to $7.00 per 1,000 gallons.

The Fixed Rates for Service are determined by the Meter Size:

Meter Size	**Monthly Water Availability Charge**
5/8" or 3/4"	$5.10 per month
1"	$8.50 per month
1-1/2"	$17.00 per month
2"	$27.20 per month
3"	$68.00 per month
4"	$136.00 per month
6"	$272.00 per month

The irrigations Meter Rate increases 2% per the tiered rate charts below:

Residential Customers:	
1 - 10,000 gallons	$9.09 per 1,000 gallons
10,001 to 30,000 gallons	$10.46 per 1,000 gallons
30,001 + gallons	$13.63 per 1,000 gallons
Commercial Customers:	
1 - 200,000 gallons	$10.83 per 1,000 gallons
200,001 + gallons	$29.74 per 1,000 gallons

There has been no public comment received, either written or verbal, to date. Staff recommends approval.

Attachments:
1. FY27 Water rate ordinance

ORDINANCE NO. 1177

AN ORDINANCE AMENDING THE CLIVE CITY CODE 2024, BY AMENDING PROVISIONS PERTAINING TO WATER RATES

Be It Enacted by the City Council of the City of Clive, Iowa:

SECTION 1. INTERNAL REFERENCES. All references to section numbers in this ordinance shall be to sections contained within Title 8, Chapter 1, Article B (Water Rates) of the "Clive City Code 2024" unless otherwise specified.

SECTION 2. AMENDMENT. Section 8-1B-3 is hereby deleted in its entirety and the following new Section 8-1B-3 is inserted in lieu thereof:

8-1B-3: RATES FOR SERVICE (VARIABLE). Effective May 15, 2026, water service shall be furnished at the following rates within the city:

(Code of Iowa, Sec. 384.84)

1. General Rate: Except as otherwise provided herein, water use shall be billed at the following general rate: seven dollars and zero cents ($7.00) per one thousand (1,000) gallons used, prorated to the nearest 100 gallons, billed monthly.

2. Irrigation Meter Rate: For water use registered by an irrigation meter, for which no sewer service charge is made, the following rate applies and not the general rate:

   A. Residential Customers: Irrigation water use shall be billed at a rate of 1,000 gallons, prorated to the nearest 100 gallons, as specified in the following tiered rate chart:

1 – 10,000 gallons	$9.09
10,001 to 30,000 gallons	$10.46
30,001 + gallons	$13.63

   B. Commercial Customers: Irrigation water use shall be billed at a rate of 1,000 gallons, prorated to the nearest 100 gallons, as specified in the following tiered rate chart:

0-200,000 gallons	$10.83
200,001 + gallons	$29.74

SECTION 3. AMENDMENT. Section 8-1B-4 is hereby deleted in its entirety and the following new Section 8-1B-4 is inserted in lieu thereof:

8-1B-4: RATES FOR SERVICE (FIXED). Effective May 15, 2027, a water availability fee shall be charged to all customers connected to the municipal water system. The fee is a fixed monthly charge based on the size of the water meter serving the premises and is intended to recover costs associated with the availability, operation, maintenance, and capital improvement of the water system, regardless of actual water usage.

(Code of Iowa, Sec. 384.84)

1. Applicability: The water availability charge shall apply to all water service connections within the City, including but not limited to residential, commercial, industrial, institutional, and irrigation-only accounts.

2. Billing: The water availability charge shall be billed monthly and shall be in addition to all volumetric water usage charges and any other applicable fees or charges.

3. Meter Size Basis: The water availability fee shall be determined by the size of the water meter installed for the property and shall be assessed according to the following schedule:

Meter Size	Monthly Water Availability Charge
5/8" or 3/4"	$5.10
1"	$8.50
1 1/2"	$17.00
2"	$27.20
3"	$68.00
4"	$136.00
6"	$272.00

4. Multiple Meters: Properties served by more than one water meter shall be charged a separate water availability fee for each meter.

5. Vacant or Low Usage Properties: The water availability charge shall be charged for any property with an active water service connection, regardless of occupancy status or the volume of water used.

SECTION 4. SEVERABILITY CLAUSE. If any section, provision, sentence, clause, phrase, or part of this Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of this Ordinance as a whole or any section, subsection, provision, sentence, clause, phrase or part thereof not adjudged invalid or unconstitutional.

SECTION 5. WHEN EFFECTIVE. This Ordinance shall be in effect from and after its final passage, approval and notice of its passage is given as provided by law.

PASSED AND APPROVED by the City Council on the 23rd day of April 2026.

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

Ordinance No. 1175 authenticated this 23rd day of April 2026.

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

Officially published on the _____ day of May 2026.

CERTIFIED BY:

_____
Matthew D. Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: April 9, 2026
RE: 2nd Consideration of Proposed Ordinance No. 1176 pertaining to Sewer Rates

SYNOPSIS:
For your consideration is the 2nd reading of the ordinances pertaining to FY 26 utility rates. The increases would go into effect May 15, which is billed in June. and is due in July.

The sewer utility ordinance has been prepared with a 4.5% increase. This equates to an increase in the sewer availability rate of $0.41/month per customer and an increase in the sewer consumption charge of $0.31/1,000 gallons used, prorated to the nearest 100 gallons in sewer consumption fees.

There has been no public comment received, either written or verbal, to date. Staff recommends approval.

Attachments:
1. FY27 Sewer rate ordinance

ORDINANCE NO. 1176

AN ORDINANCE AMENDING THE CLIVE CITY CODE, 2024, BY AMENDING PROVISIONS PERTAINING TO SANITARY SEWER SERVICE RATES AND CONNECTION CHARGES

Be It Enacted by the City Council of the City of Clive, Iowa:

SECTION 1. INTERNAL REFERENCES. All references to section numbers in this ordinance shall be to sections contained within Title 8, Chapter 2, Article D, entitled Sanitary Sewer System-Service Rates and Connection Charges of the Clive City Code, 2024, unless otherwise specified.

SECTION 2. AMENDMENT. Section 8-2D-2-1 is hereby deleted in its entirety and the following new Section 8-2D-2-1 is inserted in lieu thereof:

8-2D-2: BASIC RATE:

1. Except as hereinafter noted, effective May 15, 2026, each customer whose property lies within the corporate limits of the city shall pay to the city, through its collection agent, the Clive Water Department, at the same time payment for city water service is made, the following charges:

   A. A flat sewer availability charge at the rate of nine dollars and forty-two cent ($9.42) per month, regardless of the amount of consumption by the customer; and

   B. A sewage consumption charge computed on water consumption at the rate of seven dollars and seventeen cents ($7.17) per one thousand (1,000) gallons of water used, prorated to the nearest 100 gallons, billed monthly.

SECTION 3. REPEALER. All parts of the "CLIVE CITY CODE, 2024" in conflict herewith are hereby repealed.

SECTION 4. SEVERABILITY CLAUSE. If any section, provision, sentence, clause, phrase, or part of this Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of this Ordinance as a whole or any section, subsection, provision, sentence, clause, phrase or part thereof not adjudged invalid or unconstitutional.

SECTION 5. WHEN EFFECTIVE. This Ordinance shall be in effect from and after its final passage, approval, and notice of its passage is given as provided by law.

PASSED AND APPROVED ON THE 23RD DAY OF APRIL 2026.

Matthew D. Graham, City Clerk

John Edwards, Mayor

Ordinance No. 1176 authenticated this 23rd day of April 2026.

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

Officially published on the _____ day of May 2026.

CERTIFIED BY:

_____
Matthew D. Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: April 9, 2026
RE: 2nd Consideration of Proposed Ordinance No. 1177 pertaining to Stormwater Rates

SYNOPSIS:
For your consideration is the 2nd reading of the ordinances pertaining to FY 26 utility rates. The increases would go into effect May 15, which is billed in June, and is due in July.

The stormwater rate ordinance has been prepared with a 3% increase. The ERU for a medium residential user increases by $0.37/month.

Starting in fiscal year 2023-2024, residential customers are sorted into three tiers based on the square feet of impervious area on their property as specified in the following tiered rate chart:

Tier 1 -- Smaller Residential - 0-3,100 SF $6.40
Tier 2 -- Average Residential - 3,101-5,100 SF $12.77
Tier 3 -- Larger Residential - 5,101 + SF $19.17

There has been no public comment received, either written or verbal, to date. Staff recommends approval.

Attachments:
1. FY27 Stormwater rate ord

ORDINANCE NO. 1177

AN ORDINANCE AMENDING THE CLIVE CITY CODE 2024, BY REVISING PROVISIONS PERTAINING TO STORMWATER RATES

Be It Enacted by the City Council of the City of Clive, Iowa:

SECTION 1. INTERNAL REFERENCES. All references to section numbers in this ordinance shall be to sections contained within Title 8, Chapter 4 (Stormwater Management System and Facilities) and Title 8, Chapter 4, Article A (Stormwater Service Charges) of the "Clive City Code 2024" unless otherwise specified.

SECTION 2. AMENDMENT. Section 8-4A-3(1) is hereby amended to read as follows:

1. Except as otherwise provided herein, each customer whose property lies within the corporate limits of the city shall pay to the city, through its collection agent, the Clive Water Department, at the same time payment for city water service is made, the following storm sewer availability charges associated with the customer's property:

   A. Undeveloped: A flat storm sewer availability charge at the rate of zero dollars ($0.00) per month; and

   B. Residential: A storm sewer availability charge shall be assessed according to the following schedule:

      1. Residential Tier 1 (0.5 ERU): 0 to 3,100 square feet of impervious area — $6.40 per month
      2. Residential Tier 2 (1.0 ERU): 3,101 to 5,100 square feet of impervious area — $12.77 per month
      3. Residential Tier 3 (1.5 ERU): 5,101 square feet or more of impervious area — $19.17 per month

   C. Commercial/Industrial: A storm sewer availability charge shall be assessed at the rate of $12.77 per ERU per month for fiscal year 2026-2027. The monthly rate for each fiscal year thereafter shall be established by ordinance of the city council prior to July 1 of each year.

SECTION 3. REPEALER. All parts of the "CLIVE CITY CODE 2024" in conflict herewith are hereby repealed.

SECTION 4. SEVERABILITY CLAUSE. If any section, provision, sentence, clause, phrase, or part of this Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of this Ordinance as a whole or any section,

subsection, provision, sentence, clause, phrase, or part thereof not adjudged invalid or unconstitutional.

SECTION 5. WHEN EFFECTIVE. This Ordinance shall be in effect from and after its final passage, approval and notice of its passage is given as provided by law.

PASSED AND APPROVED by the City Council on the 23rd day of April 2026.

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

Ordinance No. 1177 authenticated this 23rd day of April 2026.

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

Officially published on the _____ day of May 2026.

CERTIFIED BY:

_____
Matthew D. Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Ryan Mayer, Construction Services Administrator
DATE: April 9, 2026
RE: 2nd Consideration of Proposed Ordinance 1174 Amending Provisions Of Title 10 Building Regulations

SYNOPSIS:
The ordinance and significant code updates were provided at the public hearing held on March 26, 2026. A question was asked from a lot owner in Clive on why the city is not requiring a more robust wind load design within our local code. Furthermore, one of the council members provided some questions relating to an additional roofing permitting requirement staff is proposing.

During the 2nd consideration, staff will provide information regarding how the ultimate design wind speed for our community is attained. Staff recommends keeping the ultimate design wind speed at 110 mph as provided by the International Code Council and the ASCE Hazard Tool utilized and recognized by the Internation Code Council.

Additionally, staff have drafted a Roofing Program Guidelines & Fee Schedule document, and will present information pertaining to the questions posed at the public hearing. In the event there are additional questions or council requests to have the roofing permit program discussed in greater detail, staff will plan to bring this back to the council at a different time for a policy discussion and vote.

No further questions have been received since the public hearing. The Building Codes Appeal Board and staff recommend approval of the 2nd consideration.

If there are any questions, please feel free to reach out to me before the meeting at rmayer@cityofclive.com or 515-223-6221.

Attachments:
1. Roofing Program Guidelines & Fee Schedule 2026
2. Roofing Permit Application
3. Ordinance 1174 Building Codes

Community Development
1900 NW 114th Street
Clive, IA 50325
515.223.6221
cityofclive.com

ROOFING PERMIT GUIDELINES

The City of Clive has developed a Roofing Permit Program to aid our residents and business owners with ensuring minimum code compliance, enhanced energy efficiency, and long-term property protection. Applicable roofing codes are the International Building Code, International Residential Code, International Existing Building Code, International Property Maintenance Code and International Fire Code, year and edition as amended and adopted by City Council.

In support of Roofing Permits, the following policies shall be incorporated into the program with respect to all residential and commercial properties:

1. All roofing contractors shall be registered as a contractor with the Iowa Department of Inspections, Appeals and Licensing. The registration number provided by the state shall be used when applying for a Clive roofing permit.
2. Residential Roofs
    - All new and existing buildings governed by the International Residential Code and with conditioned space shall obtain a roofing permit for any new roof or overlay and pay the fee before any work begins.
    - A permit shall be required when 50% or more of one face on a pitched roof or 25% or more on a flat roof is replaced.
    - The applicant shall complete the roofing permit application and provide all requested installation details and construction material information on the application. Property owner contact information shall be provided on the application.
    - All work shall be completed within 60 days from when the permit was issued.
    - Inspections shall include a final site inspection with required dry in photos provided of roof decking, ice & water guard, underlayment, penetration flashing, roof edge flashing and attic vent openings. If roof sheathing is replaced, an additional site inspection shall be scheduled before covering the new sheathing with underlayment.
    - Upon signing the permit application, the contractor assumes all responsibility to verify all current code requirements are met, and all manufacture's installation requirements are met.
3. Commercial Roofs
    - All new and existing buildings governed by the International Building Code and with conditioned space shall obtain a roofing permit for any new roof or overlay and pay the fee before any work begins.
    - A permit shall be required when 50% or more of one face on a pitched roof or 25% or more of a flat roof is replaced.

- For roofs that are visible from public spaces, material type and color selections shall be reviewed and approved by the Planning Department.
- The applicant shall complete the roofing permit application and provide all requested installation details and construction material information on the application. Property owner contact information shall be provided on the application.
- For all roof tear offs and replacements where the insulation is on the exterior of the roof supports, minimum continuous insulation R-values shall be met or exceeded.
- All work shall be completed within 60 days from when the permit was issued.
- Inspections shall include a final site inspection with dry-in photos provided of roof decking, ice & water guard, underlayment, penetration flashing, roof edge flashing and attic vent openings. If roof sheathing is replaced, an additional site inspection shall be scheduled before covering the new sheathing with underlayment.
- Upon signing the permit application, the contractor assumes all responsibility to verify all current code requirements are met, and all manufacture's installation requirements are met.

4. Ventilation
    - It shall be the contractor's responsibility to verify adequate ventilation for the provided roof attic area. Attic ventilation requires 1 square foot of net free area of vent for every 150 square foot of attic floor space (1/150). In certain conditions, 1/300 may be used if proven compliant.
    - If the existing attic ventilation is not compliant, additional attic ventilation shall be added by the roofing contractor.
5. Insulation
    - Residential roofs that require replacement of all roof sheathing are required to bring the attic insulation r-value up to current International Energy Conservation code.
    - Commercial roof replacements are required to bring any continuous roof insulation r-value up to the current International Energy Conservation Code.
6. Water Management
    - Gutters, downspouts, downspout extensions, primary and secondary roof drains/scuppers shall be installed and cleaned for the final site inspection.
7. Inspections
    - Dry-in photos of roof decking, ice & water guard, underlayment, penetration flashing, roof edge flashing and attic vent openings shall be uploaded for review to the Citizenserve permit file.
    - A final site inspection shall be scheduled by the applicant to close out the project.
    - If a contractor does not schedule a final inspection or fails to upload dry-in photos to the project file or lets the permit expire, said contractor shall not be allowed to obtain a new permit until such a time as all permits or projects are compliant.

Where repairs must be performed in an emergency, the permit application shall be submitted within the next working business day.

If a code violation is identified during the inspection process, the contractor or property owner will have 30 days to complete the correction or file an appeal.

If an appeal is submitted, the case will be heard by the Building Code Appeals Board at the board's next available meeting.

Fees

The following is a fee schedule for administrative fees and inspections:

Roofing Permit Fee Schedule:	
Residential Property	$100 per structure
Commercial Property	$140 per structure

Roofing Permit Application
Clive Community Development
1900 NW 114th St
Email: www.cityofclive.com
Phone: (515) 223-6221

Residential Projects- Permit is valid for 60 days after issuance	Project start date:
Type of Structure: *(Check Only One Box)* ☐Principal Dwelling ☐Habitable Building ☐Detached Garage A separate permit application is required for each structure on the property	
Material:	No. of Squares: Pitch: Eave Overhang Length:
Number of Existing Roof Layers on Roof:	Roof Overlay: ☐Yes ☐No Tear Off Existing: ☐Yes ☐No Replace Sheathing: ☐Yes ☐No Ice & Water: ☐Yes ☐No
Underlayment Material:	
Roofing Material:	
Method of Ventilation:	
Method of Penetration Flashing (Chimney Step flashing, etc):	
Drip Edge or Gutter Apron:	

Commercial Projects- Permit is valid for 60 days after issuance	Project start date:
Type of Structure: *(Check Only One Box)* ☐Multi-Unit Complex (# of Units_____) ☐Commercial A separate permit application is required for each structure on the property	
Material:	Valuation of Project:
Number of Existing Roof Layers on Roof:	Roof Overlay: ☐Yes ☐No Tear Off Existing: ☐Yes ☐No Replace Sheathing: ☐Yes ☐No Ice & Water: ☐Yes ☐No
Underlayment Material:	
Roofing Material:	
Method of Ventilation:	
Method of Penetration Flashing (Curb flashing, etc):	
Roof Edge Flashing:	

Contractor:
State License Number:
Contractor Phone Number:
Contractor Email:

Property Owner:
Owner Phone Number:
Owner Email:
Project Address:

Permit Fee Res. $100 / Comm. $140:	Payment Date:	Payment Type:

Inspections require 24-hour notice. It shall be the contractor's responsibility to provide photos of each stage of installation of Underlayment, Ice & Water (24" inside the exterior wall line on roof pitches 7/12 or less and 36" from the roof eave on pitches 8/12 or greater), Penetration Flashing, Roof Edge Flashing and uploaded to the portal and at the contractor's risk of correction if code deficiencies are identified.

Manufacturers' installation requirements shall be available upon request; a final inspection is required to close out the project.

Permit is required when: 50% or more of one face on a pitched roof is replaced or when 25% or more of a flat roof is replaced

The applicant assumes all responsibility for following all current code requirements and manufacturer's installation instructions are met.

Applicant's Signature: _____ Date: _____

ORDINANCE NO 1174

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CLIVE, IOWA, 2024, BY AMENDING PROVISION OF TITLE 10 BUILDING REGULATIONS

Be It Enacted by the City Council of the City of Clive, Iowa:

SECTION 1. INTERNAL REFERENCES. All references to section numbers in this ordinance shall be to sections contained within Title 10 Building Regulations specifically identified as Chapter 1 (Building Code), Chapter 2 (Electrical Code), Chapter 2A (Electrical Update Code) Chapter 3 (Plumbing Code), Chapter 4 (Energy Conservation Code), Chapter 5 (Mechanical Code), Chapter 6 (Fuel Gas Code), Chapter 7 (Existing Building Code), Chapter 8 (Fire Code) and Chapter 10 (Swimming Pools) of the "2024 Clive Code of Ordinances" unless otherwise specified.

SECTION 2. AMENDMENT. Title 10 Building Regulations, Chapters 1, 2, 2A, 3, 4, 5, 6, 7, 8 and 10 are hereby amended by striking Chapters 1, 2, 2A, 3, 4, 5, 6, 7, 8 and 10 in their entirety and inserting in lieu thereof the text of the following chapters attached hereto in Exhibit A and incorporated herein by this reference: Chapter 1 (Building Code), Chapter 2 (Electrical Code), Chapter 2A (Electrical Update Code) Chapter 3 (Plumbing Code), Chapter 4 (Energy Conservation Code), Chapter 5 (Mechanical Code), Chapter 6 (Fuel Gas Code), Chapter 7 (Existing Building Code), Chapter 8 (Fire Code) and Chapter 10 (Swimming Pools).

SECTION 3. REPEALER. All parts of the "CODE OF ORDINANCES OF THE CITY OF CLIVE, IOWA, 2024" in conflict herewith are hereby repealed.

SECTION 4. SEVERABILITY CLAUSE. If any section, provision, sentence, clause, phrase or part of this Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of this Ordinance as a whole or any section, subsection, provision, sentence, clause, phrase or part thereof not adjudged invalid or unconstitutional.

SECTION 5. WHEN EFFECTIVE. This Ordinance shall be in effect from and after its final passage, approval and notice of its passage is given as provided by law.

PASSED AND APPROVED by the City Council on the ___ day of _____, 2026.

_____ _____

Matthew Graham, City Clerk John Edwards, Mayor

Ordinance No. 1174 authenticated this _____ day of _____, 2026.

_____ _____

Matthew Graham, City Clerk John Edwards, Mayor

Officially published on the _____ day of _____, 2026

CERTIFIED BY:

_____

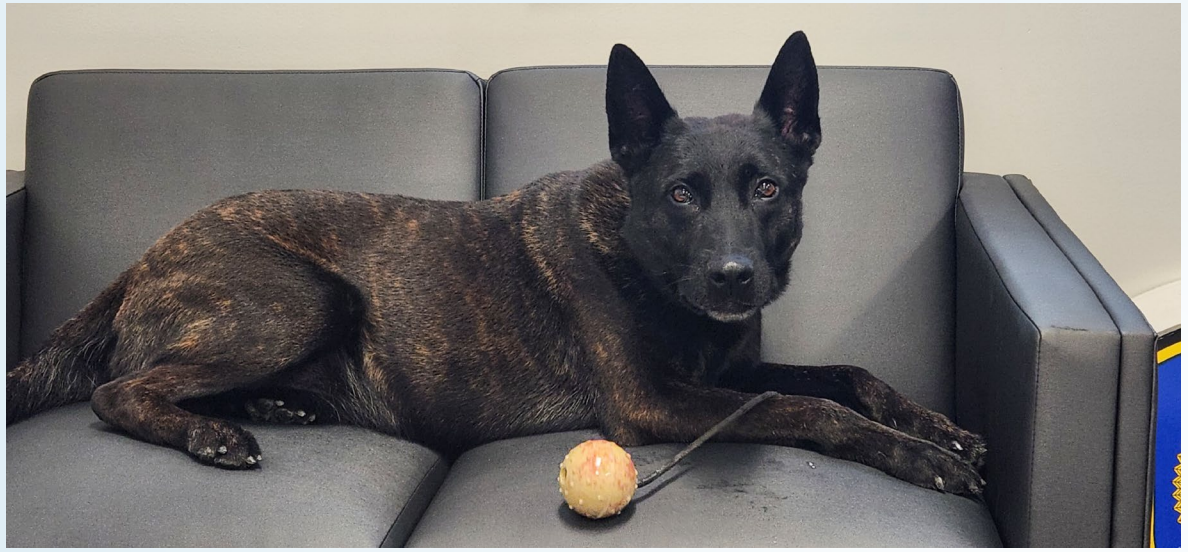
Matthew Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Mark Rehberg, Captain / Operations Commander
DATE: April 9, 2026
RE: Police K9 Update and fundraising plan for continuation of program

SYNOPSIS:
Update on this program's success and the department's desire to continue and expand our role within the metro area. During the Police Department's Budget presentation, additional information and details were requested by the City Council on the Department's K-9 program, prior to progressing to a fundraising campaign for the next K9 unit.

Attachments:
1. K9 Powerpoint
2. K9 Update for council



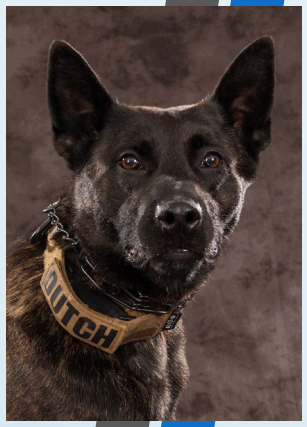
K9 Program Update, Replacement and Expansion

Mark Rehberg, Chief of Police

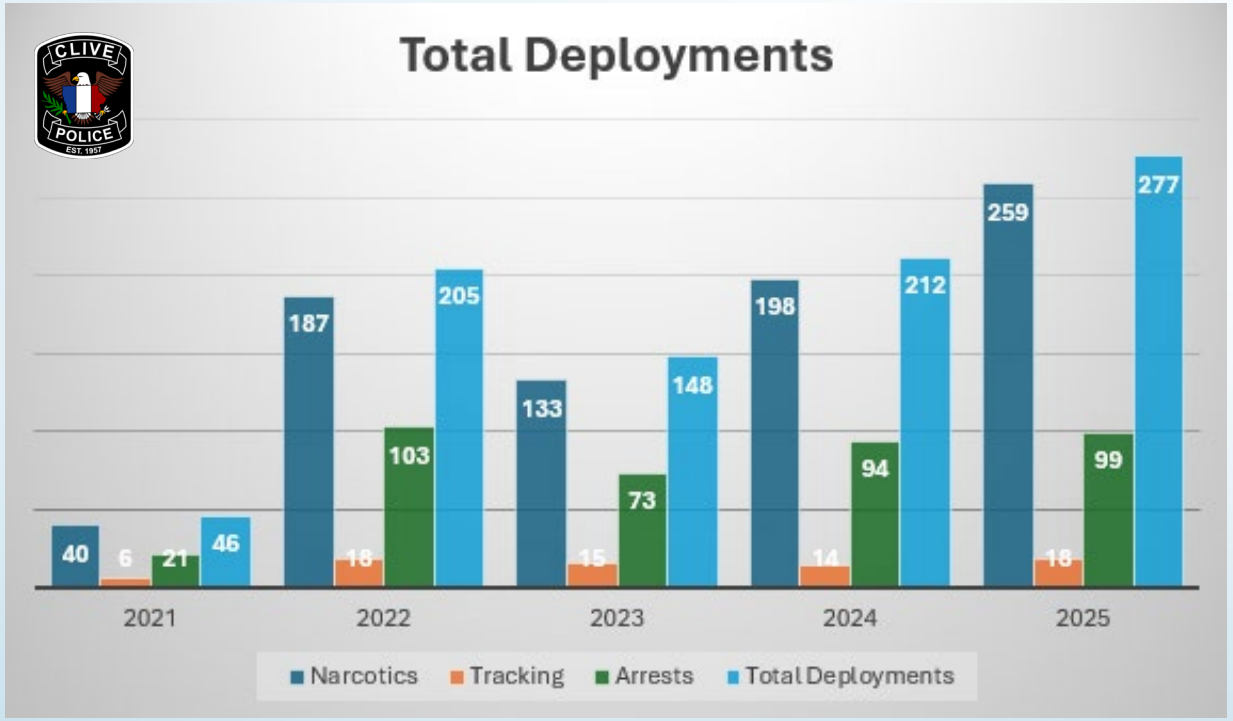
April 9, 2026

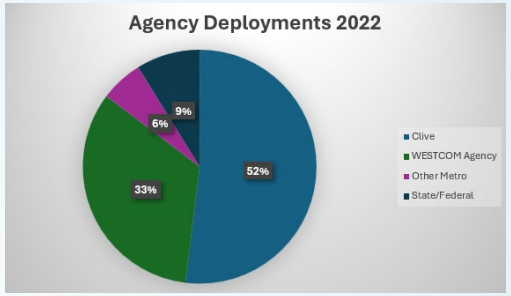
Initial assignment

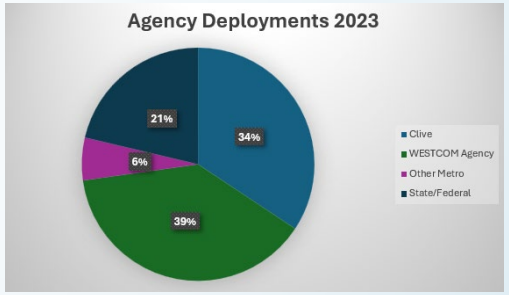
- **Started with Fundraising in 2020. Goal of $60,000.**
- **Selected Brian Kempnich as first handler.**
- **Training took place in 2021 and both Brian and Dutch were certified as a Patrol Team in September 2021.**

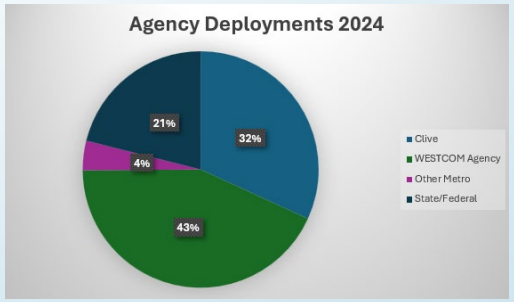


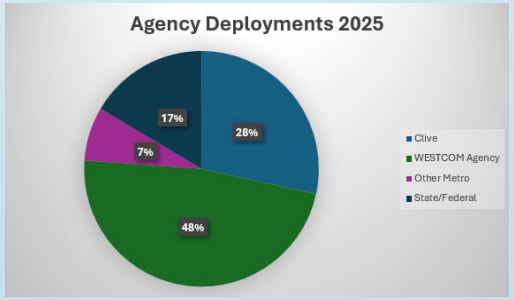
Yearly Deployments





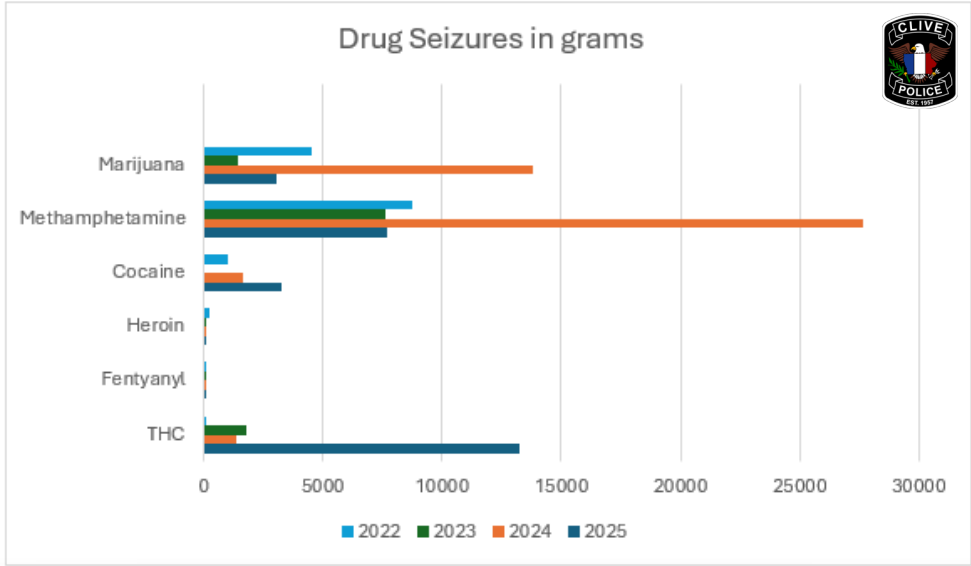


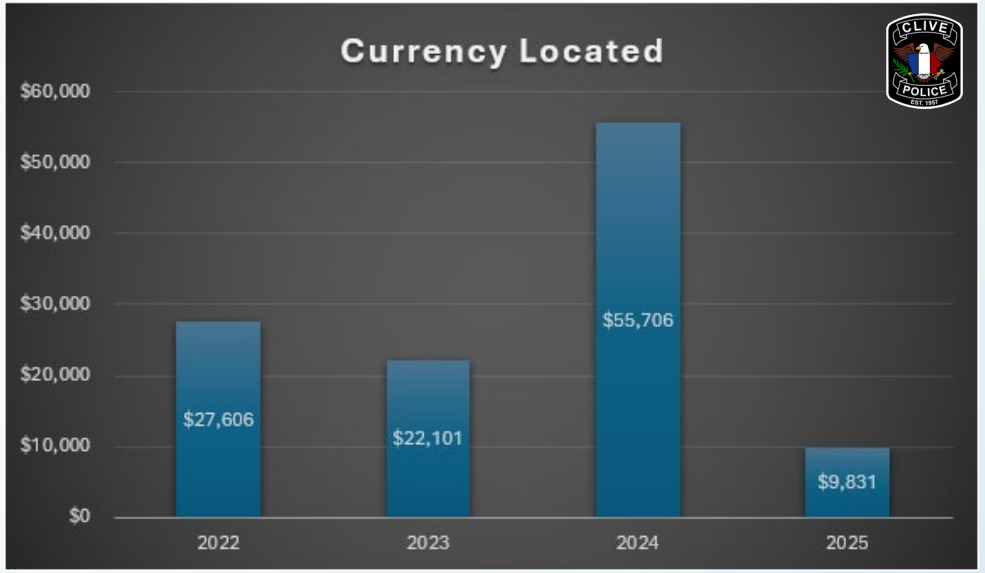




CLIVE POLICE EST. 1957

Seizures





Typically, a seizing agency will be awarded 75% of any forfeited proceeds. 15% goes to the County Attorney of the county the case originated in and 10% goes to the Attorney General's Office. Amounts over $400,000 have a 45/45/10 distribution amount.

Equitable sharing agreements are in place with the Federal Government for any forfeiture that police make related to a federal case. There are several pending cases where funds will likely be released to us, but those amounts are not yet known **(Roughly $86,000)**.

Why Start now? Consistency in the program and an overlap to evaluate a multiple team approach.

Anticipate fundraising to begin in April of 2026.

Goal of $120,000 (K9, training, vehicle)

October of 2026 will put us in a position to start speaking with our vendor for animal selection, which will receive initial obedience training.

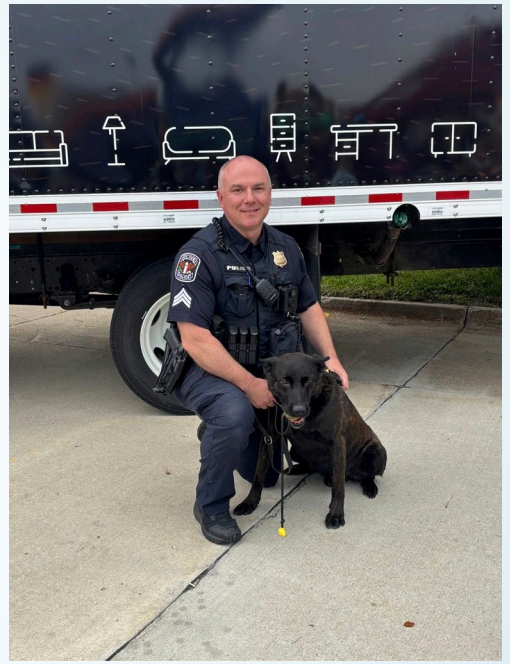
That will allow us time to select our next handler, and by March of 2027, we will be able to outfit a vehicle and begin the six-to-eight-week process of handler/K9 certification training.

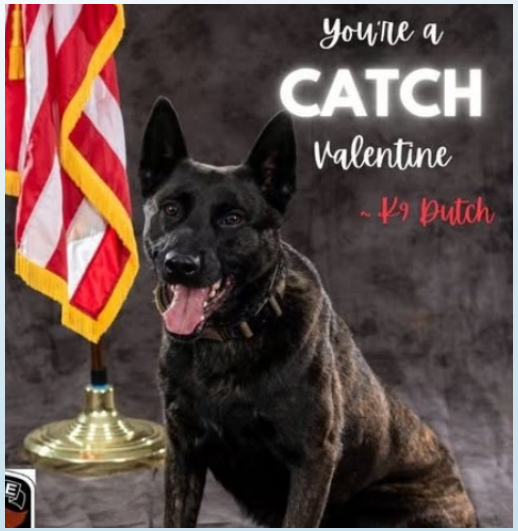
Team deployment in Summer of 2027 – Allows us an 18-month period for the overlap and transition prior to the retirement of Dutch.

Financial Considerations

- This is a high return/low investment program from a city perspective.
- Additional K9 does not require additional FTE position.
- Flexible scheduling allows us to minimize overtime/Comp time accrual.
- All initial costs funded through donations
  - Some costs incurred for Overtime of a handler
  - Those costs are somewhat off-set with multiple teams (les callout).
  - Continue $5,000 city contribution in budget for program needs (Vet care, food, additional training, incidentals).

Questions??





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Clive, IA 50325
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To: Mayor Edwards, City Council Members
Date: April 3, 2026
Ref: UPDATE TO COUNCIL ON K9 PROGRAMMING

Mayor and Councilmembers,

At the February 26, 2026, council meeting, during budget presentations, I mentioned a desire by the Clive Police Department to address future changes to our K9 program. This includes a new fundraising effort to field another dog, allowing us adequate time to prepare for Dutch's retirement in 3 years. At council request, I was asked to provide data on our current program, to include; deployments, drug seizures, forfeitures, overtime expense and training our K9 and handler have been involved with. The following information is a summary of the activities of Sergeant Kempnich and K9 Dutch since program inception in Septer 2021.

History of Program:

In the Spring of 2020, after council approval of a K9 program for the department, we began fundraising to support this new effort. With an initial goal of $60,000.00, private donations were solicited and grants pursued to meet our needs. As part of this public/private partnership, a K9 vehicle was acquired through a trade with the Clear Lake Police Department, who had recently retired a K9. During this time of fundraising, Officer Brian Kempnich was selected to be the first handler assigned to the department.

Over the next few months, we were successful in raising the funds needed to start the program. Treetown Kennels (Forest City, Iowa) was selected as our vendor and provider of the dog. The dog initially selected to serve as our first K9 was found to have hip problems limiting his movement. We would later select Dutch, a Dutch Sheppard, and he would be partnered with Officer Kempnich.

One of the requirements we had of Dutch was he would be a social animal, comfortable being around people. One of the teams' primary duties is community relations and they have performed very well in this role. Our K9 team is one of the most popular programming assets we have. Additionally, Dutch is certified as a dual purpose K9, which means he not only does narcotics detection and evidence location, but he also is certified in tracking for lost or missing children/adults as well as handler protection.

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During the early stages of 2021, Officer Kempnich and Dutch trained together, in the metro as well as in Forest City. Our team was certified for patrol in September 2021 through the Dogs for Law Enforcement (DLE) accreditation program and they have been assigned to the midnight shift ever since.

Since being assigned as a team, both Brian and Dutch have excelled in their duties. They are consistently requested to come out and assist other departments and have been working closely with our federal partners at the United States Postal Inspectors (USPI) and the State of Iowa, Division of Narcotics Enforcement (DNE).

In July of 2024, Brian was promoted to Sergeant.

At this point, Dutch is 6 years old. The useful duration of a working police dog is around 9 years of age. We have about 3 years left before Dutch will be retired. Understanding the time commitment associated with raising start-up costs for another team, time required to select a dog and handler, as well as training time, I feel that it is appropriate to start this process now. I am anticipating some overlap of the program where we would have two teams in place. This is an important step to consider when looking for consistency in the program goals and as a means of program evaluation, enhancement and growth.

Financial Considerations:

The start-up costs for the initial team we fielded were financed completely with grants, monetary donations and in-kind contributions. Since program inception, the city has shown their commitment to the program by providing a $5,000.00 budget line-item for the needs of the K9 program on a year-to-year basis. These costs include food, equipment, veterinary care, training and other similar expenses. That will not change and this funding is not only appreciated, but it shows the value the council places on this program. Additionally, replacement of the K9 vehicle has been included in the CEP, and these cars are on a seven-year rotation.

Personnel costs are always a concern where police operations are concerned. Handler costs include additional compensatory time which is accrued for daily training and care of the K9, as well as overtime costs for callouts by patrol, Criminal Investigations, SERT, MINE and other agencies.

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From time to time, there are opportunities to take part in State and Federal enforcement activities with our partners, and those departments offer overtime reimbursement. We will continue to take advantage of those programs when they are available.

Sergeant Kempnich frequently responds from home on callouts where Dutch is utilized. In 2025, he had 84 hours of overtime related to these call outs, with an associated cost of **$6,195.42**. While any K9 handler is going to generate these expenses, we will show that with an overlap of teams, we can reduce the number of callouts, which will then result in less overtime being accrued. The goal with multiple teams is to schedule them on different shifts with a different rotation of days off, allowing us to have better regular coverage and reduce expenses. Additionally, the next handler will not be a Sergeant, which will further reduce personnel expense. Staff shortages caused by time away from K9 training have also been proactively addressed by schedule changes within the shifts to adjust for many of these dates.

There is also an associated cost with daily maintenance and exercise of a police K9. We have worked closely with Sergeant Kempnich and to his credit, he has developed a schedule that dramatically reduces the number of compensated hours that he claims for this activity. A similar agreement would be reached with our next handler selected for this position, resulting in similar savings. In the past, a K9 handler would work a normal shift, then receive an extra hour of compensatory time for animal care and maintenance. By adjusting his schedule, Sergeant Kempnich has reduced that amount of time earned from fourteen to five hours per pay period (average). A significant savings. The next handler would be expected to work within this same arrangement.

With a goal of $120,000.00 for this next team, these funds will support a new K9, the initial obedience training of the animal as well as specific training to be certified as a dual purpose K9 ($20,000). A new K9 Patrol vehicle will need to be purchased and equipped for this new team ($80,000). The remaining funds will be utilized to support future equipment and training needs as well as expenses for the K9 and handler; such as vet bills and a structure to house the animals at the new handler's residence. While we do anticipate some of this will be contributed as in-kind donations on an on-going basis, the hard costs are our first priorities to fund.

The Clive Police Foundation (CPF), a registered 501c (3), will act as the financial agent for any donations that are received. Dual tracking of any donation will be maintained, and the CFP will provide documentation to the City upon request.

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We anticipate fundraising to begin in April of 2026 and have already received donations from the community that we will put to the goal we have set. Of course, how fast we reach our goal will have an impact on our overall timeline, but based on comments already received, we feel like October of 2026 will put us in a position to start speaking with our vendor for animal selection. Once selected, the animal will be imported into the United States and receive initial obedience training. That will allow us time to select our next handler, and by March of 2027, we will be able to outfit a vehicle and begin the six-to-eight-week process of handler/K9 certification training.

I anticipate, based on what we expect for a funding timeline, that we will have another team ready to deploy by Summer of 2027. This will give us the eighteen-month window for a consistent and collaborative transition of teams. Again, this is based on our expectation that we will be successful in fundraising, but should that progress at a slower rate, we will still have an adequate amount of time for the transition.

This transition period will also provide the time to explore the capabilities of having two working teams, gives us the opportunity to evaluate those results and outcomes, and determine if maintaining a two-team program is a viable next step for the department. With our positioning at two of the busiest interstate highways in the country, a busy State highway 6, growing westside area and the number of hotels in our city, I believe that we should look at this now, while the opportunity presents itself.

From an immediate financial standpoint, the cost to the city remains relatively low. During handler training, the potential for overtime to backfill patrol is a possibility, but we continue to work within our current limitations with staffing to address those issues now. Maintaining a program in the future will always have an impact on the CEP with vehicles and equipment, but with planning and extending replacement cycles, we can help mitigate those expenses.

We also maintain a forfeiture account that can be used for training and equipment costs, however, I would say that funding this account is not the reason to establish or maintain a program such as this and should not be a priority for continuation of a program. A K9 is a tool for law enforcement, and it needs to be viewed in that light. Like other tools, we need to maintain them and replace them from time to time. We have consistently shown our staff use the tools they are provided, in the correct and legally justified manner they were designed for, and the benefits received from the community relations aspect of this program, far outweigh the costs. Our ROI is higher in this program than any other we have, and the department appreciates the support shown by the council in keeping it.

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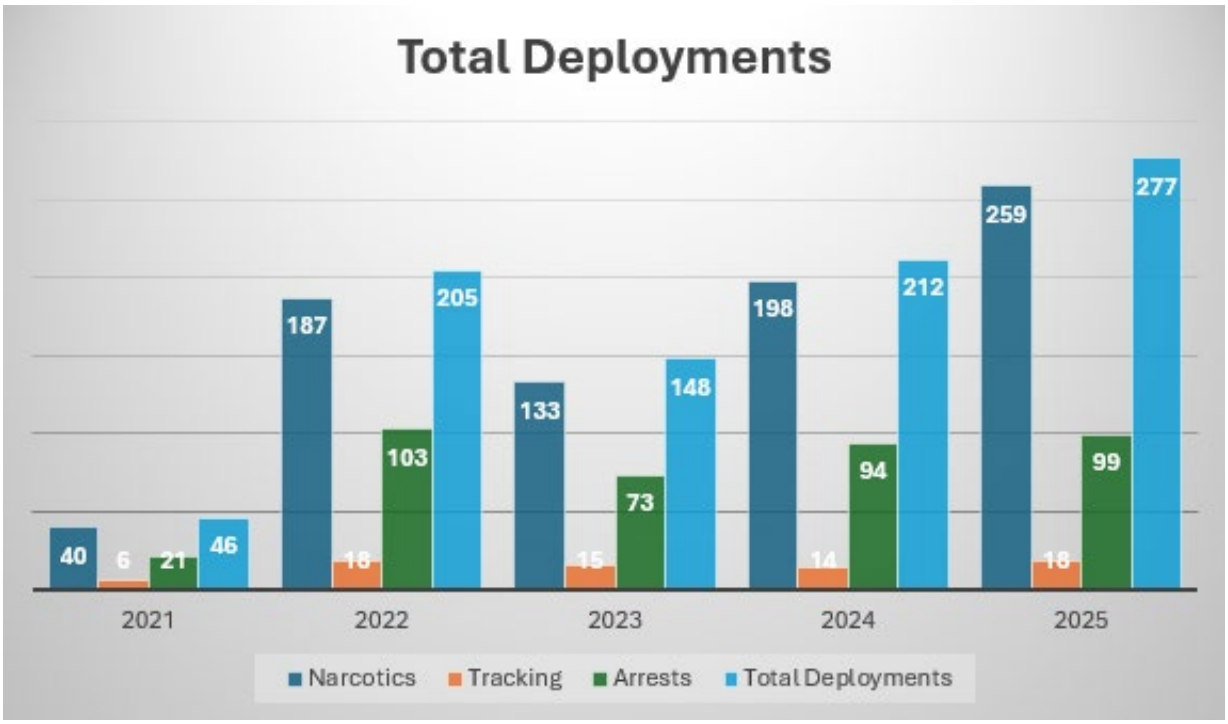
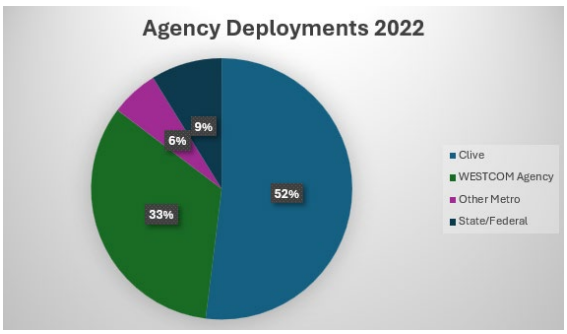
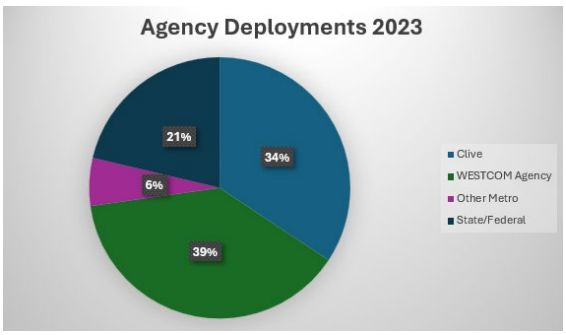
SUMMARY METRICS:

The following graph depicts the activities of Brian and Dutch since team inception in September 2021.



DEPLOYMENTS:





2022: 52% of all deployments were in Clive. (106 of 205 total)

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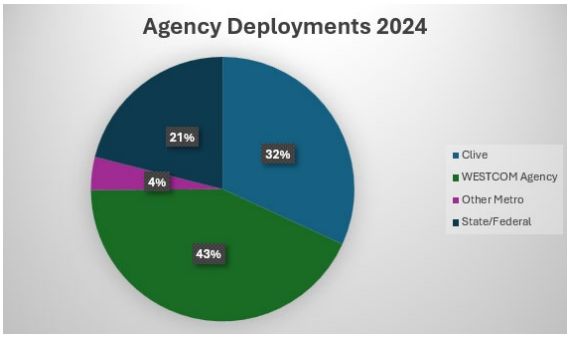
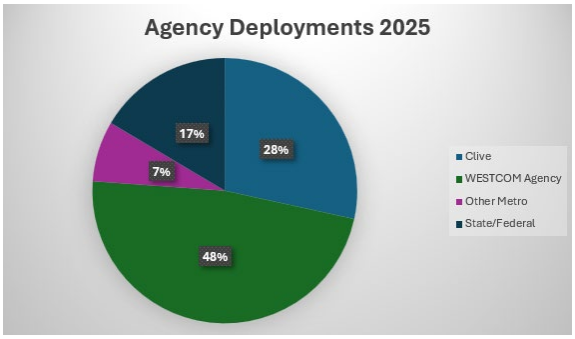
2023: 34% of all deployments were in Clive. (58 of 148 total)





2024: 33% of all deployments were in Clive. (71 of 212)

2025: 29% of all deployments were in Clive. (81 of 277)

One item to note is the percentage of deployments in Clive verse the surrounding communities/agencies use. Year-to-year, we have seen a continued rise in deployments **(2023 saw a second team deployed in Urbandale).** While those total deployments generally increase, the overall number of Clive deployments has dropped. There are three identifiable reasons for this:

1. The training that we have provided our officers has increased and improved in the areas of search and seizure, drug laws and overall enforcement. As our staff become more comfortable around the K9 and accustomed to the strengths and limitations of a program like this, they have been more judicious in their use and need for a K9 as a tool for policing.

2. Violent crimes have continued to fall over the past three years. As these crimes drop, the need for tracking and suspect apprehensions reduces, limiting the need for a call out or deployment. This is a direct reflection of our community recognizing our use of the K9 as a tool and is reflected in our recognition as being very safe community.

3. Sergeant Kempnich and Dutch are a very well-known and respected team within the metro. They have adopted the culture of the PD within their own two-member team of "Doing this the right way for the right reason." They are often the "go-to" team by

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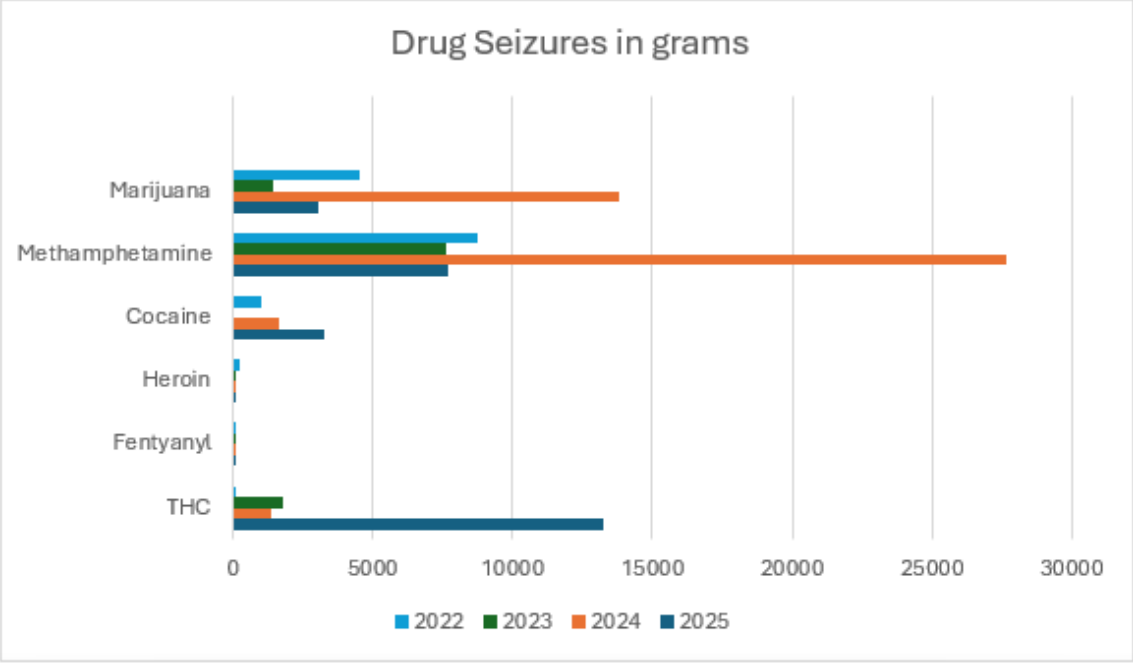
outside agencies, and many times, they will be contacted ahead of time and scheduled to come in for assistance calls by outside agencies. The overall result of their performance is an increased desire for outside agencies to use our staff.

As popular as Dutch is, it should also be noted that they are not the only team within the metro. Des Moines PD has several K9's as does Altoona PD. Additionally, West Des Moines and Urbandale field a team. While we always could call on support from these other communities, the advantage to having a team on the street is that we avoid any delays in response, which limits our exposure and liability to case law and adverse rulings in court. Extending a stop to wait for a K9 to arrive has been adjudicated as bad police practice and cases have been dismissed based on that reasoning.

Other teams with varied specialties are also available. Johnston PD has a Bomb K9, Ankeny PD has an electronic alerting K9 that we can use for cybercrime and other cases where electronic evidence is sought. While not officially a police K9, we also have K9 Riggs, and his Handler, Natasha Snoberger, within the Clive PD. Riggs is assigned to Iowa Task Force 1, and is a cadaver dog, who would deploy after a natural disaster, or anywhere human remains could be located.

DRUG SEIZURES:



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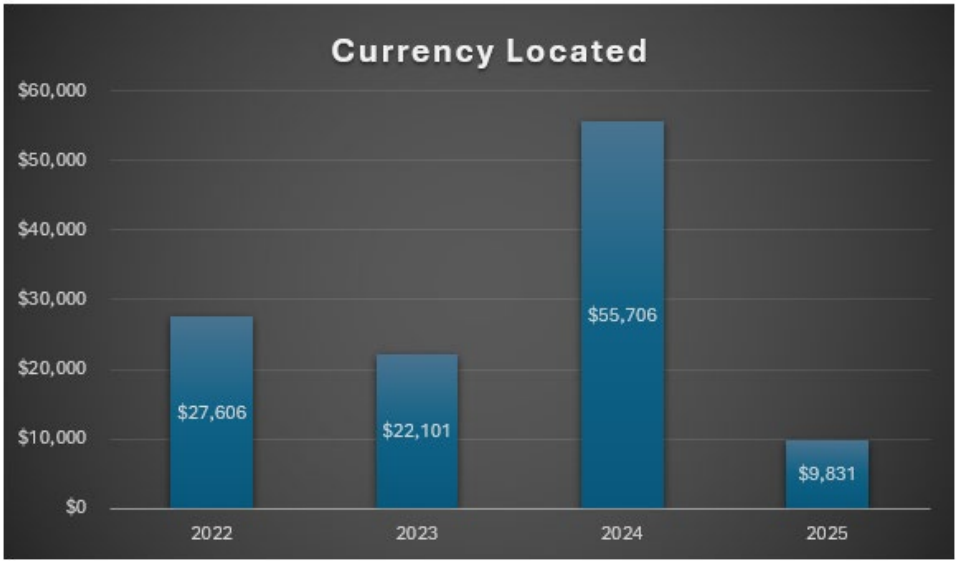
CURRENCY:



2022 $27,606
2023 $22,101
2024 $55,706
2025 $9,831

Typically, a seizing agency will be awarded 75% of any forfeited proceeds. 15% goes to the County Attorney of the county the case originated in and 10% goes to the Attorney General's Office. Amounts over $400,000 have a 45/45/10 distribution amount.

Currency seized in a federal prosecution can be awarded to a local agency at 100% depending on the circumstances.

As a part of the MINE Task Force, we have an agreement that any funds that are located, that become part of an adopted MINE case, the Task Force will handle the forfeiture, and they are awarded those funds. Typically, the City of Clive receives a distribution from the general operating budget every year from the MINE Task Force. This amount is usually between $5,000 and $10,000.

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Equitable sharing agreements are in place with the Federal Government for any forfeiture that police make related to a federal case. We are in the process of updating our agreement and bringing our status into compliance. There are several pending cases where funds will likely be released to us, but those amounts are not yet known **(Roughly $86,000)**. They constitute the bulk of the currency seizures made by the Postal Inspectors.

Any funds that do come into the Police Department are held in a separate forfeiture account. This money cannot be used to supplant budgetary funding and can only be used for equipment, training and limited personnel costs for a newly created employee position.

CONCLUSION:

As mentioned, K9 teams are a tool for policing. They do not exist to sniff and search every car, chase every bad guy or generate revenue for a police department. Like tools, they have a specific use, and Brian and Dutch have been well used. They have built a reputation for themselves as a top-performing team and want to ensure that this model is consistent with our continued program now and in the future.

We want to ensure that we continue to work collaboratively within the metro, being available to any department that may need our assistance. This addition will not only ensure that we can meet our obligations and help others, but we can do so in our neighboring communities, at very little comparable expense to the city.

I hope this provides the information you need or generates additional questions for me. I would be happy to address anything else you have. Please do not hesitate to contact me for any reason.

Sincerely,

Mark Rehberg
Chief of Police

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: April 9, 2026
RE: Notice of Meeting to Consider Voluntary Annexation Within an Urbanized Area

SYNOPSIS:

Attachments:
1. Voluntary Annexation

CITY DEVELOPMENT BOARD
STATE OF IOWA

IN THE MATTER OF THE CITY OF URBANDALE VOLUNTARY ANNEXATION WITHIN THE URBANIZED AREAS OF THE CITIES OF CLIVE AND GRIMES	**NO. UA26-11 / URBANDALE** **NOTICE OF MEETING TO CONSIDER VOLUNTARY ANNEXATION WITHIN AN URBANIZED AREA**

TO: Cities of Urbandale, Grimes and Clive, Dallas County Board of Supervisors, Dallas County Attorney, Des Moines Area Metropolitan Planning Organization, Iowa Attorney General, Iowa Department of Transportation, Affected Public Utilities and Impacted Parties

You are hereby notified that the City Development Board will consider the above captioned matter, pursuant to Iowa Code Section 368.7, at its regular meeting. The meeting will take place at **1:00 p.m. on Wednesday, April 08, 2026**, at the **Iowa Economic Development Authority**, located at **1963 Bell Avenue, Suite 200, Helmick Conference Room, Des Moines, IA 50315**. If you prefer to attend virtually, you may join the meeting via Microsoft Teams by visiting **https://akaiowa.us/cdb**.

A copy of a map and legal description of the annexation territory is enclosed. At said meeting, the City Development Board in its deliberations on approval or disapproval of said annexation, may take note of public documents or other evidence and shall give any interested party an opportunity to present evidence or comment orally or in writing all in accord with Section 263—7.2(368). The City Development Board invites oral or written comments relative to the petition on or before the meeting date as noted above.

If you have any questions or need more information, please contact us at **515-348-6197** or email **cdb@iowaeda.com**.

CITY DEVELOPMENT BOARD

Jessica Drake – Program Manager
City Development Board

Prepared by: Jessica Drake, City Development Board Program Manager / Phone: (515) 348-6197 / Email: jessica.drake@IowaEDA.com
IEDA / 1963 Bell Avenue, Suite 200 / Des Moines, IA 50315

PROOF OF SERVICE

The undersigned hereby certifies that a true copy of the foregoing instrument was served upon:

Ms. Maria Brownell	Ahlers & Cooney, PC	100 Court Avenue, Suite 600	Des Moines	IA	50309
Ms. Nicole Lundes	City of Urbandale	3600 - 86th Street	Urbandale	IA	50322
Mr. David Jones	City of Urbandale	3600 - 86th Street	Urbandale	IA	50322
City of Urbandale	City Council	3600 - 86th Street	Urbandale	IA	50322
District Transportation Planner	Iowa Department of Transportation	1020 S Fourth Street	Ames	IA	50010
Dallas County Attorney	Attn: Matt Schultz	207 N. 9th Street	Adel	IA	50003
Dallas County Board of Supervisors		800 Court Street	Adel	IA	50003
Dallas County Asssessor	Attn: Steve Helm	800 Court Street, Room 120	Adel	IA	50003
Urbandale Water Utility		3720 - 86th Street	Urbandale	IA	50322
City of Grimes	City Council	101 NE Harvey Street	Grimes	IA	50111
Des Moines Area Metropolitan Planning Organization		420 Watson Powell Jr Way #200	Des Moines	IA	50309
Aureon		7760 Office Plaza Drive S	West Des Moines	IA	50266
Urbandale Sanitary Sewer District		6701 Westown Parkway, Suite 100	West Des Moines	IA	50266
Black Hills Energy		505 - 5th Avenue	Des Moines	IA	50309
CenturyLink		100 CenturyLink Drive	Monroe	LA	71203
Metro Fibernet LLC		505 - 5th Avenue	Des Moines	IA	50309
MidAmerican Energy		400 E. Court Avenue	Des Moines	IA	50309
Windstream Communications		400 E. Court Avenue	Des Moines	IA	50309
NexGen Communications		505 - 5th Avenue, Suite 729	Des Moines	IA	50309
City of Clive	City Council	1900 NW114th Street	Clive	IA	50325
Mediacom		400 E. Court Avenue	Des Moines	IA	50309
Dallas Center Grimes School District		PO BOX 680	Grimes	IA	50111
J. Dennis Bohrofen		801 SW Jazzwood Drive	Grimes	IA	50111
Walnut Township Trustees	c/o Kathleen Cady	640 - 6th Street	Waukee	IA	50263
Grimes Fire Department		200 SW James Street	Grimes	IA	50111
Janice S. Schroer	Trustee of Janice S. Schroer Trust et al.	289 Scanland Farm Road	Montgomery City	MO	63361
Mid-Iowa Planning Alliance		939 Office Park Road, Suite 306	West Des Moines	IA	50265

Said copy was mailed in an envelope addressed to them at the address shown above, with postage fully paid and by depositing same in a United States Post Office depository in Des Moines, Iowa, on the 27th day of March, 2026.

LOCAL DELIVERY

Honorable Brenna Bird, Iowa Attorney General

Jessica Drake – Program Manager
City Development Board

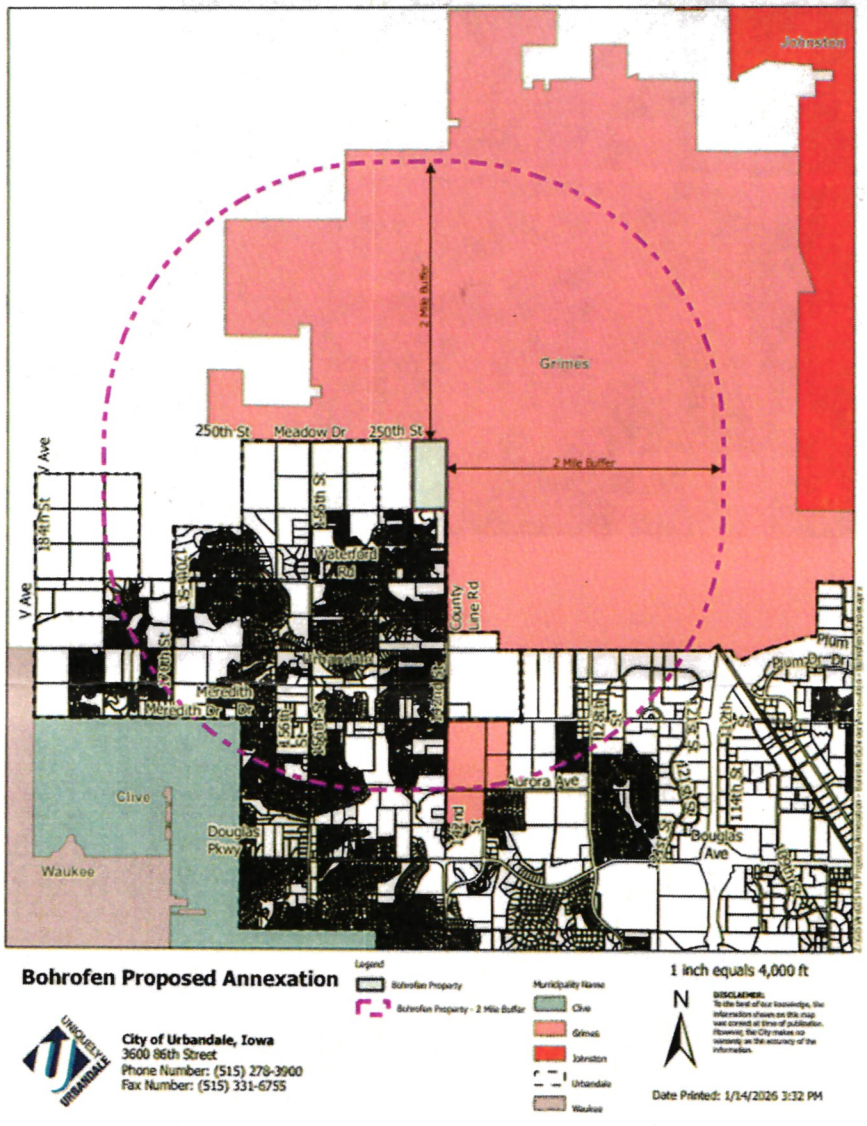
APPENDIX A
LEGAL DESCRIPTION OF TERRITORY PROPOSED TO BE ANNEXED
TO THE CITY OF URBANDALE
CDB CASE NO. UA26-11

The Northeast Quarter of the Northeast Quarter of Section 12, Township 79 North, Range 26 West of the 5th P.M., in Dallas County, Iowa.

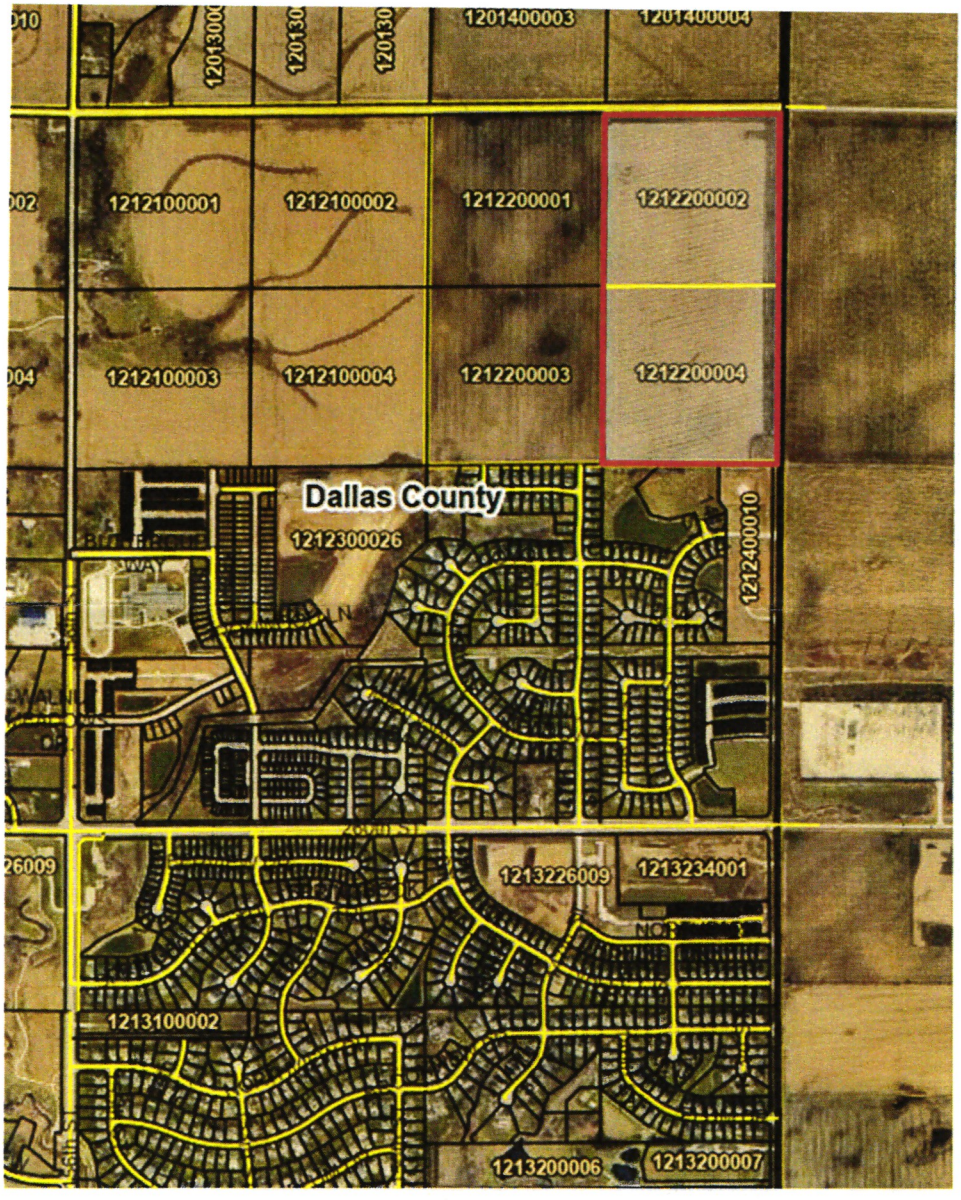
AND

The Southeast Quarter of the Northeast Quarter of Section 12, Township 79 North, Range 26 West of the 5th P.M., in Dallas County, Iowa.

The annexation territory extends to the centerline of all secondary roads adjacent to the territory described above.



Prepared by: Jessica Drake, City Development Board Program Manager / Phone: (515) 348-6197 / Email: jessica.drake@IowaEDA.com
IEDA / 1963 Bell Avenue, Suite 200 / Des Moines, IA 50315



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