CLIVE CITY COUNCIL

AGENDA, REGULAR MEETING
1900 NW 114th Street
July 23, 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/87948737233 - or call-in at: (312) 626-6799 - Meeting ID: 879 4873 7233

Call to Order/Roll Call/Pledge of Allegiance

Approval of the Agenda

Citizen 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. Carson Klein Eagle Scout Project Presentation - Keep Clive Clean Mural Improvements and Mapping
2. Retirement Recognition - Jeff May, Public Works Director
3. Greater Dallas County Development Alliance Update

Consent Items

1. City Manager Memo
2. City Manager Monthly Report - June 2026
3. Assistant City Manager Tech Services Monthly Report - June 2026
4. Administrative Services Monthly Report - June 2026
5. Community Development Monthly Report - June 2026
6. Fire Department Report - June 2026
7. Leisure Services Report - June 2026
8. Police Department Monthly Report - June 2026
9. Public Works Report - June 2026
10. Treasurer's Report - June 2026
11. Approve 07/09/2026 City Council Minutes
12. Bill List
13. Approve Retail Alcohol Sales License Renewal Application - Down Under Bar & Grill - 8350 Hickman Road, Suite 1

14. Approve Retail Alcohol Sales License Renewal Application - Flying Moose - 8980 Hickman Road
15. Approve New Retail Alcohol Sales License Application - Global Smoke Vape and Liquor - 8190 Hickman Road
16. Approve Retail Alcohol Sales License Renewal Application - Kwik Star #1702 - 16050 Hickman Road
17. Approve Retail Alcohol Sales License Renewal Application - Maverik #5394 - 15590 Hickman Road
18. Approve Retail Alcohol Sales License Renewal Application - The Rookie Sport Bar & Grill - 2180 NW 156th Street, Suite 107, 108 and 109
19. Approve Pay Request #1 - I-80 Concrete - 2026 Arterial PCC Pavement Rehabilitation Project - $140,551.45
20. Approve Pay Request #1 - Snyder & Associates - Alice's Road Reconstruction - Phase 4 Final Design - $23,481.00
21. Approve Pay Request #2 - Snyder & Associates - Alice's Road Reconstruction - Phase 4 Final Design - $85,115.05
22. Approve Pay Request #3 - Sternquist Construction - Harbach Blvd. Phase 2 Reconstruction - $219,726.83
23. Approve Pay Request #3 (Final) - The Concrete Company - 2026 Curb and Gutter Repair Project - $833.24
24. Approve Pay Request #4 (Final) - The Concrete Company - 2025 Residential PCC Pavement Rehabilitation Project - $9,414.92
25. Approve Pay Request #9 - Burkett Construction - Linnan Park Construction Project - $47,499.76
26. Approve Pay Request #10 - Burkett Construction - Linnan Park Construction Project - $139,040.19
27. Approve Pay Request #10 - DCI Group - City Hall Remodel Phase 2 Project - $1,200.00
28. Approve Pay Request #10 - NAI Electrical - City Hall Remodel Phase 2 Project - $7,560.56 (Final)
29. Approve Pay Request #25 - Snyder & Associates - Alice's Road Reconstruction - Phase 1 - Design - $49,172.38
30. Approve Pay Request #26 - Snyder & Associates - Alice's Road Reconstruction - Phase 1 - Design - $35,849.40
31. Approve Purchase - Karl Chevrolet - Command SUV C302 - Fire Department - $70,747.95
32. Resolution Approving Real Estate Purchase Agreement - (8327 and 8391 Harbach Blvd.)
33. Resolution Approving Real Estate Purchase Agreement - 8347 to 8355 Harbach Boulevard
34. Resolution Accepting First Amendment to Overland Flowage and Private Storm Sewer Easement - 18080 Alpine Drive

35. Resolution Accepting First Amendment to Overland Flowage and Private Storm Sewer Easement - 18234 Tanglewood Drive
36. Resolution Accepting First Amendment to Overland Flowage Easement - 3809 Westgate Parkway
37. Resolution Accepting First Amendment to Sanitary Sewer Easement - 3681 NW 177th Court
38. Resolution Accepting First Amendment to Surface Water Flowage Easement - 12995 Hickory Court
39. Resolution Accepting First Amendment to SWFE/Overland Flowage And Storm Sewer Easement- 2502 NW 162nd Street
40. Resolution Accepting First Amendment to SWFE/Overland Flowage and Water Main Easement - 3821 Westgate Parkway
41. Resolution Approving Satisfaction of Agreement to Complete - 16733 Wilden Drive
42. Resolution Setting the Public Hearing (8-27-2026, 6:00 PM) - 2026 Traffic Cabinet Replacement Project
43. Resolution Setting Public Hearing (08/13/2026 - 6:00 p.m.) - Second Amendment to Zoning Change and Development Agreement Emerald Isle Townhomes
44. Resolution Approving Revised Policy 10-7-1 - Pavement Design and Construction
45. Resolution Approving 2026 STBG Grant Application for FY 30 - University Avenue Overlay Project
46. Resolution Approving Suspension of Civil Service Commission Practices
47. Approve Pay Rate - Danielle Dalasta - Part-Time Firefighter-EMT - $19.74/Hr - Effective 08/04/2026
48. Approve Pay Rate - Isaac Hofland - Part-Time Firefighter/EMT - $19.74/Hr - Effective 08/04/2026
49. Approve Pay Rate - Lucas Ludwick - Part-Time Firefighter/EMT - $19.74/Hr - Effective 08/04/2026
50. Approve Pay Rate - Shiloh Sorensen - Part-Time Firefighter/EMT - $19.74/Hr - Effective 08/04/2026
51. Approve Pay Rate - Preston Gronseth - Public Works Operations Specialist - $28.61/Hr - Effective 07/27/2026
52. Approve Pay Rate - Sarah Stevenson-Cunday (Townes) - Mental Health Co-Responder - $31.64/Hr - Effective 08/03/2026

Action Items

1. Public Hearing -2026 Clive Soil Quality Restoration Program
    a. Resolution Approving Plans and Specifications for the 2026 Clive Soil Quality Restoration Cost-Share Program
    b. Receipt of Bids
    c. Resolution Awarding Contract - 2026 Soil Quality Restoration Cost-Share Program - A Plus Lawn and Landscape - $71,500 ($.11/SF)
2. Site Plan Amendment - Discount Tire - 1229 NW 86th St

3. Resolution Approving Professional Services Agreement - Snyder & Associates - NW 86th Street Water Main Replacement - $212,200.00

Discussion

1. Housing Assistance Program Opportunities

Closed Session

1. Closed Session pursuant to Iowa Code Section 21.5(1)(j) “to discuss the purchase or sale of particular real estate.

Correspondence

Reports

Adjournment

Memo

TO: Mayor and Council members
FROM: Pete De Kock, Assistant City Manager
DATE: July 23, 2026
RE: Carson Klein Eagle Scout Project Presentation - Keep Clive Clean Mural Improvements and Mapping

SYNOPSIS:
Clive resident Carson Klein will share information on his successful Eagle Scout project, in which he made needed improvements to "Keep Clive Clean" murals across the City, and created a new interactive map with mural locations and conditions.

Attachments:
None

Memo

TO: Mayor and Council members
FROM: Matt McQuillen, City Manager
DATE: July 23, 2026
RE: Retirement Recognition - Jeff May, Public Works Director

SYNOPSIS:
At the beginning of the July 23 meeting, the City Manager would like to take a moment to recognize retiring Public Works Director Jeff May. Joining the Clive team in April 2015, Jeff has served the Clive community for over 10 years in the critical role of Public Works Director, managing many public infrastructure projects, responding to floods and overseeing the largest department in the City. We thank Jeff for his service to Clive and congratulate him on this next chapter as he retires on July 31, 2026.

Attachments:
None

Memo

TO: Mayor and Council members
FROM: Pete De Kock, Assistant City Manager
DATE: July 23, 2026
RE: Greater Dallas County Development Alliance Update

SYNOPSIS:
Greater Dallas County Development Alliance (GDCDA) Executive Director Rachel Wacker will update the Council on the organization's performance since Clive became a member almost one year ago. When Clive joined the Alliance, we identified two specific focus areas to energize more development: the Alice's Road corridor and the Berkshire Commons Office Park. There has been positive activity in both areas, and significant opportunities are on the horizon, including the design of new buildings in the office park, ongoing planning with businesses, developers, and landowners, and the next reconstruction phases of Alice's Road.

Attachments:
1. Clive City Council PP (1)


GREATER DALLAS COUNTY
Development Alliance

Who we are & what we do

- **Public/private partnership** connecting local communities with global businesses in Dallas County, Iowa.
- **Support economic growth** in the fastest-growing county in Iowa and one of the fastest-growing in the U.S.
- Our **centralized resource hub** simplifies access to information for businesses and stakeholders.
- **Promote Dallas County** as a top destination to live, work, play, and do business.

GREATER DALLAS COUNTY
Development Alliance

Programming

GREATER DALLAS COUNTY
Development Alliance

- Business Retention & Expansion Program
- Small Business Grant Fund
- DalCo Closeups
- Mayors Meetings
- Industry and Community Roundtables
- Networking Events



DalCo Rankings

#1

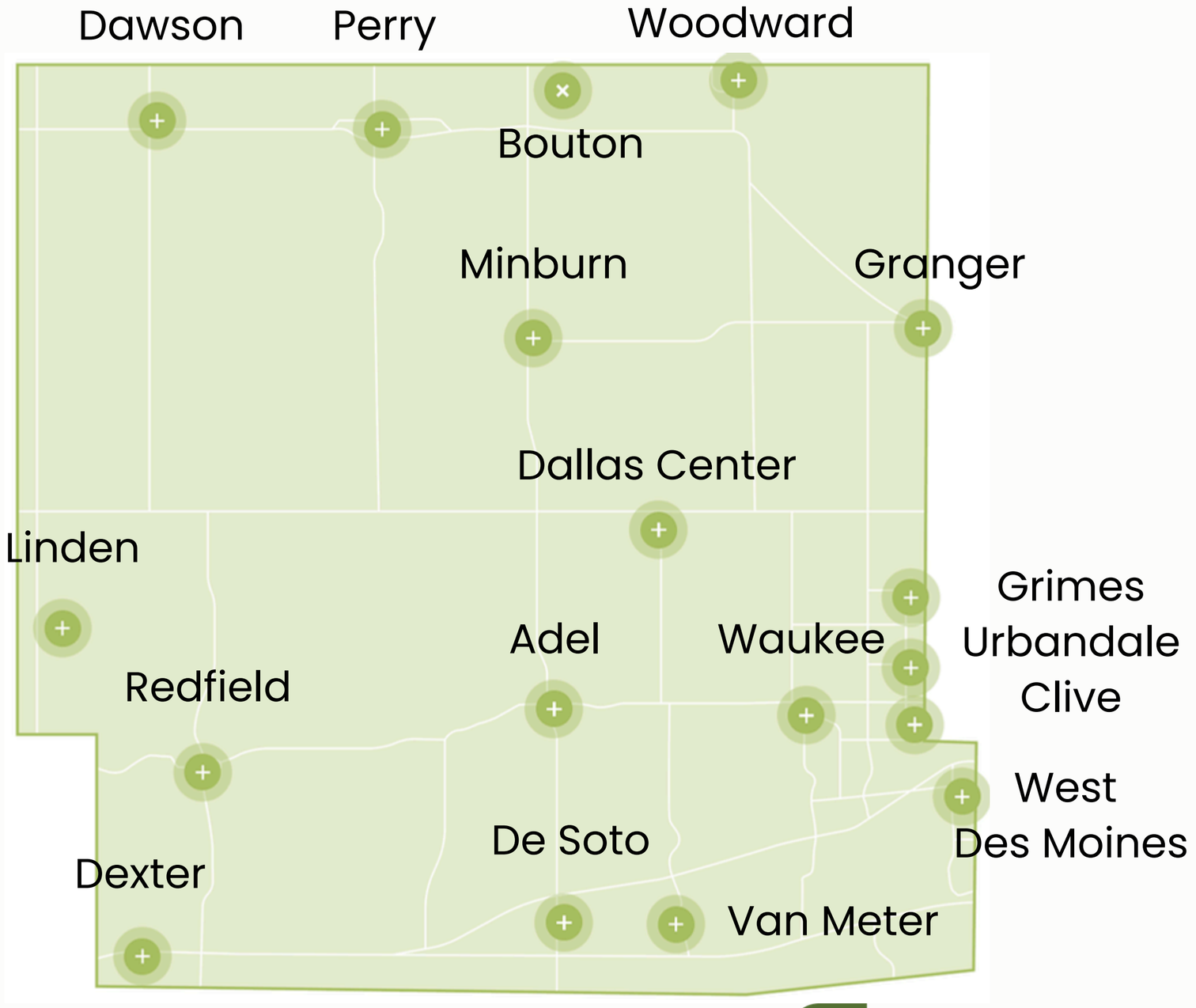
Fastest Growing County in Iowa

#1

Fastest Growing County in the Midwest

6x

Speed of growth compared to the U.S. as a whole



GREATER DALLAS COUNTY
Development Alliance

Key Industries

GREATER DALLAS COUNTY Development Alliance

IOWA SPRING

Hy-Line®

Microsoft

STINE®

ADR Axles Apple Glen Gery Brick Heartland Co-Op Holmes Murphy
JBS Foods Kuder Liberty Ready Mix Osmundson Manufacturing
Percival Scientific Progressive Foundry Van Wall

Property Valuations

GREATER DALLAS COUNTY
Development Alliance

Year	Countywide	Debt Service	TIF	Rural
FY 2010	3,112,940,018	3,566,747,503	453,807,485	750,443,642
FY 2015	4,105,213,781	4,669,460,826	564,247,045	999,284,077
FY 2020	6,105,952,458	6,658,042,902	552,090,444	1,194,373,941
FY 2021	6,426,651,100	7,146,490,966	719,839,866	1,297,077,850
FY 2022	6,882,544,702	7,642,824,474	760,279,772	1,378,021,865
FY 2023	7,432,829,045	8,126,572,681	693,743,636	1,476,331,531
FY 2024	8,305,117,504	9,437,502,834	1,132,385,330	1,606,633,701
FY 2025	8,769,987,324	10,055,960,846	1,285,973,522	1,619,426,956
FY 2026	9,390,011,619	10,807,119,836	1,417,108,217	1,626,385,666
FY 2027	9,881,929,526	11,251,862,237	1,369,932,711	1,763,482,924

Source: Iowa Department of Management

↑217%
Countywide Valuation since FY2010

↑135%
Rural Valuation Growth since FY 2010

GREATER DALLAS COUNTY
Development Alliance

89 Mi
of Bike Trails

25+
Hotels

100+
Parks

LIVE WORK PLAY

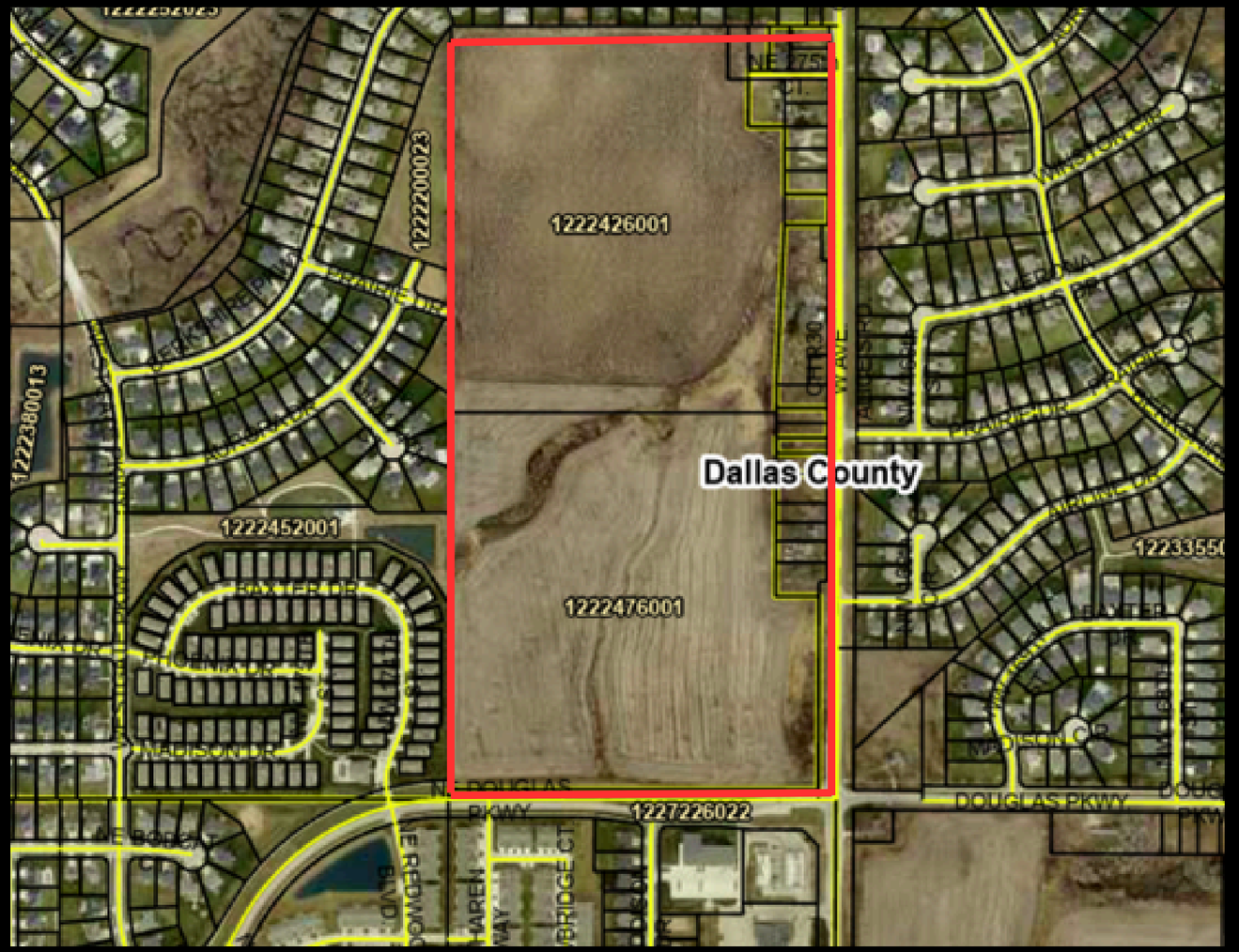
NW Corner Alice's Road and Douglas Parkway

64
Acres

Housing and
High Density
Commercial

City and GDCDA-led conversations with landowners and development community

GREATER DALLAS COUNTY
Development Alliance



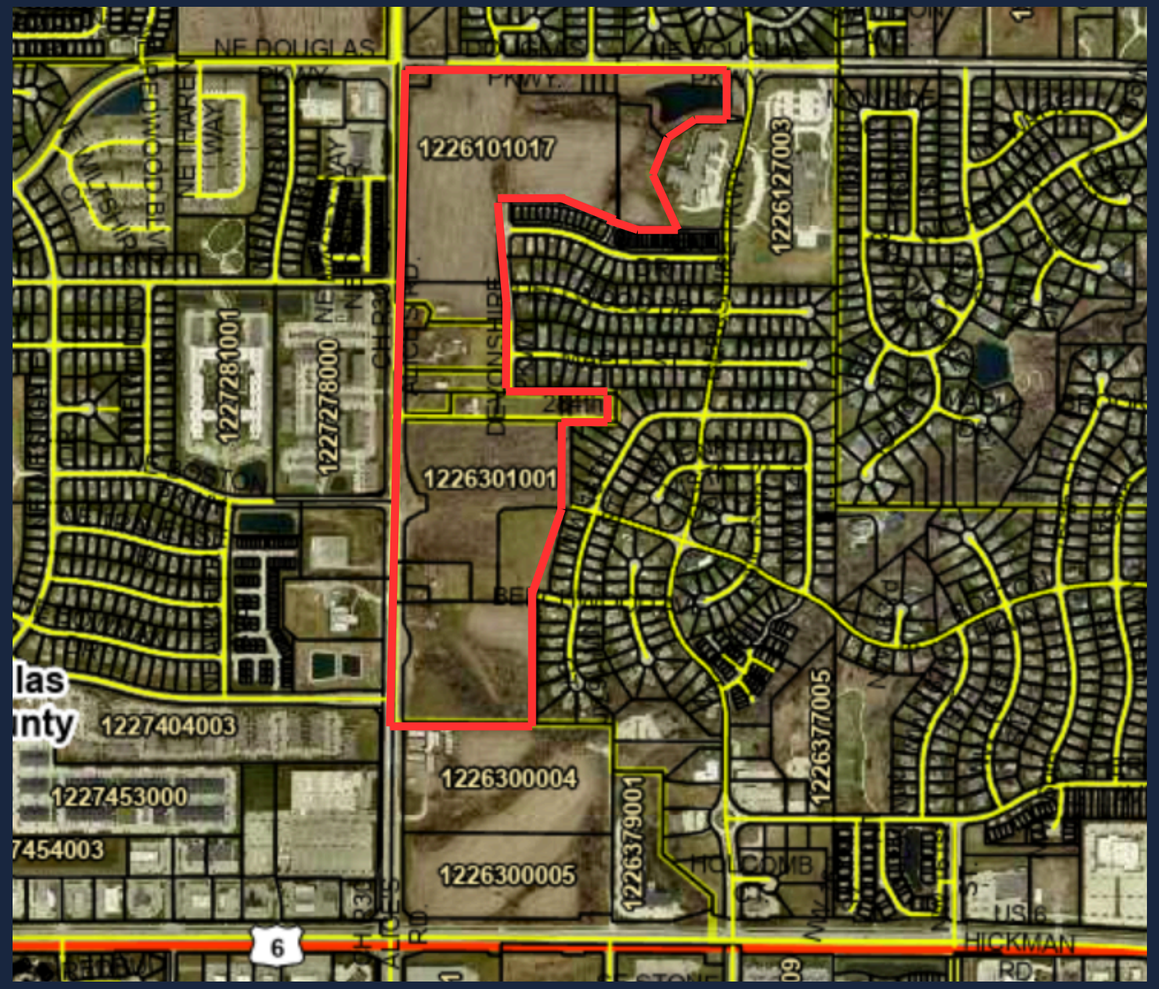
Alice’s Road Cooridor

86
Acres

Mixed use of commercial and housing

City and GDCDA in conversations with broker and landowners

GREATER DALLAS COUNTY
Development Alliance



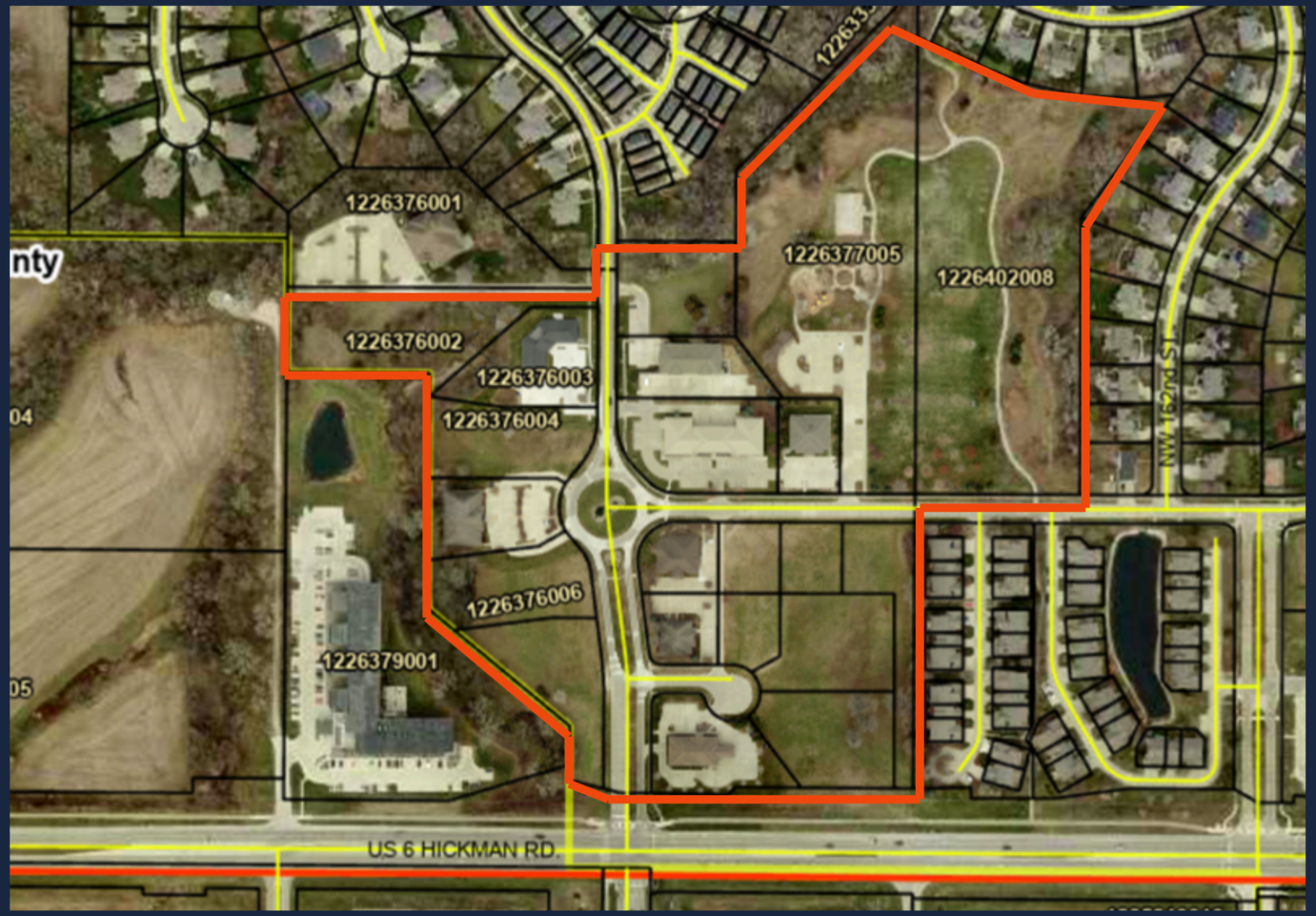
Berkshire Office Park

GREATER DALLAS COUNTY
Development Alliance

86
Acres

Commerical use for professional and medical srevices

Ongoing development and recruitment of additional users




Thank you!
4TH ANNUAL
20
25
Rachel Wacker, Executive Director
rwacker@dallascounty-ia.org
dallascounty-ia.org

Memo

TO: Mayor and Council members
FROM: Matt McQuillen, City Manager
DATE: July 23, 2026
RE: City Manager Memo

SYNOPSIS:
Attached please find the City Manager's Memo for the July 23, 2026 meeting of the Clive City Council.

Attachments:
1. General Info Memo 7-23-26

MEMO

To: Mayor Edwards and Clive City Council

From: City Manager Matt McQuillen

Date: July 20, 2026

Re: General Information Memo – July 23, 2026 City Council Meeting

The July 23, 2026, City Council meeting will be in-person in the Council Chambers at Clive City Hall & virtually at: https://us06web.zoom.us/j/86426764237

Consent Agenda – There are a few items to note on the consent agenda. First, in my monthly report you will notice several change orders I have approved over this past month. This is mainly due to a process delay with the Linnan Park Project for change orders that were verbally approved but never completed the paperwork until now. Also, several Greenbelt Landing change orders were included as contractors reconcile final work items. As always, please let me know what questions you have about these changes. Second, the Engineering team has finalized a purchase agreement for small portions of ROW needed for the Harbach Blvd Phase 2 Reconstruction Project, all associated with Glacier Properties along the corridor.

Third, the Public Works team has completed a review of the City's pavement design and construction to include amendments needed for material changes that have been occurring in the state due to sustainability standards. Details on the changes are included in the packet and are recommended for approval. Fourth, Clive and West Des Moines have identified a major rehabilitation project for the jointly owned University Avenue (west of the interstate) in 2030. Both cities are looking for Des Moines Area MPO funding to support this project and an application for STBG Grant funds is included for approval. West Des Moines will serve as the lead agency for the project. Finally, due to a vacancy staff are ready to recommend Preston Gronseth to fill a Public Works Operations Specialist role and with the recent creation of the Mental Health Co-Responder position staff would recommend the wage rate for Sarah Cunday to fill out the Crisis Intervention Team (CIT) in the Police Department.

Presentations – At the beginning of the July 23 meeting we will have a presentation from Eagle Scout Carson Klein on his recent Keep Clive Clean Mural Project and a retirement recognition for Public Works Director Jeff May. The last presentation will be an annual update from the Greater Dallas County Development Alliance and Executive Director Rachel Wacker on their activities in Clive since the City became a member in September 2025. A copy of Rachel's presentation is included in the packet for your review prior to the meeting.

Public Hearing: 2026 Soil Quality Restoration Project – A public hearing is scheduled to consider a bid received for the 2026 Soil Quality Restoration (SQR) Project. This is an annual cost-share project with Clive property owners where the City bids a citywide SQR contract and provides partial funding to support SQR on residential properties in Clive. This year approximately 650,000 SF of existing turf with have SQR performed on it. A+ Lawn and Landscape was the only bidder at $0.11/SF for a total project cost of $71,500.

The City has a lot of experience working with A+ for this project over the past two years and A+ is providing the same price as last year's program. This is a cost-effective approach for our residents to participate in the program.

Site Plan Amendment: Discount Tire – Discount Tire at 1229 NW 86th Street is requesting a site plan amendment to allow for an 8,300 SF addition onto the east end of their existing facility. The Planning & Zoning Commission reviewed the amendment at their July 7 meeting and would recommend approval. During the P&Z meeting there was some discussion from an adjacent property owner regarding parking concerns from the Discount Tire property and staff will speak to those at the meeting. Staff would recommend approval of the site plan amendment.

NW 86th Street Water Main Replacement Design – In the past 18 months the City has experienced five watermain breaks along NW 86th Street resulting in pavement removal/replacement expenses as well as significant losses of water. Due to these repeated breaks, City staff feel it is time to move forward with a replacement of the NW 86th Street Water Main and move it up the schedule for replacement ahead of other water main replacement projects. The corridor provides a constrained ROW for the project and staff is recommending working with Synder & Associates on the design of the water main project, with it requiring significant design work to avoid several utilities and moving the watermain out from under pavement. Staff would recommend approval of a professional services agreement with Synder & Associates in an amount not to exceed $212,200 for design of the NW 86th Street Water Main Replacement Project from Harbach Blvd up to Hickman Road.

Housing Assistance Program – Over the past number of months City staff have been researching potential housing assistance programs for the City of Clive based on the City Council's strategic priority to consider such a program for Clive residents. In late 2025 the City identified $500,000 for a five-year pilot program for housing assistance. With those funds staff has developed a recommended pilot program to utilize those funds for the best return for the City and its residents, in some cases leveraging federal housing dollars for the program. Included in the agenda packet is a summary of the staff's research and recommendations. During the meeting staff will provide a presentation of the findings and recommendations for your feedback and consideration.

Closed Session – At the end of the July 23 meeting, the City Manager would recommend the City Council enter a closed session pursuant to Iowa Code Section 21.5(1)(j) to discuss the purchase or sale of particular real estate.

Tentative Upcoming Agenda Items

August 13

- Public Hearing – Second Amendment to Zoning: Emerald Isle Townhomes
- Presentation – 2026 Resident Survey Results
- Discussion – Greenbelt Landing and Linnan Park Programming Plans
- Discussion – Title 8, Chapter City Code Review and Amendments (Drinking Water Services)

August 27

- Public Hearing – 2026 Traffic Cabinet Replacement Project
- Presentation – Catch Des Moines Annual Update

Memo

TO: Mayor and Council members
FROM: Matt McQuillen, City Manager
DATE: July 23, 2026
RE: City Manager Monthly Report - June 2026

SYNOPSIS:
Attached please find the City Manager's Monthly Report for June 2026.

Attachments:
1. CM Report 7-23-26

MEMO

To: Mayor Edwards and Clive City Council

From: City Manager Matt McQuillen

Date: 7/20/26

Re: City Manager's Report – June 2026

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

Consultant/Entity	Amount	Date	Services To Be Provided
Snyder & Associates	$14,000	6/25/26	Mitigation Bank Technical Assistance for Little Walnut Creek Stream Stabilization Project West of Alice's Road
Grimes Asphalt	$6,900	7/1/26	Linnan Park CO #1 – Additional equipment needed to ensure a complete install of asphalt courts for thickness
Caliber Concrete	$9,953	7/1/26	Linnan Park CO #2 – Add of monument sign footings and additional pour backs needed for north parking stall
Caliber Concrete	$5,123	7/1/26	Linnan Park CO #3 – Adding epoxy coated reinforced wire mesh for Type 1 and Type 2 pavement areas
Burkett Construction	$10,052.66	7/14/26	Linnan Park CO #2 – Increased costs due to adjustment to bided plumbing fixtures for restroom facilities
Burkett Construction	$14,525.13	7/14/26	Linnan Park CO #3 – Alternative roofing material for shelters with higher cost to meet project deadlines
Burkett Construction	$610.50	7/14/26	Linnan Park CO #4 – Additional court surfacing logos
Burkett Construction	$12,185.82	7/14/26	Linnan Park CO #5 – Additional scope for electrical bonding for the splash pad components, code required
Keystone Construction	$753.47	7/17/26	GB Landing CO #12 – Oven hood pull station changes and deducts for storage changes.

Air-Con Electric	$18,976.57	7/20/26	GB Landing CO #9 – Additional radiant heater controls, installation of fiber ground box, stage light brackets and repairing fiber conduit previously damaged.
Air-Con Electric	$5,137.99	7/20/26	GB Landing CO #10 – Hood Pull Station scope add, radiant heater controller cabling add.

Clive Plan 2024-2029-2039

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

Policy Agenda Items – Top Priority

Financial "Dip" Plan – In February staff collaborated with the PFM team to finalize the 10-year financial model for the City including PFM modeling a series of short-term initiatives for both revenues and expenditures to be tested against the financial model for potential adjustments in the upcoming budget cycle. The 10-year financial model was presented during the March 12 Council meeting and will be used in future financial planning discussions. With Service 1 now complete, staff have transitioned our focus to the Service 2 effort for comparison city identification. In May staff provided feedback for the PFM team on their initial selection criteria and held a sync call with the PFM team also in May to have them select a pilot community to test the selection criteria before moving forward with additional comparison communities. In June, the town of Shoreview, MN was selected to pilot the comparison city criteria and City staff will follow up with Shoreview officials directly to gauge their interest in our deep dive on the community.

Fire-EMS Collaboration with Multi-Communities Study – The project is a collaborative study amongst multiple westside cities to evaluate and understand the opportunities for further Fire-EMS service delivery collaborations. A scope of services and contract was approved in December for the Center for Public Safety Management (CPSM) to be the consultant for the study effort. Clive is serving as the fiscal agent for the study with the study costs being distributed based on population. Also in December, a Memorandum of Understanding (MOU) was approved by Clive, Waukee, Windsor Heights and Urbandale to memorialize the relationship between the cities for the study. In March, CPSM developed initial draft reports on the data collection phase for each Fire/EMS agency. In April, the CPSM team conducted formal site visits during the week of April 20 for all of the Fire/EMS agencies and communities. The site visits were very successful and indicated a sense of openness from all agencies involved on further collaborations. The cities are anticipating receiving the draft report with recommendations in early August.

Clive's Regional Role: Discussion and Framework for the Future – For the coming year the City Council will be asked to weigh in regarding several regional entity questions that impact Clive. The entities include Central Iowa Water Works (CIWW) regarding the after-action review from the irrigation ban earlier this summer and potential changes in anticipation of future water shortage events, Des Moines Area Regional Transit (DART) and the changes proposed in the Reimagine DART plan impacting bus routes in Clive and Clive's funding of DART, Clive's role in the regional homelessness efforts through the Homeless Blueprint and the newly formed Housing Solutions Alliance (HAS) and Clive's perspective on Polk County Emergency Management Agency's (PCEMA) proposal to initiate a small property tax rate to provide ongoing support

for the operations of PCEMA. In November the Council reviewed the status of the DART and PCEMA items. In December the City Manager and Councilmember Judkins met with Doug Romig from the Housing Solutions Alliance (HSA) to better understand the potential role for cities in regional homelessness programs. HSA has decided to hold off on any city-specific funding requests until later in the year. This completes the effort for the item for this cycle.

Organization Effectiveness, Health and Capacity – This item has three components including an organizational health evaluation led by the Executive Team, development of a Middle Management Cohort Training program and a City Council discussion in March 2026 on the role of strategic planning now and going forward in the organization, including research on alternative initiatives such as Traction/EOS. In February, research and training design planning kicked off for the Middle Management Cohort and based on initial discussions could involve a supervisor onboarding/training component and a more intensive cohort training initiative for a small group of high potential staff members. More discussions will be occurring in the coming months with the Executive Team and Council Personnel Committee on this initiative. In addition, the City Manager touched base with each Councilmember on strategic planning in March and has direction on how we will proceed in the coming year.

Policy Agenda Items – Moderate Priority

Comprehensive Financial Policy and Strategy – The annual Capital Improvements Plan and Operating Budget development process has begun at the staff level. In November departments submitted their proposed line-item budgets in accordance with the strategic plan priorities. In early January the Council formally adopted the 2026-2030 CIP. In February the City Manager presented the proposed FY 2026-27 Operating Budget in two budget workshops with the first one focused on the Road Use Tax and Utility Funds and the second reviewing the proposed operating budget for the General and Trust & Agency Funds. In March the required Property Tax Hearing was held on March 26 with minimal comments from the community and the City Council adopted the FY 26-27 Operating Budget at your April 9 meeting following the budget public hearing. This item is now considered complete.

Management Agenda Items – High Priority

City Hall Remodel Phase 2 – In May the exterior signage installation was completed and the parking lot rehab work continued with completion set for late June. In mid-May, the Community Development staff moved back to City Hall from the Harbach Center and the Administrative Services team will move back in late May. Staff will now transition our focus to roof replacements for the facility now that the HVAC/roof top units have been reconfigured with the remodeling project. At this time the work on this project is primarily complete.

Clive-WDM Schools Collaboration – Indian Hills Greenspace – During recent meetings of the City-School Collaborations Committee, both Clive and WDM School officials have identified a partnership opportunity for the future visioning and reinvestment in the school-owned greenspace north of Indian Hills Junior High. Following the result of the approved WDM School's Bond Referendum in November 2025, the City will be engaging with the School on identifying a neighborhood engagement process for a master planning effort for the Indian Hills Greenspace Area. The City's funding support for such a master planning effort was included within the proposed 2026-2030 CIP. A small staff team from the School District and City drafted a scope of services/Request for Proposals (RFP) document and this was presented to the

Collaborations Committee in late April. The final draft RFP was presented to both the City Council and School Board for approval in early May and approved for release. Due to a file transfer issue in June, firms were not able to receive the RFP document, however it is being resent out in July and we anticipate receiving proposals in August.

Management Agenda Items – Moderate Priority

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

Management In Progress Items

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

State Agenda Advocacy and Lobbying: Property Tax and TIF Reform –The City Manager's Office was engaged in state legislative advocacy, especially in the areas of property tax and Tax Increment Financing (TIF) reform this past legislative session. The City Manager participated, supported and provided guidance/advice to Iowa League of Cities Governmental Affairs team as they engaged with legislators in both chambers as the legislative session ended with further property tax reform being approved. Staff have now transitioned to evaluating the final piece of legislation that was signed by the Governor (SF 2472) on May 18 to determine the near and long-term impacts to Clive.

Memo

TO: Mayor and Council members
FROM: Pete De Kock, Assistant City Manager
DATE: July 23, 2026
RE: Assistant City Manager Tech Services Monthly Report - June 2026

SYNOPSIS:
Assistant City Manager Tech Services Monthly Report - June 2026

Attachments:
1. June 2026 ACM and Tech Services Report

Assistant City Manager and Tech Services Monthly Report

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

Assistant City Manager and Tech Services Monthly Report

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

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

Assistant City Manager and Tech Services Monthly Report

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

Monthly Highlights

- DSM Partnership annual DC trip June 3-5
- Recruiting households to participate in the CIWW smart lawn watering pilot program throughout the month
- Stage 2 and Stage 3 water conservation and lawn watering restriction communications throughout the month
- Plan creation and implementation for comms responsibilities while Molly is on parental leave
- Meetings with property owners, brokers, and developers concerning Alice's Road and Berkshire Office Park opportunities during the month
- Presented to Courtyards and Shadow Creek residents on 6/10
- Alice's Road funding press conference with Congressman Nunn on 6/13
- Back to School Community Festival planning on 6/17
- Multiple CIWW water best uses committee and CIWW board meetings during the month

Assistant City Manager and Tech Services Monthly Report

Technology Services Report – June 2026

Dennis Harken, TS/IT Manager, has prepared the following report detailing the activities of the Technology Services (TS) staff for **June 2026.**

2025-2026 Approved Strategic Goals Status

Project	Status	Notes	Due	Completed
MIP–Computer Replacements for Public Works & Admin Services	In Progress	Admin Services Completed Jan 2026. Only 2 PW staff remaining.	Nov 2025	**Apr 2026**
MIP-Lucity asset management implementation: Parks	Not Started		Sep 2026	
MIP-Enterprise GIS System Upgrade	In Progress	**Servers are ready for migration.**	Nov 2025	
MIP-Annual Security Penetration Testing	In Progress	**CISA contacted – no response. Working to get another vendor.**	Dec 2025	
MIP-Disaster Recovery/Business Continuity of Operations Framework Documentation	Not Started		Feb 2026	
MIP-Backup Data Center Testing	Not Started		Oct 2025	
MIP-Technology Subject Matter Experts Development	In Progress		Jan 2026	
MIP-Breach Reporting and Incident Response Updates	Not Started	Annual review and update of Incident Response Plan documentation	Mar 2026	
MIP-Increased Use of M365/SharePoint/Teams	In Progress		Jan 2026	
MIP-Parks EAMS (Lucity) – Facility Maintenance Launch	Not Started		Jul 2026	
MIP-iMap Server Decommission	Not Started		Jan 2026	
MIP-City Wi-Fi Access Improvements	Done	**COMPLETED**	Nov 2025	**Apr 2026**
MIP-Door Access Security for Public Works, Water Towers, and Special Events Facility	Done	**COMPLETED**	Apr 2026	**Apr 2026**

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

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

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

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

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

- Percentage of professional fee costs since the start of the fiscal year: **5.06%**

Assistant City Manager and Tech Services Monthly Report

Project	Status	Notes	Due	Completed
Server Operating System Upgrades/ Maintenance	In Progress	Preemption, Sharefile, OOS, & Access Control svrs to Server 2022 as the opportunity arises.	Ongoing	
Additional cancellation of old copper analog POTS lines	In Progress	4 additional lines cancelled in Feb 2026	Ongoing	
Assist Public Works with Citizen Serve project	Done	**COMPLETED**	Oct 2025	Jan 2026
Security Cameras for Public Works facility	Done	Some cameras are configured and ready.	Nov 2025	Mar 2026
Relocation of City Hall staff to Harbach Center	Done	Prepared Harbach Center space and relocated Admin Services and CommDev staff.	Sep 2025	Sep 2025
Census Office Setup	Done	Laptops, phones, printing, etc for census worker space	Sep 2025	Sep 2025
EAMS (Lucity) server upgrades	Done	An upgrade to the Lucity system is needed to troubleshoot issues with new iPads	Jan 2026	**Apr 2026**
Relocation of rack equipment	Done	Relocation of some networking equipment is needed for City Hall Phase 2 data cabling	Feb 2026	Feb 2026
Implementation of secured copier printing	Done	PaperCut will be implemented to secure printing and eliminate local printers	Mar 2026	Mar 2026
Implementation of new managed print service	Done	Managed Print Service moving to new vendor	Apr 2026	Mar 2026
Relocating City Hall staff back to City Hall	Done	Admin Services and CommDev staff returning to City Hall	May 2026	**May 2026**
Implementation of tech for Phase 2 of City Hall	Done	Includes conference room AV, wifi, new copier, new shared printers, room schedulers, security camera TV, etc	May 2026	**May 2026**
Replacement of Library firewall	Done	Current firewall is end-of-service	Apr 2026	**Apr 2026**
Replacement of traffic network switch	Done	This is the first switch of a larger planned replacement of all traffic network switches	Mar 2026	Mar 2026
Test Greenbelt Landing Special Events network connections	Done	New fiber connection is currently in the works.	TBD	**Apr 2026**
Tech set up at Aquatics Center	Done	Set up for the new season	Apr 2026	**Apr 2026**
Census Office take down	Done	Laptops, phones, printing, etc for census worker space to be removed	Feb 2026	Feb 2026
Replacement of 12 traffic network switches	In Progress	Begin Phase 1 of the replacement of outdated traffic network switches	Sep 2026	
Emergency replacement of Aquatics admissions laptop	Done	**NEW** – One of the admissions laptops was failing. Replaced with a repurposed laptop	Jun 2026	**Jun 2026**
Replacement of HA Firewalls at CPSC data center	In Progress	The firewalls in the data center at CPSC are scheduled to be replace in FY 26-27	Aug 2026	

Conferences, Training, Meetings, & Other

- Dennis Harken attended the webinar **Cybersecurity in 60: Building a Resilient Security Culture** on June 24th.
- Dennis Harken attended the webinar **Stop Flying Blind on AI** on June 24th.
- There were no events for May 2026.

Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: July 23, 2026
RE: Administrative Services Monthly Report - June 2026

SYNOPSIS:
Please see the attached report and supplemental matreials

Attachments:
1. 6-Monthly Report JUNE 2026
2. Council YTD June 2026
3. Cash Interest Breakdown June 2026

MEMO

To: Mayor Edwards and Council Members

From: Elizabeth Hansen, Director of Administrative Services

Date: July 13, 2026

Re: Monthly Report – June 2026

Administrator Services Department

General Administration/Finance:

Utility Billing: April was the last month reporting from Xpress Bill Pay (XBP) as we transition to Community Connect (Zift). The division is working with Caselle on how to properly report the new percentages of those who are paperless. The next report will be in August for the month of July.

A. 567 utility bill reminders were sent, 117 warning tags were delivered, and 8 customers were scheduled to be shut off for non-payment this month.
B. 46 work orders were processed – 4 were for new construction so 42 were for other work.

Permits/Licenses Purchased:

Permit/License	Quantity	Amount
Mobile Food Vendors	5	
Noise Permits	5	
Solicitor Permits	1	
Open Records Requests	10	
Pet Licenses	82	$1,433.00
Parking Tickets	0	$0
Yard Waste Stickers	8	$938.00
Miscellaneous Waste Stickers	297	$631.50

Income Offset Program (IOP) – We received $361.26 from the State of Iowa for IOP and from MCOA in June.

Human Resources:

During June, the NeoGov Insight/OHC system was used for advertising Seasonal Public Works, Seasonal Parks Maintenance II, FT Administrative Specialist (internal), FT Public Works Operations Specialist, FT Fire Positions, and PT Fire positions (ongoing), and FT Mental Health Co-Responder. Below are the hiring and promotions for calendar years 2017 to the present:

A. Hires -

	2026	2025	2024	2023	2022	2021	2020
Full Time	7	9	14	22	14	15	16
Part-Time	2	6	10	7	22	10	1
Seasonal	142	154	159	159	132	130	73
Promotional	2	9	9	15	7	8	7

B. Separations –

	As of July 1, 2025 – June 30, 2026
Fire	8 PT - Other employment, 1 PT – Retirement, 2 FT – Other employment
Police	1 FT
Public Works	5 FT - Other employment, 1 FT – Retirement, 1 Seasonal
Library	2 PT – Other employment
Parks	1 FT – Other employment, 2 Seasonal
Recreation	131 Aquatic, 5 Recreation Seasonal
Administration	1 FT – Retirement
Comm Development	1 Intern, 1 FT – Retirement, 1 FT – Other employment

C. Staff Events:

a. 4 - HR Hours – Employee Communication – 6/5/26, 6/12/26, 6/19/26, 6/26/26

b. City Hall Employee Appreciation – Employee Appreciation – 6/23/26

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

City Clerk Division

2025 Partial Special Census – Final Results - The U.S. Census Bureau has completed the City's 2025 partial special census and issued official results. The special census area population was determined to be 7,022 with 2,933 housing units as of October 1, 2025, and these figures constitute official census statistics under federal law. Based on these results, staff have calculated Clive's updated total population at approximately 20,277, exceeding initial estimates and reflecting an increase of 1,676 residents captured through the special census effort.

The City Council has now formally accepted and certified the special census results by resolution, and the certified results have been transmitted to the appropriate state agencies for implementation purposes, including Road Use Tax calculations and related state administrative records. Because this was a partial special census, the Census Bureau will not update Clive's official total population on its primary published datasets or decennial census totals. Instead, the updated citywide population is derived by combining the special census results with the 2020 Census baseline. However, the special census figures remain official federal census statistics and may be used by state and federal agencies as authorized by law.

The Census Bureau will also provide a final accounting of project costs within approximately 120 days, at which time the City's advance payment will be reconciled.

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

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

Finance Division

New Utility Billing Rate Structure and Process Improvements: Title 8 Ordinance Adjustments and Regular Water Rate Restructuring – Staff is currently researching and developing proposals for utility ordinance adjustments (Fixed and Variable Rate for Water and enforcement capabilities). Recommendations will be made to City Council as part of the budgeting process. Following our joining the CIWW, staff will be updating Title 8 (Utilities) to ensure consistency between the city and CIWW requirements and regulations. Staff will present the Title 8 changes to the City Council in June.

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

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

2025B/2026A Bond Sales: Completion (Including Bond Rating) – Staff is working with PFM and Dorsey & Whitney for the sale of bonds to fund the capital improvement projects for the 2025/26 construction season. The process for issuing the 2026A bond is underway with a bond rating call with S&P in late March. The bond sale will be in April, and the proceeds will be received in May.

Bill Payment Vendor Transition (ZIFT) – The purchase of the cash receipting module, community portal, and ZIFT software has been completed. Once staff are back at city hall in the spring of 2026, the transition from Xpress Bill Pay to ZIFT will start. A three-month transition is scheduled to move all utility customers over to the new system and additional training for other city staff. As part of the transition to Zift will be the development of online payment forms through the Community Portal. This work has already begun and is in the process of transition of utility billing customers.

Budget FY 26/27: Development – The finance team kicked off FY 26-27 Budget Development Process in September, and departmental budgets will be submitted in November. The second Budget Workshop is scheduled to occur in late February 2026.

Human Resources Division

Non-Union Compensation: Evaluation, Report and Direction, and Funding Implementation – We are in the process of completing group meetings with Employees in September. Austin Peters Group completed the market analysis and the employee survey results. Final reports were provided in early December. Employee Personnel Committee and Employees Benefit & Wellness Committee meetings took place in December. Hansen and McQuillen conducted a road show of four department meetings: sharing the results of the surveys, City Manager recommendations and next steps to the employees in February. A proposal to adjust the wages will be requested and presented to the City Council in February and other benefit reviews will be conducted.

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

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

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

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

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

Public Works Leadership Transition –

A. ***Engineering Administrator –*** With the help of the Public Works Director, Human Resources completed the process of recruiting our next Engineering Administrator. The promotion was approved on November 13; therefore, HR began recruiting a Civil Engineer. The goal is to have a new Civil Engineer in April 2026.
B. ***Public Works Director –*** We have posted the Public Works Director position at multiple external locations, which includes a new attractive recruitment video ad position profile. Applications are due March 20, 2026. We would like a new Public Works Director overlapping a bit with Jeff in July 2026.

Cross-training UB/Deputy City Clerk/Comm Dev Front Desk – With the transition of Zift and getting acclimated in the new City Hall, the cross-training of duties will begin in August.

Council Year to Date Report

EXPENDITURES

FUND	FY 2024-25 ACTUAL	FY 2025-26 BUDGET	FY 2025-26 BUDGET -AMENDED	CURRENT YTD	CURRENT YTD UNEXPENDED	BUDGET % EXPENDED
GENERAL	**14,903,689**	**25,307,359**	**26,016,550**	**24,529,238**	**778,121**	**94.28%**
POLICE DEPARTMENT	2,843,771	4,551,522	4,713,793	4,759,811	(46,018)	100.98%
FIRE PROTECTION	1,455,512	2,540,931	2,649,931	2,338,955	310,976	88.26%
RESCUE DEPARTMENT	1,427,123	2,311,616	2,338,616	2,289,816	48,800	97.91%
DISASTER CONTROL DEPARTMENT	5,549	14,015	14,015	10,928	3,087	77.98%
ANIMAL CONTROL	17,415	20,000	20,000	17,415	2,585	87.08%
PUBLIC WORKS ADMINISTRATION	372,828	628,615	636,115	611,747	24,368	96.17%
STREET LIGHTING	120,243	224,000	224,000	202,765	21,235	90.52%
TRAFFIC SAFETY DEPARTMENT	109,148	259,263	259,263	204,916	54,347	79.04%
ENGINEERING	598,068	960,534	1,035,534	1,006,548	28,986	97.20%
SOLID WASTE COLLECT & DISPOSAL	811,212	1,227,000	1,227,000	1,184,415	42,585	96.53%
MOSQUITO CONTROL DEPARTMENT	5,299	14,330	14,330	10,795	3,535	75.33%
WELLNESS PROGRAM	6,894	16,000	16,000	11,134	4,866	69.59%
LIBRARY SERVICES	622,902	1,082,705	1,087,705	1,075,489	12,216	98.88%
MUSEUMS & CENTERS	424,040	625,000	625,000	529,609	95,391	84.74%
PARKS & PLAYGROUNDS	1,081,404	1,764,035	1,764,035	1,693,377	70,658	95.99%
RECREATION	573,840	887,309	892,309	863,313	28,996	96.75%
RECREATION	102,374	251,049	251,049	175,525	75,524	69.92%
PUBLIC ART PROGRAM	937	10,500	10,500	16,080	(5,580)	153.14%
SWIMMING POOLS	576,285	845,079	845,079	885,986	(40,907)	104.84%
BUILDING & HOUSING SAFETY	220,696	354,076	360,796	362,515	(1,719)	100.48%
PLANNING & ZONING	390,794	558,769	641,969	582,505	59,464	90.74%
CODE ENFORCEMENT	69,389	109,457	109,457	109,278	179	99.84%
LEGISLATIVE (COUNCIL & MAYOR)	34,674	90,996	90,996	75,244	15,752	82.69%
EXEC. & ADM. (MGR, ASST MGR)	382,656	598,323	657,823	666,022	(8,199)	101.25%
HUMAN RESOURCES	173,118	305,610	313,610	266,051	47,559	84.83%
FINANCIAL ADMINISTRATION	1,384,601	3,387,475	3,431,475	2,890,032	541,443	84.22%
ELECTIONS	6,519	8,000	8,000	6,519	1,481	81.48%
LEGAL SERVICES	89,864	70,000	135,000	134,642	359	99.73%
CITY HALL	249,662	487,760	487,760	410,013	77,747	84.06%
MISCELLANEOUS UNALLOCATED	58,538	51,250	91,250	59,527	31,723	65.23%
IT	688,334	1,052,140	1,064,140	1,078,266	(14,126)	101.33%
PERS SERV. (CIVIL SERVICE)	-	-	-	-	-	0.00%
ROADWAY MAINTENANCE	**1,271,937**	**3,081,808**	**3,171,808**	**2,919,642**	**252,166**	**92.05%**
LOCAL OPTIONS SALES TAX	**1,718,170**	**4,105,043**	**4,105,043**	**4,313,069**	**(208,026)**	**105.07%**
WATER	**5,561,211**	**6,547,552**	**7,272,552**	**6,906,777**	**365,775**	**94.97%**
SANITARY SEWERS	**3,098,512**	**4,091,702**	**4,204,202**	**4,017,432**	**186,770**	**95.56%**
STORM SEWERS	**362,453**	**1,857,598**	**1,872,098**	**1,785,618**	**86,480**	**95.38%**
INTERNAL SERVICE- Cap Equip	**1,323,003**	**2,619,382**	**2,619,382**	**1,421,530**	**1,197,852**	**54.27%**
TOTAL*	**28,238,975**	**47,610,444**	**49,261,635**	**45,893,306**	**3,368,329**	**93.16%**

REVENUES

FUND	FY 2024 ACTUAL	FY 2024-25 BUDGET	FY 2025-26 BUDGET -AMENDED	CURRENT YTD	CURRENT YTD UNCOLLECTED	BUDGET % COLLECTED
GENERAL	**13,213,688**	**24,059,646**	**24,059,646**	**24,774,497**	**(714,850)**	**102.97%**
NON-PROGRAM GENERAL REVENUE	10,834,607	20,205,302	20,205,302	20,345,247	(139,945)	100.69%
POLICE DEPARTMENT	30,645	73,000	73,000	46,172	26,828	63.25%
FIRE PROTECTION	5,538	9,500	9,500	25,976	(16,476)	273.44%
RESCUE DEPARTMENT	700,557	700,500	700,500	1,209,600	(509,100)	172.68%
ANIMAL CONTROL	7,787	18,000	18,000	17,961	39	99.78%
ROADWAY MAINTENANCE	11,000	31,000	31,000	18,772	12,228	60.55%
SOLID WASTE COLLECT & DISPOSAL	734,371	1,269,600	1,269,600	1,281,795	(12,195)	100.96%
LIBRARY SERVICES	33,187	40,984	40,984	36,191	4,793	88.31%
PARKS & PLAYGROUNDS	13,182	42,000	42,000	22,780	19,220	54.24%
RECREATION	293,292	460,650	460,650	562,418	(101,768)	122.09%
PUBLIC ART PROGRAM	-	-	-	-	-	0.00%
SWIMMING POOLS	297,169	734,610	734,610	808,812	(74,202)	110.10%
BUILDING & HOUSING SAFETY	85,375	94,500	94,500	106,878	(12,378)	113.10%
PLANNING & ZONING	166,979	380,000	380,000	291,894	88,106	76.81%
ROADWAY MAINTENANCE	**1,555,864**	**3,041,178**	**3,041,178**	**2,668,337**	**372,841**	**87.74%**
LOCAL OPTIONS SALES TAX	**2,601,866**	**4,480,000**	**4,480,000**	**4,236,880**	**243,120**	**94.57%**
WATER	**4,209,442**	**6,894,785**	**6,894,785**	**6,269,907**	**624,878**	**90.94%**
SANITARY SEWERS	**2,512,966**	**4,046,152**	**4,046,152**	**4,324,050**	**(277,898)**	**106.87%**
STORM SEWERS	**1,133,276**	**1,877,838**	**1,877,838**	**1,950,393**	**(72,555)**	**103.86%**
INTERNAL SERVICE- Cap Equip	**2,100,248**	**2,556,104**	**2,556,104**	**2,627,396**	**(71,292)**	**102.79%**
TOTAL*	**27,327,350.16**	**46,955,703.47**	**46,955,703.47**	**46,851,458.72**	**104,244.75**	**99.78%**

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

Cash and Interest Breakdown

Jun-26	LSB Operating	LSB Operating ICS	LSB Flex Funds	LSB Flex Funds ICS		Lincoln CD 11-29-2024	Lincoln CD 11/29/2024
	LSB (1254)	**LSB ICS (1254)**	**LSB (8776)**	**LSB ICS (8776)**	**Express Bill Pay**	**3001048949**	**3001049019**
Beg Balance	$ 250,000.00	$ 79,186,569.38	$ 20,000.00	$ 69,209.51	$ 283,329.35	$ 500,000.00	$ 467,407.67
Revenues							
Interest	$ 728.29	$ 220,473.67	$ -	$ 200.03	$ -	$ -	$ -
Revenue	$ 6,952,105.52	$ 1,794,179.28	$ -	$ 12,273.16	$216,773.63	$ -	$ -
Adjustments	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Rev Sub Totals	$ 6,952,833.81	$ 2,014,652.95	$ -	$ 12,473.19	$ 216,773.63	$ -	$ -
Expenditures							
Expenses	$ 6,952,833.81	$ 3,009,167.27	$ -	$ 997.93	$484,567.19	$ -	$ -
Adjustments	$ -	$ -	$ -	$ -			
Exp Sub Totals	$ 6,952,833.81	$ 3,009,167.27	$ -	$ 997.93	$484,567.19	$ -	$ -
Statement End Balance	$ 250,000.00	$ 78,192,055.06	$ 20,000.00	$ 80,684.77	$ 15,535.79	$ 500,000.00	$ 467,407.67
Adjustments							
Outstanding Sweep	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Adj Totals	**$ 250,000.00**	**$ 78,192,055.06**	**$ 20,000.00**	**$ 80,684.77**	**$ 15,535.79**	**$ 500,000.00**	**$ 467,407.67**

Interest Worksheet Report

June 30, 2026

	LSB Operating	LSB Operating ICS	Other	LSB Flex	Total
Interest Received	$ 728.29	$ 220,473.67	$ -	$ 200.03	$ 221,401.99

Interest Spread	GL Acct / Fund #	GL Acct/ Fund Bal	% of Total Balance	Interest Deposited		
Flex Funding (EBS)	173		100.00%	$ 200.03		
				$ 221,201.96		
General Fund	001-4000-4-4300	11,298,229.33	19.71%	43,600.05	1501	001
Debt Service	200-4710-4-4300	1,010,134.67	1.76%	3,898.13	160	200
Water Fund (Utl)	600-4810-3-4300	9,079,745.27	15.84%	35,038.88	1581	600
Sewer Fund (Utl)	610-4815-3-4300	7,624,243.21	13.30%	29,422.08	1582	610
Storm Water Fund (Utl)	740-4865-3-4300	377,415.11	0.66%	1,456.45	1583	740
Capital Project Funding			0.00%	-		
TIF - start in Jan 2017	123-4520-4-4300	370,866.79	0.65%	1,431.18	1530	123
University Flood Prone	342-4750-3-4300	2,520,998.75	4.40%	9,728.57	1584	342
City Facility Improv	350-4750-3-4300	500,783.30	0.87%	1,932.53	1504	350
2025 FIRE ENGINE	354-4750-3-4300	884,785.47	1.54%	3,414.40	1537	354
Greenbelt Landing	374-4750-3-4300	25,401.10	0.04%	98.02	1533	374
Linnan Park	387-4750-3-4300	2,180,104.94	3.80%	8,413.06	1534	387
NN PHASE III TRL	389-4750-3-4300	8,498,347.53	14.83%	32,795.26	1535	389
Storm Water	427-4750-3-4300	727,362.45	1.27%	2,806.90	1524	427
Sewer Cap	433-4750-3-4300	158,988.83	0.28%	613.54	1511	433
Water Cap	435-4750-3-4300	633,393.24	1.10%	2,444.27	1525	435
Alice's Road Ph1 (1A)	441-4750-4-4300	6,715,505.79	11.72%	25,915.25	1585	441
Alice's Road Ph3	442-4750-4-4300	1,370,718.64	2.39%	5,289.63	1586	442
Alice's Rd Improv	464-4750-3-4300	3,114,328.58	5.43%	12,018.24	1514	464
Franchise	476-4750-3-4300	229,464.94	0.40%	885.51	1526	476
Totals		57,320,817.94	100.00%	221,201.96		

Memo

TO: Mayor and Council members
FROM: Doug Ollendike, Community Development Director
DATE: July 23, 2026
RE: Community Development Monthly Report - June 2026

SYNOPSIS:

Residential Development and Single-Family Construction

5 new single-family homes were permitted in June with a valuation of $3,342,062. A total of 99 permits were issued which included new construction, remodels, additions, fences, decks, sheds, etc.

Commercial Development, Construction and Remodels

Vision Electric, 2163 NW 111th Street, is waiting for final inspection.

McCoy Apartments, 11040 Hickman Road, interior work completed. The handicap parking has yet to be completed.

Greenbelt Landing, 1801 NW 114th Street, exterior work will be wrapping up in July. The Creekside Pavilion is completed.

Starbucks, 15935 Hickman Road, the building permit is closed due to no activity. Permits have been issued to a new contractor to work on getting the existing building closed in, some roofing work and to get the ground stabilized. The contractor expects to start the work in August.

Genesis Health, 10930 Hickman Road, remodel work still in progress on the women's locker room. Replacement trees have been installed throughout the site. The owner has been approved to install an exterior penetrating stain product to the building brick work. This work has not started.

Mister Car Wash, 8727 University Ave, staff working with owner to satisfy the floodproofing certificate requirements.

City Hall, 1900 NW 114th Street, exterior parking lot and landscaping improvements are still underway.

Pure Wellness Remodel, 1250 NW 128th Street Ste 120, waiting for final inspection.

Dehner Distillery, 1480 NW 86th St, has informed staff they will not begin construction this year but are still intending to complete the project in a future year. Amendment to agreements and public hearings to grant easements will be brought forward when the applicant is nearer construction.

Lane's Fast Lube, 9289 Swanson BLVD, a new automotive repair tenant has been issued a certificate of occupancy. The fire alarm improvements have been completed and tested and the owner is finishing up on installing parking lot striping and handicap parking signage.

1370 NW 114th Street has been issued a building permit and trade permits for an interior remodel.

Parrish Funeral Services, 2024 NW 92nd Ct., has been issued building and trade permits for a tenant finish throughout the building. Framing and rough-in work has been inspected.

Slick City Action Park, 9900 University Ave., has been issued a certificate of occupancy and expects to open to the public in the next few weeks.

YY Wireless, 2075 NW 94th Str. has been issued building permits for an interior remodel for their facility. Building and Fire staff are working with the contractor to get fire items throughout the building updated.

UPS Store, 15920 Hickman Rd. Suite 400, has been issued a building permit for an interior remodel to their store.

National Pork Producers, 1776 NW 114th Str, has been issued a building permit for a renovation to their courtyard.

Eden and Gray Design Build, 9205 Swanson Blvd, has been approved for an interior renovation to their new location. Minor exterior improvements will be made as well.

Clive Wellness Campus Building 6, 1457 NW 128th Street, has submitted a site plan application for review. Staff is working with the applicant to amend the supplemental declaration of covenants to support the project and to address review comments.

Ivory Lotus Therapy, 16360 Sheridan Avenue, site plan has been approved conditional on addressing remaining staff comments. Building permit plan review is in progress.

Woodlands Creek Senior Living, 12685 Woodlands Parkway, has submitted an application for site plan amendment to construct a new 36-unit independent living building. Staff is working with the applicant to address review comments.

Public Works, 2123 NW 111th Street, submitted a site plan amendment for minor parking lot changes and accessibility updates. The site plan amendment has been administratively approved by staff.

2675 Berkshire Parkway, submitted a site plan amendment to regrade the property to create a more building pad ready site, as well as to construct sidewalk along Berkshire Pkwy. Staff has administratively approved the site plan amendment and is awaiting submittal of a grading and sidewalk permit.

Summit Settlement Services, 16363 Holcomb Court, has submitted an application for site plan to construct an approximately 4,500 square feet office building. Staff is working with the applicant to address review comments prior to Planning and Zoning Commission and City Council consideration.

Discount Tire, 1229 NW 86th Street, has submitted an application for site plan amendment to construct an approximately 900 square foot addition for used tire storage. The site plan amendment will be presented for Council consideration at the July 23 meeting.

Zoning Compliance Certifications Issued
7405 University Ave - Life Tree LLC
7700 University Ave - 515 Brewing LLC (new ownership)
11101 University Ave - Eleven101 Collective LLC

2175 NW 86th St - Kingdom Management Group Inc
1601 NW 114th St - Loyal Healthcare

Code Enforcement
65 new violation cases were opened - 24 through proactive enforcement and 41 through complaints. Staff completed 46 follow-up inspections for a total of 111 inspections. Last month's voluntary compliance rate was 98%. 23 illegal signs were removed from City right-of-way.

NEW VIOLATIONS CASE BREAKDOWN		
CODE SECTION	GENERAL EXPLANATION OF CODE SECTION	CASES
5-6-2(1)(H)	DENSE OVERGROWTH	6
5-6-2(1)(I)	TALL GRASS AND WEEDS	28
5-6-2(14)	DILAPIDATED BUILDINGS	1
5-6-3	BUILDING MAINTENANCE	1
5-6-4	HOUSEHOLD GOODS AND MACHINERY	1
5-7-5	KEEPING LIVESTOCK	1
5-7-14	GRAZING AND FEEDING	1
6-4-2	PARKING FOR CERTAIN PURPOSES ILLEGAL	1
7-1-8	DEBRIS DEPOSITS PROHIBITED	1
7-1-11	USE OF PARKINGS	1
7-1-15	MAINTENANCE OF PARKING OR TERRACE	1
7-2-2	SIDEWALK TRIP HAZARD	2
7-5-5	DUTY TO TRIM	6
7-5-7(A)	REMOVAL OF TREES AND STUMPS	1
8-1-7	WATER SERVICE PIPES — MAINTENANCE REQUIRED	1

8-4-5(B)	ILLICIT DISCHARGE	2
8-5-6	YARD WASTE - PROPER DISPOSAL	2
8-5-10(B)	SOLID WASTE STORAGE CONTAINERS	1
11-4-5	VISION CLEARANCE	1
11-13-5(12)(A)	PARKING ON GRASS	2
11-14-5(1)	MAINTENANCE REQUIREMENTS PER APPROVED SITE PLAN	3

Attachments:
None

Memo

TO: Mayor and Council members
FROM: Clay Garcia, Fire Chief
DATE: July 23, 2026
RE: Fire Department Report - June 2026

SYNOPSIS:
Fire Department Report — June 2026

Attachments:
1. 7 - June City Council Report

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

Memo

TO: Honorable Mayor, City Council, City Manager

FROM: Clayton Garcia, Fire Chief

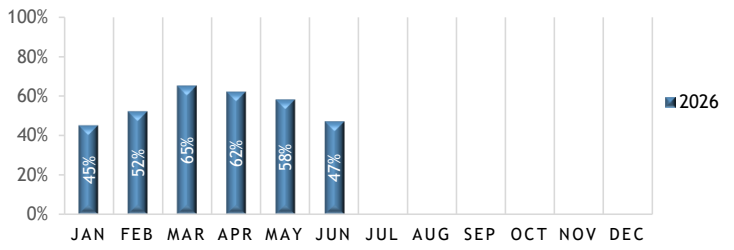
DATE: 7/6/2026

RE: June 2026 Monthly Report

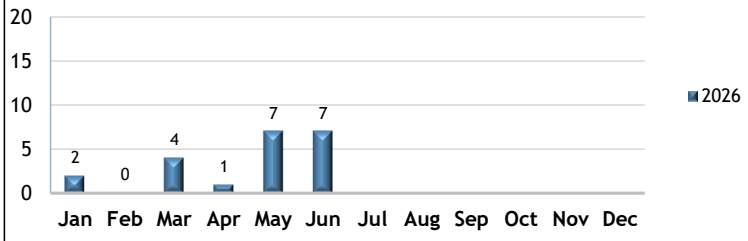
Top Priority	Milestones	Status
Fire-EMS Collaboration with Multi-Communities Study: Completion, Reporting and Direction (including Concept of Fire District)	Initiate Multi-Community Study	In Progress
	Complete Multi-Community Study	In Progress
	Analyze study with participating agencies	Not Started
	Present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

Clive Fire Department
Monthly Report
June 2026

100% Staffing of On-Duty Shifts



Mandatory Overtime Shifts

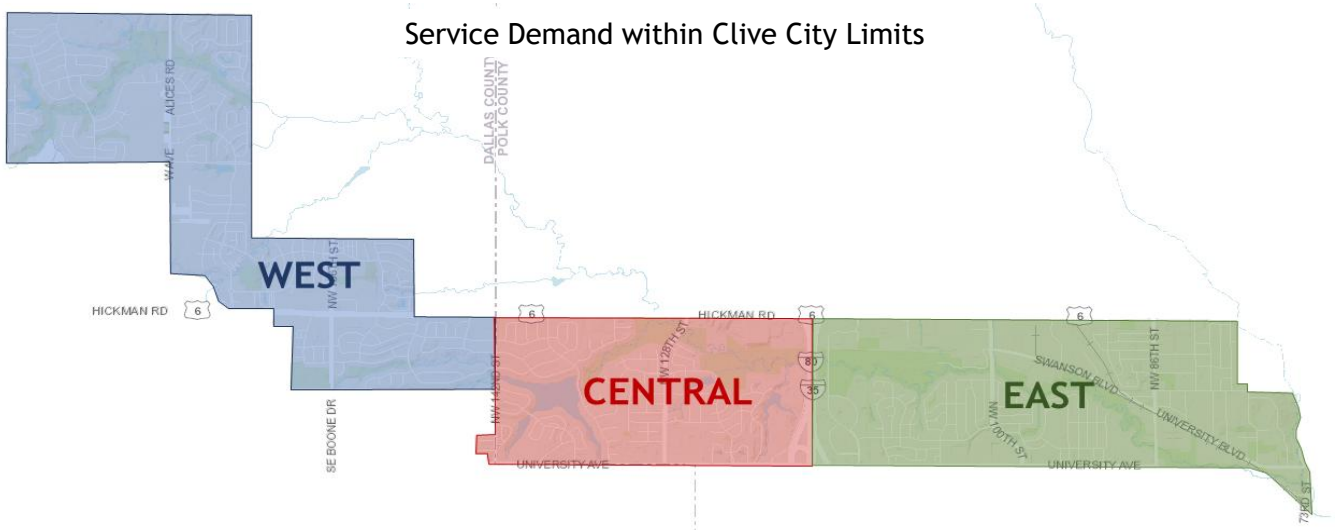


Citizen Satisfaction for Safety in Clive Above Customized and National Benchmarks

Source: 2022 Citizen Satisfaction Survey Results

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

Service Demand within Clive City Limits



WEST		
EMS	32	15.0%
Fire	14	6.6%
Total	46	21.6%

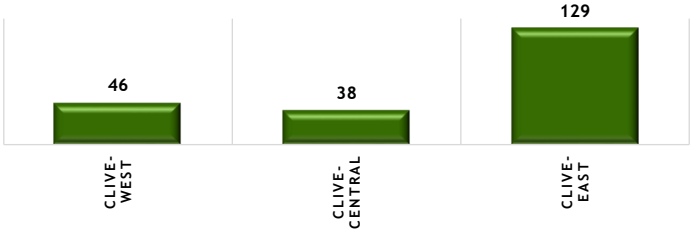
CENTRAL		
EMS	34	16.0%
Fire	4	1.9%
Total	38	17.8%

EAST		
EMS	82	38.5%
Fire	47	22.1%
Total	129	60.6%

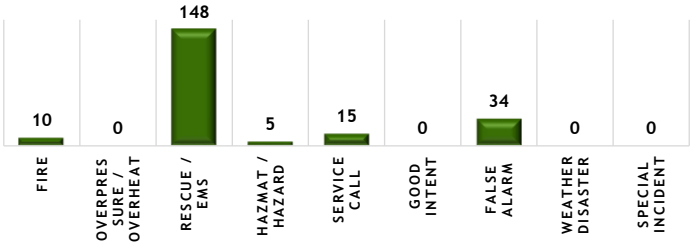
Clive Fire Department
Service Demand
June 2026

City of Clive

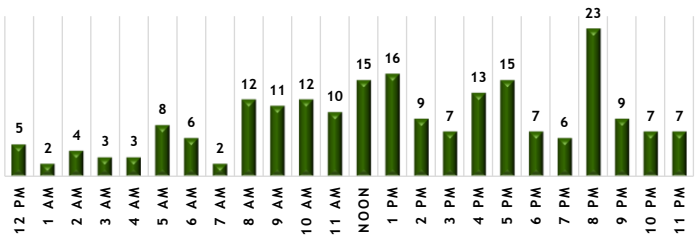
SERVICE DEMAND BY RESPONSE AREA



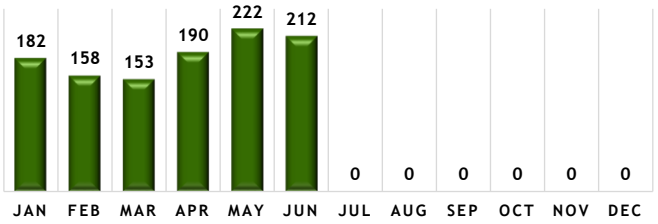
SERVICE DEMAND BY NFIRS CATEGORY



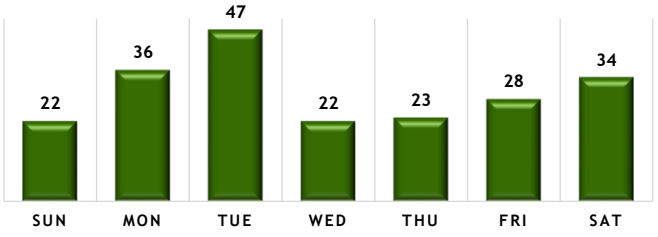
SERVICE DEMAND BY HOUR OF THE DAY



SERVICE DEMAND BY MONTH OF THE YEAR

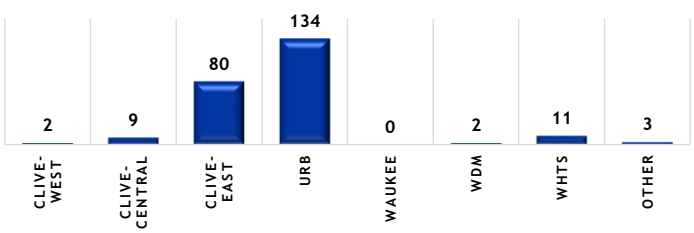


SERVICE DEMAND BY DAY OF THE WEEK

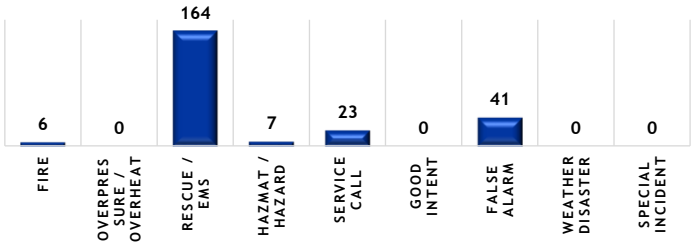


Station 32

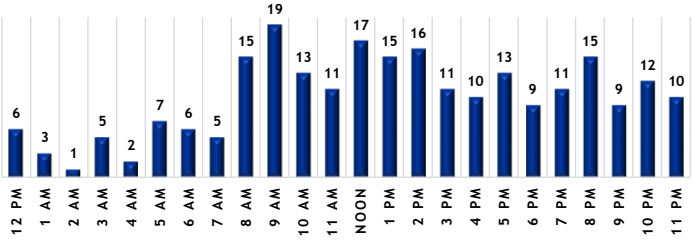
SERVICE DEMAND BY RESPONSE AREA



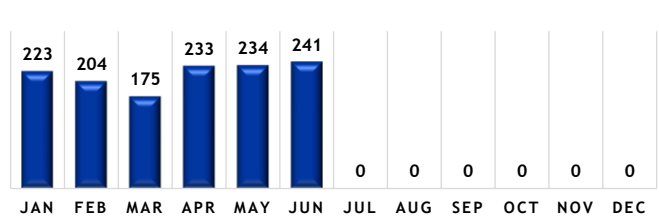
SERVICE DEMAND BY NFIRS CATEGORY



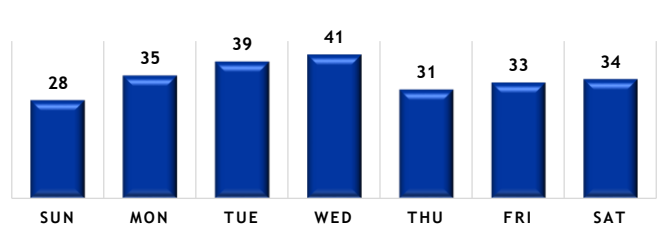
SERVICE DEMAND BY HOUR OF THE DAY



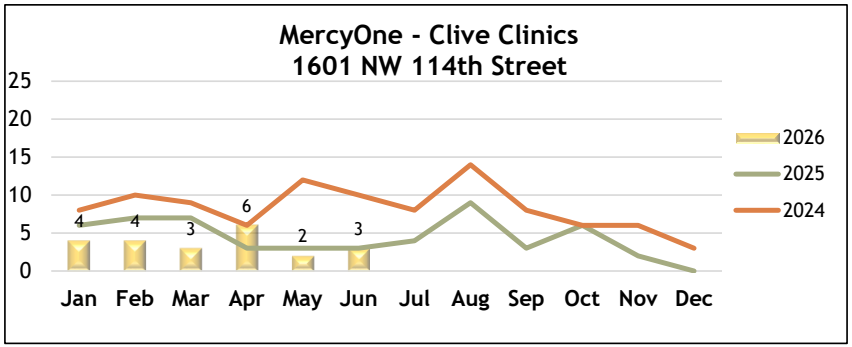
SERVICE DEMAND BY MONTH OF THE YEAR

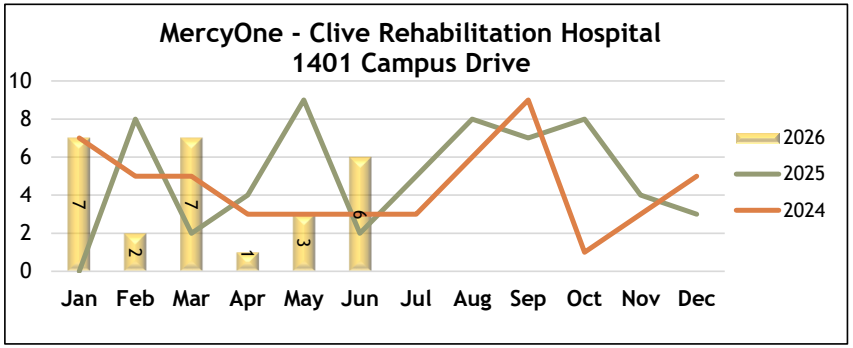


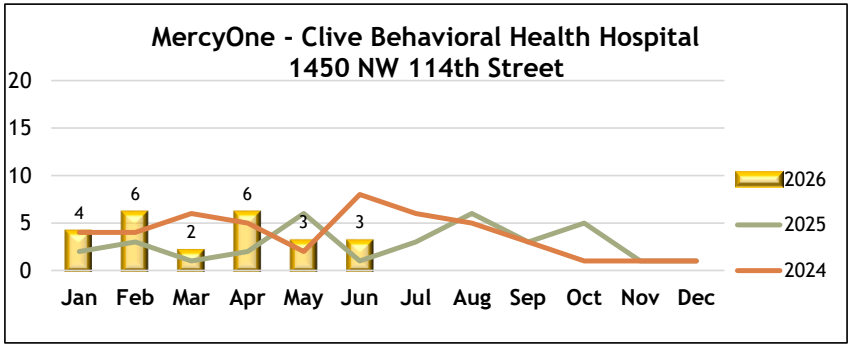
SERVICE DEMAND BY DAY OF THE WEEK

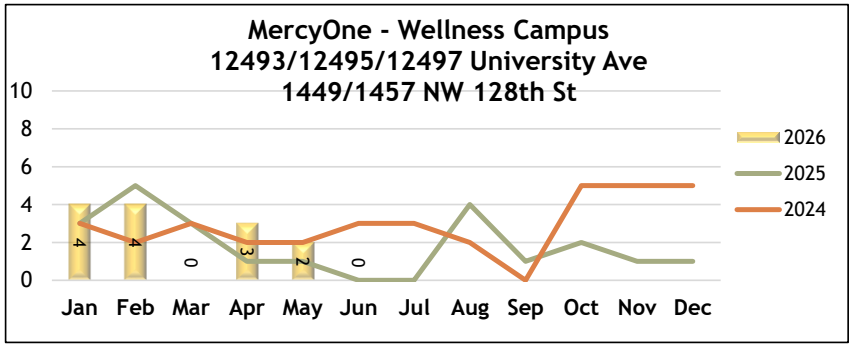


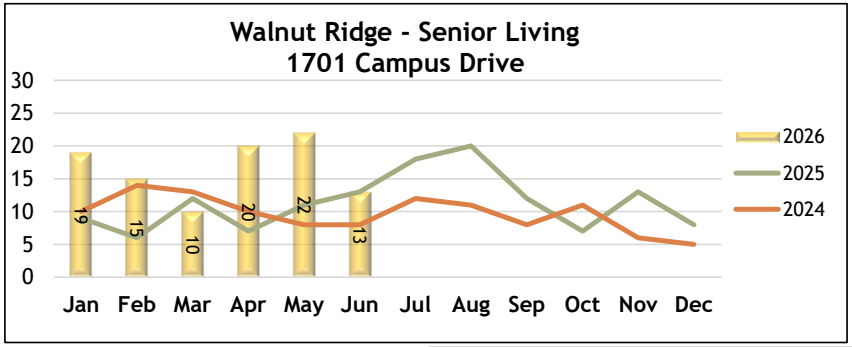
Clive Fire Department
Service Demand - EMS
June 2026

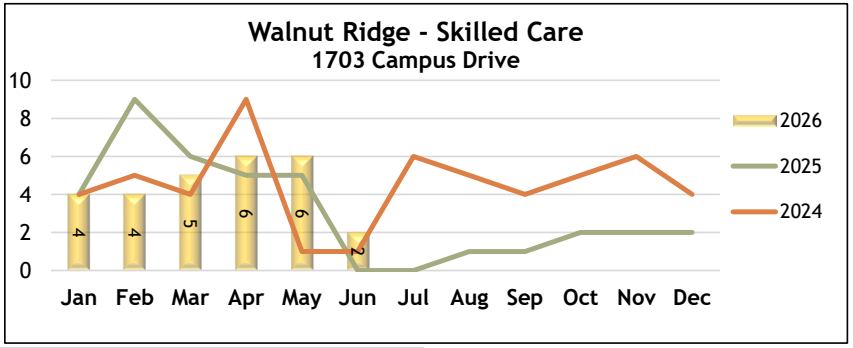


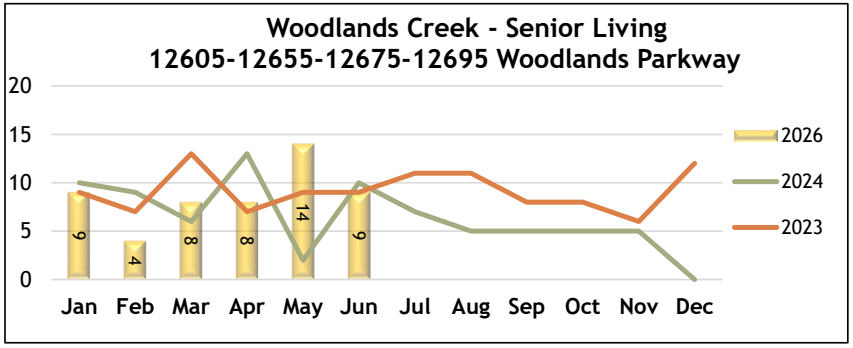




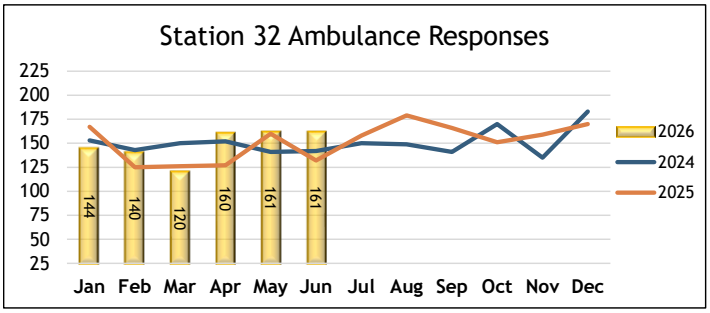


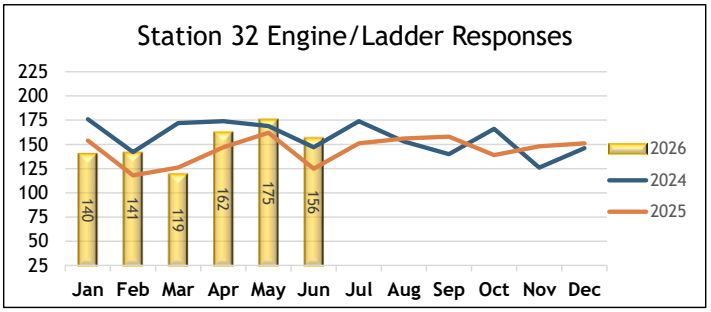


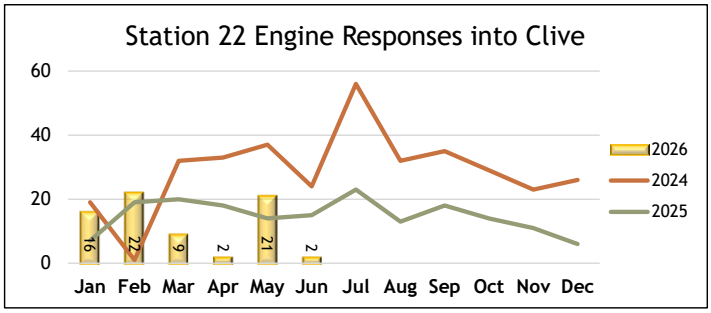


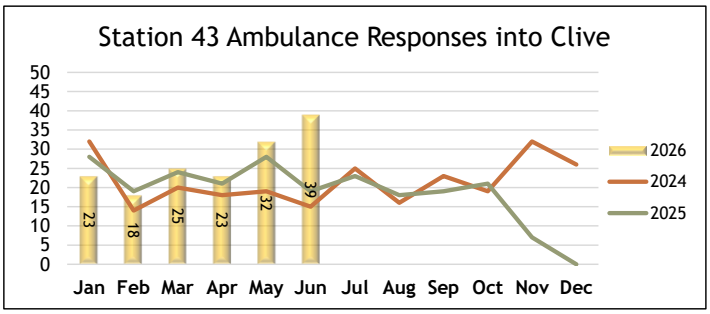


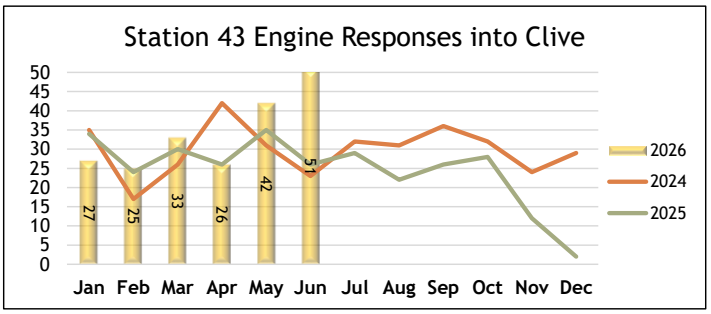
Clive Fire Department
Monthly Report
June 2026

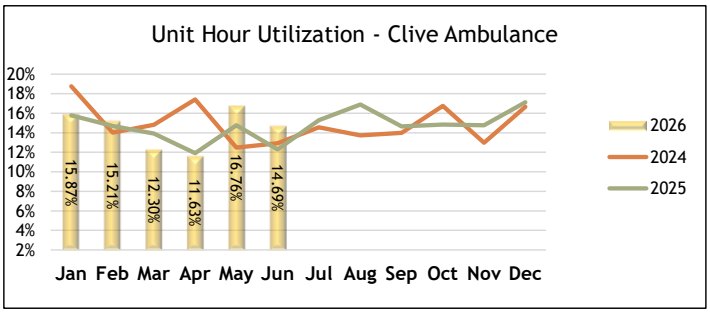


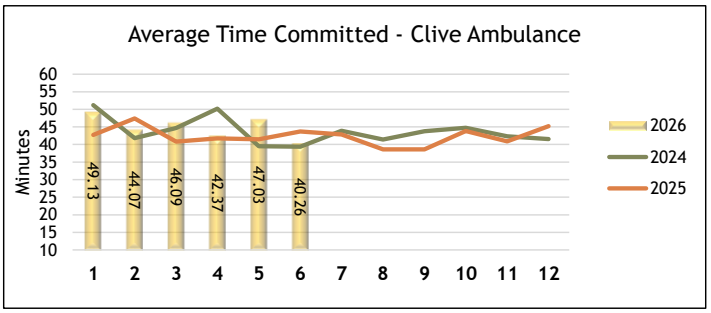


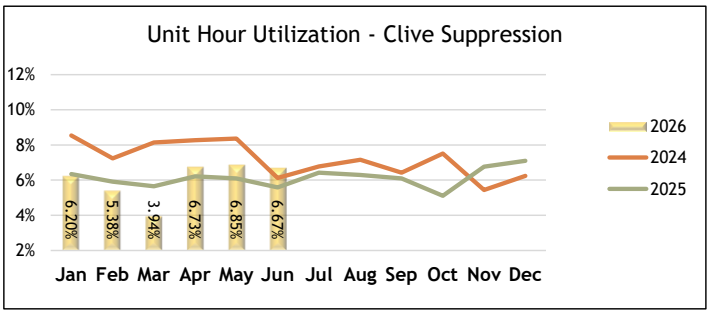


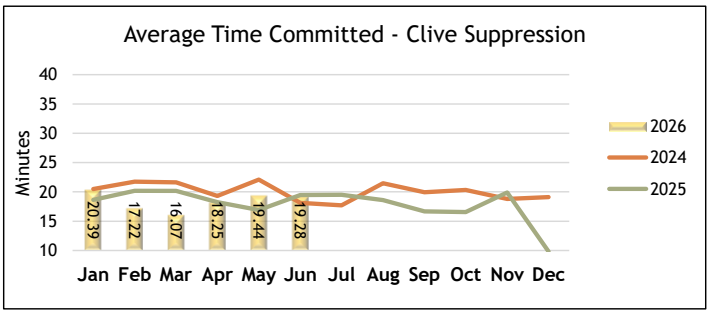




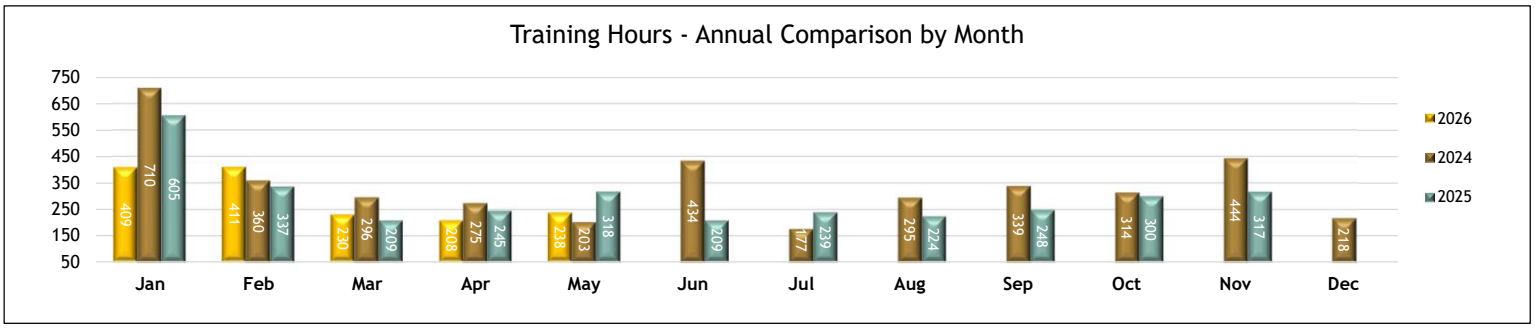


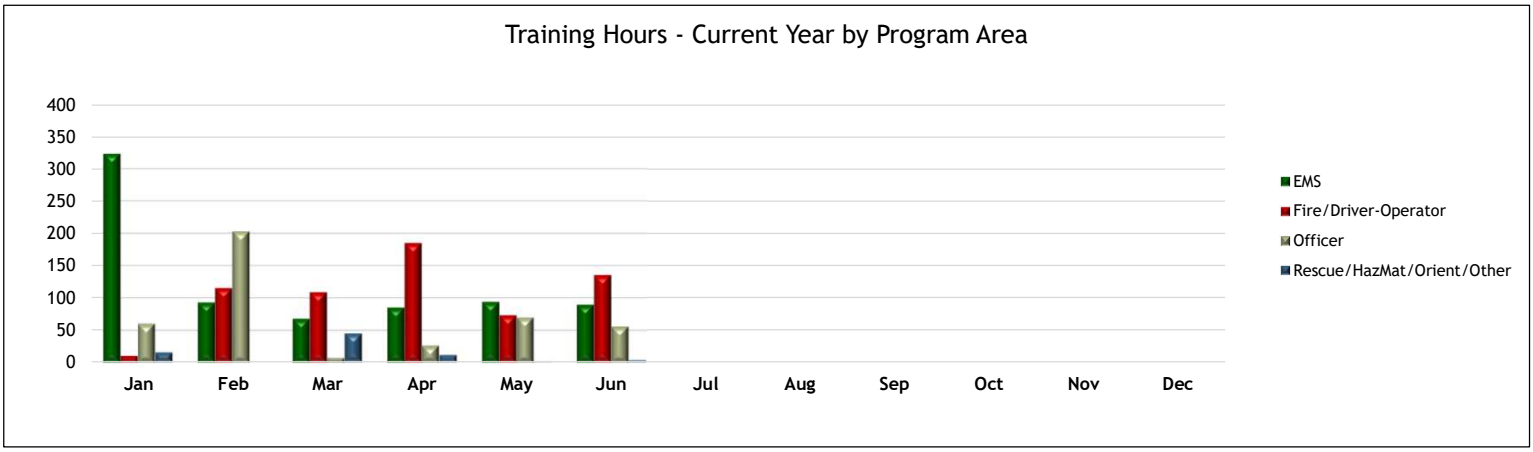




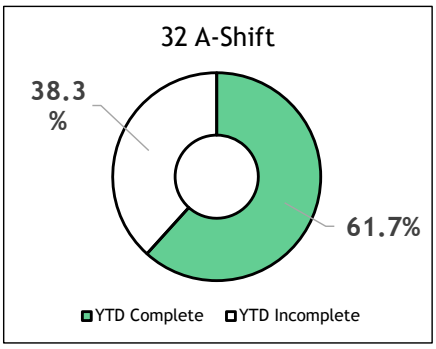


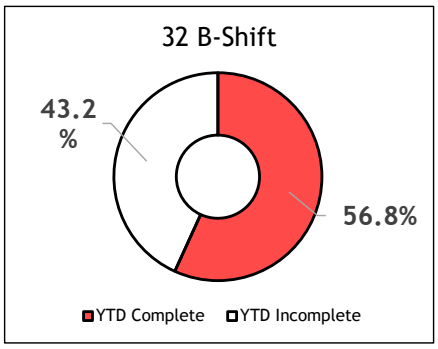
Clive Fire Department
Training
2026

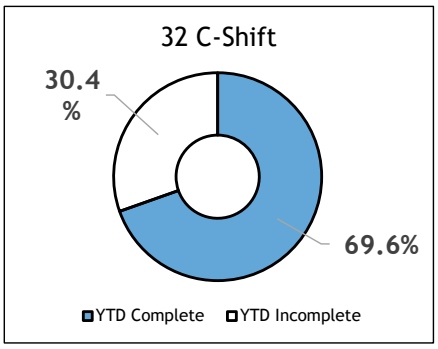


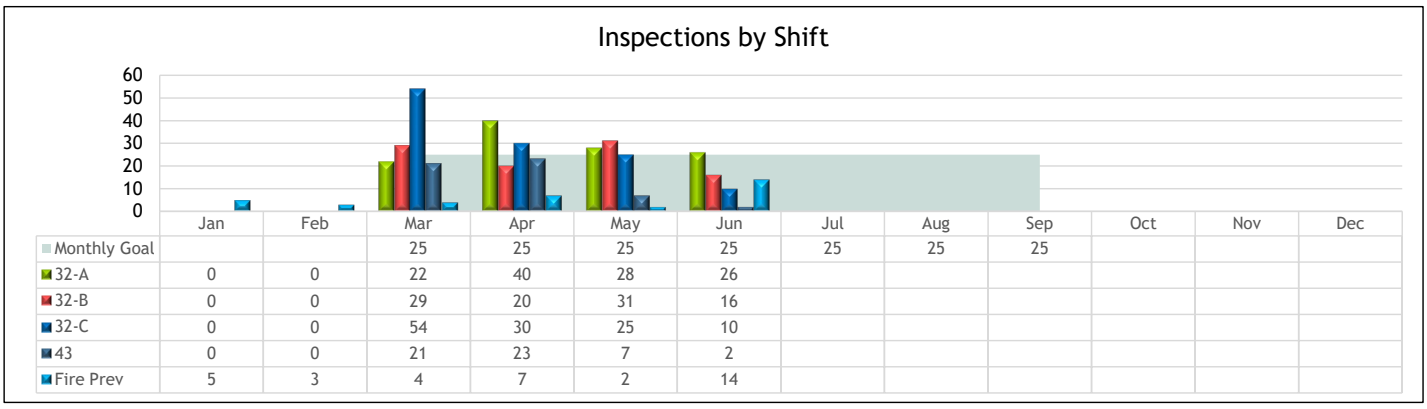


Clive Fire Department
Inspection/Prevention Monthly Report
June 2026

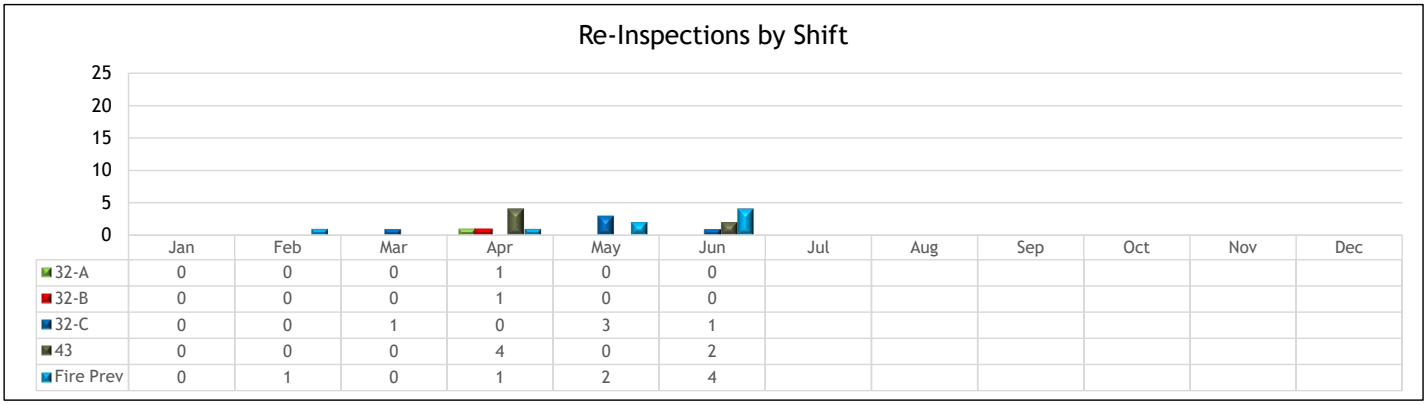




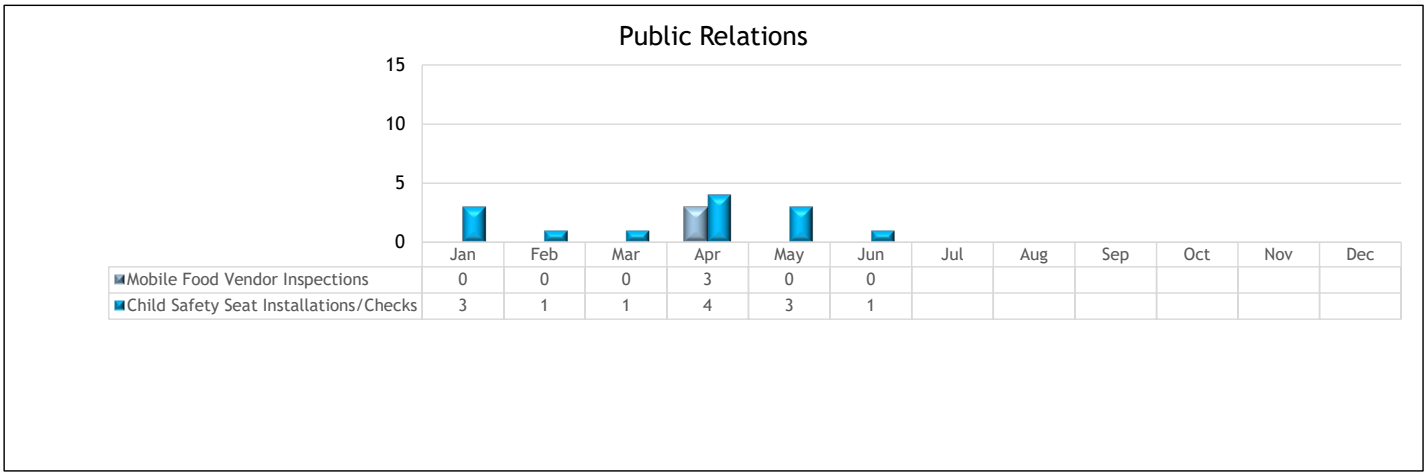




	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Goal			25	25	25	25	25	25	25			
32-A	0	0	22	40	28	26						
32-B	0	0	29	20	31	16						
32-C	0	0	54	30	25	10						
43	0	0	21	23	7	2						
Fire Prev	5	3	4	7	2	14						



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



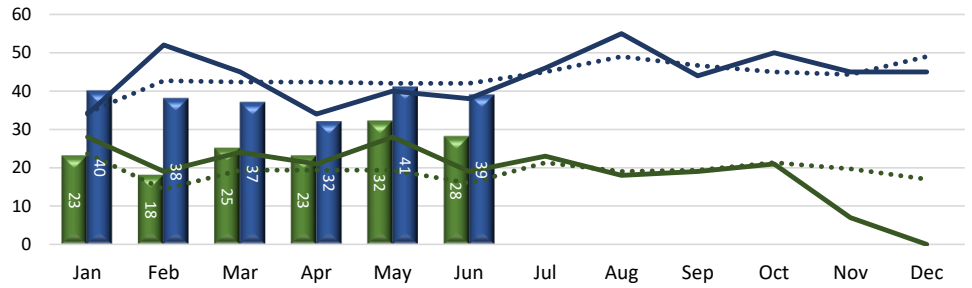
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mobile Food Vendor Inspections	0	0	0	3	0	0						
Child Safety Seat Installations/Checks	3	1	1	4	3	1						

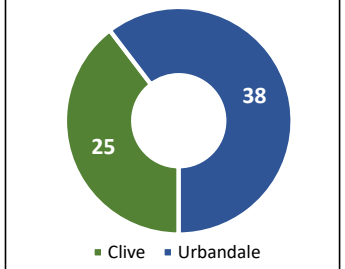
Clive Fire Department
Shared Services Report
June 2026

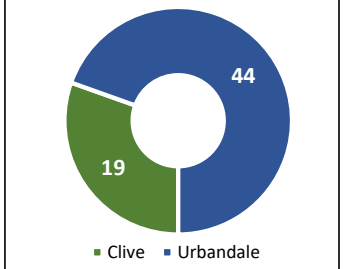
Urbandale - Station 43

Station 43 Became Operational March 10, 2020

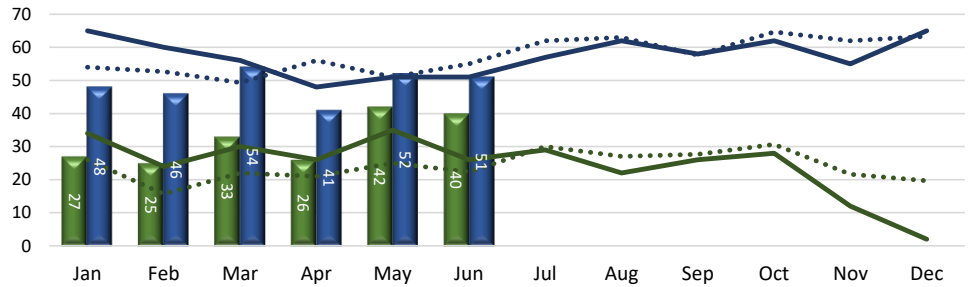
Ambulance

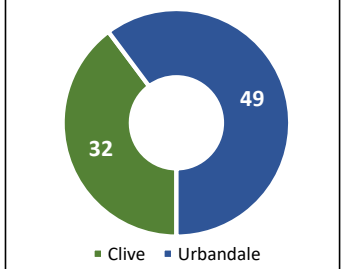


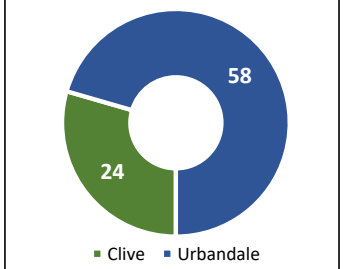




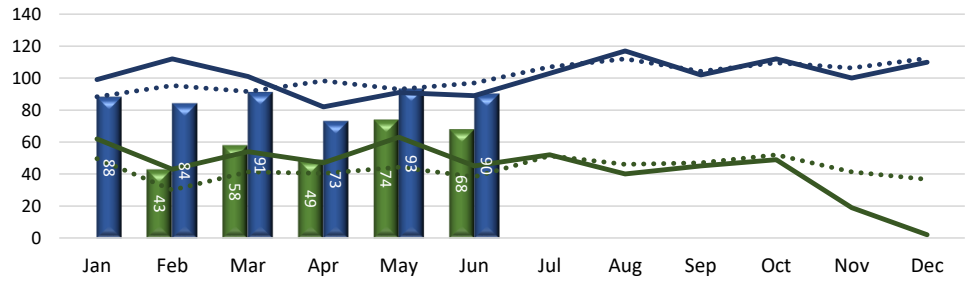
Engine

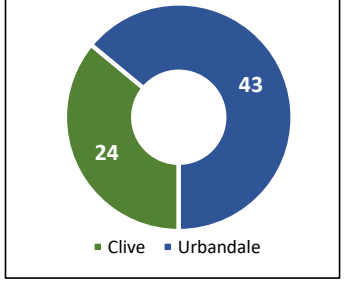


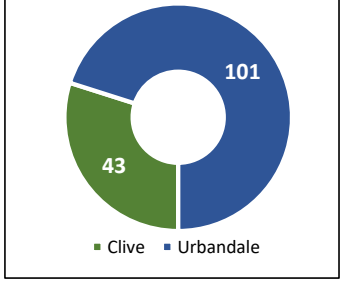




Total (Ambulance & Engine)





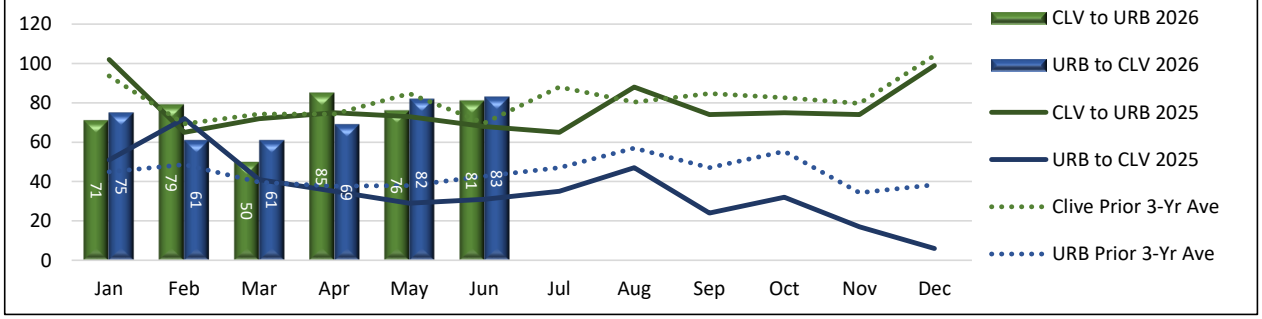


Clive Fire Department
Shared Services Report
June 2026

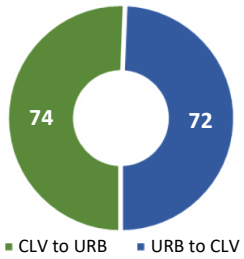
Clive / Urbandale - Closest Unit Response

Does Not Include Station 43

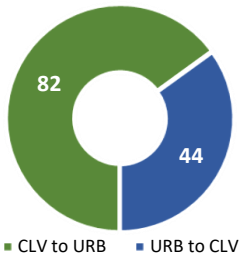
Ambulance



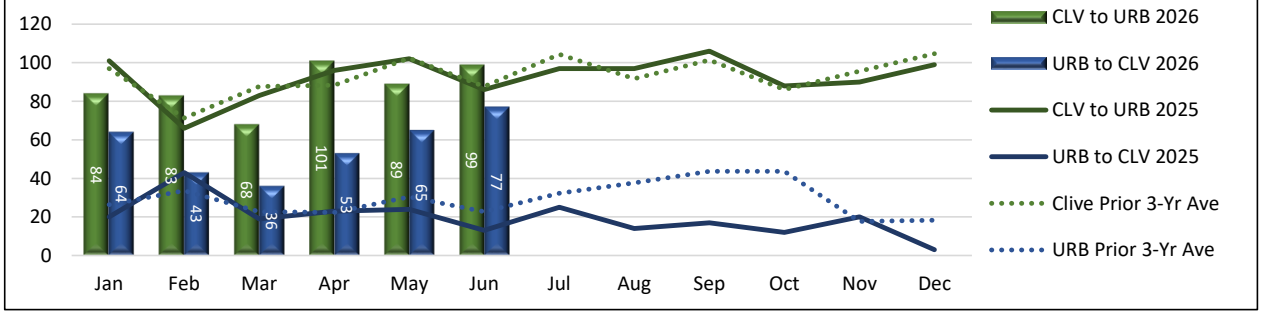
Year to Date Monthly Average



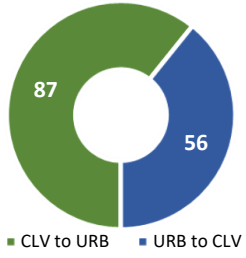
Prior 3-Year Monthly Average



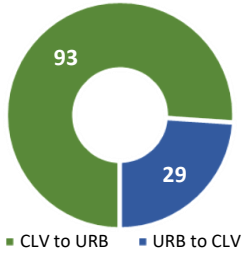
Engine



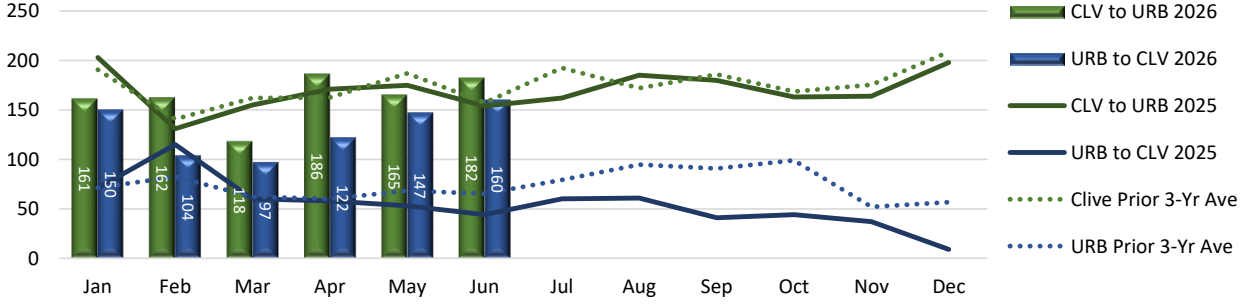
Year to Date Monthly Average



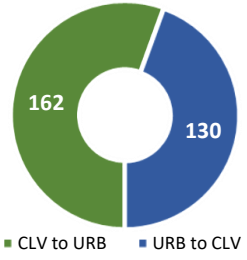
Prior 3-Year Monthly Average



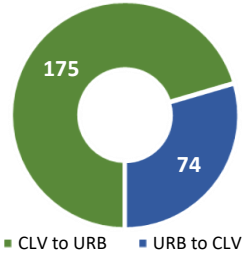
Total (Ambulance & Engine)



Year to Date Monthly Average



Prior 3-Year Monthly Average

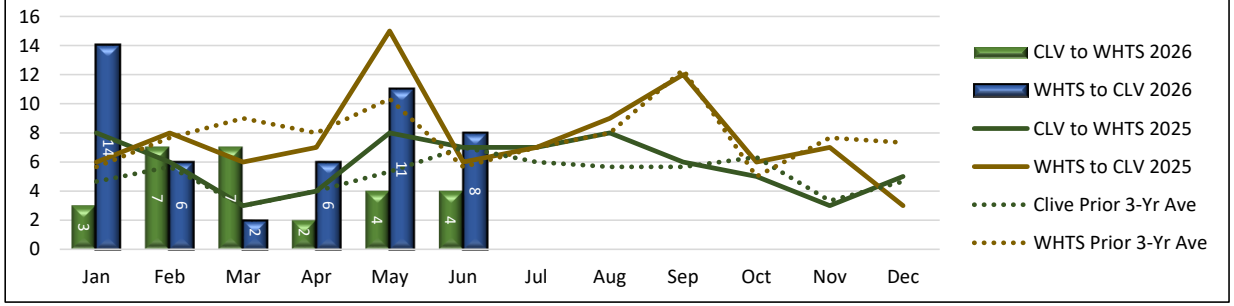


Clive Fire Department
Shared Services Report
June 2026

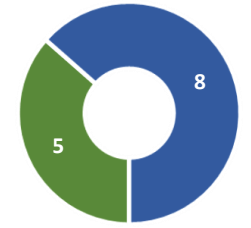
Clive / Windsor Heights - Closest Unit Response

WHTS Joined Westcom 9/22/21 - CUR Initiated 10/15/21

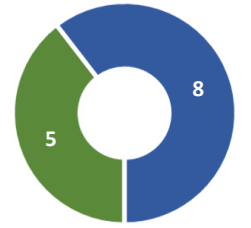
Ambulance



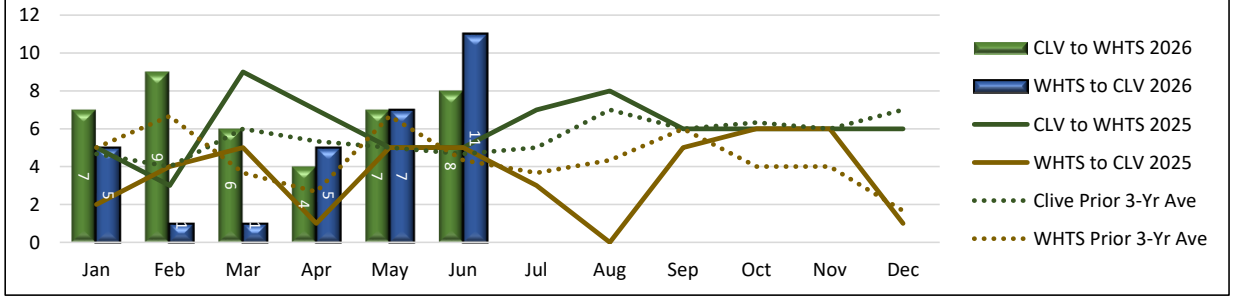
Year to Date Monthly Average



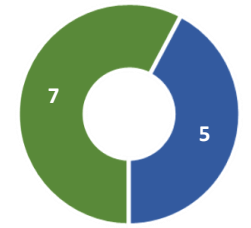
Prior 3-Year Monthly Average



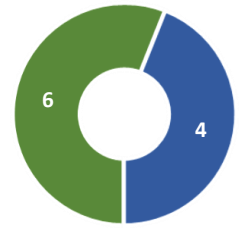
Engine



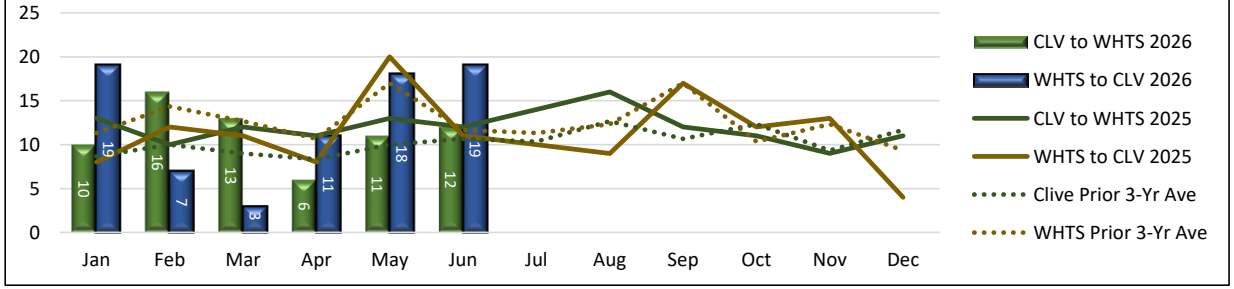
Year to Date Monthly Average



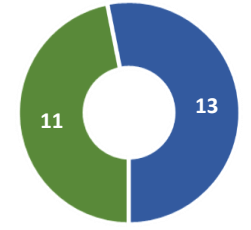
Prior 3-Year Monthly Average



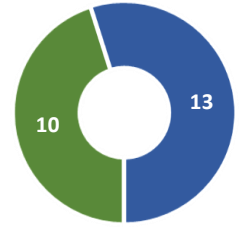
Total (Ambulance & Engine)



Year to Date Monthly Average

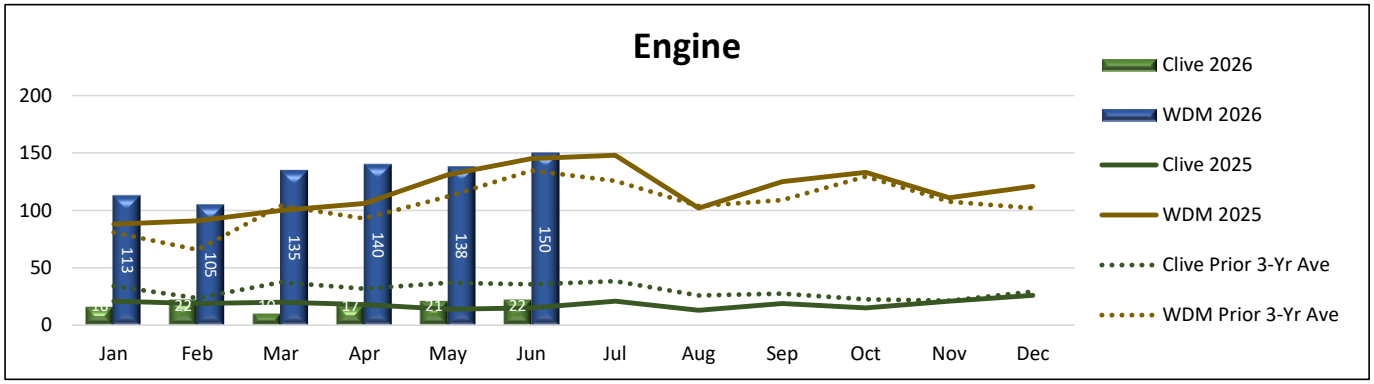


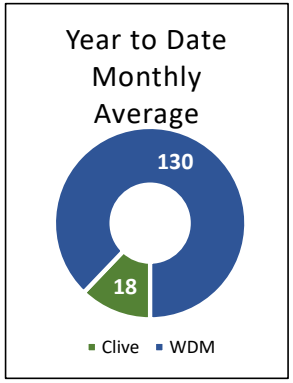
Prior 3-Year Monthly Average

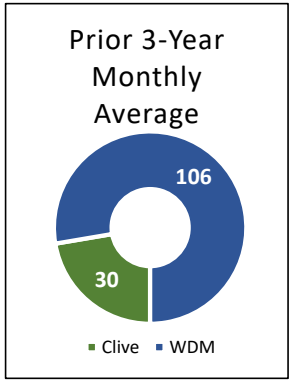


Clive Fire Department
Shared Services Report
June 2026

West Des Moines - Station 22

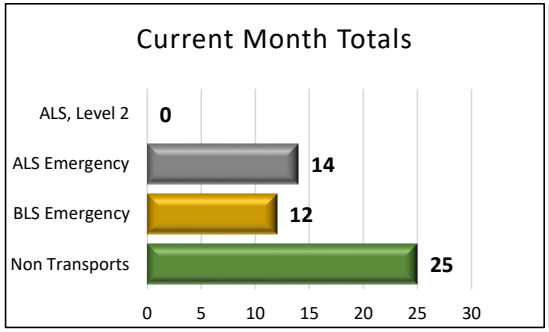


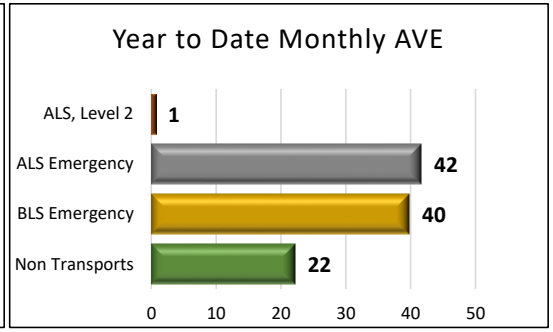


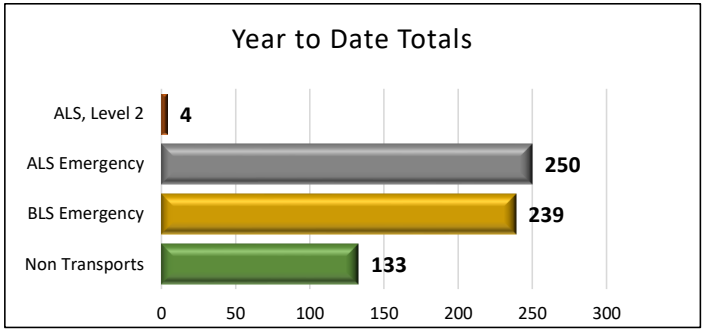


Clive Fire Department
EMS Billing Report
June
2026

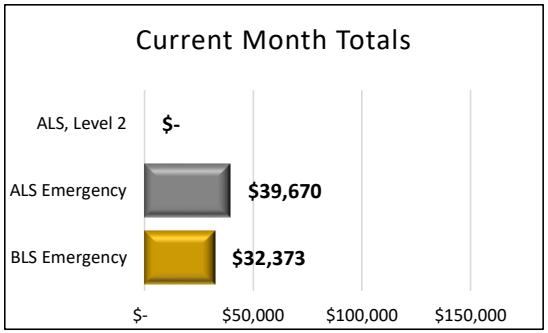
LEVEL OF CARE TRIPS

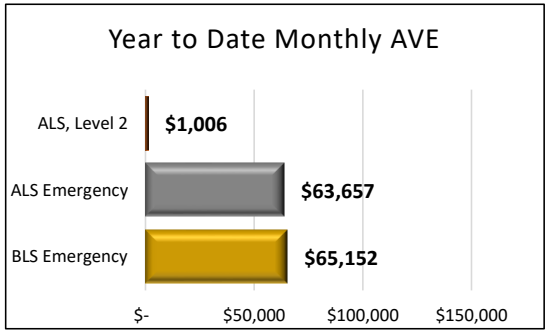


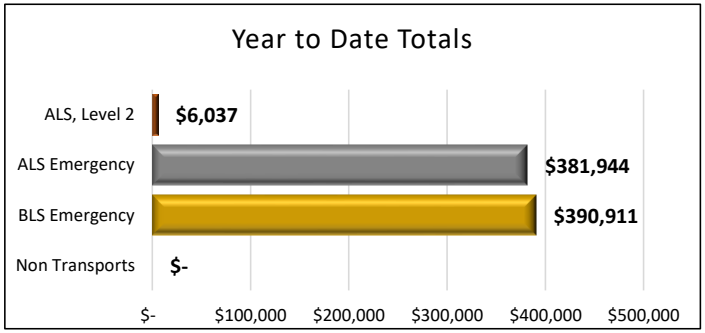




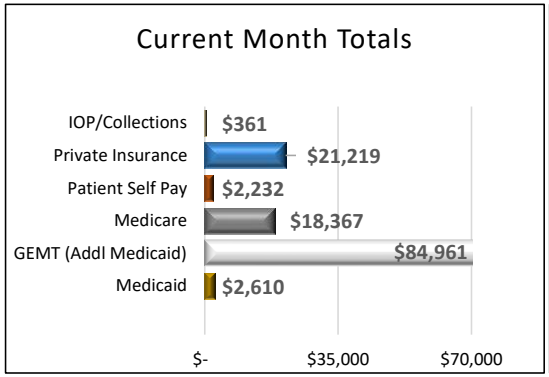
LEVEL OF CARE GROSS CHARGES

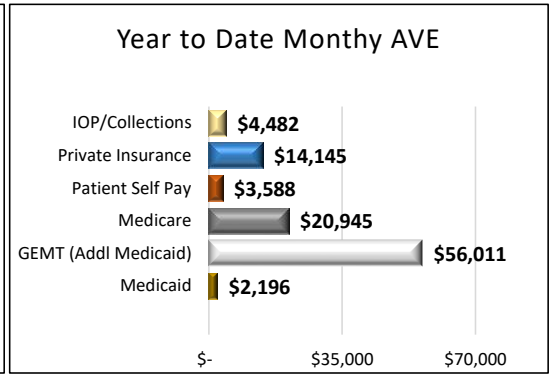


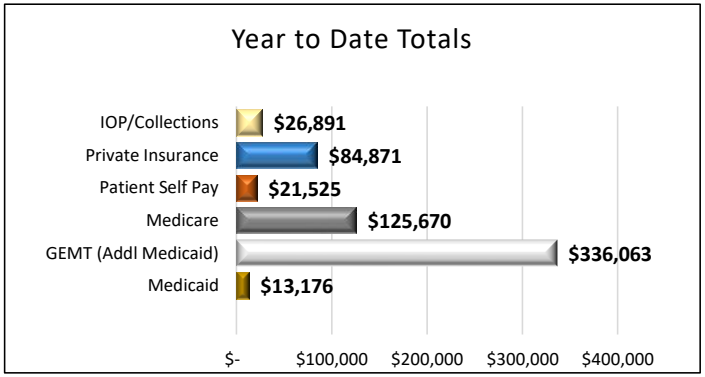




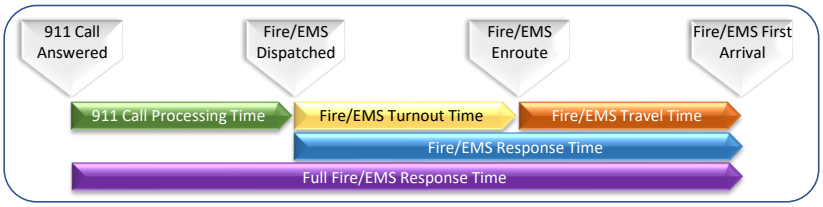
PAYOR BY $ PAYMENTS





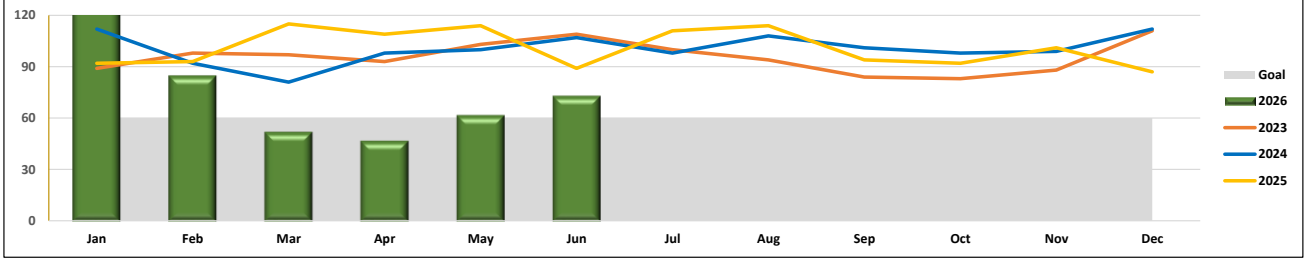


Clive Fire Department
Standard of Cover Performance Report
Performance Area: City of Clive
June 2026



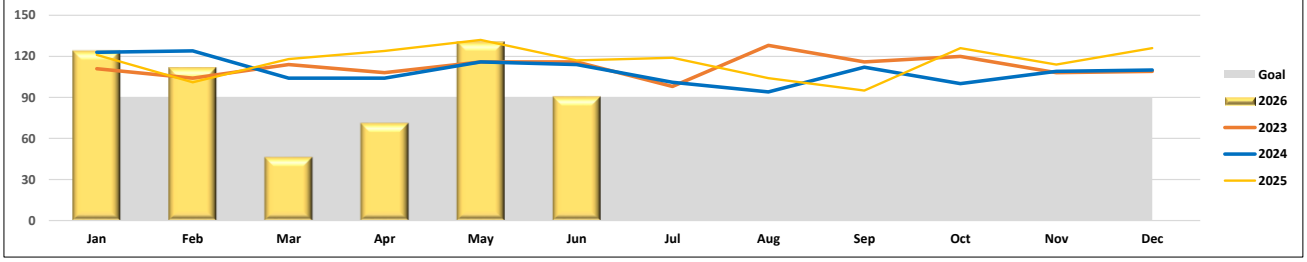
911 Call Processing Time

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



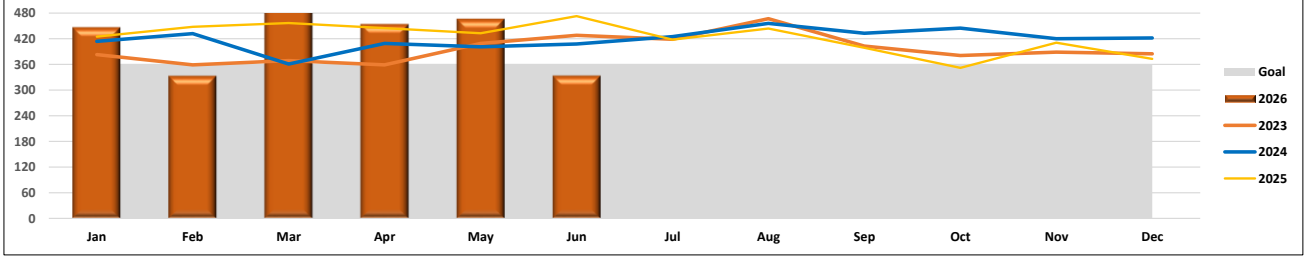
Turnout Time

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



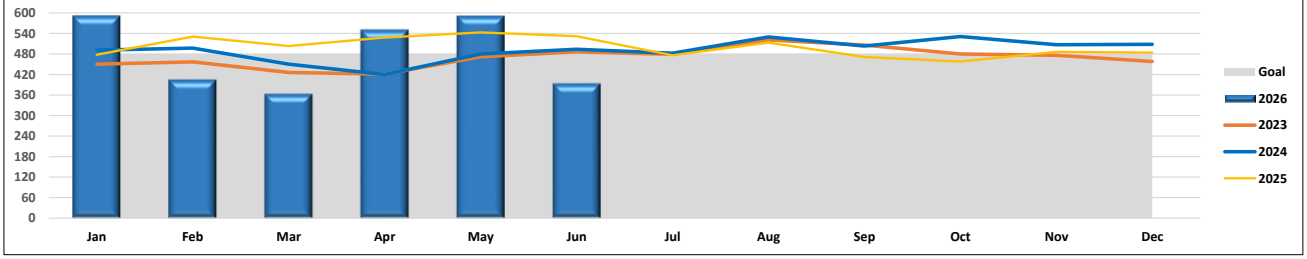
Travel Time

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



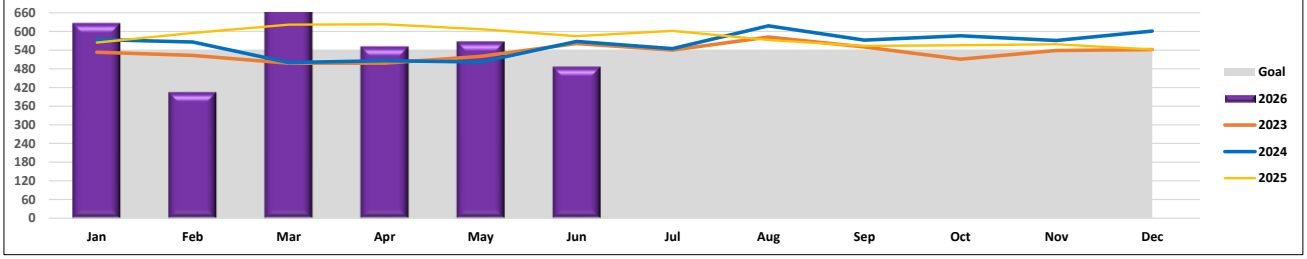
Response Time

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



Total Response Time

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



Memo

TO: Mayor and Council members
FROM: Richard Brown, Leisure Services Director
DATE: July 23, 2026
RE: Leisure Services Report - June 2026

SYNOPSIS:
The Leisure Services Monthly Report for June 2026, covering the Library, Parks and Recreation work done in the month of June.

Attachments:
1. Leisure Services Council Report June 2026

Leisure Services Department

June 2026



Mrs. Meyer's Clean Day Founder, Monica Nassif and Mrs. Meyer Visit

Clive Public Library recently hosted Iowa native, entrepreneur, and author Monica Nassif for a lively and well-attended program centered on her memoir, *I Bottled My Mother the Mrs. Meyer's Story: Grit, Grime & Growing a Business*. Best known as the founder of the widely recognized Mrs. Meyer's Clean Day brand, Nassif shared the heartfelt and often humorous story behind building a successful household-name company inspired by her mother, Thelma Meyer. Throughout the evening, Nassif kept the audience highly engaged with stories of launching and developing her business ventures, offering insight into entrepreneurship, creativity, and perseverance. A highlight of the event was the appearance of her mother, the real Mrs. Meyer, who, at 93 years old, joined Nassif on stage. Together, they delighted the audience with personal anecdotes and their shared experiences, bringing warmth, humor, and authenticity to the program.

Mother's Room Added to Clive Public Library

Clive Public Library recently completed the renovation of the former children's restroom, transforming the space into a dedicated mother's room to better serve families in the community. This improvement provides a private and comfortable space for parents and caregivers who need a place to meet the needs of young children while visiting the library. The project was completed entirely by the Facilities Team, demonstrating strong interdepartmental collaboration and efficient use of internal resources. Their work resulted in a thoughtful and welcoming space that enhances the overall accessibility and usability of the library.

Listening Field Art Installation Kickoff

On Saturday, June 20 City of Clive joined artists Anna Gebhardt and Philip Rabalais and Bravo Greater Des Moines representatives in kicking off the installation of *Listening Field!* Participants were able to meet the artists and hear about their process and the creation of Listening Field, enjoyed refreshments and took a group walk to visit an installation point along the Greenbelt Trail.



Food Truck Fridays

On Friday, June 10, we hosted our last food truck Friday of the season with Brian Herrin Trio. With temperatures being moderate, the final concert was well attended. Visitors were able to listen and enjoy the food trucks while younger attendees could burn off energy at the Kids Zone with free bounce houses supported by sponsor Floors Direct. Thank you to Walter Roofing for sponsoring of Food Truck Fridays!

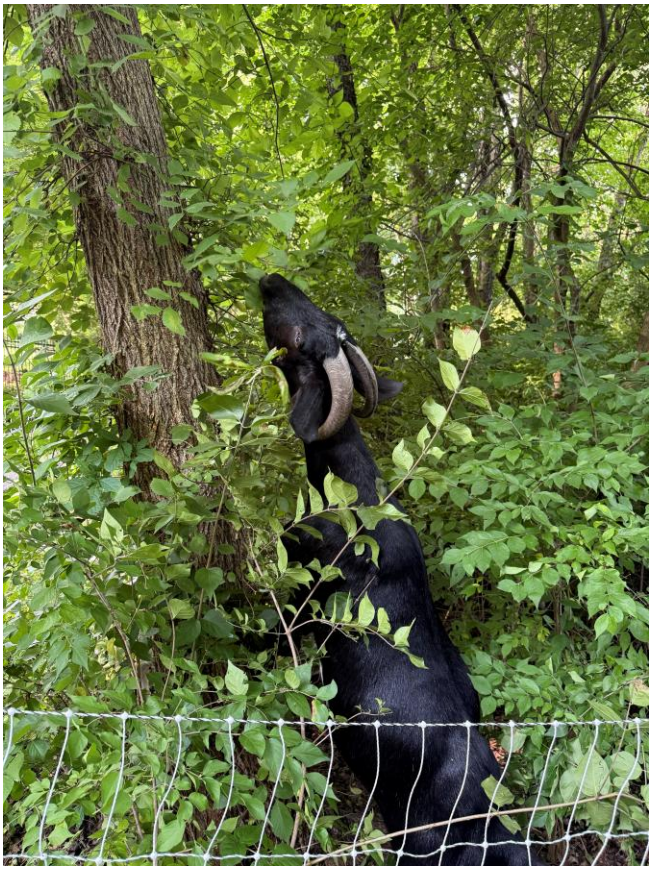
Facilities

At the Clive Aquatic Center, the Facilities Team worked on maintaining water clarity, chemical balance and fixing facilities-related maintenance issues. These items are essential to the overall operation and ensure we meet county requirements and provide a safe and enjoyable facility for residents. The Facilities Team also assisted administrative staff in the move from Harbach Center to the newly completed City Hall. During this move the facilities team assisted with multiple requests to help accommodate and personalize office space for staff. For outdoor facilities, the team members began updating the lighting at Porter Shelter. This update included new LED daytime lighting which will help accommodate days with significant overcast and new LED security lighting which will help provide a safe environment during the evening hours.



Grounds

Grounds Team worked at Greenbelt Landing during the month of June in preparation for the ribbon cutting and Clive Festival. Tree and shrub placing has been completed with over 300 planted and benches and trash receptacles were installed by the playground. At Lions Park 90 cubic yards of playground mulch were added to ensure a safe fall zone area under and around the play equipment.



Natural Resources

The Natural Resources Team continued their efforts to combat invasive species with removals through chemical treatments and mowing. This has also included chemical applications from the shore and boats within City of Clive owned ponds. The goats have continued to move through the Greenbelt defoliating Honeysuckle. The new goat kids have had their final medical checks and vaccines and were moved in with the rest of the herd to do their part in cleaning the Greenbelt Trail and Park system.

Volunteers

Recreation hosted 8 volunteers for goats in the month of June for a total of 8 volunteer hours. The library hosted 27 volunteers for a total of 72.15 volunteer hours. There were 35 volunteers for the Parks division in June.

LEISURE SERVICES PRIORITIES

Action:
Harbach Center: Vision Concept and Operations
Partnership with West Des Moines
Update Report on Experiences and Building Conditions

Key Issues	Activities/Milestones	Time
Success will be to define how we measure success and determine a vision for the programming versus the building need itself	**A. Building Conditions and Facility Usage Report**	1. Have Parks/Facilities Team develops report on status on mechanical components at the Harbach Center **January 2026**
Costs for renovation of existing facility		
What is needed in the neighborhood?		2. Develop report on facility usage over the past two years **January 2026**
Private investment in current facility if remodeled?		
Ongoing staff costs for a remodeled facility		
Role of Crestview School of Inquiry in some of these activities	**B. Partnership with West Des Moines School District**	1. Develop better working relationship with local school staff and explore opportunities **Ongoing**
Data collection on uses/users, especially unique users		
If we don't have a cheap space to do it, would we still want to do it?		2. Back to School Bash at Harbach Center **August 2026**
Are we financially all in for this in the long term? If we are not willing to go all in, then it does not make much sense to do the visioning process		
What is the data that council needs to make that decision?	**C. Harbach Center Future Vision**	1. Draft measures for success and Define space needs for success **January 2026**
How do we define the value of having a branch library?		
How should we measure success?		2. BUDGET WORKSHOP: Presentation proposed measures for success and overview of what it would take to financially go "All In" **February 2026**
Link to Future Development Project		3. Develop next steps depending on the outcome of the Council discussion **March 2026**

Responsibility: Leisure Services

Action:
Linnan Park: Construction Complete
Neighborhood Engagement
Ribbon Cutting

Key Issues	Activities/Milestones	Time
Success will be construction is completed; the public can use the park and a ribbon cutting event will be held.	1. Complete Harbach Center Mural	November 2025
Tight change order budget for project unknowns that may come up during construction	2 Complete Construction	June 2026
Construction got a late start due to rainy July	3. Conduct Ribbon Cutting Celebration with defined engagement strategy	July 2026
Public Art Mural on Harbach Center	4. Develop programming plan for new	July 2026
Public engagement with mural painting	5. Conduct Back to School Bash	August 2026
Making sure the surrounding neighborhood knows these improvements are for the entire neighborhood, not just the multi-family properties	6. Presentation: Linnan Park Programming Plan discussion and feedback	August 2026

Responsibility: Leisure Services

Action:
Clive West Des Moines Schools Collaboration
Indian Hills Greenspace Redevelopment/Master Plan

Key Issues	Activities/Milestones	Time
Success will be the kickoff of a master planning effort for the outdoor space at Indian Hills Junior High in coloration with the School district	1. Research best practices for shared school and park sites	November 2025
Is this dependent on a WDSM schools bond issue passing?	2. Develop working team with West Des Moines Schools and City of Clive	December 2025
Neighborhood needs		

School district needs	3. Develop scope of services and budget proposal for master planning effort	December 2025
Public engagement		
Agreement needed to allow public use and shared maintenance	4. BUDGET WORKSHOP: Master Planning Proposal/Cost Sharing	February 2026
Funding for master plan		
Funding for construction	5. Develop and distribute RFP for master planning effort	February 2026
School district bond referendum		
No playground in this neighborhood	6. DECISION: Budget FY 26/27	April 2026
Define service area for this park/school space		
Traffic and parking issues resolution	7. Master Planning efforts begin with initial neighborhood/public engagement	May 2026
Responsibility: Leisure Services		

Action:

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

Key Issues	Activities/Milestones	Time
Success in the next year will be an adopted policy with clear expectations of property owners adjacent to City property and enforcement of policy	1. Research local examples of policies and practices as well as best practices across the country	October 2025
Wide variety of encroachments	2. Gather data regarding the full extent of the encroachment issues citywide	December 2025
Private use of publicly owned land	3. Analyze and develop report regarding the extent of encroachment issues Citywide	December 2025
Understanding the level of public engagement desired during policy development	4. PRESENTATION/DIRECTION: Review draft framework, determine level of public engagement	January 2026
Enforcement tactics will have different levels depending on the policy choices made	5. Develop public engagement plan for development of policy	March 2026
	6. Develop final draft policy for review	March 2026
Long-term success with this action is no private encroachments on City property	7. Public engagement (as needed)	May 2026
	8. DECISION: Review and approval of policy	August 2026
Responsibility: Leisure Services		

Action:

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

Key Issues	Activities/Milestones	Time
Success will be the project entirely completed and 50th Clive Festival is held at the new stage	1. Complete Substantial Construction	January 2026
Completion of construction	2. Develop Programming and Operations Plan	March 2026
Programming plan development	3. PRESENTATION: Greenbelt Landing Programming and Operations Plan Discussion and Feedback	April 2026
Potential partnership with outside entities for management of the space, events and stage	4. Install Project and Donor Recognition Signage Installed	May 2026
50th Clive Festival Celebration	5. Install Public Art	May 2026
Small donor campaign goal of $100,000 to support project, wetland walkway, plaques, etc.	6. Complete All Construction	June 2026
	7. Conduct Ribbon Cutting Event	June 2026
Naming considerations of the community building? Such as Greenbelt Pavilion, Greenhouse, Landing Hall, Creekside Pavilion, The Canopy, Oxbow Pavilion, Creekside Hall, Etc.	8. Have 50th Clive Festival held at Greenbelt Landing	July 2026
	9. Complete Small Donor Campaign	December 2026
Responsibility: Leisure Services		

Memo

TO: Mayor and Council members
FROM: Mark Rehberg, Captain / Operations Commander
DATE: July 23, 2026
RE: Police Department Monthly Report - June 2026

SYNOPSIS:
Monthly report of activity for the Police Department.

Attachments:
1. June 2026

Clive Police Department
Monthly Report
June 2026



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On the cover: Summertime brings out the lemonade stands in the “’Ville. These offer us a great opportunity to stop and talk to kids of all ages and make those connections in the neighborhoods. Officer Severin, our new SRO, found herself surrounded, in a good way.

Mission, Vision & Values

Mission

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

Vision Statement

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

Values

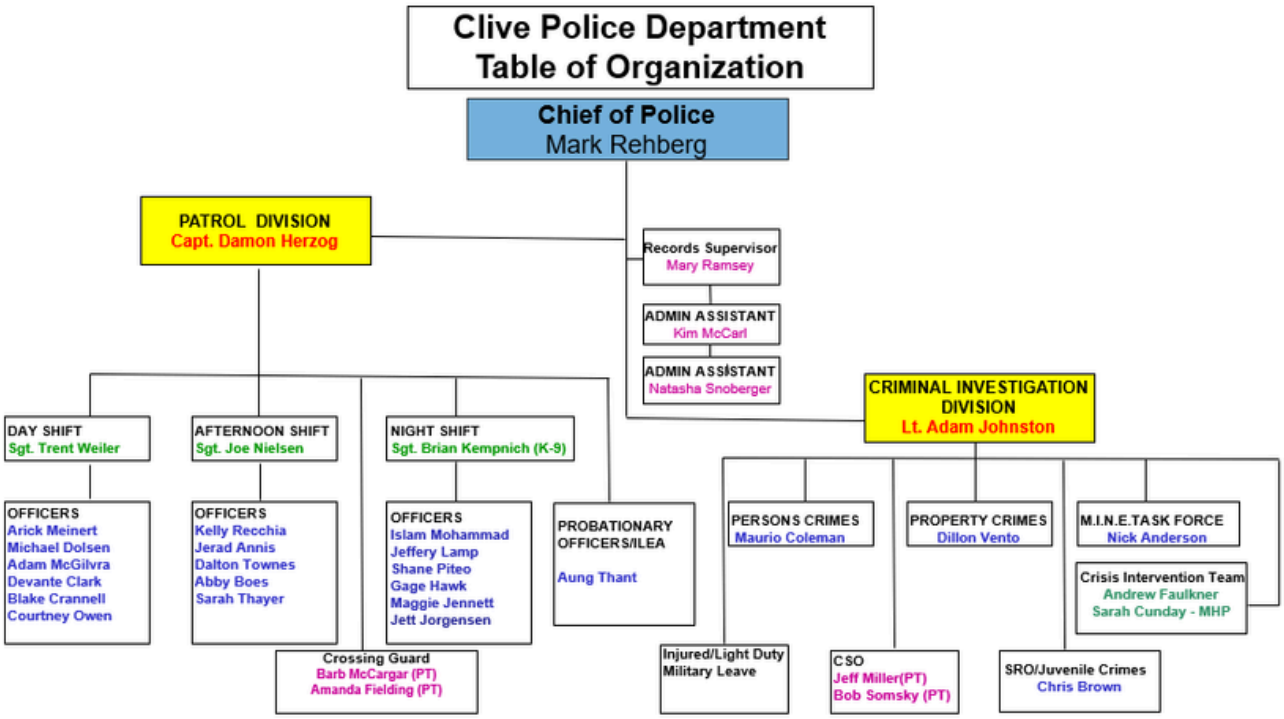
Committed - Striving for accountability, effectiveness, and equality.

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

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

Committed - Professional - Determined

Organization & Staffing



Staffing

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

Sworn Staffing by Assignment		
Assignment	Assigned	Vacant
Command Staff	3	0
Patrol Sergeants	3	0
Patrol Officers	18	0
Detectives	3	0
School Resource Officers	1	0
Crisis Intervention	1	0
ILEA/Military/Light Duty	0	0

Strategic Planning Update - Speeding and Safety on Trails. First Reading Complete.

Through collaboration and communication among metro communities, the Polk County Law Enforcement Executive Association (PLEXA), the Des Moines Bicycle Coalition, and Metro Advisory Council (MAC), we have been engaged in ongoing dialogue to identify solutions that address scooter safety while balancing the needs of cyclists who already utilize our trails.

For Clive, an update to the existing bicycle ordinance was long overdue and has been incoorporated into this project. It addresses new technology and modes of travel not considered in the past. It also takes into account a regional approach to creating common, consistent rules with our neighboring communities and the metro in general.

Additionally, we have recieved input from the public, the Clive Park Board, MPO, the Des Moines Street Collective and Bike Iowa. Ankeny, Norwalk and Waukee are moving forward with us, with plans to update their ordinances.

2025-2026 Strategic Planning

ELECTRIC VEHICLES/TRAIL SAFETY AND ETIQUETTE - REVISE ORDINANCE	
Key Issues	**Completion Date**
Lower speed on trails/increase safety and ettiquette	Done
Educate on use of electric vehicles in parks/trails	In-Progress
Address electric vehicles on public roadways	Done
Reduce injury to users	In-Progress
Regional solution to issue	Done
Enforcement	Jul-27
Milestones	**Completion Date**
Identify specific complaints/Incidents/Reports	Done
Identify other municipalities and actions taken	Done
Establish working group of stakeholders	Done
Find Options	Done
Progress/Discussion: Report to council	Done
Street v. Trails	Done
Speed and Motor size/ Definitions	Done
CC: Decision: Ordinance (if any)	Jun-26
Success	**Completion Date**
Develop Regional solution via MPO or MAC	Done
Enforcement plans/policies metrowide	Done
Community acceptance of strategy	Jun-26

6/13/2026

Calls for Service and Dispatch Area

Dispatch Incident Distribution					
	June		YTD		
Agency	2025	2026	2025	2026	%
Calls for Service	1139	1283	7148	8095	13%
Incident reports	177	131	961	867	-10%
Adult Arrests (On view)	55	20	271	228	-16%
Juvenile Arrests (On view)	1	3	10	11	-9%
Traffic Citations/Warnings	193	205	1543	1432	-7%

Crash Data

Motor Vehicle Crash (MVC)					
	June		YTD		
Crash Type	2025	2026	2025	2026	% Change
Fatal	0	0	0	0	0%
Injury	6	10	30	36	17%
Property Damage	43	37	273	211	-23%
Total	49	47	302	247	-18%

Crisis Intervention Team

Crisis Intervention Team (CIT)				
	June		YTD	
Response Type	2025	2026	2025	2026
Mental Health/ DV Related	7	12	101	93
Diversion/Referral	3	8	40	42
Clive Behavioral	4	4	28	28
Ed Thomas Notification	0	1	3	3
Total	14	7	172	166
Total minutes per call	--	57.06	--	48.1

Group A and B Offenses

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

Clearance Rate

Group A Crimes					
Type	June		YTD		
	2025	2026	2025	2026	% Change
Crimes v. Persons	14	18	87	74	-15%
Crimes v. Property	34	15	171	108	-37%
Crimes v Society	18	10	93	109	17%
Total “A” Offences	66	43	351	281	-20%
Hate Crimes	0	0	0	0	0
LEOKA	0	1	2	8	400%
Clearance Rate (by month)	50%	27.91%	--	--	--

K9 Deployments and Activity

K9 Deployments				
Deployment Purpose	June		YTD	
	2025	2026	2025	2026
Narcotics Search	25	14	120	131
Tracking	3	0	17	10
Total Deployments	28	14	137	141

Evidence Located			
Drug Type/Quantity	June 2026		
Methamphetamine	2 g	Heroin	12 g
Marijuana	1,617 g	Fentanyl	648 DU
THC	113 g	Ecstasy	252 DU
Mushrooms	244 g	Cocaine	5 g
Currency	$3,303.00	Firearms	2

Traffic Stop Leads to Narcotics and Guns

Case 26-00828. *On 6-20-26, Officer Lamp stopped a vehicle on the interstate for following to close behind a semi. When Officer Lamp made contact with the driver there was an overwhelming smell of air freshener like the occupants were trying to mask an odor. Officer Lamp then requested Sergeant Kempnich and his K9 partner Dutch to come and do a free air sniff on the vehicle. Once Sergeant Kempnich arrived K9 Dutch conducted a sniff on the vehicle. K9 Dutch gave a positive indication to the presence of narcotics within the vehicle. Located in the car were two firearms located a handgun and rifle, 12.1 grams of heroin, 648 M30 pills (fentanyl), 252 ecstasy pills, 1617 grams of marijuana, 244 grams of mushrooms, 4 grams of crack, 1 gram of cocaine, and 113 grams of marijuana wax. Both occupants in the vehicle were arrested and transported to Polk County.*



Highlights & Outreach

Shooting Reported at Campbell Park

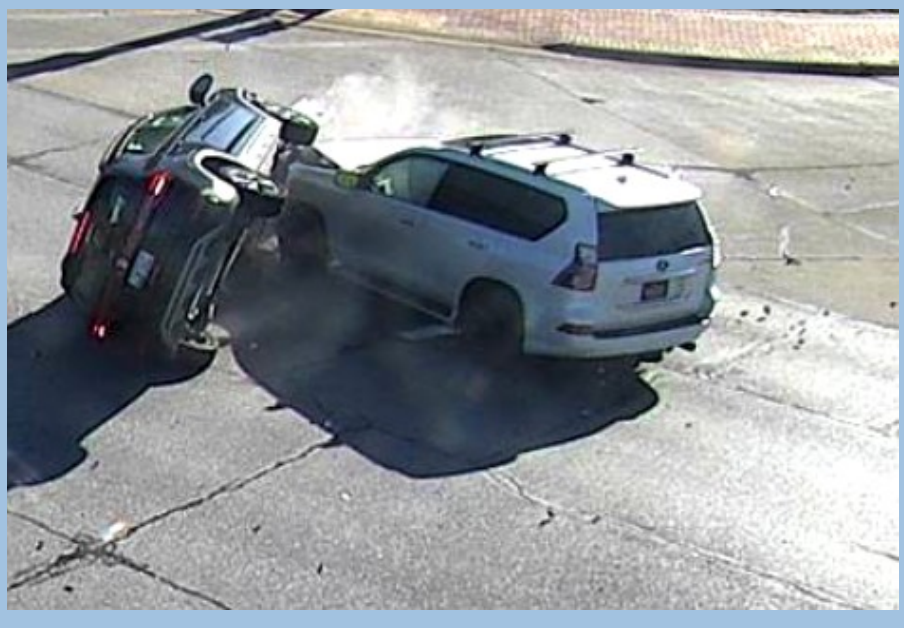
Case 26-00760. On 6-4-26 at approximately 2332 hours, Officer Lamp, Officer Boes, and Officer Mohammad responded to Campbell Park reference a shooting. While enroute to the scene Officers learned two individuals had been shot and were on their way to the hospital. When Officers arrived at Campbell Park there were several vehicles in the lot. None of the witnesses claimed to have seen anything. A suspect did turn himself into police later in the morning. During the course of the investigation, there was very little cooperation from witnesses.





Detectives continued to identify people who were at the scene, and ultimately interview one of the people injured by gunfire. After roughly 40 days, detectives were able to recreate the scene and the events that led up to this shooting. As a result, they were able to charge 21-year-old Abdalla Hasan of Des Moines with one count of Attempted Murder. This case remains under investigation and additional charges are pending.

An arrest is not an indication of guilt. All suspects are presumed innocent until proven guilty in a court of law.

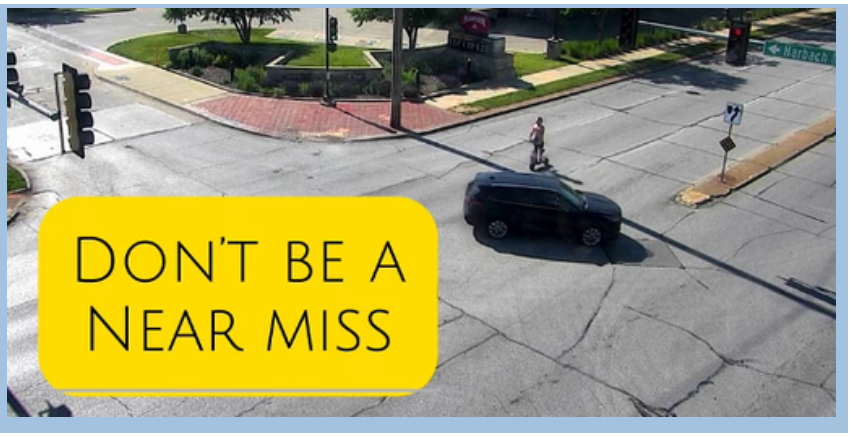


“Call him T-Bone”

June 20 - Case 26-00829 - Injuries were reported in a T-bone crash at NW 86th and University, when a motorist attempted to turn east at a flashing yellow light. The northbound SUV struck the turning car, flipping it onto it’’s side. Fortunately, the injuries were not serious.

Don’t be a near miss.

E-Scooter accidents continue in the metro. This was an example of a miss that later turned into a non-miss, when the rider was hit at the next intersection. As our new ordinance comes into play, education will be a key part in prevention and ettiqtte.



You’ve Heard of Snakes on a Plane, right?

June 28 - A family that returned to Clive from a vacation at a California National Park, had an unknown and unwanted stow-away in their luggage. While unpacking from the trip, a medium sized (who cares about the size, right) Western Rattlesnake was found in the suitcase. Quickly closing it back up, they took the case outside and called police. None of the officers who responded were particularly fond of snakes, and since Matthew Graham was not close by, the DNR was contacted to take custody of the stow-away serpent. No reptiles were harmed in the telling of this story.



An arrest is not an indication of guilt. All suspects are presumed innocent until proven guilty in a court of law.

Fight leads to recovery of a weapon.

Case 26-00768 - On June 7th Sgt. Nielsen, Officer Annis, Officer Boes and Officer Thayer were dispatched to several kids fighting in the 8400 block of Alice Aveune. As Officer Annis arrived on scene several of the juveniles ran on foot. We learned some juveniles were attempting to fight one another and two juveniles began to chase another male southbound towards Linnan Park. Two juveniles were later arrested for assault with a dangerous weapon and transported to Meyer Hall.



FLOCK hit leads to felony stop.

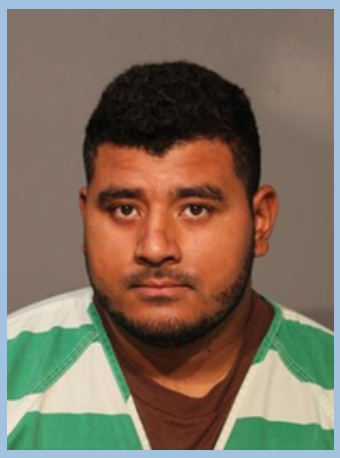




Photo Credit: Polk County Jail

Case 26-00820 - June 18 - Officer Townes received a Flock notification on a stolen vehicle out of Oklahoma. Sgt. Nielsen, Urbandale PD, and Windsor Heights PD conducted a felony stop on the vehicle.The driver later identified as Edwin Campos, was arrested theft of a motor vehicle, possession of drug paraphernalia.

Domestic Assault leads to warrant arrest and Interference charge.



Case 26-00765 - June 6 - Officer Mohammad located Josue P. Ulloa, who had active warrants from Clive Police Department for Domestic Abuse Assault causing injury. As Officer Mohammad was attempting to put Josue in handcuffs, a female began interfering and pushing him. The female, identified as Rita Guevara Urrutia, began fighting and resisting. Eventually officers gained control and she was placed in handcuffs behind her back. Both subjects were transported to Polk County Jail. Josue on the warrant and Rita on Interference.



Photo Credit: Polk County Jail

An arrest is not an indication of guilt. All suspects are presumed innocent until proven guilty in a court of law.

COMMUNITY OUTREACH JUNE 2026







Cupcakes, Lemonade Stands, Little Detectives and Electric Bikes in the 'Ville.







Employee Spotlight





Officer Shane Piteo

Officer Piteo joined the Clive PD in July of 2024. He had served as a police officer in Tennessee and in Mississippi, before coming to Clive. As a certified officer, he was able to certify through exam (CTE) here in Iowa and quickly worked through Field Training with eventual assignment to the patrol division. Shane is a veteran of the United States Army. He has been an active member of the department, and is assigned to the midnight patrol shift, where he has been involved in several high profile cases including the recovery of large amounts of narcotics. One of his professional goals is to gain assignment to the Suburban Emergency Response Team (SERT). Shane is married and has a daughter.

Memo

TO: Mayor and Council members
FROM: Tieryn Potratz, Administrative Assistant
DATE: July 23, 2026
RE: Public Works Report - June 2026

SYNOPSIS:
Public Works Report - June 2026

Attachments:
1. June 2026 Monthly Report

Clive Public Works June 2026 Monthly Report

June Events

- **June 5th—** Crews repaired a water main on NW 86th St.
- **June 8th—** Kurt Farlow had his 25 year work anniversary. Jeff May also led our monthly department meeting.
- **June 15th—** Crews repaired a water main break around 9051 Swanson Blvd.
- **June 17th-18th—** IAWEA conference held in downtown Des Moines. Attending: Dan Felt and Jason Stevens.
- **June 19th—** Trench Safety training in Urbandale. Attending: Kurt Farlow
- **June 22nd-26th—** Jerry Freestone attended the AWWA Annual Conference in Washington D.C.
- **June 22nd—** A water main was hit by a contractor on Harbach and crews had to repair it.

2023-2024 Clive Strategic Plan

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

2025-26 POLICY AGENDA: TOP PRIORITY

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

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

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

Phase 1A

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

Phase 1B

Bids for Phase 1B were received on February 5, 2026 and the project was awarded to Mainline Construction, **in the amount of $2,611,078.91**, at the February 12, 2026 Council Meeting. The preconstruction meeting for this project is scheduled for March 30th. **The contractor has closed Alice's Road north of Boston Parkway and is now working on Phase 1B.**

Phase 4

A project update was provided to Council at the March 23rd, 2026 Council meeting and a Professional Services Agreement (PSA) for Phase 4 final design, in the amount of $447,500 was approved at the same meeting.

Funding Information

Waukee submitted STBG grant requests for this project and received $1.35M that was originally awarded to Phase 1 (1A & 1B). Clive submitted an STBG grant and received $500,000 for Phase 3 of the project. All Federal funding has been moved into Phase 4 to minimize costs associated with the use of federal funds. In addition Clive worked with Waukee to apply for a CPF grant that was originally requested by Waukee but moved to a Clive request with the moving of all Federal funding to Phase 4.

Project Funding (NOTE: All funding has been moved to Phase 4)

Phase 1 (Horizon to Douglas)	2022 STBG (FY26)	$ 750,000	(50% Clive/50% Waukee Split)
Phase 1 (Horizon to Douglas)	2023 STBG (FY27)	$ 600,000	(50% Clive/50% Waukee Split)
Phase 3 (Douglas to Berkshire)	2024 STBG (FY28)	$ 500,000	(100% Clive)
Phase 4 (Berkshire to Meredith)	2025 CPF (FY 26)	$1,000,000	(Split w/Waukee)
Phase 4 (Berkshire RAB)	2025 TSIP (FY 27)	$ 445,000	(Clive) (State Grant)

Current Schedule

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

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

2025-26 POLICY AGENDA: HIGH PRIORITY

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

2025-26 POLICY AGENDA ACTIONS: LOW PRIORITY

Little Walnut Creek Restoration Project (RT) – At the January 12, 2023, Council Meeting, Council approved a PSA with Stantec for the streambank restoration design, trail design, mitigation banking and ecological restoration and Stantec is currently working on the design elements. The design and construction was coordinated with the construction of the Waukee NE Outfall Sewer. Council approved an amendment to the PSA with Stantec at the May 4, 2023, Council meeting. Staff provided Council with a project update at the August 10, 2023, Council meeting.

East Streambank Project (RT) - The City awarded the east streambank improvements project to Iowa Earth Works at the December 14, 2023, City Council Meeting in the amount of $762,452.95, which was 51% below the project estimate. Council approved an addendum extending the date for substantial completion to December 31, 2024, to accommodate the delay in obtaining the DNR permit. The contractor did not complete the work in 2024 but completed the work on the east streambank in 2025. A walkthrough was completed the week of April 14, 2025. Council accepted the Little Walnut Creek East Streambank improvements on November 13, 2025.

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

Vegetative Management Project (RT) – This projects needs to be completed prior to the west streambank and west trail improvements and was awarded at the January 1, 2026 Council meeting. The project is being managed by the Parks Department. **The contractor has completed about 2/3 of Phase 1 and will start back up this fall.**

The City has stamped plans for the west stream bank improvements and the west trail. The draft prospectus for the Mitigation Banking Instrument has been accepted and Stantec is working on updating the draft banking element of the project. In addition, Stantec is working on the ecological restoration portion of the project. The floodplain permit application for the project was submitted to the Iowa DNR on March 18, 2026. The 401/404 permit applications were submitted to the US Army Corps of Engineers on in June 11, 2026 for the stream and June 12, 2026 for the trail, but the final permit for the MBI/Stream/trail area has not yet been submitted. **Stantec was waiting on approval of an amendment before submitting the final permit. That amendment has been approved.** Once the permits are approved, we will be able to go out for bids for the west streambank work.

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

2025-26 MANAGEMENT AGENDA: TOP PRIORITY

Hickman Road & I35/80 Interchange Project (JM) – This is an Iowa DOT project. Clive and Urbandale worked together to add additional elements to the project. The additional elements include pedestrian and bicycle facilities, stormwater management, aesthetics, and gateway/landscaping improvements. The cities contracted with Snyder and Associates to provide the additional elements for the project along with access management and funding strategy considerations**.** Most of the elements included in the original Professional Services Agreement with Snyder and Associates were completed and Council approved a Professional Services Agreement (PSA) Amendment for the design of the additional elements at the January 12, 2023, Council Meeting. Snyder is working on the design work for the additional elements for the interchange project.

Additionally, staff has confirmed with the IDOT that the $2.5 M in STBG funds and $800K in TAP funds received for the project will be credited to Clive and Urbandale's funding contribution. Staff obtained the easements needed to connect the trail on the north side of Hickman to the Greenbelt Trail. An application for State Recreational Trails (SRT) Grant was submitted. An application for a REAP Grant was submitted for the trail connection to the Clive Greenbelt and staff was notified that the project scored very well but was the first project to NOT receive funding. Staff submitted a Federal Recreational Trails grant application. An application for a $25M RAISE grant was submitted. If successful, the grant would cover all of Clive and Urbandale's project costs and any the remaining grant would be used by the Iowa DOT. As of this time, the City's RAISE Grant has not been approved.

Phase 1

The first phase of this project was let on July 16, 2024. **The contractor has completed paving of mainline work and the trail on Stage 1 of the project. The trial remains closed due to work by the WRA Joint Common Trunk contractor. The WRA's contractor plans to have the trail open by July 31, 2026.**

Phase 2

This phase of the project has been let and awarded. The southbound on-ramp from Hickman to I35/80 and the southbound off-ramp from I35/80 to University were closed on Monday, April 21, 2025, and were reopened September 4, 2025. The northbound on-ramp from Hickman to I35/80 was reopened on September 11, 2025. The northbound onramps at University and Hickman and the southbound offramp at Hickman were closed on September 4, 2025**.** The ramps were re-opened in March of 2026. The contractor has completed setting girders which required the closing of Hickman. The DOT has stated there will be some lane closures on Hickman for work on the bridges, but no more full closures. The contractor is now working on Phase 2.

Phase 3

The design for Phase 3 has been completed and has been submitted to the IDOT for approval. This phase includes regenerative conveyance features to replace the ones the IDOT removed from Phase 1. Clive and Urbandale are currently working with the IDOT on an agreement for the regenerative conveyance features.

Maintenance Agreement (for Improvements added to Project by Clive and Urbandale)

Clive and Urbandale worked with the IDOT to add several items to the project, including stormwater management features, a trail, and other aesthetic features. As part of that agreement, Clive and Urbandale will be responsible for the maintenance of those additional items. Clive and Urbandale will meet for the first time on July 17, 2026 to begin discussions on the maintenance of those features.

2025-26 MANAGEMENT AGENDA: HIGH PRIORITY

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

Council approved an addendum for the design of the pump station relocation at the November 14, 2024, Council meeting and staff is currently working on preparation of a BRIC Grant submittal**.** The BRIC grant program that was discontinued is now available. Staff has applied for an alternate funding opportunity for the project. Work continues on the design. Staff is currently working to finalize the site for the new pump station.

2025-26 MANAGEMENT AGENDA:

WRA Parallel Common Trunk Sewer (JM) – The WRA is preparing to install a parallel trunk sewer that will pass through the Clive greenbelt from NW 73rd Street to west of NW 128th Street where it crosses Hickman Road into Urbandale. Staff met with the WRA's consultant on August 7, 2023. Staff received Phase 1 60% plans and met with the Consultant on July 25' 2024 to go over the plans**.** The WRA consultant has been working with impacted residents and has changed the alignment due to those discussions. Staff completed review of the 90% plans for Phase 1, from west of I35/80 to the west/northwest. The Consultant has completed the private easement acquisitions for Phase 1. The City approved the easement acquisitions the WRA needed from the City at the August 28, 2025, Council meeting. Phase 1 was let on November 18, 2025 and was awarded to Langman Construction. Langman has completed the clearing and grubbing in Clive and the bore under NW 128th Street. Langman is currently installing pipe between the trail and NW 128th. The current schedule is for the Contractor to complete Stage 1 (to NW 128th), **including the trail**, by August 1 and to get to the northside of Hickman by mid-August.

Staff reached an agreement on the payment for trees and the City will receive $165,746. Now that clearing and grubbing has been completed, Staff submitted a letter requesting payment for the trees and the City has received the payment.

The 90% plans for Phase 2 were received, and staff will met on May 26, 2026 to discuss the plans prior to submitting comments. **The comments have been submitted and staff will be meeting with the WRA and consultant on June 22, 2026 to discuss the project and review the City's comments. The Phase 2 letting is planned for late 2026.**

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

Snow Removal Policy and Related Ordinances (JM/JF) - This includes a review of the City's Snow Removal Policy and related Ordinances. Staff has started collecting data. With another mild winter, the opportunity to collect data was limited. Staff will compile and review the data we have.

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

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

2024-25 MANAGEMENT IN PROGESS

Public Works Certification (JF) – This is an on-going project. Two years ago, the City implemented certification incentives for water and wastewater certifications. We continue to work with staff to obtain the available certifications.

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

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

Clive Detention Basins and Ongoing Development Basins Maintenance/Repair Schedule (RT) – Staff has completed inspections of all public basins. Staff still need to inspect the private basins. Staff is working on a maintenance plan. The Water Resource Engineer has submitted a draft report and staff is reviewing the report.

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

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

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

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

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

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

Railroad Crossing Swanson Blvd Rehab: Evaluation Report (JH/JC) - Staff is working on identifying funding opportunities and working with CBI on their private spur. **The railroad has filed to abandon this section of rail and staff is looking for opportunities to remove the crossings.**

Harbach Boulevard Phase 2 Reconstruction Project Easements and Acquisitions with Glacier Properties: (JC) - Staff has acquired the construction easements and is working on the right-of-way acquisition.

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

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

2025-26 MAJOR PROJECTS

2026 Annual Soil Quality Restoration (SQR) Citywide Cost-Share Program (JM/JMc) **- The letting for this program was held on July 14, 2026 and the award of the work is scheduled to be on the July 23, 2026 Council meeting for award. The work is scheduled for the fall of 2026.** Applications are now open**.**

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

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

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

2026 Annual Berkshire and Boston Street Light LED Relamp (CS) – The project will be completed in 2026 and this will be the final year of the retrofit. This project has been completed. All City owned street lights are now LED.

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

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

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

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

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

2025 Annual Pavement Rehabilitation Projects (JH/JC) – **(A) Residential PCC Patching** – Staff completed plans for this project and the project was awarded to The Concrete Company in the amount of $634,965.00 at the March 13, 2025, Council Meeting. **The contractor has completed the project was accepted at the June 25, 2026 Council meeting.**

(B) Arterial PCC Patching – This project was be let on February 4, 2025, and was awarded to SKOL Trucking, LLC, in the amount of $418,691.00 at the February 13,2025 Council meeting. The Contractor has completed the work, but punch list items remain. (This includes the NW 142nd & University intersection) **(C) Asphalt Overlay** – This project was let on February 4, 2025, and was awarded to Caliber Concrete in the amount of $770,789.72 at the February 13,2025 Council meeting. The contractor has completed the work on this project. The contractor completed the work and Council accepted the improvements on December 12, 2025.

2026 Annual Pavement Rehabilitation Projects (JH/JC) – **(A) Residential PCC Patching** – The 2026 project targets the area east of NW 156th and north of Hickman. Bids were received on February 5, 2026 and the Project was awarded to The Concrete Company, in the amount of $479,333.50, at the February 12, 2026 Council Meeting. **The contractor plans on starting in late July.** **(B) Arterial PCC Patching –** The 2026 project will target University between NW 128th and Lake Pointe and Swanson Boulevard. The City received bids for the project on March 5, 2026 and the project was awarded to I-80 Concrete, in the amount of 439,150.00, at the March 12, 2026 Council Meting. **The contractor is currently working on the project.** **(C) Asphalt Overlay** – The 2026 project will target the Country Club West area. Bids were received on February 5, 2026 and the Project was awarded to Des Moines Asphalt, in the amount of $902,983.28, at the February 12, 2026 Council Meeting. **The contractor has started with the PCC patching and intake work.**

Emerald Isle Drive Reconstruction (JH/JC) – The City accepted the improvements at the November 13, 2025 Council meeting.

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

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

2021-22 Annual Sewer Lining Program (JM) – This project is currently under contract with AccuJet and had a completion date of March 31, 2022. The preconstruction meeting was held on November 29th, 2021. The project is incomplete and there are some spots to touchup. Staff has contacted the contractor and requested immediate completion of the work. The contractor is not responding to our calls. Staff is completing a review of Accujet's work and is finalizing the identification of the deficiencies. Staff is also working with the City's legal staff to call the bond on the project to have the work completed. In addition staff has discovered some areas where the lining was installed by AccuJet is failing . Staff has received an estimate from Hydro-Klean to address the issues and has worked with the City's attorney to submit a claim to the Bond Company. **We are currently waiting to hear back from the Bond Company.**

2025-26 Annual Sewer Lining Program (JM) – The Public Hearing was set at the October 23, 2025 City Council Meeting. Bids were received on November 18, 2025 and the project was awarded to Hydro-Klean, LLC, in the amount of $147,031.20 at the December 11, 2025, City Council meeting. The contractor has completed the cleaning work on the project. The project was accepted at the March 12, 2026 Council meeting.

NW 114th Street Reconstruction (JH/JC) – This project included the reconstruction of NW 111th /NW 114th from where the pavement currently narrows, west and south to the Walnut Creek bridge. The reconstruction included the addition of a turning lane. Staff completed the final design for this project and bids were received on January 25, 2024. The project was awarded at the February 1,2024 Council meeting, to the Alliance Construction Group in the amount of $1,349,523.50.

The preconstruction meeting was held on April 2, 2024 and the contractor started removals on April 23, 2024. This project was delayed almost 8 weeks by MidAmerican's relocations. The contractor completed stage 1 and stage 2 in 2024. The delays caused by MidAmerican resulted in stage 3 being completed in the spring/ summer of 2025. The contractor closed NW 114th Street on March 31st, 2025 and completed the work in July 2025. The project was accepted at the January 29, 2026 Council meeting

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

Public Works Lobby Security: Completion (JM/JS) - Public Works has completed this project.

Public Works Security Camera Installation and Public Works Entrance Improvements: (JM/JS) – Public Works has finished the entrance improvements. All but one camera has been installed. The installation of the one camera is being held up by roof maintenance.

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

Harbach Boulevard Reconstruction Phase 2 – 82nd to 86th: Design, Construction & ROW Acquisition (JH/JC) – This project was delayed to allow coordination with the Linnan Park improvements. The conceptual design of this section of Harbach was by a consultant as part of the Linnan Park improvements design. Engineering completed the final design of the project. The Public Hearing was set at the January 29, 2026 Council meeting and bids were received on March 5, 2026. The project was awarded to Sternquist Construction, in the amount of $2,700,344.00, at the March 12, 2026 Council meeting. **The contractor has started work on the project and closed Harbach from NW 85th to NW 86th the week of May 26th**.

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

NW 78th & NW 80th Watermain Replacement Design: (JH/JC) - Engineering has started the design on this project. The project is tentatively scheduled for construction in 2027.

NW 86th Street Pavement Repair: (JH) – This project was awarded to the Concrete Contracting Company at the August 28, 2025 Council meeting, in the amount of $82,086.00. The project was accepted at the January 8, 2026 Council meeting.

NW 156th and Hickman ADA Improvements: (JH/JC) - This project is needed to bring the NW 156th Street intersection into ADA compliance. Council approved a PSA for design and construction services with Snyder & Associates, at the February 26, 2026, Council meeting. The kickoff meeting was held on March 23, 2026 with construction planned in 2026. **Staff is currently reviewing the plans**.

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

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

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

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

City Hall Parking Lot Improvements/Overlay: (JC) – This project will include the milling and overlaying of the City Hall Parking lot. This project is scheduled to be completed in the spring of 2026. Engineering has finalized the design of the project. Bids were received on March 5, 2026 and the project was awarded to Grimes Asphalt, in the amount of $222,674.00, at the March 12, 2026 Council meeting. **The contractor has completed the work. Final closeout remains.**

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

Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: July 23, 2026
RE: Treasurer's Report - June 2026

SYNOPSIS:
Please see the attached report.

Attachments:
1. June 26 Treasurer's Report

To the Mayor and City Council:

TREASURER'S MONTHLY REPORT - CITY OF CLIVE

June 30, 2026

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

CASH

FUND	Clerks' Balance Last Report	Revenue	Expenditures	Flex PR Clearing -Net Change	Clerk's Balance	Outstanding Checks	Treasurer's Balance
GENERAL	13,152,510.79	1,843,977.27	3,625,640.51	(72,618.22)	11,298,229.33	925,316.48	10,372,912.85
ROAD USE	1,401,974.79	283,046.26	151,832.74	-	1,533,188.31	3,472.27	1,529,716.04
LOCAL OPTION SALES TAX	3,144,916.00	300,346.92	2,594,899.40	-	850,363.52	-	850,363.52
TIF	2,337,090.79	117,716.00	2,083,940.00	-	370,866.79	-	370,866.79
POLICE K-9	3,096.31	0.00	637.00	-	2,459.31	-	2,459.31
TRUST & AGENCY	3,539,512.30	36,440.68	296,486.13	-	3,279,466.85	61,185.95	3,218,280.90
POLICE SEIZURES	38,370.23	0.00	0.00	-	38,370.23	-	38,370.23
DEBT SERVICE	-2,114,423.94	3,126,208.61	1,650.00	-	1,010,134.67	-	1,010,134.67
CAPITAL PROJECTS	38,960,628.85	4,313,101.17	3,038,760.81	-	40,234,969.21	559,396.57	39,675,572.64
SPECIAL ASSESSMENT	0.00	0.00	0.00	-	0.00	-	0.00
WATER UTILITY	8,959,552.65	459,341.05	339,148.43	-	9,079,745.27	17,967.58	9,061,777.69
WATER UTILITY DEPOSIT	377,798.05	4,000.00	2,455.00	-	379,343.05	1,983.21	377,359.84
WATER IMPROVEMENT	7,988.15	0.00	0.00	-	7,988.15	-	7,988.15
SEWER UTILITY	7,290,814.76	373,946.00	40,517.55	-	7,624,243.21	3,199.63	7,621,043.58
STORM WATER	230,631.63	187,361.96	40,578.48	-	377,415.11	19,631.97	357,783.14
INTERNAL SERVICES	1,576,720.11	0.00	548,742.17	-	1,027,977.94	531,411.00	496,566.94
SUBTOTAL	78,907,181.47	11,045,485.92	12,765,288.22	(72,618.22)	77,114,760.95	2,123,564.66	74,991,196.29
PETTY CASH	700.00	0.00			700.00		700.00
TOTAL COMB CASH	78,907,881.47	11,045,485.92	12,765,288.22	(72,618.22)	77,115,460.95	2,123,564.66	74,991,896.29
EBS- PSF FUNDING	389,668.70	0.00	0.00	-	389,668.70	-	389,668.70
EBS- FLEX FUNDING*	89,209.51	12,100.19	624.93	-	100,684.77	-	100,684.77
GRAND TOTAL	79,297,550.17	11,045,485.92	12,765,288.22	(72,618.22)	77,505,129.65	2,123,564.66	75,381,564.99

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

Finance Manager

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

Director of Administrative Services/ Treasurer

CITY OF CLIVE
COMBINED CASH INVESTMENT
JUNE 30, 2026

COMBINED CASH ACCOUNTS

999-10100	CASH	77,092,194.43	
999-10101	PETTY CASH	700.00	
999-10106	EBS- PSF	389,668.70	
999-10110	XPRESS DEPOSIT ACCOUNT	22,566.52	
	TOTAL COMBINED CASH		77,505,129.65
	TOTAL ALLOCATED CASH		(77,505,129.65)
	TOTAL UNALLOCATED CASH		.00

CASH ALLOCATION RECONCILIATION

1	ALLOCATION TO GENERAL FUND		11,298,229.33
110	ALLOCATION TO ROAD USE TAX		1,533,188.31
121	ALLOCATION TO LOCAL OPTION SALES TAX		850,363.52
123	ALLOCATION TO TIF FUND		370,866.79
167	ALLOCATION TO POLICE K9	2,459.31	
168	ALLOCATION TO T & A FUND - BENEFITS & INSUR	3,216,901.65	
169	ALLOCATION TO T & A FUND - LIBRARY	33,451.89	
170	ALLOCATION TO T & A FUND - PUBLIC ART MAINT	21,102.00	
172	ALLOCATION TO PSF- EBS ACCOUNT	389,668.70	
174	ALLOCATION TO T & A FUND - PARK RESERVE	8,011.31	
	TOTAL T&A		3,671,594.86
178	ALLOCATION TO POLICE SEIZURES		38,370.23
200	ALLOCATION TO DEBT SERVICE		1,010,134.67
330	ALLOCATION TO CAP PJTS - TIF PROJECTS	18,263.39	
332	ALLOCATION TO CAP PJTS - SOIL QUALITY RES	20,524.34	
334	ALLOCATION TO CAP PJTS-TRAFFIC IMPROVE & SAF	1,534,886.24	
335	ALLOCATION TO CAP PJTS - SW PAY IN LIEU	183,374.42	
337	ALLOCATION TO CAP PJTS - PUBLIC SAFETY FACIL	5,000.00	
338	ALLOCATION TO CAP PJTS - PW ROOF AND DOORS	9,326.07	
339	ALLOCATION TO CAP PJTS -NW 86TH LAND ACQ	116,052.03	
341	ALLOCATION TO CAP PJTS - FLOOD ALERT	38,330.39	
342	ALLOCATION TO CAP PJTS - FLOOD PRONE PROPERT	2,520,998.75	
344	ALLOCATION TO CAP PJTS - 2015 CENSUS	(9,794.84)	
345	ALLOCATION TO CAP PJTS - EMERALD ISLE DEVEL	(1,958.22)	
346	ALLOCATION TO CAP PJTS - 2022 HMGP SUBAWARD	464,406.80	
348	ALLOCATION TO CAP PJTS - FLD BUYOUT TEMP PK	179,757.72	
349	ALLOCATION TO CAP PJTS - UNIV BLVD FLD MIT	(122,930.00)	
350	ALLOCATION TO CAP PJTS- CITY FACILITY IMPR	500,783.30	
352	ALLOCATION TO FUND 352	500,000.00	
354	ALLOCATION TO CAP PJTS -2025 FIRE ENGINE	884,785.47	
356	ALLOCATION TO CAP PJTS - WEST PET	18,618.91	
357	ALLOCATION TO CAP PJTS - WATER RESOURCE GRTS	9,218.38	
358	ALLOCATION TO CAP PJTS - TREE SALE	6,352.05	
366	ALLOCATION TO CAP PJTS-PORTER SHELTER AREA	209,588.00	
369	ALLOCATION TO CAP PJTS - CAMPBELL REC AREA	31,977.00	
371	ALLOCATION TO CAP PJTS - GRNBELT LAND ACQ	189,404.98	
372	ALLOCATION TO CAP PJTS -CANARY PARK DEVELOP	21,859.22	
374	ALLOCATION TO CAP PJTS - GREENBELT LANDING	25,401.10	
375	ALLOCATION TO CAP PJTS - GREENBELT MGMT PLAN	303,738.11	

381	ALLOCATION TO CAP PJTS -82ND ST TRL PROJ	(30,568.00)	
382	ALLOCATION TO CAP PJTS - 86TH ST IMPL PLAN	39,622.00	
384	ALLOCATION TO CAP PJTS - RIO VALLEY PARK	150,774.22	
386	ALLOCATION TO CAP PJTS - ALICES RD PARK	(24.72)	
387	ALLOCATION TO CAP PJTS - LINNAN PK	2,180,104.94	
388	ALLOCATION TO CAP PJTS - INDIAN HILLS PARK	75,774.22	
389	ALLOCATION TO CAP PJTS - LITTLE WALNUT CREEK	8,498,347.53	
391	ALLOCATION TO CAP PJTS - TRAIL PAVE/PARK CAP	152,638.53	
393	ALLOCATION TO CAP PJTS - WALNUT HILLS STORMW	3,877.44	
395	ALLOCATION TO CAP PJTS - HARBACH RECON	813,947.69	
396	ALLOCATION TO CAP PJTS - NW 128TH & HICKMAN	881,130.67	
427	ALLOCATION TO CAP PJTS - STORM WATER CAPITAL	727,362.45	
428	ALLOCATION TO CAP PJTS - 103RD ST STORM WAT	100,000.00	
429	ALLOCATION TO CAP PJTS - SEWER REHAB	285,720.78	
430	ALLOCATION TO CAP PJTS - METER/VALVE CHG OUT	65,186.42	
433	ALLOCATION TO CAP PJTS - SEWER CAPITAL	158,988.83	
435	ALLOCATION TO CAP PJTS - WATER CAPITAL	633,393.24	
436	ALLOCATION TO CAP PJTS - UNIV BLVD PUMP STAT	25,590.14	
440	ALLOCATION TO CAP PJTS -ALICES RD PH1 (1A)	2,320,118.69	
441	ALLOCATION TO CAP PJTS -ALICES RD PH1 (1B)	6,715,505.79	
442	ALLOCATION TO CAP PJTS -ALICES RD PHASE 2	1,370,718.64	
443	ALLOCATION TO CAP PJTS -ALICES RD PHASE 3	(54.00)	
444	ALLOCATION TO CAP PJTS -ALICES RD PHASE 4	2,694,647.64	
454	ALLOCATION TO CAP PJTS - NORTH NEIGHBOR IMPR	155,753.98	
457	ALLOCATION TO CAP PJTS - N NEIGH ARTERIAL RD	793,256.55	
462	ALLOCATION TO CAP PJTS - HICKMAN I-35/80 INT	315,607.67	
464	ALLOCATION TO CAP PJTS -ALICES RD IMPROV	3,114,328.58	
468	ALLOCATION TO CAP PJTS - N NEIGHBOR ST LIGHT	2,656.01	
476	ALLOCATION TO CAP PJTS - FRANCHISE ST PROJ	229,464.94	
482	ALLOCATION TO CAP PJTS-DEVELOPMENT PLANNING	8,289.65	
485	ALLOCATION TO CAP PJTS - PUBLIC ART CAPITAL	77,243.78	
487	ALLOCATION TO FUND 487	17,601.30	
	TOTAL PROJECTS		40,234,969.21
	TOTAL SPECIAL ASSESMENTS		.00
600	ALLOCATION TO WATER UTILITY FUND	9,079,745.27	
601	ALLOCATION TO WATER UTILITY DEPOSIT FUND	379,343.05	
604	ALLOCATION TO WATER IMPROVEMENT FUND	7,988.15	
610	ALLOCATION TO SEWER UTILITY FUND	7,624,243.21	
740	ALLOCATION TO STORM WATER FUND	377,415.11	
810	ALLOCATION TO INTERNAL SERVICE FUND	2,051,085.94	
820	ALLOCATION TO INTERNAL SERVICE FUND	(1,023,108.00)	
830	ALLOCATION TO PETTY CASH FUND	700.00	
	TOTAL		18,497,412.73
	TOTAL ESCROW ACCOUNT		.00
	TOTAL ALLOCATIONS TO OTHER FUNDS		77,505,129.65
	ALLOCATION FROM COMBINED CASH FUND - 999-10111		(77,505,129.65)
	ZERO PROOF IF ALLOCATIONS BALANCE		.00

CITY OF CLIVE
COMBINED CASH INVESTMENT
JUNE 30, 2026

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: July 23, 2026
RE: Approve 07/09/2026 City Council Minutes

SYNOPSIS:

Attachments:
1. cc Minutes 07_09_2026

CLIVE CITY COUNCIL MEETING MINUTES
REGULAR MEETING
JULY 9, 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, Eric Klein (via Zoom), Breanne Hocker, Sadie Gasparotto. Absent: Susan Judkins. 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
Ted Weaver moved approval, seconded by Breanne Hocker. Roll Call: Ayes: Ted Weaver, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.

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

Consent Items
Ted Weaver moved approval, seconded by Breanne Hocker. Roll Call: Ayes: Ted Weaver, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried. 1. City Manager Memo; 2. Approve 06/25/2026 City Council Minutes; 3. Bill List; 4. Approve New Retail Tobacco Sales License Application - Pump & Pantry - 11925 University Avenue; 5. Approve Retail Tobacco Sales License Renewal Application - Afghan Supermarket - 8801 University Avenue, Ste 25/26; 6. Approve Retail Tobacco Sales License Renewal Application - Puff Cloud Smoke Shop - 2180 NW 156th Street, Ste 103; 7. Approve Retail Device Sales License Renewal Application - Puff Cloud Smoke Shop - 2180 NW 156th Street, Ste 103; 8. Approve Retail Alcohol Sales License Renewal Application - El Rodeo - 1310 NW 118th Street; 9. **Resolution 2026-191** Designating the Official Location for Posting Public Meeting Notices; 10. **Resolution 2026-192** Approving Substantial Completion and Accepting the Work - Greenbelt Landing Construction Phase 1 Project; 11. Approve Pay Request #1 - Capital Demolition and Environmental Services LLC - 1829 NW 86th Street Demolition Project - $30,044.00; 12. Approve Pay Request #2 - The Concrete Company - 2026 Residential PCC Pavement Rehabilitation Project - $3,395.00; 13. Approve Pay Request #4 - Mainline Construction - Alice's Road Reconstruction Phase 1B - $148,702.99; 14. Approve Pay Request #6 (Final) - Elite Glass and Metal - City Hall Remodel Phase 2 Project - $4,060.53; 15. Approve Pay Request #7 - Caliber Concrete - Linnan Park Construction Project - $229,066.85; 16. Approve Pay Request #7 (Final) - Elite Fire Sprinkler - City Hall Remodel Phase 2 Project - $943.11; 17. Approve Pay Request #9 (Final) - Cunningham Inc - City Hall Remodel Phase 2 Project - $12,695.98; 18. Approve Pay Request #9 (Final) - Keystone Construction - City Hall Remodel Phase 2 Project - $16,809.59; 19. Approve Pay Request #9 - On Track Construction, LLC - Linnan Park Construction Project - $50,636.30; 20. Approve Pay Request #12 - Country Landscapes - Greenbelt Landing Construction Project - $120,710.06; 21. Approve Pay Request #12 - Hansen Company - Linnan Park Construction Project - $62,446.17; 22. Approve Pay Request #18 - On Track Construction - Greenbelt Landing Construction Project - $20,286.30; 23. Approve Pay Request #21 - Keystone Construction - Greenbelt Landing Construction Project - $32,342.42; 24. Approve Purchase - Karl Chevrolet - Water Utility Truck #735 - Public Works - $46,781.44; 25. Approve Purchase - Karl Chevrolet - Fleet Truck #741 - Public Works - $47,854.44; 26. **Resolution 2026-193** Approving the Acquisition of 2789 W Avenue, Waukee, IA, for the Alice's Road Reconstruction Project - Travis L. Beam - $125,000.00; 27. **Resolution 2026-194** Approving Amendments to the Covenant - Woodlands Homeowners Association; 28. **Resolution 2026-195** Accepting First Amendment to Overland Flowage and Private Storm Sewer Easement - 4189 Westgate Parkway; 29. **Resolution 2026-196** Accepting First

Amendment to Storm Sewer, Overland Flowage, and Private Storm Sewer Easement - 17947 Creekside Drive; 30. **Resolution 2026-197** Accepting First Amendment to Storm Sewer and Surface Water Flowage Easement - 16805 Tanglewood Drive; 31. **Resolution 2026-198** Accepting First Amendment to Overland Flowage and Private Storm Sewer Easement - 18154 Alpine Drive; 32. **Resolution 2026-199** Accepting First Amendment To Surface Water Flowage Easement - 15049 Hawthorn Drive; 33. **Resolution 2026-200** Approving First Amendment To Surface Water Flowage Easement - 4533 NW 167th Street; 34. **Resolution 2026-201** Approving Memorandum of Understanding between Clive Police Department and Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF); 35. Approve Pay Rate - Augustus Mease - Full-Time Firefighter/Paramedic - $26.83/Hr - Effective 07/10/2026.

Action Items

1. **3rd Consideration of Proposed Ordinance 1178 Amending Title 6, Chapter 7, Personal Transportation and Mobility Devices.** Police Chief Mark Rehberg presented the matter to the Council and recommended approval. Ted Weaver moved approval, seconded by Breanne Hocker. Roll Call: Ayes: Ted Weaver, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.
   Mayor Edwards declared Ordinance 1178 enacted.

Discussion

1. **Strategic Plan Action Items Update.** City Manager Matt McQuillen presented the matter to the Council and facilitated discussions.

Reports

Council Member Committee Reports were presented.
City Manager Report was given by Matt McQuillen.

Mayor Edwards adjourned the meeting at 6:55 p.m.

_____
Matthew D. Graham, City Clerk

_____
John D. Edwards, Mayor

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: July 23, 2026
RE: Bill List

SYNOPSIS:

Attachments:
1. scan_juliej_2026-07-17-12-33-20

Date Paid	Vendor Name	Description	Amount Paid
07/17/2026	ACCURO SOLUTIONS, LLC	411 MED CLAIM ADMIN	112.57
07/17/2026	ACME TOOLS	CONCRETE MIXER	3,737.00
07/17/2026	ADA MOWING	PARKS CONTRACT MOWING	18,322.90
07/10/2026	AFLAC	CURRENT PAY WITHHOLDING AFLAC PRE TAX Pay Period: 07/04/2026	91.32
07/17/2026	AIA CORPORATION	MORRIS CLOTHING ALLOWANCE	198.93
07/17/2026	ALL FORMS & SUPPLIES LTD	PRINTING	51.74
07/17/2026	ALL FORMS & SUPPLIES LTD	PRINTING	45.00
07/17/2026	AMAZON CAPITAL SERVICES	UNIFORM ALLOW - M. COLEMAN	224.99
07/17/2026	AMAZON CAPITAL SERVICES	CHILDREN	9.98
07/17/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	9.97
07/17/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	10.80
07/17/2026	AMAZON CAPITAL SERVICES	COFFEE	103.13
07/17/2026	AMAZON CAPITAL SERVICES	SUSTENANCE SUPPLIES	15.73
07/17/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	61.64
07/17/2026	AMAZON CAPITAL SERVICES	MINOR EQUIPMENT	48.95
07/17/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BKS CC	19.25
07/17/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	16.57
07/17/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	18.14
07/17/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	25.21
07/17/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	85.24
07/17/2026	AMAZON CAPITAL SERVICES	SUPPLIES	75.98
07/17/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS HARBACH	33.00
07/17/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	15.99
07/17/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	20.40
07/17/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	11.40
07/17/2026	AMAZON CAPITAL SERVICES	CH REMODEL PH 2 FURNITURE	69.88
07/17/2026	AMAZON CAPITAL SERVICES	SUSTENANCE SUPPLIES	78.09
07/17/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	103.86
07/17/2026	AMAZON CAPITAL SERVICES	UNIFORM ALLOWANCE - BOYLE EMS PANTS	92.15
07/17/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	121.97
07/17/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	139.45
07/17/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	121.37
07/17/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS CC	22.33
07/17/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	24.99
07/17/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	113.75
07/17/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BKS CC	32.26
07/17/2026	AMAZON CAPITAL SERVICES	YOUNG ADULT BOOKS	10.99
07/17/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	44.89
07/17/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS HARBACH	56.38
07/17/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	79.20
07/17/2026	AMAZON CAPITAL SERVICES	OFFICE EQUIPMENT	88.29
07/17/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS HARBACH	16.50
07/17/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CREDIT	.01-
07/17/2026	AMAZON CAPITAL SERVICES	KIDS FOR ART SUPPLIES	10.24
07/17/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	133.00
07/17/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS HARBACH	15.95
07/17/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	21.99
07/17/2026	AMAZON CAPITAL SERVICES	RADIO ADAPTERS	91.15
07/17/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	7.19
07/17/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	50.48
07/17/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	293.33
07/17/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	15.39
07/17/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	59.35
07/17/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	88.58
07/17/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	31.49
07/17/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BKS CC	14.53
07/17/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	30.00
07/17/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	80.28

Date Paid	Vendor Name	Description	Amount Paid
07/17/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	36.94
07/17/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	101.47
07/17/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	121.01
07/17/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CC	24.99
07/17/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	54.45
07/17/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	10.19
07/17/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	17.95
07/17/2026	AMAZON CAPITAL SERVICES	CHILDREN'S BOOKS	152.20
07/17/2026	AMAZON CAPITAL SERVICES	CAC CONCESSIONS	225.54
07/17/2026	AMAZON CAPITAL SERVICES	ADULT PROGRAM SUPPLIES CLC	19.98
07/17/2026	AMAZON CAPITAL SERVICES	ADULT PROGRAM SUPPLIES CLC HARBACH	5.00
07/17/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	19.24
07/17/2026	AMAZON CAPITAL SERVICES	ADULT PROGRAM SUPPLIES	19.46
07/17/2026	AMAZON CAPITAL SERVICES	CHILDREN'S BOOKS	97.86
07/17/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	21.99
07/17/2026	AMERICAN SIGNAL COMPANY	(2) VARIABLE MESSAGE BOARDS	31,792.00
07/10/2026	AMERITAS LIFE INSURANCE GRP- VISION	CURRENT PAY WITHHOLDING VISION INSURANCE Pay Period: 07/04/2026	544.44
07/17/2026	ARNOLD MOTOR SUPPLY	CAMERA WASH FITTINGS	56.46
07/17/2026	ARNOLD MOTOR SUPPLY	PRESSURE GAUGES FOR SAND BLASTER REPAIRS	110.10
07/17/2026	ARNOLD MOTOR SUPPLY	TRAFFIC SUPPLIES	17.98
07/17/2026	ARNOLD MOTOR SUPPLY	#705/#707 AND STOCK FILTERS	47.25
07/17/2026	ASCENDANCE TRUCKS MIDWEST, LLC	PARTS	40.47
07/17/2026	AT & T MOBILITY	GPS DATA PLAN	35.79
07/17/2026	AUBREY SCHULTZ	PROFESSIONAL FEES	1,000.00
07/17/2026	AUREON COMMUNICATIONS	CANCELLATION LINE	6.40
07/17/2026	AUREON COMMUNICATIONS	INTERNET - CH	787.50
07/17/2026	BAKER GROUP	PROFESSIONAL FEES	1,081.96
07/17/2026	BAKER GROUP	PROFESSIONAL FEES	1,264.00
06/30/2026	BANKERS TRUST	MARTIN (HSA CONTRIBUTION)	210.00
07/17/2026	BASEPOINT BUILDING AUTOMATIONS	AUTO CH DOOR REPAIR	595.00
07/17/2026	BAX SALES INC	FIRE HYDRANT BOLTS AND NUTS	34.72
07/17/2026	BEFORE AND AFTER THE BIRTH LLC	MISC CONTRACT WORK-CHILDREN	140.00
07/17/2026	BENTLEY RIDGE TREE FARM	TREE TIE	135.98
07/17/2026	BENTLEY RIDGE TREE FARM	TREES	692.00
07/17/2026	BOUND TREE MEDICAL LLC	EMS MEDICAL SUPPLIES	625.39
07/17/2026	BULLZEYE INC	CONTRACT CUSTODIAL SERVICES	2,445.75
07/17/2026	BULLZEYE INC	CONTRACT CUSTODIAL SERVICES	659.17
07/17/2026	BULLZEYE INC	CONTRACT CUSTODIAL SERVICES	1,441.08
07/17/2026	BULLZEYE INC	CONTRACT CUSTODIAL SERVICES	10,022.00
07/17/2026	BULLZEYE INC	HAND SANITIZER	195.00
07/17/2026	BUSINESS LETTER, THE	#10 ENVELOPES	1,771.50
07/10/2026	CALIBER CONCRETE LLC	LINNAN PARK CONSTR PAY REQ 7	229,066.85
07/17/2026	CAPITAL CITY EQUIPMENT CO	EQUIPMENT REPAIR	82.17
07/10/2026	CAPITAL DEMOLITION & ENVIRO SERVICES	1829 NW 86TH STREET DEMOLITION PAY REQ 1	30,044.00
07/17/2026	CELLEBRITE, INC	SOFTWARE SUBSCRIPTION	9,250.00
07/17/2026	CENTRAL IOWA READY MIX	CONCRETE	649.00
07/17/2026	CENTRAL IOWA READY MIX	CONCRETE	3,980.25
07/17/2026	CENTRAL IOWA READY MIX	CONCRETE	1,921.50
07/17/2026	CINTAS CORPORATION #22M	LAUNDRY	354.98
07/17/2026	CINTAS CORPORATION #22M	UNIFORMS	262.97
07/17/2026	CINTAS CORPORATION #22M	UNIFORMS	146.77
07/17/2026	CINTAS CORPORATION #22M	UNIFORMS	146.77
07/17/2026	CINTAS CORPORATION #22M	UNIFORMS	55.04
07/17/2026	CINTAS CORPORATION #22M	UNIFORMS	269.64
07/17/2026	CINTAS CORPORATION #22M	UNIFORMS	150.50
07/17/2026	CINTAS CORPORATION #22M	UNIFORMS	150.50
07/17/2026	CINTAS CORPORATION #22M	UNIFORMS	56.43
07/17/2026	CINTAS CORPORATION #22M	LAUNDRY	354.98

Date Paid	Vendor Name	Description	Amount Paid
07/17/2026	CITY OF DES MOINES	WRA - JUL 26	204,651.40
07/17/2026	CITY OF DES MOINES	WRA - AUG 26	204,652.30
07/17/2026	CITY OF URBANDALE	CLIVE EMERGENCY SIGNAL	15.91
07/17/2026	CITY OF WAUKEE	WAUKEE CUSTOMER-CLIVE WATER	73.58
07/17/2026	CITY OF WAUKEE	WAUKEE CUSTOMER-CLIVE WATER AVAILABLITY	171.60
07/10/2026	CLIVE COMMUNITY SERVICES	CURRENT PAY WITHHOLDING CLIVE COMM SERVICES Pay Period: 07/04/20	19.23
07/17/2026	CLIVE POWER EQUIPMENT	WEED EATER HEAD	15.74
07/10/2026	COLLECTION SERVICES CENTER	CURRENT PAY WITHHOLDING CHILD SUPPORT Pay Period: 07/04/2026	1,480.58
07/17/2026	COMMERCE BANK	FACEBOOK MARKETING__ BELIEU	124.92
07/17/2026	COMMERCE BANK	CONFERENCE EXPENSE__ BOYLE	265.00
07/17/2026	COMMERCE BANK	FSS TRIPS__ CLIVE PARKS & REC STAFF	4,508.54
07/17/2026	COMMERCE BANK	J MAY RETIREMENT GIFT__ DE KOCK	267.50
07/17/2026	COMMERCE BANK	CHATGPT SUBSCRIPTION__ EASTMAN	21.40
07/17/2026	COMMERCE BANK	CONFERENCE EXPENSE__ EASTMAN	195.74
07/17/2026	COMMERCE BANK	CONFERENCE EXPENSE__ STEVENS	26.00
07/17/2026	COMMERCE BANK	CHILDREN BOOKS__ SHALON-DEUR	39.91
07/17/2026	COMMERCE BANK	YOUTH PROGRAM SUPPLIES__ SHALON-DEUR	11.59
07/17/2026	COMMERCE BANK	YOUTH PROGRAM SUPPLIES__ SHALON-DEUR	49.68
07/17/2026	COMMERCE BANK	EMPLOYEE APPRECIATION__ SHALON-DEUR	298.40
07/17/2026	COMMERCE BANK	VEHICLE REPAIRS__ SOMSKY	2,482.80
07/17/2026	COMMERCE BANK	VEHICLE OPERATIONS__ SOMSKY	1,077.89
07/17/2026	COMMERCE BANK	CONTRACT WORK__ PHELPS	112.37
07/17/2026	COMMERCE BANK	DUES__ RAMSEY	30.00
07/17/2026	COMMERCE BANK	SUSTENANCE SUPPLIES__ RAMSEY	347.77
07/17/2026	COMMERCE BANK	GOAT SUPPLIES__ RUNKEL	559.29
07/17/2026	COMMERCE BANK	GROUNDS MAINT__ RUNKEL	69.98
07/17/2026	COMMERCE BANK	CHILDREN BOOKS__ SHALON-DEUR	55.64
07/17/2026	COMMERCE BANK	OFFICE SUPPLIES__ NELSON	21.72
07/17/2026	COMMERCE BANK	CREDIT ADULT PROG SUPPLIES__ NELSON	38.77-
07/17/2026	COMMERCE BANK	TRAINING__ NIELSEN	795.00
07/17/2026	COMMERCE BANK	SUBSCRIPTION__ NIELSEN	60.00
07/17/2026	COMMERCE BANK	SUPPLIES__ PFAFF	887.40
07/17/2026	COMMERCE BANK	CONCESSION SUPPLIES__ PHELPS	1,964.50
07/17/2026	COMMERCE BANK	DUES__ MCQUILLEN	500.00
07/17/2026	COMMERCE BANK	SUPPLIES__ MEASE	35.91
07/17/2026	COMMERCE BANK	MEETING EXPENSE__ MEASE	41.70
07/17/2026	COMMERCE BANK	EMPLOYEE APPRECIATION__ MERTENS	510.00
07/17/2026	COMMERCE BANK	MEETING EXPENSE__ MORRIS	18.47
07/17/2026	COMMERCE BANK	ADULT PROGRAM SUPPLIES__ NELSON	54.00
07/17/2026	COMMERCE BANK	CHILDREN BOOKS__ LLAMAS	575.57
07/17/2026	COMMERCE BANK	ADVERTISING__ LUCAS	1,538.32
07/17/2026	COMMERCE BANK	SUPPLIES__ LUCAS	76.88
07/17/2026	COMMERCE BANK	CLIVE FEST OPERATIONS__ LUCAS	1,553.54
07/17/2026	COMMERCE BANK	SUBSCRIPTION__ MCGILVRA	15.00
07/17/2026	COMMERCE BANK	TRAINING__ MCQUILLEN	915.00
07/17/2026	COMMERCE BANK	TRAINING__ JOHNSTON	375.00
07/17/2026	COMMERCE BANK	SUBSCRIPTION__ JOHNSTON	141.00
07/17/2026	COMMERCE BANK	EQUIPMENT MAINT__ KALLEM	52.55
07/17/2026	COMMERCE BANK	YOUTH PROGRAM SUPPLIES__ KELLER	11.76
07/17/2026	COMMERCE BANK	SUPPLIES__ KELLER	157.42
07/17/2026	COMMERCE BANK	SUPPLIES__ LIBRARY STAFF	107.01
07/17/2026	COMMERCE BANK	SUBSCRIPTION__ GRAHAM	20.00
07/17/2026	COMMERCE BANK	EMPLOYEE APPRECIATION__ GRAHAM	508.31
07/17/2026	COMMERCE BANK	RECORDING FEES__ GRAHAM	162.59
07/17/2026	COMMERCE BANK	SUBSCRIPTION__ HERZOG	3.30
07/17/2026	COMMERCE BANK	CLOTHING ALLOWANCE__ HERZOG	608.99
07/17/2026	COMMERCE BANK	VEHICLE REPAIR__ JAMES	36.95
07/17/2026	COMMERCE BANK	CONTRACT WORK__ GARCIA	110.20

Date Paid	Vendor Name	Description	Amount Paid
07/17/2026	COMMERCE BANK	CONCESSIONS__ GIBBS	958.50
07/17/2026	COMMERCE BANK	PROGRAM SUPPLIES__ GIBBS	685.37
07/17/2026	COMMERCE BANK	FSS TRIP __ GIBBS	700.00
07/17/2026	COMMERCE BANK	PRINTING MANUALS__ GIBBS	273.39
07/17/2026	COMMERCE BANK	YOUTUBE SUBSCRIPTION__ GIBBS	82.99
07/17/2026	COMMERCE BANK	ADVERTISING__ ELDER	114.27
07/17/2026	COMMERCE BANK	TRAINING__ FARLOW	32.29
07/17/2026	COMMERCE BANK	SHIPPING__ FARLOW	348.84
07/17/2026	COMMERCE BANK	TRAINING__ FREESTONE	1,815.00
07/17/2026	COMMERCE BANK	SOCIAL MEDIA__ GARCIA	14.99
07/17/2026	COMMERCE BANK	EQUIPMENT__ GARCIA	153.69
07/10/2026	CONCRETE COMPANY	2026 RESIDENTIAL PCC PAVEMENT REHAB PROJECT PAY REQ 2	3,395.00
07/17/2026	CONSENSUS CLOUD SOLUTIONS, LLC	HOSTED FAX	92.97
07/17/2026	CONSOLIDATED COMMUNICATIONS	PHONE LINES	845.73
07/17/2026	CORE & MAIN LP	HYDRANT FLAGS AND STOP BOX PARTS	1,063.97
07/10/2026	COUNTRY LANDSCAPES INC	GREENBELT LANDING CONSTRUCT PRJCT PAY REQ 12	120,710.06
07/17/2026	CRESCENT ELECTRIC SUPPLY CO.	LIBRARY CAN LIGHTS	173.22
07/17/2026	CRYSTAL WHEELER	DEPOSIT REFUND	19.81
07/10/2026	CUNNINGHAM INC	CH REMODEL PH 2 PAY REQ 9 RETAINAGE	12,695.98
07/17/2026	CUSTOM AWARDS & EMBROIDERY	MEMORIAL BENCH PLAQUES	550.00
07/17/2026	DCI GROUP	GREENBELT LANDING CONSTRUCTION	38,107.31
07/17/2026	DENISE FORNEY	MISC CONTRACT WORK-CHILDREN	150.00
07/17/2026	DENISE FORNEY	MISC CONTRACT WORK-CHILDREN	150.00
07/17/2026	DEPARTMENT OF PUBLIC DEFENSE	TRAINING	115.00
07/17/2026	DES MOINES AREA MPO	MEMBERSHIP DUES	19,508.00
07/17/2026	DES MOINES WATER WORKS	CIWW FIXED JULY2026	80,934.00
07/17/2026	DES MOINES WATER WORKS	WATER PURCHASED JUNE2026	114,411.10
07/17/2026	DH PACE COMPANY	GARAGE DOOR REPAIRS	213.00
03/31/2026	EBS	Flex Funds- March	5,955.49
06/30/2026	EBS	Medical / Dental Ins -June	12,818.78
06/30/2026	EBS	Medical / Dental Ins -June	32,393.11
06/30/2026	EBS	Medical / Dental Ins -June	6,362.95
06/30/2026	EBS	Medical / Dental Ins -June	14,468.83
06/30/2026	EBS	Medical / Dental Ins -June	6,235.86
06/30/2026	EBS	Medical / Dental Ins -June	6,501.59
06/30/2026	EBS	Flex Admin - June	18.40
06/30/2026	EBS	Flex Admin - June	9.20
06/30/2026	EBS	Flex Admin - June	9.20
06/30/2026	EBS	Flex Admin - June	4.60
06/30/2026	EBS	Cobra Admin	146.72
06/30/2026	EBS	Flex Admin - June	9.20
06/30/2026	EBS	Flex Admin - June	4.60
06/30/2026	EBS	Flex Admin - June	13.80
06/30/2026	EBS	Flex Admin - June	4.60
06/30/2026	EBS	Flex Admin - June	9.20
06/30/2026	EBS	Flex Admin - June	4.60
06/30/2026	EBS	Flex Admin - June	13.80
06/30/2026	EBS	Flex Admin - June	32.20
06/30/2026	EBS	Flex Admin - June	6.44
06/30/2026	EBS	Flex Admin - June	7.36
06/30/2026	EBS	Flex Admin - June	4.60
06/30/2026	EBS	Flex Admin - June	4.60
06/30/2026	EBS	Life, LTD, AD&D Ins - June	59.14
06/30/2026	EBS	Life, LTD, AD&D Ins - June	44.22
06/30/2026	EBS	Life, LTD, AD&D Ins - June	144.81
06/30/2026	EBS	Life, LTD, AD&D Ins - June	130.88
06/30/2026	EBS	Life, LTD, AD&D Ins - June	97.21
06/30/2026	EBS	Life, LTD, AD&D Ins - June	156.50

Date Paid	Vendor Name	Description	Amount Paid
06/30/2026	EBS	Life, LTD, AD&D Ins - June	121.10
06/30/2026	EBS	Life, LTD, AD&D Ins - June	147.14
06/30/2026	EBS	Life, LTD, AD&D Ins - June	36.28
06/30/2026	EBS	Life, LTD, AD&D Ins - June	180.58
06/30/2026	EBS	Life, LTD, AD&D Ins - June	60.51
06/30/2026	EBS	Life, LTD, AD&D Ins - June	246.60
06/30/2026	EBS	Life, LTD, AD&D Ins - June	201.04
06/30/2026	EBS	Life, LTD, AD&D Ins - June	244.69
06/30/2026	EBS	Life, LTD, AD&D Ins - June	200.86
06/30/2026	EBS	Life, LTD, AD&D Ins - June	370.96
06/30/2026	EBS	Life, LTD, AD&D Ins - June	125.64
06/30/2026	EBS	Life, LTD, AD&D Ins - June	34.32
06/30/2026	EBS	Vision Ins - June	27.84
06/30/2026	EBS	Vision Ins - June	55.68
06/30/2026	EBS	Life, LTD, AD&D Ins - June	246.39
06/30/2026	EBS	Life, LTD, AD&D Ins - June	494.18
06/30/2026	EBS	Life, LTD, AD&D Ins - June	201.25
06/30/2026	EBS	Life, LTD, AD&D Ins - June	466.87
06/30/2026	EBS	Vision Ins - June	18.56
06/30/2026	EBS	Vision Ins - June	64.96
06/30/2026	EBS	Vision Ins - June	18.56
06/30/2026	EBS	Vision Ins - June	134.68
06/30/2026	EBS	Vision Ins - June	27.84
06/30/2026	EBS	Vision Ins - June	46.40
06/30/2026	EBS	Vision Ins - June	30.93
06/30/2026	EBS	Vision Ins - June	9.28
06/30/2026	EBS	Vision Ins - June	27.84
06/30/2026	EBS	Vision Ins - June	27.84
06/30/2026	EBS	Vision Ins - June	9.28
06/30/2026	EBS	Vision Ins - June	27.84
06/30/2026	EBS	Vision Ins - June	50.11
06/30/2026	EBS	Vision Ins - June	135.49
06/30/2026	EBS	Vision Ins - June	46.40
06/30/2026	EBS	Vision Ins - June	64.96
06/30/2026	EBS	Vision Ins - June	49.49
06/30/2026	EBS	Vision Ins - June	105.17
06/30/2026	EBS	Medical / Dental Ins -June	4,557.95
06/30/2026	EBS	Medical / Dental Ins -June	6,623.84
06/30/2026	EBS	Medical / Dental Ins -June	4,340.16
06/30/2026	EBS	Medical / Dental Ins -June	3,593.74
06/30/2026	EBS	Vision Ins - June	92.80
06/30/2026	EBS	Vision Ins - June	296.96
06/30/2026	EBS	Medical / Dental Ins -June	1,601.57
06/30/2026	EBS	Medical / Dental Ins -June	2,481.51
06/30/2026	EBS	Medical / Dental Ins -June	1,335.03
06/30/2026	EBS	Medical / Dental Ins -June	9,848.28
06/30/2026	EBS	Medical / Dental Ins -June	3,165.01
06/30/2026	EBS	Medical / Dental Ins -June	14,361.55
06/30/2026	EBS	Medical / Dental Ins -June	5,908.31
06/30/2026	EBS	Medical / Dental Ins -June	13,369.93
06/30/2026	EBS	Medical / Dental Ins -June	4,104.74
06/30/2026	EBS	Medical / Dental Ins -June	660.61
06/30/2026	EBS	Medical / Dental Ins -June	3,741.59
06/30/2026	EBS	Medical / Dental Ins -June	3,165.79
07/10/2026	EBS	MEDICAL WITHHOLDING MED W 750 FAMILY EXEMPT Pay Period: 07/04/202	7,733.97
07/10/2026	EBS	MEDICAL WITHHOLDING MED W 750 EMPE + 1 EXEMPT Pay Period: 07/04/2	1,592.52
07/10/2026	EBS	MEDICAL WITHHOLDING MED W 750 SINGLE EXEMPT Pay Period: 07/04/202	536.83
07/10/2026	EBS	MEDICAL WITHHOLDING MED - HDHP FAMILY Pay Period: 07/04/2026	1,429.74

Date Paid	Vendor Name	Description	Amount Paid
07/10/2026	EBS	MEDICAL WITHHOLDING MED-HDHP EMPL +1 Pay Period: 07/04/2026	367.49
07/10/2026	EBS	MEDICAL WITHHOLDING MED HDHP SINGLE Pay Period: 07/04/2026	765.46
07/10/2026	EBS	MEDICAL WITHHOLDING DENTAL INSURANCE - DELTA (EBS) Pay Period: 07/	2,195.41
07/10/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY SOCIAL SECURITY Pay Period: 07/04/2	41,262.64
07/10/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY SOCIAL SECURITY Pay Period: 07/04/2	41,262.64
07/10/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY MEDICARE Pay Period: 07/04/2026	9,683.33
07/10/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY MEDICARE Pay Period: 07/04/2026	9,683.33
07/10/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY FEDERAL WITHHOLDING TAX Pay Peri	61,874.03
07/10/2026	ELITE FIRE SPRINKLER SYSTEMS	CH REMODEL PH 2 PAY REQ 7 RETAINAGE	943.11
07/10/2026	ELITE GLASS AND METAL LLC	CH REMODEL PH 2 PAY REQ 6 RETAINAGE	4,060.53
07/17/2026	EQUIPMENT BLADES INC	PLOW BLADES	28,002.40
07/17/2026	FERGUSON ENTERPRISES INC	BUILDING MAINT	35.99
07/17/2026	FERRELLGAS	FORKLIFT FUEL	265.74
07/17/2026	FIRST RESPONDER SUPPLY, LLC	UNIFORM ALLOW - B. CRANNELL	299.99
07/17/2026	FOUNDATION BUILDING MATERIALS	SOFFIT REPAIR	201.65
07/17/2026	FREEDOM FIRST AID & SAFETY LLC	SAFETY EQUIPMENT	12.32
07/17/2026	FREEDOM FIRST AID & SAFETY LLC	SAFETY EQUIPMENT	12.31
07/17/2026	FREEDOM FIRST AID & SAFETY LLC	SAFETY EQUIPMENT	12.31
07/17/2026	FREEDOM FIRST AID & SAFETY LLC	SAFETY EQUIPMENT	12.31
07/17/2026	FREEDOM TIRE	VEHICLE OPERATIONS - 208	660.00
07/17/2026	GALLS LLC	UNIFORM ALLOW - I. MOHAMMAD	144.00
07/17/2026	GRAINGER	DONOR FLAG PLAQUES	58.56
07/10/2026	HANSEN COMPANY	LINNAN PARK PJCT PAY REQ 12	62,446.17
07/17/2026	HD SUPPLY	JANITORIAL SUPPLIES	88.86
07/17/2026	HD SUPPLY	JANITORIAL SUPPLIES	24.86
07/10/2026	ICMA	LOAN REPAYMENT LOAN REPAYMENT Pay Period: 07/04/2026	622.01
07/10/2026	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA -DEF COMP Pay Period: 07/04/2026	13,479.71
07/10/2026	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA ROTH DEF COMP Pay Period: 07/04/202	11,385.31
07/10/2026	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA CITY OUT DEF COMP - Pay Period: 07/0	7,817.30
07/17/2026	IMAGE SOLUTIONS	LOGOED APPAREL PD	52.00
07/17/2026	IMAGE SOLUTIONS	LOGOED APPAREL BLD	60.00
07/17/2026	IMAGE SOLUTIONS	LOGOED APPAREL REC	133.00
07/17/2026	IMAGE SOLUTIONS	LOGOED APPAREL PW	89.00
07/17/2026	IMWCA	WC INSTALL #1	12,846.00
07/17/2026	INFOMAX OFFICE SYSTEMS INC	PRINTER MAINT	40.00
07/17/2026	INGRAM BOOK COMPANY	BOOKS-CHILDREN	23.94
07/17/2026	INGRAM BOOK COMPANY	BOOKS-HARBACH-CHILDREN	22.48
07/17/2026	INGRAM BOOK COMPANY	BOOKS-CHILDREN	110.86
07/17/2026	INGRAM BOOK COMPANY	BOOKS-YOUNG ADULT	31.23
07/17/2026	INGRAM BOOK COMPANY	BOOKS-HARBACH-CHILDREN	17.88
07/17/2026	IOWA DEPARTMENT OF NATURAL RES	ANNUAL WATER SUPPLY FEE	2,182.70
07/17/2026	IOWA PARKS AND REC ASSOCIATION	IPRA DUES - JEFF L	540.00
06/30/2026	IOWA WORKFORCE DEVELOPMENT	UNEMPLOYMENT	9,889.56
07/17/2026	IOWA-DES MOINES SUPPLY INC	BUILDING MAINT	335.34
07/17/2026	IOWA-DES MOINES SUPPLY INC	COAT HOOKS	140.81
07/17/2026	IOWA-DES MOINES SUPPLY INC	BUILDING MAINT	571.65
07/17/2026	IOWA-DES MOINES SUPPLY INC	COAT HOOKS	931.00
06/30/2026	IPERS	CONTRIBUTIONS TRUE UP	7.41
07/10/2026	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS-REGULAR MEMBERS Pay Perio	22,675.68
07/10/2026	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS-REGULAR MEMBERS Pay Perio	34,031.58
07/10/2026	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS RETIREMENT -FIRE Pay Period:	6,856.37
07/10/2026	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS RETIREMENT -FIRE Pay Period:	8,263.32
07/10/2026	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS-ELECTED OFFICIALS Pay Perio	144.06
07/10/2026	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS-ELECTED OFFICIALS Pay Perio	216.20
07/10/2026	KEYSTONE CONSTRUCTION SERVICES	GREENBELT LANDING CONSTR PRJCT PAY REQ 21	32,342.42
07/10/2026	KEYSTONE CONSTRUCTION SERVICES	CH REMODEL PH 2 PAY REQ 9 RETAINAGE	16,809.59
07/17/2026	LINDSAY GUFFEY	SWAP 2026-0001	300.00
07/17/2026	LOGAN CONTRACTORS SUPPLY	STREET MAINT SUPPLIES	194.67

Date Paid	Vendor Name	Description	Amount Paid
07/17/2026	LOGAN CONTRACTORS SUPPLY	STREET MAINT SUPPLIES	693.89
07/17/2026	LOGAN CONTRACTORS SUPPLY	STREET MAINT SUPPLIES	304.64
07/17/2026	LOUNSBURY SAND & GRAVEL	ROW RESTORATION	230.82
07/17/2026	LOUNSBURY SAND & GRAVEL	ROW RESTORATION	230.84
07/17/2026	LOUNSBURY SAND & GRAVEL	ROW RESTORATION	230.84
07/17/2026	LOUNSBURY SAND & GRAVEL	ROW RESTORATION	230.84
07/17/2026	MAIL SERVICES	REMINDER NOTICES	371.96
07/17/2026	MAIL SERVICES	POSTAGE	86.00
07/17/2026	MAIL SERVICES	CLIVE QUARTERLY NEWSLETTER	1,329.14
07/17/2026	MAIL SERVICES	NEWSLETTER	1,112.76
07/17/2026	MAIL SERVICES	POSTAGE	2,657.91
07/17/2026	MAIL SERVICES	BILLING WATER JUNE2026	809.36
07/17/2026	MAIL SERVICES	POSTAGE	180.75
07/17/2026	MAIL SERVICES	STORMWATER JUNE 2026	65.39
07/10/2026	MAINLINE CONSTRUCTION INC	ALICE'S RD RECONSTR PHASE 1B PAY REQ 4	148,702.99
07/17/2026	MEDIACOM	LIBRARY INTERNET	39.90
07/17/2026	MEDIACOM	LIBRARY INTERNET	294.90
07/17/2026	MENARDS	BUILDING MAINT	2.34
07/17/2026	MENARDS	BUILDING MAINT	1.56
07/17/2026	MENARDS	TOOLS FOR PAINTING HYDRANTS	65.96
07/17/2026	MENARDS	BUILDING MAINT	13.56
07/17/2026	MENARDS	INTAKE SUPPLIES	152.34
07/17/2026	MENARDS	BUILDING MAINT	38.47
07/17/2026	MENARDS	BUILDING MAINT	47.94
07/17/2026	MENARDS	BUILDING MAINT	6.33
07/17/2026	MENARDS	SOFFIT REPAIR	370.19
07/17/2026	MERCYONE CLIVE PHARMACY	EMS MEDICATION	254.57
07/17/2026	METRO WASTE AUTHORITY	COMPOST STICKERS - JUNE 2026	938.00
07/17/2026	METRONET	INTERNET PS	1,039.95
07/17/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	710.49
07/17/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE AQUATICS	7,327.63
07/17/2026	MIDAMERICAN ENERGY DAV	STREET LIGHTS	29,315.84
07/17/2026	MIDAMERICAN ENERGY DAV	WATER FACILITIES	225.14
07/17/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	31.03
07/17/2026	MTI DISTRIBUTING INC	EQUIPMENT MAINT	162.59
06/30/2026	MUNICIPAL FIRE & POLICE	CONTRIBUTIONS TRUE UP	73.35
07/10/2026	MUNICIPAL FIRE & POLICE	CURRENT PAY WITHHOLDING MUNICIPAL FIRE & POLICE RETIRE Pay Perio	10,663.95
07/10/2026	MUNICIPAL FIRE & POLICE	CURRENT PAY WITHHOLDING MUNICIPAL FIRE & POLICE RETIRE Pay Perio	24,093.36
07/17/2026	NETWORKS	FIREWALLS	15,392.73
07/17/2026	NETWORKS	SERVER HARDWARE MAINT	3,666.87
07/17/2026	NETWORKS	SOFTWARE SUBSCRIPTION	7.70
07/17/2026	NETWORKS	SERVER HARDWARE MAINT	590.88
07/17/2026	NETWORKS	HOSTED BACKUP	5,720.20
07/17/2026	NORTHLAND PRODUCTS CO	BULK OIL FOR SHOP	1,469.71
06/30/2026	OBRIEN SETTLEMENT SERVICES	PROPERTY ACQ (HUSTED- ALICES RD)	288,574.19
07/10/2026	ON TRACK CONSTRUCTION	LINNAN PARK CONSTRUCTION PAY REQ 9	50,636.30
07/10/2026	ON TRACK CONSTRUCTION	GREENBELT LANDING PAY REQ 18	20,286.30
07/17/2026	ONLINE SOLUTIONS LLC	SUBSCRIPTION RENEWAL	33,600.00
07/17/2026	OPN ARCHITECTS INC	PAY REQ 27 - CH REMODEL DESIGN OPN	2,397.28
07/17/2026	OVERDRIVE INC	DATA PROCESSING-OVERDRIVE	5,694.29
06/30/2026	PAYMENTECH - CHASE BANK	June CC Fees	1,299.20
06/30/2026	PAYMENTECH - CHASE BANK	June CC Fees	1,039.38
06/30/2026	PAYMENTECH - CHASE BANK	June CC Fees	259.84
06/30/2026	PAYMENTECH - CHASE BANK	June CC Fees	31.00
06/30/2026	PAYMENTECH - CHASE BANK	June CC Fees	11.85
06/30/2026	PAYMENTECH - CHASE BANK	June CC Fees	24.62
06/30/2026	PAYMENTECH - CHASE BANK	June CC Fees	974.23
06/30/2026	PAYMENTECH - CHASE BANK	June CC Fees	974.23

Date Paid	Vendor Name	Description	Amount Paid
06/30/2026	PAYMENTECH - CHASE BANK	June CC Fees	785.47
06/30/2026	PAYMENTECH - CHASE BANK	June CC Fees	7.45
07/17/2026	PFM	CONTINUED DISCLOSURE	2,000.00
07/17/2026	PLAY PRO RECREATION LLC	LINNAN PARK PLAYGROUND	249,936.60
07/17/2026	POP UP GAMES	CONTRACT PERFORMER	500.00
06/30/2026	PROFESSIONAL SOLUTIONS	CLOVER CC FEES	1,466.70
07/17/2026	R3 COMMERCIAL ROOFING	ROOF REPAIRS	566.00
07/17/2026	RED WING BUSINESS ADVANTAGE ACCOUNT	BOOTS PENA	250.00
07/17/2026	RED WING BUSINESS ADVANTAGE ACCOUNT	BOOTS L LEWIS	250.00
07/17/2026	RED WING BUSINESS ADVANTAGE ACCOUNT	BOOTS BURGESS	224.99
07/17/2026	RED WING BUSINESS ADVANTAGE ACCOUNT	BOOTS SAUSER	224.99
07/17/2026	RED WING BUSINESS ADVANTAGE ACCOUNT	BOOTS CRILLY	250.00
07/17/2026	RED WING BUSINESS ADVANTAGE ACCOUNT	BOOTS ZACK LEWIS	250.00
07/17/2026	RED WING BUSINESS ADVANTAGE ACCOUNT	BOOTS HARING	250.00
07/17/2026	RED WING BUSINESS ADVANTAGE ACCOUNT	BOOTS PETERSON	250.00
07/17/2026	RED WING BUSINESS ADVANTAGE ACCOUNT	BOOTS STEVENS	250.00
07/17/2026	RED WING BUSINESS ADVANTAGE ACCOUNT	BOOTS C BERRY	250.00
07/10/2026	RELIANCE STANDARD LIFE INSURANCE	VOL LIFE INSURANCE Pay Period: 07/04/2026	1,297.10
07/17/2026	RUDD EQUIPMENT COMPANY	#787 VEHICLE REPAIR	54.91
07/17/2026	SECURITY EQUIPMENT INC	BUILDING MAINT	250.00
07/17/2026	SHREDDER, THE	DOCUMENT DESTRUCTION	60.00
07/17/2026	SILVERSTAR CAR WASH	CAR WASHES - PARKS	40.00
07/17/2026	SILVERSTAR CAR WASH	CAR WASHES - REC	60.00
07/17/2026	SILVERSTAR CAR WASH	CAR WASHES - PW	80.00
07/17/2026	SILVERSTAR CAR WASH	CAR WASHES - PW	40.00
07/17/2026	SIRCHIE ACQUISITION COMPANY	EQUIPMENT	97.54
07/17/2026	SMITHGROUP, INC	GREENBELT LANDING DESIGN WORK	27,856.55
07/17/2026	SMITHGROUP, INC	LINNAN PARK DESIGN WORK	11,106.00
07/17/2026	STAPLES	SHOP SUPPLIES	19.99
07/17/2026	STAPLES	OFFICE SUPPLIES	17.24
07/17/2026	STAPLES	ENGINEERING TONER	189.98
07/17/2026	STAPLES	OFFICE-COPY PAPER	61.58
07/17/2026	STEVENS EROSION CONTROL INC	REMOVAL OF PERIMETER AND SLOPE SEDIMENT	431.25
07/17/2026	STUART VETERINARY CLINIC	GOATS MEDICAL	66.49
07/17/2026	TEAM SIDELINE	TEAM SIDELINE RENEWAL	1,299.00
07/17/2026	TIMECLOCK PLUS, LLC	ALADTEC ANNUAL SCHEDULING SUBSCRIPTION	4,687.20
07/17/2026	TITAN MACHINERY	REPAIR ON CASE	1,057.12
07/10/2026	TREAS - STATE OF IA WH TAX	STATE WITHHOLDING STATE WITHHOLDING TAX Pay Period: 07/04/2026	27,786.00
06/30/2026	TREASURER STATE OF IOWA	REC SALES TAX	780.50
06/30/2026	TREASURER STATE OF IOWA	AQUATICS SALES TAX	3,659.19
06/30/2026	TREASURER STATE OF IOWA	UTILITY SALES TAX	9,397.31
06/30/2026	TREASURER STATE OF IOWA	WATER EXCISE TAX	18,403.71
06/30/2026	TREASURER STATE OF IOWA	REC SALES TAX	136.15
06/30/2026	TREASURER STATE OF IOWA	AQUATICS SALES TAX	571.44
07/17/2026	TRINITY HEALTH	BLOOD DRAW	25.00
06/30/2026	UMB Bank	2017A REG FEE	250.00
06/30/2026	UMB Bank	2017B REG FEE	250.00
06/30/2026	UMB Bank	2019A REG FEE	300.00
06/30/2026	UMB Bank	2013A REG FEE	250.00
06/30/2026	UMB Bank	2024A REG FEE	600.00
07/10/2026	UNITED WAY	CURRENT PAY WITHHOLDING UNITED WAY Pay Period: 07/04/2026	57.69
07/17/2026	UP CUT LAWN CARE	LAWN/MOWING SERVICES	10,318.15
07/17/2026	VANGUARD ID SYSTEMS	OFFICE SUPPLIES	719.11
07/17/2026	VERIZON	CELL DATA SERVICE	115.41
07/17/2026	VERIZON	CELL DATA SERVICE	38.47
07/17/2026	VERIZON	CELL DATA SERVICE	115.41
07/17/2026	VERIZON	CELL DATA SERVICE	115.41
07/17/2026	VERIZON	CELL DATA SERVICE	115.41

Date Paid	Vendor Name	Description	Amount Paid
07/17/2026	VERIZON	CELL DATA SERVICE	38.47
07/17/2026	VERIZON	DCU CELL	125.12
07/17/2026	WALSH DOOR & HARDWARE	UTILITY ROOM LOCK SET	515.38
07/17/2026	WARNER PLASTICS & LINERS INC	PAINTING	300.00
07/17/2026	WAUKEE POLICE DEPARTMENT	SUBSCRIPTION	35.67
07/17/2026	WEX BANK	FUEL	44.57
07/17/2026	WEX BANK	FUEL	76.35
07/17/2026	WEX BANK	FUEL	49.19
07/17/2026	WEX BANK	FUEL	1,015.79
07/17/2026	WEX BANK	FUEL	1,192.67
07/17/2026	WEX BANK	FUEL	4,543.25
07/17/2026	WEX BANK	FUEL	821.85
07/17/2026	WEX BANK	FUEL	662.01
07/17/2026	WEX BANK	FUEL	7,559.76
07/17/2026	WEX BANK	FUEL	1,036.22
07/17/2026	WEX BANK	FUEL	1,679.65
07/17/2026	WEX BANK	FUEL	1,653.73
07/17/2026	WEX BANK	FUEL	1,312.45
07/17/2026	WEX BANK	FUEL	219.18
06/30/2026	XPRESS BILL PAY	Tran Fees- UB	1,324.16
06/30/2026	XPRESS BILL PAY	Tran Fees- UB	1,059.32
06/30/2026	XPRESS BILL PAY	Tran Fees- UB	264.83
06/30/2026	XPRESS BILL PAY	Tran Fees- PD	22.94
06/30/2026	XPRESS BILL PAY	Tran Fees- FD	1.48
06/30/2026	XPRESS BILL PAY	Tran Fees- Rec	195.36
06/30/2026	XPRESS BILL PAY	Tran Fees- Pool	195.36
06/30/2026	XPRESS BILL PAY	Tran Fees- CD	87.32
06/30/2026	XPRESS BILL PAY	Tran Fees- PW	2.22
06/30/2026	XPRESS BILL PAY	Tran Fees- Admin	29.00
07/17/2026	XTREME TREE	TREE REMOVAL	510.00
06/30/2026	ZIFT PAYMENT PROCESSING	CC FEES	5,826.75
Grand Totals:			2,901,664.12

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 (07/7/2026 - 7/17/2026)	$	2,901,664.12
Payroll (07/10/2026)		464,528.42
Total	$	3,366,192.54

Of the total payrolls, $3,751.24 are expense reimbursements.

Elizabeth A Hansen Date: 7/17/2026
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: Matthew Graham, City Clerk
DATE: July 23, 2026
RE: Approve Retail Alcohol Sales License Renewal Application - Down Under Bar & Grill - 8350 Hickman Road, Suite 1

SYNOPSIS:
Staff recommends approval.

Attachments:
None

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: July 23, 2026
RE: Approve Retail Alcohol Sales License Renewal Application - Flying Moose - 8980 Hickman Road

SYNOPSIS:
Staff recommends approval.

Attachments:
None

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: July 23, 2026
RE: Approve New Retail Alcohol Sales License Application - Global Smoke Vape and Liquor - 8190 Hickman Road

SYNOPSIS:
Staff recommends approval.

Attachments:
None

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: July 23, 2026
RE: Approve Retail Alcohol Sales License Renewal Application - Kwik Star #1702 - 16050 Hickman Road

SYNOPSIS:
Staff recommends approval.

Attachments:
None

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: July 23, 2026
RE: Approve Retail Alcohol Sales License Renewal Application - Maverik #5394 - 15590 Hickman Road

SYNOPSIS:
Staff recommends approval.

Attachments:
None

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: July 23, 2026
RE: Approve Retail Alcohol Sales License Renewal Application - The Rookie Sport Bar & Grill - 2180 NW 156th Street, Suite 107, 108 and 109

SYNOPSIS:
Staff recommends approval.

Attachments:
None

Memo

TO: Mayor and Council members
FROM: Jonathan Cygan, Civil Engineer
DATE: July 23, 2026
RE: Approve Pay Request #1 - I-80 Concrete - 2026 Arterial PCC Pavement Rehabilitation Project - $140,551.45

SYNOPSIS:

Staff is recommending approval of a Pay Request to I-80 Concrete for work performed on the above referenced project.

Pay Estimate #1 - $140,551.45

A breakdown of the contract status is as follows:

Contract Amount - $439,150.00
Paid to Date - $140,551.45
Contract Remaining - $298,598.55

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

2026 Arterial PCC Pavement Rehabilitation

Description	Concrete patching
Payment Number	1
Pay Period	06/19/2026 to 07/11/2026
Prime Contractor	I-80 Concrete 1444 NW124th Ct. Clive, IA 50325
Payment Status	Pending
Awarded Project Amount	$439,150.00
Authorized Amount	$439,150.00

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
Section: 1 Description					
0010	26-226	SY	0.500	$150.000	$75.00
Median, Dowelled, PCC					
0020	26-227	SY	718.450	$172.000	$123,573.40
Full Depth Patches, PCC					
0040	26-061	LS	0.600	$8,000.000	$4,800.00
TEMPORARY TRAFFIC CONTROL					
0050	26-228	EA	1.000	$450.000	$450.00
Flagger					
0070	26-133	LS	1.000	$6,000.000	$6,000.00
Primary Slurry Control					
0090	26-229	LS	1.000	$10,000.000	$10,000.00
Mobilization					
					Section Total: $144,898.40
					Project Total: $144,898.40

Summary

Current Approved Work:	$144,898.40	**Approved Work To Date:**	$144,898.40
Current Stockpile Advancement:	$0.00	**Stockpile Advancement To Date:**	$0.00
Current Stockpile Recovery:	$0.00	**Stockpile Recovery To Date:**	$0.00
Current Retainage:	$4,346.95	**Retainage To Date:**	$4,346.95
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:	$140,551.45	**Payments To Date:**	$140,551.45
Previous Payment:	$0.00	**Previous Payments To Date:**	$0.00

Mayor, City of Clive **Date**

Project Engineer, Jon Cygan **Date**

Field Engineer, Tony Clemenson **Date**

Contractor, I-80 Concrete **Date**

Memo

TO: Mayor and Council members
FROM: Jeff May, Public Works Director
DATE: July 23, 2026
RE: Approve Pay Request #1 - Snyder & Associates - Alice's Road Reconstruction - Phase 4 Final Design - $23,481.00

SYNOPSIS:

Staff recommends approval of Pay Request #1, in the amount of $23,481.00, to Snyder & Associates, for professional services completed on the design for the Alice's Road Reconstruction Project - Phase 4 Final 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. 07-23-26 - Pay Request #1 - Alice's Road Reconstruction - Phase 4 - Final Design - Snyder - $23,481.00
2. CL - 07-23-26 - Pay Request #1 - Alice's Road Reconstruction Project - Phase 4 Final Design- Snyder - $23,481.00

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

May 31, 2026

Jeff May
City of Clive
1900 NW 114th Street
Clive, IA 50325

Invoice No: 123.1396.01A - 1

Resolution No 2026-116

Email jmay@cityofclive.com
jhagelie@cityofclive.com

Project **123.1396.01A** **NE Alice's Road Reconstruction - Phase 4 Final Design**

Professional Services through April 30, 2026

Basic Services
Hourly Services

	Hours	Rate	Amount
Sr. Engineer	23.00	236.00	5,428.00
Engineer VIII	31.00	216.00	6,696.00
Engineer VII	3.00	204.00	612.00
Engineer IV	23.50	167.00	3,924.50
Landscape Architect IV	2.00	167.00	334.00
Engineer III	15.00	155.00	2,325.00
Landscape Architect II	2.00	140.00	280.00
Sr. Technician	2.00	158.00	316.00
Technician VI	15.25	122.00	1,860.50
Historian III	11.00	155.00	1,705.00
Total Services	127.75		23,481.00

23,481.00

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	23,481.00	0.00	23,481.00
Limit			367,600.00
Remaining			344,119.00

Phase Subtotal **$23,481.00**

	Total	**Prior**	**Current**
Billings to Date	**23,481.00**	**0.00**	**23,481.00**

Construction Services

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	0.00	0.00	0.00
Limit			79,900.00
Remaining			79,900.00

Phase Subtotal **0.00**

Amount Due this Invoice **$23,481.00**

	Total	**Prior**	**Current**
Billings to Date	**23,481.00**	**0.00**	**23,481.00**

Project	123.1396.01A	Clive-NEAlicesRdReconstructPh4FinalDes	Invoice	1

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Nathan Carhoff

PROGRESS REPORT # 1 *Date:* 5/31/2026

To:	Jeff May, P.E.	*Project Name:*	NE Alice's Road - Phase 4 Final Design
From:	Nathan Carhoff, P.E.	*Clive Project #:*	
S&A Project #:	125.0139.01	*Vender #:*	
Period:	4/9/26 - 4/30/26		

Dear Jeff:

Enclosed is the first Invoice and Progress Report for the NE Alice's Road - Berkshire Pkwy to Meredith Dr. (Phase 4) Final Design Project. Below are details of work completed for this period and anticipated work for the next period.

PRODUCTION

Work During this Period Included:

1. Project management, work planning, project scheduling and PMT Meeting. Internal design coordination.
2. Architectrual intensive survey research, prepared ISIFs mapping, compiled and submitted report.
3. Hydraulic modeling for Little Walnut Creek box culvert.
4. Sanitary sewer design.
5. Landscaping layout, drawing setup.
6. Final roadway design.
7. Utility coordination with MidAmerican Energy.

Projected and Completed Work by Snyder & Associates for Next Period:

1. Continued project management and coordination.
2. Continued final roadway design
3. Continued utility coordination.

Projected Work by City Staff for Next Period:

1. Plan review and coordination as needed.

SCHEDULE:

Task on Project	*Target*	*Complete*
Preliminary Plan Submittal to Iowa DOT	August 18, 2026	
Check Plan Submittal to Iowa DOT	October 6, 2026	
Final Plan / PDC Submittal	November 17, 2026	
Project Letting	February 16, 2027	
Construction Completion	June 30, 2028	

BUDGET AND COMPLETION STATUS

Task on Project	*Total Authorized*	*% Complete*	*Fee Invoiced*	*% Fee*
Project Management	$52,000.00	10%	$472.00	0.91%
Utility Coordination	$30,000.00	20%	$8,685.00	28.95%
Permitting	$4,200.00	0%	$0.00	0.00%
Geotechnical Investigation	$21,800.00	0%	$0.00	0.00%
Architectural Intensive Survey	$4,200.00	50%	$1,705.00	40.60%
Hydraulic Analysis	$15,100.00	50%	$6,424.50	42.55%
Structrual Design	$63,600.00	5%	$465.00	0.73%
Traffic Signals and Lighting	$16,900.00	0%	$0.00	0.00%
Storm Water Management	$5,200.00	5%	$432.00	8.31%
Final Roadway Design	$139,100.00	5%	$4,683.50	3.37%
Landscape Design	$15,500.00	5%	$614.00	3.96%
Bidding Services	$3,400.00	0%	$0.00	0.00%
Construction Phase Services	$70,200.00	0%	$0.00	0.00%
Record Drawings	$6,300.00	0%	$0.00	0.00%
Total Project Budget:	$447,500.00	7.2%	$23,481.00	5.25%
Remaining Project Budget:	$424,019.00			

SPECIAL CONSIDERATIONS

None this period.

If you have any questions or comments regarding this invoice, please contact me at your convenience. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.



Nathan Carhoff, P.E.
Project Manager

Enclosure

Memo

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

FROM: Jeff May, Public Works Director

DATE: April 23, 2026

RE: Resolution Approving Professional Services Agreement with Snyder & Associates for the Alice's Road Reconstruction Project Final Design – Phase 4 - $447,500.00

Public Works Department

At the April 23, 2026 City Council meeting, Council approved a resolution approving a Professional Services Agreement (PSA) with Snyder & Associates (Snyder), for the Alice's Road Reconstruction Project – Phase 4 Final Design. Phase 4 includes the reconstruction of Alice's Road from the south side of Berkshire Parkway to south of Meredith and is scheduled for construction in 2027.

Staff recommends approval of the Pay Request #1, in the amount of $23,481.00, to Snyder & Associates for design services completed on the design for the Alice's Road Reconstruction Project – Phase 4 Final Design.

Pay Request Summary

Approved PSA Amount (4/23/24)	**$**	**447,500.00**
Design Services	$	367,600.00
Construction Services	$	79,900.00

Design Services

Pay Request #1 (07/23/26)	$	23,481.00
Amount Requested to Date	$	23,481.00
Amount Paid Previously	$	0.00
Amount Due this pay request	$	23,481.00
Amount Remaining - Design	$	344,119.00

Construction Services

Pay Request #1 (07/23/26)	$	0.00
Amount Requested to Date	$	0.00
Amount Paid Previously	$	0.00
Amount Due this pay request	$	0.00

Amount Remaining – Construction Services	$	79,900.00

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: Jeff May, Public Works Director
DATE: July 23, 2026
RE: Approve Pay Request #2 - Snyder & Associates - Alice's Road Reconstruction - Phase 4 Final Design - $85,115.05

SYNOPSIS:

Staff recommends approval of Pay Request #2, in the amount of $85,115.05, to Snyder & Associates, for professional services completed on the design for the Alice's Road Reconstruction Project - Phase 4 Final 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. 07-23-26 - Pay Request #2 - Alice's Road Reconstruction - Phase 4 - Final Design - Snyder - $85,115.05
2. CL - 07-23-26 - Pay Request #2 - Alice's Road Reconstruction Project - Phase 4 Final Design- Snyder - $85,115.05

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

July 13, 2026

Jeff May
City of Clive
1900 NW 114th Street
Clive, IA 50325

Invoice No: 123.1396.01A - 2

Resolution No 2026-116

Email jmay@cityofclive.com
jhagelie@cityofclive.com

Project **123.1396.01A** **NE Alice's Road Reconstruction - Phase 4 Final Design**

Professional Services through June 30, 2026

Basic Services
Hourly Services

	Hours	Rate	Amount	
Principal Environmental Scientist I	2.00	265.00	530.00	
Sr. Engineer	48.25	236.00	11,387.00	
Environmental Scientist VIII	27.00	216.00	5,832.00	
Engineer VIII	90.00	216.00	19,440.00	
Engineer VII	37.00	204.00	7,548.00	
Engineer IV	56.25	167.00	9,393.75	
Landscape Architect IV	23.25	167.00	3,882.75	
Landscape Architect II	56.25	140.00	7,875.00	
Engineer I	12.50	126.00	1,575.00	
Sr. Technician	100.00	158.00	15,800.00	
Technician VIII	3.75	146.00	547.50	
Technician VII	2.50	136.00	340.00	
Technician VI	1.25	122.00	152.50	
Technician II	2.00	82.00	164.00	
Historian III	4.00	155.00	620.00	
Total Services	466.00		85,087.50	
				85,087.50

Employee Mileage	27.55	
Total Expenses	**27.55**	**27.55**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	85,115.05	23,481.00	108,596.05
Limit			367,600.00
Remaining			259,003.95

Phase Subtotal **$85,115.05**

	Total	**Prior**	**Current**
Billings to Date	**108,596.05**	**23,481.00**	**85,115.05**

Construction Services

Project	123.1396.01A	Clive-NEAlicesRdReconstructPh4FinalDes	Invoice	2

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	0.00	0.00	0.00
Limit			79,900.00
Remaining			79,900.00

Phase Subtotal **0.00**

Amount Due this Invoice **$85,115.05**

	Total	**Prior**	**Current**
Billings to Date	**108,596.05**	**23,481.00**	**85,115.05**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Nathan Carhoff

PROGRESS REPORT # 2 *Date:* 7/13/2026

To:	Jeff May, P.E.	*Project Name:*	NE Alice's Road - Phase 4 Final Design
From:	Nathan Carhoff, P.E.	*Clive Project #:*	
S&A Project #:	125.0139.01	*Vender #:*	
Period:	5/1/26 - 6/30/26		

Dear Jeff:

Enclosed is the second Invoice and Progress Report for the NE Alice's Road - Berkshire Pkwy to Meredith Dr. (Phase 4) Final Design Project. Below are details of work completed for this period and anticipated work for the next period.

PRODUCTION

Work During this Period Included:

1. Project management, work planning, project scheduling and PMT Meeting. Internal design coordination.
2. Architectural intensive survey report, review and submission to Iowa DOT staff.
3. Hydraulic modeling for Little Walnut Creek box culvert.
4. ACOE Permit coordination and stream restoration review, design, and incorporation into TSL drawings.
5. Sanitary sewer service area review, sewer design.
6. Landscaping layout, details and drawings.
7. Final roadway design.
7. Utility coordination with MidAmerican Energy.

Projected and Completed Work by Snyder & Associates for Next Period:

1. Continued project management and coordination.
2. Continued final roadway design
3. Continued utility coordination.

Projected Work by City Staff for Next Period:

1. Plan review and coordination as needed.

SCHEDULE:

Task on Project	*Target*	*Complete*
Preliminary Plan Submittal to Iowa DOT	August 18, 2026	
Check Plan Submittal to Iowa DOT	October 6, 2026	
Final Plan / PDC Submittal	November 17, 2026	
Project Letting	February 16, 2027	
Construction Completion	June 30, 2028	

BUDGET AND COMPLETION STATUS

Task on Project	*Total Authorized*	*% Complete*	*Fee Invoiced*	*% Fee*
Project Management	$52,000.00	20%	$3,921.55	7.54%
Utility Coordination	$30,000.00	40%	$12,998.00	43.33%
Permitting	$4,200.00	80%	$14,983.00	356.74%
Geotechnical Investigation	$21,800.00	0%	$0.00	0.00%
Architectural Intensive Survey	$4,200.00	100%	$2,855.00	67.98%
Hydraulic Analysis	$15,100.00	80%	$15,717.75	104.09%
Structural Design	$63,600.00	50%	$4,160.25	6.54%
Traffic Signals and Lighting	$16,900.00	0%	$0.00	0.00%
Storm Water Management	$5,200.00	20%	$534.00	10.27%
Final Roadway Design	$139,100.00	40%	$41,221.75	29.63%
Landscape Design	$15,500.00	90%	$12,204.75	78.74%
Bidding Services	$3,400.00	0%	$0.00	0.00%
Construction Phase Services	$70,200.00	0%	$0.00	0.00%
Record Drawings	$6,300.00	0%	$0.00	0.00%
Total Project Budget:	$447,500.00	32.3%	$108,596.05	24.27%
Remaining Project Budget:	$338,903.95			

SPECIAL CONSIDERATIONS

Stream restoration design is being included in this project to improve the remaining 400-feet of stream between the Alice's Road project and the previously completed project. This work is not included in our current scope of work and is anticipated to be $20,000 to complete. Through coordination with city staff, we agree to absorb this into our current contract fee, adding budget via amendment at a later date. Contract amendment is anticipated to include the stream restoration and enhanced construction observation services.

If you have any questions or comments regarding this invoice, please contact me at your convenience. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.



Nathan Carhoff, P.E.
Project Manager

Enclosure

Memo

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

FROM: Jeff May, Public Works Director

DATE: July 23, 2026

RE: Approve Pay Request #2 - Alice's Road Reconstruction – Phase 4 Final Design - $85,115.05

Clive
Distinct by Nature

Public Works Department

At the April 23, 2026 City Council meeting, Council approved a resolution approving a Professional Services Agreement (PSA) with Snyder & Associates (Snyder), for the Alice's Road Reconstruction Project – Phase 4 Final Design. Phase 4 includes the reconstruction of Alice's Road from the south side of Berkshire Parkway to south of Meredith and is scheduled for construction in 2027.

Staff recommends approval of the Pay Request #2, in the amount of $85,115.05, to Snyder & Associates for design services completed on the design for the Alice's Road Reconstruction Project – Phase 4 Final Design.

Pay Request Summary

Approved PSA Amount (4/23/24)	**$**	**447,500.00**
Design Services	$	367,600.00
Construction Services	$	79,900.00
Design Services		
Pay Request #1 (07/23/26)	$	23,481.00
Pay Request #2 (07/23/26)	$	85,115.05
Amount Requested to Date	$	108,596.05
Amount Paid Previously	$	23,481.00
Amount Due this pay request	$	85,115.05
Amount Remaining - Design	$	259,003.95
Construction Services		
Pay Request #1 (07/23/26)	$	0.00
Pay Request #2 (07/23/26)	$	0.00
Amount Requested to Date	$	0.00
Amount Paid Previously	$	0.00

Amount Due this pay request	$	0.00
Amount Remaining – Construction Services	$	79,900.00

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: Jonathan Cygan, Civil Engineer
DATE: July 23, 2026
RE: Approve Pay Request #3 - Sternquist Construction - Harbach Blvd. Phase 2 Reconstruction - $219,726.83

SYNOPSIS:

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

Pay Estimate #3 - $219,726.83

A breakdown of the contract status is as follows:

Amended Contract Amount - $2,706,905.50
Paid to Date - $400,480.70
Contract Remaining - $2,306,424.80

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 #3

City of Clive
Payment Invoice
Harbach P2

Description	Reconstruction of Harbach Blvd
Payment Number	3
Pay Period	06/14/2026 to 07/11/2026
Approval Date	07/23/2026
Prime Contractor	STERNQUIST CONSTRUCTION INDIANOLA, IA
Payment Status	Pending
Awarded Project Amount	$2,700,344.00
Authorized Amount	$2,706,905.50

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
Section: 1 Description					
0090	26-010	LS	0.150	$6,100.000	$915.00
TRENCH COMPACTION TESTING					
0100	26-140	LF	196.000	$197.000	$38,612.00
SANITARY SEWER GRAVITY MAIN, TRENCHED, PVC TRUSS, 8"					
0130	26-143	LF	84.000	$128.000	$10,752.00
SANITARY SEWER SERVICE REPLACEMENT, PVC, 4"					
0150	26-145	LF	196.000	$36.250	$7,105.00
REMOVAL OF SANITARY SEWER, VCP, 8"					
0170	26-105	EA	3.000	$1,805.000	$5,415.00
SANITARY SEWER CLEANOUT					
0310	26-158	LF	8.000	$156.000	$1,248.00
WATER MAIN, TRENCHED, PVC, 6"					
0330	26-023	LF	285.000	$144.000	$41,040.00
					Project Total: $226,522.50

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
WATER MAIN, TRENCHED, PVC, 12"					
0340	26-159	LB	311.000	$18.500	$5,753.50
FITTING, DUCTILE IRON, MECHANICAL JOINT					
0350	26-160	EA	1.000	$2,618.500	$2,618.50
WATER SERVICE STUB, 1"					
0390	26-164	EA	1.000	$9,500.000	$9,500.00
EMERGENCY EXISTING WATER MAIN SPOT REPAIR					
0420	26-167	EA	2.000	$4,950.000	$9,900.00
VALVE, DI MJ GATE, RESILIENT WEDGE WITH BOX 12"					
0440	26-028	EACH	1.000	$11,000.000	$11,000.00
ALTERNATE FIRE HYDRANT ASSEMBLY					
0460	26-032	EACH	1.000	$730.000	$730.00
VALVE BOX REMOVAL					
0470	26-168	EA	1.000	$6,000.000	$6,000.00
SANITARY MANHOLE, SW-301, 48"					
0590	26-179	EA	1.000	$1,500.000	$1,500.00
REMOVE MANHOLE					
0640	26-183	SY	598.000	$57.000	$34,086.00
PCC ACCESS PAVEMENT, 6"					
0710	26-131	SY	50.000	$48.000	$2,400.00
Sidewalk, PCC, 4"					
0720	26-111	SY	6.600	$110.000	$726.00
SIDEWALK, PCC, 6"					
0880	26-061	LS	0.250	$15,000.000	$3,750.00
TEMPORARY TRAFFIC CONTROL					
1020	26-210	LS	0.100	$26,000.000	$2,600.00
CONSTRUCTION SURVEY					
1030	26-100	LS	0.250	$100,000.000	$25,000.00
MOBLIZATION					
1050	26-103	LS	0.100	$3,000.000	$300.00
					Project Total: $226,522.50

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
CONCRETE WASHOUT					
1090	26-239	LS	1.000	$5,571.500	$5,571.50
Temporary Storm Sewer Connection					
				Section Total:	**$226,522.50**
				Project Total:	**$226,522.50**

Summary

Current Approved Work:	$226,522.50	**Approved Work To Date:**	$412,866.70
Current Stockpile Advancement:	$0.00	**Stockpile Advancement To Date:**	$0.00
Current Stockpile Recovery:	$0.00	**Stockpile Recovery To Date:**	$0.00
Current Retainage:	$6,795.67	**Retainage To Date:**	$12,386.00
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:	$219,726.83	**Payments To Date:**	$400,480.70
Previous Payment:	$114,479.30	**Previous Payments To Date:**	$180,753.87

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: July 23, 2026
RE: Approve Pay Request #3 (Final) - The Concrete Company - 2026 Curb and Gutter Repair Project - $833.24

SYNOPSIS:

Staff is recommending approval of a Pay Request to The Concrete Company for work performed on the above referenced project.

Pay Estimate #3 - $833.24

A breakdown of the contract status is as follows:

Amended Contract Amount - $27,774.75
Paid to Date - $27,774.75
Contract Remaining - $0.00

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. Pay Request #3(Final)

City of Clive
Payment Invoice
2026 City Wide Curb and Gutter

Description	Remove and replace curb, gutter, and driveways at City wide locations at directed by City staff
Payment Number	3
Pay Period	06/02/2026 to 07/13/2026
Approval Date	07/23/2026
Prime Contractor	The Concrete Company 5128 NW Beaver DR Grimes, IA 50111
Payment Status	Pending
Awarded Project Amount	$22,425.00
Authorized Amount	$27,774.75

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
					Project Total: $0.00

Summary

Current Approved Work:	$0.00	**Approved Work To Date:**	$27,774.75
Current Stockpile Advancement:	$0.00	**Stockpile Advancement To Date:**	$0.00
Current Stockpile Recovery:	$0.00	**Stockpile Recovery To Date:**	$0.00
Current Retainage:	$0.00	**Retainage To Date:**	$833.24
Current Retainage Released:	$833.24	**Retainage Released To Date:**	$833.24
Current Liquidated Damages:	$0.00	**Liquidated Damages To Date:**	$0.00
Current Adjustment:	$0.00	**Adjustments To Date:**	$0.00
Current Payment:	$833.24	**Payments To Date:**	$27,774.75
Previous Payment:	$12,222.76	**Previous Payments To Date:**	$26,941.51

Mayor, City of Clive	**Date**
Project Engineer, Jon Cygan	**Date**
Field Engineer, Kaleb Randel	**Date**
Contractor, The Concrete Co.	**Date**

Memo

TO: Mayor and Council members
FROM: Jonathan Cygan, Civil Engineer
DATE: July 23, 2026
RE: Approve Pay Request #4 (Final) - The Concrete Company - 2025 Residential PCC Pavement Rehabilitation Project - $9,414.92

SYNOPSIS:

Staff is recommending approval of a Pay Request to The Concrete Company for work performed on the above referenced project.

Pay Estimate #4 (Final Payment) - $9,414.92

A breakdown of the contract status is as follows:

Amended Contract Amount - $627,661.00
Paid to Date - $627,661.00
Contract Remaining - $0.00

Please feel free to contact me at jcygan@cityofclive.com or 515-867-5141 prior to the meeting if you have any questions or concerns.

Attachments:
1. Pay Request #4

City of Clive
Payment Invoice
2025 RESIDENTIAL PCC PAVEMENT REHAB

Description	Full depth patching on Hawthorn drive, NW 152nd street, NW 149th street, and NW 144th street.
Payment Number	4
Pay Period	12/16/2025 to 07/13/2026
Approval Date	07/23/2026
Prime Contractor	The Concrete Company 5128 NW Beaver DR Grimes, IA 50111
Payment Status	Pending
Awarded Project Amount	$634,965.00
Authorized Amount	$627,661.00

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
					Project Total: $0.00

Summary

Current Approved Work:	$0.00	**Approved Work To Date:**	$627,661.00
Current Stockpile Advancement:	$0.00	**Stockpile Advancement To Date:**	$0.00
Current Stockpile Recovery:	$0.00	**Stockpile Recovery To Date:**	$0.00
Current Retainage:	$0.00	**Retainage To Date:**	$9,414.92
Current Retainage Released:	$9,414.92	**Retainage Released To Date:**	$9,414.92
Current Liquidated Damages:	$0.00	**Liquidated Damages To Date:**	$0.00
Current Adjustment:	$0.00	**Adjustments To Date:**	$0.00
Current Payment:	$9,414.92	**Payments To Date:**	$627,661.00
Previous Payment:	$11,645.91	**Previous Payments To Date:**	$618,246.08

Mayor, City of Clive	**Date**
Project Engineer, Jim Hagelie	**Date**
Field Engineer, Kaleb Randel	**Date**
Contractor, The Concrete Company	**Date**

Memo

TO: Mayor and Council members
FROM: Alyssa Welling, Administrative Assistant
DATE: July 23, 2026
RE: Approve Pay Request #9 - Burkett Construction - Linnan Park Construction Project - $47,499.76

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

Total contract amount: **$1,365,656.00**
Total Change Orders to Date: **$69,425.36**
Contract + Change Orders: **$1,435,081.36**
Pay Request #9: **$47,499.76**
Total Requested to Date: **$1,024,503.75**
Remaining contract amount: **$410,577.61**

Attachments:
1. Burkett Pay App #9

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: 9

PERIOD TO: 05/31/26

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

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

VIA ARCHITECT: Hanson Companies

PROJECT NOS: 14880

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		$ 69,425.36
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 1,435,081.36
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	60000	$ 1,078,425.00 / 0
5. RETAINAGE:	74000	10000
a. 5.00% % of Completed Work (Column D + E on G703)	$ 53,921.25	
b. 5.00% % of Stored Material (Column F on G703)	$ 0	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 53,921.25
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 1,024,503.75
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ $977,003.99
8. CURRENT PAYMENT DUE		$ 47,499.76
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	410,577.61

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$69,425.36	$0.00
Total approved this Month	$0.00	$0.00
TOTALS	$69,425.36	$0.00
NET CHANGES by Change Order	$69,425.36	

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: 06/02/25

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.

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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: 9
APPLICATION DATE: 06/02/26
PERIOD TO: 05/31/26
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	$115,000.00	$10,000.00		$125,000.00	78.36%	34,526.00	$6,250.00
2	Overhead	$76,357.84	$65,000.00	$5,000.00		$70,000.00	91.67%	6,357.84	$3,500.00
3	Site Work	$22,000.00	$22,000.00	$0.00		$22,000.00	100.00%		$1,100.00
4	Masonry	$126,951.25	$126,951.00	$0.00		$126,951.00	100.00%	0.25	$6,347.55
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	$41,975.00	$0.00		$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	$35,000.00	$0.00		$35,000.00	100.00%		$1,750.00
9	Thermal & Moisture	$294,000.00	$130,000.00	$15,000.00		$145,000.00	49.32%	149,000.00	$7,250.00
10	Openings	$11,650.00	$11,650.00	$0.00		$11,650.00	100.00%		$582.50
11	Finishes	$23,610.00	$0.00	$5,000.00		$5,000.00	21.18%	18,610.00	$250.00
12	Specalties Material	$17,216.00	$17,216.00	$0.00		$17,216.00	100.00%		$860.80
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	$38,358.00	$0.00		$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	$174,321.45	$94,000.00	$15,000.00		$109,000.00	62.53%	65,321.45	$5,450.00
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	$1,435,081.36	$1,028,425.00	$50,000.00	$0.00	$1,078,425.00	75.15%	356,656.36	$53,921.25

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Memo

TO: Mayor and Council members
FROM: Alyssa Welling, Administrative Assistant
DATE: July 23, 2026
RE: Approve Pay Request #10 - Burkett Construction - Linnan Park Construction Project - $139,040.19

SYNOPSIS:
Staff recommends approval of Pay Request #10 to Burkett Construction for the work completed to date on the Linnan Park Construction Project.

Total contract amount: **$1,365,656.00**
Total Change Orders to Date: **$69,425.36**
Contract + Change Orders: **$1,435,081.36**
Pay Request #10: **$139,040.19**
Total Requested to Date: **$1,163,543.94**
Remaining contract amount: **$271,537.42**

Attachments:
1. Burkett pay app june #10

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: 10

PERIOD TO: 06/30/26

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

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

VIA ARCHITECT: Hanson Companies

PROJECT NOS: 14880

CONTRACT FOR: Bid Package 4: General Trades

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below,	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		$ 69,425.36
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 1,435,081.36
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	60000	$ 1,224,783.09 / 0
5. RETAINAGE:	74000	10000
a. 5.00% % of Completed Work (Column D + E on G703)	$ 61,239.15	
b. 5.00% % of Stored Material (Column F on G703)	$ 0	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 61,239.15
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 1,163,543.94
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ $1,024,503.75
8. CURRENT PAYMENT DUE		$ 139,040.19
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	271,537.42

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$69,425.36	$0.00
Total approved this Month	$0.00	$0.00
TOTALS	$69,425.36	$0.00
NET CHANGES by Change Order	$69,425.36	

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: 07/01/26

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.

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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: 10
APPLICATION DATE: 07/01/26
PERIOD TO: 06/30/26
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	$125,000.00	$15,000.00		$140,000.00	87.76%	19,526.00	$7,000.00
2	Overhead	$76,357.84	$70,000.00	$6,357.84		$76,357.84	100.00%		$3,817.89
3	Site Work	$22,000.00	$22,000.00	$0.00		$22,000.00	100.00%		$1,100.00
4	Masonry	$126,951.25	$126,951.00	$0.25		$126,951.25	100.00%		$6,347.56
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	$41,975.00	$0.00		$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	$35,000.00	$0.00		$35,000.00	100.00%		$1,750.00
9	Thermal & Moisture	$294,000.00	$145,000.00	$100,000.00		$245,000.00	83.33%	49,000.00	$12,250.00
10	Openings	$11,650.00	$11,650.00	$0.00		$11,650.00	100.00%		$582.50
11	Finishes	$23,610.00	$5,000.00	$5,000.00		$10,000.00	42.35%	13,610.00	$500.00
12	Specalties Material	$17,216.00	$17,216.00	$0.00		$17,216.00	100.00%		$860.80
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	$38,358.00	$0.00		$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	$10,000.00		$70,000.00	82.90%	14,439.82	$3,500.00
18	Electrical	$174,321.45	$109,000.00	$10,000.00		$119,000.00	68.26%	55,321.45	$5,950.00
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	$1,435,081.36	$1,078,425.00	$146,358.09	$0.00	$1,224,783.09	85.35%	210,298.27	$61,239.15

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Memo

TO: Mayor and Council members
FROM: Matt McQuillen, City Manager
DATE: July 23, 2026
RE: Approve Pay Request #10 - DCI Group - City Hall Remodel Phase 2 Project - $1,200.00

SYNOPSIS:

Staff recommends approval of Pay Request #10 to DCI Group for construction management services completed to date for Phase 2 of the City Hall Remodel Project. All primary construction in the Phase 2 area has now been completed, and most punch list items have been resolved. Staff have moved back into the facility and this pay application is anticipated to complete DCI's reimbursement costs for the project.

Construction Management Services (Fee and Staff Costs)

Estimated Contract Amount $ 277,201.96 (Contract Approved 8/28/25)

Pay Request #1 $ 24,195.19 Approved 11/13/25

Pay Request #2 $ 25,096.79 Approved 11/13/25

Pay Request #3 $ 22,391.99 Approved 1/8/26

Pay Request #4 $ 25,096.79 Approved 1/8/26

Pay Request #5 $ 30,626.19 Approved 2/26/26

Pay Request #6 $ 41,271.99 Approved 3/26/26

Pay Request #7 $ 44,963.19 Approved 4/23/26

Pay Request #8 $ 46,198.53 Approved 5/14/26

Pay Request #9 $ 18,596.67 Approved 6/25/26

Balance Remaining $ 0

General Conditions/Reimbursements

Estimated Contract Amount $ 66,108.99 (Contract Approved 8/28/25)

Pay Request #1 $ 12,729.15 Approved 11/13/25

Pay Request #2 $ 5,416.84 Approved 11/13/25

Pay Request #3 $ 3,854.12 Approved 1/8/26

Pay Request #4 $ 3,786.27 Approved 1/8/26

Pay Request #5 $ 3,950.70 Approved 2/26/26

Pay Request #6 $ 5,991.93 Approved 3/26/26

Pay Request #7 $ 3,933.82 Approved 4/23/26

Pay Request #8 $ 1,235.34 Approved 5/14/26

Pay Request #9 $ 5,044.77 Approved 6/25/26

Pay Request #10 $ 1,200.00

Balance Remaining $ 18,966.05

Total – Pay Request #10 $ 1,200.00

Acct # 350-5750-6407

Attachments:
1. DCI Group - Phase 2 CMA - Pay App 10 7-23-26

220 SE 6th Street, Suite 200
Des Moines, IA 50309

City of Clive
Attn: Matt McQuillen
1900 NW 114th Street
Clive, IA 50325

INVOICE # 12

Date: 6/30/2026
Invoice #: 25-011-12

CM Services performed:
Clive City Hall - Phase 2

Period Completed:
June 2026

Vendor:	Description	Amount	
DCI Group	Construction	$	-
DCI Group	Fee	$	-
DCI Group	Project Reimbursables	$	1,200.00
	TOTAL DUE:	**$**	**1,200.00**

By: _____ Date: _____

DCI GROUP

App # : 12
App Date: June-26

Description of Work	Scheduled Value	Changes	Revised Value	WORK COMPLETED Previous	WORK COMPLETED This Period	Total Completed	Balance Remaining
Clive City Hall - Phase 2							
Construction - Staff	$ 237,962.08	$ -	$ 237,962	$ 237,962.08	$ -	$ 237,962.08	$ -
CM Fee	$ 39,239.88	$ -	$ 39,240	$ 39,239.88	$ -	$ 39,239.88	$ -
Reimbursables	$ 66,108.99	$ -	$ 66,109	$ 45,942.94	$ 1,200.00	$ 47,142.94	$ 18,966.05
TOTAL	$ 343,310.95	$ -	$ 343,310.95	$ 323,144.90	$ 1,200.00	$ 324,344.90	$ 18,966.05

Clive City Hall - Phase 2

Construction

Personnel	Hourly Rate	Contract	Previous	This Period	Total	Balance	Cost
Project Executive	$ 142.00	156	156.05	0	156.05	0	$ -
Project Superintendent	$ 118.00	567	566.5	0	566.5	0	$ -
Project Manager	$ 112.00	738	738	0	738	0	$ -
Project Engineer	$ 85.00	780	780	0	780	0	$ -
Total							$ -

Reimbursables

Vendor	Description	Invoice #	Amount
Speck USA	Clean Up	107461	$ 1,200.00
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
		Total	$ 1,200.00

Speck USA
P.O. Box 21009
Des Moines, IA 50321
Phone: (515) 285-4649

Invoice

Invoice Number
107461
Invoice Date
7/2/2026

Bill To: DCI Group
220 SE 6th St. Suite 200

Des Moines, IA 50309

Customer PO	Payment Terms	Due Date
	Net 30 Days	8/1/2026

Description	Price
Greenbelt Landing 1801 NW 114th St. Clive, IA 50325	
Construction Clean Up - Blow out corners and sweep specified areas to remove dirt and debris with mechanical broom sweeper or other specified equipment.	1,200.00

Subtotal	$	1,200.00
Sales Tax	$	0.00
Total Due	**$**	**1,200.00**

Thank you for your business!

Memo

TO: Mayor and Council members
FROM: Matt McQuillen, City Manager
DATE: July 23, 2026
RE: Approve Pay Request #10 - NAI Electrical - City Hall Remodel Phase 2 Project - $7,560.56 (Final)

SYNOPSIS:

Staff is recommending approval of final pay request #10 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

Change Order #6 $ 13,755.00 Approved by CM 4/23/26

Change Order #7 $ 1,423.70 Approved By CM 5/27/26

Revised Contract Amount $ 252,018.59

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 Approved 4/9/26

Pay Request #8 $ 14,787.65 Approved 5/14/26

Pay Request #9 $ 2,350.99 Approved 6/25/26

Pay Request #10 Final $ 7,560.56 Retainage Release

Balance Remaining $ 0

3% Retainage Held $ 0

Total – Pay Request #10 $ 7,560.56

Acct # 350-5750-6799

Attachments:
1. Clive City Hall P2 - NAI Pay App 10 Final
2. G706-1994 - Final - NAI(1)
3. G706A-1994 - Final - NAI(1)
4. G707-1994 - Final - NAI(1)
5. G734-2019 - Final - 001 NAI

TO CONTRACTOR:

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

APPLICATION NO: 10
INVOICE NO: 25011-SC-010-RE
PERIOD: 05/01/26 - 05/31/26
PROJECT NO: 25011
CONTRACT NO: SC-004 City Hall Phase 2
CONTRACT DATE: 08/28/2025
CERTIFICATE DATE: 07/16/2026
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		$35,858.59
3.	Contract Sum to date (Line 1 ± 2)		$252,018.59
4.	Total completed and stored to date (Column G on detail sheet)		$252,018.59
5.	Retainage:		
	a. 0.00% of completed work	$0.00	
	b. 0.00% of stored material	$0.00	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		$0.00
6.	Total earned less retainage (Line 4 less Line 5 Total)		$252,018.59
7.	Less previous certificates for payment (Line 6 from prior certificate)		$244,458.03
8.	Current payment due:		$7,560.56
9.	Balance to finish, including retainage (Line 3 less Line 6)		$0.00

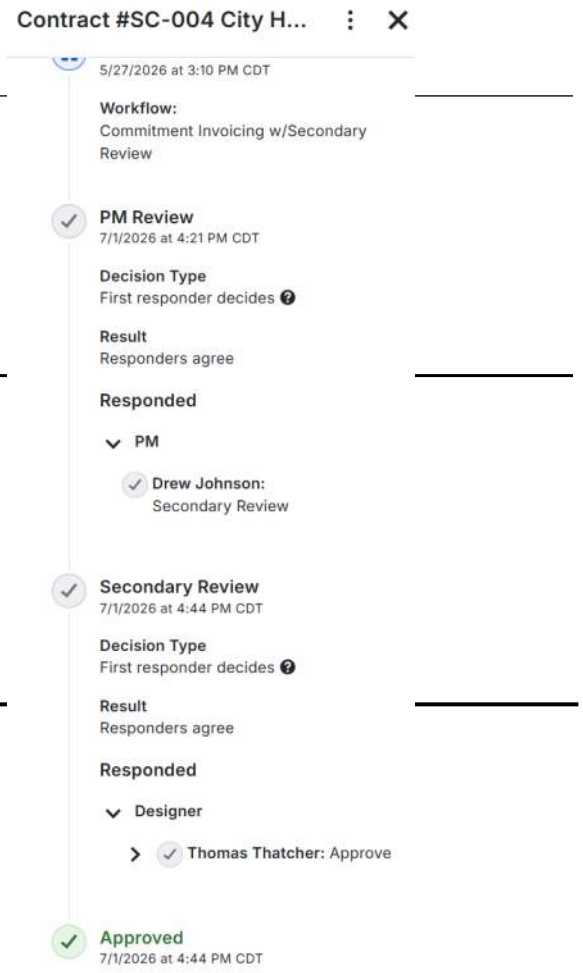
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	$35,858.59	$0.00
Total approved this month:	$0.00	$0.00
Totals:	$35,858.59	$0.00
Net change by change orders:	$35,858.59	

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: 10
APPLICATION DATE: 05/27/2026
PERIOD: 05/01/26 - 05/31/26

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	$0.00
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	$0.00
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	$0.00
4	26-260000.000.Subcontract BP#4 Electrical	TEMPORARY MATERIALS	$300.00	$300.00	$0.00	$0.00	$300.00	100.00%	$0.00	$0.00
5	26-260000.000.Subcontract BP#4 Electrical	TEMPORARY LABOR	$400.00	$400.00	$0.00	$0.00	$400.00	100.00%	$0.00	$0.00
6	26-260000.000.Subcontract BP#4 Electrical	DEMO MATERIALS	$680.00	$680.00	$0.00	$0.00	$680.00	100.00%	$0.00	$0.00
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	$0.00
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	$0.00
9	26-260000.000.Subcontract BP#4 Electrical	GEAR LABOR	$1,408.00	$1,408.00	$0.00	$0.00	$1,408.00	100.00%	$0.00	$0.00
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	$0.00
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	$0.00
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	$0.00
13	26-260000.000.Subcontract BP#4 Electrical	INTERIOR LIGHTING LABOR	$9,606.00	$9,606.00	$0.00	$0.00	$9,606.00	100.00%	$0.00	$0.00
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	$0.00
15	26-260000.000.Subcontract BP#4 Electrical	DEVICES LABOR	$5,098.00	$5,098.00	$0.00	$0.00	$5,098.00	100.00%	$0.00	$0.00
16	26-260000.000.Subcontract	WIRE MATERIAL	$20,575.00	$20,575.00	$0.00	$0.00	$20,575.00	100.00%	$0.00	$0.00

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					
	BP#4 Electrical									
17	26-260000.000.Subcontract BP#4 Electrical	WIRE LABOR	$9,889.00	$9,889.00	$0.00	$0.00	$9,889.00	100.00%	$0.00	$0.00
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	$0.00
19	26-260000.000.Subcontract BP#4 Electrical	FIRE ALARM LABOR	$4,062.00	$4,062.00	$0.00	$0.00	$4,062.00	100.00%	$0.00	$0.00
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	$0.00
21	26-260000.000.Subcontract BP#4 Electrical	STRUCTURED CABLING LABOR	$12,047.00	$12,047.00	$0.00	$0.00	$12,047.00	100.00%	$0.00	$0.00
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	$0.00
23	26-260000.000.Subcontract BP#4 Electrical	A/V LABOR	$1,890.00	$1,890.00	$0.00	$0.00	$1,890.00	100.00%	$0.00	$0.00
24	26-260000.000.Subcontract BP#4 Electrical	VIDEO MANAGEMENT MATERIAL	$5,434.00	$5,434.00	$0.00	$0.00	$5,434.00	100.00%	$0.00	$0.00
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	$0.00
26	26-260000.000.Subcontract BP#4 Electrical	INTRUSION DETECTION MATERIAL	$13,918.00	$13,918.00	$0.00	$0.00	$13,918.00	100.00%	$0.00	$0.00
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	$0.00
28	26-260000.000.Subcontract BP#4 Electrical	CLOSE OUT DOCUMENTS	$1,000.00	$1,000.00	$0.00	$0.00	$1,000.00	100.00%	$0.00	$0.00
		TOTALS:	**$216,160.00**	**$216,160.00**	**$0.00**	**$0.00**	**$216,160.00**	**100.00%**	**$0.00**	**$0.00**

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	$0.00
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	$0.00
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	$0.00
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	$0.00
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	$0.00
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	$0.00
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	$1,300.00	$0.00	$0.00	$1,300.00	100.00%	$0.00	$0.00
33.1.2	26-260000.000.Subcontract BP#4 Electrical ITC 04 - Lobby Lighting	$350.00	$350.00	$0.00	$0.00	$350.00	100.00%	$0.00	$0.00
33.1.3	26-260000.000.Subcontract BP#4 Electrical RFI #43 Existing Ceilings in Room 154A and 141	$767.00	$767.00	$0.00	$0.00	$767.00	100.00%	$0.00	$0.00
33.1.4	26-260000.000.Subcontract BP#4 Electrical Add 2 data	$925.00	$925.00	$0.00	$0.00	$925.00	100.00%	$0.00	$0.00
34	**CCO #006 NAI CO#6**								
34.1	**PCO #006 PCO#6 NAI**								
34.1.1	26-260000.000.Subcontract BP#4 Electrical Door Access Control Panel Relocation & Rewiring	$13,755.00	$13,755.00	$0.00	$0.00	$13,755.00	100.00%	$0.00	$0.00
35	**CCO #007 NAI CO#7**								
35.1	**PCO #007 PCO #7 NAI**								
35.1.1	26-260000.000.Subcontract BP#4 Electrical Room 153 Data Jack Relocation	$311.95	$311.95	$0.00	$0.00	$311.95	100.00%	$0.00	$0.00
35.1.2	26-260000.000.Subcontract BP#4 Electrical ITC 05 Exterior Signage Electrical	$1,111.75	$1,111.75	$0.00	$0.00	$1,111.75	100.00%	$0.00	$0.00
	TOTALS:	**$35,858.59**	**$35,858.59**	**$0.00**	**$0.00**	**$35,858.59**	**100.00%**	**$0.00**	**$0.00**

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:	$252,018.59	$252,018.59	$0.00	$0.00	$252,018.59	100.00%	$0.00	$0.00

AIA® Document G702™ – 1992

Application and Certificate for Payment

Retention

TO OWNER:	**PROJECT:**	**APPLICATION NO:** 10	**Distribution to:**
City of Clive 1900 NW 114th St Clive, IA 50325	City of Clive City Hall Phase 2 Remodel 1900 NW 114th St	**PERIOD TO:** 5/27/2026	OWNER ☐
FROM CONTRACTOR:	**VIA ARCHITECT:**	**CONTRACT FOR:** City of Clive City Hall Phase	ARCHITECT ☐
Nikkel & Associates, Inc. 2730 Ford Street, Suite 101 Ames, IA 50010-6442	LJ1413	**CONTRACT DATE:** 8/28/2025	CONTRACTOR ☐
		PROJECT NOS: CITY HALL PH 2 /	FIELD ☐
		INVOICE NO: 76956	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	$	35,858.59
3. CONTRACT SUM TO DATE *(Line 1 ± 2)*	$	252,018.59
4. TOTAL COMPLETED & STORED TO DATE *(Column G on G703)*	$	252,018.59
5. RETAINAGE:		
a. 0 % of Completed Work *(Columns D + E on G703)*	$	0.00
b. 0 % of Stored Material *(Column F on G703)*	$	0.00
Total Retainage *(Lines 5a + 5b, or Total in Column I of G703)*	$	0.00
6. TOTAL EARNED LESS RETAINAGE *(Line 4 minus Line 5 Total)*	$	252,018.59
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT *(Line 6 from prior Certificate)*	$	244,458.03
8. CURRENT PAYMENT DUE	$	7,560.56
9. BALANCE TO FINISH, INCLUDING RETAINAGE *(Line 3 minus Line 6)*	$	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$ 35,858.59	$ 0.00
Total approved this month	$ 0.00	$ 0.00
TOTAL	$ 35,858.59	$ 0.00
NET CHANGES by Change Order	$ 35,858.59	

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: 5-27-2026
State of: IA
County of: Story
Subscribed and sworn to before me this 27th day of May 2026

Notary Public: Lydia M Sharar
My commission expires: 4/6/2029

LYDIA SHARAR
NOTARIAL SEAL IOWA
Commission Number 824668
My Commission Expires 4/6/29

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	0.00
2M	Start-Up and Mobilization Materials	8,077.00	8,077.00	0.00	0.00	8,077.00	100	0.00	0.00
2L	Start-Up and Mobilization Labor	379.00	379.00	0.00	0.00	379.00	100	0.00	0.00
3M	Temporary Materials	300.00	300.00	0.00	0.00	300.00	100	0.00	0.00
3L	Temporary Labor	400.00	400.00	0.00	0.00	400.00	100	0.00	0.00
4M	Demo Materials	680.00	680.00	0.00	0.00	680.00	100	0.00	0.00
4L	Demo Labor	10,726.00	10,726.00	0.00	0.00	10,726.00	100	0.00	0.00
5M	Gear Materials	10,461.00	10,461.00	0.00	0.00	10,461.00	100	0.00	0.00
5L	Gear Labor	1,408.00	1,408.00	0.00	0.00	1,408.00	100	0.00	0.00
6M	Conduit Materials	13,492.00	13,492.00	0.00	0.00	13,492.00	100	0.00	0.00
6L	Conduit Labor	28,173.00	28,173.00	0.00	0.00	28,173.00	100	0.00	0.00
7M	Interior Lighting Material	9,258.00	9,258.00	0.00	0.00	9,258.00	100	0.00	0.00
7L	Interior Lighting Labor	9,606.00	9,606.00	0.00	0.00	9,606.00	100	0.00	0.00
8M	Devices Material	13,348.00	13,348.00	0.00	0.00	13,348.00	100	0.00	0.00
8L	Devices Labor	5,098.00	5,098.00	0.00	0.00	5,098.00	100	0.00	0.00
9M	Wire Material	20,575.00	20,575.00	0.00	0.00	20,575.00	100	0.00	0.00
9L	Wire Labor	9,889.00	9,889.00	0.00	0.00	9,889.00	100	0.00	0.00
10M	Fire Alarm Materials	7,884.00	7,884.00	0.00	0.00	7,884.00	100	0.00	0.00
10L	Fire Alarm Labor	4,062.00	4,062.00	0.00	0.00	4,062.00	100	0.00	0.00
11M	Structured Cabling Materials	9,041.00	9,041.00	0.00	0.00	9,041.00	100	0.00	0.00
11L	Structured Cabling Labor	12,047.00	12,047.00	0.00	0.00	12,047.00	100	0.00	0.00
12M	A/V Materials	18,701.00	18,701.00	0.00	0.00	18,701.00	100	0.00	0.00
12L	A/V Labor	1,890.00	1,890.00	0.00	0.00	1,890.00	100	0.00	0.00
13M	Video Management Material	5,434.00	5,434.00	0.00	0.00	5,434.00	100	0.00	0.00
13L	Video Management Labor	56.00	56.00	0.00	0.00	56.00	100	0.00	0.00
14M	Instrusion Detection Material	13,918.00	13,918.00	0.00	0.00	13,918.00	100	0.00	0.00
14L	Instrusion Detection Labor	56.00	56.00	0.00	0.00	56.00	100	0.00	0.00
15	Close Out Documents - Min $1000.00	1,000.00	1,000.00	0.00	0.00	1,000.00	100	0.00	0.00
Z2	CO#2	9,110.00	9,110.00	0.00	0.00	9,110.00	100	0.00	0.00
Z4	CO#4	1,740.00	1,740.00	0.00	0.00	1,740.00	100	0.00	0.00
Z1	CO# T/M	3,187.92	3,187.92	0.00	0.00	3,187.92	100	0.00	0.00
Z3	CO#3 T/M	3,299.97	3,299.97	0.00	0.00	3,299.97	100	0.00	0.00
Z5	CO#5	3,342.00	3,342.00	0.00	0.00	3,342.00	100	0.00	0.00
Z6	CO#6	13,755.00	13,755.00	0.00	0.00	13,755.00	100	0.00	0.00
Z7	CO#7	1,111.75	1,111.75	0.00	0.00	1,111.75	100	0.00	0.00
Z7D	CO #7 Data	311.95	311.95	0.00	0.00	311.95	100	0.00	0.00
	Totals	252,018.59	252,018.59	0.00	0.00	252,018.59	100	0.00	0.00

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 SEVEN THOUSAND FIVE HUNDRED SIXTY DOLLARS AND 56 CENTS (7,560.56) 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 5/27/2026 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.

5-27-2026
(Date)

(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 27

day of May, 2026.

(Place Notary Seal Here)

NOTARIAL SEAL IOWA
LYDIA SHARAR
Commission Number 824668
My Commission Expires
4/6/29

AIA® Document G706® – 1994

Contractor's Affidavit of Payment of Debts and Claims

PROJECT: *(Name and address)* Clive City Hall - Phase 2 Clive City Hall **TO OWNER:** *(Name and address)* City of Clive 1900 NW 114th St., Clive IA 50325	**ARCHITECT'S PROJECT NUMBER:** OPN Architects **CONTRACT FOR:** BP#4 Electrical **CONTRACT DATED:** August 28, 2025	OWNER: ☐ ARCHITECT: ☐ CONTRACTOR: ☒ SURETY: ☐ OTHER: ☐

STATE OF: IA
COUNTY OF: Story

The undersigned hereby certifies that, except as listed below, payment has been made in full and all obligations have otherwise been satisfied for all materials and equipment furnished, for all work, labor, and services performed, and for all known indebtedness and claims against the Contractor for damages arising in any manner in connection with the performance of the Contract referenced above for which the Owner or Owner's property might in any way be held responsible or encumbered.

EXCEPTIONS:
None

SUPPORTING DOCUMENTS ATTACHED HERETO:

1. Consent of Surety to Final Payment. Whenever Surety is involved, Consent of Surety is required. AIA Document G707, Consent of Surety, may be used for this purpose

Indicate Attachment ☒ Yes ☐ No

The following supporting documents should be attached hereto if required by the Owner:

1. Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.
3. Contractor's Affidavit of Release of Liens (AIA Document G706A).

CONTRACTOR: *(Name and address)*
NAI Electrical Contractors
2730 Ford St., Suite 101 Ames IA 50010

BY: Chris Burkhart
(Signature of authorized representative)
Chris Burkhart – President
(Printed name and title)

Subscribed and sworn to before me on this date:
July 10, 2026

Notary Public: Lydia Sharar
My Commission Expires: 4/6/2029

LYDIA SHARAR
NOTARIAL SEAL IOWA
Commission Number 824668
My Commission Expires
4/6/2029

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User Notes:
(3B9ADA5F)

AIA® Document G706®A – 1994

Contractor's Affidavit of Release of Liens

PROJECT: *(Name and address)* Clive City Hall - Phase 2 Clive City Hall **TO OWNER:** *(Name and address)* City of Clive 1900 NW 114th St., Clive IA 50325	**ARCHITECT'S PROJECT NUMBER:** OPN Architects **CONTRACT FOR:** BP #4 Electrical **CONTRACT DATED:** August 28, 2025	OWNER: ☐ ARCHITECT: ☐ CONTRACTOR: ☒ SURETY: ☐ OTHER: ☐

STATE OF: Iowa
COUNTY OF: Story

The undersigned hereby certifies that to the best of the undersigned's knowledge, information and belief, except as listed below, the Releases or Waivers of Lien attached hereto include the Contractor, all Subcontractors, all suppliers of materials and equipment, and all performers of Work, labor or services who have or may have liens or encumbrances or the right to assert liens or encumbrances against any property of the Owner arising in any manner out of the performance of the Contract referenced above.

EXCEPTIONS:
None

SUPPORTING DOCUMENTS ATTACHED HERETO:

1. Contractor's Release or Waiver of Liens, conditional upon receipt of final payment.
2. Separate Releases or Waivers of Liens from Subcontractors and material and equipment suppliers, to the extent required by the Owner, accompanied by a list thereof.

CONTRACTOR: *(Name and address)*
NAI Electrical Contractors
2730 Ford St., Suite 101 Ames IA 50010

BY: Chris Burkhart
(Signature of authorized representative)
Chris Burkhart – President
(Printed name and title)

Subscribed and sworn to before me on this date:
July 10, 2026

Notary Public: Lydia Sharar
My Commission Expires: 4/16/2029

LYDIA SHARAR
NOTARIAL SEAL IOWA
Commission Number 824668
My Commission Expires
4/16/2029

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AIA® Document G707™ – 1994

Consent Of Surety to Final Payment

Bond No: 101592326

PROJECT: *(Name and address)*
Clive City Hall - Phase 2
Clive City Hall

ARCHITECT'S PROJECT NUMBER: OPN

CONTRACT FOR: Bid Package #4 - Electrical

OWNER: ☑
ARCHITECT: ☐
CONTRACTOR: ☐
SURETY: ☐
OTHER: ☐

TO OWNER: *(Name and address)*
City of Clive
1900 Northwest 114th Street,
Clive, IA 50325

CONTRACT DATED: August 28, 2025

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)
Merchants Bonding Company (Mutual)
P.O. Box 14498
Des Moines, IA 50306-3498

, SURETY,

on bond of
(Insert name and address of Contractor)
NAI Electrical Contractors
2730 Ford Street, Suite 101
Ames, IA 50010

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety of any of its obligations to
(Insert name and address of Owner)
City of Clive
1900 Northwest 114th Street
Clive, IA 50325

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: **June 22, 2026**
(Insert in writing the month followed by the numeric date and year.)

Merchants Bonding Company (Mutual)
(Surety)
Jamie Mifford
(Signature of authorized representative)

Attest:
(Seal):
Zach Fuller

Jamie Gifford, Attorney-in-Fact
(Printed name and title)

MERCHANTS BONDING COMPANY (MUTUAL) INCORPORATED -o- 1933

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User Notes:

(1466710072)

MERCHANTS BONDING COMPANY™

POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY , an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Alissa Cahalan; Anne Crowner; Ashlea McCaughey; Austin Muehlschlegel; Ben Williams; Brian J Oestreich; Brian M Deimerly; Cameron M Burt; Colby D White; Connor Oberg; Dione R Young; Donald E Appleby; Douglas Muth; Ginger Hoke; Grace Rasmussen; Graydon Dotson; Greg Krier; Jamie Gifford; Jay D Freiermuth; Jenni Marino; Jessie Allen; Joe Tiernan; John Cord; Joshua R Loftis; Kate Zanders; Keeton Welch; Kristine M Becks; Lindsey Minutillo; Mark R DeWitt; Mark Sweigart; Melinda C Blodgett; Michelle Morrison; Michelle R Gruis; Nathan Weaver; Nicole Stillings; R C Bowman; Ryan Olivia E Lundy; Sandra M Engstrum; Sara Huston; Sarah C Brown; Seth Rooker; Taylor Fogle; Ted Jorgensen; Tim McCulloh; Todd Bengford; Zach Fuller

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 2nd day of March , 2026 .

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By Larry Taylor

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 2nd day of March 2026 , before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.

NOTARIAL SEAL IOWA
Penni Miller
Commission Number 787952
My Commission Expires
January 20, 2027

(Expiration of notary's commission does not invalidate this instrument)

Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this **22nd** day of **June** , **2026** .

Secretary

POA 0018 (5/25)

Docusign Envelope ID: 13BB4B4C-1DB3-8004-83EC-4C14DDBB63A5

AIA® Document G734™ – 2019

Certificate of Substantial Completion Construction Manager as Adviser Edition

PROJECT: *(name and address)*
Clive City Hall - Phase 2 Remodel
Clive City Hall
OWNER: *(name and address)*
City of Clive
1900 NW 114th St., Clive IA 50325

CONTRACT INFORMATION:
Contract For: BP #4 Electrical
Date: September 25, 2025
ARCHITECT: *(name and address)*
OPN Architects
100 Court Ave., Suite 100, Des Moines IA 50309

CERTIFICATE INFORMATION:
Certificate Number: 001
Date: 5/5/26
CONSTRUCTION MANAGER: *(name and address)*
DCI Group
220 SE 6th St., Suite 200, Des Moines IA 50309

CONTRACTOR(S):
(Enter names and addresses for all Contractors)
NAI Electrical Contractors
2730 Ford St., Suite 101
Ames IA 50010

The Work identified below has been reviewed and found, to the Construction Manager's and Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work of all of the Contractors, or designated portion thereof, is sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project, or portion thereof designated below, is the date established by this Certificate
(Identify the Work of all of the Contractors, or portion thereof, that is substantially complete.)
All work inlcuded in the contract documents for Bid Package 05.

For all Contractors, the date of Substantial Completion of the Project, or portion thereof, is:
(Insert the date of Substantial Completion for all Contractors of the Work described above.)
April 15, 2026.

DCI Group	Drew Johnson	Drew Johnson, Project Manager	05/08/2026
CONSTRUCTION MANAGER *(Firm Name)*	**SIGNATURE**	**PRINTED NAME AND TITLE**	**DATE**
OPN Architects		Joe Feldmann, Associate Principal	05/11/2026
ARCHITECT *(Firm Name)*	**SIGNATURE**	**PRINTED NAME AND TITLE**	**DATE**

WARRANTIES
The date of Substantial Completion of the Project, or portion designated above, is also the date of commencement of applicable warranties required by the Contract Documents, except as stated below:
(Identify warranties that do not commence on the date of Substantial Completion, if any, and indicate their date of commencement.)
N/A

WORK TO BE COMPLETED OR CORRECTED
A list of items to be completed or corrected by each of the Contractors, including a cost estimate, is attached hereto or transmitted as agreed upon by the parties, and identified as follows:
(Attach a list of items to be completed or corrected by each of the Contractors and provide an identification of each list.)
Any outstanding punchlist and submission of all contractually required as-builts and other closeout requirements.

The failure to include any items on such list does not alter the responsibility of a Contractor to complete all Work in accordance with the Contract Documents. Unless otherwise agreed to in writing, the date of commencement of warranties for items on the attached lists will be the date of issuance of the final Certificate of Payment or the date of final payment,

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User Notes: (3B9ADA5A)

whichever occurs first. Each Contractor will complete or correct the Work on the appropriate list of items attached hereto within (60) days from the above date of Substantial Completion.

As of the date of Substantial Completion, the Owner shall be responsible for security, maintenance, heat, utilities, damage to the Work, and insurance, except as noted below:
(Identify any responsibilities that are assigned to the Contractors.)
None

(Note: Owner's and Contractor's legal and insurance counsel should review insurance requirements and coverage.)

The Owner and Contractor hereby accept the responsibilities assigned to them in this Certificate of Substantial Completion:

NAI Electrical Contractors	CHRIS BURKHART	Chris BurkhartGeneral Manager	05/08/2026
CONTRACTOR *(Firm Name)*	**SIGNATURE**	**PRINTED NAME AND TITLE**	**DATE**
City of Clive	John D. Edwards	John Edwards, Mayor	6/11/2026
OWNER *(Firm Name)*	**SIGNATURE**	**PRINTED NAME AND TITLE**	**DATE**

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User Notes: (3B9ADA5A)

Memo

TO: Mayor and Council members
FROM: Jeff May, Public Works Director
DATE: July 23, 2026
RE: Approve Pay Request #25 - Snyder & Associates - Alice's Road Reconstruction - Phase 1 - Design - $49,172.38

SYNOPSIS:

Staff recommends approval of Pay Request #25, in the amount of $49,172.38, to Snyder & Associates, for professional 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. 07-23-26 - Pay Request #25 - Alice's Road Reconstruction - Phase 1 - Design - Snyder - $49,172.38
2. CL - 07-23-26 - Pay Request #25 - Alice's Road Reconstruction Design-Phase 1 - Snyder & Associates - $49,172.38

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

May 31, 2026

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

Invoice No: 123.1396.010 - 25

Email jmay@cityofclive.com

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

Professional Services through April 30, 2026

Division 1
(50% Waukee / 50% Clive)

		Hours	Rate	Amount	
Sr. Engineer		2.50	216.00	540.00	
Engineer VIII		34.00	198.00	6,732.00	
Sr. Technician		1.00	144.00	144.00	
Administrative II		1.50	77.00	115.50	
	Total Services	39.00		7,531.50	
	Total Services				**7,531.50**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	7,531.50	937,233.81	944,765.31	
Limit			991,900.00	
Remaining			47,134.69	
			Phase Subtotal	**$7,531.50**

	Total	**Prior**	**Current**
Billings to Date	**944,765.31**	**937,233.81**	**7,531.50**

Division 2
(15% Waukee / 85% Clive)

Stantec				
4/23/2026	Stantec	Services	2,014.25	
4/23/2026	Stantec	Services	5,224.00	
	Total Consultants			**7,238.25**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	7,238.25	378,500.00	385,738.25	
Limit			378,500.00	
Adjustment				**-7,238.25**
			Phase Subtotal	**0.00**

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

Project	123.1396.010	Clive-NEAlice'sRd-NEHorizonDrtoMeredithD	Invoice	25

Division 3
(0% Waukee / 100% Clive)

		Hours	Rate	Amount	
Sr. Engineer		49.00	216.00	10,584.00	
Land Surveyor VIII		5.50	198.00	1,089.00	
Engineer VIII		46.50	198.00	9,207.00	
Engineer VII		3.50	187.00	654.50	
Planner VI		.50	178.00	89.00	
Engineer IV		1.00	153.00	153.00	
Engineer III		.50	141.00	70.50	
Land Surveyor III		5.50	141.00	775.50	
Right-of-Way Agent III		14.50	141.00	2,044.50	
Sr. Technician		22.00	144.00	3,168.00	
Technician VII		69.50	124.00	8,618.00	
Technician VI		10.00	111.00	1,110.00	
Technician III		13.00	82.00	1,066.00	
Technician II		9.00	75.00	675.00	
	Total Services	250.00		39,304.00	
	Total Services				**39,304.00**

Stantec				
4/23/2026	Stantec	Services	1,791.00	
4/23/2026	Stantec	Services	227.75	
	Total Consultants			**2,018.75**

Employee Mileage		90.63	
	Total Expenses		**90.63**

Fleet Mileage **227.50**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	41,640.88	974,128.53	1,015,769.41
Limit			1,071,500.00
Remaining			55,730.59

Phase Subtotal **$41,640.88**

	Total	**Prior**	**Current**
Billings to Date	**1,015,769.41**	**974,128.53**	**41,640.88**

Amount Due this Invoice **$49,172.38**

	Total	**Prior**	**Current**
Billings to Date	**2,339,034.72**	**2,289,862.34**	**49,172.38**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Nathan Carhoff

May 31, 2026

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

RE: INVOICE NO. 25
ALICE'S ROAD RECONSTRUCTION
NE HORIZON DRIVE TO MEREDITH DRIVE
PROJECT #123.1396

Dear Jeff:

The attached invoice covers work on the project through April 2026. Work during this period included Phase 1A/1B construction coordination and assistance, revised preliminary design and 3D modeling for stormwater management infrastructure (Verona Hills Basin), and ongoing utility coordination. However, most of our work has focused on advancing preliminary design for the Phase 4 project area, including storm sewer, sanitary sewer, roundabout, structural design, and preliminary construction drawings.

Right-of-way acquisitions in Phase 3, and Phase 4 areas are ongoing. Coordination with Iowa DOT is nearly complete for the countersigned categorical exclusion documentation.

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
Invoice #24	$3,707.50	$1,853.75	$1,853.75	$0.00	$0.00	$0.00	$64,256.25	$64,256.25	-	$67,963.75	$66,110.00	$1,853.75
Invoice #25	$7,531.50	$3,765.75	$3,765.75	$0.00	$0.00	$0.00	$41,640.88	$41,640.88	-	$49,172.38	$45,406.63	$3,765.75
Total Billed to Date	$ 944,765.31	$ 472,382.69	$ 472,382.62	$ 378,500.00	$ 321,725.01	$ 56,774.99	$ 1,015,769.41	$ 1,015,769.41	-	$2,339,034.72	$ 1,809,877.11	$ 529,157.61
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: July 23, 2026

RE: Approve Pay Request #25 – Alice's Road Reconstruction - Phase 1- Design – Snyder & Associates - $49,172.38

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 #25 in the amount of $49,172.38, 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
Pay Request #24 (05/14/26)	$ 1,853.75	$ 1,853.75	$ 3,707.50
Pay Request #25 (07/23/26)	$ 3,765.75	$ 3,765.75	$ 7,531.50
Amount Requested to Date – Division 1	$ 472,382.66	$ 472,382.65	$ 944,765.31
Amount paid previously – Division 1	$ 468,616.91	$ 468,616.90	$ 937,233.81
Amount due this pay request – Division 1	$ 3,765.75	$ 3,765.75	$ 7,531.50

Amount remaining - Division 1	$ 23,567.34	$ 23,567.35	$ 47,134.69
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
Pay Request #24 (05/14/26)	$ 0.00	$ 0.00	$ 0.00
Pay Request #25 (07/23/26)	$ 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
Pay Request #24 (05/14/26)	$ 64,256.25	$ 0.00	$ 64,256.25
Pay Request #25 (07/23/26)	$ 41,640.88	$ 0.00	$ 41,640.88
Total Requested to Date – Division 3	$ 1,015,769.41	$ 0.00	$ 1,015,769.41
Amount paid previously – Division 3	$ 974,128.53	$ 0.00	$ 974,128.53
Amount due this pay request – Division 3	$ 41,640.88	$ 0.00	$ 41,640.88
Amount remaining - Division 3	$ 55,730.59	$ 0.00	$ 55,730.59

Total Amount Requested to Date	**$ 1,809,877.08**	**$ 529,157.64**	**$ 2,339,034.72**
Total Amount Paid Previously	**$ 1,764,470.45**	**$ 525,391.89**	**$ 2,289,862.34**
Total Amount due this pay request	**$ 45,406.63**	**$ 3,765.75**	**$ 49,172.38**
Total Amount Remaining on Contract	**$ 79,297.92**	**$ 23,567.36**	**$ 102,865.28**

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: Jeff May, Public Works Director
DATE: July 23, 2026
RE: Approve Pay Request #26 - Snyder & Associates - Alice's Road Reconstruction - Phase 1 - Design - $35,849.40

SYNOPSIS:

Staff recommends approval of Pay Request #26, in the amount of $35,849.40, to Snyder & Associates, for professional 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. 07-23-26 - Pay Request #26 - Alice's Road Reconstruction - Phase 1 - Design - Snyder - $35,849.40
2. CL - 07-23-26 - Pay Request #26 - Alice's Road Reconstruction Design-Phase 1 - Snyder & Associates - $35,849.40

SNYDER & ASSOCIATES

IOWA | MISSOURI | NEBRASKA | SOUTH DAKOTA | WISCONSIN

INVOICE FOR PROFESSIONAL SERVICES

July 13, 2026

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

Invoice No: 123.1396.010 - 26

Email jmay@cityofclive.com

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

Professional Services through June 30, 2026

Division 1
(50% Waukee / 50% Clive)

		Hours	Rate	Amount	
Engineer VIII		14.00	198.00	2,772.00	
	Total Services	14.00		2,772.00	
	Total Services				**2,772.00**

Billing Limits	**Current**	**Prior**	**To-Date**	
Total Billings	2,772.00	944,765.31	947,537.31	
Limit			991,900.00	
Remaining			44,362.69	
		Phase Subtotal		**$2,772.00**

	Total	**Prior**	**Current**
Billings to Date	**947,537.31**	**944,765.31**	**2,772.00**

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	2.25	216.00	486.00
Land Surveyor VIII	7.75	198.00	1,534.50
Engineer VIII	2.50	198.00	495.00
Engineer VII	2.00	187.00	374.00

Planner VI		.25	178.00	44.50	
Engineer III		2.00	141.00	282.00	
Right-of-Way Agent III		41.50	141.00	5,851.50	
Environmental Scientist II		.25	128.00	32.00	
Sr. Technician		15.50	144.00	2,232.00	
Technician VII		15.00	124.00	1,860.00	
Administrative II		2.00	77.00	154.00	
	Total Services	91.50		13,464.00	
	Total Services				**13,464.00**

Commercial Appraisers of Iowa, Inc.				
5/22/2026	Commercial Appraisers of Iowa, Inc.	Appraisal Services	3,600.00	
5/22/2026	Commercial Appraisers of Iowa, Inc.	Appraisal Services	3,600.00	
Brian Linnemeyer dba Peoples Company of				
6/25/2026	Brian Linnemeyer dba Peoples Company of Iowa	Appraisal services	1,450.00	
Stantec				
6/9/2026	Stantec	Services for Stormwater Mgmt	7,835.25	
6/9/2026	Stantec	Services for Landscape Design	2,885.25	
	Total Consultants			**19,370.50**

Employee Mileage		184.17	
	Total Expenses		**184.17**

Fleet Mileage **58.73**

Billing Limits	**Current**	**Prior**	**To-Date**
Total Billings	33,077.40	1,015,769.41	1,048,846.81
Limit			1,071,500.00
Remaining			22,653.19

Phase Subtotal **$33,077.40**

	Total	**Prior**	**Current**
Billings to Date	**1,048,846.81**	**1,015,769.41**	**33,077.40**

Amount Due this Invoice **$35,849.40**

	Total	**Prior**	**Current**
Billings to Date	**2,374,884.12**	**2,339,034.72**	**35,849.40**

Thank you. We appreciate the opportunity to serve you.

Accounts Receivable Inquiry: ar@snyder-associates.com

Project Manager: Nathan Carhoff

July 13, 2026

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

RE: INVOICE NO. 26
ALICE'S ROAD RECONSTRUCTION
NE HORIZON DRIVE TO MEREDITH DRIVE
PROJECT #123.1396

Dear Jeff:

The attached invoice covers work on the project through June 2026. Work during this period included Phase 1A/1B construction coordination and assistance, coordination with Iowa DOT staff regarding the countersigned categorical exclusion, final storm water management and landscaping concepts, and right-of-way acquisition services and appraisals in Phase 3 and Phase 4 areas.

During this period, we also assisted with coordination and participated in the CPF funding announcement press conference including creation of graphic displays.

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
Invoice #24	$3,707.50	$1,853.75	$1,853.75	$0.00	$0.00	$0.00	$64,256.25	$64,256.25	-	$67,963.75	$66,110.00	$1,853.75
Invoice #25	$7,531.50	$3,765.75	$3,765.75	$0.00	$0.00	$0.00	$41,640.88	$41,640.88	-	$49,172.38	$45,406.63	$3,765.75
Invoice #26	$2,772.00	$1,386.00	$1,386.00	$0.00	$0.00	$0.00	$33,077.40	$33,077.40	-	$35,849.40	$34,463.40	$1,386.00
Total Billed to Date	$ 947,537.31	$ 473,768.69	$ 473,768.62	$ 378,500.00	$ 321,725.01	$ 56,774.99	$ 1,048,846.81	$ 1,048,846.81	-	$2,374,884.12	$ 1,844,340.51	$ 530,543.61
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: July 23, 2026

RE: Approve Pay Request #26 – Alice's Road Reconstruction - Phase 1- Design – Snyder & Associates - $35,849.40

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 #26 in the amount of $35,849.40, 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
Pay Request #24 (05/14/26)	$ 1,853.75	$ 1,853.75	$ 3,707.50
Pay Request #25 (07/23/26)	$ 3,765.75	$ 3,765.75	$ 7,531.50
Pay Request #26 (07/23/26)	$ 1,386.00	$ 1,386.00	$ 2,772.00
Amount Requested to Date – Division 1	$ 473,768.66	$ 473,768.65	$ 947,537.31
Amount paid previously – Division 1	$ 472,382.66	$ 472,382.65	$ 944,765.31
Amount due this pay request – Division 1	$ 1,386.00	$ 1,386.00	$ 2,772.00

Amount remaining - Division 1	$ 22,181.34	$ 22,181.35	$ 44,362.69
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
Pay Request #24 (05/14/26)	$ 0.00	$ 0.00	$ 0.00
Pay Request #25 (07/23/26)	$ 0.00	$ 0.00	$ 0.00
Pay Request #26 (07/23/26)	$ 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
Pay Request #24 (05/14/26)	$ 64,256.25	$ 0.00	$ 64,256.25
Pay Request #25 (07/23/26)	$ 41,640.88	$ 0.00	$ 41,640.88
Pay Request #26 (07/23/26)	$ 33,077.40	$ 0.00	$ 33,077.40
Total Requested to Date – Division 3	$ 1,048,846.81	$ 0.00	$ 1,048,846.81
Amount paid previously – Division 3	$ 1,015,769.41	$ 0.00	$ 1,015,769.41
Amount due this pay request – Division 3	$ 33,077.40	$ 0.00	$ 33,077.40
Amount remaining - Division 3	$ 22,653.19	$ 0.00	$ 22,653.19

Total Amount Requested to Date	**$ 1,844,340.48**	**$ 530,543.64**	**$ 2,374,884.12**
Total Amount Paid Previously	**$ 1,809,877.08**	**$ 529,157.64**	**$ 2,339,034.72**
Total Amount due this pay request	**$ 34,463.40**	**$ 1,386.00**	**$ 35,849.40**
Total Amount Remaining on Contract	**$ 44,834.52**	**$ 22,181.36**	**$ 67,015.88**

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: Clay Garcia, Fire Chief
DATE: July 23, 2026
RE: Approve Purchase - Karl Chevrolet - Command SUV C302 - Fire Department - $70,747.95

SYNOPSIS:
The Clive Fire Department is recommending the purchase of a 2026 Chevy Tahoe as part of the CEP SUV replacement schedule. The Tahoe is to be purchased from Karl Chevrolet under the Iowa Department of Administrative Service (DAS) State Contract #24050A. This acquisition also includes the total upfit of the SUV along with the stickers. Attached is the state contract #24050, the specs and pricing

Attachments:
1. SUV Upfit Quote - 5-11-2026
2. 2026 Chevy Tahoe VIN #6223, Unit FDC300
3. Clive Fire Graphics
4. DAS State Contract
5. Specs and Pricing
6. SUV Purchase Quote - 6-15-2026

Karl Emergency Vehicles & Apparel
5983 NE Industry Dr
Des Moines, IA 50313
Phone: 515-264-6325

Quotation

Quote To: CLIVE FIRE
8800 HICKMAN RD
CLIVE, IA 50325

Quote Number:	15790			**Contact:**	
Quote Date:	05/11/2026	**Expires:**	06/10/2026	**Inquiry:**	
Customer:	CLIVE FI0247			**Terms:**	Net 30 Days
Salesman:	HOUSE			**Phone:**	
Ship Via:				**FAX:**	

Thank you for the opportunity

Item	Part Number Description	Quantity	MSRP	Price	Total Line Price
1	LABOR LABOR TO INSTALL AND FINSH BUILD - HOURLY STATE BID RATE	55	$165.00	$85.00 /HR	$4,675.00
2	CG-X ChargeGuard-Select	1	$107.00	$69.23 /EA	$69.23
3	75552 75 AMP RELAY	1	$68.75	$37.80 /EA	$37.80
4	153100 100 AMP BREAKER	1	$32.46	$23.52 /EA	$23.52
5	BLR-1312-G 12 BANG FUSE BLOCK	2	$98.25	$62.32 /EA	$124.64
6	SA315P SA315P SPEAKER, BLACK PLASTIC	1	$412.00	$243.08 /EA	$243.08
7	SAK9 SA315 SIREN MT KIT UNIV SWIVEL	1	$53.00	$30.71 /EA	$30.71
8	415088 88" GRIP STEP	1		$431.02 /EA	$431.02
9	401445 MOUNTING BRACKETS FOR (415088 - 88" STEPS)	1		$265.21 /EA	$265.21
10	ARGES1 ARGES 5 DEG REMOTE SPOTLIGHT	1	$788.00	$464.92 /EA	$464.92
11	ARGCH1 ARGES BAIL MT CONTROL HEAD	1	$352.00	$207.68 /EA	$207.68
12	ARG49D DRVR FENDER MT SILVERADO 1500	1	$113.00	$74.33 /EA	$74.33
13	ARGES HARNESS	1	$79.26	$45.04 /EA	$45.04

Item	Part Number Description	Quantity	MSRP	Price	Total Line Price
14	I2E DUO LINEAR ION BLUE/WHITE BLK	2	$206.00	$123.67 /EA	$247.34
15	I2D DUO LINEAR ION RED/WHITE BLK	2	$206.00	$123.67 /EA	$247.34
16	TSS0E T-SERIES SURFACEMT DUO BLU/WHT	3	$199.00	$117.41 /EA	$352.23
17	TSS0D T-SERIES SURFACEMT DUO RED/WHT	3	$199.00	$117.41 /EA	$352.23
18	CV2V VEHICLE-TO-VEHICLE SYNC MODULE	1	$371.00	$218.89 /EA	$218.89
19	60CREGCS 12V WHT/RED 6" COMPARTMENT LT	1	$258.00	$152.22 /EA	$152.22
20	SHIPPING Freight and Shipping on items	1		$175.00 /EA	$175.00
21	SHOP SUPPLIES Expendable materials used for production	1		$455.00 /EA	$455.00
22	CEM16 WeCanX 16 OUTPUT EXPANSION MOD	1	$292.00	$172.28 /EA	$172.28
23	TONNEAU COVER REV HARD ROLLING COVER	1	$1625.00	$1,429.00 /EA	$1,429.00
24	UNDERSEAT STORAGE UNDERSEAT STORAGE BOXES - OEM FOR SILVERADO 1500/2500 PN: 84734683	1	$1099.70	$318.91 /EA	$318.91
25	BSFW49X I-E FST WCX S/D 12LT SILVERADO	1	$2124.00	$1,205.98 /EA	$1,205.98
26	BSRW10-ISR49 10-LIT WCX RST FOR SILVERADO	1	$2105.00	$1,196.00 /EA	$1,196.00
27	LCPHOTO LOGIC LEVEL PHOTOCELL OPTION	1	$128.00	$75.52 /EA	$75.52
28	C399 CENCOM CORE WCX CONTROL CENTER	1	$1411.00	$832.49 /EA	$832.49
29	CCTL7 WeCanX 21 BUTTON/SLIDE CTRL HD	1	$473.00	$279.07 /EA	$279.07
30	C399SP SCANport KIT FOR C399	1	$189.00	$111.51 /EA	$111.51
31	C-2410 24" Enclosed 10" High Console	1	$513.00	$321.55 /EA	$321.55
32	C-TMW-GMC-03 2015-2025 Chevrolet Silverado Tunnel Mount	1	$255.00	$165.10 /EA	$165.10
33	C-EB40-CCS-1P 1-Piece Equipment Mounting Bracket, 4" Mounting Space, Fits Whelen Cencom CCSRN, CCSRNTA, MPC03	1	$40.00	$22.23 /EA	$22.23
34	C-EB40-WSB-1P 1-Piece Equipment Mounting Bracket, 4" Mounting Space, Fits Whelen Arges Remote Spotlight Control Head	1	$40.00	$23.60 /EA	$23.60

Item	Part Number Description	Quantity	MSRP	Price	Total Line Price
35	C-EB25-XTL-1P 1-Piece Equipment Mounting Bracket, 2.5" Mounting Space, Fits Motorola XTL2500, XTL5000-05, APX-7500,	1	$35.00	$22.23 /EA	$22.23
36	C-LP2-USB-BL2 CONSOLE ACCESSORY BRACKET WITH 2 LIGHTER PLUG OUTLETS, 1 USB-C & USB TYPE A DUAL PORT CHARGER AND 2 BLANKS FOR RECTANGULAR ACCESSORIES	1	$156.00	$103.25 /EA	$103.25
37	CUP2-1001 Internal Cup Holders	1	$73.00	$43.07 /EA	$43.07
38	C-ARM-102 Side Mount Armrest	1	$97.00	$75.95 /EA	$75.95
39	C-AP-0625-1 6" Accessory Pocket, 2.5" Deep	1	$66.00	$51.68 /EA	$51.68
40	I2E DUO LINEAR ION BLUE/WHITE BLK	1	$206.00	$123.67 /EA	$123.67
41	I2D DUO LINEAR ION RED/WHITE BLK	1	$206.00	$123.67 /EA	$123.67
42	VTX9D VERTEX SUPER-LED DUO RED/WHT	1	$150.00	$88.50 /EA	$88.50
43	VTX9E VERTEX SUPER-LED DUO BLU/WHT	1	$150.00	$88.50 /EA	$88.50
44	C-USB-3 Dual USB Charge Only Ports	1	$112.00	$66.08 /EA	$66.08
				Total:	***$15,832.27***

***Quotes/Estimates are only valid for 60 days from the date of the quote. Please ensure to contact the individual you received the quote/estimate from to confirm validity of quote if past 60 days from the date of this correspondence.
***Any alterations or additions after approval of this quote may result in scheduling times being extended.

Acknowledgement / Date

1101 S.E. ORALABOR ROAD
ANKENY, IOWA 50021
www.karlchevrolet.com

PHONE (515) 964-4255
TOLL FREE 1-800-622-8264
FAX (515) 964-0845

SALESMAN: GOVERNMENT DEAL
SALESMAN:

DATE: 06/30/2026

BUYER FIRST	MI.	LAST	CO-BUYER FIRST	MI.	LAST
CITY OF CLIVE					

(H) (515)223-6221
(C)
(W)

STREET ADDRESS: 1900 NW 114TH ST
CITY: CLIVE | COUNTY: POLK | STATE: IA | ZIP CODE: 50325-7077 | CUSTOMER #: 98361

YEAR	NEW/USED	MAKE	MODEL	EXTERIOR COLOR	MILEAGE	STOCK NO.
2026	NEW	CHEVROLET TRUCK	TAHOE	RED RADIANT	12	39643

SERIAL NUMBER: 1GNS6UED1TR306223 | CAR DEAL #: 397438 | mvenema@cityofclive.com

TOTAL VALUE PRICE	60640.00 - 6054.80 =	54585.20
UPFIT		14274.60
CASH SALE PRICE OF VEHICLE		$ 68859.80
USED VEHICLE ALLOWANCE TRADE 1		$ N/A
MAKE OF TRADE-IN		
YEAR MODEL		
SERIAL #		
USED VEHICLE ALLOWANCE TRADE 2		$ N/A
MAKE OF TRADE-IN		
YEAR MODEL		
SERIAL #		
USED VEHICLE ALLOWANCE TRADE 3		$ N/A
MAKE OF TRADE-IN		
YEAR MODEL		
SERIAL #		
MANUFACTURER'S REBATE		$ N/A
TRADE DIFFERENCE		$ 68859.80
BALANCE OWED ON TRADE-INS		$ N/A
		$
STATE & LOCAL TAXES	N/A	$ N/A
REGISTRATION FEE		$ N/A
TITLE FEE		$ N/A
TRANSFER FEE		N/A
NON-TAXABLE DOCUMENTATION FEE		$ N/A
TOTAL DELIVERED PRICE		$ 68859.80
CASH DEPOSIT		$ N/A
CASH ON DELIVERY		$ N/A
AMOUNT DUE		$ 68859.80

Iowa law requires us to give you the following notice: You understand that liability insurance coverage which would protect you under the Iowa Motor Vehicle and Safety Responsibility Act IS NOT INCLUDED in your purchase of this motor vehicle. It is customer's responsibility to notify their insurance company of any changes.

DOCUMENTARY FEE. A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY BE CHARGED TO A BUYER FOR THE PREPARATION OF DOCUMENTS AND THE PERFORMANCE OF RELATED SERVICES. THE MAXIMUM AMOUNT THAT MAY BE CHARGED FOR A DOCUMENTARY FEE IS DETERMINED BY IOWA CODE SECTION 322.19A. THIS NOTICE IS REQUIRED BY LAW.

The vehicle is not being purchased for export or resale and allows a refund from the customer of any GM moneys paid should that customer resell or export a GM vehicle without the dealer's knowledge.

Government Sales / Comm Fleet

We agree that: (1) transactions where multiple cars are purchased by a single purchaser and payment is delayed ("Bulk Deferred Transactons") are not ordinary course transactions; (2) the Dealership's lender, Ally Bank (along with its affiliates, ("Lender")), has not authorized the Dealership to sell or otherwise dispose of (and has not consented to the sale or other disposition of) vehicles in Bulk Deferred Transactions free of its security interest in the vehicles; (3) the purchase of vehicles in Bulk Deferred Transactions free of the security interest of Lender would violate the terms of the Dealership's financing documents with Lender and the rights of Lender would violate the terms of the Dealership's financing documents with Lender and the rights of Lender in the vehicles; (4) the Purchaser is not a "buyer in ordinary course of business" as defined in the Uniform Commercial Code; and (5) accordingly, the sale of vehicles by the Dealership to the Purchaser in Bulk Deferred Transactions will not extinguish Lender's security interest in the vehicles. Lender's security interest in a vehicle will automactically extinguish when payment is made for that vehicle. This provision may only be changed by written notice from Lender.

You understand that this agreement ***(including the terms on the back)*** is an offer to purchase the vehicle described which will become a binding contract once the dealer has signed it. This document represents the complete agreement between you and the dealer regardless of any other oral, written or prior agreements or representations. However, if you are buying a used vehicle, the information you see on the window form for this vehicle is part of the contract and the information on the window form overrides any contrary provisions in this contract.

By signing this contract, you are certifying that you are at least 18 years old (if there are two buyers, that at least one of you is 18 years old), that you have read this contract front and back, and agree to its terms, and that you have received a copy of it.

Company CITY OF CLIVE

X _____
Buyer's Signature

X _____
Buyer's Signature

Accepted By _____
Dealer's Authorized Representative

THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, AS TO CONTENT OR FITNESS FOR PURPOSE OF THIS FORM. CONSULT YOUR OWN LEGAL COUNSEL.

ADDITIONAL TERMS OF CONTRACT

(The following items are applicable and a part of the reverse side of this contract.)

La informacion que aparece en la ventanilla de este vehiculo forma parte de este contrato. La informacion contenida en el formulario de la ventanilla anula cualquier prevision que establezca lo contrario y que aparezca en el contrato de venta.

1. **DEFINITIONS.** The words "we," "us" and "our" refer to the dealer-seller. The words "you" and "your" refer to the buyer and the co-buyer, if any.

2. **DISCLAIMER OF WARRANTY.** If there is a manufacturer's warranty on the vehicle you are buying, the dealer is not a party to it and it is not a part of this contract. If we are authorized by the manufacturer to perform warranty work on your vehicle, we hope that you ask us to perform the work. However, the manufacturer's warranty is between you and the manufacturer as far as the dealer is concerned. You understand that the vehicle is sold "as is" with all faults and that we make no warranty of the merchantability and no warranty that the vehicle is fit for any particular purpose.

3. **THIS IS NOT A FINANCING DOCUMENT.** This contract is for the cash sale of a motor vehicle. It is not a financing document. If you have financed this purchase, you will be required to sign separate documents which comply with state and federal laws. If you finance the vehicle, there will be a separate fee for filing a lien on the title of the vehicle.

4. **DELIVERY OF VEHICLE.** If you refuse or fail to accept delivery of the vehicle, we may elect to keep your cash deposit as liquidated damages or exercise any other rights allowed by law including but not limited to enforcing the terms of the contract. Any trade-in will be considered part of the down payment for purposes of determining liquidated damages. Any delay or failure to deliver the purchased vehicle to you which are not due to our fault or negligence, will not create any liability to us. We are not liable to you for any consequential damages, damages to property, damage for loss of use, loss of time, loss of profits, or loss of income or any other incidental damages arising out of the sale or use of the purchased vehicle.

5. **TRANSFER DOCUMENTS.** State and federal law require a number of documents to be signed when selling or buying a vehicle. You agree to sign any document which is required to transfer title to the trade-in or the purchased vehicles, including but not limited to odometer statements, damage disclosure statements, salvage title disclosure and powers of attorney.

6. **ATTORNEY FEES.** By signing this document you agree to pay our attorney fees and all costs incurred, of any kind or amount, necessary to enforce this contract in addition to any damages we have sustained as a result of your breach.

7. **NEW VEHICLE ORDERS.** If you have purchased a new vehicle that we do not have in stock and we ordered the new vehicle for you, we cannot guarantee the manufacturer will not change our price of the vehicle model or body type you have ordered between the time we signed this purchase contract and the time we receive the new vehicle to deliver to you. If the price does change and you do not agree with the changed price, you may cancel this contract. If you traded in a vehicle and we have not sold it, we will return it to you subject to being reimbursed for any reasonable repairs made to the vehicle and storage fees. If the trade-in vehicle has been sold, we will pay to you the amount we received for the vehicle , less a 15% sales commission and any costs incurred by us to effectuate the sale. If you have ordered a new vehicle and the manufacturer changes or discontinues the type and model vehicle which you ordered, we have no obligation to deliver to you the vehicle ordered and the contract may be canceled.

BUYER'S TRADE-IN CERTIFICATION

If you are trading in a vehicle, you certify the following:

1. That there is no salvage or repair history on the vehicle title that would affect the value of the vehicle. If there is salvage or repair history on the title, you agree that the dealer may cancel this sale.

2. That to the best of your knowledge, the vehicle was never on a salvage, rebuilt or flood title in this or any other state.

3. That while you have owned the trade-in, its odometer has not been repaired, replaced, tampered with or altered with in any way. That the odometer statement, damage disclosure statement and prior vehicle history which you provided us for your trade-in is true and correct.

4. That the original emission control system (including the catalytic converter) is intact. That the engine and transmission have not been changed from the manufacturer's original specifications. That the trade-in does not have a cracked or defective head, block, powertrain or frame.

5. **TRADE-IN TITLE WARRANTY.** On any trade-in, you must provide us with a valid title correctly assigned to us. You warrant and promise that the title to said trade-in is free and clear of all liens or encumbrances except as indicated on the front of this contract and that all taxes and registration fees are current as of the date of this contract. If there is any misrepresentation in this regard, you hereby agree to pay three times the amount of any damages equal to the amounts of money it takes us to obtain a clear title, in addition to attorney fees and any costs, of any kind of amount, we incur to obtain a clear title.

6. **BALANCE OWED ON TRADE-IN.** On the front of this contract, if there is an amount entered on the "BALANCE OWED ON TRADE-IN," this represents the amount of money you presently owe on the vehicle you traded in. We obtained this amount from your lien holder. If, when the lien is paid off, it is determined that the amount is greater than was indicated on this contract, it will be treated as a mutual mistake of fact. If the amount is greater than indicated on the reverse side, you will owe us the difference or you can rescind the contract. If the amount is less than indicated on the reverse side of this contract, we will pay you the amount difference between the amount indicated and the actual amount owed.

7. **APPRAISAL VALUE OF TRADE-IN.** We have appraised the value of your trade-in at the time of entering into this contract. If you deliver the trade-in to us at a later time, and the trade-in is not in the same condition as when appraised, we may, at our option reappraise the trade-in. If the new appraisal is less than that indicated on the reverse side of this agreement, you may cancel this contract provided you have not taken delivery of the purchased vehicle. In the event you have taken possession of the purchased vehicle, you may pay to us the difference in the appraised values or keep the trade-in and pay us the original appraised value of the trade-in.



THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, AS TO CONTENT OR FITNESS FOR PURPOSE OF THIS FORM. CONSULT YOUR OWN LEGAL COUNSEL.

IOWADOT
Form 411182 (10-11)

APPLICATION FOR CERTIFICATE OF TITLE AND/OR REGISTRATION FOR A PUBLICLY-OWNED VEHICLE

OWNER INFORMATION:

Name of Owner(s): City of Clive

Street Address: 1900 NW 114th Street (Street) | Clive (City) | IA (State) | 50325 (ZIP Code)
(P.O. Box Numbers not permitted)

Mailing Address: (Street) | (City) | (State) | (ZIP Code)
(If different from above)

Federal Employer ID Number (FEIN): 42-6035153 Telephone Number: 515-223-6220

eMail Address: mgraham@cityofclive.com

VEHICLE INFORMATION:

VIN: 1GNS6UED1TR306223 Color: Red Fuel Type: Gas

Make: Chevrolet Tahoe Year: 2026 Cylinders: 8 GVWR: (Truck/Trailer) 7600

Empty Weight: (Trailers only)

SECURITY INTEREST INFORMATION:

Give complete statement of security interests (liens) to be noted on the certificate of title.

☒ No security interest to be noted. ☐ Security interest listed is same as on the MCO.

Name of security interest holder:

Street Address: (Street) | (City) | (State) | (ZIP Code)
(P.O. Box Numbers not permitted)

Federal Employer ID Number (FEIN):

USE TAX INFORMATION:

A vehicle purchased and used by a municipal utility that sells heat, electricity, or gas is subject to a 5% Use Tax. The following must be completed:

Sale Price	$	
Less Trade-in	$	
Less Non-Taxable Charges (specify)	$	
Less Rebate Applied to Purchase of Vehicle	$	
Equals Fee For New Registration Price	$	
Fee For New Registration		X 5%
Total Fee For New Registration Due	$	0.00

I/We certify under penalty of perjury that the foregoing is true and correct.

DO NOT SIGN UNLESS FULLY COMPLETED AND DATED

Signature of Individual Completing Application

07/15/2026
Date

City Clerk
Title / Position

To avoid delay in processing, please verify that you are submitting all items applicable from the document checklist:

☒ Completed Application
☒ Original ownership document (MCO, Certificate of Title, Registration, or Other)
☒ Odometer Statement - when applicable
☒ Damage Disclosure Statement - when applicable

Return Address:

Iowa Department of Transportation
P.O. Box 9278
Des Moines, IA 50306-9278

ODOMETER DISCLOSURE STATEMENT

Federal law and State law require that you state the mileage upon transfer of ownership. Failure to complete or providing a false statement may result in fines and/or imprisonment. The use of electronic signature is authorized when accompanied by a Manufacturer's Certificate of Origin (MCO) or Manufacturer's Statement of Origin (MSO).

I, KARL CHEVROLET INC, state that the
TRANSFEROR'S (SELLER'S) NAME - PRINT

odometer now reads 12 (no tenths) miles and to the best of my knowledge that it reflects the actual mileage of the vehicle described below, unless one of the following statements is checked.

☐ (1) I hereby certify that to the best of my knowledge the odometer reading reflects the amount of mileage in excess of its mechanical limits.

☐ (2) I hereby certify that the odometer reading is NOT the actual mileage. WARNING – ODOMETER DISCREPANCY

VEHICLE

YEAR 2026 MAKE CHEVROLET TRUCK

MODEL TAHOE BODY TYPE 4DR 4WD

VEHICLE IDENTIFICATION NUMBER 1GNS6UED1TR306223

SELLER

TRANSFEROR'S (SELLER'S) SIGNATURE X

PRINTED NAME OF SIGNER JACOB LEIGH MADSEN, AGENT

TRANSFEROR'S NAME KARL CHEVROLET INC

TRANSFEROR'S ADDRESS 1101 SE ORALABOR RD
STREET

ANKENY IA 50021
CITY STATE ZIP CODE

DATE OF STATEMENT 06/30/26

BUYER

TRANSFEREE'S (BUYER'S) SIGNATURE X

PRINTED NAME OF SIGNER Matthew Graham, City Clerk

TRANSFEREE'S NAME CITY OF CLIVE

TRANSFEREE'S ADDRESS 1900 NW 114TH ST
STREET

CLIVE IA 50325-7077
CITY STATE ZIP CODE

e-IADA NB66 (Rev.1/25) IADA SERVICES, INC.

CERTIFICATE OF ORIGIN FOR A VEHICLE

39643

3170

RBLPD019

DATE
03/24/26

INVOICE NO.
1OD25768515

VEHICLE IDENTIFICATION NO.
1GNS6UED1TR306223

YEAR
2026

MAKE
CHEVROLET

BODY TYPE
TAHOE 4WD FOUR DOOR SUV

SHIPPING WEIGHT
5639

H.P. (S.A.E.)
45.7

G.V.W.R.
7600

NO. CYLS.
08

SERIES OR MODEL
CK10706

0 N.T.R.
1/2

P.O. NUMBER LIBERTYVILLE

I, the undersigned authorized representative of the company, firm or corporation named below, hereby certify that the new vehicle described above is the property of the said company, firm or corporation and is transferred on the above date and under the Invoice Number indicated to the following distributor or dealer.

NAME OF DISTRIBUTOR, DEALER, ETC.

18386 FVCVD0

KARL CHEVROLET, INC.
1101 SE ORALABOR RD
ANKENY IA 50021-4022

It is further certified that this was the first transfer of such new vehicle in ordinary trade and commerce.

****
* THIS VEHICLE*
* HAS A *
* 50-STATE *
* EMISSION *
* SYSTEM *
****

G98151540

GENERAL MOTORS LLC

BY: Kelli L. Sisi
(SIGNATURE OF AUTHORIZED REPRESENTATIVE) (AGENT)

DETROIT MI 48265
CITY - STATE

GM 521 REV. 10-05

Each undersigned seller certifies to the best of his knowledge, information and belief under penalty of the law that the vehicle is new and has not been registered in Iowa or any state at the time of delivery and the vehicle is not subject to any security interests other than those disclosed herein and warrant title to the vehicle.

FOR VALUE RECEIVED I TRANSFER THE VEHICLE DESCRIBED ON THE FACE OF THIS CERTIFICATE TO:

DISTRIBUTOR-DEALER ASSIGNMENT NUMBER 1

NAME OF PURCHASER(S) City of Clive

ADDRESS 1900 NW 114th ST Clive IA 50325

I certify to the best of my knowledge that the odometer reading is 12 No Tenths

DEALER KARL CHEVROLET D41 BY: [signature]
NAME OF DEALERSHIP DEALER'S LICENSE NUMBER

State of IOWA

County of POLK

Being duly sworn upon oath says that the statements set forth are true and correct. Subscribed and sworn to me before this 30 day of June 20 26

Notary Public

USE NOTARIZATION ONLY IF REQUIRED IN TITLING JURISDICTION

DISTRIBUTOR-DEALER ASSIGNMENT NUMBER 2

NAME OF PURCHASER(S)

ADDRESS

I certify to the best of my knowledge that the odometer reading is No Tenths

DEALER BY:
NAME OF DEALERSHIP DEALER'S LICENSE NUMBER

State of

County of

Being duly sworn upon oath says that the statements set forth are true and correct. Subscribed and sworn to me before this day of 20

Notary Public

USE NOTARIZATION ONLY IF REQUIRED IN TITLING JURISDICTION

DISTRIBUTOR-DEALER ASSIGNMENT NUMBER 3

NAME OF PURCHASER(S)

ADDRESS

I certify to the best of my knowledge that the odometer reading is No Tenths

DEALER BY:
NAME OF DEALERSHIP DEALER'S LICENSE NUMBER

State of

County of

Being duly sworn upon oath says that the statements set forth are true and correct. Subscribed and sworn to me before this day of 20

Notary Public

USE NOTARIZATION ONLY IF REQUIRED IN TITLING JURISDICTION

DISTRIBUTOR-DEALER ASSIGNMENT NUMBER 4

NAME OF PURCHASER(S)

ADDRESS

I certify to the best of my knowledge that the odometer reading is No Tenths

DEALER BY:
NAME OF DEALERSHIP DEALER'S LICENSE NUMBER

State of

County of

Being duly sworn upon oath says that the statements set forth are true and correct. Subscribed and sworn to me before this day of 20

Notary Public

USE NOTARIZATION ONLY IF REQUIRED IN TITLING JURISDICTION

ODOMETER DISCLOSURE FOR RETAIL SALE

Federal law requires you to state the odometer mileage in connection with the transfer of ownership. Failure to complete or provide a false statement may result in fines and / or imprisonment.

I certify to the best of my knowledge that the odometer reading is the actual mileage of the vehicle unless one of the following statements is checked. Odometer Reading NO Tenths. ☐ The mileage stated is in excess of its mechanical limits ☐ The odometer reading is not the actual mileage. **WARNING ODOMETER DISCREPANCY**

Signature(s) of Seller(s)

Printed Name(s) of Seller(s) Dealer's No.

Signature of Purchaser(s)

Printed Name of Purchaser(s)

Company Name (if Applicable)

Address of Purchaser(s)

Date of Statement Date of Sale

Being duly sworn upon oath says that the statements set forth are true and correct. Subscribed and sworn to me before this day of 20

Notary Public

State of

County of

USE NOTARIZATION ONLY IF REQUIRED IN TITLING JURISDICTION

LIENHOLDER

1st lien in favor of

whose address is

2nd lien in favor of

whose address is

GM 521 REV. 10-05

Karl Emergency Vehicles & Apparel

5983 NE Industry Dr
Des Moines, IA 50313
Phone: 515-264-6325

PLEASE REMIT PAYMENT TO ADDRESS ABOVE

Invoice

Sold To: CLIVE FIRE
8800 HICKMAN RD
CLIVE, IA 50325

Ship To: CLIVE FIRE
8800 HICKMAN RD
CLIVE, IA 50325

Invoice Number:	14922	**Salesman:**	HOUSE
Invoice Date:	07/17/2026	**Terms:**	Net 30 Days
Customer:	CLIVE FI0247	**Packing List:**	14753
Order No:	15968		

Thank you!

Item	Quantity	Description	MSRP	Unit Price	Amount
1	1	GRAPHICS - GRAPHICS / SUBLET ITEMS		$1,888.15/ EA	$1,888.15

Sub-total:	**$1,888.15**
Sales Tax:	**$0.00**
Shipping Charges:	**$0.00**
Invoice Total:	***$1,888.15***
Paid To Date:	***$0.00***
Balance Due:	***$1,888.15***

PLEASE REFERENCE THIS NUMBER WITH YOUR PAYMENT - _____

***There will be no warranty or guarantee afforded in any manner by Karl Auto Group or affiliate Karl Emergency Vehicles on any equipment provided or transferred from the customer or a previous vehicle unless specified equipment is still under factory warranty. Karl emergency Vehicles holds no responsibility for the condition or operation of that equipment and is not liable for the repairs or replacement of that equipment.

***All INVOICES are due 30 days from the date of the invoice in order to avoid late charges and/or finance charges. All payments shall be made by check and should reference the VIN of the vehicle that had the service performed on it in order to ensure credit to the proper account.

All remaining items after build need to be picked up within 30 days or they will be discarded with no liability to Karl Emergency Vehicles or Karl Auto Group.

Karl Emergency Vehicles is a Subsidiary/DBA of Karl of Karl Auto Group and all monies owed Karl Emergency Vehicles may be payable to Karl Auto Group.

STATE OF IOWA
MASTER AGREEMENT
Contract Declaration and Execution

MA 005 **24050A**

EFFECTIVE BEGIN DATE: 10-15-2025
EXPIRATION DATE: 10-14-2026

VENDOR:
Karl Chevrolet Inc

00002112887

1101 SE Oralabor Rd
Ankeny, IA 50021-3950

VENDOR CONTACT:
Jacob Madsen
PHONE: 515-350-3681 **EXT:**
EMAIL: j.madsen@karlchevrolet.com

FOB: FOB Dest, Freight Prepaid

ISSUER:
Rick Tucker
PHONE: 515-360-9912
EMAIL: rick.tucker@iowa.gov

Contract For: 2025/2026 Model Year Chevrolet Law Enforcement Vehicles

The parties agree to comply with the terms and conditions on the following attachments which are by this reference made a part of the Agreement.

Administrative Fee - In addition to the approved discounts or prices specified in the Contract herein, Karl Chevrolet shall pay to the Agency a $100.00 Administrative Fee on all vehicle sales made against this Contract. The fee shall be paid quarterly to the Iowa Department of Administrative Services, Central Procurement; Attn: Chief Operating Officer, Level 1, Hoover State Office Building, 1305 E. Walnut Street, Des Moines, IA 50319-0105.

Attachments are on file with the Department of Administrative Service - Central Procurement.

Competitive Solicitation 005-RFB-0584-2024
Contractor's Bid response for 005-RFB-0584-2024
Contractor's Cost (final pricing documentation) Response to competitive solicitation 005-RFB-0584-2024
Vehicle Specifications Terms and Conditions

Contact:
Jacob Madsen
Fleet & Government Sales
Office: (515) 645-3634
Cell: (515) 350-3681
Email: j.madsen@karlchevrolet.com

Payment Terms: Net 60 days

RENEWAL OPTIONS

AUTHORIZED DEPARTMENT

SUB	Other Governmental Entities
ALL	

LINE NO.	QUANTITY / SERVICE DATES	UNIT	COMMODITY / DESCRIPTION	UNIT COST / PRICE OF SERVICE
1	0.00000	EA	071	$ 0.000000 $ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

AUTOMOBILES, SCHOOL BUSES, SUVS, VANS; ALL FUEL TYPES

PPV Group D 4.1 Chevrolet Tahoe

PPV Group D 4.1 Chevrolet Tahoe
Chevy Tahoe
Make: Chevrolet
Model: Tahoe
Exact Model Code: CK10706
Trim Pkg: 9C1
Exact Trim: 9C1
Engine Code: L84
Trans Code: MHU

2025 MY price is $51,464.20 including delivery to DAS Fleet Services in Des Moines, IA.
2026 MY price is $53,740.20 including delivery to DAS Fleet Services in Des Moines, IA.

Cost to deliver a vehicle is $2.75 per mile (one way) anywhere in Iowa.

Price will vary due to additional and deletions of options.

2	0.00000	EA	072	$ 0.000000 $ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

TRUCKS; ALL FUEL TYPES

PPV Group E 5.1 Chevrolet Silverado

PPV Group E 5.1 Chevrolet Silverado
Chevy Silverado
Make: Chevrolet
Model: Silverado
Exact Model Code: CK10543
Trim Pkg: WT
Exact Trim: WT
Engine Code: L84
Trans Code: MI2

2025/2026 MY price is $49.322.80 including delivery to DAS Fleet Services in Des Moines, IA.

Cost to deliver a vehicle is $2.75 per mile (one way) anywhere in Iowa.

Price will vary due to additional and deletions of options.

3	0.00000	EA	072	$ 0.000000

LINE NO.	QUANTITY / SERVICE DATES	UNIT	COMMODITY / DESCRIPTION	UNIT COST / PRICE OF SERVICE

$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

TRUCKS; ALL FUEL TYPES

SSV Group I 9.1 Chevrolet Silverado Short Box

SSV Group I 9.1 Chevrolet Silverado Short Box
Chevy Silverado
Make: Chevrolet
Model: Silverado
Exact Model Code: CK10543
Trim Pkg: WT
Exact Trim: WT
Engine Code: L84
Trans Code: MI2

2025/2026 MY price is $47,057.20 including delivery to DAS Fleet Services in Des Moines, IA.

Cost to deliver a vehicle is $2.75 per mile (one way) anywhere in Iowa.

Price will vary due to additional and deletions of options.

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4 0.00000 EA 072 $ 0.000000

$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

TRUCKS; ALL FUEL TYPES

SSV Group I 9.2 Chevrolet Silverado Standard Box

SSV Group I 9.2 Chevrolet Silverado Standard Box
Chevy Silverado
Make: Chevrolet
Model: Silverado
Exact Model Code: CK10743
Trim Pkg: WT
Exact Trim: WT
Engine Code: L84
Trans Code: MI2

2025/2026 MY price is $47,314.50 including delivery to DAS Fleet Services in Des Moines, IA.

Cost to deliver a vehicle is $2.75 per mile (one way) anywhere in Iowa.

Price will vary due to additional and deletions of options.

---

5 0.00000 EA 071 $ 0.000000

$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: FINAL

AUTOMOBILES, SCHOOL BUSES, SUVS, VANS; ALL FUEL TYPES

LINE NO.	QUANTITY / SERVICE DATES	UNIT	COMMODITY / DESCRIPTION	UNIT COST / PRICE OF SERVICE

SSV Group J 10.1 Chevrolet Tahoe

SSV Group J 10.1 Chevrolet Tahoe
Chevy Tahoe
Make: Chevrolet
Model: Tahoe
Exact Model Code: CK10706
Trim Pkg: 5W4
Exact Trim: 5W4
Engine Code: L84
Trans Code: MHU

2025 MY price is $51,149.70 including delivery to DAS Fleet Services in Des Moines, IA.

2026 MY price is $53,831.80 including delivery to DAS Fleet Services in Des Moines, IA.

Cost to deliver a vehicle is $2.75 per mile (one way) anywhere in Iowa.

Price will vary due to additional and deletions of options.

---

6 0.00000 EA 071 **$ 0.000000**

$ 0.000000

REF DOC: REF VNDR LN: REF COMM LN: REF TYPE: **FINAL**

AUTOMOBILES, SCHOOL BUSES, SUVS, VANS; ALL FUEL TYPES

Law Enforcement Group K 11.2 Chevrolet Traverse AWD

Law Enforcement Group K 11.2 Chevrolet Traverse AWD
Chevy Traverse AWD
Make: Chevrolet
Model: Traverse
Exact Model Code: 1NW56
Trim Pkg: 2FL
Exact Trim: 2FL
Engine Code: LFY
Trans Code: M3V

2026 MY price is N/A including delivery to DAS Fleet Services in Des Moines, IA.

Cost to deliver a vehicle is $2.75 per mile (one way) anywhere in Iowa.

Price will vary due to additional and deletions of options.

TERMS AND CONDITIONS

Goods Effective 1 May 16

The parties agree to comply with the terms and conditions on the following web site which are by this reference made a part of the Agreement. General Terms and Conditions for goods contracts are posted at: https://das.iowa.gov/sites/default/files/procurement/pdf/050116%20terms%20goods.pdf

THIS MASTER AGREEMENT IS EFFECTIVE AS OF THE LATEST DATE SHOWN IN "EFFECTIVE BEGIN DATE" IN THE UPPER RIGHT HAND CORNER OR THE DATE BELOW SIGNED BY THE STATE OF IOWA.

CONTRACTOR	STATE OF IOWA
CONTRACTOR'S NAME (If other than an individual, state whether a corp, partnership, etc. KARL CHEVROLET INC	**AGENCY NAME** Iowa Dept. of Administrative Services
BY (Authorized Signature) **Date Signed** JACOB L MADSEN JACOB L MADSEN (Sep 18, 2025 10:49:06 CDT)	**BY (Authorized Signature)** **Date Signed** Rick Tucker Rick Tucker (Sep 18, 2025 10:56:18 CDT)
Printed Name and Title of Person Signing JACOB L MADSEN GOVERNMENT SALES REP	**Printed Name and Title of Person Signing** Rick Tucker Purchasing Agent
Address 1101 SE ORALABOR ROAD ANKENY IA 50021	**Address** 1305 E Walnut St. Des Moines. IA 50319

24050A

Final Audit Report 2025-09-18

Created:	2025-09-18
By:	Rick Tucker (rick.tucker@iowa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAWhnIfKKG00ppDvsXizhlUr3N2b2tt5jH

"24050A" History

Document created by Rick Tucker (rick.tucker@iowa.gov)
2025-09-18 - 3:22:27 PM GMT- IP address: 165.206.165.147

Document emailed to j.madsen@karlchevrolet.com for signature
2025-09-18 - 3:24:52 PM GMT

Email viewed by j.madsen@karlchevrolet.com
2025-09-18 - 3:24:58 PM GMT- IP address: 3.215.142.15

Signer j.madsen@karlchevrolet.com entered name at signing as JACOB L MADSEN
2025-09-18 - 3:49:04 PM GMT- IP address: 97.64.170.130

Document e-signed by JACOB L MADSEN (j.madsen@karlchevrolet.com)
Signature Date: 2025-09-18 - 3:49:06 PM GMT - Time Source: server- IP address: 97.64.170.130

Document emailed to Rick Tucker (rick.tucker@iowa.gov) for signature
2025-09-18 - 3:49:08 PM GMT

Email viewed by Rick Tucker (rick.tucker@iowa.gov)
2025-09-18 - 3:55:15 PM GMT- IP address: 74.125.215.70

Document e-signed by Rick Tucker (rick.tucker@iowa.gov)
Signature Date: 2025-09-18 - 3:56:18 PM GMT - Time Source: server- IP address: 165.206.165.147

Agreement completed.
2025-09-18 - 3:56:18 PM GMT

ROLLOVER FORM - 2026 Model Year

Dealer:	**Karl Chevrolet**
Contract #:	**24050A**
Date:	**8/12/2025**

Instructions: Enter the 2026 Model Year rollover price in the yellow highlighted field for the items listed below. Complete column F only if there is a price adjustment. Enter any minor specifications changes that apply to the bid specifications only underneath each vehicle listed. All pricing changes will require an amendment of the original Contract which the Dealer will be required to sign and return to the Contract Manager in order for the price changes to take

Rollover Process:

The rollover form and written request for change in price must identify all vehicle model specification changes between the previously awarded model year and the proposed new model year which affect the bid specifications only. All price changes must be accompanied with a copy of the (OEM) manufacturer's official notice or other evidence that the increase or decrease is applicable to all customers. There is a maximum three percent (3%)

If there have been significant changes made to the vehicle specifications for the rollover model year and the new model year cost is above the three percent allowance, the state has two options:

1. Rebid the category for the significantly revised vehicle during the rollover period and award a one year Contract so that the vehicle contract remains on the same time schedule as the remaining contracts being rolled for the respective year.

2. If there is at least one Contract being rolled for the same vehicle category, the State may choose not to rebid the vehicle category until the following year when all vehicle categories are rebid.

Group #	Make	Model	Current (2025 MY) Contract Price	2026 MY Contract Price		Spec Sheet
PPV Group D 4.1	Chevy	Tahoe	$51,464.20	$53,740.20	4.42%	D 4.1
PPV Group E 5.1	Chevy	Silverado	$49,322.80	$49,322.80	0.00%	E 5.1
SSV Group I 9.1	Chevy	Silverado	$47,057.20	$47,057.20	0.00%	I 9.1&9.2
SSV Group I 9.2	Chevy	Silverado	$47,314.50	$47,314.50	0.00%	I 9.1&9.2
SSV Group J 10.1	Chevy	Tahoe	$51,149.70	$53,831.80	5.24%	J 10.1

PPV Group D - Chevrolet Ta

The price used for awarding purpo

DEALER NAME:

BASE VEHICLE SPECIFICATIONS
Body
GVWR
Engine
Engine Cooling
Engine
Engine Block Heater
Drive Axle
Differential
Drive Shaft
Transfer Case
Transmission
Transmission
Electrical
Alternator
Battery
Battery, Auxilliary
Power Points
Power Supply
Doors & Windows
Doors
Rear Window
Windows
Windshield
Windshield

Exterior
Assist steps
Front Underbody Shield
Mirrors
Lamps
Liftgate
Skid Plate
Standard Paint Colors
Trailer tow package
Floor
Floor Covering
Interior
Air Conditioning
Bluetooth
Console
Gauge Package
Interior Package
Keyless start
Mirror
Radio
Radio Suppression
Steering Column
Safety
Airbags
Brakes
Daytime Running Lights
Rear View Camera
Reverse Sensing System
StabiliTrak
Theft Deterrent
Seating
Driver and Passenger
Rear
Third Row Seating

PPV Group D - Chevrolet Ta

BASE VEHICLE
Suspension
Suspension Package
Tires & Wheels
Tires
TPMS
Wheels

ADDITIONAL OPTIONS
Instructions: Bidder should enter the additional cost for the options listed below. If "Deduct Cost" is noted for
Engine
Engine Block Heater
Doors and Windows
Doors, Rear Inoperative
Doors, Lock Control
Key Common
Key Common, Alternative
Keys
Remote Keyless Entry Package
Electrical
Batteries
Flasher System
Ground studs
Headlamp Delete Feature
Lamp, Liftgate

Lighting
Remote Vehicle Starter
Spot Lamp
Spot Lamp
Switches
Wiring Provision
Wiring
Wiring
Wiring
Exterior
License Plate
Molded splash guards
Recovery Hooks
Flooring
Floor Covering
Interior
Cargo Security Shade
Rear Camera Mirror
Safety
1FL Safety Package
Seating
Seating
Seat Delete

PPV Group D - Chevrolet Ta

FACTORY OR DEALER
Option Description
Pre-Wire Package - Basic Car
Night Vision Dome Lamp
White Standard Dome Light
Air Bag Shut Off

Lexan Cargo Partition - Plastic
Cargo Partition - Exp. Metal
Separating Tail and Head Lamps
Dash Pass Through Grommet
Vertical Shot Gun Rack
Wiring Harness
Corner Strobes

DEALER INSTALLED UP-

Option Description
Ballistic Floor liner / Shield
Ballistic Floor liners / Shield
Cargo Work Light (6 inch)
Cargo Work lights
Exterior LED Lightbar
Grille Lights
Interior Front Lightbar
Mirror Pod LEDs
Push Bumper
Rear Glass Side Lighting
Rear Open Hatch lighting
Rear Taillamp Flashing RR
Rear Taillamp Flashing RW

Rear Traffic Advisor
Remote LED Spot light
Surveillance Mode
OTHER
Options not listed above
DELIVERY
Delivery Price Per Mile
Delivery FOB

PPV Group D - Chevrolet Ta

PPV Group D 4.1 - Department c
TOTAL PRICE FOR EACH VEHICLE: (Includes Base Vehicle Cost, Options, and Delivery Cost)

ıhoe 4WD (9C1)

ıses is highlighted in yellow and noted below in red text.

KARL CHEVROLET INC

Minimum Requirements
External engine oil cooler, heavy-duty oil to coolant.
5.3L EcoTec3 V8 with Dynamic Fuel Management, (355 hp [265 kW] @ 5600 rpm, 383 lb-ft of torque [518.0 Nm] @4100 rpm), aluminum block.
Or cold climate package
Mechanical limited-slip; 3.23 rear axle ratio
High speed balanced, police rated
4WD Model only; active, single-speed, electronic Autotrac
10-speed automatic, auxilliary tansmission oil cooler
250 amps
900 Cold Cranking Amps with 95 amp hour rating
760 cold-cranking amps with 70 amp hour rating
Power outlet, front auxiliary, 12-volt; power outlets 2, 120-volt, located on rear of the center console (if not deleted) and rear cargo area.
100-amp, auxiliary battery, rear electrical center; 50-amp power supply, auxiliary battery, passenger compartment wiring harness; 120-amp, (4) 30-amp circuit, Primary battery, relay controlled, passenger compartment harness wiring.
Power door locks, power programmable with lockout protection. Remote keyless entry, extended-range. Key, unique
Defogger, electric; Intermittent Wiper and Washer
Power, privacy glass behind "B" pillar; light-tinted glass on windshield and driver and front passenger-side glass). All express down, front express up. Includes lockout features.
Acoustic laminated glass
Intermittent Wipers

Black
Two Piece, heavy duty aluminum front underbody shield starting behind front bumper and running to 1st cross-member, protecting front underbody and oil pan.
Outside heated, power adjustable, manual folding, body color
Headlamps, LED; Stop and Tail, LED
Rear, manual
front
Includes trailering hitch platform, 7 wire harness with independent fused trailering circuits mated to a 7-way sealed connector and 2" trailering receiver
Full floor covering, black rubber or vinyl
Tri-zone AC with all required options.
Cell connectivity to vehicle audio system. Factory installed. OnStar delete if not needed for Bluetooth.
DELETE
Analog with certified 140 mph speedometer, odometer with trip odometer, engine hour meter, fuel level, voltmeter, engine temperature, oil pressure and tachometer. Display, driver instrument information enhanced, one color
Full interior insulation/trim package, to include door/side wall panels, full headliner, dome lamps, cargo lights, and map lights.
Push button
Inside rearview manual day/night
RADIO AM/FM stereo, Apple CarPlay and Android Auto capable. USB port (number of ports based on seat configuration. 6 speaker system.
Manual tilt and telescopic; Cruise control
AIR BAGS: Frontal and side-impact for driver and front passenger and head curtain side-impact for all rows in outboard seating positions.
Brake system, heavy duty
Reduced intensity low beam
HD rear vision camera
Factory preferred but dealer installed acceptable
Stability control system with brake assist, includes traction control.
Electrical
Seats: front- 40/20/40 split-bench with Custom Cloth, 3-passenger, includes minimum 8-way power driver and passenger seat adjuster, 6-way power driver seat with 2-way power lumbar;
2nd row with vinyl split 60/40 bench with outboard seating position headrests, cloth seat trim, manual.
DELETE

hoe 4WD (9C1)

KARL CHEVROLET INC

Heavy-duty, police-rated, front, independent torsion bar, stabilizer bar and rear, multi-link with coil springs.
P275/55R20SL all-season, black wall, Firestone Pursuit; full size identical spare.
Tire Pressure Monitoring System (does not apply to spare tire)
20 x 9 inch steel, includes matching full size spare

ALL WHEEL DRIVE (4WD) BASE VEHICLE PRICE CONFIGURED AS PER ABOVE:

Minimum Requirements
DELETE
Locks, inside rear doors inoperative
Driver side auto door lock disable
Complete special service vehicle fleet. Provides a single key with a specific code that is common to the door locks of all the vehicles in the special service vehicle fleet.
Complete special service vehicle fleet. Provides a single key with a specific code that is common to the door locks of all the vehicles in the special service vehicle fleet.
6 additional
Programmable remotes, includes 4 additional transmitters
Dual Odyssey Battery Model #48-720 Deep cycle batteries; high energy (not GM product) Used when engine is off. Dealer Installed.
Flasher System, Headlamp (5LO) and Tail lamp (5J9), DRL Compatible with control wire. Dealer installed acceptable.
Auxiliary, rear compartment
Headlamps, daytime running lamps and automatic headlamp control delete. Deletes the standard daytime running lamps and automatic headlamp control features from the vehicle for police stealth surveillance.
Alternate flashing red and blue rear compartment lid warning

Red and White Front Auxiliary Dome red and white auxiliary dome lamp is located on headliner between front row seats (red is LED, white is incandescent). The auxiliary lamp is wired independently from standard dome lamp. Dealer installed acceptable.
Left hand; Dealer installed acceptable
Left and right hand; Dealer installed acceptable
Switches, rear window inoperative (rear windows can only operate from driver's position).
For outside mirrors and cargo side mirrors
Wiring, auxiliary speaker.
Wiring, grille lamps and speakers.
Wiring, horn and siren circuit.

Front mounting package
OEM
2 front, frame mounted (required on 4WD models)

Color-keyed carpeting. Floor Mats, color-keyed carpeted first and second row, removable. Only available with B30.

Inside rearview auto-dimming with full camera display; includes rear camera mirror washer; Not available with (PQA) 1FL Safety Package.

Includes Forward Collision Alert, Lane Keep Assist with Lane Departure Warning, Automatic Emergency Braking, Front Pedestrian Braking and Following Distance Indicator

Front Bucket ; Requires (PQA) 1FL Safety Package. Includes (D07) floor console.
Second row seating deleted.

hoe 4WD (9C1)

KARL CHEVROLET INC

Minimum Requirements
Wiring installed for strobes, auxiliary wires to console, and 4-gauge, EZ bend power wires with circuit breaker. All wires to be copper.
Night vision dome lamp provides both red and white LED dome light mounted between driver and passenger.
White Standard dome light mounted between the driver and passenger
Passenger side front air-bag shut-off switch.

Cargo Partition, Expanded Metal.
When SEO 6J7 is ordered separates the activation of the headlamps from the tail lamps
Dash panel pass through grommet
Single vertical shot gun rack mounted between driver and passenger bucket seats on partition with or without recess panel
Wiring harness for grille and siren speaker
Corner strobes with weather pack connectors mounted in head and tail lamps with a power pack (110 watts)

Minimum Requirements
Ballistic Level IIIA Floor liners - Drivers side only and is quickly removable for Officer protection against armed threats
Ballistic Level IIIA Floor liners - Driver and passenger side and are quickly removable for Officer protection against armed threats
6" LED Red/White work light for cargo area with soft touch switches on the lens face for independent control of each color. The light has a profile height if .625"
Pair of 3" Red/White LED work light for cargo area with a aluminum base and hard coated lens. The colors are independently controlled and provided 275 lumens per light.
DUO LED Exterior Lightbar 54" long and 1 5/8" high. The lightbar has hard coated lenses and extruded aluminum top. The light bar features a photo cell for control of low power operation. The lightbar is SAE Class 1 in high and low power modes. The light bar is mounted using adjustable poly mounting feet with stainless steel vehicle specific straps. The light bar is fully software programmable.
DUO LED Light heads in the grille. The light heads have a full linear optic with 6 LEDs per color and are interleaved. The light head housing is a powder coated diecast aluminum and has a hard coated lens. The light heads utilize a synchronize feature to allow the light heads to alternate. 2 lights Inc.
DUO LED Interior low profile lightbar mounted using OEM visor anchor points. The Interior lightbar is SAE Class 1 compliant and is fully software programmable flash patterns. The vehicle specific housings to minimize flash back.
DUO Color LED Mirror Light heads for side emergency lighting, each will provide a full 180 degrees of warning light along with a white puddle light. The light heads is mounted using a vehicle specific mounting flange. The smoked outer lens is hard coated and is Class 1. 5 year warranty - 2 lights
Heavy Duty Steel Push Bumper with powder coated surfaces, mounted using vehicle specific mounting brackets. 4 DUO LED Light heads in the push bumper. The light heads have a full linear optic with 6 LEDs per color and are interleaved along with a synchronize feature to allow the light heads to alternate. The light head housing is a powder coated diecast aluminum and has a hard coated lens.
DUO LED Light heads in rear side glass. The light heads have a full linear optic with 6 LEDs per color and are interleaved. The light head housing is a powder coated diecast aluminum and has a hard coated lens. 2 lights Inc.
2 DUO LED light heads in bottom of hatch for warning light when hatch is open. The light heads have 6 LEDs per color and interleaved. The lens are hard coated and utilize a synchronize feature to allow the light heads to alternate.
Red/White flashing lights BCM wiring connection/req calibration from factory
Red/Red flashing lights BCM wiring connection/req calibration from factory

LED Interior Light Bar with interleaved light heads using silicone optics to provide directional traffic control lighting as well as Red/Blue warning lights. The housings are vehicle specific to minimize the flash back. The lightbar meets SAE Class 1 and is fully software programmable.
Fender mounted remote control LED Spot light with silicone optics. The light will provide 1800 useable lumens, and 360 degree rotation along with 180 degrees of tilt. The control head uses a paddle design with 1:1 control.
Wiring connection installed for interior lights, req OEM Calibration
Discount percentage off MSRP for options $2000 each or less as specified in the Vehicle Specifications Terms and Conditions document attached to the bid. Engine and powertrain options excluded unless approved by DAS.
Price per mile to deliver vehicle anywhere in State of Iowa
Delivery Cost to Department of Administrative Services, in Des Moines, IA

hoe 4WD (9C1)

KARL CHEVROLET INC

f Administrative Services - FOUR WHEEL DRIVE (CK15706)

Make:	**Chevrolet**
Model Name:	**Tahoe**
Exact Model Code:	**CK10706**
Trim Pkg. Common Name:	**9C1**
Exact Trim Pkg. Code:	**9C1**
Engine Code:	**L84**
Transmission Code:	**MHU**
Payload Capacity:	**1968**

Mfg. Codes / STD for standard /
STATE GVWR 4WD: 7,600
STD
Cylinders: 8 Liters: 5.3 HP: 355 Torque: 383
N/A
STD
STD
STD
STD
STD
STD
STD
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STD
STD
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STD
DELETE
STD
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STD
STD
STD
STD
STD
STD
STD
STD
Factory Installed? YES
STD
STD
STD
5T5
ATD

Z56
STD
STD
STD

NOT FINAL BID PRICE

Mfg. Codes / STD for standard /	Cost
K05 **DEDUCT COST:**	**-$45.00**
6N6	**$62.00**
BCV	**$50.00**
6E8	**$25.00**
6E2	**$25.00**
DI	**$475.00**
AMF	**$75.00**
N/A	**$0.00**
STD	**$0.00**
STD	**$0.00**
9G8	**$50.00**
T53	**$565.00**

6C7	**$250.00**
BTV	**$475.00**
N/A	**$0.00**
N/A	**$0.00**
6N5	**$57.00**
STD	**$0.00**
STD	**$0.00**
STD	**$0.00**
STD	**$0.00**
STD	**$0.00**
VQK	**$225.00**
V76	**$50.00**
B30; B58	**$175.00**
VRS	**$270.00**
DRZ	**$475.00**
PQA	**$395.00**
A50	**$395.00**
ATZ	**-$125.00**

Mfg. Codes / STD for standard /		**Cost**
KWIR-BC		**$335.00**
KNVL55-LED		**$265.00**
KT6C7		**N/A**
KBAGSID		**N/A**

KTCAR Lexan		**$592.00**
KTCAR Exp Metal		**$452.00**
K6J7RF		**N/A**
K72IP		**N/A**
KVETS		**$523.00**
KT6J3		**$247.00**
KCRNS		**$985.00**

Mfg. Codes / STD for standard /		**Cost**
ATTACK MATS		**$895.00**
Attack Mats		**$1,295.00**
60CREGCS		**$275.00**
3SRCCDCR		**$323.00**
EB2***		**$2,369.00**
I2***- Grill Lights		**$444.50**
Inner Edge Front		**$1,553.00**
LINSV2*		**$656.50**
Pushbumper		**$1,379.00**
I2***-Side		**$444.50**
I2***-Rear		**$444.50**
STD		**$0.00**
STD		**$0.00**

RST***		$1,221.00
ARGES		$895.00
STD		$0.00
Enter Percentage Discount MSRP:		1%
Per Mile Charge		$2.75
Enter miles in whole number:	0.00	$0.00

	Mfg. Code / NA / STD	Option Price
	Estimated Quantity	1
		$53,740.20 FINAL B

ID PRICE

PPV Group E - Chevrolet Silverado 1500 4X4 Pickup, Automatic Transmission

Note: Police pursuit rated

DEALER NAME: KARL CHEVROLET INC

The price used for awarding purposes is highlighted in yellow and noted below in red text.

BASE VEHICLE	
Body & Chassis	**Minimum Requirements**
Gross Vehicle Weight Rating	
Engine	
Engine	5.3L V8 engine with 355-horsepower
Engine Block Heater	
Drive Axle	
Rear Axle	3.08 ratio
Drive Shaft	High speed balanced, police rated
Transfer Case	With Floor mounted shifter
Transmission	
Automatic	10 speed automatic
Doors & Windows	
Doors	Power locks with remote keyless entry
Key Sets with Fobs	2 extra sets. 4 total complete sets with each vehicle.
Windows	Power
Window	Fixed Rear with defrost
Windows	Privacy glass behind "B" pillar; light-tinted glass on windshield and driver and front passenger-side glass).
Wipers	Intermittent
Electrical	
Alternator	220 amps
Battery	Heavy duty maintenance free: 720 Cold Cranking Amps
Power Point	Power outlets two 120 volt outlets
Power Supply	Three 30-amp and two 20-amp circuits
Exterior	
Bumper	Corner Step rear bumper with box rail grip pockets and box rail protectors
Headlamps	Halogen

Hooks, Recovery	Front, frame mounted, black
Lamps	Cargo Area
Trailer Tow Mirrors	MIRRORS, OUTSIDE HEATED POWER-ADJUSTABLE VERTICAL CAMPER UPPER GLASS, MANUAL-FOLDING AND EXTENDING includes integrated turn signal indicators.
Paint	All standard colors
Tailgate	Locking
Flooring	
Floor Covering	Full floor covering, heavy vinyl, no floor mats.
Interior	
Air Conditioning	AC with all required options.
Bluetooth	Factory preferred but dealer installed acceptable
Gauge Package	Six gauge cluster
Mirror	Rearview, day/night
Radio	AM/FM with internal clock; stereo with USB ports, auxiliary jack and SD card slot
Steering Column	Tilt / Cruise Control
Trim Package	Interior, with insulating headliner, full door and back of cab panels, dome lamp.
Packages	
Off-Road Package	Z71 off-road packagewith Rancho shocks, locking read differential
Trailer Tow Package	includes trailer brake controller (JL1); without G80
Safety	
Airbags	Dual-stage front air bags for driver and front passenger, side-impact driver and front assembler air bags for thorax and pelvis protection, front and rear head curtain side impact air bags for all outboard seating positions.
Brakes	Power 4 Wheel Anti-lock, ABS
Seating	
Driver and Passenger	Cloth 40/20/40 Front seats w/center section deleted. Manual adjusted lumbar.
Rear Seating	Vinyl rear bench seat - 60/40 folding seat
Tires & Wheels	
Tires	P275/55R20SL all-season, all-terrain speed-rated tires; full size identical spare.
TPMS	Tire Pressure Monitoring System with display
Spare	Spare/wheel lock; jack and lug wrench
Wheels	20" black steel wheels

BASE VEHICLE PRICE CONFIGURED AS PER ABOVE

PPV Group E - Chevrolet Silverado 1500 4X4 Pickup, Automatic Transmission

KARL CHEVROLET INC

ADDITIONAL OPTIONS

Instructions: Bidder should enter the additional cost for the options listed below. If "Deduct Cost" is

Engine	Minimum Requirements
Engine Block Heater	
Drive Axle	
Differential	Heavy duty locking rear
Transfer Case	Electronic Autotrac with rotary dial control
Doors & Windows	
Keys	Additional key FOB
Windows	Privacy Glass Delete
Electrical	
Flasher System	Headlamp and tail lamp
Provision	FOR CAB ROOF-MOUNTED LAMP/BEACON PROVIDES INSTRUMENT PANEL-MOUNTED SWITCH AND ELECTRICAL WIRING TUCKED BENEATH THE HEADLINER.
Remote Start System	
Wiring	Horn and Siren Circuit
Wiring	Grille Lamps and Siren Speakers
Exterior	
Bed Mat	
Bed Liner	Spray-On pickup box bed liner; includes tailgate
Cargo	Cargo Box LED Lighting and cargo tie downs (4), movable upper
Spot lamps	left and right hand
Mud flaps	OEM or OEM authorized flexible heavy duty, behind all wheels. No dealer logo on mud flaps.
Paint, Special	One solid color
Skid Plate	Transfer case protection
Spot lamps	left and right hand
Spot lamps	left hand
Steps	Cargo Box Retractable side assist step (dealer installed)
Steps	Black Tubular Assist Steps, 6 inch rectangular (dealer installed)
Tonneau Pickup Box Cover	Hard tri-folding (dealer installed)
Tonneau Pickup Box Cover	Vinyl with integrated support bows (dealer installed)
Tonneau Pickup Box Cover	Soft Folding
Trailering package	Including G80
Undercoating	
Flooring	
Floor Covering	COLOR-KEYED CARPETING WITH RUBBERIZED VINYL FLOOR MATS. Includes second row floor mats in Crew Cabs.
Floor Mats	Carpeted, front and rear; installed by Dealer

Floor Mats	All weather, front and rear; installed by Dealer
Interior	
Dome Light	Red and white front auxiliary dome
Packages	
Chrome Bumper Package	
Safety	
Alarm	Backup alarm, Factory preferred but dealer installed acceptable
Daytime Running Lights	LAMPS AND AUTOMATICA HEADLAMP CONTROL DELETE
Rear View Camera	Rear vision camera with dynamic guide lines
Reverse Sensing System	Factory preferred but dealer installed acceptable
Theft Deterrent System	
Seating	
Driver and Passenger	Cloth 40/20/40 Front seats with console. Manual adjusted lumbar.
Storage	
Rear Under seat Storage	Composite storage bin (dealer installed)
Extended Warranty	
Extended Warranty	100,000 mile or more extended warranty

PPV Group E - Chevrolet Silverado 1500 4X4 Pickup, Automatic Transmission

KARL CHEVROLET INC

Other	
Options not listed above	Discount percentage off MSRP for options $2000 or less as specified in the Vehicle Specifications Terms and Conditions document attached to the bid. Engine and powertrain options excluded unless approved by DAS.
DELIVERY	
Delivery FOB	Price per mile to deliver vehicle anywhere in State of Iowa
Delivery Cost	Delivery Cost to Department of Administrative Services, in Des Moines, IA

PPV Group E 5.1 - Department of Administrative Services - SHORT BOX	
TOTAL PRICE FOR EACH VEHICLE: (Includes Base Vehicle Cost, Options, and Delivery Cost)	

Make:	**Chevrolet**
Model Name:	**Silverado**
Exact Model Code:	**CK10543**
Trim Pkg. Common Name:	**WT**
Exact Trim Pkg. Code:	**WT**
Engine Code:	**L84**
Transmission Code:	**MI2**
Payload Capacity:	**2274**
Towing Capacity:	**9400**

Mfg. Codes / STD for	
STATE GVWR: 7100	
	Cylinders: 8 Liters: 5.3 HP: 355 Torque: 383
K05	
STATE RATIO:	**3.23**
STD	
STD	
STD	
PCV	
DI/5H1	
STD	
C49	
PCV	
STD	
STD	
STD	
STD	
STD	
STD	
STD	

STD	
STD	
DPO	
STD	
STD	
STD	
STD	
STD	**Factory installed? YES**
STD	
STD	
IOR	
PCV	
STD	
Z71	
JL1/Z82	
STD	
STD	
STD	
5T5	
STD	
STD	
STD	
STD	

NOT FINAL BID PRICE

Mfg. Codes - Specs (Note STD for standard)		Cost
(KO5)	**DEDUCT COST:**	**-$35.00**
INC w Base		**$0.00**
INC w Base		**$0.00**
INC W Base		**$0.00**
N/A	**DEDUCT COST:**	**$0.00**
STD		**$0.00**
N/A		**$0.00**
DI		**$495.00**
N/A		**$0.00**
N/A		**$0.00**
N/A		**$0.00**
CGN		**$545.00**
UF2 / Tie down not moveable		**$125.00**
N/A		**$0.00**
DI		**$275.00**
TGK		**$850.00**
INC w Base		**$0.00**
N/A		**$0.00**
N/A		**$0.00**
N/A		**$0.00**
VT2		**$950.00**
VOZ		**$1,250.00**
VPB		**$595.00**
VPB		**$595.00**
INC w Base		**$0.00**
N/A		**$0.00**
B30/B32-B33		**$100.00**
N/A		**$0.00**

RIA (DI GM Liner RIA N/A with Z71)		$650.00
DI 6C7		$275.00
V46/VJH		$200.00
DI	Factory installed? NO	$325.00
9G8		$50.00
STD		$0.00
PQA	Factory installed? YES	$940.00
STD		$0.00
Std		$0.00
VBJ		$295.00
Explain coverage: N/A		$0.00

		Percentage
Enter Percentage Discount MSRP:		1%
Per Mile Charge		$2.75
Enter miles in whole number:	0.00	$0.00

	Mfg. Code / NA / STD	Option Price
	Estimated Quantity	1
		$49,322.80

FINAL BID PRICE

SSV Group I - Chevrolet Silverado 1500 4X4 SSV Pickup, Automatic Transmission

Note: Police Special Service vehicles are NOT certified for pursuit driving.

DEALER NAME: KARL CHEVROLET INC

The price used for awarding purposes is highlighted in yellow and noted below in red text.

BASE VEHICLE	
Body & Chassis	**Minimum Requirements**
Gross Vehicle Weight Rating	
Engine	
Engine	5.3 L EcoTec3 V8 with 355 hp and 383 lb-ft of torque. Additional Heavy Duty Engine Oil Cooler (included in Special Service Package below)
Engine Block Heater	
Drive Axle	
Rear Axle	3.08 ratio
Transfer Case	With Floor mounted shifter
Transmission	
Automatic	6 speed automatic, electronically controlled with overdrive and tow/haul mode
Doors & Windows	
Doors	Power locks with remote keyless entry
Key Sets with Fobs	2 extra sets. 4 total complete sets with each vehicle.
Windows	Power
Window	Fixed Rear with defrost
Windows	Privacy glass behind "B" pillar; light-tinted glass on windshield and driver and front passenger-side glass).
Wipers	Intermittent
Electrical	
Battery	Heavy duty maintenance free: 720 Cold Cranking Amps
Power Point	Located in Driver Area
Exterior	
Bumper	Corner Step rear bumper with box rail grip pockets and box rail protectors
Headlamps	Halogen
Hooks, Recovery	Front, frame mounted, black
Lamps	Cargo Area

Trailer Tow Mirrors	MIRRORS, OUTSIDE HEATED POWER-ADJUSTABLE VERTICAL CAMPER UPPER GLASS, MANUAL-FOLDING AND EXTENDING includes integrated turn signal indicators.
Paint	All standard colors
Tailgate	Locking
Flooring	
Floor Covering	Full floor covering, heavy vinyl, no floor mats.
Interior	
Air Conditioning	AC with all required options.
Bluetooth	Factory preferred but dealer installed acceptable
Gauge Package	Six gauge cluster
Mirror	Rearview, day/night
Radio	AM/FM with internal clock; stereo with USB ports, auxiliary jack and SD card slot
Steering Column	Tilt / Cruise Control
Trim Package	Interior, with insulating headliner, full door and back of cab panels, dome lamp.
Packages	
Special Service Group	Includes: 170 amp alternator, auxiliary 730 CCA battery, high capacity air cleaner, 110-volt power outlet and (5.3L EcoTec3 V8 engine listed above)
Trailer Tow Package	includes trailer brake controller (JL1); without G80
Safety	
Airbags	Dual-stage front air bags for driver and front passenger, side-impact driver and front assembler air bags for thorax and pelvis protection, front and rear head curtain side impact air bags for all outboard seating
Brakes	Power 4 Wheel Anti-lock, ABS
Seating	
Driver and Passenger	Cloth 40/20/40 Front seats w/center section deleted. Manual adjusted lumbar.
Rear Seating	Vinyl rear bench seat - 60/40 folding seat
Tires & Wheels	
Tires	P255/70R17 All-Season
TPMS	Tire Pressure Monitoring System with display
Spare	Spare/wheel lock; jack and lug wrench
Wheels	17" x 8 inch Steel, painted
	BASE VEHICLE PRICE CONFIGURED AS PER ABOVE SHORTBOX
	BASE VEHICLE PRICE CONFIGURED AS PER ABOVE STANDARD BOX

SSV Group I - Chevrolet Silverado 1500 4X4 SSV Pickup, Automatic Transmission

KARL CHEVROLET INC

ADDITIONAL OPTIONS

Instructions: Bidder should enter the additional cost for the options listed below. If "Deduct Cost" is

Engine	Minimum Requirements
Engine Block Heater	
Drive Axle	
Differential	Heavy duty locking rear
Transfer Case	Electronic Autotrac with rotary dial control
Doors & Windows	
Keys	Additional key FOB
Windows	Privacy Glass Delete
Electrical	
Flasher System	Headlamp and tail lamp
Provision	FOR CAB ROOF-MOUNTED LAMP/BEACON PROVIDES INSTRUMENT PANEL-MOUNTED SWITCH AND ELECTRICAL WIRING TUCKED BENEATH THE HEADLINER.
Remote Start System	
Wiring	Horn and Siren Circuit
Wiring	Grille Lamps and Siren Speakers
Exterior	
Bed Mat	
Bed Liner	Spray-On pickup box bed liner; includes tailgate
Cargo	Cargo Box LED Lighting and cargo tie downs (4), movable upper
Spot lamps	left and right hand
Mud flaps	OEM or OEM authorized flexible heavy duty, behind all wheels. No dealer logo on mud flaps.
Paint, Special	One solid color
Skid Plate	Transfer case protection
Spot lamps	left and right hand
Spot lamps	left hand
Steps	Cargo Box Retractable side assist step (dealer installed)
Steps	Black Tubular Assist Steps, 6 inch rectangular (dealer installed)
Tonneau Pickup Box Cover	Hard tri-folding (dealer installed)
Tonneau Pickup Box Cover	Vinyl with integrated support bows (dealer installed)
Tonneau Pickup Box Cover	Soft Folding
Trailering package	Including G80
Undercoating	
Flooring	

Floor Covering	COLOR-KEYED CARPETING WITH RUBBERIZED VINYL FLOOR MATS. Includes second row floor mats in Crew Cabs.
Floor Mats	Carpeted, front and rear; installed by Dealer
Floor Mats	All weather, front and rear; installed by Dealer
Interior	
Dome Light	Red and white front auxiliary dome
Packages	
Chrome Bumper Package	
Safety	
Alarm	Backup alarm, Factory preferred but dealer installed acceptable
Daytime Running Lights	LAMPS AND AUTOMATICA HEADLAMP CONTROL DELETE
Rear View Camera	Rear vision camera with dynamic guide lines
Reverse Sensing System	Factory preferred but dealer installed acceptable
Theft Deterrent System	
Seating	
Driver and Passenger	Cloth 40/20/40 Front seats with console. Manual adjusted lumbar.
Storage	
Rear Under seat Storage	Composite storage bin (dealer installed)
Tires & Wheels	
Spare Tire	P265/70R/17 ALL TERRAIN BLACKWALL
Wheels	Aluminum Wheels similar to a 1LT Silverado (dealer installation acceptable)
Extended Warranty	
Extended Warranty	100,000 mile or more extended warranty

SSV Group I - Chevrolet Silverado 1500 4X4 SSV Pickup, Automatic Transmission

KARL CHEVROLET INC

Other	
Options not listed above	Discount percentage off MSRP for options $2000 or less as specified in the Vehicle Specifications Terms and Conditions document attached to the bid. Engine and powertrain options excluded unless approved by DAS.
DELIVERY	
Delivery FOB	Price per mile to deliver vehicle anywhere in State of Iowa
Delivery Cost	Delivery Cost to Department of Administrative Services, in Des Moines, IA

SSV Group I 9.1 - Department of Administrative Services - SHORT BOX	

TOTAL PRICE FOR EACH VEHICLE: (Includes Base Vehicle Cost, Options, and Delivery Cost)	

SSV Group I 9.2 - Department of Administrative Services - STANDARD BOX	
TOTAL PRICE FOR EACH VEHICLE: (Includes Base Vehicle Cost, Options, and Delivery Cost)	

	Short Box	Standard Box
Make:	**Chevrolet**	**Chevrolet**
Model Name:	**Silverado**	**Silverado**
Exact Model Code:	**CK10543**	**CK10743**
Trim Pkg. Common Name:	**WT**	**WT**
Exact Trim Pkg. Code:	**WT**	**WT**
Engine Code:	**L84**	**L84**
Transmission Code:	**MI2**	**MI2**
Payload Capacity:	**2174**	**2174**
Towing Capacity:	**9400**	**9400**

Mfg. Codes / STD for	
STATE GVWR: 7000	
L84	Cylinders: 8 Liters: 5.3 HP: 355 Torque: 383
K05	
STATE RATIO:	**3.23**
STD -NO FLOOR SHIFTER	
10 Speed MI2	
STD	
5H1/DI	
STD	
C49	
PCV	
STD	
STD	
STD	
STD	
STD	
STD	
UF2	

DPO	
STD	
STD	
STD	
STD	
STD	**Factory installed? YES**
STD	
STD	
IOR	
PCV	
STD	
5W4	
Z82/JL1	
STD	
STD	
STD	
5T5	
STD	
STD	
STD	
STD	

NOT FINAL BID PRICE

NOT FINAL BID PRICE

Mfg. Codes - Specs (Note STD for standard)		Cost
(KO5)	**DEDUCT COST:**	**-$35.00**
INC w Base		**$0.00**
INC w Base		**$0.00**
INC W Base		**$0.00**
N/A	**DEDUCT COST:**	**$0.00**
STD		**$0.00**
N/A		**$0.00**
DI		**$495.00**
N/A		**$0.00**
N/A		**$0.00**
N/A		**$0.00**
CGN		**$545.00**
UF2 / Tie down not moveable		**$125.00**
N/A		**$0.00**
DI		**$275.00**
TGK		**$850.00**
INC w Base		**$0.00**
N/A		**$0.00**
N/A		**$0.00**
N/A		**$0.00**
VT2		**$950.00**
VOZ		**$1,250.00**
VPB		**$595.00**
VPB		**$595.00**
INC w Base		**$0.00**
N/A		**$0.00**

B30/B32-B33		$100.00
N/A		$0.00
RIA (DI GM Liner RIA N/A with Z71)		$650.00
DI 6C7		$275.00
V46/VJH		$200.00
DI	Factory installed? NO	$325.00
9G8		$50.00
STD		$0.00
PQA	Factory installed? YES	$940.00
STD		$0.00
Std		$0.00
VBJ		$295.00
RC5		$395.00
Q5U		$350.00
Explain coverage: N/A		$0.00

		Percentage
Enter Percentage Discount MSRP:		1%
Per Mile Charge		$2.75
Enter miles in whole number:	0.00	$0.00

	Mfg. Code / NA / STD	Option Price

	Estimated Quantity	1
		$47,057.20

	Mfg. Code / NA / STD	Option Price
	Estimated Quantity	1
		$47,314.50

FINAL BID PRICE

FINAL BID PRICE

SSV Group J - Chevrolet Tah

The price used for awarding purpo

DEALER NAME:

BASE VEHICLE
Body
GVWR
Engine
Engine Cooling
Engine
Engine Block Heater
Drive Axle
Differential
Drive Shaft
Transfer Case
Transmission
Transmission
Electrical
Alternator
Battery
Battery, Auxilliary
Power Points
Power Supply
Doors & Windows
Doors
Rear Window
Windows
Windshield
Windshield
Exterior

Assist steps
Front Underbody Shield
Mirrors
Lamps
Liftgate
Skid Plate
Standard Paint Colors
Trailer tow package
Floor
Floor Covering
Interior
Air Conditioning
Bluetooth
Console
Gauge Package
Interior Package
Keyless start
Mirror
Radio
Radio Suppression
Steering Column
Safety
Airbags
Brakes
Daytime Running Lights
Rear View Camera
Reverse Sensing System
StabiliTrak
Theft Deterrent
Seating
Driver and Passenger
Rear
Third Row Seating

SSV Group J - Chevrolet Tah

BASE VEHICLE
Suspension
Suspension Package
Tires & Wheels
Tires
TPMS
Wheels

ADDITIONAL OPTIONS
Instructions: Bidder should enter the additional cost for the options listed below. If "Deduct Cost" is noted for
Engine
Engine Block Heater
Doors and Windows
Doors, Rear Inoperative
Doors, Lock Control
Key Common
Key Common, Alternative
Keys
Remote Keyless Entry Package
Electrical
Batteries
Flasher System
Ground studs
Headlamp Delete Feature
Lamp, Liftgate

Lighting
Remote Vehicle Starter
Spot Lamp
Spot Lamp
Switches
Wiring Provision
Wiring
Wiring
Wiring
Exterior
License Plate
Molded splash guards
Recovery Hooks
Flooring
Floor Covering
Interior
Cargo Security Shade
Rear Camera Mirror
Safety
1FL Safety Package
Seating
Seating
Seat Delete

SSV Group J - Chevrolet Tah

FACTORY OR DEALER
Option Description
Pre-Wire Package - Basic Car
Night Vision Dome Lamp
White Standard Dome Light
Air Bag Shut Off

Lexan Cargo Partition - Plastic
Cargo Partition - Exp. Metal
Separating Tail and Head Lamps
Dash Pass Through Grommet
Vertical Shot Gun Rack
Wiring Harness
Corner Strobes

DEALER INSTALLED UP-

Option Description
Ballistic Floor liner / Shield
Ballistic Floor liners / Shield
Cargo Work Light (6 inch)
Cargo Work lights
Exterior LED Lightbar
Grille Lights
Interior Front Lightbar
Mirror Pod LEDs
Push Bumper
Rear Glass Side Lighting
Rear Open Hatch lighting
Rear Taillamp Flashing RR
Rear Taillamp Flashing RW

Rear Traffic Advisor
Remote LED Spot light
Surveillance Mode
OTHER
Options not listed above
DELIVERY
Delivery Price Per Mile
Delivery FOB

SSV Group J 10.1 - Department
TOTAL PRICE FOR EACH VEHICLE: (Includes Base Vehicle Cost, Options, and Delivery Cost)

ıoe 4WD

ses is highlighted in yellow and noted below in red text.

KARL CHEVROLET INC

Minimum Requirements
External engine oil cooler, heavy-duty oil to coolant.
5.3L EcoTec3 V8 with Dynamic Fuel Management, (355 hp [265 kW] @ 5600 rpm, 383 lb-ft of torque [518.0 Nm] @4100 rpm), aluminum block.
Or cold climate package
Mechanical limited-slip; 3.23 rear axle ratio
High speed balanced, police rated
4WD Model only; active, single-speed, electronic Autotrac
10-speed automatic, auxilliary tansmission oil cooler
250 amps
900 Cold Cranking Amps with 95 amp hour rating
760 cold-cranking amps with 70 amp hour rating
Power outlet, front auxiliary, 12-volt; power outlets 2, 120-volt, located on rear of the center console (if not deleted) and rear cargo area.
100-amp, auxiliary battery, rear electrical center; 50-amp power supply, auxiliary battery, passenger compartment wiring harness; 120-amp, (4) 30-amp circuit, Primary battery, relay controlled, passenger compartment harness wiring.
Power door locks, power programmable with lockout protection. Remote keyless entry, extended-range. Key, unique
Defogger, electric; Intermittent Wiper and Washer
Power, privacy glass behind "B" pillar; light-tinted glass on windshield and driver and front passenger-side glass). All express down, front express up. Includes lockout features.
Acoustic laminated glass
Intermittent Wipers

Black
Two Piece, heavy duty aluminum front underbody shield starting behind front bumper and running to 1st cross-member, protecting front underbody and oil pan.
Outside heated, power adjustable, manual folding, body color
Headlamps, LED; Stop and Tail, LED
Rear, manual
front
Includes trailering hitch platform, 7 wire harness with independent fused trailering circuits mated to a 7-way sealed connector and 2" trailering receiver

Full floor covering, black rubber or vinyl

Tri-zone AC with all required options.
Cell connectivity to vehicle audio system. Factory installed. OnStar delete if not needed for Bluetooth.
DELETE
Analog with certified 140 mph speedometer, odometer with trip odometer, engine hour meter, fuel level, voltmeter, engine temperature, oil pressure and tachometer. Display, driver instrument information enhanced, one color
Full interior insulation/trim package, to include door/side wall panels, full headliner, dome lamps, cargo lights, and map lights.
Push button
Inside rearview manual day/night
RADIO AM/FM stereo, Apple CarPlay and Android Auto capable. USB port (number of ports based on seat configuration. 6 speaker system.
Manual tilt and telescopic; Cruise control

AIR BAGS: Frontal and side-impact for driver and front passenger and head curtain side-impact for all rows in outboard seating positions.
Brake system, heavy duty
Reduced intensity low beam
HD rear vision camera
Factory preferred but dealer installed acceptable
Stability control system with brake assist, includes traction control.
Electrical
Seats: front- 40/20/40 split-bench with Custom Cloth, 3-passenger, includes minimum 8-way power driver and passenger seat adjuster, 6-way power driver seat with 2-way power lumbar;
2nd row with vinyl split 60/40 bench with outboard seating position headrests, cloth seat trim, manual.
DELETE

ıoe 4WD

KARL CHEVROLET INC

Heavy-duty, police-rated, front, independent torsion bar, stabilizer bar and rear, multi-link with coil springs.
P275/55R20SL all-season, black wall, Firestone Pursuit; full size identical spare.
Tire Pressure Monitoring System (does not apply to spare tire)
20 x 9 inch steel, includes matching full size spare

ALL WHEEL DRIVE (4WD) BASE VEHICLE PRICE CONFIGURED AS PER ABOVE:

Minimum Requirements
DELETE
Locks, inside rear doors inoperative
Driver side auto door lock disable
Complete special service vehicle fleet. Provides a single key with a specific code that is common to the door locks of all the vehicles in the special service vehicle fleet.
Complete special service vehicle fleet. Provides a single key with a specific code that is common to the door locks of all the vehicles in the special service vehicle fleet.
6 additional
Programmable remotes, includes 4 additional transmitters
Dual Odyssey Battery Model #48-720 Deep cycle batteries; high energy (not GM product) Used when engine is off. Dealer Installed.
Flasher System, Headlamp (5LO) and Tail lamp (5J9), DRL Compatible with control wire. Dealer installed acceptable.
Auxiliary, rear compartment
Headlamps, daytime running lamps and automatic headlamp control delete. Deletes the standard daytime running lamps and automatic headlamp control features from the vehicle for police stealth surveillance.
Alternate flashing red and blue rear compartment lid warning

Red and White Front Auxiliary Dome red and white auxiliary dome lamp is located on headliner between front row seats (red is LED, white is incandescent). The auxiliary lamp is wired independently from standard dome lamp. Dealer installed acceptable.
Left hand; Dealer installed acceptable
Left and right hand; Dealer installed acceptable
Switches, rear window inoperative (rear windows can only operate from driver's position).
For outside mirrors and cargo side mirrors
Wiring, auxiliary speaker.
Wiring, grille lamps and speakers.
Wiring, horn and siren circuit.

Front mounting package
OEM
2 front, frame mounted (required on 4WD models)

Color-keyed carpeting. Floor Mats, color-keyed carpeted first and second row, removable. Only available with B30.

Inside rearview auto-dimming with full camera display; includes rear camera mirror washer; Not available with (PQA) 1FL Safety Package.

Includes Forward Collision Alert, Lane Keep Assist with Lane Departure Warning, Automatic Emergency Braking, Front Pedestrian Braking and Following Distance Indicator

Front Bucket ; Requires (PQA) 1FL Safety Package. Includes (D07) floor console.
Second row seating deleted.

ıoe 4WD

KARL CHEVROLET INC

Minimum Requirements
Wiring installed for strobes, auxiliary wires to console, and 4-gauge, EZ bend power wires with circuit breaker. All wires to be copper.
Night vision dome lamp provides both red and white LED dome light mounted between driver and passenger.
White Standard dome light mounted between the driver and passenger
Passenger side front air-bag shut-off switch.

Cargo Partition, Expanded Metal.
When SEO 6J7 is ordered separates the activation of the headlamps from the tail lamps
Dash panel pass through grommet
Single vertical shot gun rack mounted between driver and passenger bucket seats on partition with or without recess panel
Wiring harness for grille and siren speaker
Corner strobes with weather pack connectors mounted in head and tail lamps with a power pack (110 watts)

Minimum Requirements
Ballistic Level IIIA Floor liners - Drivers side only and is quickly removable for Officer protection against armed threats
Ballistic Level IIIA Floor liners - Driver and passenger side and are quickly removable for Officer protection against armed threats
6" LED Red/White work light for cargo area with soft touch switches on the lens face for independent control of each color. The light has a profile height if .625"
Pair of 3" Red/White LED work light for cargo area with a aluminum base and hard coated lens. The colors are independently controlled and provided 275 lumens per light.
DUO LED Exterior Lightbar 54" long and 1 5/8" high. The lightbar has hard coated lenses and extruded aluminum top. The light bar features a photo cell for control of low power operation. The lightbar is SAE Class 1 in high and low power modes. The light bar is mounted using adjustable poly mounting feet with stainless steel vehicle specific straps. The light bar is fully software programmable.
DUO LED Light heads in the grille. The light heads have a full linear optic with 6 LEDs per color and are interleaved. The light head housing is a powder coated diecast aluminum and has a hard coated lens. The light heads utilize a synchronize feature to allow the light heads to alternate. 2 lights Inc.
DUO LED Interior low profile lightbar mounted using OEM visor anchor points. The Interior lightbar is SAE Class 1 compliant and is fully software programmable flash patterns. The vehicle specific housings to minimize flash back.
DUO Color LED Mirror Light heads for side emergency lighting, each will provide a full 180 degrees of warning light along with a white puddle light. The light heads is mounted using a vehicle specific mounting flange. The smoked outer lens is hard coated and is Class 1. 5 year warranty - 2 lights
Heavy Duty Steel Push Bumper with powder coated surfaces, mounted using vehicle specific mounting brackets. 4 DUO LED Light heads in the push bumper. The light heads have a full linear optic with 6 LEDs per color and are interleaved along with a synchronize feature to allow the light heads to alternate. The light head housing is a powder coated diecast aluminum and has a hard coated lens.
DUO LED Light heads in rear side glass. The light heads have a full linear optic with 6 LEDs per color and are interleaved. The light head housing is a powder coated diecast aluminum and has a hard coated lens. 2 lights Inc.
2 DUO LED light heads in bottom of hatch for warning light when hatch is open. The light heads have 6 LEDs per color and interleaved. The lens are hard coated and utilize a synchronize feature to allow the light heads to alternate.
Red/White flashing lights BCM wiring connection/req calibration from factory
Red/Red flashing lights BCM wiring connection/req calibration from factory

LED Interior Light Bar with interleaved light heads using silicone optics to provide directional traffic control lighting as well as Red/Blue warning lights. The housings are vehicle specific to minimize the flash back. The lightbar meets SAE Class 1 and is fully software programmable.
Fender mounted remote control LED Spot light with silicone optics. The light will provide 1800 useable lumens, and 360 degree rotation along with 180 degrees of tilt. The control head uses a paddle design with 1:1 control.
Wiring connection installed for interior lights, req OEM Calibration
Discount percentage off MSRP for options $2000 each or less as specified in the Vehicle Specifications Terms and Conditions document attached to the bid. Engine and powertrain options excluded unless approved by DAS.
Price per mile to deliver vehicle anywhere in State of Iowa
Delivery Cost to Department of Administrative Services, in Des Moines, IA

of Administrative Services - FOUR WHEEL DRIVE

Make:	**Chevrolet**
Model Name:	**Tahoe**
Exact Model Code:	**CK10706**
Trim Pkg. Common Name:	**5W4**
Exact Trim Pkg. Code:	**5W4**
Engine Code:	**L84**
Transmission Code:	**MHU**
Payload Capacity:	**1968**

Mfg. Codes / STD for standard /
STATE GVWR 4WD: 7,600
STD
Cylinders: 8 Liters: 5.3 HP: 355 Torque: 383
N/A
STD
STD
STD
STD
STD
STD
STD
STD
STD
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STD
STD

STD
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STD
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STD
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DELETE
STD
STD
STD
STD
STD
STD
STD
STD
STD
STD
STD
Factory Installed? YES
STD
STD
STD
5T5
ATD

ZW7
NON PURSUIT
STD
18" Aluminum

NOT FINAL BID PRICE

Mfg. Codes / STD for standard /	Cost
K05 **DEDUCT COST:**	**-$45.00**
6N6	**$62.00**
BCV	**$50.00**
6E8	**$25.00**
6E2	**$25.00**
DI	**$475.00**
AMF	**$75.00**
N/A	**$0.00**
STD	**$0.00**
STD	**$0.00**
9G8	**$50.00**
T53	**$565.00**

6C7	**$250.00**
BTV	**$475.00**
N/A	**$0.00**
N/A	**$0.00**
6N5	**$57.00**
STD	**$0.00**
STD	**$0.00**
STD	**$0.00**
STD	**$0.00**
STD	**$0.00**
VQK	**$225.00**
V76	**$50.00**
B30; B58	**$175.00**
VRS	**$270.00**
DRZ	**$475.00**
PQA	**$395.00**
A50	**$395.00**
ATZ	**-$125.00**

Mfg. Codes / STD for standard /		**Cost**
KWIR-BC		**$335.00**
KNVL55-LED		**$265.00**
KT6C7		**N/A**
KBAGSID		**N/A**

KTCAR Lexan		**$592.00**
KTCAR Exp Metal		**$452.00**
K6J7RF		**N/A**
K72IP		**N/A**
KVETS		**$523.00**
KT6J3		**$247.00**
KCRNS		**$985.00**

Mfg. Codes / STD for standard /		**Cost**
ATTACK MATS		**$895.00**
Attack Mats		**$1,295.00**
60CREGCS		**$275.00**
3SRCCDCR		**$323.00**
EB2***		**$2,369.00**
I2***- Grill Lights		**$444.50**
Inner Edge Front		**$1,553.00**
LINSV2*		**$656.50**
Pushbumper		**$1,379.00**
I2***-Side		**$444.50**
I2***-Rear		**$444.50**
STD		**$0.00**
STD		**$0.00**

RST***		$1,221.00
ARGES		$895.00
STD		$0.00
Enter Percentage Discount MSRP:		1%
Per Mile Charge		$2.75
Enter miles in whole number:	0.00	$0.00

	Mfg. Code / NA / STD	Option Price
	Estimated Quantity	1
		$53,831.80 FINAL B

ID PRICE

Group K - Chevrolet Traverse LE 4X4 - FWD or AWD 8 Passenger - Law

Note: This vehicle is NOT police pursuit rated.

DEALER NAME: KARL CHEVROLET INC

BASE VEHICLE SPECIFICATIONS	
Body	**Minimum Requirements**
Wheelbase	
Engine	
Engine	3.6L V6 DOHC direct injection, 310/231 hp, torque 266/360
Engine Block Heater	Or cold climate package
Drive Axle	
Rear Axle	Traction Control
Transfer Case	Single Speed Only on AWD
Transmission	
Transmission	Automatic
Doors & Windows	
Doors	Power door locks, power programmable with lockout protection.
Key Fobs	Two key fobs; remote keyless entry.
Rear Window	Defroster, Intermittent Wiper and Washer
Windows	Power, privacy glass behind "B" pillar; light-tinted glass on windshield and driver and front passenger-side glass). All express down, front express up. Includes lockout features.
Windshield Wipers	Intermittent Wipers
Electrical	
Power Points	Indicate if power points are 12V
Exterior	
License Plate Holders	Front and Rear
Mirrors	Power, heated, foldaway
Standard Paint Colors	
Trailer tow package	Includes Class II hitch platform, 7 wire harness with independent fused trailering circuits mated to a 7-way sealed connector and 2" trailering receiver
Floor	
Floor Covering	Full floor covering, carpet
Interior	
Air Conditioning	AC with all required options.
Bluetooth	Dealer installed when factory installed is not available. On-Star delete if not needed for Bluetooth.
Gauge Package	Odometer with trip odometer, fuel level, voltmeter, engine temperature, oil pressure and tachometer.
Interior Package	Full interior insulation/trim package, to include door/side wall panels, full headliner, dome lamps, cargo lights, and map lights.
Mirror	Inside rearview manual day/night

Radio	RADIO, AM FM CD w/internal clock, MP3 Compatible, auxiliary jack, 2 USB ports
Steering Column	Tilt with cruise control
Safety	
Airbags	Standard Air Bags
Brakes	Power 4 Wheel Anti-lock, r-wheel disc, VAC power
Daytime Running Lights	
Rear View Camera	
Seating	
Driver and Passenger Seating	Front bucket seats, cloth, includes power driver seat adjuster and 2-way power front passenger seat adjuster, driver and front passenger power lumbar control and power reclining, adjustable outboard head restraints, storage compartments in seat cushion (includes auxiliary power outlet).
Second & Third Row Seating	Cloth split 60/40 bench with position headrests
Suspension	
Suspension Package	MacPherson strut independent with hydraulic control arm ride bushing and hollow stabilizer front suspension; five link independent auxiliary spring aids and hollow stabilizer bar rear suspension
Tires & Wheels	
Tires	Four Tires ALS, black wall, and full size identical spare.
TPMS	Tire Pressure Monitoring System (does not apply to spare tire)
Wheels	

	FRONT WHEEL DRIVE (FWD) BASE VEHICLE PRICE CC
	Delivery Cost to Department of Admini
GROUP K 11.1	**TOTAL FWD VEHICLE PRICE INCLUDING BAS**

	ALL WHEEL DRIVE (AWD) BASE VEHICLE PRICE CC
	Delivery Cost to Department of Admini
GROUP K 11.2	**TOTAL AWD VEHICLE PRICE INCLUDING BAS**

Group K - Chevrolet Traverse LE 4X4 - FWD or AWD 8 Passenger - Law Enforcemer

KARL CHEVROLET INC

ADDITIONAL OPTIONS

Instructions: Bidder should enter the additional cost for the options listed below. If "Deduct Cost" is noted for an c Bidder should enter the amount deducted for the deletion of the option from the base vehicle.

Engine	Minimum Requirements
Engine Block Heater	Or cold climate package
Doors and Windows	
Door handles - Rear	Locks, inside rear doors inoperative
Keys	2 additional key sets including fobs

Integrated Brake Controller	Dealer Installed
Windows - Rear	Rear window inoperative switch
Electrical	
Remote Vehicle Starter	
Exterior	
Spot Lamp	Left hand
Spot Lamp	Left and right hand
Undercoating	
Flooring	
Floor Covering	Color-keyed carpeting. Floor Mats, color-keyed carpeted first and second row, removable. Only available with B30.
Interior	
Cargo Shade	
Lighting	Red and White Front Auxiliary Dome red and white auxiliary dome lamp is located on headliner between front row seats (red is LED, white is incandescent). The auxiliary lamp is wired independently from standard dome lamp. Dealer installed.
Safety	
Driver Alert Package	includes (JF4) Power-adjustable pedals, (UEU) Forward Collision Alert, (UFL) Lane Departure Warning and Safety Alert Seat.
Reverse Sensing System	Factory preferred but dealer installed acceptable
Extended Warranty	
Extended Warranty	100,000 mile or more extended warranty
OTHER	
Options not listed above	Discount percentage off MSRP for options $2000 or less as specified in the Vehicle Specifications Terms and Conditions document attached to the bid. Engine and powertrain options excluded unless approved by DAS.
DELIVERY	
DELIVERY PRICE PER MILE:	Price per mile to deliver vehicle anywhere in State of Iowa
Delivery FOB	Delivery Cost to Dept of Administrative Services, in Des Moines, IA

	FWD	AWD
Make:	NO BID	Chevrolet
Model Name:		Traverse
Exact Model Code:		1NW56
Trim Pkg. Common Name:		2FL
Exact Trim Pkg. Code:		2FL
Engine Code:		LFY
Transmission Code:		M3V

Mfg. Codes / STD for standard / NA for not available	
STATE Wheelbase:	120.93
Cyl: 6 Liters: 3.6 HP: 310 Torque:266	
K05	
STD	
STD	
STD	
STD	
STD	
STD	
STD	
STD	
STD	
STD	
STD	
STD	
V92/V08	
STD	
STD	
STD	**Factory installed?**
STD	
STD	
STD	

STD	
STD	
STD	
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STD	
STD	
STD	
STD	
STD	
STD	
STD	
STD	
ONFIGURED AS PER ABOVE:	NO BID
istrative Services, Des Moines	$0.00
SE COST AND DELIVERY:	FINAL BID PRICE

ONFIGURED AS PER ABOVE:	$37,728.19
istrative Services, Des Moines	$0.00
SE COST AND DELIVERY:	FINAL BID PRICE

option, it is indicating the deletion of an option in the base vehicle specifications and

Mfg. Codes / STD for standard / NA for not available	Cost
(K05) DEDUCT COST:	-$35.00
N/A	$0.00
DI	$675.00

DI		$325.00
N/A		$0.00
DI		$495.00
N/A		$0.00
N/A		$0.00
N/A		$0.00
STD		$0.00
PDG		$235.00
DI		$325.00
N/A		$0.00
STD	Factory Installed?	$0.00
Explain coverage: N/A		$0.00
Enter Percentage Discount MSRP:		1%
		Cost
	Per Mile Charge	$2.75
Enter miles in whole number:	0	$0.00

KARL AUTOMOTIVE GROUP
JACOB MADSEN | 5156453634 | J.MADSEN@KARLCHEVROLET.COM

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial



KARL AUTO GROUP is proud to be your #1 Government Chevrolet Vehicle Dealer in Iowa for several years in a row. We are the only Government Dealer in Iowa to provide you a full time staff dedicated solely to government entities and their needs. We can assist you with all of your vehicle needs to include "turn-key" solutions and custom upfitting, saving you time and money with our own Karl Emergency Vehicles. Thank you for the opportunity to earn your business.

KARL AUTOMOTIVE GROUP

Dealership Information

KARL AUTO GROUP
JACOB MADSEN
515-645-3634
J.MADSEN@KARLCHEVROLET.COM

Prepared By:

JACOB MADSEN
KARL AUTOMOTIVE GROUP
5156453634
J.MADSEN@KARLCHEVROLET.COM

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KARL AUTOMOTIVE GROUP
JACOB MADSEN | 5156453634 | J.MADSEN@KARLCHEVROLET.COM

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

Quote Worksheet

		MSRP
Base Price		$57,200.00
Dest Charge		$2,595.00
Total Options		$845.00
	Subtotal	**$60,640.00**
GOV DISCOUNT		($1,500.00)
	Subtotal Pre-Tax Adjustments	**($1,500.00)**
Less Customer Discount		($4,463.20)
	Subtotal Discount	**($4,463.20)**
Trade-In		$0.00
Excluded from Sales Tax	**Subtotal Trade-In**	**$0.00**
	Taxable Price	**$54,676.80**
Sales Tax		$0.00
	Subtotal Taxes	**$0.00**
	Subtotal Post-Tax Adjustments	**$0.00**
	Total Sales Price	**$54,676.80**

Dealer Signature / Date

Customer Signature / Date

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

Window Sticker

SUMMARY

[Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial — MSRP:$57,200.00

Interior:Jet Black, Cloth seat trim

Exterior 1:Radiant Red Tintcoat

Exterior 2:No color has been selected.

Engine, 5.3L EcoTec3 V8

Transmission, 10-speed automatic

OPTIONS

CODE	MODEL		MSRP
CK10706	[Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial		$57,200.00
	OPTIONS		
1FL	Commercial Preferred Equipment Group		$0.00
5J3	Calibration, Surveillance Mode interior lighting	Inc.	
5J9	Calibration, taillamp flasher, Red/White	Inc.	
5LO	Calibration, taillamp flasher, Red/Red	Inc.	
5T5	Seats, front cloth and second row vinyl		$0.00
6J7	Flasher system, headlamp and taillamp, DRL compatible with control wire	Inc.	
9C1	Identifier for Police Package Vehicle		$0.00
AMF	Remote Keyless Entry Package	Inc.	
ATD	Seat delete, third row passenger	Inc.	
AX2	Key, unique	Inc.	
AZ3	Seats, front 40/20/40 split-bench		$0.00
BCV	Lock control, driver side auto door lock disable	Inc.	
BTV	Remote start	Inc.	
C6G	GVWR, 7600 lbs. (3447 kg)		$0.00
FE9	Emissions, Federal requirements		$0.00
GNT	Radiant Red Tintcoat		$495.00
GU5	Rear axle, 3.23 ratio		$0.00

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

H1T	Jet Black, Cloth seat trim		$0.00
J55	Brake system, heavy duty with front Brembo calipers and 16" front rotors	Inc.	
K34	Cruise control, electronic with set and resume speed	Inc.	
K3W	Battery, 900 cold-cranking amps with 95 amp hour rating	Inc.	
K6K	Battery, auxiliary, 760 cold-cranking amps with 70 amp hour rating	Inc.	
KX4	Alternator, 250 amps	Inc.	
L84	Engine, 5.3L EcoTec3 V8		$0.00
MHU	Transmission, 10-speed automatic	Inc.	
NZV	Wheels, 20" x 9" (50.8 cm x 22.9 cm) machined aluminum with Charcoal pockets		$350.00
RAV	Tire, spare 275/55R20 all-season, blackwall, Firestone Firehawk Pursuit	Inc.	
RC1	Skid plate, front	Inc.	
RNQ	Wheel, full-size spare, matching 20" (50.8 cm) steel wheel without center cap	Inc.	
T66	Wiring provision, for outside mirrors and cargo side mirrors	Inc.	
UD7	Rear Parking Assist	Inc.	
URW	Audio system, 17.7" diagonal advanced color LCD display		$0.00
UT7	Ground wires, blunt cut cargo area and blunt cut console area	Inc.	
UUA	Display, automatic occupant sensing	Inc.	
V03	Cooling system, extra capacity	Inc.	
V53	Luggage rack side rails, delete	Inc.	
V76	Recovery hooks, 2 front, frame-mounted, Black	Inc.	
VK3	License plate front mounting package		$0.00
VZ2	Speedometer calibration	Inc.	
WUA	Fascia, front high-approach angle	Inc.	
XCS	Tires, 275/55R20SL all-season, blackwall, Firestone Firehawk Pursuit	Inc.	
Z56	Suspension Package, heavy-duty, police-rated.	Inc.	
___	Capless Fuel Fill	Inc.	
___	Exterior ornamentation delete	Inc.	
___	Instrumentation, analog	Inc.	

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

___	Theft-deterrent system, vehicle, PASS-Key III	Inc.
___	Power supply, 50-amp, power supply, auxiliary battery, passenger compartment wiring harness	Inc.
___	Power supply, 100-amp, auxiliary battery, rear electrical center	Inc.
___	Power supply, 120-amp, (4) 30-amp circuit, Primary battery, relay controlled, passenger compartment harness wiring	Inc.
___	Seat belts, 3-point, all seating positions	Inc.
___	Active Hill Hold Assist	Inc.
___	Protected idle	Inc.

SUBTOTAL	**$58,045.00**
Adjustments Total	$0.00
Destination Charge	$2,595.00
TOTAL PRICE	**$60,640.00**

FUEL ECONOMY

Est City:14 MPG

Est Highway:18 MPG

Est Highway Cruising Range:432.00 mi

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

Standard Equipment

Mechanical	
	Engine, 5.3L EcoTec3 V8 with Dynamic Fuel Management, Direct Injection and Variable Valve Timing, includes aluminum block construction (355 hp [265 kW] @ 5600 rpm, 383 lb-ft of torque [518 Nm] @ 4100 rpm) (STD)
	Transmission, 10-speed automatic electronically controlled with overdrive, includes Traction Select System including tow/haul (STD)
	Rear axle, 3.23 ratio
	Suspension, Premium Smooth Ride (STD)
	GVWR, 7600 lbs. (3447 kg) (4WD models only.) (STD)
	Keyless start, push button
	Automatic Stop/Start (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
	Engine control, stop/start system disable button, non-latching
	Engine air filtration monitor
	Fuel, gasoline, E15
	Transfer case, active, single-speed, electronic Autotrac does not include neutral. Cannot be dinghy towed
	Differential, mechanical limited-slip
	4-wheel drive
	Air filter, heavy-duty
	Cooling, external engine oil cooler, heavy-duty air-to-oil integral to driver side of radiator
	Cooling, auxiliary transmission oil cooler, heavy-duty air-to-oil
	Battery, 730 cold-cranking amps with 80 amp hour rating (Not available with (9C1) Police Package or (5W4) Special Service Package.)
	Alternator, 220 amps (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
	Trailering equipment includes trailering hitch platform, 7-wire harness with independent fused trailering circuits mated to a 7-way connector and 2" trailering receiver
	Trailer sway control (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
	Hitch Guidance
	Suspension, front coil-over-shock with stabilizer bar (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
	Suspension, rear multi-link with coil springs (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
	Steering, power
	Brakes, 4-wheel antilock, 4-wheel disc with DURALIFE rotors (Not available with (9C1) Police Vehicle.)

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

Mechanical	
	Exhaust, single system, single-outlet
	Mechanical Jack with tools
Exterior	
	Wheels, 18" x 8.5" (45.7 cm x 21.6 cm) Bright Silver painted aluminum (STD)
	Tires, 265/65R18SL all-season, blackwall (Standard with (RCV) 18" Bright Silver painted aluminum wheels only.) (STD)
	Wheel, full-size spare, 17" (43.2 cm) steel (Not available with (9C1) Police Vehicle.)
	Tire, spare P265/70R17 all-season, blackwall (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
	Tire carrier, lockable outside spare, winch-type mounted under frame at rear
	Active aero shutters, upper (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
	Fascia, front (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
	Luggage rack side rails, roof-mounted, Black, standard (Available with (5W4) Special Services Vehicle.)
	Assist steps, Black
	IntelliBeam, automatic high beam on/off (Deleted when (9C1) Police Vehicle is ordered.)
	Headlamps, LED
	Tail lamps, LED
	Mirrors, outside heated power-adjustable, manual-folding, body-color
	Mirror caps, body-color
	Glass, deep-tinted (all windows, except light-tinted glass on windshield and driver- and front passenger-side glass)
	Glass, acoustic, laminated
	Glass, windshield shade band
	Windshield, solar absorbing
	Wipers, front intermittent, Rainsense
	Wiper, rear intermittent with washer
	Door handles, body-color
	Liftgate, rear manual
Entertainment	
	Audio system, 17.7" diagonal advanced color LCD display with Google built-in compatibility (select service plan required, terms and limitations apply), including navigation capability, connected apps, personalized profiles for each driver's settings, Natural Voice Recognition and Phone Integration (STD)

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

Entertainment	
	Audio system feature, 6-speaker system
	Bluetooth for phone personal cell phone connectivity to vehicle audio system
	5G Wi-Fi Hotspot capable (Requires (UE1) OnStar. Terms and limitations apply. See onstar.com or dealer for details.)
	Wi-Fi Hotspot capable (Requires (UE1) OnStar. Terms and limitations apply. See onstar.com or dealer for details.)
	SiriusXM, delete
	Wireless Apple CarPlay/Wireless Android Auto
Interior	
	Seats, front 40/20/40 split-bench (STD)
	Seat trim, cloth
	Seat adjuster, driver 8-way power
	Seat adjuster, front passenger 6-way power
	Seat adjuster, driver 2-way power lumbar
	Seat adjuster, front passenger 2-way power lumbar
	Seats, second row 60/40 split-folding bench, manual
	Seats, third row 60/40 split-folding bench, manual (Not available with (9C1) Police Package or (5W4) Special Service Package.)
	Floor covering, Black rubberized vinyl (Deleted when (B30) floor covering is ordered.)
	Electronic Precision Shift
	Steering column lock, electrical
	Steering column, manual tilt and telescopic
	Steering wheel, vinyl
	Steering wheel controls, mounted audio, Driver Information Center, Adaptive Cruise Control, Forward Collision Alert following gap button and heated steering wheel (when equipped)
	Driver Information Center, 11" diagonal multi-color digital display
	Door locks, power programmable with lockout protection. Auto Lockout is disabled on driver door.
	Keyless Open includes extended range Remote Keyless Entry
	Window, power with driver Express-Up/Down
	Window, power with front passenger Express-Up/Down
	Windows, power with rear Express-Down

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

Interior	
	Adaptive Cruise Control (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
	Universal Vehicle Module
	Theft-deterrent system, electrical, unauthorized entry
	USB ports, 2 type-A and C, charge and data, located on front console
	USB ports, 2 type-C, charge-only, located in third row
	Air conditioning, tri-zone automatic climate control with individual climate settings for driver, right front passenger and rear seat occupants
	Air conditioning, rear
	Defogger, rear-window electric
	Power outlets, 2, 120-volt, located on the rear of the center console and rear cargo area (NOTE: When ordered with (9C1) Police Package or (5W4) Special Service Package, the location of the outlets will change from the rear of the center console to the rear of the center seat.)
	Mirror, inside rearview manual day/night
	Visors, driver and front passenger illuminated vanity mirrors, sliding
	Assist handles, overhead, driver and front passenger, located in headliner
	Assist handles, front passenger A-pillar and second row outboard B-pillar
	Lighting, interior with dome light, driver- and passenger-side door switch with delayed entry feature, cargo lights, door handle or Remote Keyless Entry-activated illuminated entry and map lights in front and second seat positions
	Cargo management system (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
	Chevrolet Connected Access capable (Subject to terms. See onstar.com or dealer for details.) (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
Safety-Mechanical	
	Front Pedestrian and Bicyclist Braking (Deleted when (9C1) Police Vehicle is ordered.)
	Intersection Automatic Emergency Braking intersection alert, braking (Deleted when (9C1) Police Vehicle is ordered.)
	Enhanced Automatic Emergency Braking (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
	Reverse Automatic Braking (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
	StabiliTrak, stability control system with brake assist, includes traction control

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

Safety-Interior

	Airbags, Frontal airbags for driver and front outboard passenger; Seat-mounted side-impact airbags for driver and front outboard passenger; Head-curtain airbags for all rows in outboard seating positions (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
	Front outboard Passenger Sensing System for frontal outboard passenger airbag (Always use seat belts and child restraints. Children are safer when properly secured in a rear seat in the appropriate child restraint. See the Owner's Manual for more information.)
	Hill Start Assist (Not available with (9C1) Police Vehicle or (5W4) Special Services Vehicle.)
	OnStar Services capable (On 4WD model, deleted when (UDA) OnStar deactivated is ordered. See onstar.com for details and limitations. Services vary by model. Service plan required.)
	Enhanced Automatic Parking Assist (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
	HD Surround Vision
	Rear Camera Washer
	Rear Cross Traffic Braking (Deleted when (9C1) Police Vehicle is ordered.)
	Rear Pedestrian Alert
	Side Bicyclist Alert (Deleted when (9C1) Police Vehicle is ordered.)
	Forward Collision Alert (Deleted when (9C1) Police Vehicle is ordered.)
	Safety Alert Seat (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)
	Rear Seat Reminder
	Buckle to Drive prevents vehicle from being shifted out of Park until driver seat belt is fastened; times out after 20 seconds and encourages seat belt use, can be turned on and off in Settings or Teen Driver menu (Defaulted off. Feature can be turned on in the infotainment menu.)
	Door locks, rear child security, manual
	LATCH system (Lower Anchors and Tethers for CHildren), for child restraint seats lower anchors and top tethers located in all second-row seating positions, top tethers located in third row seating positions
	Teen Driver a configurable feature that lets you activate customizable vehicle settings associated with a key fob, to help encourage safe driving behavior. It can limit certain available vehicle features, and it prevents certain safety systems from being turned off. An in-vehicle report card gives you information on driving habits and helps you to continue to coach your new driver
	Tire Pressure Monitoring System auto learn, includes Tire Fill Alert (does not apply to spare tire)
	Warning tones headlamp on, driver and right-front passenger seat belt unfasten and turn signal on

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

Safety-Interior

OnStar Basics (OnStar Fleet Basics for Fleet) Drive confidently with core OnStar services including remote commands, built-in voice assistance, real-time traffic and navigation, and Automatic Crash Response to help if you're in need. (Requires (UE1) OnStar. OnStar Basics includes remote commands, Navigation, Voice Assistance, and Automatic Crash Response, for eligible vehicles with compatible software. OnStar Basics is standard for 8 years; OnStar plan, working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See onstar.com for details and limitations.)

WARRANTY

Warranty Note: <<< Preliminary 2026 Warranty >>>
Basic Years: 3
Basic Miles/km: 36,000
Drivetrain Years: 5
Drivetrain Miles/km: 60,000
Drivetrain Note: 3.0L & 6.6L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles
Corrosion Years (Rust-Through): 6
Corrosion Years: 3
Corrosion Miles/km (Rust-Through): 100,000
Corrosion Miles/km: 36,000
Roadside Assistance Years: 5
Roadside Assistance Miles/km: 60,000
Roadside Assistance Note: 3.0L & 6.6L Duramax® Turbo-Diesel engines, and certain commercial, government, and qualified fleet vehicles: 5 years/100,000 miles
Maintenance Note: First Visit: 12 Months/12,000 Miles

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

Optional Equipment

NOTE					
CODE	**DESCRIPTION**	**FRONT WEIGHT**	**REAR WEIGHT**	**Invoice**	**Invoice**
**	** FEATURE AVAILABILITY WILL CHANGE THROUGHOUT THE MODEL YEAR. SEE THE WINDOW LABEL OF A SPECIFIC VEHICLE TO DETERMINE ITS CONTENT **	0.00 lbs	0.00 lbs	$0.00	$0.00

SUSPENSION PKG					
CODE	**DESCRIPTION**	**FRONT WEIGHT**	**REAR WEIGHT**	**Invoice**	**Invoice**
Z56	Suspension Package, heavy-duty, police-rated. Full independent suspension with monotube dampers, linear coil springs, 35mm solid front stabilizer bar and 32mm hollow rear stabilizer bar (Included and only available with (9C1) Police Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
ZW7	Suspension, Premium Smooth Ride (STD)	0.00 lbs	0.00 lbs	$0.00	$0.00

EMISSIONS					
CODE	**DESCRIPTION**	**FRONT WEIGHT**	**REAR WEIGHT**	**Invoice**	**Invoice**
FE9	Emissions, Federal requirements	0.00 lbs	0.00 lbs	$0.00	$0.00
NB8	Emissions override, California (allows a dealer in states that require California emissions - California, Colorado, Maryland, Massachusetts, New Jersey, New Mexico, New York, Oregon, Rhode Island, Vermont or Washington - to order Federal emissions for a vehicle that will be registered in a state that has Federal emission requirements). Do not use for vehicles that will be registered in California, Colorado, Maryland, Massachusetts, New Jersey, New Mexico, New York, Oregon, Rhode Island, Vermont or Washington (Requires (FE9) Federal emissions requirements. Not available in Maine or Vermont.)	0.00 lbs	0.00 lbs	$0.00	$0.00

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

EMISSIONS

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
NB9	Emissions override, state-specific (for dealers ordering vehicles in (YF5) or (NE1) emission states - California, Colorado, Connecticut, Delaware, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New Mexico, New York, Oregon, Pennsylvania, Rhode Island, Vermont and Washington) (Allows a California dealer (YF5 emissions) to order (NE1) emissions with (NB9) emissions override code for registration in (NE1) states; or, a Colorado, Connecticut, Delaware, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New Mexico, New York, Oregon, Pennsylvania, Rhode Island, Vermont and Washington dealer (NE1 emissions) to order (YF5) emissions with (NB9) emissions override code for registration in California.)	0.00 lbs	0.00 lbs	$0.00	$0.00
NC7	Emissions override, Federal (for vehicles ordered by dealers in Federal emission states with (YF5) or (NE1) emissions - Not required for vehicles being shipped to California, Colorado, Connecticut, Delaware, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New Mexico, New York, Oregon, Pennsylvania, Rhode Island, Vermont or Washington) (Requires (YF5) California state emissions requirements or (NE1) Colorado, Connecticut, Delaware, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New Mexico, New York, Oregon, Pennsylvania, Rhode Island, Vermont or Washington state emissions requirements.)	0.00 lbs	0.00 lbs	$0.00	$0.00
NE1	Emissions, Colorado, Connecticut, Delaware, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, New Mexico, Oregon, Pennsylvania, Rhode Island, Vermont and Washington state requirements	0.00 lbs	0.00 lbs	$0.00	$0.00
YF5	Emissions, California state requirements	0.00 lbs	0.00 lbs	$0.00	$0.00

ENGINE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
L84	Engine, 5.3L EcoTec3 V8 with Dynamic Fuel Management, Direct Injection and Variable Valve Timing, includes aluminum block construction (355 hp [265 kW] @ 5600 rpm, 383 lb-ft of torque [518 Nm] @ 4100 rpm) (STD)	0.00 lbs	0.00 lbs	$0.00	$0.00

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

TRANSMISSION

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
MHS	Transmission, 10-speed automatic electronically controlled with overdrive, includes Traction Select System including tow/haul (STD)	0.00 lbs	0.00 lbs	$0.00	$0.00
MHU	Transmission, 10-speed automatic electronically controlled with overdrive, includes Traction Select System including tow/haul (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.

GVWR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
C6G	GVWR, 7600 lbs. (3447 kg) (4WD models only.) (STD)	0.00 lbs	0.00 lbs	$0.00	$0.00

AXLE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
GU5	Rear axle, 3.23 ratio	0.00 lbs	0.00 lbs	$0.00	$0.00

PREFERRED EQUIPMENT GROUP

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
1FL	Commercial Preferred Equipment Group includes standard equipment	0.00 lbs	0.00 lbs	$0.00	$0.00

WHEEL TYPE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
NZV	Wheels, 20" x 9" (50.8 cm x 22.9 cm) machined aluminum with Charcoal pockets (Includes (XCI) 275/60R20SL all-season, blackwall tires unless (QAE) 275/60R20SL all-terrain, blackwall tires are ordered.)	0.00 lbs	0.00 lbs	$318.50	$318.50
PXT	Wheels, 20" x 9" (50.8 cm x 22.9 cm) steel (Included and only available with (9C1) Police Vehicle.)	0.00 lbs	0.00 lbs	$0.00	$0.00
RBR	Wheels, 22" x 9", Steel, Interim (Included and only available with any 22" LPO wheels.)	0.00 lbs	0.00 lbs	$0.00	$0.00
RCV	Wheels, 18" x 8.5" (45.7 cm x 21.6 cm) Bright Silver painted aluminum (STD)	0.00 lbs	0.00 lbs	$0.00	$0.00

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

TIRES

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
QAE	Tires, 275/60R20SL all-terrain, blackwall (Not available with (9C1) Police Package. Requires and only available with (NZV) 20" machined aluminum wheels with Charcoal pockets.)	0.00 lbs	0.00 lbs	$91.00	$91.00
QDF	Tires, 265/65R18SL all-season, blackwall (Standard with (RCV) 18" Bright Silver painted aluminum wheels only.) (STD)	0.00 lbs	0.00 lbs	$0.00	$0.00
XCG	Tires, 275/50R22SL all-season, blackwall (Included and only available with any 22" RPO or LPO wheels.)	0.00 lbs	0.00 lbs	$0.00	$0.00
XCI	Tires, 275/60R20SL all-season, blackwall (Included and only available with (NZV) 20" machined aluminum wheels with Charcoal pockets.)	0.00 lbs	0.00 lbs	$0.00	$0.00
XCS	Tires, 275/55R20SL all-season, blackwall, Firestone Firehawk Pursuit (Included and only available with (9C1) Police Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.

PAINT

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
G6M	Dark Ash Metallic	0.00 lbs	0.00 lbs	$0.00	$0.00
GAZ	Summit White (Not available on Premier and High Country.)	0.00 lbs	0.00 lbs	$0.00	$0.00
GBA	Black	0.00 lbs	0.00 lbs	$0.00	$0.00
GNT	Radiant Red Tintcoat (Additional charge.)	0.00 lbs	0.00 lbs	$450.45	$450.45
GXD	Sterling Gray Metallic	0.00 lbs	0.00 lbs	$0.00	$0.00
GXP	Lakeshore Blue Metallic (Not available on RST or Z71 models.)	0.00 lbs	0.00 lbs	$0.00	$0.00

SEAT TYPE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
A50	Seats, front bucket (4WD only. Requires (9C1) Police Vehicle, (PQA) 1FL Safety Package and (UDA) OnStar deactivated. Includes (D07) floor console. Not available with SEO (5Y1) front center seat delete or SEO (5T5) front cloth and second row vinyl seats.)	0.00 lbs	0.00 lbs	$318.50	$318.50
AZ3	Seats, front 40/20/40 split-bench (STD)	0.00 lbs	0.00 lbs	$0.00	$0.00

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

SEAT TRIM

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
H0U	Jet Black, Premium cloth seat trim	0.00 lbs	0.00 lbs	$0.00	$0.00
H1T	Jet Black, Cloth seat trim (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$0.00	$0.00

RADIO

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
URW	Audio system, 17.7" diagonal advanced color LCD display with Google built-in compatibility (select service plan required, terms and limitations apply), including navigation capability, connected apps, personalized profiles for each driver's settings, Natural Voice Recognition and Phone Integration (STD)	0.00 lbs	0.00 lbs	$0.00	$0.00

ADDITIONAL EQUIPMENT - PACKAGE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
5W4	Identifier for Special Service vehicle includes (K47) heavy-duty air filter, (KX4) 250 amp high output alternator, (K6K) 760 cold-cranking amps auxiliary battery, electrical power and vehicle signals for customer connection located at the center front floor, auxiliary battery circuit for customer connection located in the rear cargo area, (RC1) front skid plate, SEO (5J3) Surveillance Mode interior lighting calibration, SEO (UT7) blunt cut cargo area and blunt cut console area ground wires, (V53) delete luggage rack side rails, deletes side doors and liftgate nameplate badging, (ATD) third row seat delete and (NP0) active single-speed transfer case *Upon selection of this option the base price will change*	0.00 lbs	0.00 lbs	$0.00	$0.00

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ADDITIONAL EQUIPMENT - PACKAGE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
9C1	Identifier for Police Package Vehicle includes, (K47) heavy-duty air filter, (KX4) 250 amp high output alternator, (K6K) 760 cold-cranking amps auxiliary battery, electrical power & vehicle signals for customer connection located at the center front floor. Auxiliary battery circuit for customer connection located in the rear cargo area, (Z56) heavy-duty, police-rated suspension, (XCS) 275/55R20SL all-season tires, (RAV) 275/55R20 all-season spare tire, Police brakes, (RC1) front skid plate, (PXT) 20" steel wheels, Certified speedometer, SEO (5J3) Surveillance Mode interior lighting calibration, SEO (UT7) blunt cut cargo area and blunt cut console area ground wires, (V53) delete luggage rack side rails, deletes side doors and liftgate nameplate badging, and (ATD) third row seat delete) (Also includes (NP0) active single-speed transfer case.) *Upon selection of this option the base price will change*	0.00 lbs	0.00 lbs	$0.00	$0.00
AMF	Remote Keyless Entry Package includes 4 additional transmitters, NOTE: programming of remotes is at customer's expense. Programming remotes is not a warranty expense (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
PQA	1FL Safety Package includes (UEU) Forward Collision Alert, (UKM) Enhanced Lane Keep Assist with Lane Departure Warning, (UKI) Blind Zone Steering Assist, (UHY) Automatic Emergency Braking, (UFB) Rear Cross Traffic Braking, (UKT) Front Pedestrian and Bicyclist Braking, (CTB) Intersection Automatic Emergency Braking, (UOW) Side Bicyclist Alert, (DRZ) Rear Camera Mirror and (TQ5) IntelliBeam headlamps (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$750.75	$750.75

ADDITIONAL EQUIPMENT - MECHANICAL

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
5J9	Calibration, taillamp flasher, Red/White (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
5LO	Calibration, taillamp flasher, Red/Red (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
6J3	Wiring, grille lamps and siren speakers (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$83.72	$83.72

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ADDITIONAL EQUIPMENT - MECHANICAL

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
6J4	Wiring, horn and siren circuit (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$68.25	$68.25
6J7	Flasher system, headlamp and taillamp, DRL compatible with control wire (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
___	Capless Fuel Fill (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
J55	Brake system, heavy duty with front Brembo calipers and 16" front rotors (Included and only available with (9C1) Police Package.)	0.00 lbs	0.00 lbs	Inc.	Inc.
K05	Engine block heater (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$91.00	$91.00
K3W	Battery, 900 cold-cranking amps with 95 amp hour rating (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
K6K	Battery, auxiliary, 760 cold-cranking amps with 70 amp hour rating (packaged behind left rear cargo area panel) (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
KX4	Alternator, 250 amps (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
RC1	Skid plate, front (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
T66	Wiring provision, for outside mirrors and cargo side mirrors (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
UT7	Ground wires, blunt cut cargo area and blunt cut console area (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
V03	Cooling system, extra capacity (Included and only available with (9C1) Police Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
V76	Recovery hooks, 2 front, frame-mounted, Black (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. Required on all models going to Alaska, Guam, Hawaii, Puerto Rico and Virgin Islands. All Tahoe (9C1) and (5W4) vehicles include front fascia with recovery hook openings.)	0.00 lbs	0.00 lbs	Inc.	Inc.

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ADDITIONAL EQUIPMENT - MECHANICAL

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
WX7	Wiring, auxiliary speaker. For upfitter connection to front door and windshield pillar speakers. (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$91.00	$91.00

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
01U	Special Paint	0.00 lbs	0.00 lbs	$0.00	$0.00
5T4	Special paint, Victory Red WA 9260 Victory Red painted parts will be front fascia, rear fascia, tailgate applique, liftgate handle and door handles. Black parts will be D-pillar applique, rear spoiler, mirrors, ultrasonic park assist sensors and OnStar antenna. (Requires SEO (TGK) special paint solid. Required with Victory Red special paint WA-9260.)	0.00 lbs	0.00 lbs	$227.50	$227.50
6C7	Lighting, red and white front auxiliary dome Red and white LED auxiliary dome lamp is located on headliner between front row seats. The auxiliary lamp is wired independently from standard dome lamp (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$154.70	$154.70
6J8	White Left/White Right Whelen LED Lamp Package four ION light heads mounted in front grille and integrated Outer Edge Rear Pillar with six ION light heads. Original exterior D-pillar trim shipped loose for vehicle decommissioning. (Not available with SEO (6J9) Red Left/Red Right Whelen LED Lamp Package, SEO (6JE) Blue Left/Blue Right Whelen LED Lamp Package or SEO (6JG) Red Left/Blue Right Whelen LED Lamp Package. Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$1,774.50	$1,774.50
6J9	Red Left/Red Right Whelen LED Lamp Package four ION light heads mounted in front grille and integrated Outer Edge Rear Pillar with six ION light heads. Original exterior D-pillar trim shipped loose for vehicle decommissioning. (Not available with SEO (6J8) White Left/White Right Whelen LED Lamp Package, SEO (6JE) Blue Left/Blue Right Whelen LED Lamp Package or SEO (6JG) Red Left/Blue Right Whelen LED Lamp Package. Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$1,774.50	$1,774.50

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Data Version: 28452. Data Updated: May 11, 2026 1:45:00 AM UTC.

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
6JE	Blue Left/Blue Right Whelen LED Lamp Package four ION light heads mounted in front grille and integrated Outer Edge Rear Pillar with six ION light heads. Original exterior D-pillar trim shipped loose for vehicle decommissioning. (Not available with SEO (6J8) White Left/White Right Whelen LED Lamp Package, SEO (6J9) Red Left/Red Right Whelen LED Lamp Package or SEO (6JG) Red Left/Blue Right Whelen LED Lamp Package. Requires (9C1) Police Package or (5W4) Special Service Package.)	0.00 lbs	0.00 lbs	$1,774.50	$1,774.50
6JG	Red Left/Blue Right Whelen LED Lamp Package four ION light heads mounted in front grille and integrated Outer Edge Rear Pillar with six ION light heads. Original exterior D-pillar trim shipped loose for vehicle decommissioning (Not available with SEO (6J8) White Left/White Right Whelen LED Lamp Package, SEO (6J9) Red Left/Red Right Whelen LED Lamp Package or SEO (6JE) Blue Left/Blue Right Whelen LED Lamp Package. Requires (9C1) Police Package or (5W4) Special Service Package.)	0.00 lbs	0.00 lbs	$1,774.50	$1,774.50
7X2	Spotlamps, left- and right-hand (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. Not available with SEO (7X3) left-hand spotlamp.)	0.00 lbs	0.00 lbs	$1,219.40	$1,219.40
7X3	Spotlamp, left-hand (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. Not available with SEO (7X2) left and right-hand spotlamps.)	0.00 lbs	0.00 lbs	$728.00	$728.00
9V2	Special paint, MSP Blue WA 5665 MSP Blue painted parts will be high approach front fascia, rear fascia and tailgate applique. Black parts will be liftgate handle, door handles, D-pillar applique, rear spoiler, mirrors, ultrasonic park assist sensors and OnStar antenna. (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. Also requires SEO (TGK) special paint solid. Required with MSP Blue special paint WA-5665.)	0.00 lbs	0.00 lbs	$250.25	$250.25
9V5	Special paint, Woodland Green WA 9015. Black parts will be front fascia, rear fascia, tailgate applique, liftgate handle, door handles, D-pillar applique, rear spoiler mirrors, ultrasonic park assist sensors and OnStar antenna. (Requires SEO (TGK) special paint solid. Required with Woodland Green special paint WA-9015.)	0.00 lbs	0.00 lbs	$409.50	$409.50

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
9V7	Special paint, Dark Blue Metallic WA 722J Dark Blue Metallic painted parts will be high approach front fascia, rear fascia and tailgate applique. Black parts will be liftgate handle, door handles, D-pillar applique, rear spoiler, mirrors, ultrasonic park assist sensors and OnStar antenna. (Requires (9C1) Police Package or (5W4) Special Service Vehicle and SEO (TGK) special paint solid. Required with Dark Blue Metallic special paint WA-722J.)	0.00 lbs	0.00 lbs	$227.50	$227.50
9W3	Special paint, Wheatland Yellow WA 253A. Black parts will be front fascia, rear fascia, tailgate applique, liftgate handle, door handles, D-pillar applique, rear spoiler mirrors, ultrasonic park assist sensors and OnStar antenna. (Requires (TGK) special paint solid. Required with Wheatland Yellow special paint WA-253A.)	0.00 lbs	0.00 lbs	$409.50	$409.50
9W5	Special paint, Silver Ice Metallic WA 636R Silver Ice Metallic painted parts will be high approach front fascia, rear fascia and tailgate applique. Black parts will be liftgate handle, door handles, D-pillar applique, rear spoiler, mirrors, ultrasonic park assist sensors and OnStar antenna (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. Also requires SEO (TGK) special paint solid. Required with Silver Ice Metallic special paint WA-636R.)	0.00 lbs	0.00 lbs	$227.50	$227.50
___	Exterior ornamentation delete (front & rear Chevrolet bowties will remain) (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
AKP	Glass, solar absorbing	0.00 lbs	0.00 lbs	$0.00	$0.00
RAV	Tire, spare 275/55R20 all-season, blackwall, Firestone Firehawk Pursuit (Included and only available with (9C1) Police Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
RNQ	Wheel, full-size spare, matching 20" (50.8 cm) steel wheel without center cap (Included and only available with (9C1) Police Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
T53	Lamps, alternate flashing Red & Blue rear compartment lid warning (visible when liftgate is open) and controlled by momentary liftgate mounted switch or ground wire (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$514.15	$514.15
TGK	Special Paint, one color Required with any special paint selection. Refer to individual special paint SEO codes for details on body colored non-sheet metal parts. (Requires (01U) Special Paint with any SEO paint selection. May require extra lead time and GM will require 5 orders before sending to the plant.)	0.00 lbs	0.00 lbs	$409.50	$409.50

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
TQ5	IntelliBeam, automatic high beam on/off (Standard on Commercial Models. When ordered with (9C1) Police Vehicle or (5W4) Special Service Vehicle, included and only available with (PQA) 1FL Safety Package.)	0.00 lbs	0.00 lbs	$0.00	$0.00
V53	Luggage rack side rails, delete (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Package.)	0.00 lbs	0.00 lbs	Inc.	Inc.
V54	Luggage rack side rails, roof-mounted, Black (Standard on Commercial models, except when (5W4) Special Service Vehicle is ordered where it then becomes available free flow. Not available with (9C1) Police Vehicle.)	0.00 lbs	0.00 lbs	$0.00	$0.00
VK3	License plate front mounting package (Included on orders with ship-to states that require a front license plate.)	0.00 lbs	0.00 lbs	$0.00	$0.00
WUA	Fascia, front high-approach angle with recovery hook openings, but does not include hooks (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.

ADDITIONAL EQUIPMENT - ENTERTAINMENT

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
UDA	OnStar deactivated (does not delete Bluetooth) (4WD only. Requires (9C1) Police Vehicle, (PQA) 1FL Safety Package, and (A50) front bucket seats.	0.00 lbs	0.00 lbs	$45.50	$45.50

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
5J1	Calibration, keyless remote panic button and exterior lights/horn disable (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.) *PRICE TO FOLLOW*	0.00 lbs	0.00 lbs	W/A	W/A
5J3	Calibration, Surveillance Mode interior lighting (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
5T5	Seats, front cloth and second row vinyl (Standard with (5W4) Special Service Vehicle; otherwise requires (9C1) Police Package. On 4WD model, not available with (A50) front bucket seats.)	0.00 lbs	0.00 lbs	$0.00	$0.00

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
5Y1	Front center seat (20% seat) delete power driver and passenger bucket seats in base cloth trim. Derived from RPO (AZ3) 40/20/40 split-bench seat with the 20% section removed, which also removes the auxiliary power outlet, USB port and input jack for audio system. Does not include a floor console. All exposed floor area will remain untrimmed. (On 4WD model, requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. Not available with (A50) front bucket seats or (B30) color-keyed carpeting floor covering. (UBD) 2 type-A and C, charge and data USB ports and (KI4) 2, 120-volt power outlets are bundled and shipped loose when ordered for upfitter installation.)	0.00 lbs	0.00 lbs	$0.00	$0.00
6E2	Fleet Calibration provides a single key with a specific code that is common to the door locks of all the vehicles in the vehicle fleet. Key code is an alternate to SEO (6E8) Fleet Calibration. NOTE: NOT COMPATIBLE with previous model years (Requires (AMF) Remote Keyless Entry Package and either (9C1) Police Package or (5W4) Special Service Package. Includes (AU7) fleet common key. Not available with SEO (6E8) complete vehicle fleet common key.)	0.00 lbs	0.00 lbs	$45.50	$45.50
6E8	Fleet Calibration provides a single key with a specific code that is common to the door locks of all the vehicles in the vehicle fleet. Key code is an alternate to SEO (6E2) complete vehicle fleet common key. NOTE: NOT COMPATIBLE with previous model years (Requires (AMF) Remote Keyless Entry Package and either (9C1) Police Package or (5W4) Special Service Package. Includes (AU7) fleet common key. Not available with SEO (6E2) complete vehicle fleet common key.)	0.00 lbs	0.00 lbs	$45.50	$45.50
6N5	Switches, rear window inoperative (rear windows can only operate from driver's position.) (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$68.25	$68.25
6N6	Door locks and handles, inside rear doors inoperative (door can only be opened from outside) (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$56.42	$56.42
___	Instrumentation, analog with certified 140 mph speedometer, odometer with trip odometer, engine hour meter, fuel level, voltmeter, engine temperature, oil pressure and tachometer (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
___	Power supply, 100-amp, auxiliary battery, rear electrical center (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
___	Power supply, 120-amp, (4) 30-amp circuit, Primary battery, relay controlled, passenger compartment harness wiring (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
___	Power supply, 50-amp, power supply, auxiliary battery, passenger compartment wiring harness (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
___	Theft-deterrent system, vehicle, PASS-Key III (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
ATD	Seat delete, third row passenger	0.00 lbs	0.00 lbs	Inc.	Inc.
AU7	Key common, fleet (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. Included and only available with SEO (6E2) Fleet Calibration or SEO (6E8) Fleet Calibration.)	0.00 lbs	0.00 lbs	$0.00	$0.00
AX2	Key, unique Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
B30	Floor covering, color-keyed carpeting in occupant area. When ordered with (9C1) Police Package or (5W4) Special Service Package, Horizontal surface of cargo area covered in black vinyl.	0.00 lbs	0.00 lbs	$177.45	$177.45
B58	Floor mats, color-keyed carpeted first and second row, removable (Requires and only available with (B30) color-keyed carpeting floor covering. Not available with any LPO floor mats or LPO floor liners.)	0.00 lbs	0.00 lbs	$72.80	$72.80
BCN	Retail Locking Calibration allows functionality of lock/unlock of front passenger side door and liftgate (disabled in standard PPV/SSV). Also allows the second row interior power lock/unlock door switches to function normally. (4WD model requires (WX7) auxiliary speaker wiring and is not available with (A50) front bucket seats. Also requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$0.00	$0.00
BCV	Lock control, driver side auto door lock disable (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
BTV	Remote start (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
D07	Console, floor with storage area and removable storage tray (Requires (9C1) Police Vehicle. Included and only available with (A50) front bucket seats.)	0.00 lbs	0.00 lbs	$0.00	$0.00

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
DRZ	Rear Camera Mirror, inside rearview auto-dimming with full camera display (Requires (9C1) Police Package or (5W4) Special Service Package. Included with (PQA) 1FL Safety Package. When (PQA) 1FL Safety Package is not ordered, requires (UE1) OnStar and (AZ3) 40/20/40 split-bench seat.)	0.00 lbs	0.00 lbs	$0.00	$0.00
K34	Cruise control, electronic with set and resume speed (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
UBC	USB ports, 2 type-A and C, charge and data located inside center console (Requires (9C1) Police Vehicle. Included and only available with (A50) front bucket seats.)	0.00 lbs	0.00 lbs	$0.00	$0.00
UN9	Radio Suppression Package, with ground straps (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$86.45	$86.45
UTQ	Theft-deterrent system content, disable, the alarm and horn become non-functional in an attempt of theft to the vehicle (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$45.50	$45.50
UUA	Display, automatic occupant sensing (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
VZ2	Speedometer calibration (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.

ADDITIONAL EQUIPMENT - SAFETY-MECHANICAL

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
CTB	Intersection Automatic Emergency Braking intersection alert, braking (Standard on Commercial models except when (9C1) Police Package is ordered. Included with (PQA) 1FL Safety Package.)	0.00 lbs	0.00 lbs	$0.00	$0.00
UHY	Automatic Emergency Braking (Requires (9C1) Police Package or (5W4) Special Service Package. Included with (PQA) 1FL Safety Package.)	0.00 lbs	0.00 lbs	$0.00	$0.00
UKT	Front Pedestrian and Bicyclist Braking (Standard on Commercial models except when (9C1) Police Package is ordered. Included with (PQA) 1FL Safety Package.)	0.00 lbs	0.00 lbs	$0.00	$0.00

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

ADDITIONAL EQUIPMENT - SAFETY-INTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
___	Active Hill Hold Assist (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
___	Seat belts, 3-point, all seating positions (Included and only available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
R9L	Deleted OnStar Basics (OnStar Fleet Basics for Fleet) (Requires (UE1) OnStar. Included and only available on vehicles being shipped to Puerto Rico, the Virgin Islands, or Guam. *CREDIT*	0.00 lbs	0.00 lbs	($682.50)	($682.50)
R9V	Mobile Service Plus. MobileService+ is a suite of service conveniences for 3 years - Mobile Service, Pick-up & Delivery, and Loaner with Drop off. MobileService+ van will come to your home to perform select services or pick up your vehicle and return it once the service is completed at the dealership. Cost of part and labor are not included (Required and only available for dealers who have a BFU of 284, except for orders with (R9W) Deleted Mobile Service Plus. Requires TRE, SRE or Fleet order types. Not available with (R9Y) Mobile Service Plus for 1 year.)	0.00 lbs	0.00 lbs	$545.09	$545.09
R9Y	Mobile Service Plus. MobileService+ is a suite of service conveniences for 1 year - Mobile Service, Pick-up & Delivery, and Loaner with Drop off. MobileService+ van will come to your home to perform select services or pick up your vehicle and return it once the service is completed at the dealership. Cost of part and labor are not included. (Required and only available for dealers who have a BFU of 284, except for orders with (R9W) Deleted Mobile Service Plus. Requires TRE, SRE, FBC, FNR or Fleet order types. Not available with (R9V) Mobile Service Plus for 3 years.)	0.00 lbs	0.00 lbs	$181.09	$181.09
UD7	Rear Parking Assist (Included and only available with (9C1) Police Vehicle and (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.
UEU	Forward Collision Alert (Standard on Commercial models except when (9C1) Police Package is ordered. Included with (PQA) 1FL Safety Package.)	0.00 lbs	0.00 lbs	$0.00	$0.00
UFB	Rear Cross Traffic Braking (Standard on Commercial models except when (9C1) Police Package is ordered. Included with (PQA) 1FL Safety Package.)	0.00 lbs	0.00 lbs	$0.00	$0.00
UKI	Blind Zone Steering Assist (Included and only available with (PQA) 1FL Safety Package.)	0.00 lbs	0.00 lbs	$0.00	$0.00
UKM	Lane Keep Assist with Lane Departure Warning, enhanced (Included and only available with (PQA) 1FL Safety Package.)	0.00 lbs	0.00 lbs	$0.00	$0.00

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

ADDITIONAL EQUIPMENT - SAFETY-INTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
UOW	Side Bicyclist Alert (Standard on Commercial models except when (9C1) Police Package is ordered. Included with (PQA) 1FL Safety Package.)	0.00 lbs	0.00 lbs	$0.00	$0.00

ADDITIONAL EQUIPMENT - SAFETY-EXTERIOR

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
9G8	Headlamps, Daytime Running Lamps and automatic headlamp control delete (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$45.50	$45.50

ADDITIONAL EQUIPMENT - LPO

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
5JL	LPO, Front 6-Piston Brembo Brake Upgrade with Color Matched Rear Calipers, Red calipers on front and rear, front 16.1" x 1.3" Duralife rotors, Chevrolet Performance logo on front calipers (dealer-installed) (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle. Requires any 20" or larger RPO or LPO wheels.)	0.00 lbs	0.00 lbs	$3,412.50	$3,412.50
5RU	LPO, Illuminated liftgate sill plate (dealer-installed) (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$450.45	$450.45
R88	LPO, Black illuminated front bowtie emblem (includes Black illuminated front bowtie and Black non-illuminated rear bowtie) (dealer-installed) (Not available with (9C1) Police Vehicle, (5W4) Special Service Vehicle or (SFZ) Black bowtie emblems, LPO.)	0.00 lbs	0.00 lbs	$541.45	$541.45
RDI	LPO, Keyless Entry Keypad 5-digit programmable keypad located near outside driver's door handle, (dealer-installed) (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$268.45	$268.45
RIA	LPO, All-weather floor liners, 1st and 2nd rows (dealer-installed) (Not available with (9C1) Police Vehicle, (5W4) Special Service Vehicle, (BG9) Black rubberized vinyl floor covering, (VAV) all-weather floor mats, LPO or (B58) floor mats.)	0.00 lbs	0.00 lbs	$150.15	$150.15
RIB	LPO, All-weather floor liners, 3rd row (dealer-installed) (Not available with (9C1) Police Vehicle, (5W4) Special Service Vehicle, (BG9) Black rubberized vinyl floor covering or (B58) floor mats.)	0.00 lbs	0.00 lbs	$91.00	$91.00

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Data Version: 28452. Data Updated: May 11, 2026 1:45:00 AM UTC.

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

ADDITIONAL EQUIPMENT - LPO

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
RIK	LPO, Black nameplates (dealer-installed) (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$318.50	$318.50
RXH	LPO, Black center caps (dealer-installed) (Not available with (9C1) Police Vehicle, (5W4) Special Service Vehicle, any other LPO wheel center caps or LPO wheels.)	0.00 lbs	0.00 lbs	$145.60	$145.60
RXJ	LPO, Chrome center caps (dealer-installed) (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle. Not available with any other LPO wheel center caps or LPO wheels.)	0.00 lbs	0.00 lbs	$145.60	$145.60
S1O	LPO, Console-Mounted Safe (dealer-installed) (Requires (9C1) Police package and (A50) front bucket seats.)	0.00 lbs	0.00 lbs	$313.95	$313.95
S4W	(DISCONTINUED) LPO, Dark wheel locks and lug nut kit (No longer available to order. Not available with (9C1) Police Package, (5W4) Special Service Package or (SFE) wheel locks, LPO. Not available with any LPO wheels, LPO wheel locks or LPO lug nuts.)	0.00 lbs	0.00 lbs	$268.45	$268.45
SBZ	LPO, Sport Pedal Cover Kit (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$177.45	$177.45
SEV	LPO, 22" (55.9 cm) 6-Spoke Low Gloss Black Wheels with Machined Accents LPO wheels will come with 4 steel 22" wheels from the factory with alignment specs set to 22" LPO wheel selected (dealer-installed) (Not available at this time. Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle. Includes wheel locks and not (SFE) wheel locks, LPO. Not available with (SFE) wheel locks, LPO. Not available with any LPO wheel locks, LPO center caps or LPO lug nuts.)	0.00 lbs	0.00 lbs	$2,725.45	$2,725.45
SFE	LPO, Wheel locks, set of 4 (dealer-installed) (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle. Included with any 22" or 24" RPO wheels. Not available with any LPO wheels. Note that LPO 22" or 24" wheels will come with wheel locks without the LPO code (SFE). Not available with (S4W) Dark wheel locks and lug nut kit, LPO.)	0.00 lbs	0.00 lbs	$113.75	$113.75
SFJ	LPO, Reflective Window Shade (dealer-installed) (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$113.75	$113.75

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Data Version: 28452. Data Updated: May 11, 2026 1:45:00 AM UTC.

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

ADDITIONAL EQUIPMENT - LPO

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
SFU	LPO, 22" (55.9 cm) Bright split-spoke wheels LPO wheels will come with 4 steel 22" wheels from the factory with alignment specs set to 22" LPO wheel selected (dealer-installed) (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle. Includes wheel locks and not (SFE) wheel locks, LPO. Not available with (SFE) wheel locks, LPO. Not available with any LPO wheel locks, LPO center caps or LPO lug nuts.)	0.00 lbs	0.00 lbs	$3,271.45	$3,271.45
SFZ	LPO, Black bowtie emblems, front and rear (dealer-installed) (Not available with (9C1) Police Vehicle, (5W4) Special Service Vehicle or (R88) Black illuminated front bowtie emblem, LPO.)	0.00 lbs	0.00 lbs	$268.45	$268.45
SPY	LPO, Black lug nuts (dealer-installed) (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle or any LPO wheels.)	0.00 lbs	0.00 lbs	$359.45	$359.45
SRL	LPO, 22" (55.9 cm) Black wheels with selective machining LPO wheels will come with 4 steel 22" wheels from the factory with alignment specs set to 22" LPO wheel selected (dealer-installed) (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle. Includes wheel locks and not (SFE) wheel locks, LPO. Not available with (SFE) wheel locks, LPO. Not available with any LPO wheel locks, LPO center caps or LPO lug nuts.) *PRICE TO FOLLOW*	0.00 lbs	0.00 lbs	W/A	W/A
SRV	LPO, 22" (55.9 cm) Multi-spoke Gloss Black wheels LPO wheels will come with 4 steel 22" wheels from the factory with alignment specs set to 22" LPO wheel selected (dealer-installed) (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle. Includes wheel locks and not (SFE) wheel locks, LPO. Not available with (SFE) wheel locks, LPO. Not available with any LPO wheel locks, LPO center caps or LPO lug nuts.) *PRICE TO FOLLOW*	0.00 lbs	0.00 lbs	W/A	W/A
VAV	LPO, All-weather floor mats 1st and 2nd rows (dealer-installed) (Not available with (9C1) Police Vehicle, (5W4) Special Service Vehicle, (BG9) Black rubberized vinyl floor covering, (RIA) 1st and 2nd row all-weather floor liners, LPO or (B58) floor mats.)	0.00 lbs	0.00 lbs	$204.75	$204.75
VQK	LPO, Molded splash guards (dealer-installed) (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$268.45	$268.45
VQQ	LPO, Black roof rack cross rails (dealer-installed) (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$659.75	$659.75

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Data Version: 28452. Data Updated: May 11, 2026 1:45:00 AM UTC.

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

ADDITIONAL EQUIPMENT - LPO

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
VQZ	LPO, Polished exhaust tip (dealer-installed) (Not available with (VTA) Vader Chrome exhaust tip, LPO, (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$177.45	$177.45
VRS	LPO, Cargo security shade (dealer-installed) (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$250.25	$250.25
VTA	LPO, Black exhaust tip (dealer-installed) (Not available with (9C1) Police Vehicle, (5W4) Special Service Vehicle, or (VQZ) polished exhaust tip, LPO.)	0.00 lbs	0.00 lbs	$177.45	$177.45
VTB	LPO, Rear bumper protector (dealer-installed) (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.) *PRICE TO FOLLOW*	0.00 lbs	0.00 lbs	W/A	W/A
VWD	LPO, Sterling Silver center caps (dealer-installed) (Not available with (9C1) Police Vehicle, (5W4) Special Service Vehicle, any other LPO wheel center caps or LPO wheels.)	0.00 lbs	0.00 lbs	$145.60	$145.60
W2D	LPO, Vertical cargo net (dealer-installed) (Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$86.45	$86.45
WBC	LPO, Cat-Back Performance Exhaust, increased horsepower and torque, decreased backpressure (Not available at this time. Not available with (9C1) Police Vehicle, (5W4) Special Service Vehicle, (VQZ) polished exhaust tip, LPO or (VTA) Black exhaust tip, LPO.)	0.00 lbs	0.00 lbs	$2,088.45	$2,088.45

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
___	Protected idle allows vehicle engine to remain idling and vehicle immobilized while FOB is outside vehicle (Included and only available (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	Inc.	Inc.

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
P0H	12 Months OnStar Connect Plus Includes up to 12 months of OnStar Connect Plus. Unlock in-vehicle entertainment and productivity through access to a suite of apps in your center display including media streaming, navigation, voice assistance, and Wi-Fi hotspot. OnStar Connect Plus does not include emergency or security services. Requires eligible vehicle. Streaming services vary with conditions and location. HD Streaming services are subject to terms and limitations. Availability may vary by vehicle, infotainment system, location. and active service plan. Hulu service: Hulu subscription required. U.S. only. Terms apply. Hulu and Hulu logo are registered trademarks of Hulu, LLC. See gmenvolve.com/software/onstar for additional details and limitations. Non-transferable and non-refundable. (Requires (UE1) OnStar and (VV4) Wi-Fi Hotspot capable. Requires one of the following Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0I, PQG, PQH, PQI, R8G, RFH, R8P, R8Z or R8W. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$204.97	$204.97
P0I	24 Months OnStar Connect Plus Includes up to 24 months of OnStar Connect Plus. Unlock in-vehicle entertainment and productivity through access to a suite of apps in your center display including media streaming, navigation, voice assistance, and Wi-Fi hotspot. OnStar Connect Plus does not include emergency or security services. Requires eligible vehicle. Streaming services vary with conditions and location. HD Streaming services are subject to terms and limitations. Availability may vary by vehicle, infotainment system, location. and active service plan. Hulu service: Hulu subscription required. U.S. only. Terms apply. Hulu and Hulu logo are registered trademarks of Hulu, LLC. See gmenvolve.com/software/onstar for additional details and limitations. Non-transferable and non-refundable. (Requires (UE1) OnStar and (VV4) Wi-Fi Hotspot capable. Requires one of the following Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0H, PQG, PQH, PQI, R8G, RFH, R8P, R8Z or R8W. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$410.97	$410.97

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
P0J	24 Months OnStar Protect Includes up to 24 months of OnStar Protect. Confidence on the road is the only way to go. With Emergency Advisors and security services at the ready, OnStar is there for you. Working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See gmenvolve.com/software/onstar for details and limitations. Non-transferable and non-refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0U, P0K, P0L, R8G, RFH, R8P, R8Z or R8W. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$338.87	$338.87
P0K	36 Months OnStar Protect Includes up to 36 months of OnStar Protect. Confidence on the road is the only way to go. With Emergency Advisors and security services at the ready, OnStar is there for you. Working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See gmenvolve.com/software/onstar for details and limitations. Non-transferable and non-refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0U, P0K, P0L, R8G, RFH, R8P, R8Z or R8W. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$503.67	$503.67
P0L	48 Months OnStar Protect Includes up to 48 months of OnStar Protect. Confidence on the road is the only way to go. With Emergency Advisors and security services at the ready, OnStar is there for you. Working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See gmenvolve.com/software/onstar for details and limitations. Non-transferable and non-refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0U, P0J, P0K, P0Q, R8G, RFH, R8P, R8Z or R8W. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$678.77	$678.77

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
P0Q	60 Months OnStar Protect Includes up to 60 months of OnStar Protect. Confidence on the road is the only way to go. With Emergency Advisors and security services at the ready, OnStar is there for you. Working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See gmenvolve.com/software/onstar for details and limitations. Non-transferable and non-refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0K, P0L, R8G, RFH, R8P, R8Z or R8W. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$843.57	$843.57
P0U	12 Months OnStar Protect Includes up to 12 months of OnStar Protect. Confidence on the road is the only way to go. With Emergency Advisors and security services at the ready, OnStar is there for you. Working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See gmenvolve.com/software/onstar for details and limitations. Non-transferable and non-refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0J, P0K, P0L, R8G, RFH, R8P, R8Z or R8W. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$163.77	$163.77

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Data Version: 28452. Data Updated: May 11, 2026 1:45:00 AM UTC.

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
P0V	12 Months OnStar Telematics Includes up to 12 months of OnStar Telematics. Provides actionable insights to help optimize your fleet's operations and allow remote vehicle management. OnStar Telematics does not include emergency or security services. Eligible customers must sign up for an account at gmenvolve.com/software/onstar in order to take advantage of this 12 month offer. Active connected vehicle services, working electrical system, cell reception and GPS signal required. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See gmenvolve.com/software/onstar for details and limitations. Non-transferable and non-refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0W, P0X, P0Y, P0Z, R8G, RFH, R8P, R8Z or R8W. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$174.07	$174.07
P0W	24 Months OnStar Telematics Includes up to 24 months of OnStar Telematics. Provides actionable insights to help optimize your fleet's operations and allow remote vehicle management. OnStar Telematics does not include emergency or security services. Eligible customers must sign up for an account at gmenvolve.com/software/onstar in order to take advantage of this 24 month offer. Active connected vehicle services, working electrical system, cell reception and GPS signal required. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See gmenvolve.com/software/onstar for details and limitations. Non-transferable and non-refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0V, P0X, P0Y, P0Z, R8G, RFH, R8P, R8Z or R8W. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$359.47	$359.47

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
P0X	36 Months OnStar Telematics Includes up to 36 months of OnStar Telematics. Provides actionable insights to help optimize your fleet's operations and allow remote vehicle management. OnStar Telematics does not include emergency or security services. Eligible customers must sign up for an account at gmenvolve.com/software/onstar in order to take advantage of this 36 month offer. Active connected vehicle services, working electrical system, cell reception and GPS signal required. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See gmenvolve.com/software/onstar for details and limitations. Non-transferable and non-refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0V, P0W, P0Y, P0Z, R8G, RFH, R8P, R8Z or R8W. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$544.87	$544.87
P0Y	48 Months OnStar Telematics Includes up to 48 months of OnStar Telematics. Provides actionable insights to help optimize your fleet's operations and allow remote vehicle management. OnStar Telematics does not include emergency or security services. Eligible customers must sign up for an account at gmenvolve.com/software/onstar in order to take advantage of this 48 month offer. Active connected vehicle services, working electrical system, cell reception and GPS signal required. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See gmenvolve.com/software/onstar for details and limitations. Non-transferable and non-refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0V, P0W, P0X, P0Z, R8G, RFH, R8P, R8Z or R8W. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$719.97	$719.97

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
P0Z	60 Months OnStar Telematics Includes up to 60 months of OnStar Telematics. Provides actionable insights to help optimize your fleet's operations and allow remote vehicle management. OnStar Telematics does not include emergency or security services. Eligible customers must sign up for an account at gmenvolve.com/software/onstar in order to take advantage of this 60 month offer. Active connected vehicle services, working electrical system, cell reception and GPS signal required. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. See gmenvolve.com/software/onstar for details and limitations. Non-transferable and non-refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0V, P0W, P0X, P0Y, R8G, RFH, R8P, R8Z or R8W. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$905.37	$905.37
P1N	12 Months API Pro Includes up to 12 months of API Pro data. Optimize your fleet operations with the telematics data needed to manage your fleet vehicles and drivers. Services include Full Telemetry which includes location, speed, and comprehensive diagnostics information, additionally driving events including hard acceleration, hard braking, and seatbelt usage, plus remote commands all which can be used to best manage your fleet operations. Terms apply. Requires an active connected services plan. Fees, services, and availability subject to change. Does not include emergency or security services. Diagnostic Trouble Codes (DTC) data includes only select DTCs. Availability of data elements may vary across API plan, vehicle architecture, make, and model years. See gmenvolve.com for details and limitations. See gmenvolve.com/software/onstar for details and limitations. Non-transferable and non-refundable. Use of this API Pro Plan requires customers to enter into a GM Envolve API agreement or a services agreement with a third-party provider. Services are provided by third parties, not by GM Envolve, and are subject to separate terms and fees. See GM.envolve.com for current compatible third-party API providers. (Requires (UE1) OnStar and (FDR) Fleet Daily Rental order type. Not available with (P1R, P1S, P1T, P1U, P1Q, PRE, PR6, or RFS) API Starter or API Elite. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$81.00	$81.00

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Data Version: 28452. Data Updated: May 11, 2026 1:45:00 AM UTC.

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
P1O	24 Months API Pro Includes up to 24 months of API Pro data. Optimize your fleet operations with the telematics data needed to manage your fleet vehicles and drivers. Services include Full Telemetry which includes location, speed, and comprehensive diagnostics information, additionally driving events including hard acceleration, hard braking, and seatbelt usage, plus remote commands all which can be used to best manage your fleet operations. Terms apply. Requires an active connected services plan. Fees, services, and availability subject to change. Does not include emergency or security services. Diagnostic Trouble Codes (DTC) data includes only select DTCs. Availability of data elements may vary across API plan, vehicle architecture, make, and model years. See gmenvolve.com for details and limitations. See gmenvolve.com/software/onstar for details and limitations. Non-transferable and non-refundable. Use of this API Pro Plan requires customers to enter into a GM Envolve API agreement or a services agreement with a third-party provider. Services are provided by third parties, not by GM Envolve, and are subject to separate terms and fees. See GM.envolve.com for current compatible third-party API providers. (Requires (UE1) OnStar and (FDR) Fleet Daily Rental order type. Not available with (P1R, P1S, P1T, P1U, P1Q, PRE, PR6, or RFS) API Starter or API Elite. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$162.00	$162.00

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Data Version: 28452. Data Updated: May 11, 2026 1:45:00 AM UTC.

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
P1P	36 Months API Pro Includes up to 36 months of API Pro data. Optimize your fleet operations with the telematics data needed to manage your fleet vehicles and drivers. Services include Full Telemetry which includes location, speed, and comprehensive diagnostics information, additionally driving events including hard acceleration, hard braking, and seatbelt usage, plus remote commands all which can be used to best manage your fleet operations. Terms apply. Requires an active connected services plan. Fees, services, and availability subject to change. Does not include emergency or security services. Diagnostic Trouble Codes (DTC) data includes only select DTCs. Availability of data elements may vary across API plan, vehicle architecture, make, and model years. See gmenvolve.com for details and limitations. See gmenvolve.com/software/onstar for details and limitations. Non-transferable and non-refundable. Use of this API Pro Plan requires customers to enter into a GM Envolve API agreement or a services agreement with a third-party provider. Services are provided by third parties, not by GM Envolve, and are subject to separate terms and fees. See GM.envolve.com for current compatible third-party API providers. (Requires (UE1) OnStar and (FDR) Fleet Daily Rental order type. Not available with (P1R, P1S, P1T, P1U, P1Q, PRE, PR6, or RFS) API Starter or API Elite. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$243.00	$243.00

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Data Version: 28452. Data Updated: May 11, 2026 1:45:00 AM UTC.

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
P1Q	6 Months API Elite Includes up to 6 months of API Elite data. Data that supports not only managing your fleet but also protecting your vehicle and drivers. Through services such as Advanced Automatic Crash Notification, Theft Alarm Notification and Drive Block commands. Terms Apply. Requires an active connected services plan. Fees, services, and availability subject to change without notice. Does not include emergency or security services. Diagnostics capabilities vary by vehicle model. Not all issues will deliver alerts. Services do not prevent theft or protect against damage or loss. See gmenvolve.com for details and limitations. See gmenvolve.com/software/onstar for details and limitations. Non-transferable and non-refundable. Use of this API Elite Plan requires customers to enter into a GM Envolve API agreement or a services agreement with a third-party provider. Services are provided by third parties, not by GM Envolve, and are subject to separate terms and fees. See GM.envolve.com for current compatible third-party API providers. (Requires (UE1) OnStar and (FDR) Fleet Daily Rental order type. Not available with (P1R, P1S, P1T, P1U, R7Z, P1N, P1O, or P1P) API Starter or API Pro. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$54.00	$54.00
P1R	6 Months API Starter Includes up to 6 months of API Starter data. Delivering data that will help efficiently maintain your fleet and provide confidence on the road for your fleet operators/drivers. Services include vehicle data such as odometer, oil life, fuel level, Diagnostic Trouble codes, EV charging information and more. Terms apply. Requires an active connected services plan. Fees, services, and availability subject to change. Does not include emergency or security services. Diagnostic Trouble Codes (DTC) data includes only select DTCs. Availability of data elements may vary across API plan, vehicle architecture, make, and model years. See gmenvolve.com for details and limitations. See gmenvolve.com/software/onstar for details and limitations. Non-transferable and non-refundable. Use of this API Starter Plan requires customers to enter into a GM Envolve API agreement or a services agreement with a third-party provider. Services are provided by third parties, not by GM Envolve, and are subject to separate terms and fees. See GM.envolve.com for current compatible third-party API providers. (Requires (UE1) OnStar and (FDR) Fleet Daily Rental order type. Not available with (R7Z, P1N, P1O, P1P, P1Q, PRE, PR6, or RFS) API Pro or API Elite. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$6.00	$6.00

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
P1S	12 Months API Starter Includes up to 12 months of API Starter data. Delivering data that will help efficiently maintain your fleet and provide confidence on the road for your fleet operators/drivers. Services include vehicle data such as odometer, oil life, fuel level, Diagnostic Trouble codes, EV charging information and more. Terms apply. Requires an active connected services plan. Fees, services, and availability subject to change. Does not include emergency or security services. Diagnostic Trouble Codes (DTC) data includes only select DTCs. Availability of data elements may vary across API plan, vehicle architecture, make, and model years. See gmenvolve.com for details and limitations. See gmenvolve.com/software/OnStar for details and limitations. Non-transferable and non-refundable. Use of this API Starter Plan requires customers to enter into a GM Envolve API agreement or a services agreement with a third-party provider. Services are provided by third parties, not by GM Envolve, and are subject to separate terms and fees. See GM.envolve.com for current compatible third-party API providers. (Requires (UE1) OnStar and (FDR) Fleet Daily Rental order type. Not available with (R7Z, P1N, P1O, P1P, P1Q, PRE, PR6, or RFS) API Pro or API Elite. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$12.00	$12.00
P1T	24 Months API Starter Includes up to 24 months of API Starter data. Delivering data that will help efficiently maintain your fleet and provide confidence on the road for your fleet operators/drivers. Services include vehicle data such as odometer, oil life, fuel level, Diagnostic Trouble codes, EV charging information and more. Terms apply. Requires an active connected services plan. Fees, services, and availability subject to change. Does not include emergency or security services. Diagnostic Trouble Codes (DTC) data includes only select DTCs. Availability of data elements may vary across API plan, vehicle architecture, make, and model years. See gmenvolve.com for details and limitations. See gmenvolve.com/software/OnStar for details and limitations. Non-transferable and non-refundable. Use of this API Starter Plan requires customers to enter into a GM Envolve API agreement or a services agreement with a third-party provider. Services are provided by third parties, not by GM Envolve, and are subject to separate terms and fees. See GM.envolve.com for current compatible third-party API providers. (Requires (UE1) OnStar and (FDR) Fleet Daily Rental order type. Not available with (R7Z, P1N, P1O, P1P, P1Q, PRE, PR6, or RFS) API Pro or API Elite. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$24.00	$24.00

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
P1U	36 Months API Starter Includes up to 36 months of API Starter data. Delivering data that will help efficiently maintain your fleet and provide confidence on the road for your fleet operators/drivers. Services include vehicle data such as odometer, oil life, fuel level, Diagnostic Trouble codes, EV charging information and more. Terms apply. Requires an active connected services plan. Fees, services, and availability subject to change. Does not include emergency or security services. Diagnostic Trouble Codes (DTC) data includes only select DTCs. Availability of data elements may vary across API plan, vehicle architecture, make, and model years. See gmenvolve.com for details and limitations. See gmenvolve.com/software/OnStar for details and limitations. Non-transferable and non-refundable. Use of this API Starter Plan requires customers to enter into a GM Envolve API agreement or a services agreement with a third-party provider. Services are provided by third parties, not by GM Envolve, and are subject to separate terms and fees. See GM.envolve.com for current compatible third-party API providers. (Requires (UE1) OnStar and (FDR) Fleet Daily Rental order type. Not available with (R7Z, P1N, P1O, P1P, P1Q, PRE, PR6, or RFS) API Pro or API Elite. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$36.00	$36.00
PQG	36 Months OnStar Connect Plus Includes up to 36 months of OnStar Connect Plus. Unlock in-vehicle entertainment and productivity through access to a suite of apps in your center display including media streaming, navigation, voice assistance, and Wi-Fi hotspot. OnStar Connect Plus does not include emergency or security services. Requires eligible vehicle. Streaming services vary with conditions and location. HD Streaming services are subject to terms and limitations. Availability may vary by vehicle, infotainment system, location. and active service plan. Hulu service: Hulu subscription required. U.S. only. Terms apply. Hulu and Hulu logo are registered trademarks of Hulu, LLC. See gmenvolve.com/software/onstar for additional details and limitations. Non-transferable and non-refundable. (Requires (UE1) OnStar and (VV4) Wi-Fi Hotspot capable. Requires one of the following Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0H, P0I, PQH, PQI, R8G, RFH, R8P, R8Z or R8W. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$616.97	$616.97

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
PQH	48 Months OnStar Connect Plus Includes up to 48 months of OnStar Connect Plus. Unlock in-vehicle entertainment and productivity through access to a suite of apps in your center display including media streaming, navigation, voice assistance, and Wi-Fi hotspot. OnStar Connect Plus does not include emergency or security services. Requires eligible vehicle. Streaming services vary with conditions and location. HD Streaming services are subject to terms and limitations. Availability may vary by vehicle, infotainment system, location. and active service plan. Hulu service: Hulu subscription required. U.S. only. Terms apply. Hulu and Hulu logo are registered trademarks of Hulu, LLC. See gmenvolve.com/software/onstar for additional details and limitations. Non-transferable and non-refundable. (Requires (UE1) OnStar and (VV4) Wi-Fi Hotspot capable. Requires one of the following Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0H, P0I, PQG, PQI, R8G, RFH, R8P, R8Z or R8W. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$822.97	$822.97
PQI	60 Months OnStar Connect Plus Includes up to 60 months of OnStar Connect Plus. Unlock in-vehicle entertainment and productivity through access to a suite of apps in your center display including media streaming, navigation, voice assistance, and Wi-Fi hotspot. OnStar Connect Plus does not include emergency or security services. Requires eligible vehicle. Streaming services vary with conditions and location. HD Streaming services are subject to terms and limitations. Availability may vary by vehicle, infotainment system, location. and active service plan. Hulu service: Hulu subscription required. U.S. only. Terms apply. Hulu and Hulu logo are registered trademarks of Hulu, LLC. See gmenvolve.com/software/onstar for additional details and limitations. Non-transferable and non-refundable. (Requires (UE1) OnStar and (VV4) Wi-Fi Hotspot capable. Requires one of the following Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with P0H, P0I, PQG, PQH, R8G, RFH, R8P, R8Z or R8W. Not available with a ship -to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$1,028.97	$1,028.97

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
PQL	12 Months OnStar Video Telematics with Hardware Includes hardware and up to 12 months of OnStar Video Telematics. Manage driver and fleet performance using integrated video clips alongside vehicle telematics on the OnStar Vehicle Insights platform. Included dashcam provides real-time audio and visual alerts triggered by certain driving behaviors and events. The interior and front-facing exterior camera views produce video clips that can be viewed with reports and actionable insights in OnStar Vehicle Insights to help optimize fleet operations. Video Telematics with Hardware plan requires additional paid Telematics plan and is subject to terms. Lytx Surfsight AI-14 camera hardware unit is included in price of Video Telematics with Hardware plan. Installation of camera hardware is not included. Terms apply. See gmenvolve.com/software/onstar for additional details and limitations. Non-transferable and non-refundable (Requires (UE1) OnStar. Must be ordered with (P0V) 12 Month OnStar Telematics or (R8G) 12 Month Onstar One Fleet. Requires one of the following Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with PQM, PQP, PQQ or PQT. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$586.07	$586.07
PQM	24 Months OnStar Video Telematics with Hardware Includes hardware and up to 24 months of OnStar Video Telematics. Manage driver and fleet performance using integrated video clips alongside vehicle telematics on the OnStar Vehicle Insights platform. Included dashcam provides real-time audio and visual alerts triggered by certain driving behaviors and events. The interior and front-facing exterior camera views produce video clips that can be viewed with reports and actionable insights in OnStar Vehicle Insights to help optimize fleet operations. Video Telematics with Hardware plan requires additional paid Telematics plan and is subject to terms. Lytx Surfsight AI-14 camera hardware unit is included in price of Video Telematics with Hardware plan. Installation of camera hardware is not included. Terms apply. See gmenvolve.com/software/onstar for additional details and limitations. Non-transferable and non-refundable (Requires (UE1) OnStar. Must be ordered with (P0W) 24 Month OnStar Telematics or (RFH) 24 Month Onstar One Fleet. Requires one of the following Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with PQL, PQP, PQQ or PQT. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$874.47	$874.47

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
PQP	36 Months OnStar Video Telematics with Hardware Includes hardware and up to 36 months of OnStar Videa Telematics. Manage driver and fleet performance using integrated video clips alongside vehicle telematics on the OnStar Vehicle Insights platform. Included dashcam provides real-time audio and visual alerts triggered by certain driving behaviors and events. The interior and front-facing exterior camera views produce video clips that can be viewed with reports and actionable insights in OnStar Vehicle Insights to help optimize fleet operations. Video Telematics with Hardware plan requires additional paid Telematics plan and is subject to terms. Lytx Surfsight AI-14 camera hardware unit is included in price of Video Telematics with Hardware plan. Installation of camera hardware is not included. Terms apply. See gmenvolve.com/software/onstar for additional details and limitations. Non-transferable and non-refundable (Requires (UE1) OnStar. Must be ordered with (P0X) 36 Month OnStar Telematics or (R8P) 36 Month Onstar One Fleet. Requires one of the following Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with PQL, PQM, PQQ or PQT. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$1,152.57	$1,152.57
PQQ	48 Months OnStar Video Telematics with Hardware Includes hardware and up to 48 months of OnStar Video Telematics. Manage driver and fleet performance using integrated video clips alongside vehicle telematics on the OnStar Vehicle Insights platform. Included dashcam provides real-time audio and visual alerts triggered by certain driving behaviors and events. The interior and front-facing exterior camera views produce video clips that can be viewed with reports and actionable insights in OnStar Vehicle Insights to help optimize fleet operations. Video Telematics with Hardware plan requires additional paid Telematics plan and is subject to terms. Lytx Surfsight AI-14 camera hardware unit is included in price of Video Telematics with Hardware plan. Installation of camera hardware is not included. Terms apply. See gmenvolve.com/software/onstar for additional details and limitations. Non-transferable and non-refundable. (Requires (UE1) OnStar. Must be ordered with (P0Y) 48 Month OnStar Telematics or (R8Z) 48 Month Onstar One Fleet. Requires one of the following Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with PQL, PQM, PQP or PQT. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands)	0.00 lbs	0.00 lbs	$1,440.97	$1,440.97

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
PQT	60 Months OnStar Video Telematics with Hardware Includes hardware and up to 60 months of OnStar Video Telematics. Manage driver and fleet performance using integrated video clips alongside vehicle telematics on the OnStar Vehicle Insights platform. Included dashcam provides real-time audio and visual alerts triggered by certain driving behaviors and events. The interior and front-facing exterior camera views produce video clips that can be viewed with reports and actionable insights in OnStar Vehicle Insights to help optimize fleet operations. Video Telematics with Hardware plan requires additional paid Telematics plan and is subject to terms. Lytx Surfsight AI-14 camera hardware unit is included in price of Video Telematics with Hardware plan. Installation of camera hardware is not included. Terms apply. See gmenvolve.com/software/onstar for additional details and limitations. Non-transferable and non-refundable. (Requires (UE1) OnStar. Must be ordered with (P0Z) 60 Month OnStar Telematics or (R8W) 60 Month Onstar One Fleet. Requires one of the following Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with PQL, PQM, PQP or PQQ. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$1,719.07	$1,719.07
PR6	24 Months API Elite Includes up to 24 months of API Elite data. Data that supports not only managing your fleet but also protecting your vehicle and drivers. Through services such as Advanced Automatic Crash Notification, Theft Alarm Notification and Drive Block commands. Terms Apply. Requires an active connected services plan. Fees, services, and availability subject to change without notice. Does not include emergency or security services. Diagnostics capabilities vary by vehicle model. Not all issues will deliver alerts. Services do not prevent theft or protect against damage or loss. See gmenvolve.com for details and limitations. See gmenvolve.com/software/onstar for details and limitations. Non-transferable and non-refundable. Use of this API Elite Plan requires customers to enter into a GM Envolve API agreement or a services agreement with a third-party provider. Services are provided by third parties, not by GM Envolve, and are subject to separate terms and fees. See GM.envolve.com for current compatible third-party API providers. (Requires (UE1) OnStar and (FDR) Fleet Daily Rental order type. Not available with (P1R, P1S, P1T, P1U, R7Z, P1N, P1O, or P1P) API Starter or API Pro. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$216.00	$216.00

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
PRE	12 Months API Elite Includes up to 12 months of API Elite data. Data that supports not only managing your fleet but also protecting your vehicle and drivers. Through services such as Advanced Automatic Crash Notification, Theft Alarm Notification and Drive Block commands. Terms Apply. Requires an active connected services plan. Fees, services, and availability subject to change without notice. Does not include emergency or security services. Diagnostics capabilities vary by vehicle model. Not all issues will deliver alerts. Services do not prevent theft or protect against damage or loss. See gmenvolve.com for details and limitations. See gmenvolve.com/software/onstar for details and limitations. Non-transferable and non-refundable. Use of this API Elite Plan requires customers to enter into a GM Envolve API agreement or a services agreement with a third-party provider. Services are provided by third parties, not by GM Envolve, and are subject to separate terms and fees. See GM.envolve.com for current compatible third-party API providers. (Requires (UE1) OnStar and (FDR) Fleet Daily Rental order type. Not available with (P1R, P1S, P1T, P1U, R7Z, P1N, P1O, or P1P) API Starter or API Pro. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$108.00	$108.00

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Data Version: 28452. Data Updated: May 11, 2026 1:45:00 AM UTC.

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
R7Z	6 Months API Pro Includes up to 6 months of API Pro data. Optimize your fleet operations with the telematics data needed to manage your fleet vehicles and drivers. Services include Full Telemetry which includes location, speed, and comprehensive diagnostics information, additionally driving events including hard acceleration, hard braking, and seatbelt usage, plus remote commands all which can be used to best manage your fleet operations. Terms apply. Requires an active connected services plan. Fees, services, and availability subject to change. Does not include emergency or security services. Diagnostic Trouble Codes (DTC) data includes only select DTCs. Availability of data elements may vary across API plan, vehicle architecture, make, and model years. See gmenvolve.com for details and limitations. See gmenvolve.com/software/onstar for details and limitations. Non-transferable and non-refundable. Use of this API Pro Plan requires customers to enter into a GM Envolve API agreement or a services agreement with a third-party provider. Services are provided by third parties, not by GM Envolve, and are subject to separate terms and fees. See GM.envolve.com for current compatible third-party API providers. (Requires (UE1) OnStar and (FDR) Fleet Daily Rental order type. Not available with (P1R, P1S, P1T, P1U, P1Q, PRE, PR6, or RFS) API Starter or API Elite. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$40.50	$40.50
R8G	12 Months OnStar One Fleet Includes up to 12 months of OnStar One Fleet. Everything you need to feel more confident, connected, and productive on the road. Includes safety, telematics, Wi-Fi hotspot, and streaming services. Working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. Requires eligible vehicle. Streaming services vary with conditions and location. Terms apply. See gmenvolve.com/software/onstar for additional details and limitations. Non-transferable and non-refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with RFH, R8P, R8Z, R8W, P0U, P0J, P0K, P0L, P0Q, P0V, P0W, P0X, P0Y, P0Z, P0H, P0I, PQG, PQH or PQI. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$277.07	$277.07

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
R8P	36 Months OnStar One Fleet Includes up to 36 months of OnStar One Fleet. Everything you need to feel more confident, connected, and productive on the road. Includes safety, telematics, Wi-Fi hotspot, and streaming services. Working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. Requires eligible vehicle. Streaming services vary with conditions and location. Terms apply. See gmenvolve.com/software/onstar for additional details and limitations. Non-transferable and non-refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with R8G, RFH, R8Z, R8W, P0U, P0J, P0K, P0L, P0Q, P0V, P0W, P0X, P0Y, P0Z, P0H, P0I, PQG, PQH or PQI. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$843.57	$843.57
R8W	60 Months OnStar One Fleet Includes up to 60 months of OnStar One Fleet. Everything you need to feel more confident, connected, and productive on the road. Includes safety, telematics, Wi-Fi hotspot, and streaming services. Working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. Requires eligible vehicle. Streaming services vary with conditions and location. Terms apply. See gmenvolve.com/software/onstar for additional details and limitations. Non-transferable and non-refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with R8G, RFH, R8P, R8Z, P0U, P0J, P0K, P0L, P0Q, P0V, P0W, P0X, P0Y, P0Z, P0H, P0I, PQG, PQH or PQI. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$1,410.07	$1,410.07

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
R8Z	48 Months OnStar One Fleet Includes up to 48 months of OnStar One Fleet. Everything you need to feel more confident, connected, and productive on the road. Includes safety, telematics, Wi-Fi hotspot, and streaming services. Working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. Requires eligible vehicle. Streaming services vary with conditions and location. Terms apply. See gmenvolve.com/software/onstar for additional details and limitations. Non-transferable and non-refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with R8G, RFH, R8P, R8W, P0U, P0J, P0K, P0L, P0Q, P0V, P0W, P0X, P0Y, P0Z, P0H, P0I, PQG, PQH or PQI. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$1,131.97	$1,131.97
RFH	24 Months OnStar One Fleet Includes up to 24 months of OnStar One Fleet. Everything you need to feel more confident, connected, and productive on the road. Includes safety, telematics, Wi-Fi hotspot, and streaming services. Working electrical system, cell reception and GPS signal required. OnStar links to emergency services. Service coverage varies with conditions and location. Service availability, features and functionality vary by device and software version. Requires eligible vehicle. Streaming services vary with conditions and location. Terms apply. See gmenvolve.com/software/onstar for additional details and limitations. Non-transferable and non-refundable. (Requires (UE1) OnStar. Requires one of the following US Fleet or Government order types: FLS, FNR, FRC, FBC, FGO or FEF. Not available with R8G, R8P, R8Z, R8W, P0U, P0J, P0K, P0L, P0Q, P0V, P0W, P0X, P0Y, P0Z, P0H, P0I, PQG, PQH or PQI. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$565.47	$565.47

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

ADDITIONAL EQUIPMENT - OTHER

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
RFS	36 Months API Elite Includes up to 36 months of API Elite data. Data that supports not only managing your fleet but also protecting your vehicle and drivers. Through services such as Advanced Automatic Crash Notification, Theft Alarm Notification and Drive Block commands. Terms Apply. Requires an active connected services plan. Fees, services, and availability subject to change without notice. Does not include emergency or security services. Diagnostics capabilities vary by vehicle model. Not all issues will deliver alerts. Services do not prevent theft or protect against damage or loss. See gmenvolve.com for details and limitations. See gmenvolve.com/software/onstar for details and limitations. Non-transferable and non-refundable. Use of this API Elite Plan requires customers to enter into a GM Envolve API agreement or a services agreement with a third-party provider. Services are provided by third parties, not by GM Envolve, and are subject to separate terms and fees. See GM.envolve.com for current compatible third-party API providers. (Requires (UE1) OnStar and (FDR) Fleet Daily Rental order type. Not available with (P1R, P1S, P1T, P1U, R7Z, P1N, P1O, or P1P) API Starter or API Pro. Not available with a ship-to of Guam, Puerto Rico or the Virgin Islands.)	0.00 lbs	0.00 lbs	$324.00	$324.00
VQ1	Fleet Processing Option	0.00 lbs	0.00 lbs	$0.00	$0.00
VQ2	Fleet Processing Option	0.00 lbs	0.00 lbs	$0.00	$0.00
VQ3	Fleet Processing Option	0.00 lbs	0.00 lbs	$0.00	$0.00

SHIP THRU CODES

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
TDD	Ship Thru, Produced in Arlington Assembly and shipped to CAP Fleet Upfitters, Temple, TX for shipping to final destination (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. Not available with SEO (6C7) red and white front auxiliary dome lighting, SEO (6N6) door locks and handles, SEO (7X2) left- and right-hand spotlamps, SEO (7X3) left-hand spotlamp, SEO (T53) alternate flashing Red & Blue rear compartment lid warning lamps, SEO (UN9) Radio Suppression Package, SEO (6J3) grille lamps and siren speakers wiring, SEO (6J4) horn and siren circuit wiring and SEO (WX7) auxiliary speaker wiring.)	0.00 lbs	0.00 lbs	$500.00	$500.00

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KARL AUTOMOTIVE GROUP

JACOB MADSEN | 5156453634 | J.MADSEN@KARLCHEVROLET.COM

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (Complete)

SHIP THRU CODES

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
TSB	Ship Thru, Produced in Arlington Assembly and shipped Defender Supply Co., Argyle, TX for shipping to final destination (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. Not available with SEO (6C7) red and white front auxiliary dome lighting, SEO (6N6) door locks and handles, SEO (7X2) left- and right-hand spotlamps, SEO (7X3) left-hand spotlamp, SEO (T53) alternate flashing Red & Blue rear compartment lid warning lamps, SEO (UN9) Radio Suppression Package, SEO (6J3) grille lamps and siren speakers wiring, SEO (6J4) horn and siren circuit wiring and SEO (WX7) auxiliary speaker wiring.)	0.00 lbs	0.00 lbs	$150.00	$150.00
TVY	Ship Thru, Produced and shipped to Anchorage VDC then to TK Services and returned to Anchorage VDC for shipping to final destination Available only to orders with a final Ship-To Code for State of Alaska Dealers only. (Not available with (9C1) Police Package, (5W4) Special Service Package, (WPK) RST Performance Edition or (RFN) Performance Upgrade Package, LPO.	0.00 lbs	0.00 lbs	$200.00	$200.00
V1E	Ship Thru, Produced in Arlington Assembly and shipped to Empire Emergency Apparatis, Niagara Falls, NY and retuned to Flint Assembly for shipping to final destination (Requires a Fleet or Government order type. Not available with (9C1) Police Vehicle or (5W4) Special Service Vehicle.)	0.00 lbs	0.00 lbs	$1,455.00	$1,455.00
VDH	Ship Thru, Produced in Arlington Assembly and shipped Auto Truck, Ft. Worth, TX for upfit and shipping to final destination (Requires (9C1) Police Vehicle or (5W4) Special Service Vehicle. Not available with SEO (6C7) red and white front auxiliary dome lighting, SEO (6N6) door locks and handles, SEO (7X2) left- and right-hand spotlamps, SEO (7X3) left-hand spotlamp, SEO (T53) alternate flashing Red & Blue rear compartment lid warning lamps, SEO (UN9) Radio Suppression Package, SEO (6J3) grille lamps and siren speakers wiring, SEO (6J4) horn and siren circuit wiring and SEO (WX7) auxiliary speaker wiring.)	0.00 lbs	0.00 lbs	$265.00	$265.00

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Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)

SHIP THRU CODES

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	Invoice
VPV	Ship Thru, Produced in Arlington Assembly and shipped to Kerr Industries and onto Arlington Assembly (Included with SEO (6J8) White Left/White Right Whelen LED Lamp Package, SEO (6J9) Red Left/Red Right Whelen LED Lamp Package, SEO (6JE) Blue Left/Blue Right Whelen LED Lamp Package, SEO (6JG) Red Left/Blue Right Whelen LED Lamp Package, SEO (6C7) red and white front auxiliary dome lighting, SEO (6N6) door locks and handles, SEO (7X2) left- and right-hand spotlamps, SEO (7X3) left-hand spotlamp, SEO (T53) alternate flashing Red & Blue rear compartment lid warning lamps, SEO (UN9) Radio Suppression Package, SEO (6J3) grille lamps and siren speakers wiring, SEO (6J4) horn and siren circuit wiring and SEO (WX7) auxiliary speaker wiring.)	0.00 lbs	0.00 lbs	$0.00	$0.00

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JACOB MADSEN | 5156453634 | J.MADSEN@KARLCHEVROLET.COM

Vehicle: [Fleet] 2026 Chevrolet Tahoe (CK10706) 4WD 4dr Commercial (✔ Complete)



Note:Photo may not represent exact vehicle or selected equipment.

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Memo

TO: Mayor and Council members
FROM: Jonathan Cygan, Civil Engineer
DATE: July 23, 2026
RE: Resolution Approving Real Estate Purchase Agreement - (8327 and 8391 Harbach Blvd.)

SYNOPSIS:
As part of the Harbach Blvd Phase 2 Reconstruction Project some of the work will require acquisition of private property at locations. The City requires a 60'x67' square of property at the southeast corner of 8391 Harbach Blvd. and a 7' band at the Harbach frontage along 8327 and 8391 Harbach Blvd. Coordination has occurred between Glacier Properties and the City in order for this work to be completed.

Included in the council packet is a copy of purchase agreement that was provided to Glacier Properties to review and sign. The purchase agreement also shows the extent of acquisition.

Staff is asking for council to authorize staff to file and complete the acquisition pending receipt of a signed purchase agreement from Glacier Properties.

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 - Approving Real Estate Purchase Agreement
2. Glacier Properties Purchase Agreement - Crest Manor Apartments

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE PARTIAL ACQUSITION OF PROPERTY LOCATED AT 8327 AND 8391 HARBACH BLVD. CLIVE, IOWA IN CONECTION WITH THE HARBACH BLVD. PHASE 2 RECONSTRUCTION PROJECT

WHEREAS, the City of Clive has determined that it is in the best interest of the City to partial acquire the property located at 8327 and 8391 Harbach Blvd. in the City of Clive, Iowa (the "Property") in connection with the Harbach Blvd. Phase 2 Reconstruction Project; and,

WHEREAS, the City has extended a Purchase Agreement (the "Offer") to, Craig Ellingson, an agent of Glacier Properties L.C. (the "Owner") serving as president, and is pending the Owner to execute the Offer.

NOW, THEREFORE, be it resolved by the City Council of the City of Clive, Iowa:

That, the acquisition of the Property pursuant to the terms of the Purchase Agreement is hereby approved by the Clive City Council, and the Mayor and City Manager are authorized to execute, on behalf of the City of Clive, such documents as are necessary and appropriate to effectuate the purchase of the Property pursuant to the Offer, including, without limitation, any agreements, deeds, closing statements, certificates or similar documents, and the City Clerk is authorized to attest to their signatures pending receipt of an executed Offer by the Owner.

PASSED AND APPROVED THIS _____ day of _____, 2026.

By: _____
John Edwards, Mayor

ATTEST:

By: _____
Matthew D. Graham, City Clerk

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (the "Agreement") is made and entered into as of _____, 2026, (the "Effective Date") by and between **Glacier Properties, LC** ("Seller") and **CITY OF CLIVE, IOWA** ("Buyer").

RECITALS:

A. Seller is the owner of certain real estate described on Exhibit "A" attached hereto together with any and all improvements thereon, and all rights, easements, and appurtenances thereto (collectively, the "Property"); and

B. Buyer desires to buy and Seller desires to sell the Property, on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the promises and the mutual covenants of the parties hereinafter expressed, it is hereby agreed as follows:

1. PURCHASE AND SALE. In accordance with and subject to the terms and conditions of this Agreement, on the Closing Date (as hereinafter defined), Seller agrees to sell to Buyer and Buyer agrees to purchase from Seller, the Property for $1.00. In consideration of the mutual benefits of the premises and the Project to be constructed, Seller hereby donates the Property at no cost to the City.

2. REAL ESTATE TAXES. Seller shall pay all real estate taxes that are due and payable as of the Closing Date and constitute a lien against the Property, including any unpaid real estate taxes for any prior years. Buyer shall pay all subsequent real estate taxes.

Unless otherwise provided in this Agreement, at closing Seller shall pay Buyer, or Buyer shall be given a credit for, taxes from the first day of July prior to possession to the date of possession based upon the last known actual net real estate taxes payable according to public records. However, if such taxes are based upon a partial assessment of the present property improvements or a changed tax classification as of the date of possession, such proration shall be based on the current levy rate, assessed value, legislative tax rollbacks and real estate tax exemptions that will actually be applicable as shown by the assessor's records on the date of possession.

3. SPECIAL ASSESSMENTS. Seller shall pay (i) all installments of special assessments that are a lien on the Property as of the Closing Date and (ii) all charges for solid waste removal, sewage and maintenance that are attributable to Seller's possession, including those for which assessments arise after Closing, shall be paid by Seller. Any preliminary or deficiency assessment that cannot be discharged by payment shall be paid by Seller through an escrow account with sufficient funds to pay such liens when payable, with any unused funds returned to Seller. Buyer shall pay all other special assessments.

4. CONDITION TO CLOSING. Seller's obligation to sell the Property is conditioned upon the City Council of the City of Clive approving the sale of the Property on the terms and

conditions set forth in this Agreement.

5. RISK OF LOSS AND INSURANCE. Intentionally omitted.

6. POSSESSION AND CLOSING. The closing of the purchase of the Property (the "Closing") shall take place on a date mutually agreeable to the parties. If Buyer timely performs all its obligations, possession of the Property shall be delivered to Buyer after closing. Closing shall occur after the approval of title by Buyer and vacation of the Property by Seller, but prior to possession by Buyer. Seller agrees to permit Buyer to inspect the Property within seventy-two (72) hours prior to closing to assure that the Property is in the condition required by this Agreement. This transaction shall be considered closed upon the filing of the title transfer documents and receipt of all funds due at closing from Buyer under this Agreement.

7. ABSTRACT AND TITLE. The parties hereby acknowledge and agree no title review shall be conducted as part of this transaction. Seller shall not be required to provide the abstract for the Property to Buyer and shall not be required to take any corrective action to remove any encumbrances on title to the Property. Seller is not providing any warranties of title to the Property, and Buyer will be accepting title of the Property at closing "as-is."

8. CONDITION OF PROPERTY. The Property as of the date of this Agreement, including buildings, grounds, and all improvements, will be preserved by the Seller in its present condition until possession, ordinary wear and tear excepted. Seller make no warranties, expressed or implied, as to the condition of the property. Subject to the express terms of this agreement, Buyer acknowledges that Buyer will be acquiring the Property based upon Buyer's own investigation and inspection thereof. Seller and Buyer agree that, except as otherwise set forth in this agreement, the Property shall be sold and Buyer shall accept title and possession of the Property at closing "AS IS, WHERE IS, WITH ALL FAULTS" and, other than paying existing liens and taxes applicable to Seller's occupancy including any mortgages, with no right of set off or reduction in the Purchase Price, and that except as otherwise set forth in this agreement, such sale shall be without representation or warranty of any kind, express or implied, oral or written, and Seller does hereby disclaim and renounce any such representation or warranty.

9. ENVIRONMENTAL MATTERS. To Seller's current, actual knowledge, there are no abandoned wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks located on the Property, nor is Seller aware of the Property containing levels of radon gas, asbestos, or urea-formaldehyde foam insulation which require remediation under current governmental standards. Additionally, to Seller's current, actual knowledge, Seller has done nothing to contaminate the Property with hazardous wastes or substances; provided, however, Buyer acknowledges that Seller's historic use of the Property has been for commercial agricultural purposes, and that Seller, or Seller's agents, have used products and substances on the Property that are typically and customarily used in commercial agricultural operations. Seller is unaware of any local, state, or federal judicial or administrative action, investigation or order, as the case may be, regarding wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks on the Property. Seller shall also provide Buyer with a properly executed Groundwater Hazard Statement showing no wells, private burial sites, solid waste disposal sites, private sewage disposal system, hazardous waste and underground storage tanks on

the Property unless disclosed in this Agreement.

8. DEED. Upon payment of the purchase price, Seller shall convey the Property to Buyer via quitclaim deed, in the form attached hereto as Exhibit "B".

9. USE OF PURCHASE PRICE. At time of settlement, funds of the purchase price may be used to pay taxes and other liens and to acquire outstanding interests, if any, of others.

10. REMEDIES OF THE PARTIES.

A. If Buyer fails to timely perform this Agreement, Seller may forfeit this Agreement as provided in Iowa Code Chapter 656, and all payments made shall be forfeited.

B. If Seller fails to timely perform this Agreement, Buyer has the right to have all payments made returned to it.

C. Buyer and Seller are also entitled to utilize any and all other remedies or actions at law or in equity available to them, and the prevailing parties shall be entitled to obtain judgment for costs and attorney fees.

11. NOTICE. Any notice under this Agreement shall be in writing and be deemed served when it is delivered by personal delivery or mailed by certified mail, addressed to the parties at the addresses given below.

12. GENERAL PROVISIONS. In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement shall survive the closing. This Agreement contains the entire agreement of the parties and shall not be amended except by a written instrument duly signed by Seller and Buyer. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. 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.

13. NO REAL ESTATE AGENT OR BROKER. Neither party has used the service of a real estate agent or broker in connection with this transaction.

14. CERTIFICATION. Buyer and Seller each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing

certification.

15. INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM. Seller represents and warrants to Buyer that to Seller's current, actual knowledge, the Property is not served by a private sewage disposal system, and there are no known private sewage disposal systems on the property.

17. SETTLEMENT COSTS. Buyer party shall solely be responsible payment of all settlement costs associated with this transaction. Payment of such settlement costs shall be due at the time of Closing. Buyer shall pay the transfer tax assessed by the applicable county, and the recording fee of the deed.

18. ACCEPTANCE. When accepted, this Offer shall become a binding contract (as used herein, the "Agreement").

19. RECORDING. Neither this offer, nor a memorandum thereof, may be recorded against the Property without Seller's prior written consent, which consent may be granted or withheld in Seller's sole and absolute discretion.

(Signature page follows)

Accepted _____, 2026

BUYER:

CITY OF CLIVE, IOWA

By: _____
Name: John Edwards, Mayor

Address: Attn: Matthew Graham, City Clerk
1900 NW 114th St
Clive, Iowa 50325

Dated _____, 2026

SELLER:

GLACIER PROPERTIES LC

By: _____
Name:

Address: 1925 N.W. 85th Street
Clive, IA 50325

EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH 7.00 FEET OF BLOCK 15 EXCEPT THE EAST 50.00 FEET THEREOF AND THE NORTH 60.00 FEET OF THE SOUTH 67.00 FEET OF THE WEST 60.00 FEET OF LOT 3 OF SAID BLOCK 15, ALL IN RAVENWOOD AN OFFICIAL PLAT IN THE CITY OF CLIVE, POLK COUNTY, IOWA, AND CONTAINING 0.13 ACRES (5,562 S.F.)

AND

THE SOUTH 7.00 FEET OF LOTS 3 AND 4 BLOCK 16, EXCEPT THE WEST 90.00 FEET OF SAID LOT 3, ALL IN RAVENWOOD, AN OFFICIAL PLAT IN THE CITY OF CLIVE, POLK COUNTY, IOWA AND CONTIANING 0.04 ACRES (1,536 S.F.)

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

INDEX LEGEND

LOCATION: PT OF LOTS 3&4 BLOCK 15 &
PT OF LOTS 3&4 BLOCK 16
RAVENWOOD

REQUESTOR: CITY OF CLIVE

PROPRIETOR: GLACIER PROPERTIES HOLDING COMPANY
RESIDENTIAL HOUSING COOPERATIVE
1925 86TH ST, DES MOINES, IA 50325

SURVEYOR: JOSHUA E. MACKIE

COMPANY: CIVIL DESIGN ADVANTAGE

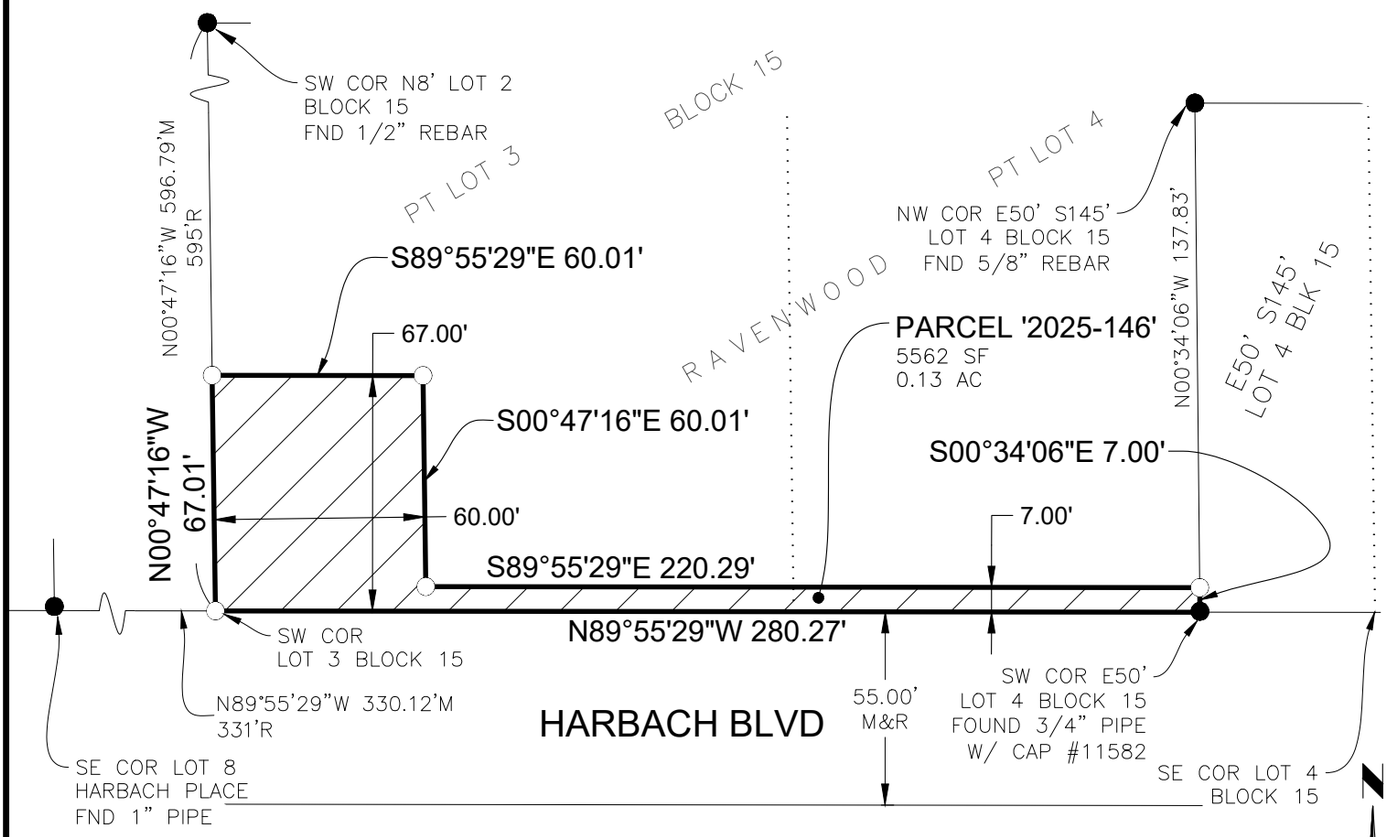
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: 515-369-4400

ACQUISITION PLAT

DATE OF SURVEY
OCTOBER 2025

PARCEL '2025-146' DESCRIPTION

THE SOUTH 7.00 FEET OF BLOCK 15 EXCEPT THE EAST 50.00 FEET THEREOF AND THE NORTH 60.00 FEET OF THE SOUTH 67.00 FEET OF THE WEST 60.00 FEET OF LOT 3 OF SAID BLOCK 15, ALL IN RAVENWOOD AN OFFICIAL PLAT IN THE CITY OF CLIVE, POLK COUNTY, IOWA AND CONTAINING 0.13 ACRES (5,562 S.F.). PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



AREA BREAKDOWN

ORIGINAL PARCEL:	8.31 AC (362,125 S.F.)
PARCEL '2025-146':	0.13 AC (5,562 S.F.)
PARCEL '2025-147':	0.04 AC (1,536 S.F.)
REMAINDER:	8.14 AC (355,027 S.F.)

SCALE 1"=50'
0' 50'

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, CAP #29363 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
ARC LENGTH	AL	
CENTERLINE	——— – ———	
SECTION LINE	——— – – ———	
EASEMENT LINE	— — — — — —	

LICENSED PROFESSIONAL LAND SURVEYOR
JOSHUA E. MACKIE
29363
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JOSHUA E. MACKIE, P.L.S. — 11/5/25 DATE

LICENSE NUMBER 29363
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
SHEETS 1 & 2

PT OF LOTS 3 & 4 BLOCKS 15 & 16 - RAVENWOOD | REVISION:

PARCEL '2025-146' | SHEET 1 OF 2

2509.746

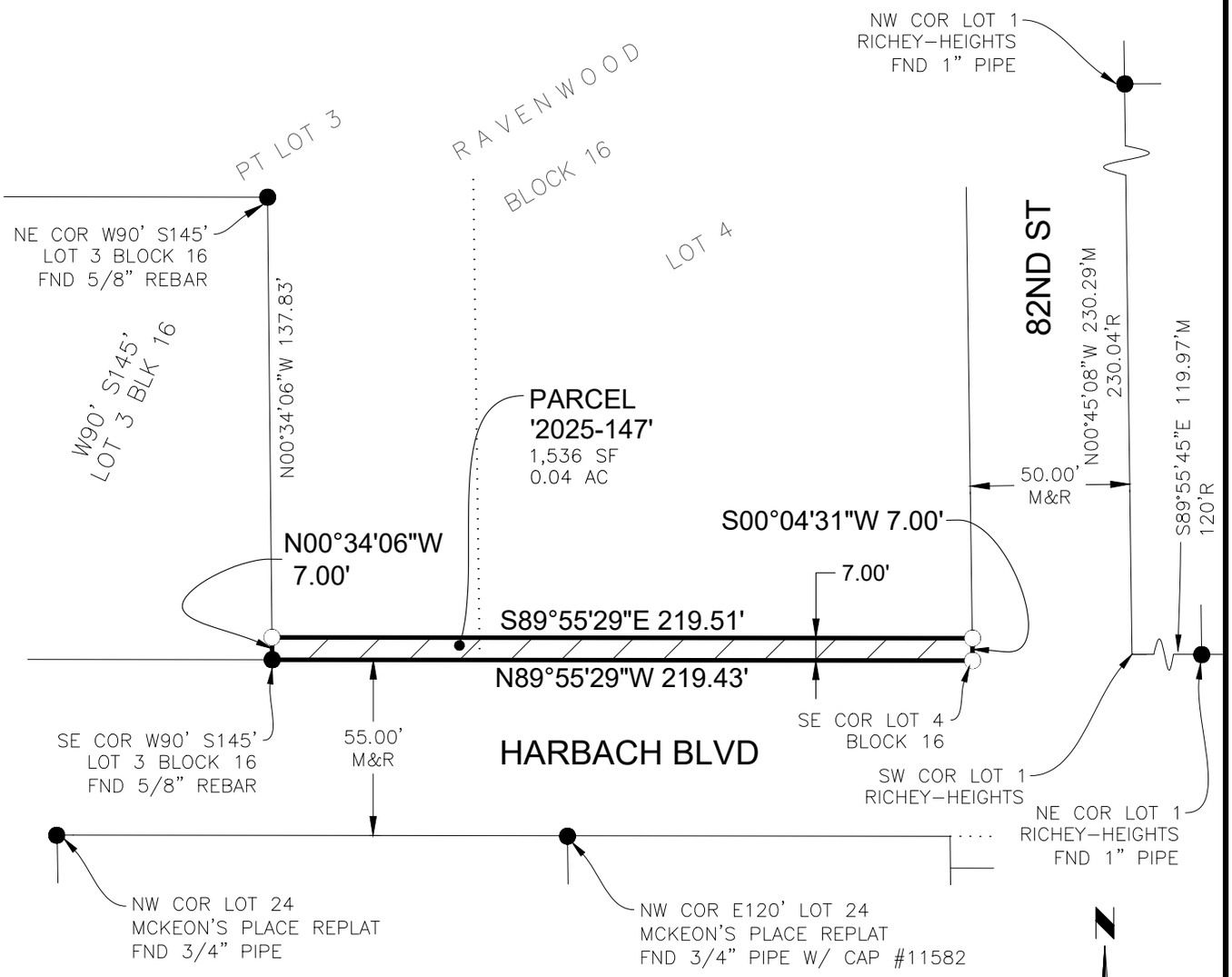
CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: (515) 369-4400

ACQUISITION PLAT

PARCEL '2025-147' DESCRIPTION

THE SOUTH 7.00 FEET OF LOTS 3 AND 4, BLOCK 16, EXCEPT THE WEST 90.00 FEET OF SAID LOT 3, ALL IN RAVENWOOD, AN OFFICIAL PLAT IN THE CITY OF CLIVE, POLK COUNTY, IOWA AND CONTAINING 0.04 ACRES (1,536 S.F.) PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



PART OF BLOCK 15 AND BLOCK 16 | REVISION:

PARCEL '2025-147' | SHEET 2 OF 2

2509.746

CIVIL DESIGN ADVANTAGE

4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: (515) 369-4400

EXHIBIT B

FORM OF QUIT CLAIM DEED

Preparer: Lisa Wieland, 700 Walnut, Suite 1300, Des Moines, IA 50309, Tel: 515-283-3195
Return To: City of Clive, 1900 NW 114th Street, Clive, IA 50325
Taxpayer: City of Clive, 1900 NW 114th Street, Clive, IA 50325

QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, receipt of which is hereby acknowledged as received, Glacier Properties LC, an Iowa limited liability company, does hereby Quit Claim to City of Clive, Iowa, all our right, title, interest, estate, claim and demand in the following described real estate in Polk County, Iowa:

THE SOUTH 7.00 FEET OF BLOCK 15 EXCEPT THE EAST 50.00 FEET THEREOF AND THE NORTH 60.00 FEET OF THE SOUTH 67.00 FEET OF THE WEST 60.00 FEET OF LOT 3 OF SAID BLOCK 15, ALL IN RAVENWOOD AN OFFICIAL PLAT IN THE CITY OF CLIVE, POLK COUNTY, IOWA, AND CONTAINING 0.13 ACRES (5,562 S.F.)

AND

THE SOUTH 7.00 FEET OF LOTS 3 AND 4 BLOCK 16, EXCEPT THE WEST 90.00 FEET OF SAID LOT 3, ALL IN RAVENWOOD, AN OFFICIAL PLAT IN THE CITY OF CLIVE, POLK COUNTY, IOWA AND CONTIANING 0.04 ACRES (1,536 S.F.)

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

This deed is exempt according to Iowa Code 428A.2(6).

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.
Dated: _____.

_____
_____, Grantor

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____ as _____ of _____.

_____
Signature of Notary Public

Memo

TO: Mayor and Council members
FROM: Jonathan Cygan, Civil Engineer
DATE: July 23, 2026
RE: Resolution Approving Real Estate Purchase Agreement - 8347 to 8355 Harbach Boulevard

SYNOPSIS:
As part of the Harbach Blvd Phase 2 Reconstruction Project some of the work will require acquisition of private property at locations. The City requires a 7' band at the Harbach frontage of 8347-8355 Harbach Blvd. Coordination has occurred between Glacier Properties and the City in order for this work to be completed. Glacier Properties voluntarily granted the acquisition to the City.

Included in the council packet is a signed copy of the purchase agreement showing the approximate extent of acquisition.

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 - Approving Real Estate Purchase Agreement
2. PSA-Townhomes

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE PARTIAL ACQUSITION OF PROPERTY LOCATED AT 8347-8355 HARBACH BLVD. CLIVE, IOWA IN CONECTION WITH THE HARBACH BLVD. PHASE 2 RECONSTRUCTION PROJECT

WHEREAS, the City of Clive has determined that it is in the best interest of the City to partial acquire the property located at 8347-8355 Harbach Blvd. in the City of Clive, Iowa (the "Property") in connection with the Harbach Blvd. Phase 2 Reconstruction Project; and,

WHEREAS, the City has extended a Purchase Agreement (the "Offer") to, Craig Ellingson, an agent of Glacier Properties L.C. (the "Owner") serving as president, which the Owner has accepted.

NOW, THEREFORE, be it resolved by the City Council of the City of Clive, Iowa:

That, the acquisition of the Property pursuant to the terms of the Purchase Agreement is hereby approved by the Clive City Council, and the Mayor and City Manager are authorized to execute, on behalf of the City of Clive, such documents as are necessary and appropriate to effectuate the purchase of the Property pursuant to the Offer, including, without limitation, any agreements, deeds, closing statements, certificates or similar documents, and the City Clerk is authorized to attest to their signatures.

PASSED AND APPROVED THIS _____ day of _____, 2026.

By: _____
John Edwards, Mayor

ATTEST:

By: _____
Matthew D. Graham, City Clerk

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (the "Agreement") is made and entered into as of _____, 2026, (the "Effective Date") by and between **Glacier Properties, LC** ("Seller") and **CITY OF CLIVE, IOWA** ("Buyer").

RECITALS:

A. Seller is the owner of certain real estate described on Exhibit "A" attached hereto together with any and all improvements thereon, and all rights, easements, and appurtenances thereto (collectively, the "Property"); and

B. Buyer desires to buy and Seller desires to sell the Property, on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the promises and the mutual covenants of the parties hereinafter expressed, it is hereby agreed as follows:

1. PURCHASE AND SALE. In accordance with and subject to the terms and conditions of this Agreement, on the Closing Date (as hereinafter defined), Seller agrees to sell to Buyer and Buyer agrees to purchase from Seller, the Property for $1.00. In consideration of the mutual benefits of the premises and the Project to be constructed, Seller hereby donates the Property at no cost to the City.

2. REAL ESTATE TAXES. Seller shall pay all real estate taxes that are due and payable as of the Closing Date and constitute a lien against the Property, including any unpaid real estate taxes for any prior years. Buyer shall pay all subsequent real estate taxes.

Unless otherwise provided in this Agreement, at closing Seller shall pay Buyer, or Buyer shall be given a credit for, taxes from the first day of July prior to possession to the date of possession based upon the last known actual net real estate taxes payable according to public records. However, if such taxes are based upon a partial assessment of the present property improvements or a changed tax classification as of the date of possession, such proration shall be based on the current levy rate, assessed value, legislative tax rollbacks and real estate tax exemptions that will actually be applicable as shown by the assessor's records on the date of possession.

3. SPECIAL ASSESSMENTS. Seller shall pay (i) all installments of special assessments that are a lien on the Property as of the Closing Date and (ii) all charges for solid waste removal, sewage and maintenance that are attributable to Seller's possession, including those for which assessments arise after Closing, shall be paid by Seller. Any preliminary or deficiency assessment that cannot be discharged by payment shall be paid by Seller through an escrow account with sufficient funds to pay such liens when payable, with any unused funds returned to Seller. Buyer shall pay all other special assessments.

4. CONDITION TO CLOSING. Seller's obligation to sell the Property is conditioned upon the City Council of the City of Clive approving the sale of the Property on the terms and

conditions set forth in this Agreement.

5. RISK OF LOSS AND INSURANCE. Intentionally omitted.

6. POSSESSION AND CLOSING. The closing of the purchase of the Property (the "Closing") shall take place on a date mutually agreeable to the parties. If Buyer timely performs all its obligations, possession of the Property shall be delivered to Buyer after closing. Closing shall occur after the approval of title by Buyer and vacation of the Property by Seller, but prior to possession by Buyer. Seller agrees to permit Buyer to inspect the Property within seventy-two (72) hours prior to closing to assure that the Property is in the condition required by this Agreement. This transaction shall be considered closed upon the filing of the title transfer documents and receipt of all funds due at closing from Buyer under this Agreement.

7. ABSTRACT AND TITLE. The parties hereby acknowledge and agree no title review shall be conducted as part of this transaction. Seller shall not be required to provide the abstract for the Property to Buyer and shall not be required to take any corrective action to remove any encumbrances on title to the Property. Seller is not providing any warranties of title to the Property, and Buyer will be accepting title of the Property at closing "as-is."

8. CONDITION OF PROPERTY. The Property as of the date of this Agreement, including buildings, grounds, and all improvements, will be preserved by the Seller in its present condition until possession, ordinary wear and tear excepted. Seller make no warranties, expressed or implied, as to the condition of the property. Subject to the express terms of this agreement, Buyer acknowledges that Buyer will be acquiring the Property based upon Buyer's own investigation and inspection thereof. Seller and Buyer agree that, except as otherwise set forth in this agreement, the Property shall be sold and Buyer shall accept title and possession of the Property at closing "AS IS, WHERE IS, WITH ALL FAULTS" and, other than paying existing liens and taxes applicable to Seller's occupancy including any mortgages, with no right of set off or reduction in the Purchase Price, and that except as otherwise set forth in this agreement, such sale shall be without representation or warranty of any kind, express or implied, oral or written, and Seller does hereby disclaim and renounce any such representation or warranty.

9. ENVIRONMENTAL MATTERS. To Seller's current, actual knowledge, there are no abandoned wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks located on the Property, nor is Seller aware of the Property containing levels of radon gas, asbestos, or urea-formaldehyde foam insulation which require remediation under current governmental standards. Additionally, to Seller's current, actual knowledge, Seller has done nothing to contaminate the Property with hazardous wastes or substances; provided, however, Buyer acknowledges that Seller's historic use of the Property has been for commercial agricultural purposes, and that Seller, or Seller's agents, have used products and substances on the Property that are typically and customarily used in commercial agricultural operations. Seller is unaware of any local, state, or federal judicial or administrative action, investigation or order, as the case may be, regarding wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks on the Property. Seller shall also provide Buyer with a properly executed Groundwater Hazard Statement showing no wells, private burial sites, solid waste disposal sites, private sewage disposal system, hazardous waste and underground storage tanks on

the Property unless disclosed in this Agreement.

8. DEED. Upon payment of the purchase price, Seller shall convey the Property to Buyer via quitclaim deed, in the form attached hereto as Exhibit "B".

9. USE OF PURCHASE PRICE. At time of settlement, funds of the purchase price may be used to pay taxes and other liens and to acquire outstanding interests, if any, of others.

10. REMEDIES OF THE PARTIES.

A. If Buyer fails to timely perform this Agreement, Seller may forfeit this Agreement as provided in Iowa Code Chapter 656, and all payments made shall be forfeited.

B. If Seller fails to timely perform this Agreement, Buyer has the right to have all payments made returned to it.

C. Buyer and Seller are also entitled to utilize any and all other remedies or actions at law or in equity available to them, and the prevailing parties shall be entitled to obtain judgment for costs and attorney fees.

11. NOTICE. Any notice under this Agreement shall be in writing and be deemed served when it is delivered by personal delivery or mailed by certified mail, addressed to the parties at the addresses given below.

12. GENERAL PROVISIONS. In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement shall survive the closing. This Agreement contains the entire agreement of the parties and shall not be amended except by a written instrument duly signed by Seller and Buyer. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. 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.

13. NO REAL ESTATE AGENT OR BROKER. Neither party has used the service of a real estate agent or broker in connection with this transaction.

14. CERTIFICATION. Buyer and Seller each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing

certification.

15. INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM. Seller represents and warrants to Buyer that to Seller's current, actual knowledge, the Property is not served by a private sewage disposal system, and there are no known private sewage disposal systems on the property.

17. SETTLEMENT COSTS. Buyer party shall solely be responsible payment of all settlement costs associated with this transaction. Payment of such settlement costs shall be due at the time of Closing. Buyer shall pay the transfer tax assessed by the applicable county, and the recording fee of the deed.

18. ACCEPTANCE. When accepted, this Offer shall become a binding contract (as used herein, the "Agreement").

19. RECORDING. Neither this offer, nor a memorandum thereof, may be recorded against the Property without Seller's prior written consent, which consent may be granted or withheld in Seller's sole and absolute discretion.

(Signature page follows)

Accepted _____, 2026

BUYER:

CITY OF CLIVE, IOWA

By: _____
Name: John Edwards, Mayor

Address: Attn: Matthew Graham, City Clerk
1900 NW 114th St
Clive, Iowa 50325

Dated 7-1-, 2026

SELLER:

GLACIER PROPERTIES LC

By: Craig S. Ellingson
Name:

Address: 1925 N.W. 86th Street
Clive, IA 50325

EXHIBIT A

LEGAL DESCRIPTION

THE SOUTH 7.00 FEET OF THE EAST 50.00 FEET OF THE SOUTH 145.00 FEET OF LOT 4, BLOCK 15 AND THE SOUTH 7.00 FEET OF THE WEST 90.00 FEET OF THE SOUTH 145.00 FEET OF LOT 3, BLOCK 16, ALL IN RAVENWOOD, AN OFFICIAL PLAT IN THE CITY OF CLIVE, POLK COUNTY, IOWA, AND CONTAINING 0.02 ACRES (982 S.F.).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

INDEX LEGEND

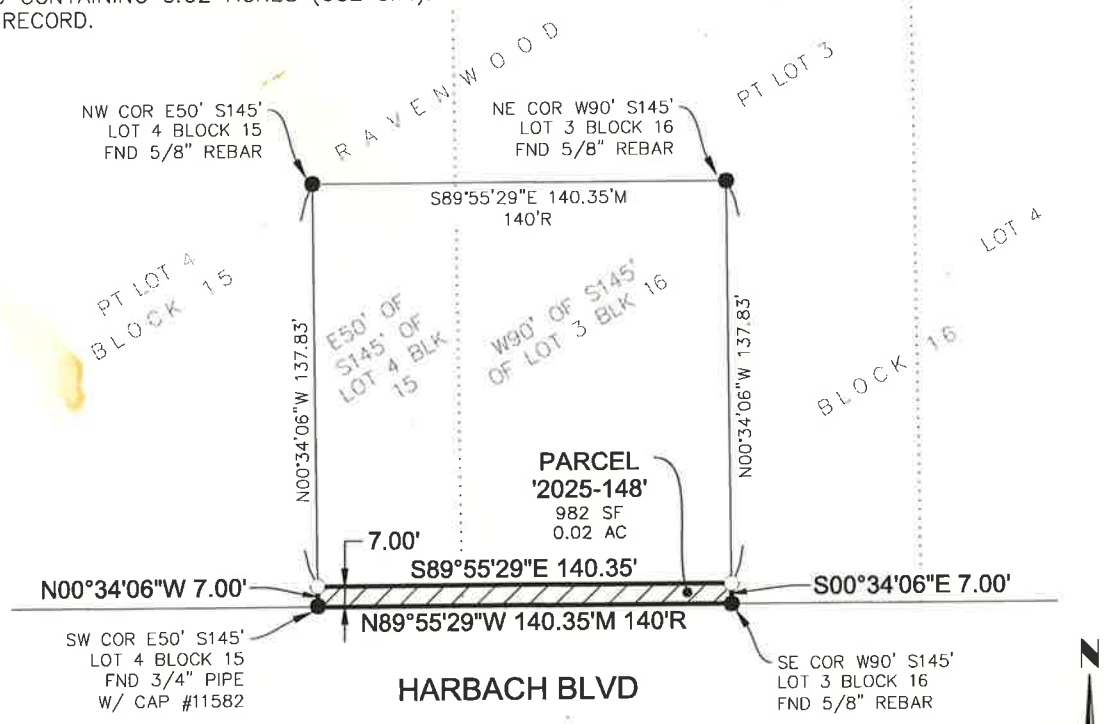
LOCATION:	PT OF LOT 4, BLOCK 15 & LOT 3, BLOCK 16 RAVENWOOD
REQUESTOR:	CITY OF CLIVE
PROPRIETOR:	GLACIER PROPERTIES LC 1925 86TH ST, DES MOINES IA 50325
SURVEYOR:	JOSHUA E. MACKIE
SURVEYOR COMPANY:	CIVIL DESIGN ADVANTAGE
PREPARED BY & RETURN TO:	CIVIL DESIGN ADVANTAGE 4121 NW URBANDALE DRIVE URBANDALE, IOWA 50322 PH: 515-369-4400

ACQUISITION PLAT

DATE OF SURVEY
OCTOBER 2025

PARCEL '2025-148' DESCRIPTION

THE SOUTH 7.00 FEET OF THE EAST 50.00 FEET OF THE SOUTH 145.00 FEET OF LOT 4, BLOCK 15 AND THE SOUTH 7.00 FEET OF THE WEST 90.00 FEET OF THE SOUTH 145.00 FEET OF LOT 3, BLOCK 16, ALL IN RAVENWOOD AN OFFICIAL PLAT IN THE CITY OF CLIVE, POLK COUNTY, IOWA AND CONTAINING 0.02 ACRES (982 S.F.). PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



AREA BREAKDOWN

ORIGINAL PARCEL:	0.46 AC (20,325 S.F.)
PARCEL '2025-148':	0.02 AC (982 S.F.)
REMAINDER:	0.44 AC (19,343 S.F.)

LEGEND

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, CAP #29363 (UNLESS OTHERWISE NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
ARC LENGTH	AL	
CENTERLINE		
SECTION LINE		
EASEMENT LINE		

LICENSED PROFESSIONAL LAND SURVEYOR
JOSHUA E. MACKIE
29363
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

JOSHUA E. MACKIE, P.L.S. — 11/5/25 DATE

LICENSE NUMBER 29363
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET

PT OF LOT 4 BLOCK 15 AND LOT 3 BLOCK 16 - RAVENWOOD — REVISION:
PARCEL '2025-148'

2509.746

CIVIL DESIGN ADVANTAGE
4121 NW URBANDALE DRIVE
URBANDALE, IA 50322
PH: (515) 369-4400

EXHIBIT B

FORM OF QUIT CLAIM DEED

Preparer: Lisa Wieland, 700 Walnut, Suite 1300, Des Moines, IA 50309, Tel: 515-283-3195
Return To: City of Clive, 1900 NW 114th Street, Clive, IA 50325
Taxpayer: City of Clive, 1900 NW 114th Street, Clive, IA 50325

QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, receipt of which is hereby acknowledged as received, Glacier Properties LC, an Iowa limited liability company, does hereby Quit Claim to City of Clive, Iowa, all our right, title, interest, estate, claim and demand in the following described real estate in Polk County, Iowa:

THE SOUTH 7.00 FEET OF THE EAST 50.00 FEET OF THE SOUTH 145.00 FEET OF LOT 4, BLOCK 15 AND THE SOUTH 7.00 FEET OF THE WEST 90.00 FEET OF THE SOUTH 145.00 FEET OF LOT 3, BLOCK 16, ALL IN RAVENWOOD, AN OFFICIAL PLAT IN THE CITY OF CLIVE, POLK COUNTY, IOWA, AND CONTAINING 0.02 ACRES (982 S.F.).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

This deed is exempt according to Iowa Code 428A.2(6).

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.
Dated: _____.

_____
_____, Grantor

STATE OF _____, COUNTY OF _____

This record was acknowledged before me on _____, by _____ as _____ of _____.

_____
Signature of Notary Public

Memo

TO: Mayor and Council members
FROM: Ryan Mayer, Construction Services Administrator
DATE: July 23, 2026
RE: Resolution Accepting First Amendment to Overland Flowage and Private Storm Sewer Easement - 18080 Alpine Drive

SYNOPSIS:
The owner of 18080 Alpine Dr has requested an amendment to an existing overland flowage and private storm sewer easement for the installation of a fence within the easement area. The proposed project has been reviewed by City staff who have determined that the installation will not affect the City's ability to maintain the infrastructure within the easement.

Staff recommends approval of the attached Resolution Accepting First Amendment to Overland Flowage And Private Storm Sewer Easement.

Attachments:
1. First Amendment signed - 18080 Alpine Dr
2. 18080 Alpine Dr- Resolution

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 OVERLAND FLOWAGE AND PRIVATE STORM SEWER EASEMENT

This First Amendment to Overland Flowage and Privat Storm Sewer Easement (hereinafter called "Amendment") is entered into by and between Jessica Hilbert (hereinafter called "Property Owner") and the CITY OF CLIVE, IOWA, a municipal corporation (hereinafter called "City").

WHEREAS, Property Owner owns that property known as 18080 Alpine Dr and legally described as Lot 20 of Shadow Creek Plat 9, 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 Overland Flowage and Private Storm Sewer Easement was previously entered on November 19, 2021 and recorded in Book 2021 Page 34032 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 and use and enjoyment of the land within the Easement.

(b) Project is installed and maintained so that it does not impede the flow of surface water within the Easement.

(c) 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 8th day of July, 2026.

By: _____
Jessica Hilbert

STATE OF IOWA)
) SS:
COUNTY OF Polk)

Subscribed and sworn to before me by Jessica Hilbert on this 8 day of July 2026.

_____
Notary Public in and for the State of Iowa

My commission expires: 4/5/2028

NOTARIAL SEAL IOWA
MATTHEW GRAHAM
Commission Number 762439
My Commission Expires
April 5, 2028

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 _____, 20__, 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 OVERLAND FLOWAGE AND PRIVATE STORM SEWER EASEMENT FOR
SHADOW CREEK PLAT 9, LOT 20 – 18080 ALPINE DR

WHEREAS, the owner of Shadow Creek Plat 9, Lot 20 in the City of Clive, Iowa (the "Property") has submitted to the City of Clive a First Amendment to Overland Flowage and Private Storm 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 Overland Flowage and Private Storm Sewer Easement.

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

That the First Amendment to Overland Flowage and Private Storm Sewer Easement (hereinafter called "Amendment") regarding Shadow Creek Plat 9, Lot 20, 18080 Alpine Dr. 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 23rd day of July, 2026.

By: _____
John Edwards, Mayor

ATTEST:

_____
Matthew D. Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Ryan Mayer, Construction Services Administrator
DATE: July 23, 2026
RE: Resolution Accepting First Amendment to Overland Flowage and Private Storm Sewer Easement - 18234 Tanglewood Drive

SYNOPSIS:
The owner of 18234 Tanglewood Dr. has requested an amendment to an existing overland flowage and private storm sewer easement for the installation of a fence within the easement area. The proposed project has been reviewed by City staff, who have determined that the installation will not affect the City's ability to maintain the infrastructure within the easement.

Staff recommends approval of the attached Resolution Accepting First Amendment to Overland Flowage and Private Storm Sewer Easement.

Attachments:
1. First Amendment signed - 18234 Tanglewood Dr
2. Resolution- 18234 Tanglewood Dr

Return to: City Clerk, City of Clive, 1900 NW 114th Street, Clive, IA 50325
Prepared by: Amanda Grutzmacher, City of Clive, 1900 NW 114th Street, Clive, IA 50325; 515-223-6221

FIRST AMENDMENT TO OVERLAND FLOWAGE AND PRIVATE STORM SEWER EASEMENT

This First Amendment to Overland Flowage and Private Storm Sewer Easement (hereinafter called "Amendment") is entered into by and between Zach and Alexandria Jones (hereinafter called "Property Owner") and the CITY OF CLIVE, IOWA, a municipal corporation (hereinafter called "City").

WHEREAS, Property Owner owns that property known as 18234 Tanglewood Drive and legally described as Lot 63 Shadow Creek Plat 6, 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 Overland Flowage and Private Storm Sewer Easement was previously entered on September 21, 2021, and recorded in Book 2021 Page 28705 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 and use and enjoyment of the land within the Easement.

(b) Project is installed and maintained so that it does not impede the flow of surface water within the Easement.

(c) 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 8TH day of JULY, 2026

By: _____
Zach Jones

By: Alexandria Jones
Alexandria Jones

STATE OF IOWA)
) SS:
COUNTY OF Dallas)

Subscribed and sworn to before me by Zach Jones on this 8th day of July 2026.

_____
Notary Public in and for the State of Iowa

My commission expires: 4-29-28

ETHAN FREEMAN
Commission Number 839083
My Commission Expires
April 29, 2028

STATE OF IOWA)
) SS:
COUNTY OF Dallas)

Subscribed and sworn to before me by Alexandria Jones on this 8th day of July 2026.

_____
Notary Public in and for the State of Iowa

My commission expires: 4-29-28

ETHAN FREEMAN
Commission Number 839083
My Commission Expires
April 29, 2028

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 OVERLAND FLOWAGE AND PRIVATE STORM SEWER EASEMENT – LOT 63, SHADOW CREEK PLAT 6, 18234 TANGLEWOOD DR

WHEREAS, the owner of Shadow Creek Plat 6, Lot 63 in the City of Clive, Iowa (the "Property") has submitted to the City of Clive a First Amendment to Overland Flowage and Private Storm 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 Overland Flowage and Private Storm Sewer Easement

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

That the First Amendment To Overland Flowage and Private Storm Sewer Easement (hereinafter called "Amendment") regarding Shadow Creek Plat 6, Lot 63 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 23rd day of July, 2026.

By: _____
John Edwards, Mayor

ATTEST:

_____
Matthew D. Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Ryan Mayer, Construction Services Administrator
DATE: July 23, 2026
RE: Resolution Accepting First Amendment to Overland Flowage Easement - 3809 Westgate Parkway

SYNOPSIS:
The owner of 3809 Westgate Pkwy has requested an amendment to an existing overland flowage easement for the installation of a fence within the easement area. The proposed project has been reviewed by City staff who have determined that the installation will not affect the City's ability to maintain the infrastructure within the easement.

Staff recommends approval of the attached Resolution Accepting First Amendment to Overland Flowage Easement.

Attachments:
1. First Amendment signed - 3809 Westgate Pkwy
2. Resolution- 3809 Westgate Parkway

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 OVERLAND FLOWAGE EASEMENT

This First Amendment to Overland Flowage Easement (hereinafter called "Amendment") is entered into by and between Heath Deyoung and Shaylyn Deyoung (hereinafter called "Property Owners") and the CITY OF CLIVE, IOWA, a municipal corporation (hereinafter called "City").

WHEREAS, Property Owner owns that property known as 3809 Westgate Pkwy and legally described as Lot 34 of Shadow Creek Plat 6, 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 Overland Flowage Easement was previously entered on September 29, 2021 and recorded in Book 2021 Page 28703 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 and use and enjoyment of the land within the Easement.

(b) Project is installed and maintained so that it does not impede the flow of surface water within the Easement.

(c) 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 13th day of July, 2026.

By: _____
Heath Deyoung

By: _____
Shaylyn Deyoung

STATE OF IOWA)
) SS:
COUNTY OF Polk)

Subscribed and sworn to before me by Heath Deyoung on this 13 day of July 2026.

_____
Notary Public in and for the State of Iowa

My commission expires: 02-10-27

NOTARIAL SEAL IOWA
DAMIR PARAVLIC
Commission No.830099
My Commission Expires
02-10-27

STATE OF IOWA)
) SS:
COUNTY OF Polk)

Subscribed and sworn to before me by Shaylyn Deyoung on this 13 day of July 2026.

_____
Notary Public in and for the State of Iowa

My commission expires: 02-10-27

NOTARIAL SEAL IOWA
DAMIR PARAVLIC
Commission No.830099
My Commission Expires
02-10-27

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 _____, 20__, 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 OVERLAND FLOWAGE EASEMENT – LOT 34,
SHADOW CREEK PLAT 6, 3809 WESTGATE PARKWAY

WHEREAS, the owner of Shadow Creek Plat 6, Lot 34 in the City of Clive, Iowa (the "Property") has submitted to the City of Clive a First Amendment to Overland 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 Overland Flowage Easement

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

That the First Amendment Overland Flowage Easement (hereinafter called "Amendment") regarding Shadow Creek Plat 6, Lot 34 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 23rd day of July, 2026.

By: _____
John Edwards, Mayor

ATTEST:

_____
Matthew D. Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Ryan Mayer, Construction Services Administrator
DATE: July 23, 2026
RE: Resolution Accepting First Amendment to Sanitary Sewer Easement - 3681 NW 177th Court

SYNOPSIS:
The owner of 3681 NW 177th Ct. has requested an amendment to an existing sanitary sewer easement for the installation of a fence within the easement area. The proposed project has been reviewed by City staff who have determined that the installation will not affect the City's ability to maintain the infrastructure within the easement.

Staff recommends approval of the attached Resolution Accepting First Amendment to Sanitary Sewer Easement.

Attachments:
1. First Amendment signed - 3681 NW 177th Ct
2. 3681 NW 177th Ct- Resolution

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 Brian Cullenward and Jennifer Cullenward (hereinafter called "Property Owners") and the CITY OF CLIVE, IOWA, a municipal corporation (hereinafter called "City").

WHEREAS, Property Owner owns that property known as 3681 NW 177th Ct and legally described as Lot 72 of Shadow Creek 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 November 14, 2018 and recorded in Book 2018 Page 21438 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 and use and enjoyment of the land within the Easement.

(b) Project is installed and maintained so that it does not impede the flow of surface water within the Easement.

(c) 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 13th day of July, 2026.

By: _____
Brian Cullenward

By: _____
Jennifer Cullenward

STATE OF IOWA)
) SS:
COUNTY OF Dallas)

Subscribed and sworn to before me by Brian Cullenward on this 13 day of July 2026.

_____
Notary Public in and for the State of Iowa

My commission expires: 12/19/28

ANGELA BROWN
Notarial Seal - Iowa
Commission Number 781838
My Commission Expires Dec 19, 2028

STATE OF IOWA)
) SS:
COUNTY OF Dallas)

Subscribed and sworn to before me by Jennifer Cullenward on this 13th day of July 2026.

_____
Notary Public in and for the State of Iowa

My commission expires: 6/3/28

Stephanie Jean Marquardt
Commission Number 839870
My Commission Expires
June 3, 2028

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 _____, 20__, 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
SHADOW CREEK PLAT 4, LOT 72 – 3681 NW 177TH CT

WHEREAS, the owner of Shadow Creek Plat 4, Lot 72 in the City of Clive, Iowa (the "Property") has submitted to the City of Clive a First Amendment to 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 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 Shadow Creek Plat 4, Lot 72, 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 23rd day of July, 2026.

By: _____
John Edwards, Mayor

ATTEST:

_____
Matthew D. Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Ryan Mayer, Construction Services Administrator
DATE: July 23, 2026
RE: Resolution Accepting First Amendment to Surface Water Flowage Easement - 12995 Hickory Court

SYNOPSIS:
The owner of 12995 Hickory Ct. has requested an amendment to an existing surface water flowage easement for the installation of a fence within the easement area. The proposed project has been reviewed by City staff who have determined that the installation will not affect the City's ability to maintain the infrastructure within the easement.

Staff recommends approval of the attached Resolution Accepting First Amendment to Surface Water Flowage Easement.

Attachments:
1. First Amendment signed - 12995 Hickory Ct
2. 12995 Hickory Ct - Resolution

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 Nicolas Stumbo and Mary Stumbo (hereinafter called "Property Owners") and the CITY OF CLIVE, IOWA, a municipal corporation (hereinafter called "City").

WHEREAS, Property Owner owns that property known as 12995 Hickory Ct and legally described as Lot 43 of Huntington Ridge Plat 3, an Official Plat, now included in and forming a part of the City of Clive, Polk County, Iowa (hereinafter called "Property"); and

WHEREAS, a Declaration of Surface Water Flowage Easement was previously entered on July 7,1993 and recorded in Book 6815 Page 571 of the Polk 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 and use and enjoyment of the land within the Easement.

(b) Project is installed and maintained so that it does not impede the flow of surface water within the Easement.

(c) 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 15th day of July, 2026.

By: _____
Nicolas Stumbo

By: _____
Mary Stumbo

STATE OF IOWA)
) SS:
COUNTY OF Polk)

Subscribed and sworn to before me by Nicolas Stumbo on this 15th day of July 2026.

_____
Notary Public in and for the State of Iowa

My commission expires: 6/3/28

Stephanie Jean Marquardt
Commission Number 839870
My Commission Expires
June 3, 2028

STATE OF IOWA)
) SS:
COUNTY OF Polk)

Subscribed and sworn to before me by May Stumbo on this 15th day of July 2026.

_____
Notary Public in and for the State of Iowa

My commission expires: 6/3/28

Stephanie Jean Marquardt
Commission Number 839870
My Commission Expires
June 3, 2028

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 _____, 20__, 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 SURFACE WATER FLOWAGE EASEMENT FOR
HUNTINGTON RIDGE, PLAT 3, 12995 HICKORY CT

WHEREAS, the owner of Huntington Ridge Plat 3, Lot 43 in the City of Clive, Iowa (the "Property") has submitted to the City of Clive a First Amendment to 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 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 Huntington Ridge Plat 3, Lot 43, 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 Polk County Recorder.

PASSED AND APPROVED this 23rd day of July, 2026.

By: _____
John Edwards, Mayor

ATTEST:

_____
Matthew D. Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Ryan Mayer, Construction Services Administrator
DATE: July 23, 2026
RE: Resolution Accepting First Amendment to SWFE/Overland Flowage And Storm Sewer Easement- 2502 NW 162nd Street

SYNOPSIS:
The owner of 2502 NW 162nd Str. has requested an amendment to an existing SWFE/overland flowage and storm sewer easement for the installation of a fence within the easement area. The proposed project has been reviewed by City staff who have determined that the installation will not affect the City's ability to maintain the infrastructure within the easement.

Staff recommends approval of the attached Resolution Accepting First Amendment to SWFE/Overland Flowage and Storm Sewer Easement.

Attachments:
1. First Amendment signed - 2502 NW 162nd Str
2. 2502 NW 162nd Str - Resolution

Return to: City Clerk, City of Clive, 1900 NW 114th Street, Clive, IA 50325
Prepared by: Grant Nixon, City of Clive, 1900 NW 114th Street, Clive, IA 50325; 515-223-6221

FIRST AMENDMENT TO SWFE/OVERLAND FLOWAGE AND STORM SEWER EASEMENT

This First Amendment to SWFE/Overland Flowage and Storm Sewer Easement (hereinafter called "Amendment") is entered into by and between David Hoth and Anthea Hoth (hereinafter called "Property Owners") and the CITY OF CLIVE, IOWA, a municipal corporation (hereinafter called "City").

WHEREAS, Property Owner owns that property known as 2502 NW 162nd St and legally described as Lot 22 of Country Club Glen 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 SWFE/Overland Flowage Easement was previously entered on September 8th, 1998 and recorded in Book 1998 Page 9703 of the Dallas County Recorder (hereinafter called "Easement"), which prohibited the erection of any structure within the easement area; and

WHEREAS, a Declaration of Storm Sewer Easement was previously entered on September 8th, 1998 and recorded in Book 1998 Page 9693 of the Dallas County Recorder (hereinafter called "Easement"), which prohibited the erection of any structure within the easement area; and

WHEREAS, a Declaration of Storm Sewer Easement was previously entered on June 30th, 1998 and recorded in Book 1998 Page 6904 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 and use and enjoyment of the land within the Easement.

(b) Project is installed and maintained so that it does not impede the flow of surface water within the Easement.

(c) 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. MAINTENANCE AND LIABILITY. The property Owners acknowledge and agree that in the event that the City exercises its rights under the Easement, including the rights to construct, reconstruct, repair, replace, enlarge, inspect and maintain the area(s), The City's duty of restoration for the Easement Area shall be limited to grading and replacing grass. In no event shall the City be responsible for any reconstruction, replacement, repair or maintenance of the fence or any improvements or structure located within the Easement Area.

3. 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.

4. 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.

5. 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 14th day of July, 2026.

By: _____
David Hoth

By: _____
Anthea Hoth

STATE OF IOWA)
) SS:
COUNTY OF Dallas)

Subscribed and sworn to before me by David Hoth on this 14th day of July 2026.

_____
Stephanie Jean Marquardt
Notary Public in and for the State of Iowa

My commission expires: 6/3/28

Stephanie Jean Marquardt
Commission Number 839870
My Commission Expires
June 3, 2028

STATE OF IOWA)
) SS:
COUNTY OF Dallas)

Subscribed and sworn to before me by Anthea Hoth on this 14 day of July 2026.

_____
M. Alarcon
Notary Public in and for the State of Iowa

My commission expires: 6/1/2029

MARITZA ALARCON
Commission Number 848459
My Commission Expires
6/1/2029

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 _____, 20__, 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 SWFE/OVERLAND FLOWAGE AND STORM SEWER EASEMENT FOR
COUNTRY CLUB GLEN PLAT 3, LOT 22 – 2502 NW 162ND STREET

WHEREAS, the owner of Country Club Glen Plat 3, Lot 22 in the City of Clive, Iowa (the "Property") has submitted to the City of Clive a First Amendment to SWFE/Overland Flowage and Storm 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 SWFE/Overland Flowage and Storm Sewer Easement.

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

That the First Amendment to SWFE/Overland Flowage and Storm Sewer Easement (hereinafter called "Amendment") regarding Country Club Glen Plat 3, Lot 22, 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 23rd day of July, 2026.

By: _____
John Edwards, Mayor

ATTEST:

_____
Matthew D. Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Ryan Mayer, Construction Services Administrator
DATE: July 23, 2026
RE: Resolution Accepting First Amendment to SWFE/Overland Flowage and Water Main Easement - 3821 Westgate Parkway

SYNOPSIS:
The owner of 3821 Westgate Parkway has requested an amendment to an existing SWFE/Overland Flowage and Water Main Easement for the installation of a fence within the easement area. The proposed project has been reviewed by City staff who have determined that the installation will not affect the City's ability to maintain the infrastructure within the easement.

Staff recommends approval of the attached Resolution Accepting First Amendment to SWFE/Overland Flowage and Water Main Easement.

Attachments:
1. First Amendment signed - 3821 Westgate Pkwy
2. 3821 Westgate Pkwy- Resolution

Return to: City Clerk, City of Clive, 1900 NW 114th Street, Clive, IA 50325
Prepared by: Grant Nixon, City of Clive, 1900 NW 114th Street, Clive, IA 50325; 515-223-6221

FIRST AMENDMENT TO SWFE/OVERLAND FLOWAGE AND WATER MAIN EASEMENT

This First Amendment to SWFE/Overland Flowage and Water Main Easement (hereinafter called "Amendment") is entered into by and between Matt Roberts and Laura Roberts (hereinafter called "Property Owners") and the CITY OF CLIVE, IOWA, a municipal corporation (hereinafter called "City").

WHEREAS, Property Owner owns that property known as 3821 Westgate Pkwy and legally described as Lot 33 of Shadow Creek Plat 6, 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 SWFE/Overland Flowage Easement was previously entered on September 28th, 2021 and recorded in Book 2021 Page 28703 of the Dallas County Recorder (hereinafter called "Easement"), which prohibited the erection of any structure within the easement area; and

WHEREAS, a Declaration of Water Main Easement was previously entered on September 28th, 2021 and recorded in Book 2021 Page 28712 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 and use and enjoyment of the land within the Easement.

(b) Project is installed and maintained so that it does not impede the flow of surface water within the Easement.

(c) 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. MAINTENANCE AND LIABILITY. The property Owners acknowledge and agree that in the event that the City exercises its rights under the Easement, including the rights to construct, reconstruct, repair, replace, enlarge, inspect and maintain the area(s), The City's duty of restoration for the Easement Area shall be limited to grading and replacing grass. In no event shall the City be responsible for any reconstruction, replacement, repair or maintenance of the fence or any improvements or structure located within the Easement Area.

3. 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.

4. 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.

5. 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 15th day of July, 2026.

By: _____
Matt Roberts

By: _____
Laura Roberts

STATE OF IOWA)
) SS:
COUNTY OF Polk)

Subscribed and sworn to before me by Matt Roberts on this 15 day of July 2026.

_____
Notary Public in and for the State of Iowa

My commission expires: Aug 9, 2028

DEBORAH A. LONGSETH
Commission Number 748323
My Commission Expires
August 9, 2028

STATE OF IOWA)
) SS:
COUNTY OF Polk)

Subscribed and sworn to before me by Laura Roberts on this 15 day of July 2026.

_____
Notary Public in and for the State of Iowa

My commission expires: Aug 9, 2028

DEBORAH A. LONGSETH
Commission Number 748323
My Commission Expires
August 9, 2028

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 _____, 20__, 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 SWFE/OVERLAND FLOWAGE AND WATER MAIN EASEMENT FOR
SHADOW CREEK PLAT 6, LOT 33 – 3821 WESTGATE PARKWAY

WHEREAS, the owner of Shadow Creek Plat 6, Lot 33 in the City of Clive, Iowa (the "Property") has submitted to the City of Clive a First Amendment to SWFE/Overland Flowage and Water Main 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 SWFE/Overland Flowage and Water Main Easement.

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

That the First Amendment to SWFE/Overland Flowage and Water Main Easement (hereinafter called "Amendment") regarding Shadow Creek Plat 6, Lot 33, 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 23rd day of July, 2026.

By: _____
John Edwards, Mayor

ATTEST:

_____
Matthew D. Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Ryan Mayer, Construction Services Administrator
DATE: July 23, 2026
RE: Resolution Approving Satisfaction of Agreement to Complete - 16733 Wilden Drive

SYNOPSIS:
The contractor has satisfied the site improvements for 16733 Wilden Drive. The temporary certificate of occupancy shall be converted to a permanent occupancy permit.

Staff recommends approval of the attached Resolution Approving Satisfaction of Agreement to Complete Site Improvements.

Attachments:
1. Resolution Approving Satisfaction of Agreement- Lot 11 Berkshire North Plat 10 - 16733 Wilden Dr

RESOLUTION NO. _____

RESOLUTION APPROVING SATISFACTION OF
AGREEMENT TO COMPLETE SITE IMPROVEMENTS
LOT 11 OF BERKSHIRE NORTH PLAT 10 – 16733 WILDEN DR

WHEREAS, Meadowbrook Builders ("Contractor") submitted a site plan for a project described as a single family home (the "Project"); and

WHEREAS, the City issued a Temporary Certificate of Occupancy for the Project, although the site improvements were not complete, based upon the execution by Contractor of an Agreement to Compete Site Improvements dated February 1, 2023; and

WHERAS, the site improvements for the Project are now completed.

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

That the satisfaction of the obligations of the Contractor under the Agreement to Complete Site Improvements for the Project is approved, and the City Clerk is hereby directed to return to the Contractor any bonds or checks securing the completion of the site improvements.

PASSED AND APPROVED THIS 23rd day of July, 2026.

By:_____
John Edwards, Mayor

ATTEST:

_____
Matthew Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Jonathan Cygan, Civil Engineer
DATE: July 23, 2026
RE: Resolution Setting the Public Hearing (8-27-2026, 6:00 PM) - 2026 Traffic Cabinet Replacement Project

SYNOPSIS:
Staff have completed plans and specifications for 2026 Traffic Cabinet Replacement Project. The plans outline replacing existing traffic cabinets with new cabinets at various locations throughout the city. Work is scheduled to take place once cabinets are received by the contractor. Due to uncertainties in the supply chain, the completion date will also be dependent on when cabinets are received.

The bid letting for the above referenced project will be held on August 18, 2026 with approval and award anticipated to follow at the August 27, 2026 council meeting. As a result, staff recommend setting the public hearing for the project for 6:00 pm on August 27, 2026. With that being said I'd be glad to take any further questions.

Attachments:
1. Resolution Setting Public Hearing

RESOLUTION NO. _____

RESOLUTION SETTING DATE OF PUBLIC HEARING TO CONSIDER PLANS, SPECIFICATIONS AND TAKING OF BIDS FOR THE 2026 TRAFFIC CABINET REPLACEMENT PROJECT

WHEREAS, the City Council of the City of Clive, Iowa (the "City") has determined that it is necessary and desirable to construct certain improvements in the City of Clive, Iowa, as described in the proposed plans and specifications and form of contract and estimate of cost are on file with the City Clerk; and

WHEREAS, it is necessary to fix a time and place of public hearing on the proposed plans, specifications, taking of bids and awarding of bid for the Project and to advertise for sealed bids for the Project;

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

1. The detailed plans and specifications, notice of hearing, notice to bidders, form of contract and estimate of cost referred to in the preamble hereof are hereby approved for the purpose of enabling the solicitation of bids.

2. That the amount of the bid security to accompany each bid shall be in an amount which shall conform to the provisions of the notice to bidders approved as part of said specifications.

3. The City Council hereby delegates to the City Clerk the duty of receiving, opening and announcing the results of all bids for the construction or performance of such Project, on the 18th day of August 2026, at 2:00 p.m., at the City Hall Council Chambers, Clive, Iowa. The 27th day of August 2026, at 6:00 p.m., at the Council Chambers, City Hall, is hereby fixed as the time and place of hearing on the proposed plans, specifications, taking of bids and awarding bid for the Project received by the City Clerk in connection therewith.

4. The City Clerk shall publish notice to bidders and notice of hearing, the same being in the form hereinabove approved and substantially as attached to this resolution, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than 4 days not more than 20 days before the date set for hearing and receiving such bids.

5. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED THIS _____ day of _____, 2026.

By: _____
John Edwards, Mayor

ATTEST:

By: _____
Matthew D. Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Amanda Grutzmacher, Senior Planner
DATE: July 23, 2026
RE: Resolution Setting Public Hearing (08/13/2026 - 6:00 p.m.) - Second Amendment to Zoning Change and Development Agreement Emerald Isle Townhomes

SYNOPSIS:
Emerald Isle Land, LLC is requesting to eliminate the requirement to install a fence in lieu of landscape buffer between the existing single-family home and the Emerald Isle Townhome development. Laura Rhiner, the neighboring property owner, has provided a letter in support of eliminating the fence requirement.

Staff recommends setting a public hearing for August 13, 2026 at 6:00 p.m. to consider a second amendment to the Zoning Change and Development Agreement for Emerald Isle Townhomes Plat 1 formally removing the buffer fence requirement.

Attachments:
1. Petition to Amend ZCDA
2. Laura Rhiner letter
3. Resolution setting PH

PETITION TO AMEND DEVELOPMENT AGREEMENT
WITHIN THE CITY OF CLIVE, IOWA

I (We), the undersigned, Emerald Isle Land, LLC own property legally described on the attached Exhibit A.

The undersigned states, in writing that as property owner(s), they are petitioning the City of Clive, Iowa to amend the development agreement for the above-mentioned property.

The amended development agreement will revise the landscaping requirement as follows:

> Section 2 (f). A minimum of two and a half (2.5) trees per townhome dwelling unit shall be installed and maintained in the Project. Tree planting locations shall be distributed throughout the site, although a concentration of tree and other landscape plantings as generally shown on the Master Plan shall be provided along the east, south and west property lines in order to provide a visual and audible separation between the dwelling units and the adjacent right of way and development activities.
>
> The Project is consistent with the City's Future Land Use Map and the proposed development pattern is repeatable on the property to the east of the Project. Due to the compatible nature of the Project with the existing adjacent single-family home and future development expectations of the property to the east of the Project, **no landscape buffer or fence shall be required.** ~~a temporary 6-foot tall wood privacy fence in lieu of a required landscape buffer shall be installed by the Property Owner on the east property line of the Project as generally shown on the Master Plan. The fence shall be removed by the Property Owner at such time as the future development to the east is approved by the City. Property Owner agrees to maintain the fence in good condition until such time as the fence is required to be removed. Property Owner acknowledges that the current or future property owner of the property to the east of the Project shall have the right, but not the duty, to remove said fence with no further approvals from the Property Owner or any future Owners Association.~~
>
> In lieu of a landscape buffer along the north property line, the developer agrees to create a linear park and trail connection on the City owned property south of the future Sheridan Avenue extension as detailed in Section 2 (c) of this agreement. The linear pedestrian/bicycle parkway shall be designed to accomplish the requirements of a landscape buffer from the future development of the property to the north of the Project.

The undersigned states that this consent can be received, filed, and made a part of any proceedings before the Planning and Zoning Commission and/or the City Council pertaining to the above request.

Dated this 15 Day of July, 2026.

Arun Kalra

President of Emerald Isle Land, LLC

Exhibit "A"

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA; LOTS 5 THROUGH 7 INCLUSIVE AND PORTION OF LOT 8, EMERALD ISLE PLACE, AN OFFICIAL PLAT, CLIVE, DALLAS COUNTY, IOWA; THE SOUTH 50.00 FEET OF ABANDONED RAILROAD RIGHT OF WAY NORTH OF AND ADJACENT TO SAID LOTS 5 THROUGH 8; AND THE NORTH HALF OF EMERALD ISLE DRIVE RIGHT OF WAY SOUTH OF AND ADJOINING SAID LOTS 5 THROUGH 8, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE S00°15'25"W ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 5, A DISTANCE OF 33.00 FEET; THENCE N89°52'35"W, A DISTANCE OF 392.84 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE N00°16'58"E ALONG SAID WEST LINE, A DISTANCE OF 540.26 FEET; THENCE S89°43'02"E, A DISTANCE OF 49.92 FEET TO THE EAST RIGHT OF WAY LINE OF NW 156TH STREET AS IT IS PRESENTLY ESTABLISHED; THENCE ALONG A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 1432.40 FEET, AN ARC LENGTH OF 343.57 FEET AND A CHORD THAT BEARS S88°33'17"E, 342.75 FEET; THENCE S00°15'25"W ALONG THE EAST LINE OF SAID LOT 5 AND ALONG THE NORTHERLY EXTENSION OF SAID EAST LINE, A DISTANCE OF 499.22 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 4.89 ACRES (213,120 SQUARE FEET)

To Whom It May Concern,

I am Laura Rhiner resident of 15541 Emerald Isle Drive, Clive IA. 50325, No longer required fence between our property and Emerald Isle Townhomes. For a Fee of $

I hereby request the City of Clive to relieve Emerald Isle Townhomes on fence installation..

Thanks for you consideration

Laurie Rhiner
Laurie Rhiner

Date 6/30/26

RESOLUTION NO. _____

RESOLUTION SETTING TIME AND PLACE FOR PUBLIC HEARING ON PROPOSED SECOND AMENDMENT TO ZONING CHANGE AND DEVELOPMENT AGREEMENT FOR EMERALD ISLE TOWNHOMES PLAT 1

WHEREAS, the Zoning Change and Development Agreement for Emerald Isle Townhomes, between the City of Clive, Iowa ("City") and Emerald Isle Land, LLC ("Developer") was approved by Ordinance 1118; and

WHEREAS, the Zoning Change and Development Agreement was recorded with the Dallas County Recorder's Office at Book 2022 and Page 9096; and

WHEREAS, the First Amendment to Zoning Change and Development Agreement was approved on August 10, 2023, and recorded with the Dallas County Recorder's Office at Book 2023 and Page 12046; and

WHEREAS, the Parties would like to amend the Development Agreement to eliminate the requirement for a fence on the east property line.

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

1. That a public hearing be held by the Clive City Council on the proposed Second Amendment to Zoning Change and Development Agreement, at the Clive City Hall, 1900 NW 114th Street, in the City of Clive, Polk County, Iowa at 6:00 o'clock p.m. on the 13th day of August 2026, at which time the City Council will consider any objections to the proposed amendment and will hear all interested persons.

2. That the Mayor and City Clerk be and are hereby authorized and instructed to give Notice of said public hearing as required by law.

3. That the Plan and Zoning Commission is hereby directed to consider the proposed amendment and to file its report with the City Council prior to the time of the public hearing.

PASSED AND APPROVED this ____ day of _____, 2026.

CITY OF CLIVE

By: _____
John Edwards, Mayor

ATTEST:

_____
Matthew D. Graham, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA; LOTS 5 THROUGH 7 INCLUSIVE AND PORTION OF LOT 8, EMERALD ISLE PLACE, AN OFFICIAL PLAT, CLIVE, DALLAS COUNTY, IOWA; THE SOUTH 50.00 FEET OF ABANDONED RAILROAD RIGHT OF WAY NORTH OF AND ADJACENT TO SAID LOTS 5 THROUGH 8; AND THE NORTH HALF OF EMERALD ISLE DRIVE RIGHT OF WAY SOUTH OF AND ADJOINING SAID LOTS 5 THROUGH 8, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 5; THENCE S00°15'25"W ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 5, A DISTANCE OF 33.00 FEET; THENCE N89°52'35"W, A DISTANCE OF 392.84 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE N00°16'58"E ALONG SAID WEST LINE, A DISTANCE OF 540.26 FEET; THENCE S89°43’02”E, A DISTANCE OF 49.92 FEET TO THE EAST RIGHT OF WAY LINE OF NW 156TH STREET AS IT IS PRESENTLY ESTABLISHED; THENCE ALONG A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 1432.40 FEET, AN ARC LENGTH OF 343.57 FEET AND A CHORD THAT BEARS S88°33'17"E, 342.75 FEET; THENCE S00°15'25"W ALONG THE EAST LINE OF SAID LOT 5 AND ALONG THE NORTHERLY EXTENSION OF SAID EAST LINE, A DISTANCE OF 499.22 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 4.89 ACRES (213,120 SQUARE FEET)

Memo

TO: Mayor and Council members
FROM: Jeff May, Public Works Director
DATE: July 23, 2026
RE: Resolution Approving Revised Policy 10-7-1 - Pavement Design and Construction

SYNOPSIS:

In 2017 the City Completed a Street Study. The Study included a review of the City's Pavement Design and Construction Standards that resulted in the creation of Policy 10-7-1, Pavement Design and Construction. The policy addressed the pavement foundation, concrete mix, thickness and jointing for the construction of streets in Clive.

At the time the Policy was approved, the concrete included in the Policy was a Class C mix, C-SUD mix without slag. C-SUD is a City designed mix that has improved resistance to salt and other deicing chemicals. There has been an issue with the C-SUD mix, in that is difficult to use on hand pours. Staff has allowed contractors to use a C3WR20, a more workable mix for hand pours.

Then between 2021 and 2023, in order to meet state sustainability initiatives, the industry transitioned to a Type 1L cement. The 1L cement contains 5 to 15% limestone fines. The change to the cement created scaling issues with concrete containing Type 1L cement, that is poured in cooler weather. The last couple of years, staff has been using a C3WR20 mix with a minimum of 590 lbs of cementitious material. This has performed well for both mainline paving and hand pours.

Since Clive started using this mix, the Iowa Concrete Paving Association (ICPA) created a similar C-SUD mix to address the workability issues C-SUD created for hand pours. This change the C-SUD mix for mainline paving and the C-SUD hand pour mix for hand pours. While the mixes are similar, staff prefers to use the same mix for both mainline paving and hand pours. The mix the City has been using works well for both and has performed well. Now that we have identified a mix that we can use for both, we are proposing to revise the Policy to match what we have been doing.

The attached policy includes changing the concrete mix to the C3WR20 modified mix, with a minimum of 593 lbs of cementitious material (the change from 590 to 593 matches ICPA's C-SUD hand mix), changing the water to cement ratio to match the C-SUD hand mix and elimination of the option to use Class F fly ash. Class F fly ash is not commonly found around this area and when compared to Class C fly ash, has issues with slower strength development, air entrainment difficulties and color variations.

The proposed policy also includes the elimination of the option for 6" Jointed Reinforced Concrete Pavement. This pavement includes a mat of rebar throughout the pavement. Since the adoption of the policy in 2017, no contractor/developer has chosen this option.

The final change to the policy is to lower the maximum transverse joint spacing to 12' from 14'. This is being done to reduce the potential for random cracking and matches what we have been requiring.

Staff recommends approval of revised Policy 10-7-1.

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 - 07-23-26 - Revised Policy 10-7-1 - Street Pavement Design and Construction
2. 07-23-26 - Revised 10-7-1 - Design Practices - Street Pavement Design and Construction - 07-02-26 - Clean
3. 07-23-26 - Revised 10-7-1 - Design Practices - Street Pavement Design and Construction - 07-02-26 - Redline

RESOLUTION NO._____

RESOLUTION APPROVING REVISION TO POLICY 10-7-1 – DESIGN PRACTICES – STREET PAVEMENT DESIGN AND CONSTRUCTION

WHEREAS, the City of Clive, herein after referred to as the City, is desirous of having well designed and maintained infrastructure, and

WHEREAS, the City Council approved Policy, 10-7-1, Street Pavement design and Construction (Policy) on June 22, 2017; and

WHEREAS, the City would like to update the Policy; and

WHEREAS, staff drafted a revised Policy and the City desires to adopt the revised Policy.

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

That Revised Policy No. 10.7.1, Pavement Design and Construction, be adopted by the City of Clive and all construction plans approved after 7/23/26 conform to Policy No. 10.7.1.

PASSED AND APPROVED this _____ day of _____, 2026.

CITY OF CLIVE, IOWA

By: _____
John Edwards, Mayor

ATTEST:

By:_____
Matthew Graham, City Clerk

CITY OF CLIVE

DEPARTMENT OF PUBLIC WORKS

CHAPTER 10 – PLANNING AND DEVELOPMENT

SECTION 10.7 - DESIGN PRACTICES

POLICY TITLE: Pavement Design and Construction **POLICY NO.:** 10.7.1

PURPOSE: This policy has been established to define requirements for the design and construction of streets in the City of Clive. The policy is based on a 50 year design life to provide long lasting quality sustainable streets. Streets in the City of Clive shall be designed and constructed in accordance with the following.

POLICY:

A. Local & Private Streets

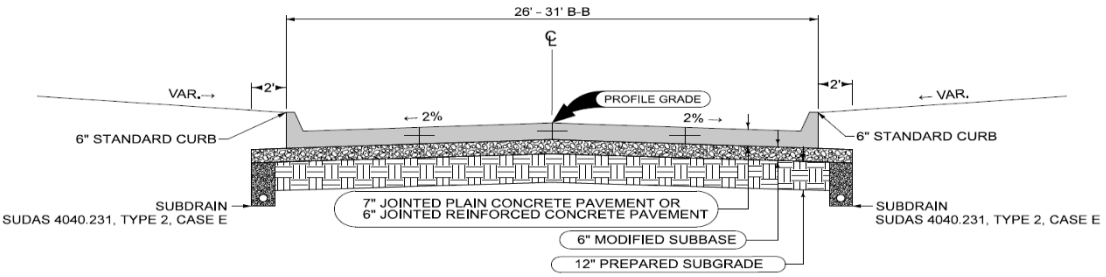
1. Pavement Foundation
    a) A Geotechnical report is required in accordance with Chapter 6 of the SUDAS Design Manual. The report shall be signed by a Licensed Professional Engineer in the State of Iowa. The Geotechnical report shall specify actions necessary to provide a subgrade with a minimum CBR of 10. The report shall include all data and analysis necessary to support the recommendations
    b) A minimum of 12" M&D below subbase shall be required
    c) 6" of modified subbase (SUDAS Specifications Manual, Section 2010, 2.04.D.3a) with subdrains (SUDAS Specifications Manual Figure 4040.231, Type 2, Case E), with engineering fabric, shall be required unless the geotechnical report determines soil is free draining. The subdrain pipe shall be A-2000 pipe and designed as a combination subdrain/footing drain collector. Where RCP storm sewer pipe is present 2' back of curb, the storm sewer pipe may be used as the subdrain, by wrapping joints with engineering fabric, not applying joint sealant (SUDAS Specifications Manual Figure 4020.211) and backfilling with porous backfill material (SUDAS Specifications Manual, Section 4040, 2.04) (porous backfill material must extend to modified subbase).

2. Pavement
    a) Concrete – Class C mix, C3WR20 modified, with a minimum of 593 lbs of cementitious material, Slag is not allowed))
        i. Air entrainment shall be 6% to 8% after placement
        ii. Water to Cement (w/c) ratio shall be 0.40 with a max of 0.435

iii. Water Reducer shall be Mid Range or High Range
iv. Supplementary Cementitious Materials (SCMs) – Fly ash – 20% Class C shall be used (SUDAS Specifications Manual Section 7010, 2.01.B1).

b) Thickness
   i. 7" Jointed Plain Concrete Pavement (JPCP)
c) Jointing
   i. Quarter Point Jointing shall be used for 26' and 31' Pavements (SUDAS Specifications Manual, Figure 7010.901). Quarter Point Jointing shall be used for other pavement widths and must be approved by City.
   ii. Transverse Joint Spacing shall be 12' for 7" thick pavement.

City of Clive Residential Street Cross Section



PAVEMENT SYSTEM

B. Collectors and Arterial Streets

1. Collector and Arterial Street shall be designed for a 50 year pavement life and shall include the same pavement foundation and pavement requirements as residential streets except for the following:

   i. Pavement width shall be determined by design based on projected traffic volume and existing or connecting pavement width.
   ii. Pavement thickness shall be determined by design based on projected truck volume according to SUDAS Design Section 5F-1. Pavements with thickness of 8" or more shall have 'CD' transverse joints.
   iii. Maximum longitudinal joint spacing shall be 10' and shall be uniform across the pavement width.
   iv. Maximum transverse joint spacing shall be 15'

CITY OF CLIVE

DEPARTMENT OF PUBLIC WORKS

CHAPTER 10 – PLANNING AND DEVELOPMENT

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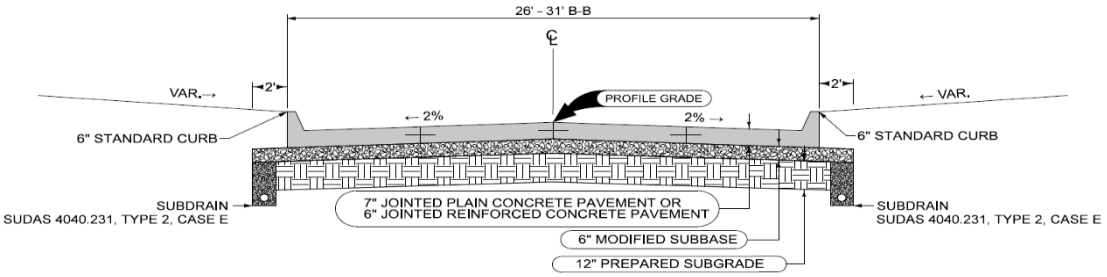
1. Pavement Foundation
    a) A Geotechnical report is required in accordance with Chapter 6 of the SUDAS Design Manual. The report shall be signed by a Licensed Professional Engineer in the State of Iowa. The Geotechnical report shall specify actions necessary to provide a subgrade with a minimum CBR of 10. The report shall include all data and analysis necessary to support the recommendations
    b) A minimum of 12" M&D below subbase shall be required
    c) 6" of modified subbase (SUDAS Specifications Manual, Section 2010, 2.04.D.3a) with subdrains (SUDAS Specifications Manual Figure 4040.231, Type 2, Case E), with engineering fabric, shall be required unless the geotechnical report determines soil is free draining. The subdrain pipe shall be A-2000 pipe and designed as a combination subdrain/footing drain collector. Where RCP storm sewer pipe is present 2' back of curb, the storm sewer pipe may be used as the subdrain, by wrapping joints with engineering fabric, not applying joint sealant (SUDAS Specifications Manual Figure 4020.211) and backfilling with porous backfill material (SUDAS Specifications Manual, Section 4040, 2.04) (porous backfill material must extend to modified subbase).

2. Pavement
    a) Concrete – Class C mix ~~(C-SUD) (Iowa DOT, IM 529, with Type 1 cement and aggregate proportions of 55% coarse and 45% fine~~ C3WR20 modified, with a minimum of 593 lbs of cementitious material, Slag is not allowed))
        i. Air entrainment shall be 6% to 8% after placement
        ii. Water to Cement (w/c) ratio shall be 0.40 with a max of ~~0.45~~ 0.435

iii. Water Reducer shall be Mid Range or High Range
iv. Supplementary Cementitious Materials (SCMs) – Fly ash – 20% ~~Class F or~~ Class C shall be used (SUDAS Specifications Manual Section 7010, 2.01.B1).

b) Thickness
   i. 7" Jointed Plain Concrete Pavement (JPCP) or
   ~~ii. 6" Jointed Reinforced Concrete Pavement (JRCP) (SUDAS Design Manual Figure 5G-2.11 for 26' wide pavement or SUDAS Design Manual Figure 5G-2.12 for 31' wide pavement) (reinforcement for other pavement widths must be approved by the City)~~
c) Jointing
   i. Quarter Point Jointing shall be used for 26' and 31' Pavements (SUDAS Specifications Manual, Figure 7010.901). Quarter Point Jointing shall be used for other pavement widths and must be approved by City.
   ii. Transverse Joint Spacing shall be ~~14'~~ 12' for 7" thick pavement and ~~12' for 6" thick pavement~~.

City of Clive Residential Street Cross Section



PAVEMENT SYSTEM

B. Collectors and Arterial Streets

1. Collector and Arterial Street shall be designed for a 50 year pavement life and shall include the same pavement foundation and pavement requirements as residential streets except for the following:

   i. Pavement width shall be determined by design based on projected traffic volume and existing or connecting pavement width.
   ii. Pavement thickness shall be determined by design based on projected truck volume according to SUDAS Design Section 5F-1. Pavements with thickness of 8" or more shall have 'CD' transverse joints.
   iii. Maximum longitudinal joint spacing shall be 10' and shall be uniform across the pavement width.
   iv. Maximum transverse joint spacing shall be 15'

Memo

TO: Mayor and Council members
FROM: Jeff May, Public Works Director
DATE: July 23, 2026
RE: Resolution Approving 2026 STBG Grant Application for FY 30 - University Avenue Overlay Project

SYNOPSIS:

The City of Clive has been working with West Des Moines to schedule the overlay of University Avenue from the I35/80 to NW 142nd Street. The project is being planned for Construction in 2030 with West Des Moines being the lead agency on the project. As we

The cost estimate for the University Avenue Overlay project is $4,500,0000 and will be split between Clive and West Des Moines. West Des Moines will be submitting an STBG grant application requesting $3,600,000

Staff recommends approval of the STBG application.

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 - 07-23-26 - 2026 STBG Grant Application - University - I35-80 to NW 142nd

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY OF CLIVE, IOWA (CITY), TO MAKE A JOINT APPLICATION WITH THE CITY OF WEST DES MOINES TO THE DES MOINES AREA METROPOLITAN PLANNING ORGANIZATION (MPO) SURFACE TRANSPORTATION BLOCK GRANT PROGRAM FOR THE PARTIAL FUNDING OF THE CONSTRUCTION OF THE UNIVERSITY AVENUE OVERLAY PROJECT ("PROJECT) FROM I35/80 TO NW 142 AVENUE AND FURTHER APPROVING THE APPLICATION WHICH OBLIGATES THE CITY OF CLIVE TO MATCHING FUNDS FOR THE CONSTRUCTION OF SAID PROJECT

WHEREAS, the Surface Transportation Block Grant (STBG) program provides flexible funding that may be used by states and local jurisdictions for transportation projects; and

WHEREAS, the program is administered by the Des Moines Area Metropolitan Planning Organization which prioritizes and ranks all project applications.

WHEREAS, the City of Clive has determined that by providing improvements to this street there will be less traffic congestion thereby improving traffic safety and performance conditions on this street:

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

1. The City Council supports and approves the attached application for Surface Transportation Block Grant Program funding.

2. The City Council hereby commits the City to matching monies as required by the Surface Transportation Block Grant Program.

3. The City Council hereby commits to accepting and maintaining these improvements, once completed per an agreement with the City of West Des Moines, for a minimum of twenty (20) years following completion of the project.

4. The Mayor hereby authorizes staff to submit the application on behalf of the City.

PASSED AND APPROVED this _____ day of _____, 2026

_____
John Edwards, Mayor

ATTEST:

_____

Matthew Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: July 23, 2026
RE: Resolution Approving Suspension of Civil Service Commission Practices

SYNOPSIS:
In 2024, the Iowa Legislature passed a revision to Iowa Code Chapter 400, Civil Service, that allows cities to suspend the requirement for a civil service examination and certified lists for positions covered by this code section.

For the past two years, Clive suspended the requirements for a year to allow the police department the flexibility to hire and attract more police applicants without the burdensome and time-consuming restraints imposed by current policy. Now, the City would like to upend the rules for another year.

Attached is a copy of the resolution suspending the rules and a copy of SF 2205. Staff recommends approval.

Attachments:
1. 2026 Res Suspending the Civil Service Commission rules
2. Sf 2205 - Governor Letter

RESOLUTION NO. _____

RESOLUTION APPROVING THE SUSPENSION OF THE CIVIL SERVICE COMMISSION PRACTICES

WHEREAS, the Iowa legislature passed Senate File 2205, which was signed by Governor Reynolds on April 10, 2024, and

WHEREAS, SF 2205 is a revision to Iowa Code Chapter 400 to allow cities to suspend the requirement for a civil service examination and certified lists for positions covered by the code section for a year; and

WHEREAS, the civil service process affects the City of Clive police department for the hiring of police officer positions; and

WHEREAS, the City of Clive desires to allow the police department to be more agile regarding the hiring process for filling these key officer positions.

BE IT RESOLVED, that the Clive City Council of the City of Clive in Polk/ Dallas Counties, Iowa, suspends the hiring practices of the civil service commission for a period of one year from July 23, 2026, to July 22, 2027.

PASSED AND APPROVED this 23rd day of July 2026.

_____
John Edwards, Mayor

ATTEST:

_____
Matthew D. Graham, City Clerk

KIM REYNOLDS
GOVERNOR

OFFICE OF THE GOVERNOR

ADAM GREGG
LT GOVERNOR

April 10, 2024

The Honorable Paul Pate
Secretary of State of Iowa
State Capitol
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

Senate File 2205, an Act relating to requirements for the hiring of civil service positions.

The above Senate File is hereby approved on this date.

Sincerely,

Kim Reynolds
Governor of Iowa

cc: Secretary of the Senate
Clerk of the House



Senate File 2205

AN ACT

RELATING TO REQUIREMENTS FOR THE HIRING OF CIVIL SERVICE POSITIONS.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. Section 400.8, subsection 2, Code 2024, is amended to read as follows:

2. *a.* The commission shall establish the guidelines for conducting the examinations under subsection 1 of this section. The commission shall hire persons with expertise to prepare and administer the examinations approved by the commission. It may also hire persons with expertise to consult in the preparation of such examinations if the persons so hired are employed to aid personnel of the commission in assuring that a fair examination is conducted. A fair examination shall explore the competence of the applicant in the particular field of examination.

b. An applicant who has successfully completed training at the Iowa law enforcement academy or another training facility certified by the director of the Iowa law enforcement academy does not need to retake a civil service examination upon changing employment from one Iowa law enforcement agency to another Iowa law enforcement agency, or upon becoming employed by more than one Iowa law enforcement agency simultaneously, if the applicant has previously passed a civil service examination when the applicant was initially hired as a certified peace officer and if, without a break of not more than one hundred eighty days from prior law enforcement service, the applicant is hired by another Iowa law enforcement agency. However, the applicant shall complete and pass the applicable physical examination provided in subsection 1 prior to beginning the new employment.

Sec. 2. NEW SECTION. **400.12A Hiring practices — suspension — reinstatement.**

1. A city council, by majority vote, may suspend the practices specified in subsection 2 that are generally required pursuant to this chapter for the hiring of an employee of a department governed by civil service. A suspension shall not be in effect for more than one year, but a city council may immediately vote to implement a new suspension of the required practices upon the expiration of the prior suspension. Upon the expiration of a suspension, hiring practices required under this chapter shall be immediately reinstated for the applicable positions. A city council, by majority vote, may reinstate hiring practices suspended pursuant to this section prior to the expiration of the suspension. A subsequent vote to suspend required hiring practices, even if the vote occurs prior to the original expiration date of the prior suspension, shall be considered a vote for a new suspension.

2. The provisions of section 400.11, subsection 1, paragraph *"a"* may be suspended as provided in subsection 1.

3. *a.* This section does not relieve an employee of a department governed by civil service from the requirements to complete all examinations and tests applicable to those persons for positions subject to the provisions of this chapter.

b. This section shall not be construed to preclude an

employee of a department governed by civil service from accessing rights, benefits, or privileges provided outside of this chapter.

AMY SINCLAIR
President of the Senate

PAT GRASSLEY
Speaker of the House

I hereby certify that this bill originated in the Senate and is known as Senate File 2205, Ninetieth General Assembly.

W. CHARLES SMITHSON
Secretary of the Senate

Approved April 10th, 2024

KIM REYNOLDS
Governor

Memo

TO: Mayor and Council members
FROM: Mela Nisic, Human Resources Specialist
DATE: July 23, 2026
RE: Approve Pay Rate - Danielle Dalasta - Part-Time Firefighter-EMT - $19.74/Hr - Effective 08/04/2026

SYNOPSIS:
Danielle Dalasta holds an EMT certification from DMACC and has worked as an EMT/Firefighter with Northern Warren Fire since August 2024. Danielle's emergency response experience and dedication to public service make her well-qualified for the position. Staff recommends approval of this appointment.

Attachments:
1. Dalasta Offer
2. Resume Dalasta
3. PT FF EMT Job Desc

MEMO

To: **Danielle Dalasta**

From: **Matt McQuillen, City Manager**

Date: **July 9, 2026**

Re: **Employment Offer**

It is my pleasure to offer you the opportunity to become a Part-Time Firefighter/EMT for the City of Clive. This offer is contingent upon the successful completion of the written and physical Central Iowa Fire and EMS Testing Consortium or equivalent, as well as the pre-employment physical, drug screen, physical capacity assessment and a thorough background check.

I anticipate, dependent upon your acceptance, to have the recommendation before the City Council on July 23, 2026. As for all non-union staff, the Clive Employee Handbook is the controlling document for employees. In summary, the following is proposed:

Tentative Start Date:	August 4, 2026
Beginning Wage:	$19.74/Hour, Step 1
Employment Status:	Non-Exempt, Part-Time Firefighter/EMT
Department Head:	Clay Garcia, Fire Chief

As you review the offer and our Employee Handbook, please feel free to contact me with questions you may have regarding your employment. If the above is acceptable, please sign in the space provided below and return it at your earliest convenience.

I look forward to you becoming part of the Clive Fire Department and hope your employment experience will be enjoyable and rewarding.

Danielle Dalasta (Jul 10, 2026 13:01:11 CDT) 07/10/26

Danielle Dalasta Date

Matt McQuillen (Jul 9, 2026 10:52:27 CDT) 07/09/26

Matt McQuillen, City Manager Date

The offer is contingent upon the Clive City Council approval of the recommended wage rate.

Offer Letter PT Firefighter-EMT- Dalasta

Final Audit Report 2026-07-09

Created:	2026-07-09
By:	Alexandra Adams (aadams@cityofclive.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQoRwHw9LdW06a3upuwfknNrd_Z-9ffan

"Offer Letter PT Firefighter-EMT- Dalasta" History

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2026-07-09 - 2:34:18 PM GMT

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2026-07-09 - 2:34:23 PM GMT

Email viewed by Matt McQuillen (mmcquillen@cityofclive.com)
2026-07-09 - 2:35:04 PM GMT

Document e-signed by Matt McQuillen (mmcquillen@cityofclive.com)
Signature Date: 2026-07-09 - 3:52:27 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

Agreement completed.
2026-07-09 - 3:52:27 PM GMT

Dalasta, D. PT Firefighter-EMT Offer

Final Audit Report 2026-07-10

Created:	2026-07-10
By:	Alexandra Adams (aadams@cityofclive.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAbFEvfiANGg4o-IVp1hgAo_L_Dw2OlYkd

"Dalasta, D. PT Firefighter-EMT Offer" History

Document created by Alexandra Adams (aadams@cityofclive.com)
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2026-07-10 - 5:51:37 PM GMT

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2026-07-10 - 5:53:31 PM GMT

Document e-signed by Danielle Dalasta (danidalasta@gmail.com)
Signature Date: 2026-07-10 - 6:01:11 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW

Agreement completed.
2026-07-10 - 6:01:11 PM GMT

City of Clive (IA)

Firefighter/EMT-Part-Time

CLASS CODE	FIREEMTPT	**SALARY**	$18.98 - $25.97 Hourly
ESTABLISHED DATE	March 23, 2022	**REVISION DATE**	August 23, 2022

JOB SUMMARY

Under the general supervision of the Clive Fire Department Officers, provides emergency medical care to sick and injured persons, controls and extinguishes fires, performs rescue, protects life and property and maintains equipment.

JOB FUNCTIONS

Examples of Essential Job Functions

- Responds to calls, for the potential for emergency medical service.
- Within the limits of his/her medical certification, provides emergency medical care to the sick and injured.
- Within the limits of his/her medical certification, operates and maintains emergency medical equipment.
- Communicates with hospital emergency departments, nurses, physicians and physician designees.
- Completes a pre-hospital medical report on all patients seen treated or transported.
- Responds to fire alarms and other emergency calls. Selects hose nozzle, depending on type of fire, and directs stream of water or chemicals onto fire.
- Positions and climbs ladders to gain access to upper levels of buildings to assist individuals from burning structures.
- Creates openings in buildings for ventilation.
- Protects property from water and smoke by use of waterproof salvage covers, smoke ejector and fans.
- Communicates with others during emergency operations with radio or portable telephone.
- Maintains apparatus, buildings and equipment.
- Participates in drills, demonstrations and courses in emergency medical care techniques, firefighting techniques and other emergency skills.
- Regular attendance is essential for this position.

Essential Job Tasks (Reference: NFPA 1582)

- Performing fire-fighting tasks (e.g., hose line operations, extensive crawling, lifting and carrying heavy objects, ventilating roofs or walls using power or hand tools, forcible entry), rescue operations, and other emergency response actions under stressful conditions while wearing personal protective ensembles and self-contained breathing apparatus (SCBA), including working in extremely hot or cold environments for prolonged time periods.
- Wearing an SCBA, which includes a demand valve-type positive-pressure face piece and HEPA filter masks, which require the ability to tolerate increased respiratory workloads.
- Exposure to toxic fumes, irritants, particulates, biological (infectious) and non-biological hazards, and/or heated gases, despite the use of personal protective ensembles and SCBA.

- Climbing six or more flights of stairs while wearing fire protective ensemble weighing at least 50 lb (22.6 kg) or more and carrying equipment/tools weighing an additional 20 to 40 lb (9 to 18 kg).
- Wearing fire protective ensemble that is encapsulating and insulated, which will result in significant fluid loss that frequently progresses to clinical dehydration and can elevate core temperature to levels exceeding 102.2 degrees F (39 degrees C).
- Searching, finding, and rescue-dragging or carrying victims ranging from newborns up to adults weighing over 200 lb (90 kg) to safety despite hazardous conditions and low visibility.
- Advancing water-filled hose lines up to 2 ½ in. (65 mm) in diameter from fire apparatus to occupancy [approximately 150 ft (50 m)], which can involve negotiating multiple flights of stairs, ladders, and other obstacles.
- Climbing ladders, operating from heights, walking or crawling in the dark along narrow and uneven surfaces, and operating in proximity to electrical power lines and/or other hazards.
- Unpredictable emergency requirements for prolonged periods of extreme physical exertion without benefit of warm-up, scheduled rest periods, meals, access to medications(s), or hydration.
- Operating fire apparatus or other vehicles in an emergency mode with emergency lights and sirens.
- Critical, time-sensitive, complex problem solving during physical exertion in stressful, hazardous environments, including hot, dark, tightly enclosed spaces that is further aggravated by fatigue flashing lights, sirens, and other distractions.
- Ability to communicate (give and comprehend verbal orders) while wearing personal protective ensembles and SCBA under conditions of high background noise, poor visibility, ad drenching from hose lines and/or fixed protection systems (sprinklers).
- Functioning as an integral component of a team, where sudden incapacitation of a member can result in mission failure or in risk of injury or death to civilians or other team members.

Other Job Functions

- Responds to other emergency calls as required.
- Shall attend extra training as required for the position.
- Other duties as assigned or apparent.

EMPLOYMENT STANDARDS AND QUALIFICATIONS

Required Knowledge. Skills and Abilities:

- Must be able to adapt to situations involving the interpretations of feelings and personal point of view.
- Must have an understanding of the Clive Fire Department Policies and SOG's.
- Knowledge of local fire and emergency medical operations.
- Knowledge of fire, rescue and emergency medical techniques.
- Knowledge of hazardous materials operations.
- Knowledge of building construction and fire behavior.
- Ability to maintain favorable working relationships with co-workers, supervisors, city officials, the officials of other jurisdictions, the business community and the general public.
- Must be able to work as part of a team and/or team leader under stress caused by emergencies, danger or criticism.
- Ability to solve problems with several abstract and concrete variables using logic and scientific thinking.
- Ability to perform arithmetic, algebraic calculations.

- Ability to read, write and comprehend the English language.
- Ability to use PC based computer programs.
- Ability to perform all job duties safely and in accordance with applicable rules, guidelines, policies and training.

EDUCATION, TRAINING AND EXPERIENCE

Education Required

High school diploma, HiSET (formerly known as GED), or high school equivalency diploma

Training Required

EMT- B certified through the Iowa Department of Health, current BLS

Firefighter I certified through the State of Iowa

Experience Preferred

2 years EMT- B

2 years firefighting

Required Qualifications

Must be at least 18 years of age

Must obtain a valid Commercial Driver License issued by the State of Iowa

Shall generally be available for off-hour meetings, phone calls and special assignments

Must pass department physical ability test

Pass a physical fitness examination by a medical agency approved by the Clive Fire Department

Must live within 30 miles or 30 minutes of the city limits of Clive

The City of Clive retains the authority to change the job duties included in this job description at any time. The list of duties is not exhaustive and various requirements are subject to possible modification as a reasonable accommodation for a qualified individual.

JOB RESPONSIBILITIES RELATED TO PATIENT PRIVACY

The employee is expected to protect the privacy of all patient information in accordance with the Clive Fire Department privacy policies, procedures and practices as required by state and federal law and in accordance with general principles of professionalism as a health care provider or privileged ancillary staff member. Failure to comply with company policies and procedures on patient privacy may result in disciplinary action up to and including termination of employment, membership or association with the City of Clive Fire Department.

The employee may access protected health information and other patient information only to the extent that is necessary to complete job duties. The employee may only share such information with those who have a need to know specific patient information you have in your possession to complete their job responsibilities related to treatment, payment or quality assurance and improvement operations.

The employee is expected and encouraged to report, without threat of retaliation, any concerns regarding company policies and procedures on patient privacy and any observed practices in violation of that policy to the designated privacy officer.

The employee is expected to actively participate in company privacy training and is required to communicate privacy policy information to coworkers, students, patients and others in accordance with company policy.

BENEFITS

This position is part-time and no benefits are provided, unless specifically communicated.

PHYSICAL AND ENVIROMENTAL CHARACTERISTICS

Required Physical Activities

Climbing, balancing, stooping, kneeling, crawling, reaching, standing, walking, pushing, pulling, lifting, fingering, grasping, feeling, talking, hearing.

Physical Characteristics of the Job

This position can be classified as heavy work requiring exertion of up to fifty (50) to one hundred (100) pounds of force occasionally, and/or twenty-five (25) to fifty (50) pounds of force frequently, and/or ten (10) to twenty (20) pounds of force constantly. However, occasionally the employee may be forced to push, pull, or lift extremely heavy objects such as a human or a motor vehicle.

Environmental Conditions

The work is performed both inside and outside and includes seasonal exposure to cold and heat. The worker is also exposed to darkness and poor lighting, fumes/odors, isolation, moving machinery, noise, visual strain, unprotected heights, wearing a respirator, working on uneven ground, mechanical hazards, biological hazards, medical and bodily injury. Also, the work may expose the employee to significant work pace pressure, and irregular hours.

Visual Requirements

Must meet visual requirements to obtain a Commercial Driver License from the State of Iowa.

EQUIPMENT AND MATERIALS USED:

Emergency response trucks and attachments, car/light truck, air compressor, pumps, saws, grinder, ladder, pick-ax, generator, chains, extension cords, measuring equipment, hazardous chemicals and materials, computer hardware and software, hoses, oils, traffic control equipment, MSDS documentation, City of Clive Code of Ordinances, Code of Iowa, Iowa DNR Rules, Iowa EMS Rules, Uniform Fire Code, NFPA Standards, Federal Register, Personnel Policy Manual, typewriter, calculator, photographic equipment, fax machine, photocopier, telephone, mobile and portable radio.

The City of Clive retains the authority to change the job duties included in this job description at any time. The list of duties is not exhaustive and various requirements are subject to possible modification as a reasonable accommodation for a qualified individual.

Memo

TO: Mayor and Council members
FROM: Mela Nisic, Human Resources Specialist
DATE: July 23, 2026
RE: Approve Pay Rate - Isaac Hofland - Part-Time Firefighter/EMT - $19.74/Hr - Effective 08/04/2026

SYNOPSIS:
Isaac Hofland has volunteered as a Firefighter/EMT with the Dallas Center Fire Department since September 2017 and currently works full-time as a carpenter. Isaac is seeking to transition into a full-time fire service career to further develop his firefighting and EMT skills. Staff recommends approval of this appointment.

Attachments:
1. Hofland Offer
2. PT FF EMT Job Desc

MEMO

To: **Isaac Hofland**

From: **Matt McQuillen, City Manager**

Date: **July 9, 2026**

Re: **Employment Offer**

It is my pleasure to offer you the opportunity to become a Part-Time Firefighter/EMT for the City of Clive. This offer is contingent upon the successful completion of the written and physical Central Iowa Fire and EMS Testing Consortium or equivalent, as well as the pre-employment physical, drug screen, physical capacity assessment and a thorough background check.

I anticipate, dependent upon your acceptance, to have the recommendation before the City Council on July 23, 2026. As for all non-union staff, the Clive Employee Handbook is the controlling document for employees. In summary, the following is proposed:

Tentative Start Date:	August 4, 2026
Beginning Wage:	$19.74/Hour, Step 1
Employment Status:	Non-Exempt, Part-Time Firefighter/EMT
Department Head:	Clay Garcia, Fire Chief

As you review the offer and our Employee Handbook, please feel free to contact me with questions you may have regarding your employment. If the above is acceptable, please sign in the space provided below and return it at your earliest convenience.

I look forward to you becoming part of the Clive Fire Department and hope your employment experience will be enjoyable and rewarding.

Isaac Hofland (Jul 10, 2026 13:22:22 CDT) 07/10/26

Isaac Hofland Date

Matt McQuillen (Jul 9, 2026 10:52:09 CDT) 07/09/26

Matt McQuillen, City Manager Date

The offer is contingent upon the Clive City Council approval of the recommended wage rate.

Offer Letter PT Firefighter-EMT- Hofland

Final Audit Report 2026-07-09

Created:	2026-07-09
By:	Alexandra Adams (aadams@cityofclive.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAn0TKmCnWAAEVtoA-YjgiBFeIY_Z1zRDw

"Offer Letter PT Firefighter-EMT- Hofland" History

Document created by Alexandra Adams (aadams@cityofclive.com)
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Signature Date: 2026-07-09 - 3:52:09 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

Agreement completed.
2026-07-09 - 3:52:09 PM GMT

Hofland, I. PT Firefighter-EMT Offer

Final Audit Report 2026-07-10

Created:	2026-07-10
By:	Alexandra Adams (aadams@cityofclive.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6cE8E7dZZ1FuBvuWfKndUamr_65N5cJ6

"Hofland, I. PT Firefighter-EMT Offer" History

Document created by Alexandra Adams (aadams@cityofclive.com)
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Document emailed to Isaac Hofland (isaachofland10@gmail.com) for signature
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Email viewed by Isaac Hofland (isaachofland10@gmail.com)
2026-07-10 - 6:20:35 PM GMT

Document e-signed by Isaac Hofland (isaachofland10@gmail.com)
Signature Date: 2026-07-10 - 6:22:22 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW

Agreement completed.
2026-07-10 - 6:22:22 PM GMT

City of Clive (IA)

Firefighter/EMT-Part-Time

CLASS CODE	FIREEMTPT	**SALARY**	$18.98 - $25.97 Hourly
ESTABLISHED DATE	March 23, 2022	**REVISION DATE**	August 23, 2022

JOB SUMMARY

Under the general supervision of the Clive Fire Department Officers, provides emergency medical care to sick and injured persons, controls and extinguishes fires, performs rescue, protects life and property and maintains equipment.

JOB FUNCTIONS

Examples of Essential Job Functions

- Responds to calls, for the potential for emergency medical service.
- Within the limits of his/her medical certification, provides emergency medical care to the sick and injured.
- Within the limits of his/her medical certification, operates and maintains emergency medical equipment.
- Communicates with hospital emergency departments, nurses, physicians and physician designees.
- Completes a pre-hospital medical report on all patients seen treated or transported.
- Responds to fire alarms and other emergency calls. Selects hose nozzle, depending on type of fire, and directs stream of water or chemicals onto fire.
- Positions and climbs ladders to gain access to upper levels of buildings to assist individuals from burning structures.
- Creates openings in buildings for ventilation.
- Protects property from water and smoke by use of waterproof salvage covers, smoke ejector and fans.
- Communicates with others during emergency operations with radio or portable telephone.
- Maintains apparatus, buildings and equipment.
- Participates in drills, demonstrations and courses in emergency medical care techniques, firefighting techniques and other emergency skills.
- Regular attendance is essential for this position.

Essential Job Tasks (Reference: NFPA 1582)

- Performing fire-fighting tasks (e.g., hose line operations, extensive crawling, lifting and carrying heavy objects, ventilating roofs or walls using power or hand tools, forcible entry), rescue operations, and other emergency response actions under stressful conditions while wearing personal protective ensembles and self-contained breathing apparatus (SCBA), including working in extremely hot or cold environments for prolonged time periods.
- Wearing an SCBA, which includes a demand valve-type positive-pressure face piece and HEPA filter masks, which require the ability to tolerate increased respiratory workloads.
- Exposure to toxic fumes, irritants, particulates, biological (infectious) and non-biological hazards, and/or heated gases, despite the use of personal protective ensembles and SCBA.

- Climbing six or more flights of stairs while wearing fire protective ensemble weighing at least 50 lb (22.6 kg) or more and carrying equipment/tools weighing an additional 20 to 40 lb (9 to 18 kg).
- Wearing fire protective ensemble that is encapsulating and insulated, which will result in significant fluid loss that frequently progresses to clinical dehydration and can elevate core temperature to levels exceeding 102.2 degrees F (39 degrees C).
- Searching, finding, and rescue-dragging or carrying victims ranging from newborns up to adults weighing over 200 lb (90 kg) to safety despite hazardous conditions and low visibility.
- Advancing water-filled hose lines up to 2 ½ in. (65 mm) in diameter from fire apparatus to occupancy [approximately 150 ft (50 m)], which can involve negotiating multiple flights of stairs, ladders, and other obstacles.
- Climbing ladders, operating from heights, walking or crawling in the dark along narrow and uneven surfaces, and operating in proximity to electrical power lines and/or other hazards.
- Unpredictable emergency requirements for prolonged periods of extreme physical exertion without benefit of warm-up, scheduled rest periods, meals, access to medications(s), or hydration.
- Operating fire apparatus or other vehicles in an emergency mode with emergency lights and sirens.
- Critical, time-sensitive, complex problem solving during physical exertion in stressful, hazardous environments, including hot, dark, tightly enclosed spaces that is further aggravated by fatigue flashing lights, sirens, and other distractions.
- Ability to communicate (give and comprehend verbal orders) while wearing personal protective ensembles and SCBA under conditions of high background noise, poor visibility, ad drenching from hose lines and/or fixed protection systems (sprinklers).
- Functioning as an integral component of a team, where sudden incapacitation of a member can result in mission failure or in risk of injury or death to civilians or other team members.

Other Job Functions

- Responds to other emergency calls as required.
- Shall attend extra training as required for the position.
- Other duties as assigned or apparent.

EMPLOYMENT STANDARDS AND QUALIFICATIONS

Required Knowledge. Skills and Abilities:

- Must be able to adapt to situations involving the interpretations of feelings and personal point of view.
- Must have an understanding of the Clive Fire Department Policies and SOG's.
- Knowledge of local fire and emergency medical operations.
- Knowledge of fire, rescue and emergency medical techniques.
- Knowledge of hazardous materials operations.
- Knowledge of building construction and fire behavior.
- Ability to maintain favorable working relationships with co-workers, supervisors, city officials, the officials of other jurisdictions, the business community and the general public.
- Must be able to work as part of a team and/or team leader under stress caused by emergencies, danger or criticism.
- Ability to solve problems with several abstract and concrete variables using logic and scientific thinking.
- Ability to perform arithmetic, algebraic calculations.

- Ability to read, write and comprehend the English language.
- Ability to use PC based computer programs.
- Ability to perform all job duties safely and in accordance with applicable rules, guidelines, policies and training.

EDUCATION, TRAINING AND EXPERIENCE

Education Required

High school diploma, HiSET (formerly known as GED), or high school equivalency diploma

Training Required

EMT- B certified through the Iowa Department of Health, current BLS

Firefighter I certified through the State of Iowa

Experience Preferred

2 years EMT- B

2 years firefighting

Required Qualifications

Must be at least 18 years of age

Must obtain a valid Commercial Driver License issued by the State of Iowa

Shall generally be available for off-hour meetings, phone calls and special assignments

Must pass department physical ability test

Pass a physical fitness examination by a medical agency approved by the Clive Fire Department

Must live within 30 miles or 30 minutes of the city limits of Clive

The City of Clive retains the authority to change the job duties included in this job description at any time. The list of duties is not exhaustive and various requirements are subject to possible modification as a reasonable accommodation for a qualified individual.

JOB RESPONSIBILITIES RELATED TO PATIENT PRIVACY

The employee is expected to protect the privacy of all patient information in accordance with the Clive Fire Department privacy policies, procedures and practices as required by state and federal law and in accordance with general principles of professionalism as a health care provider or privileged ancillary staff member. Failure to comply with company policies and procedures on patient privacy may result in disciplinary action up to and including termination of employment, membership or association with the City of Clive Fire Department.

The employee may access protected health information and other patient information only to the extent that is necessary to complete job duties. The employee may only share such information with those who have a need to know specific patient information you have in your possession to complete their job responsibilities related to treatment, payment or quality assurance and improvement operations.

The employee is expected and encouraged to report, without threat of retaliation, any concerns regarding company policies and procedures on patient privacy and any observed practices in violation of that policy to the designated privacy officer.

The employee is expected to actively participate in company privacy training and is required to communicate privacy policy information to coworkers, students, patients and others in accordance with company policy.

BENEFITS

This position is part-time and no benefits are provided, unless specifically communicated.

PHYSICAL AND ENVIROMENTAL CHARACTERISTICS

Required Physical Activities

Climbing, balancing, stooping, kneeling, crawling, reaching, standing, walking, pushing, pulling, lifting, fingering, grasping, feeling, talking, hearing.

Physical Characteristics of the Job

This position can be classified as heavy work requiring exertion of up to fifty (50) to one hundred (100) pounds of force occasionally, and/or twenty-five (25) to fifty (50) pounds of force frequently, and/or ten (10) to twenty (20) pounds of force constantly. However, occasionally the employee may be forced to push, pull, or lift extremely heavy objects such as a human or a motor vehicle.

Environmental Conditions

The work is performed both inside and outside and includes seasonal exposure to cold and heat. The worker is also exposed to darkness and poor lighting, fumes/odors, isolation, moving machinery, noise, visual strain, unprotected heights, wearing a respirator, working on uneven ground, mechanical hazards, biological hazards, medical and bodily injury. Also, the work may expose the employee to significant work pace pressure, and irregular hours.

Visual Requirements

Must meet visual requirements to obtain a Commercial Driver License from the State of Iowa.

EQUIPMENT AND MATERIALS USED:

Emergency response trucks and attachments, car/light truck, air compressor, pumps, saws, grinder, ladder, pick-ax, generator, chains, extension cords, measuring equipment, hazardous chemicals and materials, computer hardware and software, hoses, oils, traffic control equipment, MSDS documentation, City of Clive Code of Ordinances, Code of Iowa, Iowa DNR Rules, Iowa EMS Rules, Uniform Fire Code, NFPA Standards, Federal Register, Personnel Policy Manual, typewriter, calculator, photographic equipment, fax machine, photocopier, telephone, mobile and portable radio.

The City of Clive retains the authority to change the job duties included in this job description at any time. The list of duties is not exhaustive and various requirements are subject to possible modification as a reasonable accommodation for a qualified individual.

Memo

TO: Mayor and Council members
FROM: Mela Nisic, Human Resources Specialist
DATE: July 23, 2026
RE: Approve Pay Rate - Lucas Ludwick - Part-Time Firefighter/EMT - $19.74/Hr - Effective 08/04/2026

SYNOPSIS:
Lucas Ludwick is pursuing an Associate's degree in Fire Science at DMACC and has worked as a part-time Firefighter/EMT with the Carlisle Fire Department since August 2025. Lucas' primary career goal has been to obtain a full-time position with the Clive Fire Department. Staff recommends approval of this appointment.

Attachments:
1. Ludwick Offer
2. Resume Ludwick
3. PT FF EMT Job Desc

MEMO

To: **Lucas Ludwick**

From: **Matt McQuillen, City Manager**

Date: **July 9, 2026**

Re: **Employment Offer**

It is my pleasure to offer you the opportunity to become a Part-Time Firefighter/EMT for the City of Clive. This offer is contingent upon the successful completion of the written and physical Central Iowa Fire and EMS Testing Consortium or equivalent, as well as the pre-employment physical, drug screen, physical capacity assessment and a thorough background check.

I anticipate, dependent upon your acceptance, to have the recommendation before the City Council on July 23, 2026. As for all non-union staff, the Clive Employee Handbook is the controlling document for employees. In summary, the following is proposed:

Tentative Start Date:	August 4, 2026
Beginning Wage:	$19.74/Hour, Step 1
Employment Status:	Non-Exempt, Part-Time Firefighter/EMT
Department Head:	Clay Garcia, Fire Chief

As you review the offer and our Employee Handbook, please feel free to contact me with questions you may have regarding your employment. If the above is acceptable, please sign in the space provided below and return it at your earliest convenience.

I look forward to you becoming part of the Clive Fire Department and hope your employment experience will be enjoyable and rewarding.

Lucas Ludwick (Jul 10, 2026 15:20:16 CDT) 07/10/20

Lucas Ludwick — Date

Matt McQuillen — Matt McQuillen (Jul 9, 2026 10:51:47 CDT) 07/09/26

Matt McQuillen, City Manager — Date

The offer is contingent upon the Clive City Council approval of the recommended wage rate.

Offer Letter PT Firefighter-EMT-Ludwick

Final Audit Report 2026-07-09

Created:	2026-07-09
By:	Alexandra Adams (aadams@cityofclive.com)
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"Offer Letter PT Firefighter-EMT-Ludwick" History

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Email viewed by Matt McQuillen (mmcquillen@cityofclive.com)
2026-07-09 - 2:39:03 PM GMT

Document e-signed by Matt McQuillen (mmcquillen@cityofclive.com)
Signature Date: 2026-07-09 - 3:51:47 PM GMT - Time Source: server - Signature Appearance Selected: TYPE

Agreement completed.
2026-07-09 - 3:51:47 PM GMT

Ludwick, L. PT Firefighter-EMT Offer

Final Audit Report 2026-07-10

Created:	2026-07-10
By:	Alexandra Adams (aadams@cityofclive.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAoTI_6sqmIYpUobUmdl5y2uypCTsJiZ2Y

"Ludwick, L. PT Firefighter-EMT Offer" History

Document created by Alexandra Adams (aadams@cityofclive.com)
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Document emailed to Lucas Ludwick (lucasddludwick@gmail.com) for signature
2026-07-10 - 5:58:46 PM GMT

Email viewed by Lucas Ludwick (lucasddludwick@gmail.com)
2026-07-10 - 8:18:37 PM GMT

Document e-signed by Lucas Ludwick (lucasddludwick@gmail.com)
Signature Date: 2026-07-10 - 8:20:16 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW

Agreement completed.
2026-07-10 - 8:20:16 PM GMT

City of Clive (IA)

Firefighter/EMT-Part-Time

CLASS CODE	FIREEMTPT	**SALARY**	$18.98 - $25.97 Hourly
ESTABLISHED DATE	March 23, 2022	**REVISION DATE**	August 23, 2022

JOB SUMMARY

Under the general supervision of the Clive Fire Department Officers, provides emergency medical care to sick and injured persons, controls and extinguishes fires, performs rescue, protects life and property and maintains equipment.

JOB FUNCTIONS

Examples of Essential Job Functions

- Responds to calls, for the potential for emergency medical service.
- Within the limits of his/her medical certification, provides emergency medical care to the sick and injured.
- Within the limits of his/her medical certification, operates and maintains emergency medical equipment.
- Communicates with hospital emergency departments, nurses, physicians and physician designees.
- Completes a pre-hospital medical report on all patients seen treated or transported.
- Responds to fire alarms and other emergency calls. Selects hose nozzle, depending on type of fire, and directs stream of water or chemicals onto fire.
- Positions and climbs ladders to gain access to upper levels of buildings to assist individuals from burning structures.
- Creates openings in buildings for ventilation.
- Protects property from water and smoke by use of waterproof salvage covers, smoke ejector and fans.
- Communicates with others during emergency operations with radio or portable telephone.
- Maintains apparatus, buildings and equipment.
- Participates in drills, demonstrations and courses in emergency medical care techniques, firefighting techniques and other emergency skills.
- Regular attendance is essential for this position.

Essential Job Tasks (Reference: NFPA 1582)

- Performing fire-fighting tasks (e.g., hose line operations, extensive crawling, lifting and carrying heavy objects, ventilating roofs or walls using power or hand tools, forcible entry), rescue operations, and other emergency response actions under stressful conditions while wearing personal protective ensembles and self-contained breathing apparatus (SCBA), including working in extremely hot or cold environments for prolonged time periods.
- Wearing an SCBA, which includes a demand valve-type positive-pressure face piece and HEPA filter masks, which require the ability to tolerate increased respiratory workloads.
- Exposure to toxic fumes, irritants, particulates, biological (infectious) and non-biological hazards, and/or heated gases, despite the use of personal protective ensembles and SCBA.

- Climbing six or more flights of stairs while wearing fire protective ensemble weighing at least 50 lb (22.6 kg) or more and carrying equipment/tools weighing an additional 20 to 40 lb (9 to 18 kg).
- Wearing fire protective ensemble that is encapsulating and insulated, which will result in significant fluid loss that frequently progresses to clinical dehydration and can elevate core temperature to levels exceeding 102.2 degrees F (39 degrees C).
- Searching, finding, and rescue-dragging or carrying victims ranging from newborns up to adults weighing over 200 lb (90 kg) to safety despite hazardous conditions and low visibility.
- Advancing water-filled hose lines up to 2 ½ in. (65 mm) in diameter from fire apparatus to occupancy [approximately 150 ft (50 m)], which can involve negotiating multiple flights of stairs, ladders, and other obstacles.
- Climbing ladders, operating from heights, walking or crawling in the dark along narrow and uneven surfaces, and operating in proximity to electrical power lines and/or other hazards.
- Unpredictable emergency requirements for prolonged periods of extreme physical exertion without benefit of warm-up, scheduled rest periods, meals, access to medications(s), or hydration.
- Operating fire apparatus or other vehicles in an emergency mode with emergency lights and sirens.
- Critical, time-sensitive, complex problem solving during physical exertion in stressful, hazardous environments, including hot, dark, tightly enclosed spaces that is further aggravated by fatigue flashing lights, sirens, and other distractions.
- Ability to communicate (give and comprehend verbal orders) while wearing personal protective ensembles and SCBA under conditions of high background noise, poor visibility, ad drenching from hose lines and/or fixed protection systems (sprinklers).
- Functioning as an integral component of a team, where sudden incapacitation of a member can result in mission failure or in risk of injury or death to civilians or other team members.

Other Job Functions

- Responds to other emergency calls as required.
- Shall attend extra training as required for the position.
- Other duties as assigned or apparent.

EMPLOYMENT STANDARDS AND QUALIFICATIONS

Required Knowledge. Skills and Abilities:

- Must be able to adapt to situations involving the interpretations of feelings and personal point of view.
- Must have an understanding of the Clive Fire Department Policies and SOG's.
- Knowledge of local fire and emergency medical operations.
- Knowledge of fire, rescue and emergency medical techniques.
- Knowledge of hazardous materials operations.
- Knowledge of building construction and fire behavior.
- Ability to maintain favorable working relationships with co-workers, supervisors, city officials, the officials of other jurisdictions, the business community and the general public.
- Must be able to work as part of a team and/or team leader under stress caused by emergencies, danger or criticism.
- Ability to solve problems with several abstract and concrete variables using logic and scientific thinking.
- Ability to perform arithmetic, algebraic calculations.

- Ability to read, write and comprehend the English language.
- Ability to use PC based computer programs.
- Ability to perform all job duties safely and in accordance with applicable rules, guidelines, policies and training.

EDUCATION, TRAINING AND EXPERIENCE

Education Required

High school diploma, HiSET (formerly known as GED), or high school equivalency diploma

Training Required

EMT- B certified through the Iowa Department of Health, current BLS

Firefighter I certified through the State of Iowa

Experience Preferred

2 years EMT- B

2 years firefighting

Required Qualifications

Must be at least 18 years of age

Must obtain a valid Commercial Driver License issued by the State of Iowa

Shall generally be available for off-hour meetings, phone calls and special assignments

Must pass department physical ability test

Pass a physical fitness examination by a medical agency approved by the Clive Fire Department

Must live within 30 miles or 30 minutes of the city limits of Clive

The City of Clive retains the authority to change the job duties included in this job description at any time. The list of duties is not exhaustive and various requirements are subject to possible modification as a reasonable accommodation for a qualified individual.

JOB RESPONSIBILITIES RELATED TO PATIENT PRIVACY

The employee is expected to protect the privacy of all patient information in accordance with the Clive Fire Department privacy policies, procedures and practices as required by state and federal law and in accordance with general principles of professionalism as a health care provider or privileged ancillary staff member. Failure to comply with company policies and procedures on patient privacy may result in disciplinary action up to and including termination of employment, membership or association with the City of Clive Fire Department.

The employee may access protected health information and other patient information only to the extent that is necessary to complete job duties. The employee may only share such information with those who have a need to know specific patient information you have in your possession to complete their job responsibilities related to treatment, payment or quality assurance and improvement operations.

The employee is expected and encouraged to report, without threat of retaliation, any concerns regarding company policies and procedures on patient privacy and any observed practices in violation of that policy to the designated privacy officer.

The employee is expected to actively participate in company privacy training and is required to communicate privacy policy information to coworkers, students, patients and others in accordance with company policy.

BENEFITS

This position is part-time and no benefits are provided, unless specifically communicated.

PHYSICAL AND ENVIROMENTAL CHARACTERISTICS

Required Physical Activities

Climbing, balancing, stooping, kneeling, crawling, reaching, standing, walking, pushing, pulling, lifting, fingering, grasping, feeling, talking, hearing.

Physical Characteristics of the Job

This position can be classified as heavy work requiring exertion of up to fifty (50) to one hundred (100) pounds of force occasionally, and/or twenty-five (25) to fifty (50) pounds of force frequently, and/or ten (10) to twenty (20) pounds of force constantly. However, occasionally the employee may be forced to push, pull, or lift extremely heavy objects such as a human or a motor vehicle.

Environmental Conditions

The work is performed both inside and outside and includes seasonal exposure to cold and heat. The worker is also exposed to darkness and poor lighting, fumes/odors, isolation, moving machinery, noise, visual strain, unprotected heights, wearing a respirator, working on uneven ground, mechanical hazards, biological hazards, medical and bodily injury. Also, the work may expose the employee to significant work pace pressure, and irregular hours.

Visual Requirements

Must meet visual requirements to obtain a Commercial Driver License from the State of Iowa.

EQUIPMENT AND MATERIALS USED:

Emergency response trucks and attachments, car/light truck, air compressor, pumps, saws, grinder, ladder, pick-ax, generator, chains, extension cords, measuring equipment, hazardous chemicals and materials, computer hardware and software, hoses, oils, traffic control equipment, MSDS documentation, City of Clive Code of Ordinances, Code of Iowa, Iowa DNR Rules, Iowa EMS Rules, Uniform Fire Code, NFPA Standards, Federal Register, Personnel Policy Manual, typewriter, calculator, photographic equipment, fax machine, photocopier, telephone, mobile and portable radio.

The City of Clive retains the authority to change the job duties included in this job description at any time. The list of duties is not exhaustive and various requirements are subject to possible modification as a reasonable accommodation for a qualified individual.

Memo

TO: Mayor and Council members
FROM: Mela Nisic, Human Resources Specialist
DATE: July 23, 2026
RE: Approve Pay Rate - Shiloh Sorensen - Part-Time Firefighter/EMT - $19.74/Hr - Effective 08/04/2026

SYNOPSIS:
Shiloh Sorensen holds a Basic EMT certification from Mercy College of Health Sciences and has served as a Volunteer Firefighter/EMT with the Van Meter Fire Department since November 2024. Shiloh is currently employed as a Maintenance Repairer with the State of Iowa at Camp Dodge and is seeking to expand his firefighting and EMS skills by joining a fire department in either a full-time or part-time capacity.

Attachments:
1. Sorensen Offer
2. Resume Sorensen
3. PT FF EMT Job Desc

MEMO

To: **Shiloh Sorensen**

From: **Matt McQuillen, City Manager**

Date: **July 9, 2026**

Re: **Employment Offer**

It is my pleasure to offer you the opportunity to become a Part-Time Firefighter/EMT for the City of Clive. This offer is contingent upon the successful completion of the written and physical Central Iowa Fire and EMS Testing Consortium or equivalent, as well as the pre-employment physical, drug screen, physical capacity assessment and a thorough background check.

I anticipate, dependent upon your acceptance, to have the recommendation before the City Council on July 23, 2026. As for all non-union staff, the Clive Employee Handbook is the controlling document for employees. In summary, the following is proposed:

Tentative Start Date:	August 4, 2026
Beginning Wage:	$19.74/Hour, Step 1
Employment Status:	Non-Exempt, Part-Time Firefighter/EMT
Department Head:	Clay Garcia, Fire Chief

As you review the offer and our Employee Handbook, please feel free to contact me with questions you may have regarding your employment. If the above is acceptable, please sign in the space provided below and return it at your earliest convenience.

I look forward to you becoming part of the Clive Fire Department Team and hope your employment experience will be enjoyable and rewarding.

Shiloh Sorensen 07/10/26
Shiloh Sorensen (Jul 10, 2026 15:51:23 CDT)
Shiloh Sorensen Date

Matt McQuillen 07/09/26
Matt McQuillen (Jul 9, 2026 10:51:26 CDT)
Matt McQuillen, City Manager Date

The offer is contingent upon the Clive City Council approval of the recommended wage rate.

Offer Letter PT Firefighter-EMT- Sorensen

Final Audit Report 2026-07-09

Created:	2026-07-09
By:	Alexandra Adams (aadams@cityofclive.com)
Status:	Signed
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"Offer Letter PT Firefighter-EMT- Sorensen" History

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Sorensen, S. PT Firefighter-EMT Offer

Final Audit Report 2026-07-10

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"Sorensen, S. PT Firefighter-EMT Offer" History

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City of Clive (IA)

Firefighter/EMT-Part-Time

CLASS CODE	FIREEMTPT	**SALARY**	$18.98 - $25.97 Hourly
ESTABLISHED DATE	March 23, 2022	**REVISION DATE**	August 23, 2022

JOB SUMMARY

Under the general supervision of the Clive Fire Department Officers, provides emergency medical care to sick and injured persons, controls and extinguishes fires, performs rescue, protects life and property and maintains equipment.

JOB FUNCTIONS

Examples of Essential Job Functions

- Responds to calls, for the potential for emergency medical service.
- Within the limits of his/her medical certification, provides emergency medical care to the sick and injured.
- Within the limits of his/her medical certification, operates and maintains emergency medical equipment.
- Communicates with hospital emergency departments, nurses, physicians and physician designees.
- Completes a pre-hospital medical report on all patients seen treated or transported.
- Responds to fire alarms and other emergency calls. Selects hose nozzle, depending on type of fire, and directs stream of water or chemicals onto fire.
- Positions and climbs ladders to gain access to upper levels of buildings to assist individuals from burning structures.
- Creates openings in buildings for ventilation.
- Protects property from water and smoke by use of waterproof salvage covers, smoke ejector and fans.
- Communicates with others during emergency operations with radio or portable telephone.
- Maintains apparatus, buildings and equipment.
- Participates in drills, demonstrations and courses in emergency medical care techniques, firefighting techniques and other emergency skills.
- Regular attendance is essential for this position.

Essential Job Tasks (Reference: NFPA 1582)

- Performing fire-fighting tasks (e.g., hose line operations, extensive crawling, lifting and carrying heavy objects, ventilating roofs or walls using power or hand tools, forcible entry), rescue operations, and other emergency response actions under stressful conditions while wearing personal protective ensembles and self-contained breathing apparatus (SCBA), including working in extremely hot or cold environments for prolonged time periods.
- Wearing an SCBA, which includes a demand valve-type positive-pressure face piece and HEPA filter masks, which require the ability to tolerate increased respiratory workloads.
- Exposure to toxic fumes, irritants, particulates, biological (infectious) and non-biological hazards, and/or heated gases, despite the use of personal protective ensembles and SCBA.

- Climbing six or more flights of stairs while wearing fire protective ensemble weighing at least 50 lb (22.6 kg) or more and carrying equipment/tools weighing an additional 20 to 40 lb (9 to 18 kg).
- Wearing fire protective ensemble that is encapsulating and insulated, which will result in significant fluid loss that frequently progresses to clinical dehydration and can elevate core temperature to levels exceeding 102.2 degrees F (39 degrees C).
- Searching, finding, and rescue-dragging or carrying victims ranging from newborns up to adults weighing over 200 lb (90 kg) to safety despite hazardous conditions and low visibility.
- Advancing water-filled hose lines up to 2 ½ in. (65 mm) in diameter from fire apparatus to occupancy [approximately 150 ft (50 m)], which can involve negotiating multiple flights of stairs, ladders, and other obstacles.
- Climbing ladders, operating from heights, walking or crawling in the dark along narrow and uneven surfaces, and operating in proximity to electrical power lines and/or other hazards.
- Unpredictable emergency requirements for prolonged periods of extreme physical exertion without benefit of warm-up, scheduled rest periods, meals, access to medications(s), or hydration.
- Operating fire apparatus or other vehicles in an emergency mode with emergency lights and sirens.
- Critical, time-sensitive, complex problem solving during physical exertion in stressful, hazardous environments, including hot, dark, tightly enclosed spaces that is further aggravated by fatigue flashing lights, sirens, and other distractions.
- Ability to communicate (give and comprehend verbal orders) while wearing personal protective ensembles and SCBA under conditions of high background noise, poor visibility, ad drenching from hose lines and/or fixed protection systems (sprinklers).
- Functioning as an integral component of a team, where sudden incapacitation of a member can result in mission failure or in risk of injury or death to civilians or other team members.

Other Job Functions

- Responds to other emergency calls as required.
- Shall attend extra training as required for the position.
- Other duties as assigned or apparent.

EMPLOYMENT STANDARDS AND QUALIFICATIONS

Required Knowledge. Skills and Abilities:

- Must be able to adapt to situations involving the interpretations of feelings and personal point of view.
- Must have an understanding of the Clive Fire Department Policies and SOG's.
- Knowledge of local fire and emergency medical operations.
- Knowledge of fire, rescue and emergency medical techniques.
- Knowledge of hazardous materials operations.
- Knowledge of building construction and fire behavior.
- Ability to maintain favorable working relationships with co-workers, supervisors, city officials, the officials of other jurisdictions, the business community and the general public.
- Must be able to work as part of a team and/or team leader under stress caused by emergencies, danger or criticism.
- Ability to solve problems with several abstract and concrete variables using logic and scientific thinking.
- Ability to perform arithmetic, algebraic calculations.

- Ability to read, write and comprehend the English language.
- Ability to use PC based computer programs.
- Ability to perform all job duties safely and in accordance with applicable rules, guidelines, policies and training.

EDUCATION, TRAINING AND EXPERIENCE

Education Required

High school diploma, HiSET (formerly known as GED), or high school equivalency diploma

Training Required

EMT- B certified through the Iowa Department of Health, current BLS

Firefighter I certified through the State of Iowa

Experience Preferred

2 years EMT- B

2 years firefighting

Required Qualifications

Must be at least 18 years of age

Must obtain a valid Commercial Driver License issued by the State of Iowa

Shall generally be available for off-hour meetings, phone calls and special assignments

Must pass department physical ability test

Pass a physical fitness examination by a medical agency approved by the Clive Fire Department

Must live within 30 miles or 30 minutes of the city limits of Clive

The City of Clive retains the authority to change the job duties included in this job description at any time. The list of duties is not exhaustive and various requirements are subject to possible modification as a reasonable accommodation for a qualified individual.

JOB RESPONSIBILITIES RELATED TO PATIENT PRIVACY

The employee is expected to protect the privacy of all patient information in accordance with the Clive Fire Department privacy policies, procedures and practices as required by state and federal law and in accordance with general principles of professionalism as a health care provider or privileged ancillary staff member. Failure to comply with company policies and procedures on patient privacy may result in disciplinary action up to and including termination of employment, membership or association with the City of Clive Fire Department.

The employee may access protected health information and other patient information only to the extent that is necessary to complete job duties. The employee may only share such information with those who have a need to know specific patient information you have in your possession to complete their job responsibilities related to treatment, payment or quality assurance and improvement operations.

The employee is expected and encouraged to report, without threat of retaliation, any concerns regarding company policies and procedures on patient privacy and any observed practices in violation of that policy to the designated privacy officer.

The employee is expected to actively participate in company privacy training and is required to communicate privacy policy information to coworkers, students, patients and others in accordance with company policy.

BENEFITS

This position is part-time and no benefits are provided, unless specifically communicated.

PHYSICAL AND ENVIROMENTAL CHARACTERISTICS

Required Physical Activities

Climbing, balancing, stooping, kneeling, crawling, reaching, standing, walking, pushing, pulling, lifting, fingering, grasping, feeling, talking, hearing.

Physical Characteristics of the Job

This position can be classified as heavy work requiring exertion of up to fifty (50) to one hundred (100) pounds of force occasionally, and/or twenty-five (25) to fifty (50) pounds of force frequently, and/or ten (10) to twenty (20) pounds of force constantly. However, occasionally the employee may be forced to push, pull, or lift extremely heavy objects such as a human or a motor vehicle.

Environmental Conditions

The work is performed both inside and outside and includes seasonal exposure to cold and heat. The worker is also exposed to darkness and poor lighting, fumes/odors, isolation, moving machinery, noise, visual strain, unprotected heights, wearing a respirator, working on uneven ground, mechanical hazards, biological hazards, medical and bodily injury. Also, the work may expose the employee to significant work pace pressure, and irregular hours.

Visual Requirements

Must meet visual requirements to obtain a Commercial Driver License from the State of Iowa.

EQUIPMENT AND MATERIALS USED:

Emergency response trucks and attachments, car/light truck, air compressor, pumps, saws, grinder, ladder, pick-ax, generator, chains, extension cords, measuring equipment, hazardous chemicals and materials, computer hardware and software, hoses, oils, traffic control equipment, MSDS documentation, City of Clive Code of Ordinances, Code of Iowa, Iowa DNR Rules, Iowa EMS Rules, Uniform Fire Code, NFPA Standards, Federal Register, Personnel Policy Manual, typewriter, calculator, photographic equipment, fax machine, photocopier, telephone, mobile and portable radio.

The City of Clive retains the authority to change the job duties included in this job description at any time. The list of duties is not exhaustive and various requirements are subject to possible modification as a reasonable accommodation for a qualified individual.

Memo

TO: Mayor and Council members
FROM: Mela Nisic, Human Resources Specialist
DATE: July 23, 2026
RE: Approve Pay Rate - Preston Gronseth - Public Works Operations Specialist - $28.61/Hr - Effective 07/27/2026

SYNOPSIS:
The selected candidate is a U.S. Air Force veteran with four years of military experience and currently works as a Warehouse Technician at Landus. His background includes warehouse operations, equipment maintenance, and a strong commitment to safety and teamwork. Staff recommends approval of this appointment.

Attachments:
1. Gronseth - Offer
2. Gronseth Resume
3. PW Works Ops Specialist Job Description

Memo

TO: Preston Gronseth

FROM: Matt McQuillen, City Manager

DATE: July 9, 2026

RE: Employment Offer

Clive
Distinct by Nature

City Manager

I am pleased to offer you the opportunity to become an Operations Specialist for the City of Clive, Public Works Department. This offer is contingent upon successfully completing a drug screen, physical with respirator fit test, and an extensive background check. I anticipate, dependent upon your acceptance, to have the recommendation before the City Council on July 23, 2026. As for all non-union staff, the Clive Employee Handbook is the controlling document for employees. In summary, the following is proposed:

Tentative Start Date:	July 27, 2026
Beginning Salary:	$28.61/hour
Employment Status:	Non-Exempt
Supervisor:	Jerry Freestone, Public Works Administrator

As you review the offer and our Employee Handbook please feel free to contact me with questions you may have regarding your employment. If the above is acceptable please sign in the space provided below and return at your earliest convenience.

I look forward to you becoming part of the Public Works Department and hope your employment experience will be enjoyable and rewarding.

Preston Gronseth — 07/09/26
Preston Gronseth (Jul 9, 2026 23:12:12 CDT)
Preston Gronseth — Date

Matt McQuillen — 07/09/26
Matt McQuillen (Jul 9, 2026 16:05:06 CDT)
Matt McQuillen, City Manager — Date

The offer is contingent upon the Clive City Council approval of the recommended wage rate.

Employment Offer - Gronseth - Signed

Final Audit Report 2026-07-10

Created:	2026-07-09
By:	Mela Nisic (mnisic@cityofclive.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAv5nRXgPIH8u_StLycbShHhXJLhYZIvDw

"Employment Offer - Gronseth - Signed" History

Document created by Mela Nisic (mnisic@cityofclive.com)
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Agreement completed.
2026-07-10 - 4:12:12 AM GMT

City of Clive (IA)

Operations Specialist - Public Works

CLASS CODE	OPSPPW	**SALARY**	$28.61 - $38.49 Hourly
ESTABLISHED DATE	July 06, 2023	**REVISION DATE**	July 01, 2026

JOB SUMMARY

Performs manual labor and semi-skilled to skilled work often involving the operation of light-to-heavy-duty construction and maintenance equipment. Work involves maintaining, repairing, and constructing City infrastructure, including streets, stormwater systems, traffic control devices, and public grounds.

Each employee is expected to respect others, be customer-driven, present a positive attitude, function as part of a team, act with honesty and integrity, be innovative and creative, communicate effectively, deal courteously with customers and co-workers, and maintain effective working relationships with others.

JOB FUNCTIONS

Examples of Essential Job Functions:

- Drives and operates trucks, tractors, and other motorized equipment with various attachments.
- Performs installation, maintenance, and repair work on various sizes of pipes, conduits, valves, hydrants, and other water distribution components.
- Maintains and repairs streets and right-of-ways, including patching, paving, curb and sidewalk replacement, joint and crack sealing, and debris removal.
- Performs snow removal and ice control using a variety of equipment and chemical applications.
- Participates in tree and brush pruning, mowing, landscaping, and right-of-way maintenance.
- Constructs, repairs, and cleans intakes, grates, storm sewers, and other drainage facilities; performs jetting/vacuum cleaning and CCTV inspection of wastewater and stormwater collection systems.
- Installs and maintains traffic signal systems, fiber optic systems, and traffic control devices; paints pavement markings; maintains work zone safety setups.
- Maintains, fabricates, repairs, and replaces street signs, posts, and traffic control devices, maintaining related inventories.
- Performs mechanical and non-mechanical repairs on equipment, including welding, sandblasting, and painting.
- Cleans tools and equipment after use and stores them properly.
- Reads and interprets blueprints, technical manuals, construction drawings, and Safety Data Sheets.
- Collects and disposes of refuse along rights-of-way, parks, or City-owned buildings.
- Maintains records related to equipment, materials usage, and other job activities.
- Assists the public by responding to inquiries and complaints and taking appropriate action.
- Provides assistance and support in City emergencies.
- Attends required safety and technical training.

- Regular attendance is essential to this position.

EMPLOYMENT STANDARDS AND QUALIFICATIONS

Required Knowledge, Skills, and Abilities:

- Knowledge of construction, maintenance, and repair methods, materials, and tools.
- Skill in operating construction and maintenance equipment.
- Knowledge of safety precautions for working around mechanized equipment and in public rights-of-way.
- Ability to calculate or estimate materials needed for projects.
- Ability to read and interpret blueprints, maps, and technical documents.
- Ability to communicate effectively and courteously with others.
- Ability to lead small crews, perform strenuous physical labor under varying weather conditions, and maintain positive working relationships.
- Ability to perform all duties safely and in accordance with established policies and training.

EDUCATION, TRAINING AND EXPERIENCE

Required Education:
High school diploma or equivalent (GED/HiSET).

Preferred Experience:
One year operating light or medium construction equipment.

Preferred Certifications:
Iowa Commercial Pesticide Applicator's License.

Licensing and Other Requirements:

- Must possess or obtain a valid Class A Commercial Driver License (CDL) with air brakes and any required endorsements within six months of appointment.
- Must maintain a good driving record for the past three years.
- Must establish residency within a 30-mile radius of City Hall (1900 NW 114th Street, Clive) within three months of employment.
- Must be generally available for off-hour emergencies, snow duty, and work assignments.

PHYSICAL AND ENVIROMENTAL CHARACTERISTICS

Required Physical Activities:
Climbing, balancing, stooping, kneeling, crouching, crawling, reaching, standing, walking, pushing, pulling, lifting, finger dexterity, grasping, feeling, talking, hearing, and repetitive motions.

Physical Characteristics of the Job:
Heavy work, exerting 50 to 100 pounds occasionally, 25 to 50 pounds frequently, and 10 to 20 pounds constantly.

Must be able to lift and move items up to 150 pounds with assistance; remove/replace manhole covers weighing

up to 80 pounds; climb into and out of 24-inch openings and equipment cabs; and use tools weighing 30 pounds or more.

Vision Requirements:
Frequent near and far visual acuity, depth perception, color vision, and field of vision required to safely perform job duties and operate equipment; corrective lenses permitted.

Environmental Characteristics:
Work is primarily outdoors with seasonal exposure to cold, heat, wind, rain, and snow. Work may involve confined spaces, poor lighting, noise, vibration, wetness/humidity, fumes, dust, uneven ground, and mechanical or traffic hazards. Some assignments may involve unpleasant social situations, high work pace, and irregular hours.

Equipment Essential to the Job:

- Vehicles and heavy equipment including dump trucks, loaders, backhoes, graders, skid loaders, tractors, and aerial lifts.
- Specialized equipment such as snow and ice control equipment, combination jet/vacuum trucks, street sweepers, CCTV sewer inspection units, pavement marking and joint sealing trailers, excavators, pothole patching trailers, tractors with batwing mowers, and GPS units.
- Power and hand tools including grinders, drills, saws, compressors, pumps, and wrenches.
- Measurement and diagnostic tools such as tape measures, levels, and pressure gauges.
- Safety equipment and clothing including gloves, goggles, gas monitors, rain gear, and ear protection.
- Personal computers, telephones, and other office or field communication equipment.

The City of Clive retains the authority to change the job duties included in this job description at anytime. The list of duties is not exhaustive and various requirements are subject to possible modification as a reasonable accommodation for a qualified individual.

Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: July 23, 2026
RE: Approve Pay Rate - Sarah Stevenson-Cunday (Townes) - Mental Health Co-Responder - $31.64/Hr - Effective 08/03/2026

SYNOPSIS:
City Council took action on June 25, 2026, to approve the IPCA contract and prepare to bring this CIT program completely in-house to the department.

The city received 24 applications and interviewed 7 finalists. Sarah Stevenson-Cunday, now Townes, has been working for Inside Out Wellness & Advocacy as a contractor with the City of Clive's Crisis Intervention Team since September 2024. She started the program there and has worked extremely well with our CIT Officer Andrew Faulkner.

Sarah has a Bachelor's Degree in Forensic Physicology from Arizona State University and has obtained a mental health certification and trained in de-escalation. Sarah has a lot of ideas for growing and communicating the program within the community.

Attachments:
1. Stevenson-Cunday (Townes) Offer Letter - signed
2. Application & Resume
3. Job Description

Memo

TO: Sarah Stevenson-Cunday (Townes)

FROM: Matt McQuillen, City Manager

DATE: July 14, 2026

RE: Employment Offer

Clive
Distinct by Nature

City Manager

It is my pleasure to offer you the opportunity to become the Mental Health Co-Responder for the City of Clive. This offer is contingent upon successful completion of an extensive background check, pre-employment drug screen and physical.

I anticipate, depending upon your acceptance, having the recommendation before the City Council on July 23, 2026. As for all non-union staff, the Clive Employee Handbook is the controlling document for employees. In summary, the following is proposed:

Start Date:	August 3, 2026
Beginning Salary:	$31.64/Hour
Employment Status:	Non-Exempt, Full-Time
Supervisor:	Mark Rehberg, Police Chief

As you review the offer and our Employee Handbook, please feel free to contact me with questions you may have regarding your employment. If the above is acceptable, please sign in the space provided below and return at your earliest convenience.

I look forward to you becoming part of the Clive Police Department and hope your employment experience will be enjoyable and rewarding.

Sarah Townes — 07/14/26
Sarah Townes (Jul 14, 2026 15:11:00 CDT)
Sarah Stevenson-Cunday (Townes) — Date

Matt McQuillen — 07/14/26
Matt McQuillen (Jul 14, 2026 09:31:58 CDT)
Matt McQuillen, City Manager — Date

The offer is contingent upon the Clive City Council approval of the recommended wage rate.

Employment Offer - Mental Health Co-Responder - Sarah Stevenson-Cunday

Final Audit Report 2026-07-14

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"Employment Offer - Mental Health Co-Responder - Sarah Stevenson-Cunday" History

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Stevenson-Cunday (Townes) Offer Letter

Final Audit Report 2026-07-14

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"Stevenson-Cunday (Townes) Offer Letter" History

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Agreement completed.
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Council Approved 06/25/2026

POSITION
Mental Health Co-Responder – Full Time

DEPARTMENT
Police Department

FLSA CLASSIFICATION
Non-Exempt

FACILITY AND WORK AREA
Clive Police Department Response District and Clive Police Station

JOB SUMMARY

Under the general direction of the Criminal Investigations Division (CID) Commander, provides mental health related services based on law enforcement contracts and acts as liaison between the police department and various mental health providers, consumers and the community. This is a non-sworn position and does not perform law enforcement functions. This mental health responder will work closely with a Crisis Intervention Team (CIT) police officer in a co-responder model.

Provide crisis intervention, case management, resources and community conflict resolution by responding to calls involving people that need assistance due to mental health concerns, community concerns, substance abuse, experiencing homelessness and those that need a resolution outside of the criminal justice path.

The job description is intended to represent only the key areas of responsibilities; specific position assignments will vary depending on the business needs of the department.

JOB FUNCTIONS

Examples of Essential Job Functions

Crisis Response and Field Operations

- Responds to emergency calls or situations involving individuals experiencing mental health crises alongside law enforcement.
- Assesses the mental health status of individuals in crisis and determine immediate needs, including potential risks to themselves or others.
- Provides emotional support and crisis de-escalation techniques to calm individuals in distress.
- Work in tandem with police officers to ensure an appropriate and coordinated response to individuals in crisis.

Case Management and Follow-Up Services

- Conduct ongoing follow-up and case tracking for individuals after initial crisis response to ensure continuity of care and successful connection to services.
- Connect individuals to appropriate mental health services, including psychiatric evaluations, inpatient care, outpatient therapy, or substance abuse treatment.
- Collaborate with clients and service providers to support individualized service or care plans.
- Coordinate outreach and support services for individuals experiencing homelessness.
- Aid victims of domestic violence and track follow-up procedures.

Coordination and Community Liaison

- Act as a liaison with the mental health task force and other mental health resources.
- Collaborate with local mental health professionals, hospitals, and social service agencies to facilitate timely care.
- Coordinate with courts, hospitals, and regional partners to support a system-wide response.
- Serve as part of the liaison team for Clive Behavioral Health (CBH) and review policies and procedures where missions overlap.
- Develops and maintains a comprehensive community resource guide of mental health, social service, and support providers.

Data Collection, Analysis, and Reporting

- Maintain accurate, confidential, and timely records of interventions, and referrals.
- Tracks, analyzes, and reports program data, outcomes, and trends to support decision-making and continuous improvement efforts.
- Maintains data as prescribed by the department, prepares a monthly reports to the chief, and develops tracking programs.
- Perform duties involving the administration of confidential data and information.

Training, Education, and Program Improvement

- Provides training and education to police officers, City staff, and community partners regarding mental health response and the co-responder program.
- Participates in continuous improvement efforts of the co-responder model, including program evaluation and implementation enhancements.
- Assists in the development and coordination of training related to mental health services.
- Stay current with mental health crisis intervention techniques, best practices, and legal or policy changes.

General Responsibilities

- Attend court proceedings as needed based on mental health protocols and legal requirements.
- Assure that the City's mission, goals, and objectives are supported.
- Performs other related duties as assigned.
- This position supports diversion from the criminal justice system and promotes community-based solutions to behavioral health needs when feasible.

EMPLOYMENT STANDARDS AND QUALIFICATIONS

Required Knowledge, Skills and Education

Knowledge

- Proficiency with PC's, specifically mobile data units, and computer software and applications.
- Knowledge of City geography and municipal boundaries.
- General knowledge of office equipment, including facsimile, photocopier, telephone, calculator, and shredder.
- Knowledge of tools and equipment, including emergency equipment (i.e. AED, etc.), fire equipment, electronic equipment.
- Familiarity with the Health Insurance Portability and Accountability Act (HIPAA), Iowa Code 229 and rules pertaining to the committal process for persons in crisis.

Skills

- Ability to handle confidential information in a sensitive manner.
- Ability to analyze situations and adopt a quick, effective, and reasonable course of action during stressful, emotional and/or physically taxing situations.
- Ability to write clear, accurate, factual, and concise reports.
- Excellent critical thinking skills, including, but not limited to, the ability to: make observations and remember pertinent facts; question witnesses and obtain pertinent information.
- Excellent oral/interpersonal communication skills.
- Ability to handle stressful, hostile, or irrational people, whether due to physical or mental impairments.
- Ability to maintain intense concentration and alertness during stressful situations, particularly when preceded by extended periods of relatively low stress or monotony.
- Must meet background check requirements consistent with City policy.
- Continuous visual effort, depth perception, color vision, hearing, and speaking abilities.

- Ability to perform essential duties at designated work site location at designated hours.
- From time to time, may be requested to respond for off-hour emergencies and/or work assignments.

Education, Training and Experience

Must be able to pass a pre-employment offer: reference checks, drug screen, motor vehicle report, background and credit history check. Any combination of education and experience that demonstrates the required knowledge, skills, and abilities may be considered.

Valid Iowa Drivers' License.

CPR/First Aid/AED certifications within twelve months of employment

Required Education

High school diploma or equivalent (GED/HiSET).

Preferred Education

Bachelor's Degree in a human services-related field (including, not limited to psychology, social work, nursing and education).

Preferred Experience

BA/BS degree + minimum of two years of experience in behavioral or mental health services, or;

AA Degree in a human services-related field + Minimum of three years of experience in behavioral or mental health services, or;

Minimum of five years of experience in behavioral or mental health services.

PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS

Required Characteristics of the Job

Sitting, Kneeling, Reaching, Finger Dexterity, Talking, Hearing, Repetitive Motions.

Physical Characteristics of the Job

Light work exerting up to twenty (20) pounds of force occasionally and/or up to ten (10) pounds of force frequently. Required walking or standing in an office environment or in a patrol car for extended periods of time. Pushing and/or pulling of arm and leg control frequently.

Environmental Conditions

This work is primarily conducted in an office environment or in a police patrol vehicle. The job required sitting for extended periods of time and the work may expose the employee to unpleasant social situations and significant workplace pressure and at times, irregular work hours. All weather conditions such as heat, cold, rain, ice, snow, wind, dust, dirt, biohazard fluids and other hazards may be present daily.

EQUIPMENT AND MATERIALS USED

Computer hardware and software, computer network, general office equipment, calculator, Code of Iowa, City of Clive Ordinances, telephone, mobile devices, fax machine, photo copier, car or light pickup, Automatic External Defibrillator (AED), Naloxone (Narcan) and Personal Protective Equipment (PPE).

The City of Clive retains the authority to change job duties included in this job description at any time. The list of duties is not exhaustive, and various requirements are subject to possible modification as a reasonable accommodation for a qualified individual.

Memo

TO: Mayor and Council members
FROM: Julia McGuire, Administrative Assistant
DATE: July 23, 2026
RE: Public Hearing -2026 Clive Soil Quality Restoration Program

SYNOPSIS:
2026 Clive Soil Quality Restoration Cost-Share Program Public Hearing – Receipt of Bids, Contract Award, and Approval of Plans and Specifications

Bids for the above-referenced project were received on July 14, 2026. Through this project, the City will partner with residents and complete soil quality restorations on dozens of residential properties in Clive. Approximately 650,000 SF of existing turf will be improved. In addition to the soil quality restoration activity, this project has a significant customer service/resident engagement component.

One bid was received:

A+ Lawn and Landscape: $71,500 ($.11/SF)

Staff recommends awarding the contract to A+ Lawn and Landscape.

The City's goal is to complete at least 80 SQR installations this fall. The City will pay 50% of each installation, up to $1000. The precise number of SQR installations will depend on the total square footage in the final set of yards. Applicants will secure their spot in the program by submitting their cost-share payment and the required paperwork. SQR applications will begin on September 1, 2026.

Attachments:
None

Memo

TO: Mayor and Council members
FROM: Julia McGuire, Administrative Assistant
DATE: July 23, 2026
RE: Resolution Approving Plans and Specifications for the 2026 Clive Soil Quality Restoration Cost-Share Program

SYNOPSIS:

Attachments:

1. Resolution Approving Plans, Specifications, Form of Contract, and Estimate of Costs for the 2026 SQR Cost Share Program
2. Clive SQR Cost Share Program Spec

RESOLUTION NO._____

RESOLUTION APPROVING PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATE OF COSTS FOR THE 2026 CLIVE SOIL QUALITY RESTORATION COST-SHARE PROGRAM

WHEREAS, on the 14th day of July, 2026, plans, specifications, a form of contract, and an estimate of costs were filed with the City of Clive, Iowa, for the 2025 Clive Soil Quality Restoration Cost-Share Program (the "Project"); and

WHEREAS, notice of hearing on said plans, specifications, form of contract, and estimate of costs was published, and a public hearing has been held thereon.

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

That the said plans, specifications, form of contract and estimate of costs for the Project are hereby approved and adopted.

PASSED AND APPROVED this _____ day of _____, 2026

By: _____
John Edwards, Mayor

ATTEST:

By: _____
Matthew D. Graham, City Clerk

2E-6 Soil Quality Management and Restoration



BENEFITS Low = <30% Medium = 30-65% High = 65-100%			
Reduction of:	Low	Med	High
Suspended Solids	■	■	■
Nitrogen	■	■	
Phosphorous	■		
Metals	■	■	■
Bacteriological	■	■	■
Hydrocarbons	■	■	■

Description:

Soil quality management preserves and protects intact soil profiles. Soil quality restoration (SQR) reduces compaction, increases pore space, improves organic matter content, and re-establishes populations of soil dwelling organisms (microbes, worms, insects, etc.) on soils disturbed during construction.

Typical uses:

- Preservation of intact soil profiles
- Restoration of disturbed soils as part of final grading and stabilization of construction sites.
- Incorporation into lawn care management practices on established landscapes.

Advantages/benefits:

- Reduces stormwater runoff volume.
- Protects water quality by infiltrating and processing pollutants in stormwater runoff.
- Reduces the need for irrigation by increasing water holding capacity and water availability.
- May reduce the need for fertilizers and pesticides.

Disadvantages/limitations:

- Access to soil restoration services may be limited.
- Access to compost may be limited.
- May increase development costs.

Maintenance requirements:

- Annual applications of compost amendments is recommended (but not required).
- Lawn clippings should not be removed, as they decompose they add organic matter.
- Pesticide use should be minimized to maintain healthy populations of earthworms, soil dwelling insects, and soil microbes.
- Strategic use of native landscaping should be considered, as opposed to cool season grasses to maintain and enhance soil quality over time.

A. Description

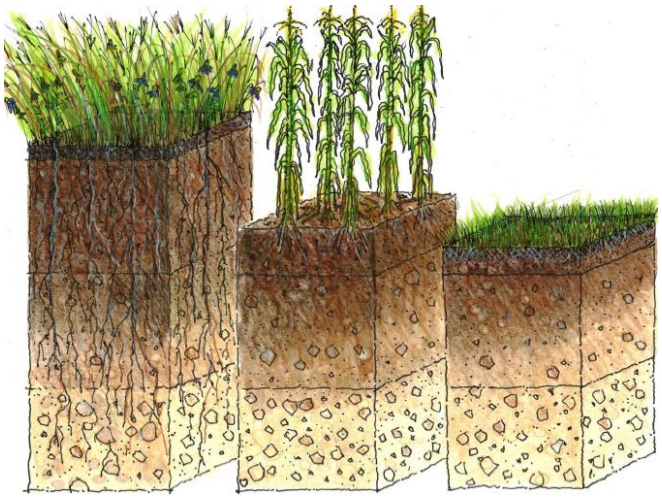
Chapter 2A-1 details how land disturbing activities generates additional surface runoff. Creation of impermeable surfaces (rooftops, pavements and other hardscapes) and compaction of soils through grading activities limit the ability of the landscape to infiltrate water during rainfall events. Grading and compaction of the landscape are the primary reasons land development activities increase the volume and rate of stormwater runoff. If soil compaction is a major component in the increase of runoff volume, then restoring soil to better allow rainfall to infiltrate and percolate through the soil profile is a key method to reduce runoff.

Prior to settlement, Iowa soil within the native tallgrass prairie landscape had an 8-10% organic matter content. Rain infiltrating into the historic landscape moved slowly through the soil profile to emerge down-gradient as cool, clean groundwater discharge that fed and maintained stable, clean streams, rivers, wetlands and lakes. A healthy soil profile with 50% pore space should be able to infiltrate anywhere from 0.6 inches to 2 inches of water per hour into the soil profile. The water-holding capacity of most prairie soils should be around 0.2 inches of water per inch of soil profile. Therefore, a soil at field capacity with 50% pore space should be able to store a minimum of 2.4 inches of rainfall in the upper 12 inches of the soil profile.

Today, due to tillage-based agriculture and urban land development, many Iowa soils have only 4% soil organic matter (SOM) content or less. Most Iowa soils have about 2% SOM. Organic content can be even less where topsoil has been stripped and exported from development sites. Such soils have lost 60-80% or more of their ability to absorb, infiltrate, and store rainfall.

Undisturbed soils have layers or horizons that form over hundreds of years. Prairie soils have a surface O-horizon that is thin and contains a high concentration of SOM from decayed vegetation. The next layer, the A-horizon is what many refer to as topsoil. It is rich in SOM giving it a darker color and has less clay compared to subsurface horizons. The next is the B-horizon that has a higher clay content and lighter color than the A-horizon. The C-horizon or lowest horizon consists of the parent material in which the soil has been formed such as glacial till, or wind-blown deposits. Figure 1 shows the differences in soil profiles between prairie, corn and urban turf. The O-horizon that once appeared in the prairie soils has been either oxidized or eroded away due to modern agricultural practices as shown beneath the corn soil profile.

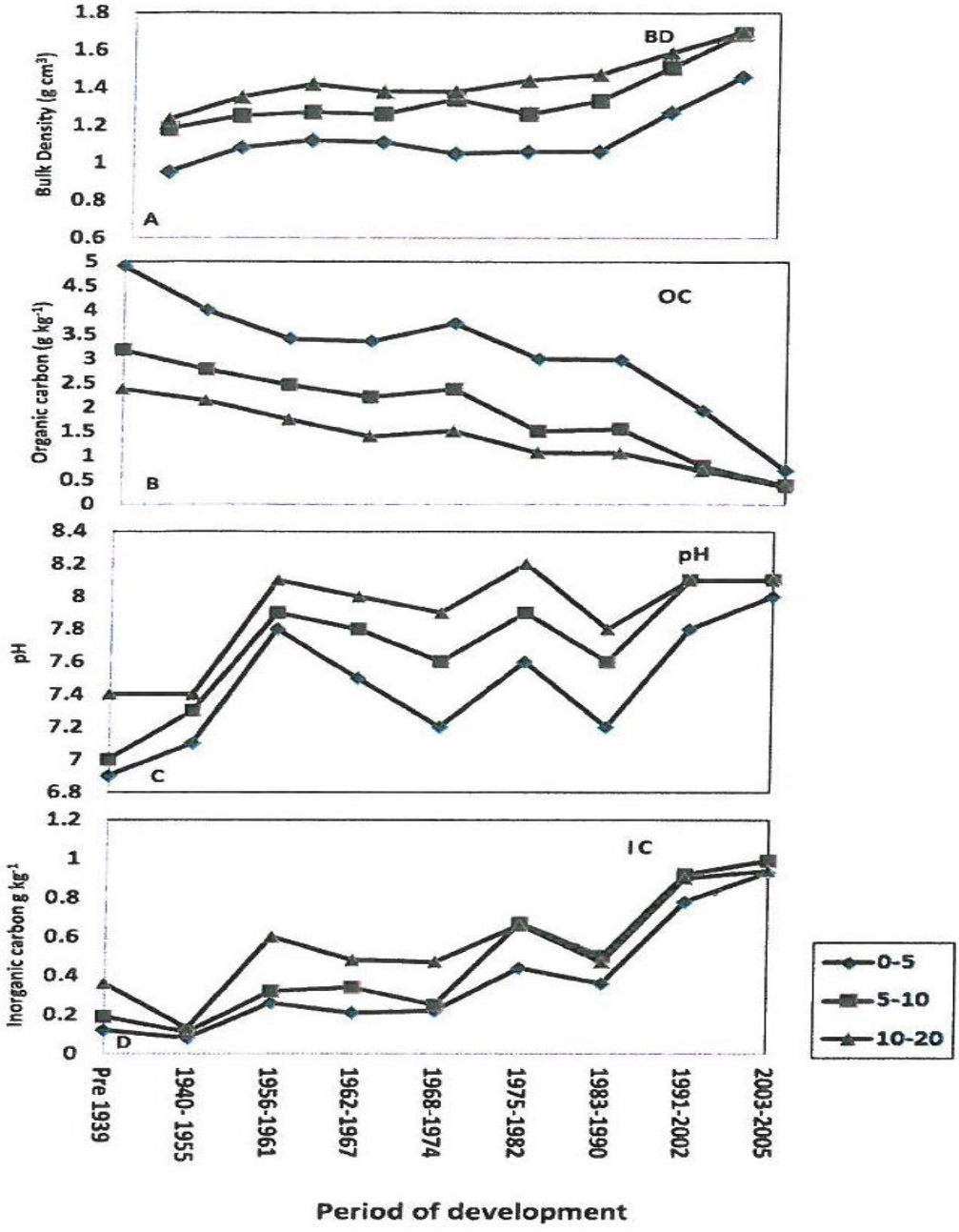
Figure 1. (L to R) Prairie soil profile, soils under modern agriculture and soils after urban development under turf grass.



Compaction of site soils through urban development have an NRCS curve number of nearly 90 (see open space, poor condition, soil group D; Table 2, Section 2C-5). Compare that with soils, with little to no compaction, where curve numbers of 40-60 may be expected (see open space good/fair condition, soil group A/B; same table). Consequently, heavily graded urban green space is typically "hydrologically dysfunctional," and the ability of these landscapes to absorb and infiltrate water is extremely limited.

Figure 2 provides results of research conducted in Ankeny, Iowa by Iowa State University that shows changes in soil quality indicators, bulk density and organic carbon, over time with changes in development practices. Bulk density, or the mass per given volume, is a measure of the compaction of soils. Organic carbon is related to organic matter content. Figure 1 shows bulk density has increased with time and organic carbon content has decreased with time. These marked changes began occurring in the 1980s onward when topsoil was being stripped and not replaced from sites and more mass grading and on-site vehicular traffic became common.

Figure 2. Variation of (A) bulk density (BD), (B) organic carbon (OC), (C) pH, and (D) inorganic carbon (IC) values in soils by period of development of Ankeny, Iowa at depths of 0-5, 5-10, and 10-20 cm (A. Langner, Manu, A. and Nath D., SSSAJ, 2012)



The goal of soil quality management and restoration (and other infiltration-based stormwater management practices) is for urban landscapes to mimic the hydrologic functionality of the native pre-settlement landscapes, at least for the more commonly occurring small storm events. This is achieved through the protection or creation of soil profiles having at least 40% pore space, 2% (3-5% preferred) organic matter content, and a healthy population of soil microbes and other species of soil dwellers.

To reduce the effects of SOM loss and soil compaction, minimize mass grading activities. The first step in site design should be a review of site conditions prior to preparing a conceptual layout. Topography, existing soils, including soil depth and organic matter content, drainage paths, watershed boundaries, delineated wetlands and flood hazards should all be considered *before* site design begins. (Refer to Part F of this section for further details)

Soil quality is best maintained by minimizing the area impacted by construction. A designer should use the information gathered during the site review to determine ways to lay out the proposed development so the most permeable soils are preserved and the area disturbed or compacted by construction is reduced as much as possible. A "building envelope" should be delineated to confine grading activities, construction traffic, stockpiling of materials, and other construction activities within a defined area. An additional benefit to this step could be reduced grading and infrastructure development costs.

Where land disturbing activities are necessary, soil quality restoration (SQR) should be performed as part of final landscaping, prior to seeding or installation of sod. For single-family residential developments, this will generally be accomplished on a lot-by-lot basis after all construction activities are complete.

Foundation and basement excavation generates soil stockpiles, which along with other building activities can compact soils on a large portion of a typical residential lot. Soil conditions worsen when basement excavated subsurface soils are spread over the lot, prior to re-spreading topsoil.

When SQR techniques are used to counteract soil compaction, the soil profile under green space areas will be a water management and water storage resource. Locate pervious areas strategically so that stormwater runoff can be dispersed across it via sheet flow, where and when possible.

B. Stormwater management suitability

Where green space is limited, or transitioning runoff to sheet flow is not possible, another BMP will be necessary to manage stormwater runoff (ISWMM Part 2B).

The water quality volume may be managed on site with significant green space, when deep tillage practices are used. Runoff volume reductions for larger storms can be modeled through appropriate reductions in NRCS curve numbers by accounting for open spaces with higher quality soils and vegetation.

C. Pollutant removal capabilities

Good soil quality will generally provide for the capture of most of the major pollutants of concern, and would be comparable to bioretention for pollutant removal. Hydrocarbons, bacteria, sediment, metals, and other pollutants are generally captured in the top part of the profile when runoff is infiltrated. A healthy microbial population will degrade and utilize many of the pollutants as a food source. A pollutant, such as nitrogen moving in solution could move past the root zone of turf landscapes with high percolation rates. Incorporating strategic native landscaping along with soil quality restoration is recommended for increased evapotranspiration and more nutrient uptake.

D. Application and feasibility

Some component of SQR is applicable to almost all Iowa soils. Conditions such as hydric soils and surface ponding could render SQR not feasible. A hydric soil is permanently or seasonally saturated to cause anaerobic conditions in the upper part of the soil. Development on sites with hydric soils or

surface ponding is discouraged as part of Low Impact Design due to the inability to infiltrate stormwater and generally because hydric soils are unsuitable for dwellings and other structures.

The potential infiltration and storage capacity of healthy soils makes an infiltration-based and groundwater driven hydrology feasible, which was the case back when the prairies and other native ecosystems were intact. If this type of a hydrology for 90% or more of rainfall events in Iowa can be replicated, then the potential for water quality enhancement and stabilization of stream flows seems quite feasible, as well.

E. Planning and design criteria

A soil management plan (SMP) should be created for each new development. It should be created and initiated before any site layouts or designs are prepared, and it should be modified as the design process continues. Soil management plans are needed to treat landscapes as mass grading is completed and infrastructure is installed. A SMP will be needed as well for individual lots.

Table 1: Process for developing Soil Management Plans (SMPs)

1. Investigate existing site soil conditions.
2. Identify areas where soils and vegetation will not be disturbed on a site map or scale drawing as part of Contract Documents or site Storm Water Pollution Prevention Plan (SWPPP).
3. Identify areas where topsoil will be stripped and stockpiled on a site map or scale drawing.
4. Select which method(s) of Soil Management and Soil Quality Restoration are to be used and identify where they will be employed.
5. If using tillage for Soil Quality Restoration (SQR) then determine the depth of tillage and provide recommendations for suitable moisture conditions. Tillage of wet soils can cause smearing.
6. Determine and quantify types and amounts of materials needed to complete SQR requirements.
7. Specify methods for establishing permanent vegetative cover (i.e. sodding, seeding rates).
8. Incorporate SMP into site specific SWPPP if one is required to be implemented from initial disturbance to final stabilization.

Step 1. Prior to site design, soils information from resources such as county soil maps, geotechnical reports or other available data should be reviewed. Identify areas expected to have higher quality soils with intact soil layers. If possible, determine the type, quality and organic content of topsoil available on site. County soil map information can be viewed through the USDA at the following link:

http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm

Step 2. First and foremost, areas having higher quality soils should be protected. By minimizing land-disturbing activities, soil profiles are left intact and compaction does not occur. Compaction, which increases bulk density and reduces pore space, is a primary culprit in the creation of hydrologically dysfunctional landscapes. During preliminary site design, orient improvements to minimize disturbance of higher quality soils. Plan grading activities to avoid compacting, filling or deep tilling under the drip line of any trees that are intended to be saved.

Step 3. Stripping and removing topsoil is another key aspect of post-construction soil quality problems. Topsoil contains organic matter that is the key to soils being able to absorb water. Soils with 2% or greater organic matter have the ability to absorb water like a sponge; lower than 2% and soils will absorb less rainfall, generating runoff quicker. Existing topsoil should be stripped,

stockpiled and returned as part of final grading. Topsoil may need to be amended with compost to achieve the desired organic matter content of a minimum of 2%.

The SMP should identify where topsoil is to be removed, stockpiled and replaced. Stockpiles may need to be stabilized with temporary seed and mulch during construction and protected by perimeter sediment control measures (identified on the SWPPP and/or grading plan).

Step 4. Where land-disturbing activities cannot be avoided, SQR should be performed as part of final grading. Scarification and tillage should be done to a depth specified in the SMP.

Step 5. On sites where the majority of the landscape will be left as open space, deep tillage depths may be specified to address the water quality volume treatment requirements for adjacent open space. This is described in more detail later.

Step 6. Based on the selected method of SQR, the SMP needs to quantify the amount of materials (i.e. imported topsoil, compost, etc.) necessary to complete the work. Incorporate these quantities into the overall quantity estimate and/or bid documents for the project.

Step 7. Select the type of permanent stabilization to be provided for all disturbed areas (i.e. sodding, seeding, native turfgrass, lawn, etc.). The area where each measure is to be applied should be identified on at least one of the following: landscaping plan, seeding plan, or site schematic plan as part of the SWPPP; and quantified within the overall quantity estimate and/or bid documents for the project.

Note: Methods of SQR and vegetation establishment included within the SMP should be considered "non-structural practices" which are required to be identified within a SWPPP, when one is prepared. If a given project meets state or local thresholds that require a SWPPP to be prepared for a given site, the SMP needs to be made part of the SWPPP, either as an attachment or incorporated into the SWPPP.

Table 2: SQR design components, new construction	
Topsoil	Refer to SUDAS Section 2010 for definition of topsoil. Topsoil used for SQR should contain or be amended to contain a minimum of 2% organic matter content.
Tillage Depth	Compacted soil should be tilled to a specified depth based on the SQR method to be employed at a given site. Selecting the method of SQR depends on quality and availability of topsoil, subsoil properties and if WQv is intended to be managed for adjacent impervious areas. Use ripping tillage tools for deep tillage.
Soil Moisture Conditions	Do not remove or respread topsoil or perform tillage operations when soils are wet.
Compost Application	Apply compost as specified in soil management plan to achieve a minimum of 2% organic matter content. Apply compost before deep tillage to incorporate organic matter into the soil profile. Refer to later portions of this section for application rates.
Sand	Sand may be used to alter soil texture and increase infiltration/percolation rates.
Native Landscaping	Native landscaping with prairie or woodland grasses and forbs or native turf is encouraged, as they often have deeper, root systems that improve soil porosity and enhance runoff reduction by infiltration and transpiration.
Runoff from Adjacent Impervious Areas	Concentrated flows must be avoided. Disperse runoff from impervious areas across the SQR area in sheet flow, using a level spreader or other means to evenly distribute runoff across the treatment area.

Table 3: SQR design components, existing vegetation	
Aeration	Deep tine or deep plug aeration, do not perform aeration after a rain or on wet soils.
Compost Application	Apply a 1/2-3/4 inch layer of compost over aerated lawn.
NOTE: Direct stormwater runoff toward areas with restored soil quality. Disperse runoff as much as possible to discourage concentrated flow into one area and encourage sheet flow across the entire amended area.	

F. Design procedures

For all projects a SMP should be created. Refer to Part E and Table 1 of this chapter for guidance in developing the SMP. The SMP should detail one or more of the following methods for restoring soil quality and identify where these methods will be employed. The SMP should be included within the Storm Water Pollution Prevention Plan (SWPPP) for any site where one is required. (The SMP details methods to preserve or enhance soil health, which would be a non-structural stormwater management practice, required to be detailed within a SWPPP.)

For the purpose of this section, a healthy soil profile is defined as an A-horizon with a depth of at least 8 inches underlain by intact B- and C-horizons, meeting the following requirements:

i. Soil from an A-horizon with a clay content less than 25% meeting the definition of off-site topsoil as per SUDAS Section 2010-2.01-C.

ii. Soil does not have a bulk density that exceeds 80 lb/ft (1.3 gm/cm$^{3)}$ (Michael J. Singer and Donald N. Munns. Soils and Introduction. 1987, Macmillan Publishing Company, New York) (Edward J. Plaster. Soil Science and Management. 2009, 5th Edition, Delmar, Clinton Park, New York)

iii. Soil is not hydric and has at least 2 feet of separation from normal high water table.

iv. A healthy soil profile could also have less than 8 inches of undisturbed topsoil with good structure and still meet the definition of a healthy soil profile if it has percolation rates of 1 inch/hour or more. It would need to meet the hydric guidance above.

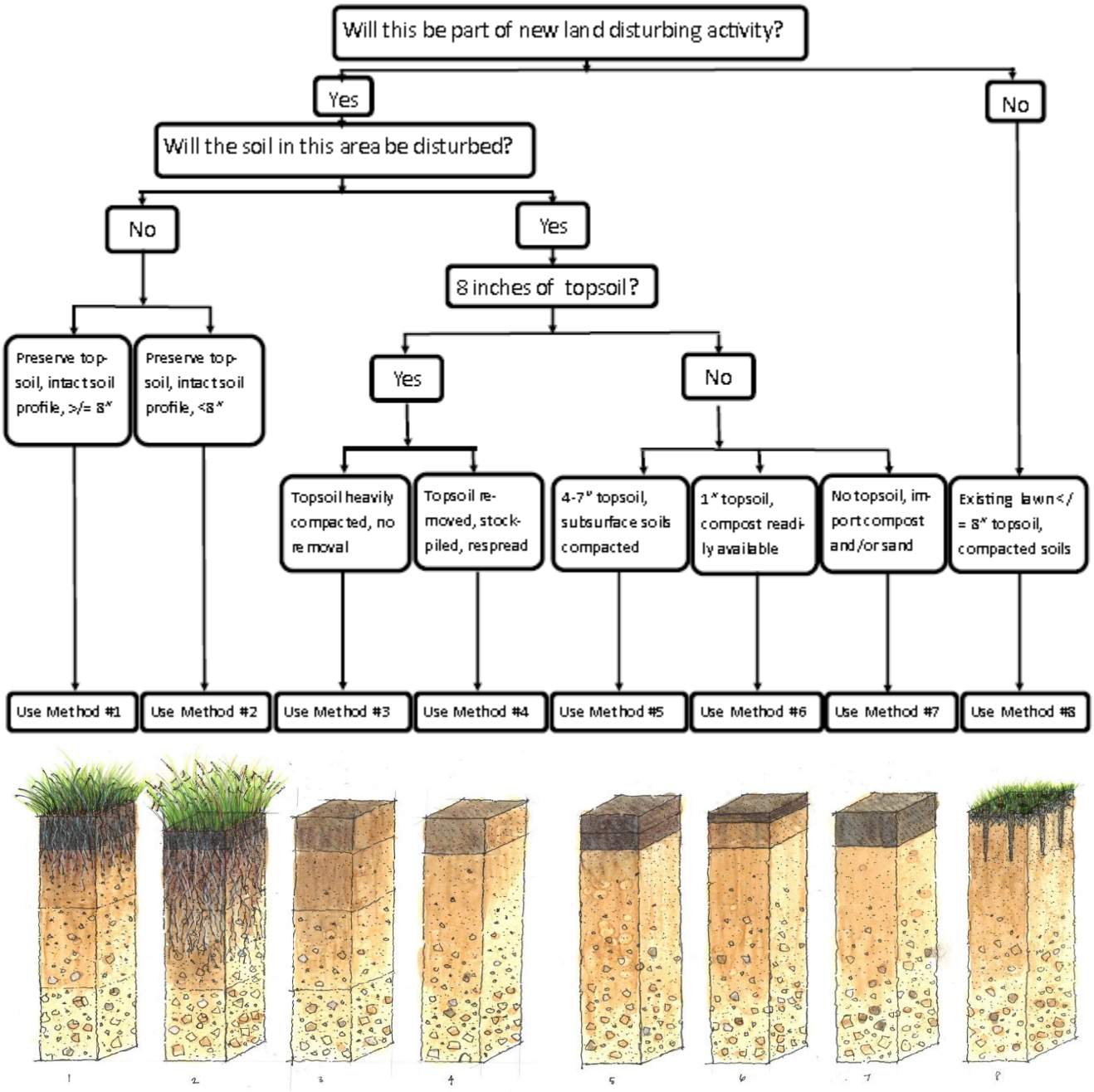
Prior to preparing a conceptual layout or site design, review sources of information to identify soil and determine existing soil conditions by reviewing county soil maps, geotechnical reports or field visits. Areas shown as Hydrologic Soil Groups "A" or "B" are best candidates for preservation (see Section 2C-5, page 4 for more information on soil groups).

Additional studies or testing is required to verify the presence of healthy soils. Geotechnical studies, coring or soil pits and percolation tests can be used to evaluate these properties. Soils determined to meet the definition of "healthy" as stated above should not require amending. Verify that at least the upper 8 inches of the soil horizon meets the definition of healthy soil.

Consider location of identified healthy soils in initial site design. Design should layout proposed improvements to avoid disturbing or compacting healthy soils as much as possible. Final design plans and the site SMP should identify which areas are to be preserved using this method. Both the design plans and SMP should note the method of protecting these areas (i.e. construction fence, etc.) to prevent them from being disturbed or compacted by tracking or storage of materials.

The following decision chart can be used to determine the appropriate methods to use for site conditions.

Figure 3: Decision guide for selecting soil management and soil quality restoration methods.



Soil Management on Undisturbed Sites

The goal of all methods is to maintain or create 8 inches of healthy soil profile. When tillage is performed, do not till wet soils (If ruts from equipment traffic form then the soils are too wet).

Method 1. Preserve existing healthy soil profile: Identify areas where healthy soils will not be disturbed and protect them from compaction.

Purpose: This method is intended to preserve areas determined to have a healthy A-horizon to a depth of at least 8 inches with a B- and C-horizon that appear to be intact. Prior to any site design, available information shall be reviewed to determine existing soil conditions. Geotechnical studies, coring, soil pits or other soil tests shall be performed on-site as needed.

Method 2. Preserve undisturbed areas that have intact A-, B- and C-horizons where the topsoil may never have developed to a depth of 8 inches but due to good soil structure and adequate porosity have a Hydrologic Soil Group of A or B and have percolation rates of 1 inch per hour. (Sandy soils or timber soils may never have developed an eight inch deep A-horizon but may have adequate infiltration and percolation rates to manage the WQv).

Purpose: This method is used where intact native soils have the ability to infiltrate and percolate the water quality volume even though the A-horizon may not be 8 inches.

Soil Quality Restoration on Disturbed Sites

Method 3. Eight inches or more of topsoil is present but compacted by land disturbing activities.

Purpose: This method is intended to restore at least 8 inches of compacted A-horizon soils to its previous, uncompacted, functioning state.

Procedure:

i. Topsoil used for SQR must meet the definition of a healthy soil and have an organic matter content of 2% or greater.
ii. Till disturbed, compacted area to a depth of at least 8 inches to achieve a bulk density that does not exceed 80 lb/ft^3 (1.3 gm/cm^3)

Method 4. Stockpile topsoil, respread 8 inches of topsoil.

Purpose: This method is applied where healthy topsoil is present at a site prior to construction, but is stripped, stockpiled and respread following construction.

Procedure:

i. Topsoil used for SQR must meet the definition of a healthy soil or be amended to have an organic matter content of 2% or greater.
ii. Site soils should be stripped and stockpiled in an approved location identified in the SMP. The SMP should identify the depth of the topsoil layer to be stripped and replaced. Stripping and stockpiling should occur before other site grading or construction activities are initiated to keep topsoil separate from lower horizon soils.
iii. Soil stockpiles should be protected by appropriate erosion and sediment control measures, identified within the SWPPP. Test stockpiled soils to determine if compost amendments will be required to achieve the desired organic matter content.

Method 5. Combination of 4-7 inches of topsoil and tillage to achieve an 8 inch soil profile depth.

Purpose: Use a combination of tillage and spread a minimum of 4 inches of topsoil or a blend of topsoil and compost to create an 8 inch soil layer**.**

Procedures:

i. Till or scarify the upper surface of the existing soil to a depth of 1-4 inches prior to placement of topsoil.
ii. Spread 4-7 inches of either a topsoil or topsoil /compost blend over the prepared area, as per SUDAS 2010, Part 3.02.C. Do not place wet topsoil.
iii. Perform tillage to a minimum depth of 4 inches to address compaction caused by topsoil placement.

Table 4: Recommended tillage, topsoil and compost depths for soil quality restoration to get 8 inches of healthy soil that includes 4 inches of topsoil.

Method	Tillage Depth (Inches)	Topsoil Depth (Inches)	Compost Depth (Inches)
5	1	7	0
5	2	6	0
5	3	5	0
5	4	4	0
6	6	1	1
7	8	0	2

Method 6. Compost amended and blended topsoil applied as surface blanket over tilled subsoil.

Purpose: Use when there is not enough topsoil onsite and/or compost readily available. Use 1 inch of compost in place of 3 inches of topsoil. The equivalent of four inches of topsoil can be achieved through a blend of 1 inch of topsoil and 1 inch of compost. This soil blend is spread as a surface blanket over 6 inches of tilled subsoil to result in an 8 inch healthy soil profile.

Procedure:

i. Till or scarify the upper surface of the existing soil to a depth of 6 inches prior to placement of topsoil and compost blend. Do not till wet soils.
ii. Spread 2 inch soil blend as a blanket over the tilled subsurface soils. Do not place wet topsoil and compost blend.
iii. Minimize recompaction when spreading the compost/topsoil blanket.

Method 7. Create an engineered healthy soil onsite where topsoil is absent by importing compost and/or sand.

Purpose: Use when healthy topsoil is absent at a site prior to construction, or topsoil is exported because space is not available to stockpile stripped topsoil.

Procedure:

i. Upon completion of site grading and construction activities, the area where soil is to be amended should be inspected. The surface should be free of any debris and stones larger than 1 inch in diameter (1/2 inch if permanent vegetation is to be turf grass). Remove smaller rocks or gravel if they densely cover the surface in a given area.

ii. Spread 2 inches of compost prior to tillage.

iii. Sand may be added to change the texture of topsoil to increase infiltration and percolation rates. Refer to Section 2E-1, Part E for additional information. If sand is to be added, spread a minimum of 1 inch or calculate the depth of sand by volume required to change the soil texture class to at least that of a loam or sandy loam soil (Section 2E-1, Table 1 and Figure 4). Sand should be added in a uniform layer before tillage. Refer to Table 5 on recommended additions based on soil texture. It is recommended to test site soils to determine actual sand application rates, which should be less than those listed in the table below. Alternatively, sand and compost can be mixed elsewhere prior to spread and then spread and tilled.

iv. Incorporate the compost and/or compost and sand blend through tillage to a minimum depth of 8 inches. Upon completion, remove any clods, lumps, roots, litter or other undesirable material, or any stones larger than 1 inch in diameter (1/2 inch if the permanent vegetation is to be turfgrass).

v. Alternatively, sand and compost can be mixed elsewhere then spread and tilled in.

Table 5: Estimates of Sand Amendment Rates Required to Change Texture Class				
Soil Texture Class	**Silt* %**	**Sand* %**	**Clay* %**	**Amendment Rate (CY sand / CY original material)**
Sandy Loam	30	50	20	None
Loam	50	23	27	None
Silt Loam	68	5	27	0.35 / 1.00
Sandy Clay Loam	19	44	37	0.80 / 1.00
Clay loam	40	19	41	0.50 / 1.00
Silty clay loam	54	5	41	0.50 / 1.00
Sandy clay	5	39	56	1.75 / 1.00
Silty clay	40	5	55	1.75 / 1.00
Clay	5	5	90	3.50 / 1.00

** Based on ISWMM Section 2E-1, Figure 4 using percentage values for a given soil requiring the greatest amount of sand amendments to make soil act as a sandy loam or loam textural class Hydrologic Soil Group "B".*

Method 8. Enhance Soils under Existing Vegetation. Use aeration and compost applications to make existing soils and vegetation able to absorb the WQv.

Purpose: Use to improve soil quality to support existing vegetation and reduce runoff from open space areas. This method will provide for the capacity for the landscape to absorb the WQv, but is not intended to address WQv requirements for adjacent hard surface areas.

Procedure:

i. Mow existing vegetation to a height of approximately 2 inches.
ii. Aerate to a depth of 4 inches (6 to 8 inches preferred).
iii. Apply ½ – ¾ inch compost blanket over the mowed area.
iv. Apply seed as specified or incorporate seed into the compost blanket if using a pneumatic blower.
v. Water twice daily (morning and evening) until vegetation is established.

G. Water Quality Volume Management Guidelines

The recommended approach to determining the available soil water storage is based on research conducted by Hudson (1994) that provides data on the relationship between available soil water and percent organic matter in soil. Data collected in this research included soils information on samples collected from Iowa. Hudson's research shows that the higher the organic matter content, the greater the available storage capacity of the soil. Essentially, soils with higher organic content have greater ability to swell like a sponge, retaining more water within their pore spaces. Data from the Hudson study can be used to determine the available water storage characteristics for soils which have been preserved or where SQR techniques have been applied. This can be used to determine the depth of soil with a given organic matter content needed to manage the WQv.

If the organic matter content of a soil is known, Table 6 can be used to determine the available water storage for every inch of depth for the restored or preserved soil profile. From that, it projects the available storage within soil profiles of 4, 6 and 8 inches. This table is based on the Hudson research, which included soils with a a silt loam texture and a bulk density of 1.25 gm/cm^3 (78.0 lb/ft^3).

Table 6: Amount of available water storage in healthy soil profiles based on percent organic matter content. Data is based on research conducted by Hudson (1994).
Assumes bulk density of 1.25 gm/cm^3 and silt loam texture.
Available Water Content (AWC = Field Capacity – Permanent Wilting Point);
AWC = Theta * 100; Theta = Volumetric Water Content

%SOM by weight	Bulk Density (gm/cm3)	Available Water Storage (in/in soil)	Available Water Storage (in/4 in soil)	Available Water Storage (in/6 in soil)	Available Water Storage (in/ 8 in soil)
1	1.25	0.13	0.52	0.77	1.03
2	1.25	0.17	0.66	1.00	1.33
3	1.25	0.20	0.81	1.22	1.62
4	1.25	0.24	0.96	1.44	1.92
5	1.25	0.28	1.11	1.66	2.22
6	1.25	0.31	1.26	1.88	2.51
7	1.25	0.35	1.40	2.11	2.81
8	1.25	0.39	1.55	2.33	3.10

There are a few things to keep in mind while using Table 6:

1. To properly use this table, you will need to know the organic matter content for a given soil. Since evaluation and design will be occurring before construction the content for the future restored soils will usually be unknown. An assumed value will need to be used that is supported by actual soil data collected from the site. This value will need to be verified by post-construction testing. Care should be taken in making this assumption, as if testing shows that the assumed value has not been achieved, additional SQR measures will be needed to meet the selected value, or other BMPs will be needed downstream to address the volume of runoff not addressed by this practice.

2. The column in orange can be used to calculate the available water storage for a soil of any depth, by selecting the value for a given organic matter content (%SOM) and multiplying it by the depth of the soil profile in inches.

3. Remember that the first 1.25 inches of water storage are needed to address the volume of rainfall that falls directly onto the preserved or restored area. When the available storage exceeds this value, there is surplus storage which can be used to manage the WQv requirements of adjacent areas, when their runoff is to be directed across the preserved or restored area. (Profiles with such conditions are highlighted in light blue in Table 6.) Refer to following pages for section titled "Guidance on Using Preserved or Restored Areas to Manage WQv for Adjacent Areas".

   For example: An 8 inch soil profile known to have 6% OM has 2.51 inches of available storage. The first 1.25 inches of storage will absorb rainfall from the 1.25 inch WQv event. That means that 1.26 inches of storage remain available to absorb runoff to that soil profile from outside areas.

   Organic matter content at a given site may be unknown, or soils may either be compacted or lack adequate organic material to meet WQv requirements. In such a case, the following guidelines may be applied to use compost as a SQR technique to improve the water storage capacity of a soil profile.

Table 7: Water volume managed based on disturbed soils amended with compost. Assume a soil bulk density of 2 gm/cm^3 (120 lb/ft^3) for soil material (compacted subsoil or B-horizon).					
Soil (in) /Compost (in)	**Weight Soil (lb)**	**Weight Compost (lb)**	**Total Weight (lb)**	**% OM**	**Water Volume Managed (in)**
7/1	70	3.7	73.7	1.5	1.2
6/2	60	7.4	67.4	3.2	1.7
5/3	50	11.1	61.1	5.5	2.4
4/4	40	14.8	54.8	8.1	3.2

Guidance on Using Preserved or Restored Areas to Manage WQv for Adjacent Areas:

As noted previously, when it can be verified that there is storage capacity in a given soil profile which exceeds the 1.25 inch WQv rainfall depth, there is an opportunity to manage runoff from adjacent areas. Flow from upstream areas could be directed to the preserved or SQR area, in a manner which would allow that runoff to infiltrate into the healthy soil profile. This allows these areas to act as stormwater Best Management Practices (BMPs) for managing the WQv requirements for such adjacent areas.

If this is the intent of a given design, the following requirements should be met:

1. Install and maintain appropriate site and perimeter controls to prevent sediment discharge from the adjacent construction areas to the BMP during construction.

2. After construction, provide for adequate separation between any impervious surfaces and the BMP area for a pretreatment buffer.

3. To act as a BMP for managing runoff from adjacent areas, runoff needs to be distributed evenly as sheet flow across the area to be counted as a BMP so it can infiltrate into the soil profile.

    i. For smaller applications (runoff from adjacent residential roofs, open spaces without SQR and small impervious areas) careful grading at the point of entry can be used to spread out flows.

    ii. For larger areas, it may be necessary to employ a level spreader or other structural method to convert concentrated flow to sheet flow or to prevent runoff from following a concentrated path of flow into the BMP.

    iii. The finished surface of the BMP area should be graded as such that flow to be treated will spread out across it. Flow should remain as sheet flow and not concentrate into low points or swales.

    iv. There can be larger areas preserved or where SQR is applied, but only those areas where sheet flow will pass over the finished surface should be counted as a BMP towards treating the WQv for <u>adjacent</u> areas.

4. To reduce flow velocity, minimize erosion and promote infiltration, the slope within the BMP area being counted toward WQv treatment should not exceed 6%.

5. The BMP area will need to be verified to have healthy topsoil to the desired depth and organic matter content needed to manage the WQv. Refer to Part I, "Construction Observation and Verification Requirements" within this Section.

If items 1-5 above are satisfied, the BMP area will be able to manage part or all of the WQv requirements for adjacent areas. The following table shows the relationship between the excess water storage volume in a soil profile to the size of an adjacent impervious surface which can be managed by the BMP in order to meet 100% of the WQv requirements for the adjacent impervious area. Keep in mind that open space areas without preserved healthy soils or where SQR techniques have not been applied to a depth of at least 4 inches should be treated as if they were 50% impervious (such areas will generate runoff during the WQv event which will need to be treated.

Table 8: Minimum BMP Area Ratios to Fully Manage WQv

Excess Water Storage Volume (inches)	Multiply BMP Area by This Factor to Determine Maximum Impervious Area to be Treated
0.50	0.42
1.00	0.84
1.25	1.05
1.50	1.26
2.00	1.68

Note the following when using Table 8:

1. Excess water storage is determined by finding the available water storage in a soil profile and subtracting 1.25 inches (the rainfall depth for the WQv event, which falls directly onto the BMP area).
2. Areas determined to have excess water storage volume, but that don't meet conditions 1-5 listed prior to Table 8, should not be included as part of the BMP area used to treat runoff from adjacent areas.
3. Upstream open spaces where healthy soils have not been verified and preserved or where SQR techniques have not been applied should be treated as 50% impervious area.
4. The relationship in Table 8 may be calculated for any value, by dividing the excess water storage volume by 1.1875 inches (runoff from a impervious surface generated by the 1.25 inch WQv event).

   For example: A soil profile for a 10,000 square foot SQR area has been found to have 1.40 inches of excess storage volume.

   = 1.40 inches / 1.1875 inches = 1.18

   The upstream impervious area to be treated by the BMP can be up to 1.18 times as large as the BMP area. 1.18 x 10,000 SF = 11,800 SF. Therefore, the SQR area in this example can manage the WQv for 11,800 SF of upstream impervious area.

Guidance on Partial Credit for Managing WQv with These Techniques:

In cases where a preserved or SQR area to be used as a water quality BMP does not have sufficient area to fully manage the WQv for the upstream impervious area, partial credit may be given. In such a case, other practices will need to be distributed elsewhere on site to fully meet the WQv requirements. This can be done by calculating the WQv stored by the BMP, and determining the remaining volume to be addressed by other practices.

For example: A soil profile for a 10,000 square foot SQR area has been found to have 0.50 inches of excess storage volume. It receives runoff from 8,000 square feet of impervious surfaces, 4,000 square feet of compacted open space and 5,000 square feet of verified healthy open spaces which have been preserved.

1. The effective impervious area within the watershed of the SQR will be:

   8,000 SF + (4,000 SF x 50%) + (5,000 SF x 0%) = 8,000 + 2,000 + 0 = 10,000 SF

2. Calculate the required WQv for the adjacent impervious area (refer to Section 2C-6):

   Rv = 0.05 + 0.009 (I) = 0.05 + 0.009 (100) = 0.95

   WQv = Rv x 1.25 inches = 1.1875 watershed inches

   = 1.1875 inches x 10,000 ft2 / 12 inches per foot = 990 ft3

3. Determine the available water storage within the SQR area to serve as the BMP:

   = 10,000 SF x 0.50 inches / 12 inches per foot = 417 ft3

4. Determine the difference between available storage and required volume:

   = 417 ft3 – 990 ft3 = - 573 ft3

Therefore, 573 cubic feet of treatment volume would need to be provided by another practice within the site, in order to meet the site's WQv requirements.

Should there be found to be excess storage available within a given BMP, that surplus should not be used to offset for other impervious surfaces whose runoff leaves the site without measures to address the WQv. Having surplus storage in one area, will not offset the effects of allowing runoff from other areas to leave the site without treatment.

H. Stormwater Modeling Guidelines

Providing healthy soils through preservation or SQR techniques should reduce the amount of runoff generated from that area for all storm events. Conversely, leaving soils in a compacted condition or with a lack of organic matter will likely increase runoff volumes. This section provides guidance on how to apply these principles in stormwater modeling.

Rainfall losses (the amount of rainfall not converted into runoff) can be estimated by the proper selection of curve numbers. These curve numbers (CNs) should be selected based on the Hydrologic Soil Group listed in the County soil survey for the given area, unless site tests indicate another soil group should be used. For open spaces they should also be selected based on the cover type and based on the criteria below:

No Preservation or SQR Technique Implemented	Use POOR condition
Healthy Soils Verified to Minimum 4" Depth	Use FAIR condition
Healthy Soils Verified to Minimum 8" Depth	Use GOOD condition

Refer to Section 2C-5 (NRCS TR-55 Methodology) to select the curve number that applies for the appropriate condition for the expected surface cover of a given area.

I. Construction Observation and Verification Requirements

Methods 1-2:

1. Prior to construction, complete testing methods to determine organic material content in areas proposed to be preserved. Verify that the areas to be preserved are protected by construction fences or other means deemed acceptable by the jurisdictional engineer.
2. Throughout construction, verify that no tracking, storage of materials or other disturbance is allowed within the protected area.

Methods 3-7:

1. Complete SWPPP management and inspections and install pollution prevention measures throughout construction (if required for a given site).

2. Compare site conditions with SMP.

3. When on-site topsoil is used, verify that the topsoil stockpile has been properly located and other site soils, debris, revetment stone or other materials are not being mixed with topsoil stockpile.

4. Verify surface, where SQR is to be completed, has been prepared and is free of debris, rocks larger than 1 inch in diameter (1/2 inch for turf grass areas) or other areas densely covered with smaller rocks and/or gravel.

5. Where topsoil is to be placed, observe site conditions, that the prepared surface is tilled to the required depth prior to topsoil placement and that it is not wet.

6. Refer also to other requirements of SUDAS Section 2010 related to the stripping, stockpiling and placement of topsoil. Verify that clods, lumps, roots, litter, other undesirable material, or stones larger than 1 inch (1/2 inch for turfgrass) have been removed prior to placement of any compost / sand or topsoil.

7. Observe that tillage is performed to the depth required. Do not allow wet soils to be tilled.

8. Use visual observation to determine topsoil is placed to the depth specified within the SMP.

9. Use visual observation and collect delivery tickets or tags to determine specified volume of compost is applied to the SQR area. Compare delivery tickets with the SMP to match delivery location, total quantity of material, product description and source of material. Any deviation from specified materials will require laboratory test results to verify that the delivered materials are equivalent to those specified.

10. Verify depth of amended soil and scarification by using a shovel to dig at least one test hole per acre (a minimum of one test hole on smaller sites). The test location should be randomly selected by the site observer. Test holes should extend at least 4 inches below the expected tillage depth and/or topsoil layer and be at least 1 square foot in area. The amended soils and/or topsoil layers should be easy to dig, driven solely by the weight of the observer. The soil should be darker than existing soil below. Particles of organic matter are likely to be visible. Soil that requires vigorous chipping with the shovel to penetrate properly does not meet the specification. Where topsoil has been placed, the next 2 inch depth of soil should be loose enough to penetrate with the shovel. The loosened depth may vary based on pattern of scarification, some sections of the 1 square foot hole should be

loosened 2 inches below the topsoil layer. Collect samples from the test hole locations and have tests completed to determine that the organic material content assumed in design has been met or exceeded.

11. Use a rod penetrometer to confirm the soil is uncompacted to the desired tillage depth at a minimum of ten locations per acre (with a minimum of ten on sites less than one acre). Locate test spots by dividing the site (or each acre) in half lengthwise, then dividing each half into five nearly equal sections. Conduct the test near the middle of each section. The rod penetrometer should enter the soil through 2 inches below the amended soil depth and/or topsoil layer, driven solely by the weight of the observer. Irregular scarification or rocks in subsoils may require probing a few spots at each location.

12. Record the results of the shovel and penetrometer tests on a Field Verification Form to be included with Site Record Documents. If a given site does not fulfill the intent of the SMP, corrective action will need to be taken prior to site stabilization.

13. Perform seeding, sodding or other stabilization techniques as specified. Collect tickets or other information as needed to verify that the appropriate materials and application rates are being used. Do not allow vehicular traffic, storage of materials or other disturbance within the SQR area during or after application of stabilization measures.

14. Continue SWPPP management and inspections and install pollution prevention measures until final stabilization. Should surface erosion occur, repair such areas with compost or appropriate topsoil-compost blends. Hand rake and reseed as necessary.

Method 8:

1. Verify that existing vegetation over the identified area for SQR is mowed to a height of 2 inches.

2. Observe the area has been aerated to a minimum depth of 4 inches.

3. Observe the area has been treated with a ½" to ¾" layer of compost.

4. Use visual observation and collect delivery tickets or tags to determine that the appropriate volume of compost is applied to the SQR area. Compare delivery tickets to match delivery location, total quantity of material, product description and source of material with SMP. Any deviation from specified materials will require laboratory test results to verify that the delivered materials are equivalent to those specified.

5. Perform seeding as specified.

6. Collect tickets or other information as needed to verify that the appropriate seed and application rates was used.

J. Maintenance Requirements

1. Monitor weekly and after rains of 0.5 inches until vegetation is well established.

2. Long-term maintenance involves maintaining organic matter content. Leave lawn clippings on the yard to decompose and recycle nutrients and organic matter. Annual applications of 1/2 to 3/4 inches of compost will help maintain or increase organic matter.

K. Reference Information

Soils for Salmon. http://www.soilsforsalmon.org/

SUDAS. http://www.soilsforsalmon.org/

*Hudson, Berman. 1994. Soil Organic Matter and Available Water Capacity. Journal of Soil and Water Conservation. 49(2), 189-194

Acknowledgements:

Original section created by Stephan Jones, Iowa State University and approved by the Iowa Stormwater Partnership Technical Committee

12/18/14 Version ISWMM, Overseen by ISWEP, ISWMM Technical Committee: Doug Adamson, Darice Baxter, Amy Bouska, Amy Foster, Joe Griffin, Rebecca Kauten, Mark Masteller, Wayne Petersen, Ryan Peterson, Greg Pierce, Pat Sauer, Brian Stineman, Jennifer Welch.

Memo

TO: Mayor and Council members
FROM: Julia McGuire, Administrative Assistant
DATE: July 23, 2026
RE: Receipt of Bids

SYNOPSIS:

Attachments:
1. 2026 Clive SQR Cost-Share Program Bid Tab

BID TABULATION FORM
PROJECT: 2026 Clive Soil Quality Restoration Cost-Share Program
BIDS RECEIVED: July 14, 2026

				Opinion of Probable Construction Cost		A+ Lawn and Landscape Des Moines, Iowa					
ITEM	**DESCRIPTION**	**QUANTITY**	**UNIT**	**UNIT PRICE**	**TOTAL PRICE**	**UNIT PRICE**	**TOTAL PRICE**	**UNIT PRICE**	**TOTAL PRICE**	**UNIT PRICE**	**TOTAL PRICE**
1	Soil quality restoration including all materials, labor, and equipment	650,000	SF	$ 0.16	$ 104,000.00	$ 0.11	$ 71,500.00				$ -
	TOTAL CONSTRUCTION COST				**$ 104,000.00**		**$ 71,500.00**		**$ -**		**$ -**

Memo

TO: Mayor and Council members
FROM: Julia McGuire, Administrative Assistant
DATE: July 23, 2026
RE: Resolution Awarding Contract - 2026 Soil Quality Restoration Cost-Share Program - A Plus Lawn and Landscape - $71,500 ($.11/SF)

SYNOPSIS:

Attachments:
1. Resolution Awarding Contract for the 2026 SQR Cost Share Progrram

RESOLUTION NO._____

RESOLUTION AWARDING CONTRACT FOR THE 2026 CLIVE SOIL QUALITY RESTORATION COST-SHARE PROGRAM

WHEREAS, the plans, specifications, form of contract, and an estimate of costs for the 2026 Clive Soil Quality Restoration Cost-Share Program (the "Project") have previously been approved; and

WHEREAS, the Notice to Bidders for the taking of bids for the Project has been published, the bids have been received and opened at a public meeting, and the results of such bids have been considered at a public meeting.

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

That the bid in the sum of $71,500 by A+ Lawn and Landscape, for the Project—as described in the plans and specifications adopted by the City of Clive—be and hereby is accepted, the same being the lowest responsible bid received. That the City Manager is hereby authorized and directed to obtain the necessary executed contracts, bonds and certificates of insurance for the Project as described in the plans and specifications therefore, and that upon receipt of the same in accordance with said plans and specifications, the Mayor is hereby authorized and directed to execute said documents on behalf of the City of Clive, Iowa, the same being hereby approved and accepted by this City Council; and the City Clerk is hereby authorized and directed to attest to the signature of the Mayor thereon.

PASSED AND APPROVED this _____ day of _____, 2026

By: _____
John Edwards, Mayor

ATTEST:

By: _____
Matthew D. Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Kathryn Purvis, Planner
DATE: July 23, 2026
RE: Site Plan Amendment - Discount Tire - 1229 NW 86th St

SYNOPSIS:
The applicant, Kinetic Design on behalf of the property owner Vista Two Partners LLC, has requested approval of a Site Plan Amendment to allow for the construction of a building addition to the existing Discount Tire located at 1229 NW 86th Street. The proposed 900 square foot building addition will be located on the east side of the existing building on what is currently impervious surface. The existing trash enclosure is being removed and replaced further to the east to accommodate the addition, and a portion of the retaining wall to the north-east of the property is being replaced to maintain its structural integrity. After the addition, the building will be approximately 8,300 square feet. Additional information is included in the attached staff report.

The Planning and Zoning Commission reviewed the request at their meeting on July 7, 2026, and recommended approval of the Site Plan Amendment. The approval was subject to addressing a concern brought forward from representation of the Crossroads Shopping Center to the south of the property in West Des Moines. The concern related to the existing parking impacts that are experienced on their site, the representative noted that while she wasn't against the addition or site improvements, there was consistent parking of Discount Tire customers on the shopping center property outside of the existing lease agreement with one of the tenants. Staff has requested additional documentation from the applicant demonstrating appropriate construction staging and long term customer management to address the concern. All staff comments have been addressed. Staff recommends approval of the Site Plan Amendment.

Please feel free to contact me at (515) 223-6221 or at kpurvis@cityofclive.com if you have any question or need additional information prior to the meeting.

Attachments:
1. Staff Report and Attachments

Staff Report

TO: Planning and Zoning Commission members
FROM:
Kathryn Purvis, Planner

DATE: July 7, 2026
RE: Site Plan Amendment - 1229 NW 86th St - Discount Tire

GENERAL INFORMATION

Applicant: Kinetic Design on behalf of Discount Tire
Requested Action: Approval of Site Plan Amendment for building addition
Location: 1229 NW 86th Street

LAND USES & ZONING			
Location	**Existing Land Use**	**Land Use Plan Designation**	**Current Zoning**
Subject Property	Commercial - Retail/Services	Mixed Use	TC3 FF and FW Overlay
North	Open Space	Open Space	PUD FF and FW Overlay
East	Open Space	Open Space	PUD FF and FW Overlay
South	Commercial - Retail/Services	N/A - West Des Moines	N/A
West	Commercial - Retail/Services	Mixed Use	TC4 FF Overlay

CASE HISTORY

1972 - property originally developed with convenience store, no record of site plan
1988 - site plan amendment for changes to approaches
1992 - site plan amendment for expansion and upgrades
2015 - site plan for Discount Tire redevelopment

BACKGROUND

The subject property was originally developed as a convenience store in 1972 and continued to operate as that use until 2015 when Discount Tire purchased the site for redevelopment. The entire NW 86th Corridor was rezoned in 2005, in accordance with the Master Plan adopted in 2004. In 2015, an amendment to the TC-3 zoning

regulations was approved which allowed for more auto oriented uses. Following City approvals, the property was redeveloped and opened as Discount Tire in 2016. The Clive location has been successful and is in need of a small building addition to support used tire storage.

ANALYSIS

The site currently houses a main building 7,490 square feet in size, and a brick dumpster enclosure. This request includes three construction elements: adding approximately 900 square feet to the main building for tire storage, rebuilding the dumpster enclosure in a new location, and removing and rebuilding a portion of the retaining wall. A new 4-foot-wide egress path will be poured around the outside edge of the addition into the parking lot to maintain access to the existing entrance on the east facade.

The addition will be constructed as an extension to the single floor portion of the building to the east, where the existing dumpsters currently sit. The new dumpster enclosure will be sized to house two bays to match the existing size, but has been shifted east to accommodate the building addition. The relocation of the dumpster enclosure does not require additional pavement to be added to the site.

Retaining Wall

The applicant has noted that the block wall likely has tiebacks that will be disturbed when the foundations for the building addition and new dumpster enclosure are installed, requiring the removal and replacement of a portion of the wall to ensure it is structurally sound. Due to the proximity of the retaining wall and new structures, structural plans and engineer stamped calculations will be required for permit approval and reviewed in conjunction with the building plans.

Architecture

Both the building and new dumpster enclosure will replicate the existing building exterior. Sioux City Brick in Red Dessert Range and Mission Pink Velour will be the primary material with a 3-foot band of split face and burnished concrete masonry unit (CMU) at the bottom of the building and enclosure. An architectural band and cornice of EIFS are proposed to continue the existing building elevation and adhere to the 86th Street Design Standards. The dumpster enclosure doors are proposed to be corrugated metal decking welded to the gate framing, replicating what is on the site today.

Photometric

The addition includes one additional wall-mounted downcast light which will match the existing building lighting. Based on the specifications provided, Staff does not believe the proposal requires the preparation of a new photometric plan as the addition of the light will have a nominal impact and does not have a cast that reaches the property line.

Parking and Access

The existing site has 30 total parking spaces, which is in excess of the required parking. As this addition is an extension of the service area, but not an addition of a service bay, no additional parking is needed on the site and the minimum parking requirement remains 22 spaces. The proposal for the addition removes 3 spaces in order to relocate

the dumpster enclosure. However, the remaining 27 spaces adequately address the minimum parking requirement for the site. No accessible stalls are being removed. No changes to the site access are being proposed.

Utilities
Existing sand and oil separators are currently located to the south-east of the building. The addition will not require changes to the location or size of the separators. However, guidance has been provided to avoid driving heavy vehicles over the interceptor openings to avoid any potential damages. No changes in the existing public or private service extensions are required. The fire suppression system will be extended into the addition.

Stormwater
The proposal does not meet the minimum threshold to require additional stormwater management practices. Inlet protection is proposed in accordance with typical SWPPP practices during construction.

Floodway Fringe Requirements
The site is located within the Special Flood Hazard Area of Clive, with a portion of the site being in the Floodway. At the time of original construction, staff had the currently effective FIRM available, though it was not formally adopted until 2019. The building was constructed in conformance with the current minimum finished floor elevation of 840.9 and the addition can be constructed to match the existing building floor elevation. The applicant is aware of the sensitive nature of the floodplain and has identified that all updates are outside the identified Floodway.

PUBLIC COMMENT
Notice was sent to the surrounding property owners within 310-feet of the subject site on June 23, 2026. To date, staff has not received any comments.

STAFF RECOMMENDATION
Staff recommends approval of the site plan amendment. There are no outstanding staff comments. However, coordination is required during building plan and permit review for verification of the retaining wall reconstruction.

Attachments:
1. Meeting Notices and Recipients
2. COMMENT REPONSE LETTER
3. ARCHITECTURAL PLANS
4. CIVIL PLANS
5. LIGHTING SPECIFICATIONS

Clive
COMMUNITY DEVELOPMENT

June 23, 2026

Re: 1229 NW 86TH ST - Discount Tire Building Addition

Dear Property Owner:

Discount Tire has submitted a Site Plan to the City of Clive to add approximately 900 square feet of tire storage to the east side of the building located at 1229 NW 86th Street.

The Clive Planning and Zoning Commission will tentatively receive public input on this application during their meeting at 5:30 p.m., Jul 07, 2026. You may attend this meeting in person in the City Council Chambers, 1900 NW 114th Street, Clive, IA 50325, or virtually via Zoom. Zoom Meeting ID and call-in number will be published on the agenda for the meeting. Meeting agendas are available on the City's meeeting portal at https://cliveia.portal.civicclerk.com/.

As a neighboring property owner, you are being notified and invited to present your views concerning this application, either verbally by virtually attending the meeting, or in writing. Written comments must be received by the City prior to the Planning and Zoning Commission meeting. Written comments should be addressed to the City of Clive, City Planner, 1900 NW 114th Street, Clive, IA 50325 or by email at the address below.

Following the Planning and Zoning Commission's review and recommendation, the City Council will make a determination on this application. The public meeting has been tentatively scheduled for 6:00 p.m., on Jul 23, 2026, also to be hosted in person at the above address and virtually via Zoom. Zoom Meeting ID and call-in number will be published on the agenda for the meeting. City Council meeting agendas are available on the City's meeeting portal at https://cliveia.portal.civicclerk.com/.

If you know of any interested parties who have not received a copy of this letter, we would appreciate it if you would inform them of the time, date and place of the Planning and Zoning Commission's meeting and City Council's meeting. If you have any questions concerning this application or if you would like additional information, please call the Community Development Department at (515) 223-6221.

Sincerely,



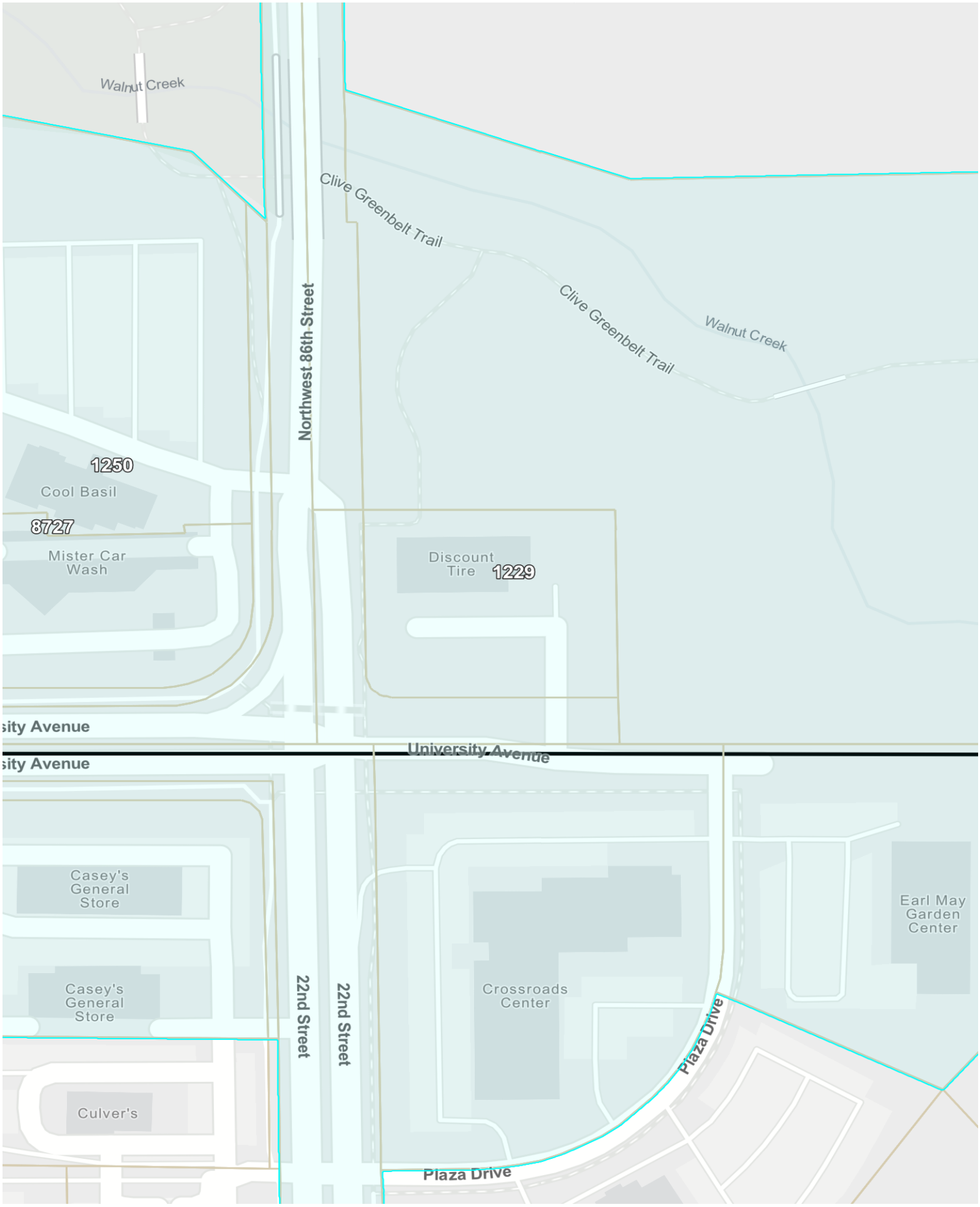
Kathryn Purvis

KPURVIS@CITYOFCLIVE.COM

LOCATION MAP



1229 nw 86th Street Public Notice Generator



PERFECT PLACE PROPERTIES LLC
1250 NW 86TH ST
CLIVE, IA 50325-1006

CITY OF CLIVE
1900 NW 114TH ST
CLIVE, IA 50325-7077

HALLE PROPERTIES LLC
20225 N SCOTTSDALE RD
SCOTTSDALE, AZ 85255-6456

CITY OF WEST DES MOINES
PO Box 65320
WEST DES MOINES, IA 50265-0320

BJS ENTERPRISES LC
208 N ELM ST
SHENANDOAH, IA 51601-1140

NATIONAL RETAIL PROPERTIES LP
450 S ORANGE AVE STE 900
ORLANDO, FL 32801-3339

CASEY'S MARKETING COMPANY
PO BOX 54288
LEXINGTON, KY 40555-4288

UNIVERSITY FINCL GROUP
3928 140TH ST
URBANDALE, IA 50323-2486

Clive
COMMUNITY DEVELOPMENT

June 23, 2026

Steve Appel
29833 Santa Margarita Pkwy., Suite 300
Rancho Santa Margarita, CA 92688

Re: 1229 NW 86TH ST - Discount Tire Building Addition - Site Plan Amendment

The Community Development Department is in receipt of an application for Site Plan Amendment for the proposed Discount Tire Building Addition located at 1229 NW 86TH ST. Based on the review of the provided submittal materials, staff have the following comments:

- **:**
  1. The proposed work does not necessitate any additional stormwater management and does not appear to change any stormwater utilities. If, through the course of future submittals, any pipes are to be added or changed, please flag it for staff review. Acknowledged

- **Architectural and Building Specifications:**
  1. Please include the Brick Veneer details- brand/manufacturer and color code- existing building a combination of Sioux City Brick in "Red Desert Range" and "Mission Pink Velour". Please ensure other colored materials are made to match the existing building : previous elevations included "SW oak barrel, burgundy, Antique White, Worsted Tan". This includes the new Trash Enclosure.
     THE FF. MATERIALS MENTIONED ABOVE HAVE ALL BEEN CALLED OUT ON SHEET A.2 - CONCEPTUAL ELEVATIONS.
     CORRECTIONS DONE THRU COLOR/PAINT NOTES & GENERAL FINISH NOTES UPDATE.
  2. please provide a cut sheet or the brand/style/type for the proposed overhead light on the addition
     Lighting specifications have been provided as a separate document.
- **Cover Page:**
  1. Please add the Clive Site Plan and Construction Drawing Standard Notes to the plan set. Notes can be found in the Development Standards Manual Appendices at https://cityofclive.com /developmentstandardsmanual
     Notes added to C000
  2. Add the following note to the cover sheet: SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE 'AE' (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF CLIVE, POLK COUNTY, IOWA, MAP PANEL 19153C0326F WITH AN EFFECTIVE DATE OF 2-1-2019.
     Note added to C000
- **Details:**
  1. Staff would like to understand why the retaining wall is being replaced. Please provide clarification.

The block wall likely has tie backs which will be disturbed when the foundations for the building and trash enclosure are installed.

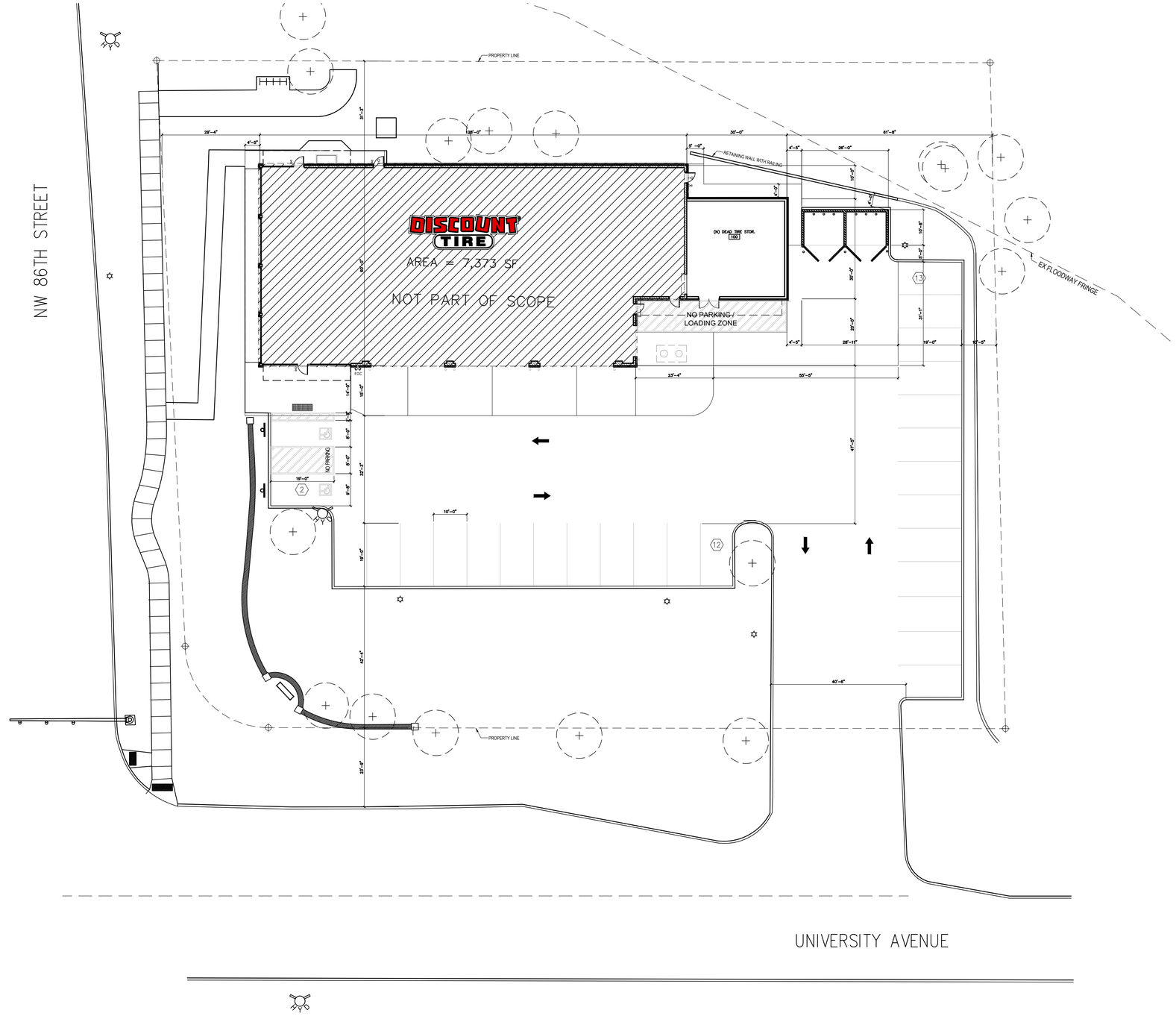
- **Dimension Plan:**
  1. C200: Please provide the existing floodway fringe boundary to ensure the replaced retaining wall is outside of the floodway.
     This is now shown on all civil sheets in red.
  2. A retaining wall detail is required. Per the City's Development Standards Manual, retaining walls that are not laterally supported at the top and that retain in excess of 48" of unbalanced fill shall be designed in accordance with accepted engineering practices to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturning.
     This note was added to C200
- **Review Comment:**
  1. Waiting for a hazard determination for tires stored in the floodplain. New addition floor may need to be elevated higher than 840.9' dependent on the determination.
     Based on further follow up with the city, there is no hazard concern for tire storage and the first floor elevations can match
  2. Structural plans and calculations shall be submitted for the building additon and retaining wall due to the relative closeness to the building footing. These submittals can be part of the building plan review process.
     This will take place later. see notes on C200 for the retaining wall.
  3. The automatic fire sprinkler system will need extended to the new addition. May want to make sure the existing system is capable of being extended to cover the newly proposed area. Additionally, will the new space be heated?
     Acknowledged. No, the new space will not be heated.
  4. Please show the floodway fringe line on the new site plan relative to the placement of the addition and retaining wall.
     This is now shown on all civil sheets in red.

Based on the satisfactory resolution of the above items and resubmittal of the Site Plan Amendment prior to 06/30 /2026, it is anticipated that the project would be placed on the 07/07/2026, Planning and Zoning Commission agenda. Please feel free to contact me on the portal or at 515-223-6221 if you have questions or need additional information.

Sincerely,

Amanda Grutzmacher

Senior Planner



Building Area Breakdown

TOTAL GROUND FLOOR AREA:		8,272.30 S.F.
GROUND FLOOR FLOOR AREA		
'M' OCCUPANCY:		
SHOWROOM:		1235.00 S.F.
OFFICE:		148.40 S.F.
'S-1' OCCUPANCY:		
JANITOR'S ROOM:		26.50 S.F.
SERVICE AREA/TIRE RACKS:		4806.60 S.F.
DEAD TIRE STORAGE (EXISTING):		613.30 S.F.
DEAD TIRE STORAGE (NEW):		955.00 S.F.
	(NET AREA/USABLE)	6401.40 S.F.
MEZZANINE LEVEL		
'S-1' OCCUPANCY:		
STORAGE 1:		320.14 S.F.
STORAGE 2:		131.32 S.F.
STORAGE 3:		592.59 S.F.
WALKING GRATE:		1199.40 S.F.
		2243.45 S.F.
TOTAL	(NET AREA/USABLE)	10028.25 S.F.

LEGEND:

NOT PART OF SCOPE

NORTH

SITE PLAN

SCALE: 1/16" = 1'-0"

THIS PLAN IS PROPERTY OF KINETIC DESIGN. THIS DRAWING IS LOANED WITHOUT OTHER CONSIDERATION THAN THE AGREEMENT AND CONDITION THAT IT IS NOT BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF, DIRECTLY OR INDIRECTLY, AND IS NOT TO BE USED IN WHOLE OR IN PART TO ASSIST IN MAKING OR TO FURNISH ANY INFORMATION FOR THE MAKING OF DRAWINGS, PRINTS, APPARATUS OR PARTS THEREOF. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITIONS.

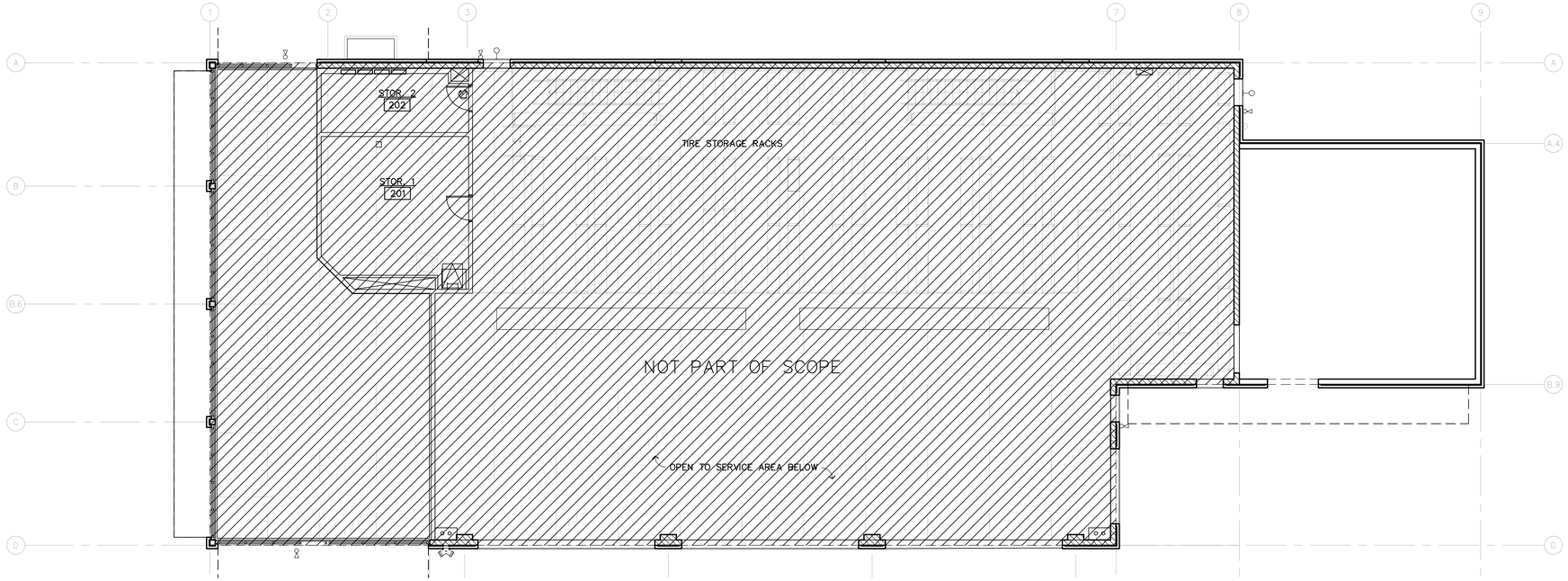
TENANT IMPROVEMENT - EXPANSION

1229 NW 86th Street
CLIVE, IA 50325

Kinetic Design
29833 Santa Margarita Pkwy. Suite 300,
Rancho Santa Margarita, CA 92688
951-710-6334 (T)

BUILDING MODEL: NON-PROTOTYPE
REVISION:
DATE: 2026.06.04
SCALE: AS NOTED
PROJECT NUMBER: IAD 04

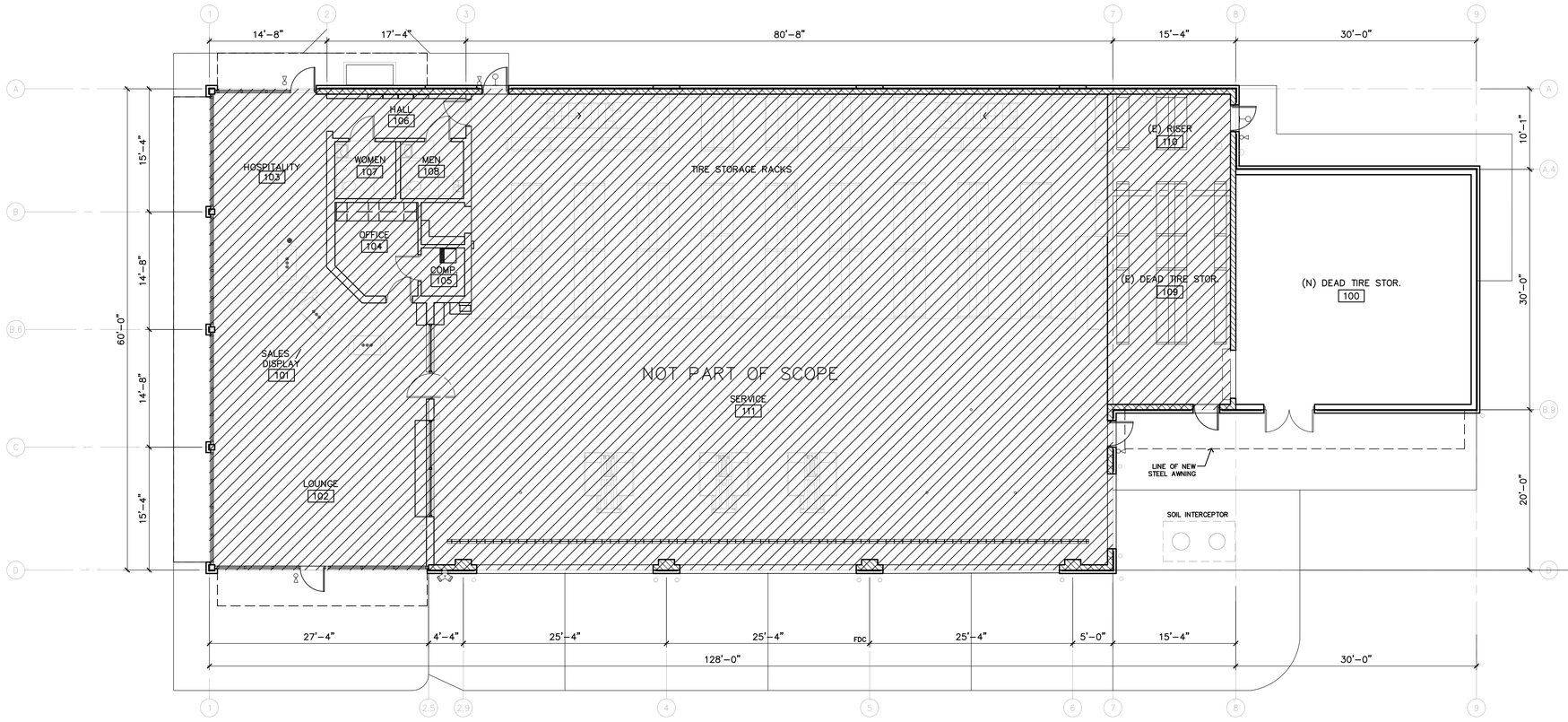
Sheet No.
A.0



MEZZANINE FLOOR PLAN

SCALE: 1/8" = 1'-0"

NORTH



Building Area Breakdown

TOTAL GROUND FLOOR AREA:		8,272.30 S.F.
GROUND FLOOR FLOOR AREA		
'M' OCCUPANCY:		
SHOWROOM:		1235.00 S.F.
OFFICE:		148.40 S.F.
'S-1' OCCUPANCY:		
JANITOR'S ROOM:		26.50 S.F.
SERVICE AREA/TIRE RACKS:		4806.60 S.F.
DEAD TIRE STORAGE (EXISTING):		613.30 S.F.
DEAD TIRE STORAGE (NEW):		955.00 S.F.
	(NET AREA/USABLE)	6401.40 S.F.
MEZZANINE LEVEL		
'S-1' OCCUPANCY:		
STORAGE 1:		320.14 S.F.
STORAGE 2:		131.32 S.F.
STORAGE 3:		592.59 S.F.
WALKING GRATE:		1199.40 S.F.
		2243.45 S.F.
TOTAL	(NET AREA/USABLE)	10028.25 S.F.

LEGEND:

NOT PART OF SCOPE

1ST FLR PLAN EXPANSION

SCALE: 1/8" = 1'-0"

NORTH

DISCOUNT TIRE®

THIS PLAN IS PROPERTY OF KINETIC DESIGN. THIS DRAWING IS LOANED WITHOUT OTHER CONSIDERATION THAN THE AGREEMENT AND CONDITION THAT IT IS NOT BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF, DIRECTLY OR INDIRECTLY, AND IS NOT TO BE USED IN WHOLE OR IN PART TO ASSIST IN MAKING OR TO FURNISH ANY INFORMATION FOR THE MAKING OF DRAWINGS, PRINTS, APPARATUS OR PARTS THEREOF. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITIONS.

TENANT IMPROVEMENT - EXPANSION

1229 NW 86th Street
CLIVE, IA 50325

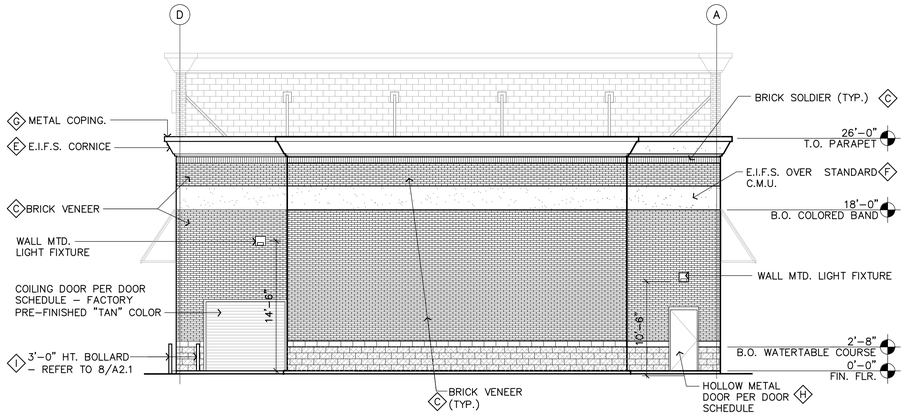
KD Kinetic Design

Kinetic Design
29833 Santa Margarita Pkwy. Suite 300,
Rancho Santa Margarita, CA 92688
951-710-6334 (T)

BUILDING MODEL	NON-PROTOTYPE
REVISION	
DATE	2026.06.04
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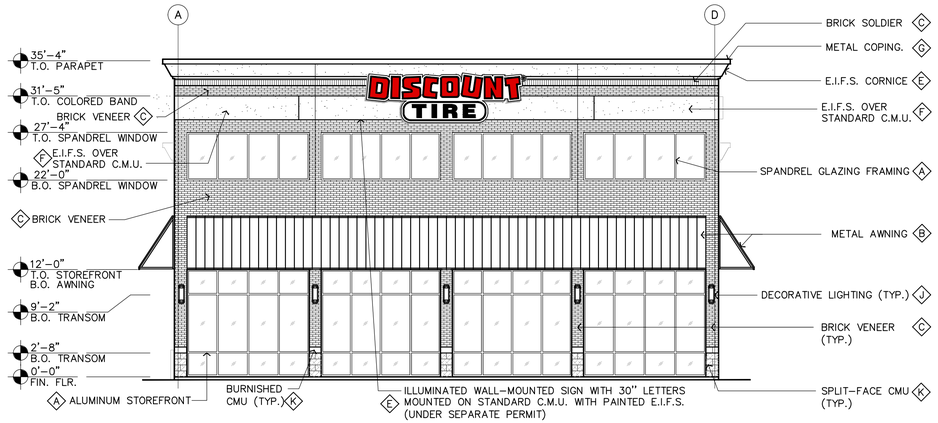
Sheet No.

A.1



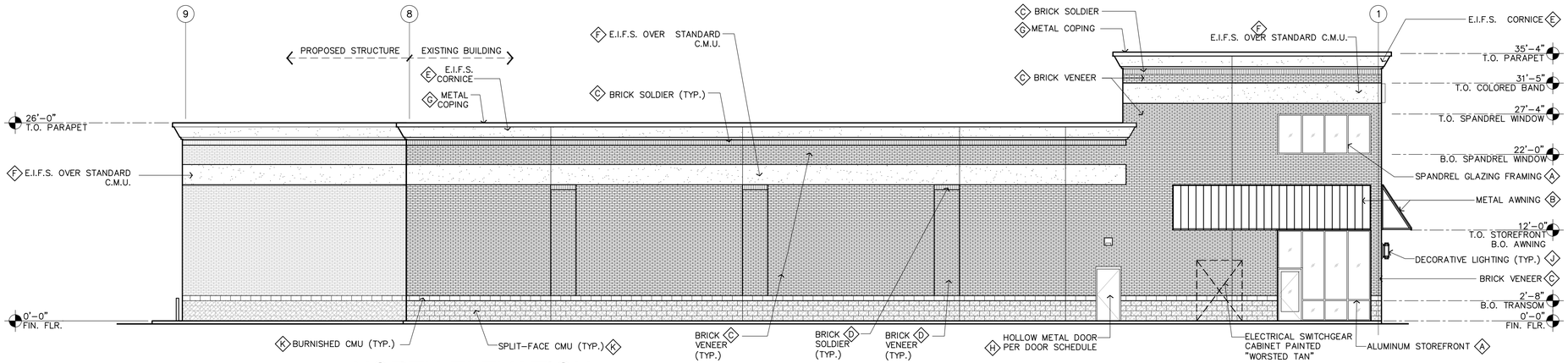
EAST ELEVATION

SCALE: 1/8" = 1'-0"



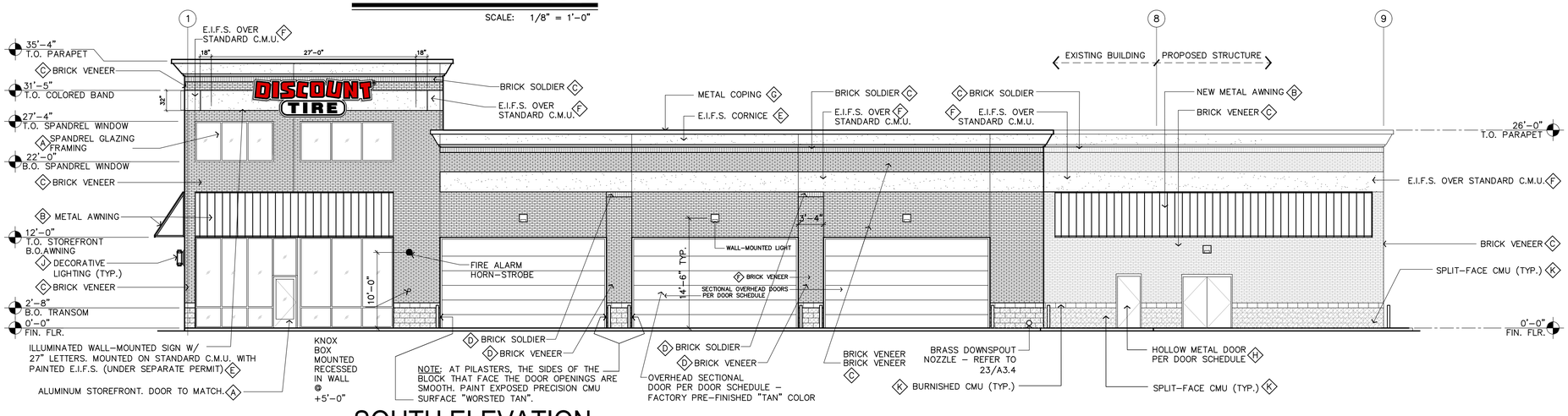
WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

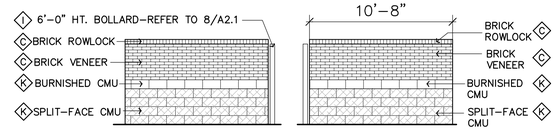
COLOR / PAINT NOTES (FINISH LEGEND)

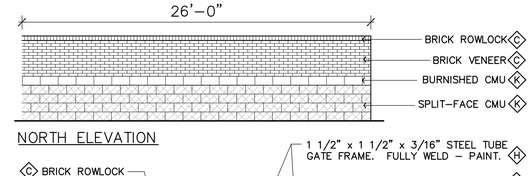
- A MANUFACTURER'S STANDARD COLOR TO MATCH PGP, DURANAR UC40597 XL "BANNER RED"
- B FACTORY PAINTED/COATED, KYNAR 500/HYLAR 5000 TO MATCH SHERWIN WILLIAMS SW 7714 "OAK BARREL"
- C SIOUX CITY BRICK "RED DESERT RANGE"
- D SIOUX CITY BRICK "MISSION PINK VELOUR"
- E "ANTIQUE WHITE"
- F ACCENT BAND PAINTED "BURGUNDY"
- G METAL COPING – FACTORY PAINTED/FACTORY FINISH – "OAK BARREL"
- H EXPOSED STEEL, PAINTED TO MATCH "OAK BARREL"
- I PAINT BOLLARDS COLOR TO MATCH "OAK BARREL"
- J "VENERE VSTL-DS" BY ARCHITECTURAL AREA LIGHTING, FACTORY FINISHED TO MATCH SHERWIN WILLIAMS SW 7714 OAK BARREL.
- K INTEGRAL COLOR C.M.U. (SPLIT-FACE OR BURNISHED AS NOTED) TO MATCH "WORSTED TAN"

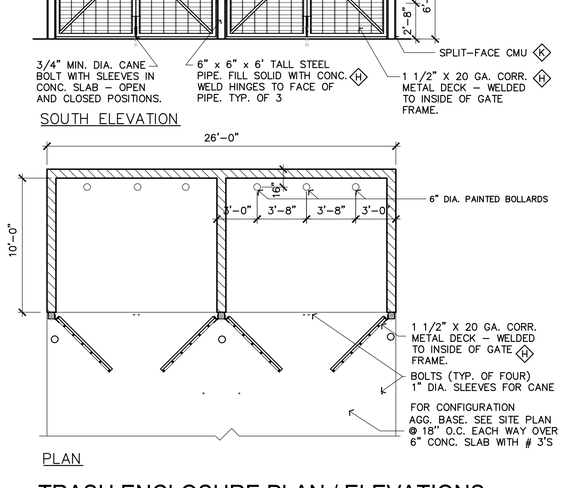
GENERAL FINISH NOTES

1. INTEGRAL COLOR BRICK VENEER
2. BRICK SOLDIER COURSE – INTEGRAL COLOR.
3. VERIFY HEIGHTS OF ALL EXTERIOR LIGHTING FIXTURES WITH ELECTRICAL DWGS.
4. ALUMINUM STOREFRONT TO BE FACTORY FINISH.
5. E.I.F.S. – PROVIDE AS NOTED PER COLOR/PAINT NOTES. MATERIALS AND INSTALLATION PER PROJECT SPECIFICATION, TO PROVIDE DURABLE, WEATHER RESISTANT WALL FINISH. THICKNESS SHALL BE 3/4".
6. OVERHEAD DOORS TO BE FACTORY FINISH. SEE DOOR SCHEDULE.
7. ALL EXPOSED STRUCTURAL STEEL TO BE FACTORY PRIMED – FINISHED PAINTED ON THE JOB SITE.
8. BLDG. SIGNAGE – UNDER SEPARATE PERMIT.

GENERAL NOTE:
A. DISCOUNT TIRE BUILDING SIGNAGE UNDER SEPARATE PERMIT.
B. ADDRESS SIGN AND LOCATION PER LOCAL CITY CODE.







TRASH ENCLOSURE PLAN / ELEVATIONS

SCALE: 3/16" = 1'-0"

DISCOUNT TIRE®

THIS PLAN IS PROPERTY OF KINETIC DESIGN. THIS DRAWING IS LOANED WITHOUT OTHER CONSIDERATION THAN THE AGREEMENT AND CONDITION THAT IT IS NOT BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF. DIRECTLY OR INDIRECTLY, AND IS NOT TO BE USED IN WHOLE OR IN PART TO ASSIST IN MAKING OR TO FURNISH ANY INFORMATION FOR THE MAKING OF DRAWINGS, PRINTS, APPARATUS OR PARTS THEREOF. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITIONS.

CONCEPTUAL ELEVATIONS

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CLIVE, IA 50325

KD Kinetic Design
Kinetic Design
29833 Santa Margarita Pkwy, Suite 300,
Rancho Santa Margarita, CA 92688
951-710-6334 (T)

BUILDING MODEL	NON-PROTOTYPE
REVISION	
DATE	2026.06.04
SCALE	AS NOTED
PROJECT NUMBER	IAD 04

Sheet No.

A.2

SPECIFICATIONS

GENERAL

1. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
2. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
3. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN THEIR PROPOSAL. THEY SHALL BASE THEIR BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
5. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL IOWA ONE CALL AT 811 TO NOTIFY THE UTILITIES OF THEIR INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
9. THE LATEST EDITION AND ANY SUPPLEMENTS OF IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

PAVING

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE IOWA D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION AND THE CITY OF CLIVE SPECIFICATIONS AS APPLICABLE.
2. PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREAS, INSTALLATION OF CRUSHED STONE BASE, CONCRETE, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
3. AGGREGATES USED IN THE CRUSHED AGGREGATE BASE SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
4. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
5. ALL FINISHED CONCRETE SHALL BE COVERED WITH A LIQUID CURING COMPOUND CONFORMING TO THE STANDARD SPECIFICATIONS.
6. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. COORDINATE FINAL COLORS WITH OWNER.
7. THE LATEST EDITION AND ANY SUPPLEMENTS OF IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SHALL GOVERN ALL CONSTRUCTION PAVING ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

GRADING

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE IOWA D.O.T. STANDARD SPECIFICATIONS AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. SILT FENCE, INLET PROTECTION, AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
3. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
4. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
5. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
6. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
7. THE LATEST EDITION AND ANY SUPPLEMENTS OF IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SHALL GOVERN ALL CONSTRUCTION GRADING ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

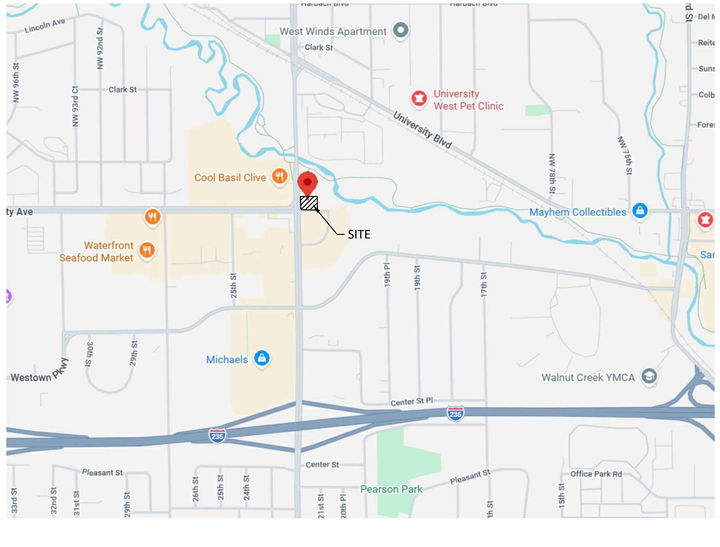
EROSION CONTROL

1. *THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING IOWA DNR DISCHARGE PERMITS (IF APPLICABLE), AND THE CITY OF CLIVE EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.*
2. *ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE IOWA DEPARTMENT OF NATURAL RESOURCES STANDARDS.*
3. *ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH THE EROSION CONTROL PERMIT.*
4. *ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.*
5. *ALL DISTURBED GROUND LEFT INACTIVE FOR 14 DAYS OR MORE SHALL BE STABILIZED WITH TOPSOIL, SEED, AND MULCH IN ACCORDANCE WITH THE IDNR STANDARDS*
6. *DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM).*
7. *ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH IDNR TECHNICAL STANDARDS PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE.*
8. *THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE.*
9. *ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.*
10. *DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH IOWADNR STANDARDS.*
11. *FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.*
12. *ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.*
13. *IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.*
14. *CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE STORM SEWER DRAINAGE SYSTEMS DEPOSITED PRIOR TO STABILIZATION OF THE SITE.*
15. *SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES.*
16. *SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.*
17. *BMP'S SHALL CONFORM TO THE IOWA DEPARTMENT OF NATURAL RESOURCE'S STANDARDS.*
18. THE LATEST EDITION AND ANY SUPPLEMENTS OF IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) SHALL GOVERN ALL CONSTRUCTION EROSION CONTROL ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

DISCOUNT TIRE

1229 NW 86TH STREET
CLIVE, IOWA
ENGINEERING PLANS

VICINITY MAP



ENGINEER / LANDSCAPE ARCHITECT:

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

CHRISTOPHER B. WHITE, P.E.
PROJECT MANAGER
PHONE: (262)-317-3286
EMAIL: CHRISTOPHER.WHITE@RASMITH.COM

ROB E. WILLIAMS, PLA, ASLA
LANDSCAPE ARCHITECT
PHONE: (262)-317-3270
EMAIL: ROB.WILLIAMS@RASMITH.COM

DEVELOPER / OWNER:

HALLE PROPERTIES, LLC
20225 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85255
PHONE: (480) 606-6000
FAX: (480) 606-4370

CITY OF CLIVE STANDARD NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CLIVE'S DEVELOPMENT REGULATIONS, POLICIES, AND STATEWIDE URBAN DESIGN AND STANDARDS MANUAL (SUDAS).
2. ONE WEEK PRIOR TO CONSTRUCTION OF ANY PUBLIC IMPROVEMENTS, THE CONTRACTOR SHALL NOTIFY THE CITY OF CLIVE. THE CONTRACTOR AND DEVELOPER'S ENGINEER SHALL ATTEND A REQUIRED PRECONSTRUCTION WITH THE CITY PUBLIC WORKS AND ENGINEERING DEPARTMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. THE CONTRACTOR SHALL VERIFY THE LOCATION AND PROTECT ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE CITY AND THE OWNER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING THE AS-BUILT LOCATION OF ALL SANITARY SEWER, SUMP AND WATER MAIN SERVICES AND VERIFYING LOCATIONS ON THE ASBUILT DRAWINGS.
5. RECONNECT ANY FIELD TILE THAT IS INTERCEPTED DURING UTILITY CONSTRUCTION, LOCATION OF FIELD TILE SHALL BE NOTED ON THE AS-BUILT DRAWINGS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TRAFFIC CONTROL IN ACCORDANCE WITH THE CURRENT VERSION OF MUTCD.
7. PRIOR TO ACCEPTANCE OF THE PUBLIC IMPROVEMENTS, AS-BUILT RECORD DRAWINGS (HORIZONTAL AND VERTICAL AS-BUILT DATA IN STATE PLANE COORDINATES AND NAVD 88 DATUM) FOR ALL WATER, SANITARY SEWER, STORM SEWER PIPING AND ASSOCIATED APPURTENANCES, AND SITE GRADING WILL BE PROVIDED (VOLUME CALCULATIONS FOR ALL STORM WATER DETENTION FACILITIES SHALL ALSO BE PROVIDED).
8. SIDEWALK AND DRIVEWAY APPROACH INSTALLATIONS SHALL BE INSPECTED BY THE CITY OF CLIVE FOLLOWING A MINIMUM 48-HOUR NOTICE.
9. THE OWNER/CONTRACTOR SHALL REMOVE ALL DEBRIS SPILLED ON CITY OF CLIVE RIGHT-OFWAY AND ADJOINING PROPERTY IMMEDIATELY.
10. AT NO TIME SHALL EQUIPMENT, CONSTRUCTION MATERIAL AND/OR STOCKPILED FILL BE STORED ON CITY OF CLIVE RIGHT-OF-WAY.
11. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING ALL EROSION AND SEDIMENTATION CONTROL DEVICES THROUGHOUT CONSTRUCTION.
12. OFF-STREET PARKING AND ACCESS DRIVES SHALL BE PROVIDED PRIOR TO CONSTRUCTION FOR CREWS AND EQUIPMENT.
13. ADDITIONAL EROSION AND SEDIMENTATION CONTROL DEVICES MAY BE REQUIRED BY CITY OF CLIVE INSPECTORS BASED ON ACTUAL FIELD CONDITION.
14. PRIOR TO OBTAINING A CERTIFICATE OF OCCUPANCY/FINAL PLAT APPROVAL, ALL UTILITY STRUCTURES, MANHOLES, VALVES, INTAKES SHALL BE RAISED LEVEL WITH FINISH GRADE.
15. ALL UTILITIES, INCLUDING ELECTRICAL AND TELEPHONE SHALL BE LOCATED UNDERGROUND.
16. ALL DISTURBED AREAS SHALL BE SODDED UNLESS OTHER LANDSCAPING IS IDENTIFIED ON THE SITE PLAN.
17. EXISTING LANDSCAPING SHALL BE PROTECTED WITH TEMPORARY SNOW FENCE DURING CONSTRUCTION.
18. ALL TRASH DUMPSTERS SHALL BE SCREENED FROM VIEW WITH APPROVED STRUCTURE.
19. ALL ROOF MOUNTED MECHANICAL UNITS AND/OR TELECOMMUNICATION DEVICES OR GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW WITH APPROVED STRUCTURE OR LANDSCAPING.
20. ALL TOPSOIL MUST MEET CLIVE POST-CONSTRUCTION STORM WATER MANUAL. TOPSOIL SHALL BE MINIMUM 4"DEPTH, MINIMUM [2, OR AS INDICATED IN SWMP]% ORGANIC CONTENT, 6.0-8.0 PH, MAXIMUM 25% FRIABLE CLAY CONTENT, AND FREE OF DEBRIS, HARD CLODS, ROOTS, SOD, STIFF CLAY, HARD PAN, AND STONES LARGER THAN 1".
21. ALL TOPSOIL MUST MEED IOWA DEPARTMENT OF NATURAL RESOURCES GENERAL PERIT #2 REQUIREMENTS TO MINIMIZE SOIL COMPACTION, DEFINED AS WORKING THE SOIL PRIOR TO SEEDING/SODDING SUCH THAT A PENETROMETER CAN BE INSERTED INTO THE UPPER 6 INCHES WITH LESS FORCE THAN 200 PSO. AS AN ALTERNATIVE TO THE PENETROMETER TEST, A SOIL WITH BULK DENSITY LESS THAN 1.49 GRAMS/CUBIC CENTIMETER SHALL BE DEEMED COMPLIANT WITH THIS REQUIREMENT.
22. NO PLANT MATERIAL SHALL BE SUBSTITUTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF CLIVE.
23. NO CHANGES TO THE APPROVED PLAN MAY BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF CLIVE.
24. CONTRACTOR, FINANCING AND/OR PROJECT IDENTIFICATION SIGNS SHALL NOT BE INSTALLED ON THE CITY OF CLIVE RIGHT-OF-WAY.
25. VALVES INCLUDED IN STORMWATER MANAGEMENT FACILITIES SHALL BE CLOSED AT THE TIME OF FINAL INSPECTION AND ISSUANCE OF CERTIFICATE OF OCCUPANCY/APPROVAL OF FINAL PLAT.

PLAN INDEX

SHEET NO.	DESCRIPTION
C000	TITLE SHEET
---	SITE SURVEY
C100	DEMOLITION & EROSION CONTROL PLAN
C200	SITE PLAN
C300	GRADING PLAN

FLOODPLAIN NOTE:

SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE 'AE' (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF CLIVE, POLK COUNTY, IOWA, MAP PANEL 19153C0326F WITH AN EFFECTIVE DATE OF 2-1-2019.

811 Know what's **below.** **Call** before you dig.

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PLAN DATE: 06/24/2026

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:

DESCRIPTION	DATE
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CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

DISCOUNT TIRE - IAD 04
CLIVE, IA

TITLE SHEET

PRELIMINARY NOT FOR CONSTRUCTION

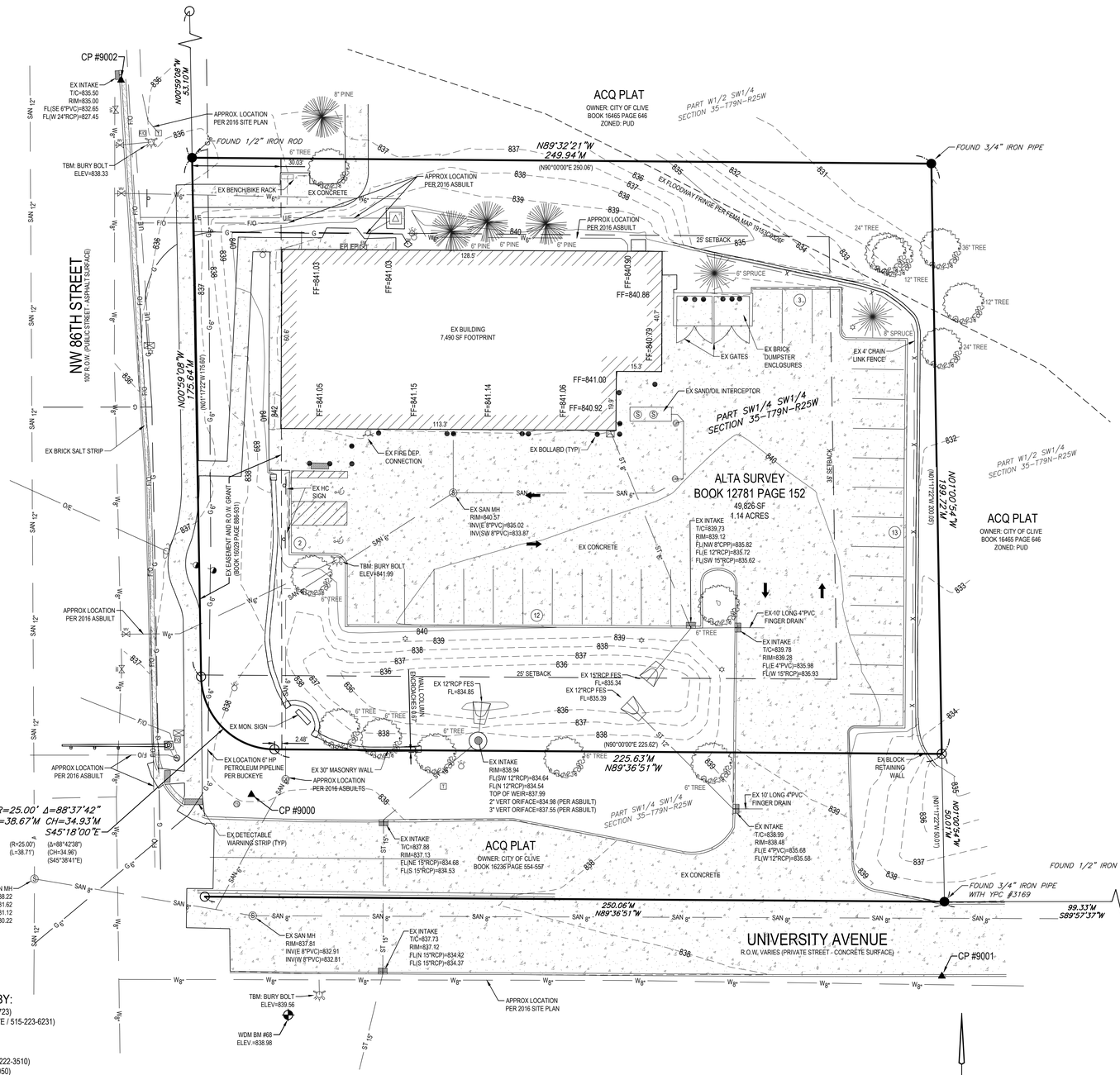
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R.A. Smith, Inc.

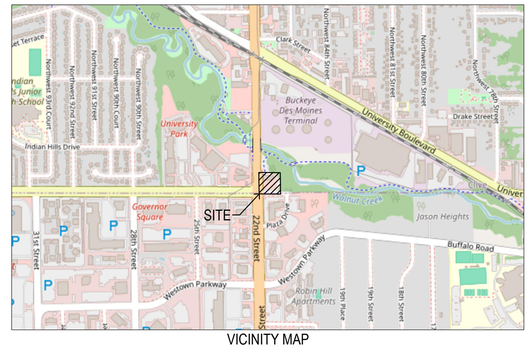
DATE: 06/24/2026
SCALE: N.T.S.
JOB NO. 3260081
PROJECT MANAGER: CHRISTOPHER B. WHITE, P.E.
DESIGNED BY: MAF
CHECKED BY: CBW

SHEET NUMBER
C000

P:\3260081\Dwg\Sheets\3260081-TS01.dwg, TITLE SHEET, 6/24/2026 8:48:01 AM, Cbw

DISCOUNT TIRE
SITE SURVEY





VICINITY MAP
SCALE: 1" = 1,000'

PROPERTY DESCRIPTION:
(WARRANTY DEED BOOK 16029, PAGE 878-880)
THE EAST 250 FEET OF THE WEST 300 FEET OF THE SOUTH 250 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 79 NORTH, RANGE 25 WEST OF THE 5TH P.M., CITY OF CLIVE, POLK COUNTY, IOWA.

SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD.

AREA:
49,826 SQUARE FEET - 1.14 ACRES

ADDRESS:
1229 NW 86TH STREET
CLIVE, IOWA 50325

OWNER:
VISTA TWO PARTNERS, LLC
HALLE PROPERTIES, LLC
20225 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85255-6456

PREPARED FOR:
STEVE MCCLEARY
R.A. SMITH INC.
55 SHUMAN BOULEVARD, SUITE 375
NAPERVILLE, IL 60563-8467
331-305-6947

PARKING COUNT:
30 TOTAL PARKING SPACES

ZONING:
INFORMATION OBTAINED FROM CITY ONLINE MAP
TC-3-TOWN CENTER - HARBACH COMMERCIAL DEVELOPMENT AREA DISTRICT
BUILDING SETBACKS:

MINIMUM FRONT YARD	0 FEET
MINIMUM REAR YARD	35 FEET
MINIMUM SIDE YARD	25 FEET

FOR AN OFFICIAL ZONING REPORT PLEASE CALL CITY OF CLIVE AT 515-223-6221

SITE CONTROL AND BENCHMARKS:
BASIS OF BEARING OBTAINED FROM GPS OBSERVATIONS
DATUM = NAD 83, IOWA SOUTH
BENCHMARK DATUM = NAVD88, GEOID 18

POINT #9000
NORTHING = 583,217.17
EASTING = 1,575,895.90
ELEVATION = 838.16
DESCRIPTION: 5/8" REBAR WITH PINK PLASTIC CAP 6'± NORTHEAST OF TRAFFIC CONTROL MANHOLE

POINT #9001
NORTHING = 583,155.74
EASTING = 1,576,129.36
ELEVATION = 838.68
DESCRIPTION: CUT 'X' IN CONCRETE CURB 25'± SOUTH OF PARCEL A SOUTHEAST PROPERTY CORNER

POINT #9002
NORTHING = 583,458.87
EASTING = 1,575,851.86
ELEVATION = 835.49
DESCRIPTION: CUT 'X' IN CONCRETE CURB 1.5'± SOUTH OF CENTER OF CURB INTAKE

ABBREVIATIONS:

AC	ACRES
ASPH	ASPHALT
BK	BOOK
CONC	CONCRETE
D	DEEDED DISTANCE
EX	EXISTING
ENCL	ENCLOSURE
FF	FINISHED FLOOR
FL	FLOW LINE
FRAC	FRACTIONAL
M	MEASURED DISTANCE
MH	MANHOLE
OPC	ORANGE PLASTIC CAP
P	PLATTED DISTANCE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRA	PREVIOUSLY RECORDED AS
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
RPC	RED PLASTIC CAP
SF	SQUARE FEET
SAN	SANITARY
TYP	TYPICAL
YPC	YELLOW PLASTIC CAP
N	NORTH
S	SOUTH
E	EAST
W	WEST

LEGEND

SAN — SANITARY SEWER	ELECTRIC VAULT
ST — STORM SEWER	TRANSFORMER POLE
W — WATER LINE	TRANSFORMER POLE
G — GAS LINE	LIGHT POLE
U/E — UNDERGROUND ELECTRIC	ELECTRIC JUNCTION BOX
O/E — OVERHEAD ELECTRIC	ELECTRIC PANEL
TELE — TELEPHONE LINE	TRANSFORMER
F/O — FIBER OPTIC	GROUND LIGHT
CATV — CABLE TV	GUY WIRE
STORM MANHOLE	ELECTRIC HANDHOLE
CURB INTAKE	GAS METER
SURFACE INTAKE	GAS VALVE
FLARED END SECTION	AIR CONDITIONING UNIT
ROOF DRAIN	TELEPHONE RISER
DOWNSPOUT	TELEPHONE VAULT
SANITARY MANHOLE	TELEPHONE MANHOLE
CLEANOUT	TRAFFIC SIGNAL MANHOLE
FIRE HYDRANT	FIBER OPTIC MANHOLE
SPRINKLER	FIBER OPTIC RISER
IRRIGATION CONTROL VALVE	FIBER OPTIC VAULT
WATER MANHOLE	CABLE TV RISER
WELL	SIGN
WATER VALVE	BOLLARDS
WATER SHUT OFF	DENOTES NUMBER OF PARKING STALLS
YARD HYDRANT	PROPERTY CORNER - FOUND AS NOTED
FLAGPOLE	PROPERTY CORNER- PLACED 5/8" IRON ROD WITH YELLOW PLASTIC CAP ID # 14775 OR AS NOTED
ELECTRIC MANHOLE	SECTION CORNER - FOUND AS NOTED
ELECTRIC METER	SITE CONTROL POINT - MONUMENT AS NOTED
ELECTRIC RISER	

UTILITY MAPS PROVIDED BY:
1. ELECTRIC (MIDAMERICAN / 515-252-6723)
2. STORM AND SANITARY (CITY OF CLIVE / 515-223-6231)
3. FIBER OPTIC (LUMEN / 918-547-0147)
4. CABLE (MEDIACOM / 515-991-7388)
5. GAS (MIDAMERICAN / 515-252-6723)
6. WATER (WDSM WATER WORKS / 515-222-3510)
7. FIBER OPTIC (METRONET / 812-213-1050)
8. FIBER OPTIC (FORGED FIBER / 972-634-9652)
9. TRAFFIC CONTROL (WDSM TRAFFIC / 515-222-3510)
10. GAS (BUCKEYE / 610-904-4475)

IOWA ONE CALL
1-800-292-8989
811
www.iowaonecall.com

UTILITY NOTE:
THE LOCATION OF THE UTILITIES INDICATED ON THE PLANS HAVE BEEN TAKEN FROM THE FIELD SURVEY, EXISTING PUBLIC RECORDS, AND PLANS PROVIDED BY OTHERS. SURFACE UTILITY LOCATIONS HAVE BEEN FIELD LOCATED BY BISHOP ENGINEERING, UNLESS OTHERWISE NOTED. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE LOCATIONS ONLY. BISHOP ENGINEERING DOES NOT GUARANTEE THE UNDERGROUND LOCATION OF ANY UTILITIES SHOWN. IT SHALL BE THE DUTY OF THE CONTRACTOR TO DETERMINE THE LOCATION AND DEPTH OF ANY UNDERGROUND UTILITIES SHOWN AND IF ANY ADDITIONAL UTILITIES, OTHER THAN THOSE SHOWN ON THE PLANS, MAY BE PRESENT. A REQUEST WAS MADE TO IOWA ONE CALL FOR UTILITY PROVIDERS TO VERIFY, LOCATE, AND MARK THEIR UTILITIES IN THE FIELD.

NOTES:
1. ADJACENT PROPERTY OWNER INFORMATION OBTAINED FROM POLK COUNTY ASSESSORS WEB PAGE
2. PARENTHESIS ( ) DENOTES PREVIOUSLY RECORDED BEARINGS AND DISTANCES

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GRAPHIC SCALE
20 0 10 20 40
SCALE: 1" = 20'
FIELD WORK COMPLETED ON: 5-11-2026

LICENSED PROFESSIONAL LAND SURVEYOR
LARRY D. HYLER, P.L.S.
No. 14775
IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNED: Larry D. Hyler DATE: 5-20-2026
LARRY D. HYLER, P.L.S. 14775
LICENSE RENEWAL DATE: DEC. 31, 2026
PAGES OR SHEETS COVERED BY THIS SEAL: C0.1

BISHOP ENGINEERING +
3501 104th Street, Urbandale, IA 50322 Ph: 515-276-0467

SITE SURVEY
DISCOUNT TIRE
1229 NW 86TH STREET
CLIVE, IA

REFERENCE NUMBER:

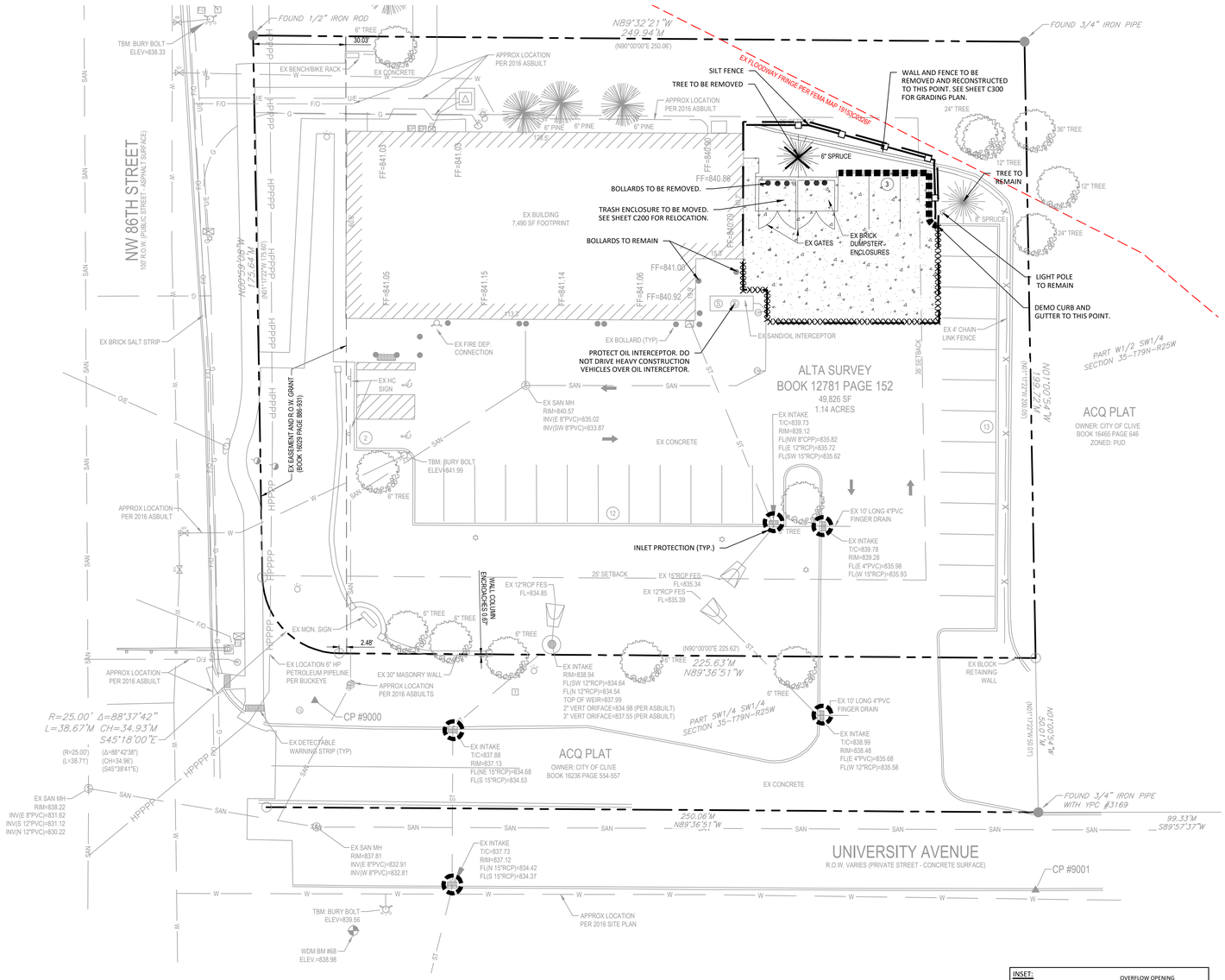
DRAWN BY: TLK

REVISION DATE:

PROJECT NUMBER: 260217

SHEET NAME: SITE SURVEY

SHEET NUMBER: C0.1



LEGEND

- PROPERTY LINE
- DEMO CURB & GUTTER
- SAW CUT PAVEMENT
- LIMITS OF DISTRUBANCE
- TREE PROTECTION
- 840 EXISTING CONTOUR
- EXISTING CATCH BASIN
- INLET PROTECTION
- EXISTING CONCRETE TO BE REMOVED

N

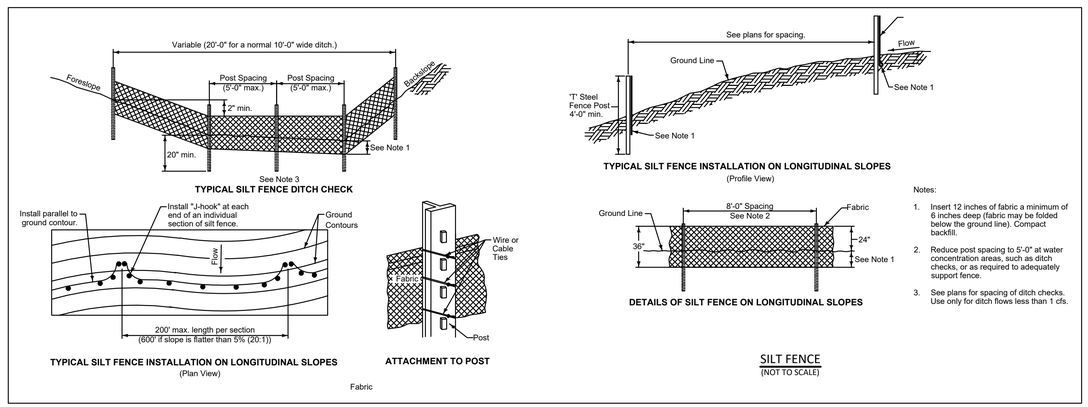
0 20 40
GRAPHIC SCALE
Feet

GENERAL NOTES:

1. EXISTING ITEMS IN BOLD ARE TO BE REMOVED.
2. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL SITE AND DEMOLITION PERMITS.
3. THE DEMOLITION CONTRACTOR SHALL PREPARE AND MAINTAIN A PROJECT SAFETY PLAN. ALL SITE SAFETY EQUIPMENT AND MEASURES, INCLUDING FENCING, FIRE PROTECTION, AND THE LIKE ARE THE SOLE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.
4. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. CONTINUOUS ACCESS SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION AND CONSTRUCTION. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC.
5. THE DEMOLITION CONTRACTOR SHALL DEVELOP, OBTAIN NECESSARY APPROVALS/PERMITS AND MAINTAIN TRAFFIC AND PEDESTRIAN CONTROL PLANS THROUGHOUT ALL PHASES OF DEMOLITION.
6. DAMAGE TO ALL EXISTING CONDITIONS THAT WERE TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
7. THE EROSION CONTROL PLAN IS IN ACCORDANCE WITH CLIVE, IA MUNICIPAL AND STATE CODE, WHICHEVER IS MOST STRINGENT.
8. IF THE EROSION CONTROL PLAN IS REVISED DURING CONSTRUCTION, A COPY OF THE UPDATED PLAN SHALL BE PROVIDED TO THE CITY WITHIN 3 BUSINESS DAYS OF THAT CHANGE.
9. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.

EROSION CONTROL SEQUENCE

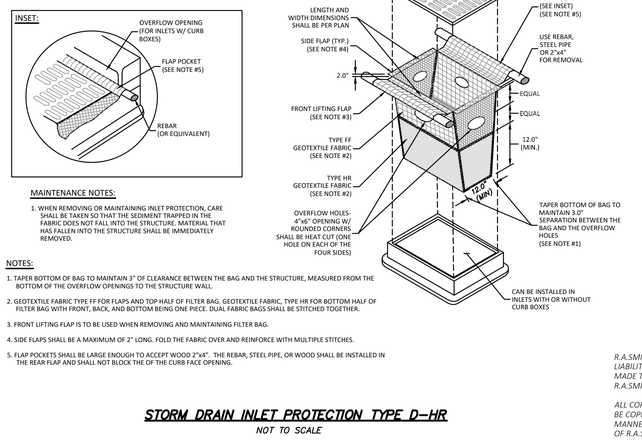
1. INSTALL SILT FENCE.
2. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORK DAY
3. INSTALL STORM DRAIN INLET PROTECTION ON EXISTING INDICATED STORM INLETS.
4. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL BMPs WHEN SITE WORK AND GRADING ALLOWS.
5. PREPARE BUILDING FOUNDATION AND CONSTRUCT BUILDING.
6. PREPARE PARKING LOT SUBGRADE, INSTALL CURB AND GUTTER AND PAVE SITE.
7. APPLY SEED FERTILIZER AND MULCH TO LANDSCAPE LAWN AREAS AS SOON AS POSSIBLE.
8. FLUSH STORM SEWER.
9. CONSTRUCTOR SHALL REMOVE ALL REMAINING TEMPORARY EROSION CONTROL BMPs WHEN DISTURBED AREAS ARE STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSIONS.
10. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN CALENDAR DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.



Notes:

1. Insert 12 inches of fabric a minimum of 6 inches deep (fabric may be folded below the ground line). Compact backfill.
2. Reduce post spacing to 5'-0" at water concentration areas, such as ditch checks, or as required to adequately support fence.
3. See plans for spacing of ditch checks. Use only for ditch flows less than 1 cfs.

SILT FENCE
(NOT TO SCALE)



MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE STRUCTURE SHALL BE IMMEDIATELY REMOVED.

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC, TYPE HR FOR BOTTOM HALF OF FILTER BAG WITH FRONT, BACK, AND BOTTOM BEING ONE PIECE. DUAL FABRIC BAGS SHALL BE STITCHED TOGETHER.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE OF THE CURB FACE OPENING.

STORM DRAIN INLET PROTECTION TYPE D-HR
NOT TO SCALE

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Brookfield, WI 53005-5938
(262) 781-1000
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Cedarburg, WI | Naperville, IL | Irvine, CA

DISCOUNT TIRE - IAD 04
CLIVE, IA

DEMOLITION & EROSION CONTROL PLAN

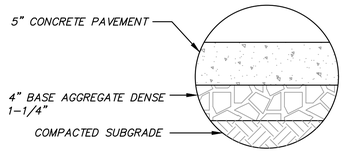
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DATE: 06/24/2026
SCALE: 1" = 20'
JOB NO. 3260081
PROJECT MANAGER: CHRISTOPHER B. WHITE, P.E.
DESIGNED BY: MAF
CHECKED BY: CBW

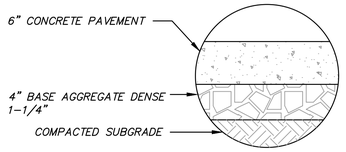
SHEET NUMBER
C100

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NOTE: TYPICAL SECTIONS PER GEOTECHNICAL REPORT BY G2 CONSULTING GROUP DATED AUGUST 28, 2015



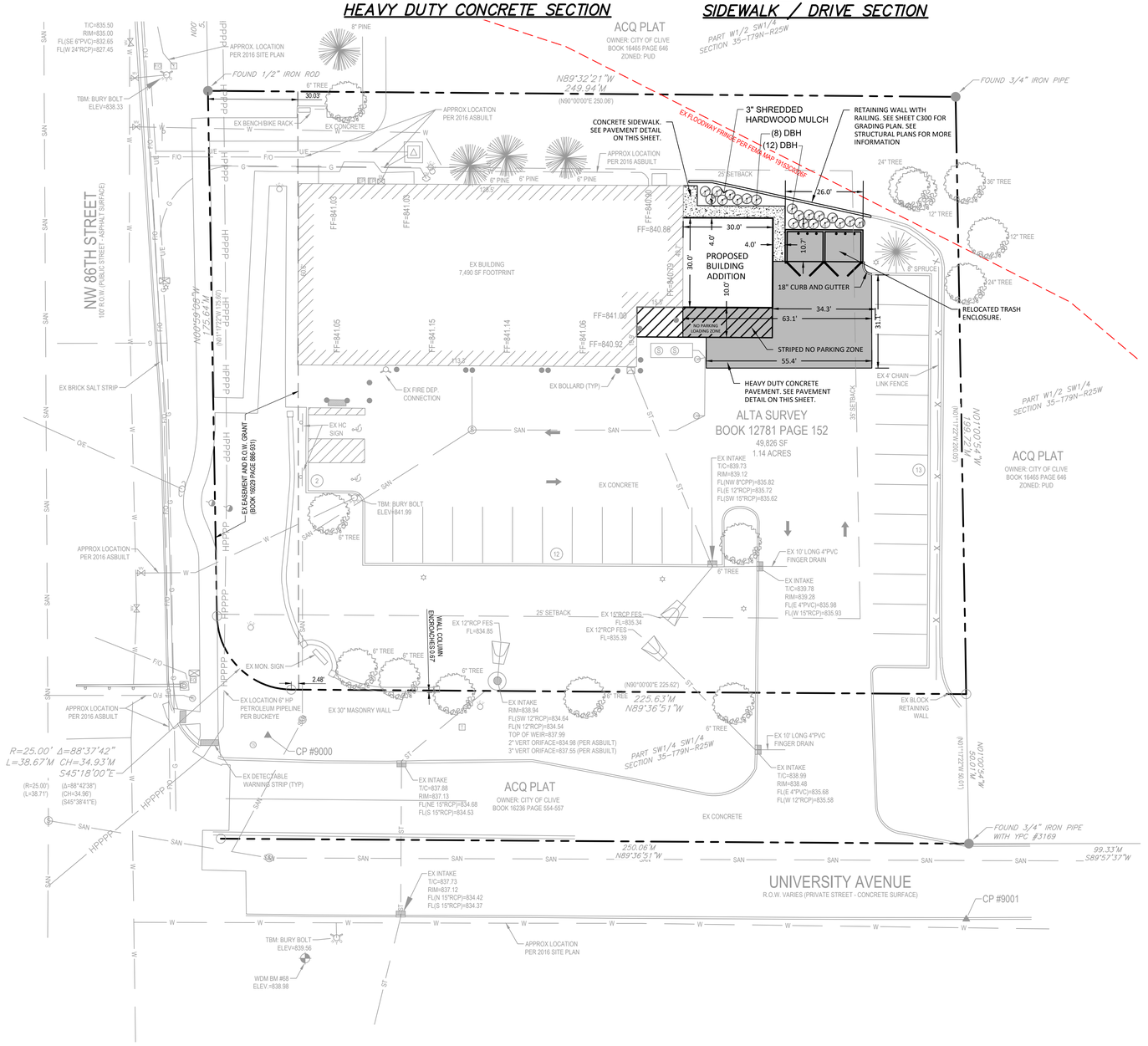
HEAVY DUTY CONCRETE SECTION



STANDARD CONCRETE SIDEWALK / DRIVE SECTION

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	INSTALLED SIZE	ROOT	SPACING	MATURE SIZE
DECIDUOUS SHRUBS							
DBH	20	Dwarf Bush Honeysuckle	Diervilla lonicera	15" HT	CONT	Spacing as shown	3.5` x 4.5`





LEGEND

- PROPERTY LINE
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK

GENERAL NOTES:

1. EXISTING TOPOGRAPHY OBTAINED BY BISHOP ENGINEERING ON MAY 20, 2026.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, RAMPS, AND PRECISE BUILDING DIMENSIONS.
3. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CLIVE, IA EROSION CONTROL ORDINANCE AND STATE OF IOWA TECHNICAL STANDARDS.
4. ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
5. ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

BUCKEYE HIGH PRESSURE PETROLEUM PIPELINE (HPPPP) NOTE

ALL CONSTRUCTION ACTIVITY SHALL CONFORM TO THE RIGHT-OF-WAY USE RESTRICTION SPECIFICATION REVISION 4.1 BY BUCKEYE PARTNERS, L.P. AND AFFILIATES

RETAINING WALL NOTE

SEE THE STRUCTURAL PLANS FOR THE RETAINING WALL DESIGN. CITY OF CLIVE NOTE: RETAINING WALLS THAT ARE NOT LATERALLY SUPPORTED AT THE TOP AND THAT RETAIN IN EXCESS OF 48" OF UNBALANCED FILL SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES TO ENSURE STABILITY AGAINST OVERTURNING, SLIDING, EXCESSIVE FOUNDATION PRESSURE AND WATER UPLIFT. RETAINING WALLS SHALL BE DESIGNED FOR A SAFETY FACTOR OF 1.5 AGAINST LATERAL SLIDING AND OVERTURNING.

SURFACE PARKING CALCULATIONS

REQUIRED PARKING CALCULATIONS:	
3 SPACES PER SERVICE BAY (6)	18
2.5 SPACES PER 1000 SF OF NON SERVICE AREA (1500 SF)	4
	22
STANDARD SURFACE SPACES EXISTING	28
ACCESSIBLE SURFACE SPACES EXISTING	2
TOTAL SURFACE PARKING SPACES EXISTING	30
STANDARD SURFACE SPACES REMOVED	3
ACCESSIBLE SURFACE SPACES REMOVED	0
TOTAL SURFACE PARKING SPACES REMAINING	27

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16745 W. Bluemound Road
Brookfield, WI 53005-5938
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rasmith.com
Brookfield, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

DISCOUNT TIRE - IAD 04
CLIVE, IA

SITE PLAN

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DATE: 06/24/2026

SCALE: 1" = 20'

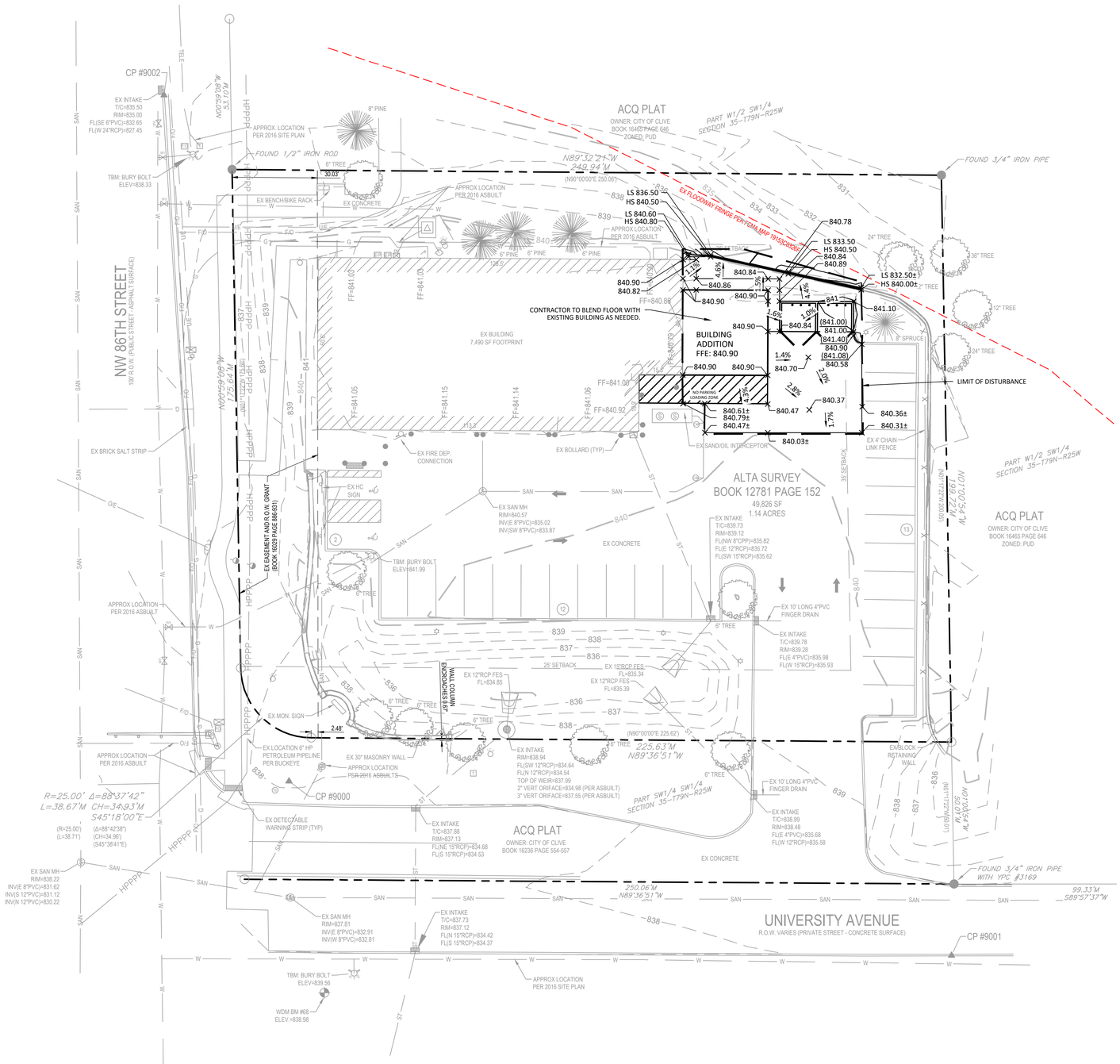
JOB NO. 3260081

PROJECT MANAGER: CHRISTOPHER B. WHITE, P.E.

DESIGNED BY: MAF

CHECKED BY: CBW

SHEET NUMBER
C200



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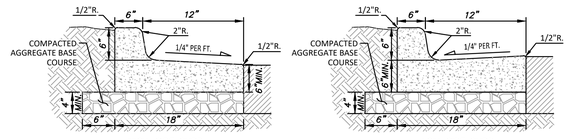
GRAPHIC SCALE
Feet

LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE = 3,795 SQ FT
- 841 — PROPOSED 1-FOOT GRADE CONTOUR
- 840 — PROPOSED 5-FOOT GRADE CONTOUR
- 841 — EXISTING CONTOUR ELEVATION
- 841.70 × — PROPOSED SPOT GRADE
- (841.70) — PROPOSED TOP OF CURB
- HS 841.70 × — PROPOSED GRADE ADJACENT TO HIGH SIDE OF WALL
- LS 833.70 × — PROPOSED GRADE ADJACENT TO LOW SIDE OF WALL
- × 841.55 — EXISTING SPOT ELEVATION

GENERAL NOTES:

1. ALL SIDEWALKS TO BE SLOPED AT LESS THAN 5.0% AND NO MORE THAN 2.0% CROSS SLOPE
2. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
3. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
4. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY. SEE SHEET C100 FOR PLACEMENT OF EROSION CONTROL FACILITIES.
5. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
6. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PAD AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
7. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.



18" CONCRETE CURB & GUTTER DETAIL
(NOT TO SCALE)

Know what's **below.**
Call before you dig.

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DATE	DESCRIPTION
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raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

DISCOUNT TIRE - IAD 04
CLIVE, IA

GRADING PLAN

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R.A. Smith, Inc.

DATE: 06/24/2026

SCALE: 1" = 20'

JOB NO. 3260081

PROJECT MANAGER:
CHRISTOPHER B. WHITE, P.E.

DESIGNED BY: MAF

CHECKED BY: CBW

SHEET NUMBER
C300

P:\3260081\Dwg\Sheets\3260081-GP01.dwg, GRADING PLAN, 6/24/2026 8:48:29 AM, Cbw



d-series

D-Series Size 1
LED Wall Luminaire

NIGHTTIME FRIENDLY

BAA

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

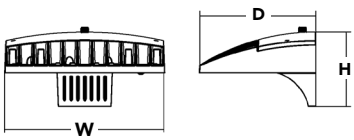
Specifications

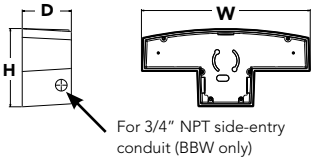
Luminaire

Width: 13-3/4" *(34.9 cm)*
Depth: 10" *(25.4 cm)*
Height: 6-3/8" *(16.2 cm)*
Weight: 12 lbs *(5.4 kg)*

Back Box (BBW, E20WC)

Width: 13-3/4" *(34.9 cm)*
Depth: 4" *(10.2 cm)*
Height: 6-3/8" *(16.2 cm)*
BBW Weight: 5 lbs *(2.3 kg)*
E20WC Weight: 10 lbs *(4.5 kg)*





For 3/4" NPT side-entry conduit (BBW only)

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT [2] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3,4] 480 [3,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [5]	**Shipped installed** PE Photoelectric cell, button type [6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht [1,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [1,7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [1,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [1,7] E20WC Emergency battery backup (includes external component enclosure), CA Title 20 compliant [8,9]

Other Options

Shipped installed
- SF Single fuse (120, 277 or 347V) [3,10]
- DF Double fuse (208, 240 or 480V) [3,10]
- HS House-side shield [11]
- SPD Separate surge protection [12]

Shipped separately [11]
- BSW Bird-deterrent spikes
- VG Vandal guard
- DDL Diffused drop lens

Finish *(required)*

DDBXD	Dark bronze	DSSXD	Sandstone	DWHGXD	Textured white
DBLXD	Black	DDBTXD	Textured dark bronze	DSSTXD	Textured sandstone
DNAXD	Natural aluminum	DBLBXD	Textured black		
DWHXD	White	DNATXD	Textured natural aluminum		

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1VG U	Vandal guard accessory

NOTES

1 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7 Reference Motion Sensor table on page 3.
8 Same as old ELCW. Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9 Not available with SPD.
10 Not available with E20WC.
11 Also available as a separate accessory; see Accessories information.
12 Not available with E20WC.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

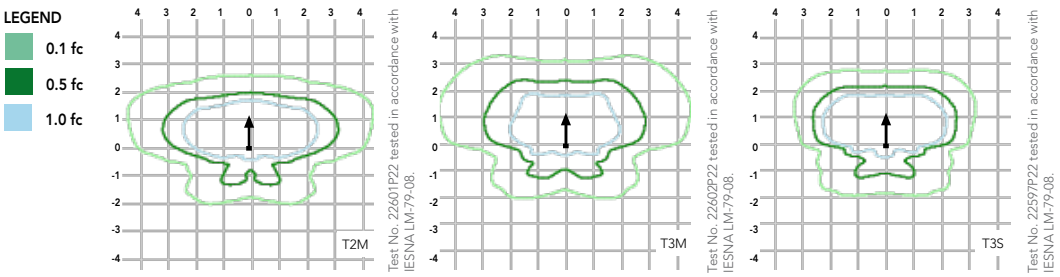
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*For use when motion sensor is used as dusk to dawn control

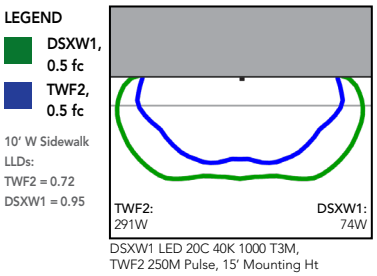
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



DSXW1 LED 20C 40K 1000 T3M, TWF2 250M Pulse, 15' Mounting Ht

Options and Accessories



T3M (left)



HS - House-side shields



BSW - Bird-deterrent spikes



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

BUY AMERICAN ACT

This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

WARRANTY

Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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VENERE _VSTL-DS (OVERHEAD) LIGHTS

Venere™ | TYPE

- Includes an integral 120V or 277V secondary source to provide illumination to path of egress
- Available with full cutoff option
- One-piece, memory retentive, silicone gasket seals out contaminants for optimum lighting performance
- Six optical configurations are available, and the fixture can be configured as an uplight, downlight or uplight/downlight
- Available in a contemporary or traditional style with a wide variety of fascia options
- IP65 rated
- Powder coat finish in 13 standard colors with a polymer primer sealer



VSCL VSTL

1. LUMINAIRE	2. LAMP/BALLAST	3. FASCIA OPTIONS	4. COLOR	5. OPTIONS

1. LUMINAIRE

VSCL - LARGE CONTEMPORARY
VSCL-DB *(Down beam and egress)*
VSCL-DS *(Down spread and egress. Available only with MHT6EB)*
VSCL-UB *(Up beam and egress)*
VSCL-US *(Up spread and egress. Available only with MHT6EB)*
VSCL-DBUS *(Down beam/up spread and egress. Available only with MHT6EB)*
VSCL-UBDS *(Up beam/down spread and egress. Available only with MHT6EB)*

VSCS - SMALL CONTEMPORARY
VSCS-DB *(Down beam and egress)*
VSCS-DS *(Down spread and egress. Available only with MHT6EB)*
VSCS-UB *(Up beam and egress)*
VSCS-US *(Up spread and egress. Available only with MHT6EB)*
VSCS-DBUS *(Down beam/up spread and egress. Available only with MHT6EB)*
VSCS-UBDS *(Up beam/down spread and egress. Available only with MHT6EB)*

VSTL - LARGE TRADITIONAL
VSTL-DB *(Down beam and egress)*
VSTL-DS *(Down spread and egress. Available only with MHT6EB)*
VSTL-UB *(Up beam and egress)*
VSTL-US *(Up spread and egress. Available only with MHT6EB)*
VSTL-DBUS *(Down beam/up spread and egress. Available only with MHT6EB)*
VSTL-UBDS *(Up beam/down spread and egress. Available only with MHT6EB)*

VSTS - SMALL TRADITIONAL
VSTS-DB *(Down beam and egress)*
VSTS-DS *(Down spread and egress. Available only with MHT6EB)*
VSTS-UB *(Up beam and egress)*
VSTS-US *(Up spread and egress. Available only with MHT6EB)*
VSTS-DBUS *(Down beam/up spread and egress. Available only with MHT6EB)*
VSTS-UBDS *(Up beam/down spread and egress. Available only with MHT6EB)*

2. LAMP/BALLAST

COMPACT FLUORESCENT *(120 thru 277 volt)*
4-pin, 50 watt lamp
50PLL *(Large only)* 24PLL *(Small only)*

ELECTRONIC METAL HALIDE *(120 thru 277 volt)*
G12 base, T-6 ceramic lamp
39MHT6EB 70MHT6EB *(Large only)*
GX8.5 base, R111 lamp
35R111 70R111 *(Large only)*
MR-16 LAMP, 12 VOLT TRANSFORMER *(120 or 277 volt)*
50MR16 *(Small only)*

All ballasts are factory wired for 277 volts, unless specified. Lamps not included.

3. DECORATIVE FASCIA OPTIONS

CONTEMPORARY
SSNR *(Without stainless steel rods, without screen)*
SSRW *(With stainless steel rods, without screen)*
SSWD *(Stainless steel rods with wide slot screen)*
SSNW *(Stainless steel rods with narrow slot screen)*
SSPF *(Stainless steel rods with perforated screen)*
SSCS *(Stainless steel rods with custom* screen)*
** Contact factory for custom designs*

TRADITIONAL
DT *(Decorative ties only)*
DTJA *(Decorative ties with jack screen design)*
DTGO *(Decorative ties with gothic screen design)*
DTFL *(Decorative ties with fleur screen design)*
DTCS *(Decorative ties with custom* screen design)*
** Contact factory for custom designs*

3. COLOR

WH	*Arctic White*	VBU	*Verde Blue*
BL	*Black*	CRT	*Corten*
BLT	*Matte Black*	MAL	*Matte Aluminum*
DB	*Dark Bronze*	MG	*Medium Grey*
DGN	*Dark Green*	AGN	*Antique Green*
TT	*Titanium*	LG	*Light Grey*
WDB	*Weathered Bronze*	RAL	*Premium Color*
MDB	*Bronze Metallic*	CUSTOM * *	*Contact Factory*

4. OPTIONS

FCO *(Full cutoff shield. Available only with DB or DS)*
NEG *(No egress lamp (blocked opening)*
SSP *(Decorative fascia (SSWD/SSNW/SSPF/SSCS) screen in stainless steel)*
BRP *(Decorative screen (DTJA/DTGO/DTFL/DTCS) in brass material)*

SPECIFICATIONS

HOUSING
The fixture housing is cast aluminum. The cylindrical lens is opal, semi translucent injection molded acrylic. Not field replaceable. The lens frame is secured with three captive hex-head (9/64") screws. The lens frame is sealed with a one- piece, memory retentive, molded silicone gasket. The rear electrical access has a molded silicone plug to completely seal the fixture from insects or dirt emanating from the electrical box or conduit. All internal and external hardware is stainless steel and zinc.

REFLECTOR
The reflector is formed aluminum with bright dip anodized finish for large sized fixtures and bead blasted finish for small fixtures.

FULL CUTOFF
The FCO option provides IES full cutoff classification meaning zero light emitted at 90° horizontal or above. The one-piece aluminum extrusion-6061-T6 cylinder is painted to match the fixture color. Only available with DB or DS.

ELECTRICAL
The ballast is mounted on the ballast canopy. All ballasts are electronic. T6 metal halide lamps will use G12 sockets; R111 lamps will use GX8.5 sockets; PL-L fluorescent lamps will use 2G11 sockets; MR16 lamps will use a miniature bi-pin base. The ballast will accept an input voltage of 120 through 277 volts, except for MR16 lamping which will accept an input voltage of 120 or 277 volts specify. The egress lamp (20 watt MR11) for emergency egress feature is included and is powered by 120 volt input transformed into low-voltage (12 volt) by the electronic transformer (included).

SAFETY
The fixture includes an integral secondary source to provide illumination to path of egress from building to the public way.

FINISH
The finish for the all aluminum parts will consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification that includes passing a 3000-hour salt spray test for corrosion resistance.

See next page

JOB _____
TYPE _____
NOTES _____

architectural area lighting
ARCHITECTURAL AREA LIGHTING
16555 East Gale Ave. | City of Industry | CA 91745
P 626.968.5666 | F 626.369.2695 | www.aal.net
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WALL PLATE
Wall plate is secured into wall over j-box and wired to the power circuit and fixture is attached to the wall plate by four set-screws.

CERTIFICATION
The fixture is listed with ETL for outdoor, wet location use to the U.L.1598, UL 924, CSA 141 and Canadian CSA std. C22.2 no.250 standard. IP65 rated.

WARRANTY / TERMS AND CONDITIONS OF SALE
Download:
http://www.hubbelllighting.com/resources/warranty/

AAL reserves the right to change product specifications without notice.

CONTEMPORARY FASCIA

SSRW
Without screen



TRADITIONAL FASCIA

DT
Decorative ties only



SSWD
Wide slot screen



DTJA
Jack screen design



SSNW
Narrow slot screen



DTGO
Gothic screen design



SSPF
Perforated screen



DTFL
Fleur screen design



SSCS
Custom* screen



DTCS*
Custom screen* design



FCO
Full cutoff shield
(Shown with stainless steel narrow slot screen)

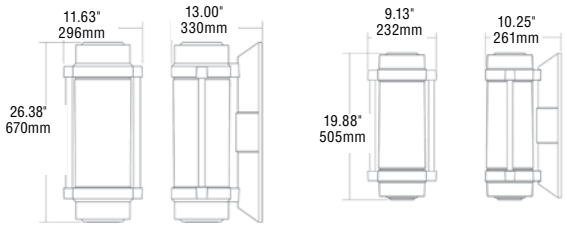


FCO
Full cutoff shield
(Shown with fleur screen design)



DIMENSIONS

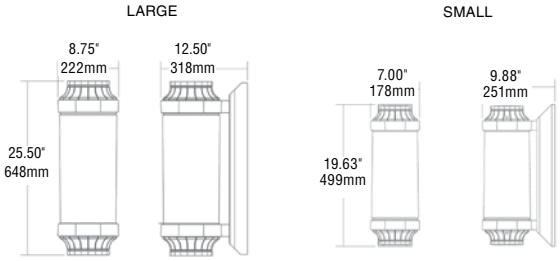
CONTEMPORARY



VSCL
WT: 29 lbs.

VSCS
WT: 17 lbs.

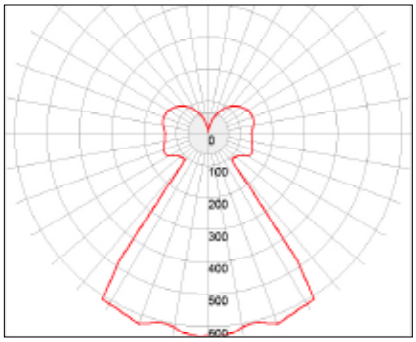
TRADITIONAL



VSTL
WT: 29 lbs.

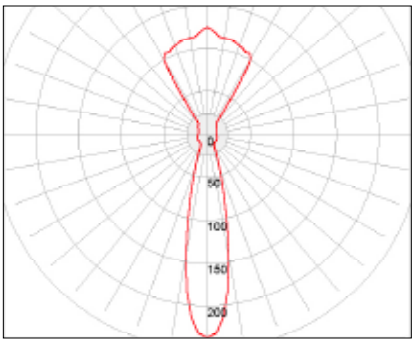
VSTS
WT: 17 lbs.

VSCL 70PSMHT6 WATTAGE: 80 LUMEN OUTPUT: 2182 EFFICACY: 82.5



UPLIGHT 33.8%
DOWNLIGHT 66.2%

VSTL 39MHT6EB WATTAGE: 45 LUMEN OUTPUT: 966 EFFICACY: 75.6



UPLIGHT 60.1%
DOWNLIGHT 39.9%

IES files can be found at www.aal.net

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Memo

TO: Mayor and Council members
FROM: Jeff May, Public Works Director
DATE: July 23, 2026
RE: Resolution Approving Professional Services Agreement - Snyder & Associates - NW 86th Street Water Main Replacement - $212,200.00

SYNOPSIS:

Over the last year and a half, the City has experienced 5 watermain breaks on NW 86th Street between Harbach and Franklin. The NW 86th Street watermain is located under the pavement. The breaks have not just been leaks, but major failures of the pipe that drain the water tower. The watermain between Harbach and Franklin and from Hickman to the south 240' to the meter pit are older water mains.

The breaks have had major impacts on the NW 86th Street pavement, with one pavement repair costing over $80,000. The repairs have also impacted local businesses, requiring them to shut down at inopportune times. The type of breaks indicate that the main needs to be replaced.

Staff is proposing to replace the watermain to avoid more breaks. The corridor is tight and staff would like to find a location to install the new main out from under the pavement. Staff has requested a professional services agreement from Snyder and Associates to assist with finding a location for the new water main and providing design and construction services for the proposed project.

Snyder and Associates has prepared an Opinion of Cost. The estimated cost for the project is $2,232,200. Snyder has submitted a Professional Services Agreement (PSA) with a proposed a fee of $212,200 to identify a location for the new watermain, complete the design and provide construction related services for the Project. The construction related services, $29,000, are related to the bidding, services during construction and record drawings. These services will only be billed if needed.

Staff recommends approval of the Professional Services Agreement with Snyder & Associates for the NW 86th Street Watermain Project for an amount not to exceed $212,200.00.

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 - 07-23-26 - NW 86th Street Watermain Replacement Project - PSA - Snyder & Associates - $212,200.00
2. 07-23-26 - NW 86th Street Water Main Replacement PSA - Snyder - $212,200.00
3. 07-23-26 - NW 86th WatermainReplacement - OPC - $2,232,200.00

RESOLUTION NO._____

RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH SNYDER AND ASSOCIATES, INC., FOR DESIGN AND CONSTRUCTION SERVICES FOR THE NW 86TH STREET WATERMAIN REPLACEMENT PROJECT

WHEREAS, the City of Clive, herein after referred to as the City, is desirous of replacing the watermain in NW 86th Street between Harbach Boulevard and Hickman Road in Clive, herein after referred to as the Project, and

WHEREAS, the City desires to enter to an agreement for professional services to complete the design of and provide construction services for the Project; and

WHEREAS, the City has reviewed the Proposal submitted by Snyder and Associates, Inc., for professional services to complete the design of and provide construction servicse for the project and would like to secure their 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 Snyder and Associates, Inc, of Ankeny, Iowa, for professional services to complete the design of and provide construction services for the Project.

PASSED AND APPROVED this _____ day of _____, 2026.

CITY OF CLIVE, IOWA

By: _____
John Edwards, Mayor

ATTEST:

By:_____
Matthew Graham, City Clerk

STANDARD PROFESSIONAL SERVICES AGREEMENT

(Short Form)

NOW ON THIS _____ day of _____, 20 26 , **Snyder & Associates, Inc.,** 2727 SW Snyder Blvd., P.O. Box 1159, Ankeny, IA 50023, (hereinafter, Professional), and City of Clive, 1900 NW 114th Street, Clive, Iowa 50325 (hereinafter, Client) do hereby agree as follows:

1. **PROJECT:** Professional agrees to provide Professional Services (Services) for Client's project known and identified as: NW 86th Street Watermain Replacement
2. **SCOPE AND FEES:** The Scope of and the fees to be paid for said Services are set forth on Exhibit A attached hereto and by this reference made a part of this Agreement. Any Services not shown on Exhibit A shall be considered Additional Services. Additional Services may only be added by written change order, amendment or supplement to this agreement signed by both parties.
3. **TIMELINESS:** Professional will perform its services with reasonable diligence and expediency consistent with sound professional practices and within the time period(s), if any, set forth in Exhibit A.
4. **STANDARD OF CARE:** In providing Services under this Agreement, the Professional shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same professional discipline currently practicing under similar circumstances at the same time and in the same or similar locality. Professional makes no warranty, express or implied, as to its professional services rendered under this Agreement. Client shall promptly report to Professional any defects or suspected defects in the Professional's Services of which Client becomes aware. Withholdings, deductions or offsets shall not be made from the Professional's compensation for any reason unless the professional has been found to be legally liable for such amounts by a court of competent jurisdiction.
5. **INVOICE, PAYMENT, INTEREST, SUSPENSION:** Professional shall prepare invoices in accordance with its standard invoicing practices and submit the invoice(s) to Client on a monthly basis. Client agrees to timely pay each invoice within 30 days of the invoice date. Payments not paid within said 30 days shall accrue interest on unpaid balances at the rate of 1.5% per month (or the maximum rate of interest permitted by law, if less) from said 30th day. In addition, Professional may, after giving 7 days written notice to Client, suspend services under this Agreement until Professional has been paid in full for Services, interest, expenses and other related charges rendered, accrued, advanced and/or incurred by Professional to the date of suspension. Client waives any and all claims against Professional arising out of or resulting from said suspension. Payments will be credited first to interest, then to expenses, then to principal.
6. **RELIANCE:** The Client shall furnish, at its expense, all information, requirements, reports, data, surveys and instructions required by this Agreement and Professional may use such furnished information and material in performing its services and is entitled to rely upon the accuracy and completeness thereof. The Professional shall not be held responsible for any errors or omissions that may arise as a result of erroneous or incomplete information provided by the Client and/or the Client's consultants and contractors.
7. **ASSIGNMENT:** Client shall not transfer, sublet or assign any rights or duties under or interest in this Agreement, without the prior written consent of Professional.
8. **OWNERSHIP OF INSTRUMENTS OF SERVICE:** All reports, drawings, specifications, electronic and hard copy files, field data, notes and other documents and instruments prepared by Professional for the Project are acknowledged to be instruments of service and shall remain the property of the Professional. The Professional shall retain all common law, statutory and other reserved rights, including, without limitation, the copyrights thereto. If Professional agrees to allow transfer of its electronic media file(s), Client understands and agrees that as a condition precedent, it will sign the Professional's "Electronic Media Transfer Agreement" form prior to the transfer of an electronic media file.

ADDITIONAL TERMS AND CONDITIONS

9. **MUTUAL INDEMNIFICATION:** The Professional and the Client mutually agree, to the fullest extent permitted by law, to indemnify and hold each other harmless from any and all damages, liabilities or costs, including reasonable attorneys' fees and defense costs, arising from their own negligent acts, errors or omissions, or willful misconduct in the performance of their services, duties and responsibilities under this Agreement, to the extent that each party is responsible for such damages, liabilities and costs on a comparative basis of fault.
10. **MUTUAL WAIVERS:** Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither the Client nor the Professional, their respective officers, directors, partners, employees, contractors or subconsultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the Project or to this Agreement.
11. **LIMITATION: In allocating the risks of this Project and notwithstanding any other provision of this Agreement, the Client agrees to limit, to the maximum extent permitted by law, the Professional's liability for the Client's damages to the aggregate sum of the Professional's fee for this Project. This limitation shall apply regardless of the cause of action or legal theory pled or asserted.**
12. **DISPUTE RESOLUTION:** Any disputes that arise during the Project or following the completion of the Project will be resolved by representatives from each party who have authority to settle. Those issues not resolved shall be submitted to formal nonbinding mediation prior to submission to a court of competent jurisdiction. Each party shall endeavor to include a similar dispute resolution in all agreements with other consultants, contractors and subcontractors of any tier who are retained for the project so that formal mediation is required as the primary form of dispute resolution.
13. **SEVERABILITY:** If any term or provision of this Agreement is held to be invalid or unenforceable under any applicable statute or rule of law, such holding shall be applied only to the provision so held, and the remainder of this Agreement shall remain in full force and effect.
14. **SURVIVAL:** Notwithstanding completion or termination of this Agreement for any reason, all rights duties and obligations of the parties to this Agreement shall survive such completion or termination and remain in full force and effect until fulfilled.
15. **GOVERNING LAW AND JURISDICTION:** The Client and the Professional agree that this Agreement and any legal actions concerning its validity, interpretation and performance shall be governed by the laws of the State of Iowa, without regard to any conflict of laws provisions, which may apply the laws of other jurisdictions. It is further agreed that any legal action between the Client and the Professional arising out of this Agreement or the performance of the services shall be brought in a court of competent jurisdiction in the State of Iowa.
16. **ATTORNEYS FEES, COSTS:** In the event legal action is necessary to enforce the payment terms of this Agreement, Professional shall be entitled to collect from Client and Client agrees to pay to Professional any judgment or settlement sum(s) due, plus reasonable attorneys' fees, court costs and other expenses incurred by Professional for such collection action and, in addition, the reasonable value of the Professional's time and expenses spent for such collection action, computed according to the Professional's prevailing fee schedule and expense policy.
17. **INCORPORATION BY REFERENCE:** It is understood and agreed that the provisions of the following attached Exhibits are incorporated herein and by this reference made a part of this Agreement:

Exhibit A Scope of Services	**Exhibit B Standard Fee Schedule**
Exhibit C Project Location	**Exhibit**

City of Clive **(Client)**

By: _____
(Authorized agent)

_____
(Printed or typed signature)

SNYDER & ASSOCIATES, INC. (Professional)

By: _____
(Authorized agent)

_____
(Printed or typed signature)

Route executed copy to: NEC

EXHIBIT A

NW 86th STREET WATER MAIN REPLACEMENT
CLIVE, IOWA

CLIENT:	CITY OF CLIVE 1900 NW 114th STREET CLIVE, IA 50325 C/O JEFF MAY
ENGINEER:	SNYDER & ASSOCIATES, INC. 2727 SW SNYDER BLVD ANKENY, IOWA 50023
PROJECT:	NW 86th STREET WATER MAIN REPLACEMENT
DATE:	July 17, 2026

I. GENERAL / PROJECT DESCRIPTION

The project limits include NW 86th Street from Clark Street to Hickman Road where the existing water main has had multiple repairs in recent years and is need of replacement. This project includes evaluation of the existing water distribution system within the project limits, watermain size evaluation, route selection, design of watermain and connections, coordination with private utility owners for relocation of their facilities as needed, construction staging plan, and public communication.

Also included is survey, development of construction plans, and limited construction services in support of City staff construction administration and observation.

II. SCOPE OF SERVICES:

A. PROJECT MANAGEMENT

The Professional shall perform the following management services throughout the project:

1. Overall project management and control of the design contract for the project personnel and coordination including monthly review, planning and adjustment. The Professional will check and review work products prior to submission to the Client.

2. Monthly status reports and billing statements will be prepared and submitted to the Client.

3. Attend up to five (5) project review meetings with the Client over the course of the project.

4. Coordinate with private utility companies located within the project limits. Includes coordination of electric service, underground communications, cable, and other utilities as encountered during project design. Four (4) utility coordination meetings will be held at Clive Public Works or via video conference.

B. TOPOGRAPHIC AND RIGHT-OF-WAY VERIFICATION SURVEY

1. Right-of-Way Verification: Field verify the existing right-of-way line(s) within the project limits to facilitate design and enable creation of construction documents. This service includes researching the public records in the county courthouse to acquire the current recorded deed(s), subdivision plat(s), recorded survey(s) and section corner certificate(s); perform a field survey locating existing monuments and the best available evidence needed to re-establish the record boundary lines; graphically show the boundary on the construction documents for design purpose only. The Client shall provide or disclose all known information pertaining to the right-of-way. This would include but not limited to boundary conflicts with adjoining Client's, deeds, surveys concepts drawings and easements. This work does not constitute a certified boundary survey and missing monuments will not be set

2. Topographic Survey: The Professional shall provide topographic survey within the project limits to accommodate design related tasks. Creation of the terrain model, location of existing site features, and utilities from surface features, existing records, and from Iowa One-Call utility locates are included. Terrain models shall demonstrate existing contour relief at one-foot intervals and include spot elevations as required. This service includes:

    a. Horizontal Datum will be provided using the Iowa State Plane South Coordinate System.
    b. Vertical Datum will be provided using the North American Vertical Datum of 1988 (NAVD88).
    c. Set a minimum of 10 permanent benchmarks on site with description and elevation to the nearest 0.01 foot.
    d. Spot elevations displayed to the nearest 0.01 feet to be included for shots. An approximate 50 grid will be used to create topography map along with other grade breaks such as tops, toes, drainage ways, tops and bottoms of retaining walls, etc.
    e. Contours shall be shown at 1-foot intervals.
    f. Perform a field survey locating visible improvements such as structures, parking, signs, sidewalks and other visible features above grade will be shown. Below grade non-visible structures or improvements will be shown from information as provided by site owner and would be approximate. Below grade non-visible structures may require further investigation if potentially in conflict with proposed site improvements. Existing building structure shown are not intended for architectural design or civil site plan design. Rim elevations for existing utility structures will be provided, if accessible. The surveyor will use their experience and judgment in obtaining the inverts, pipe diameter, pipe material and condition of structure obtained by using reasonable survey equipment and visual inspection of the structure.
    g. Contact Iowa One Call, following Chapter 480 of the Iowa Code, to locate existing public utilities on the site; perform a field survey locating visible utilities and the location of below grade utility locates by Iowa One Call.
    h. Utilities in the project corridor shall be located to Subsurface Utility Engineering (SUE) Quality Level C or better, depending upon utility company or utility locate company cooperation. Due to the nature of underground utilities, the surveyor cannot guarantee accuracy when physical measurements cannot be obtained. Should it be determined that more investigation of the utility is necessary, the Client shall contact Professional to authorize additional investigation of a specific utility. This may include but not limited to geophysical locating, opening manholes rims that have been paved over/locked down/unable to open,

private utilities, entering a structure that is considered a confined space, etc. This service is not included with the base fee amount and will be considered extra services.

i. Location of trees 6 inches and greater not lying with wooded area will be noted as deciduous or coniferous.

j. The drip line or perimeter outline of wooded/brush areas will be shown.

C. DESIGN SERVICES

1. Concept Design

a. Kickoff meeting to review the goals and scope, review schedule, and identify final deliverables.

b. Review Client zoning requirements and future land use plans to inform design.

c. Review base maps provided by Client.

d. Identify and evaluate two (2) conceptual alignment alternatives for the water main.

e. Develop layout and configuration of the proposed water main alignments along the project corridor.

f. Review design details, mapping, and as-built documents for proposed improvements and connection points.

g. Prepare a Preliminary Memorandum, outlining the recommended alignment of the proposed water main and staging of the installation. Preliminary Memorandum will be provided to Client for review and comment, followed by resubmittal to Client.

2. Preliminary Design

a. Utilize the survey and base maps provided by Client to prepare preliminary plans.

b. Review and incorporate Client standard specifications for distribution water main construction into the design documents.

c. Review potential utility or other conflicts that may affect the alignment and grade of the water main. Coordinate alignment and grade with other utilities and stakeholders.

d. Develop plan sheets in accordance with applicable requirements for 11” x 17” size plan sheets. Also included in this task shall be the following:
   i. Preliminary plan and profiles for the proposed facilities.
   ii. Special Provisions which may be necessary to accommodate the construction of the proposed public facilities.
   iii. Identify constraints or conflicts which affect the anticipated cost & location of the proposed facilities.
   iv. Plan enlargements of the portions of the project requiring special detail.
   v. Show removal limits and proposed construction.
   vi. Preliminary traffic control and construction staging.

e. Distribute Preliminary Plans to Client and Iowa DOT for review by applicable staff with requested deadline for comments.

f. Address Client comments and incorporate into the design and project documents.

g. Prepare a preliminary construction-phasing plan as necessary to allow construction activities to be completed in a manner to reduce or eliminate any interruption of water service or conflicts with other activities.

h. Prepare a preliminary opinion of probable construction cost for the project using standard items, units, and quantities, which shall be based on representative major project elements, industry research, and recent bid information.

i. Facilitate design review meeting with Client to reach final consensus on recommended improvements.

3. Final Design and Construction Documents

a. Detailed Design Preparation (90%):

i. The plans will be prepared in substantial conformance to the Preliminary Plans prepared for the project.

ii. Address the Client comments as well as utility providers, governmental agencies, individual property owners, and other stakeholders where applicable.

iii. Prepare the plan sheets with applicable requirements to provide 11" x 17" plan drawings. It is understood that plans will be created for one construction contract.

iv. It is understood that a proposed surface model will not be developed. It is understood that cross sections will not be developed for the project.

v. All material prepared under this phase of work will receive final review and approval by Client prior to preparation of Final Plans. The Professional shall include a cost opinion with standard items, units, and quantities. Professional to incorporate Client comments into design.

b. Construction Documents Preparation (100%):

i. The Professional shall provide detailed plans for work to be bid and performed by the Contractor.

ii. The plan sheets will generally include the following as applicable for this project:
1) Title Sheet (A Sheets)
2) Legend and General Information (A Sheets)
3) General Notes (A Sheets)
4) Construction Details and Plan Enlargements (B Sheets)
5) Site Map (B Sheets)
6) Staging Plan and Staging Notes (B Sheets)
7) Quantity, Estimate and Reference Information, Tabulations (C Sheets)
8) Water Main Plan and Profile (D Sheets)
9) Survey Control (G Sheets)
10) Traffic Control (J Sheets)
11) Pavement Geometry and Jointing (L Sheets)
12) Storm Water Pollution and Prevention Plan (RR Sheets)
13) Corrosion Protection (U Sheets)

iii. Prepare the final project bidding documents including Client contract documents and additional technical specifications and supplemental specifications as required. Special Provisions shall be prepared as applicable.

iv. Submit final bidding documents to Client for review and approval. Submit final plans to Iowa DOT for review and comment.

v. Cost Opinions - Prepare a statement of the total probable construction cost for the project based upon the final design. Statements of probable construction costs prepared by the Professional represent the best judgement as a design professional familiar with the construction industry. Anticipated prices are based on representative major project elements, industry research, and recent bid information. It is recognized, however, that the Professional has no control over the cost of labor, materials, or equipment, over the Contractor's methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, the Professional does not guarantee that any actual cost will not vary from any cost estimate provided by the Professional.

c. Permitting:

i. Prepare and submit Permit applications to Iowa DNR including water and NPDES General Permit No. 2 and Work in Right-of-Way permit for Iowa DOT, if necessary.

D. BID PHASE

Upon receipt of Client authorization under the Final Design Phase as described herein, the Professional shall perform the following services:

1. Construction Contract Documents - The Project will be let by the Client and the Professional shall supply the necessary documents for this process. Client shall prepare front end specifications.

2. Advertising - The Professional shall answer questions from potential contractors, subcontractor and suppliers, and coordinate with Client staff during this phase of services.

3. Prepare addenda as appropriate to clarify, correct, or change Bidding Documents.

4. Bidding - The Professional shall attend the meeting at which bids are received, tabulate the bids, and make recommendations to the City Council regarding the awarding of the construction contract to the lowest qualified bidder.

E. CONSTRUCTION SERVICES

It is understood the Client will provide day-to-day construction observation, inspection, and administration. Upon awarding the construction contract, the Professional will perform the following construction services:

1. Issue conformed contract documents including addenda to Client for issuance to selected Contractor at the start of construction.

2. Preconstruction Meeting. Attend a preconstruction meeting with the Contractor, Subcontractors, Client, Iowa DOT, and utility companies to review project requirements, and work schedule. Prepare minutes of the meeting and distribute to all parties in attendance. Client to coordinate and conduct the preconstruction meeting.

3. Periodic Site Observations. The Professional will make available the project engineers for periodic site observations should the need arise during the construction of the project. It is anticipated that eight (8) site visits will be performed during construction. An observation report will be prepared and sent to the Client following each visit.

4. Submittals Review. Review of project related shop drawings, catalog cuts, and material certifications for compliance with project specifications including watermain, pavement mix design, and items based on the bid item list.

5. RFI Response. Respond to Requests for Information (RFI) from Contractor by issuing necessary clarifications and interpretations of the Contract Documents as appropriate.

6. Payment Applications and Change Orders. The Client will develop payment applications based on Contractor's request and progress of work. The Client will develop and negotiate change orders. Payment to the Contractor will be made directly by the Client.

7. Final Walk-Through. The Professional will conduct a final walk-through of completed improvements with the Client and Contractor. The Professional will prepare a punch list of items to be completed by the Contractor, and coordinate completion of those items with the Contractor.

8. Project Close-out. It is understood that the Client will perform all close-out tasks for this project.

9. If the Contractor exceeds the estimated working days or set completion date in completing construction of the project, or if change orders or project additions require additional working days; and the extension of the construction period results in additional construction support work efforts beyond the anticipated services, the Professional will be compensated for services based on their hourly rate schedule.

F. RECORD DRAWINGS

The Professional will develop a set of record drawings including known changes made to the proposed improvements during the construction period. The Client shall provide information to incorporate into the record drawings. Record drawings will be provided in electronic format

III. CLIENT RESPONSIBILITIES

The Client understands and agrees that it will be responsible for and in a timely manner:

A. Provide all licenses, permits, and government or agency approvals that may be necessary to complete the project.

B. Pay any submittal or permit fees.

C. Perform negotiations, acquire any necessary right-of-way or temporary construction easements, and record final right-of-way documents as necessary.

D. Provide construction administration and observation services for the project. The Professional will provide limited construction services as noted above.

IV. COMPENSATION AND TERMS OF PAYMENT:

In consideration of the professional services herein, the Client agrees to pay the Professional the following maximum fixed fee on hourly rates and include any authorized reimbursable expenses, pursuant to the Standard Fee Schedule in Exhibit B.

Basic Services:			
A.	Project Management	$16,900	
B.	Topographic and Boundary Survey	$38,100	
C.	Design	$128,200	
	SUBTOTAL	$183,200	(Hourly + Expenses)
Construction Phase Services:			
D.	Bidding	$4,500	
E.	Construction Phase Services	$19,000	
F.	Record Drawings	$5,500	
	SUBTOTAL	$29,000	(Hourly + Expenses)
	TOTAL	$212,200	(Hourly + Expenses)

V. PROJECT SCHEDULE

The project shall be performed by the Professional in accordance with a schedule mutually developed by the Client and Professional. An anticipated project schedule is as follows:

Notice to Proceed:	July 2026
Survey and Data Collection:	August 2026
Preliminary Design:	August - October 2026
Final Design:	November 2026 - January 2027
Project Letting:	Spring/Summer 2027
Construction:	Fall 2027

VI. ADDITIONAL SERVICES:

A. The following items shall be considered additional services as may be requested by the Client. Additional services may be performed on an hourly basis or should a specific scope of services be defined, a quotation for services may be performed.

1. Meetings above listed in scope of services
2. Submittal fees to all regulatory agencies
3. Client requested major revisions
4. Temporary easements
5. Right-of-way or permanent easement acquisition plats
6. Acquisition negotiation services
7. Public sanitary sewer and storm sewer design
8. Traffic study

9. Front end bidding documents
10. Wetland delineation or environmental analysis
11. Cultural resources services
12. Funding applications
13. Site lighting and electrical services
14. Structural design and/or calculations for site improvements including retaining walls, structures, or signs
15. Construction staking
16. Geotechnical services and/or soil borings
17. Subsurface Utility Investigation
18. Other services not explicitly included in the above scope of services

EXHIBIT B

SNYDER & ASSOCIATES | 2026 STANDARD FEE SCHEDULE

Professional | Engineer, Landscape Architect, Land Surveyor, GIS, Environmental Scientist, Historian, Project Manager, Planner, Archaeologist, Right-of-Way Agent, Graphic Designer

BILLING CLASSIFICATION/LEVEL	BILLING RATE
Principal II	$285.00/hour
Principal I	$265.00/hour
Senior	$236.00/hour
VIII	$216.00/hour
VII	$204.00/hour
VI	$195.00/hour
V	$182.00/hour
IV	$167.00/hour
III	$155.00/hour
II	$140.00/hour
I	$126.00/hour

Technical | CAD, Survey, Construction Observation

BILLING CLASSIFICATION/LEVEL	BILLING RATE
Lead	$164.00/hour
Senior	$158.00/hour
VIII	$146.00/hour
VII	$136.00/hour
VI	$122.00/hour
V	$110.00/hour
IV	$100.00/hour
III	$89.00/hour
II	$82.00/hour
I	$72.00/hour

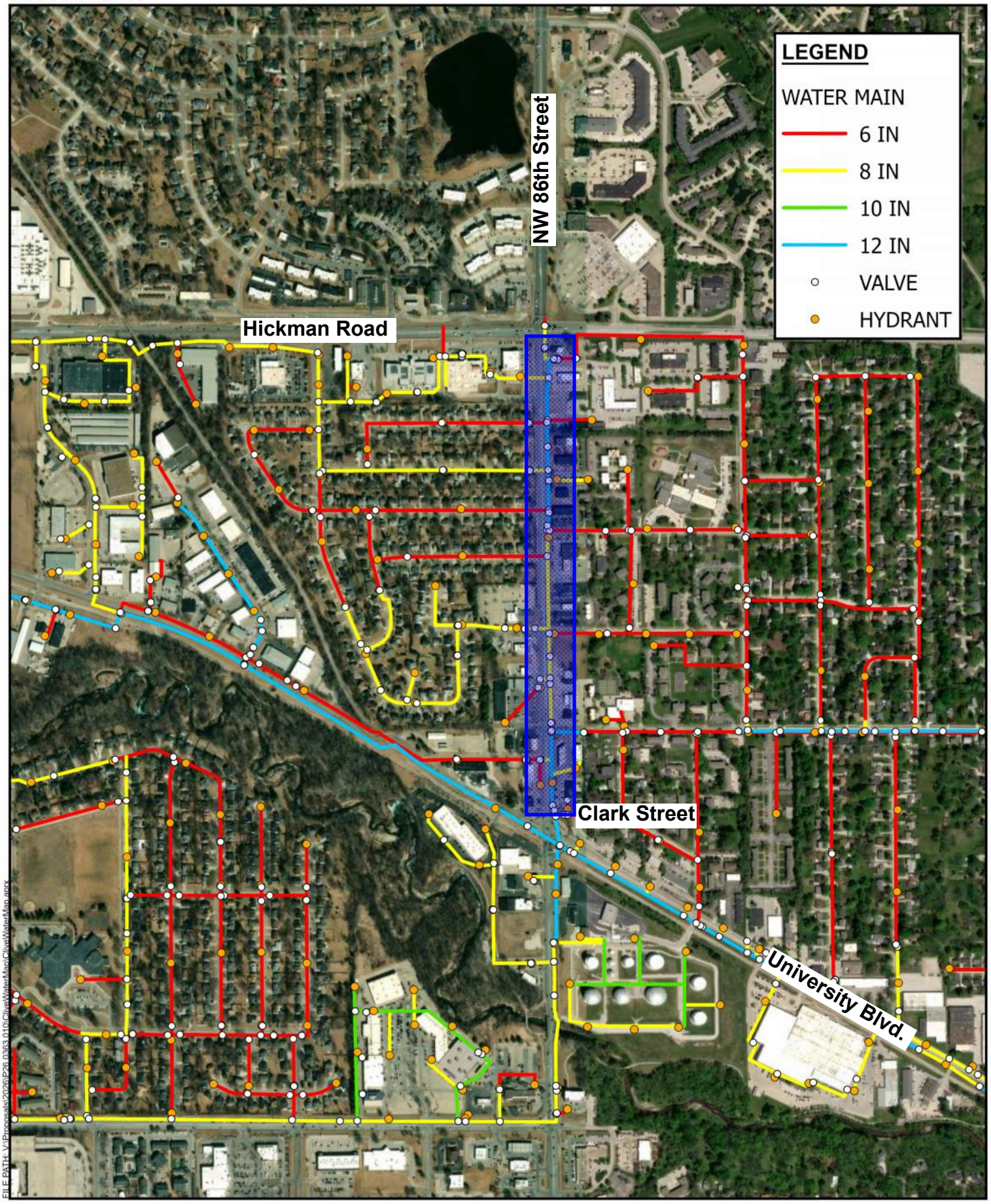
Administrative

BILLING CLASSIFICATION/LEVEL	BILLING RATE
II	$84.00/hour
I	$69.00/hour

Reimbursables

BILLING CLASSIFICATION/LEVEL	BILLING RATE
Mileage	*Current IRS Standard Rate*
Outside Services	*As Invoiced*

SOURCES: World Imagery: Vantor



FILE PATH: V:\Proposals\2026\P26.0363.010\CliveWaterMap\CliveWaterMap.aprx

SNYDER & ASSOCIATES

N

0 250 500

Feet

Exhibit C: Project Location

NW 86th St Water Main Improvements | Clive, IA | 7/9/2026

OPINION OF PROBABLE PROJECT CONSTRUCTION COSTS

SNYDER & ASSOCIATES

NW 86th Street Water Main Replacement
Clark Street to Hickman Road
Clive, Iowa
Proposal / Concept Cost
Prepared: July 17, 2026

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
	EARTHWORK				
1	Excavation, Class 10	1,430	CY	$ 25	$ 35,750
2	Removal of Sidwalk and Trail	3,600	SY	$ 12	$ 43,200
3	Pavement Removal	4,300	SY	$ 12	$ 51,600
4	Below Grade Excavation (Core Out)	500	CY	$ 15	$ 7,500
5	Subgrade Preparation / Stabilization	4,300	SY	$ 9	$ 38,700
	WATER MAIN AND APPURTENANCES				
6	Water Main, Trenched, PVC, 12"	3,200	LF	$ 125	$ 400,000
7	Water Main, Trenched, PVC, 8"	800	LF	$ 100	$ 80,000
8	Fitting	2,500	LB	$ 10	$ 25,000
9	Valve, Gate, 12"	16	EA	$ 6,500	$ 104,000
10	Valve, Gate, 8"	8	EA	$ 4,000	$ 32,000
11	Fire Hydrant Assembly	9	EA	$ 10,000	$ 90,000
	STREETS AND RELATED WORK				
12	Pavement, PCC, 9"	4,300	SY	$ 85	$ 365,500
13	Shared Use Path, PCC, 6"	3,600	SY	$ 55	$ 198,000
14	Special Subgrade Preparation for Trail	3,600	SY	$ 3	$ 10,800
15	Detectable Warnings	240	SF	$ 55	$ 13,200
	TRAFFIC CONTROL				
16	Painted Pavement Markings, Durable	39	STA	$ 400	$ 15,600
17	Pavement Markings Removed	6	STA	$ 200	$ 1,200
18	Temporary Traffic Control	1	LS	$ 74,000	$ 74,000
	SITE WORK AND LANDSCAPING				
19	Site Restoration	1	LS	$ 29,000	$ 29,000
20	Erosion Control	1	LS	$ 30,000	$ 30,000
	MISCELLANEOUS				
21	Construction Survey	1	LS	$ 30,000	$ 30,000
22	Mobilization	1	LS	$ 82,000	$ 82,000

	Construction Subtotal:	$ 1,757,050
	Contingency (15%):	$ 262,950
	CONSTRUCTION TOTAL:	$ 2,020,000
	Other Project Costs	
(1)	Right-of-Way:	$ -
(2)	Engineering:	$ 212,200
	TOTAL PROJECT COST:	**$ 2,232,200**

OPINION OF PROBABLE PROJECT CONSTRUCTION COSTS

SNYDER & ASSOCIATES

NW 86th Street Water Main Replacement
Clark Street to Hickman Road
Clive, Iowa
Proposal / Concept Cost
Prepared: July 17, 2026

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE

Notes

(1) Amount of right-of-way acquisition is currently unknown

(2) Engineering is approximaly 10.5% of anticipated construction cost.

Memo

TO: Mayor and Council members
FROM: Amanda Grutzmacher, Senior Planner
DATE: July 23, 2026
RE: Housing Assistance Program Opportunities

SYNOPSIS:

Background

Over the past few years, staff have undertaken various planning efforts related to housing. Staff has completed a housing conditions windshield survey, property values and underutilized property analysis, demographic analysis, mapping of home years of construction, and the 86th Street Neighborhoods housing opportunities analysis.

Following these previous efforts, staff conducted extensive research into existing housing programs and partnership opportunities, which are detailed in the attached *Housing Program Profiles*. City Council has included $500,000 project funding which has been incorporated into the CIP to be made available to residents to support housing improvements and housing preservation. The $500,000 is anticipated to support a 5-year pilot program with a target spending of approximately $100,000 annually; funds are currently available to be deployed once program direction is finalized and necessary agreements completed.

Income Limits and Funding Considerations

Outside funding is extremely limited to assist households making more than 80% AMI. The Iowa State Housing Trust Fund Annual income limits are set at 80% AMI, and most other funding sources are also limited to 80% AMI on the upper end. 2026 HUD Median Family Income for a family of 4 is $116,400. Additional income limits are identified in Table 1.

Table 1. FY 2026 Income Limit Area

Des Moines-West Des Moines, IA HUD Metro FMR Area						
FY 2026 Income Limit Category	**1-Person**	**2-Person**	**3-Person**	**4-Person**	**5-Person**	**6-Person**
30% Income Limits (Extremely Low)	$24,450	$27,950	$31,450	$34,900	$38,680	$44,360
50% Income Limits (Very Low)	$40,750	$46,600	$52,400	$58,200	$62,900	$67,550
80% Income Limits (Low)	$65,200	$74,500	$83,800	$93,100	$100,550	$108,000

100% Income Limits*	$81,500	$93,200	$104,800	$116,400	$125,800	$135,10(
120% Income Limits*	$97,800	$111,840	$125,760	$139,680	$150,960	$162,12(

**Appended by staff. Reported HUD income limits stop at 80% Incon*

Program Goals

Staff developed the following program goals for evaluating potential home improvement and preservation assistance programs:

1. Building and fire safety. For example, it has been discovered 4 specific electrical panel types installed locally between 1950s and 1990s pose a major fire and safety hazard. Some of these panels still exist in our community. When staff come across these panels during our inspections, we educate the owners; however, we do not require them to be changed out. Due to the costs associated with panel change outs, including these types of projects in our housing improvement program would be a great opportunity and benefit for our residents. The industry improvements in smoke alarms and carbon monoxide detectors has been apparent through the changes made in our modern code adoptions through the years. The efforts to modernize SD and CO detectors in our older housing stock is important.
2. Energy efficiency, such as insulation, window, and door upgrades.
3. Aesthetic and functional improvements for aging homes, such as foundation repairs or utility system updates.
4. Attainable housing stabilization, ensuring the existing housing stock is well maintained.
5. Resident stabilization, ensuring all residents have access to funds necessary to maintain their homes.
6. City wide property owner eligibility, including homeowners in both Polk and Dallas Counties.
7. Leverage city investment and look for opportunities to create a 2:1 return from local funds
8. Low overhead for staff time and administration
9. Flexible to support variety of housing ages and household makeups

Programs Currently Available to Clive Residents

Staff did locate a number of assistance programs currently available to Clive residents; however, most Clive households would not meet the eligibility criteria to be able to utilize these programs due to factors such as percentage of AMI (area median income), federal poverty level guidelines, financial assets, and/or assessed property value.

Polk County has the following programs available to residents, which are detailed in the attached *Housing Program Profiles*:

- Emergency Home Repair
- Weatherization Assistance and Energy Crisis Prevention Payments
- Large Renovation Gap Funding
- Healthy Homes

- Aging in Place

Dallas County Local Housing Trust Fund has an Owner-Occupied Rehabilitation Program to assist residents in Dallas County. Clive is a participant in this program and is represented on the Board by Amanda Grutzmacher, Senior Planner. In 2025 and 2026, Clive contributed $2,118.76 to Dallas County Local Housing Trust Fund from the hotel motel tax allocation. Clive residents have had limited participation in the program due to income limits of 80% AMI. In the past 10 years, only one Clive household has utilized the Dallas County Local Housing Trust Fund.

Greater Des Moines Habitat for Humanity provides services for critical home repairs; however, the income limits of 60% AMI and assessed value limits of $225,000 or less limit Clive resident participation.

Rebuilding Together of Greater Des Moines Home Repair is also available to Clive residents; however, there is an income limit of 50% AMI and assessed value limit of $240,000.

Staff Recommendations

After reviewing programs currently available to Clive residents and that had potential availability to Clive residents, staff identified two primary housing improvement programs that could benefit Clive residents – the Metro Home Improvement Program (MHIP) and programs offered through the Neighborhood Finance Corporation (NFC). Staff also explored opportunities for creating a locally managed and funded housing improvement program.

Neighborhood Finance Corporation

Planning staff met with Stephanie Murphy, Executive Director of NFC, several times to discuss opportunities for Clive to join the NFC lending area. The programs offered are:

- Home Improvement Loan Program, which provides a 5-year forgivable loan that can be used in conjunction with NFC repayable financing. The portion of the renovation project that can be forgiven is based on the homeowner's AMI. NFC recommended a $15,000 forgivable loan limit. This program covers largely the same items as the Metro Home Improvement Program, with the addition of new garage or garage repair, sidewalk and driveway repair or replacement, and functional landscape (retaining walls, etc.).
- Exterior Repair/Front Porch Program, which provides repayable loans for homeowners making exterior repairs in the NFC lending area. This program is available to households making more than 80% AMI that may not qualify for other NFC loans. This program covers largely the same items as the Metro Home Improvement Program, with the addition of new garage or garage repair, sidewalk and driveway repair or replacement, and functional landscape (retaining walls, etc.).
- Energy Advantage Program, which provides up to $10,000 in a deferred 0% interest loan for energy related home improvements.
- Home Purchase Program, which provides competitive financing and closing cost assistance. Ms. Murphy advised in the Clive housing market, trying to utilize the Home Purchase Program would be challenging due to rapid turnover in available housing and time required for NFC approvals for specific properties; the program also has a $300,000 mortgage cap which would limit the number of eligible Clive properties but may be able to be waived on a case by case basis.

After discussion, the area desired to be included in the NFC lending area would be limited to the portion of Clive generally east of NW 100th Street. Annual costs would be approximately $120,000. Ultimately, staff is not recommending joining the NFC at this time.

Metro Home Improvement Program

The Metro Home Improvement Program (MHIP) is an owner-occupied rehabilitation program for participating communities in Polk County. The MHIP replaced what was formerly known as WestHelp. Historically, Clive participated in WestHelp but ultimately withdrew from the program due to low utilization and budget constraints in the early 2010s. Historically, 19 Clive households utilized WestHelp. Over the years, MHIP program guidelines have been updated which has broadened the number of qualifying properties in Clive. Currently there are approximately 600 homes in the Polk County portion of Clive that qualify for MHIP based on the assessed value limit of $300,000 and requirement for owner occupancy. Utilization of MHIP is limited to households making 80% AMI and has a maximum loan amount of $16,820 (General Contractor gets $2320 for their fee, MHIP rehab amount $14,500). Loans made through the MHIP are forgivable 5-year loans, decreasing 20% annually.

As a rehabilitation program, MHIP can be utilized for improvements like:

- Structural repairs
- Electrical, plumbing, heating repairs and modernization
- Energy efficiency improvements like insulation and window replacements
- Exterior improvements like siding and roofs
- Accessibility improvements like bathroom remodels and ramps
- Sump pump installation and connection to storm sewer

MIPA staff is currently exploring opportunities to expand the MHIP to include radon mitigation.

MHIP cannot be utilized for assessed value enhancement projects like kitchen remodels, non-accessibility related bathroom remodels, home additions, garage construction or expansion, driveways, or Accessory Dwelling Units (ADUs).

MHIP is administered by the Mid-Iowa Planning Alliance (MIPA) and utilizes Home, Inc as the program general contractor. To join the program, Clive would enter into a 28E Agreement. Currently, each participating community provides $7,000 annual administration costs, which is a reduction from previous years' administrative costs as MIPA has been able to streamline program administration. Every 2-years, participating communities provide $30,000 that is paired with up to $15,000 in Polk County Housing Trust Fund (PCHTF) dollars. The funding arrangement allows for up to three $15,000 home repairs in each community for every 2-year cycle.

Clive Housing Assistance Program managed by MIPA

Through discussions with MIPA staff, an opportunity for a Clive specific Housing Assistance "Add-on" Program has been identified. The City can enter into an additional 28E Agreement with MIPA to essentially extend the MHIP program to additional households through the use of only local funds. A local "add-on" program would allow the City to set Clive specific limits on assessed value, income limits, and loan amounts for these additional funds. It is estimated 10% of costs would be for administration by MIPA. Staff also evaluated an in-house administered program and felt the approximately 10% administrative costs was reasonable and would provide a better customer experience for Clive residents looking to utilize the program.

Staff proposes the City enter into an agreement to extend the same projects eligible under MHIP to households meeting the following eligibility:

- making up to 120% AMI, the commonly used metric to identify “workforce” households and housing attainability targets.
- assessed value maximum of $390,000 to align with workforce housing attainability (approximately 2,590 properties)
- property is not located within the Flood Prone Property Buyout Program area
- property is not a nonconforming use in its zoning district (physical nonconformities, e.g. insufficient principal building setback or presence of an attached garage, would not be a disqualifier)

Staff recommends a $25,000 maximum forgivable loan amount, following the same 5-year forgiveness schedule as the MHIP, with a match required for households making in excess of 100% AMI, shown in Table 2. The funds could be paired with either MHIP or Dallas County’s Owner-Occupied Rehabilitation Program for eligible households making below 80% AMI to complete more extensive repairs beyond those program maximums, such as a home needing new siding, windows, and roof at the same time. The proposed program would support approximately 15 projects at the $25,000 maximum forgivable loan amount.

If MHIP does not pick up radon mitigation in future cycles, the Clive specific program could add radon mitigation to the eligible projects.

Table 2. Example Project Funds and Match Requirements

Income	Match Ratio	Homeowner Match Funds	City Program Funds	Total Project Funds
< 100% AMI	No match required		$25,000	$25,000
100% to 120% AMI	1:2	$8,333	$25,000	$33,333

Emergency Home Repair Insurance Partnership

Staff recommends the City partner with an emergency home repair insurance provider, such as HomeServe or OnCourse Home Solutions. These programs are voluntary, city-endorsed home protection insurance to ease large repair costs for homeowners. Costs for unexpected utility repairs can be burdensome to homeowners and balloon extensively if street removals or hotel stays are required, which is common in the event of a sewer or water service break. Traditional homeowners insurance does not typically cover repairs to utility systems. These providers offer a variety of plans, with water and sewer line coverages being the most common. For qualified repairs, these plans include coverage for related street and sidewalk repairs, inoperable shutoff repair or replacements, and hotel and pet boarding expenses. Residential properties with up to 4 units are eligible. A partnership with an emergency home repair insurance provider is most likely to assist local moderate income households in established neighborhoods with aging infrastructure; many of these homeowners would not qualify for other assistance programs to defray unexpected utility repair costs.

The partnership takes the form of a marketing agreement. Either company works with the local jurisdiction to approve specific marketing to be included on City letterhead and mailed to residents; the City may provide a mailing list, if desired. The City approves all communications prior to sending. All aspects of the program are managed by the private company, including

sending communications, customer sign up, customer billing, and customer service related to the policy or repairs. Additionally, the City can elect to either receive 10% of local signups in the form of a revenue from either private company which could generate between $75 to $100 per policy annually to be reinvested to support the City's involvement in MHIP and the proposed Clive add-on housing program. Alternatively, the City could opt to forego the revenue share and instead modestly reduce premium costs, e.g. by 50 cents to one dollar per month per policy.

These companies maintain a local area contractor network, including verification of licensure and insurance. Customers receive no out-of-pocket bill for covered repairs up to the benefit amount. Residents can generally purchase a policy without the City entering into a marketing agreement. However, the City's participation provides for additional coverage and a higher claim limit compared to those in non-marketing partner communities. Additional plans for cooling systems, interior plumbing and drainage, interior electrical, gas lines, water heaters, and many more are also offered and residents could elect to have additional coverage.

Program Budget

City Council has included $500,000 project funding which has been incorporated into the CIP to be made available to residents to support housing improvements and housing preservation. The $500,000 is anticipated to support a 5-year pilot program with a target spending of approximately $100,000 annually; funds are currently available to be deployed once program direction is finalized and necessary agreements completed.

Table 3. Housing Assistance Program Annual Funding

	Year 1	***Year 2***	***Year 3***	***Year 4***	***Year 5***	***Year 6***
MHIP Administration	$7,500	$7,500	$7,500	$7,500	$7,500	$7,500
MHIP Projects	$30,000	$0	$30,000	$0	$30,000	$0
Clive Plus Housing Program Administration	$7,500	$7,500	$7,500	$7,500	$7,500	$0
Clive Plus Housing Program	$75,000 (assume 3 projects at $25k)	$75,000	$75,000	$75,000	$75,000	$0
Other Funding						
PCHTF through MHIP	+ $7,500	+ $7,500	+ $7,500	+ $7,500	+ $7,500	+ $7,500
Emergency Home Repair Insurance	+ $4,500 (assume 500 policies, $9	+ $4,500	+ $4,500	+ $4,500	+ $4,500	+ $4,500

Partnership Revenue Share	annually from each)					
ANNUAL SPEND	**$108,000**	**$78,000**	**$108,000**	**$78,000**	**$108,000**	**+ $4,500**

The proposed budget leaves approximately $24,500 remaining of the $500,000 allocated. These remaining funds could be used for program marketing, implementation of radon mitigation if not picked up with MHIP in the coming years, or a lending tool library to make additional resources available to borrow for DIY households.

Summary

Staff recommends the City implement three programs as part of the larger Home Assistance Program:

1. Join the Metro Home Improvement Program to assist Polk County homeowners making below 80% AMI with critical home repairs. Permit and inspection fees are waived for qualifying projects funded through MHIP and the local Clive program.
2. Create the Clive “Add-on” Home Improvement Program to assist Clive residents in Polk and Dallas Counties making up to 120% AMI with critical home repairs. Permit and inspection fees are waived for qualifying projects funded through MHIP and the local Clive program.
3. Partner with an emergency home repair insurance provider to make available for voluntary purchase insurance policies covering water and sanitary sewer services and associated repairs.

A marketing partnership could be ready to launch in as little as 8 weeks from date of agreements. After consultation with MIPA, the preferred start date for both MHIP and a Clive “Add-on” Home Improvement Program would be July 1, 2027, to align with existing 28E Agreements for other participating communities in MHIP. The MHIP agreements run on a 2-year cycle. The City could opt to launch the Clive “Add-on” program early; however, staff recommends launching the programs in tandem for ease of public education and being able to utilize the full benefits of outside funding associated with the MHIP.

Attachments:
1. Housing Program Profiles

HOUSING PROGRAM AND PARTNER PROFILES

The desire of the City is the development of an actionable Housing Program(s), initially focused on the 86th Street Neighborhoods. The Neighborhoods encompass an approximately 600-acre area of Clive centered around NW 86th Street. The 86th Street Neighborhoods are the oldest neighborhoods in Clive and began developing before the city incorporated. Development was largely complete by the end of the 1970's, with minimal redevelopment taking place since. The population of the Neighborhoods is approximately 3,750 and accounts for slightly over 20% of the City's population. The Neighborhoods are the most racially and ethnically diverse area within Clive; between 40.5% and 50.9% speak a language other than English at home and between 6.1% and 23.3% of households report being limited English speakers.

The 86th Street Neighborhoods Plan states:

> *Housing is an important asset for the 86th Street Neighborhoods, highly valued by today's residents and a key factor in the neighborhoods' long-term character and desirability as a place to live. In order to maintain quality housing today and meet future housing needs, a balance will need to be found between preserving and improving existing housing and adding new housing options…. A significant challenge facing the 86th Street Neighborhoods is that of improving upon and preserving the overall condition of housing while retaining the balance of affordable housing in the neighborhood.*

The approach to housing in the 86th Street Neighborhoods focuses on the following:

1. Exploring changes to regulatory tools and zoning that enables or promotes continued investment.
2. Demonstrating infill and redevelopment concepts that introduce alternative housing types and new housing product.
3. Creating housing programs that provide assistance for home ownership and reinvestment in existing homes.
4. Collaboration with multi-family housing providers to ensure site and building upkeep, product competitiveness (consumer demands), and affordability.
5. Recognizing and preserving the neighborhoods' overall high level of housing attainability

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REPAIR PROGRAMS CURRENTLY AVAILABLE TO CLIVE RESIDENTS

Polk County Emergency Home Repair

Administrative Agency: Polk County Public Works Housing Services Division

Description: The program provides up to $12,000 in grant funding for emergency home repairs. Use of the program is limited as follows:

1. If the repairs exceed 20% of assessed value (up to $12,000), the homeowner must fund the balance of the repair
2. Lifetime benefit up to 20% of assessed value (up to $12,000). Applicants may receive assistance multiple times.
3. Mobile home repairs are limited to $2,500

Eligibility:

1. Property located in Polk County
2. Homeowner at or below 80% HUD AMI with financial assets less than $50,000
3. Total assessed value cannot exceed $242,000
4. Owner-occupied, with an approved Homestead Credit, and titled to the owner occupant for at least one year from date of application
5. Homes purchased on contract are eligible if buyer has lived in home for at least one year from date of application and the contract is recorded with the Polk County Assessor.
6. Current or suspended status on all tax and/or special assessments
7. Property cannot be a nuisance by any governmental entity
8. Property cannot be in foreclosure

Funding Source: Polk County

Community Participation Requirements: There is no cost directly to the City for residents to participate in the program. The City's involvement would be focused on public education.

References:

Polk County. (n.d.). *Emergency home repair.* https://www.polkcountyiowa.gov/public-works/housing-services-division/emergency-home-repair/

Polk County Weatherization Assistance and Energy Crisis Prevention Payments

Administrative Agency: Polk County Housing Services Division in partnership with IMPACT Community Action Partnership

Description: Low Income Home Energy Assistance (LIHEAP) Weatherization Assistance Program is a federally funded state program administered by local Community Action Agencies and counties. The weatherization assistance program provides services at no charge for homeowners and renters to reduce energy usage and energy bills. The Weatherization Assistance Program takes an in-depth look into the several health/safety items, air infiltration, insulation value, mechanical system and appliance performance, along with lighting and water

saving measures at your home. For eligible projects, Polk County will hire a qualified contractor to perform the work.

Energy Crisis Prevention Payments (ECPP) for furnace repairs and replacements are administered directly through IMPACT Community Action Partnership when funding is available.

Services are provided on priority concerns determined by state matrix including fuel usage and household data.

Eligibility:

1. Property located in Polk County
2. Homeowners and renters qualify.
3. Applicant at or below 200% of the Federal Poverty Level or approved for the LIHEAP program. FY25 FPL ranges from $15,060 to $52,720 for households with 1 through 8 persons.

Funding Source: Federal, State of Iowa Weatherization Assistance Program

Community Participation Requirements: There is no cost directly to the City for residents to participate in the program. The City's involvement would be focused on public education.

References

Polk County. (n.d.). *Weather assistance.* https://www.polkcountyiowa.gov/public-works/housing-services-division/weatherization-assistance/

IMPACT Community Action Partnership. (n.d.). *Utility assistance.* https://www.impactcap.org/utility-assistance

Polk County Large Renovation Gap Funding

Administrative Agency: Neighborhood Finance Corporation

Description: Homeowners can qualify for up to a $50,000 forgivable loan for major home repairs. This fund is meant to close the funding gap when needs are not met by other programs in the county. Habitat for Humanity, Rebuilding Together, or Polk County Emergency Repair are the programs Clive residents will need to apply to first.

The program is structured as a 20-year deferred loan at 0% interest. At 20-years, converts to forgivable loan with 10% forgiven annually for 10-years or 20% forgiven annually for 5-years if the loan was less than $20,000

Eligibility:

1. Property located in Polk County
2. Homeowner at or below 80% HUD AMI
3. Current on property tax and mortgage payments
4. Must have homeowners' insurance

5. Primary residence of the owner, including new/pending purchases. Contract purchases not eligible.
6. Owner may not own additional housing units
7. Applicants must inquire with other organizations and programs first (*programs available to Clive residents bolded):*
    a. Neighborhood Finance Corporation
    b. City of Des Moines Improving Our Neighborhoods (ION)
    c. Greater Des Moines Habitat for Humanity
    d. Rebuilding Together
    e. Metro Home Improvement Program, or
    f. Polk County Emergency Repair

Funding Source: Polk County

Community Participation Requirements: There is no cost directly to the City for residents to participate in the program. The City's involvement would be focused on public education.

References:

Polk County. (n.d.). *About the Polk County large renovation gap funding.* https://neighborhoodfinance.org/documents/cms/docs/Polk_County_Large_Reno_Flyer_50.pdf

Polk County Healthy Homes

Administrative Agency: EveryStep in partnership with Polk County and other organizations

Description: Provides free assessments and modification to reduce health hazards within the home for eligible renters and homeowners. The program targets childhood asthma, childhood injury prevention, and support aging in place needs for older adults. Polk County assist with assessments and repairs for environmental issues within the home that trigger asthma related illness for children.

Eligibility:

1. Property located in Polk County
2. Applicants must call or fill out the EveryStep referral form for more information.

Funding Source: Federal (HUD), Mid-Iowa Health Foundation, Polk County American Rescue Plan Act funds, Community Foundation of Greater Des Moines, and more.

Community Participation Requirements - Policy and/or Budget Impacts: There is no cost directly to the City for residents to participate in the program. The City's involvement would be focused on public education.

References:

Polk County. (n.d.). *Healthy homes.* https://www.polkcountyiowa.gov/public-works/housing-services-division/healthy-homes/

EveryStep. (n.d.). *Health homes Iowa.* https://www.everystep.org/provider-resources/healthy-homes

EveryStep. (2022, January 21). *EveryStep awarded federal grant to protect children and families from home health hazards.* https://www.everystep.org/about/blog/everystep-awarded-federal-grant-to-protect-children-and-families-from-home-health-hazards

Polk County Aging in Place

Administrative Agency: Polk County

Description: Launched in May 2025, the program aims to reduce need for seniors to relocate to nursing homes or assisted living facilities by providing affordable home modifications to improve safety, accessibility, and functionality of homes.

Partners with Occupational Therapist, Sydney Marshman, Happy at Home Consulting

Eligibility:

1. 62 years and older
2. Primary owner-occupied or renter-occupied residence
3. Income at or below 80% AMI as determined by HUD
4. Property not in violation of any local nuisance ordinances
5. Occupational therapist will complete an in-home assessment to determine fall risk, eligible modification and cost
6. Eligible improvements include:
    a. Installing grab bars
    b. Replacing door handles with lever-style version
    c. Adding handrails
    d. Repairing floors
    e. Eliminating trip hazards
    f. Building wheelchair ramps

Funding Source: HUD Older Adult Home Modification Program (OAHMP) grant

Community Participation Requirements: There is no cost directly to the City for residents to participate in the program. The City's involvement would be focused on public education.

References:

Polk County. (n.d.). *Aging in place.* https://www.polkcountyiowa.gov/public-works/housing-services-division/aging-in-place/

Dallas County Local Housing Trust Fund (DCLHTF) Owner-Occupied Rehabilitation Program

Administrative Agency: Mid-Iowa Planning Alliance (MIPA)

Description: Provides up to $15,000 loan for housing repairs and correcting code violations. The program is structured as a 5-year no interest forgivable loan of $500-$15,000. The loan is forgiven 20% annually and only comes due if the owner sells home within the 5-years.

Eligibility:

1. Property located in Dallas County
2. Household income at or below 80% AMI based on State Housing Trust Fund Annual Income limits
3. Primary owner-occupied residence
4. Current on property tax, mortgage payments, and homeowner's insurance
5. Single family residence, condominium, or townhouse. Houses purchased under contract are not eligible

Funding Source: Dallas County, city funds

Community Participation Requirements: There is no mandatory cost directly to the City for residents to participate in the program; however, a voluntary monetary contribution is generally expected if residents utilize the program. The City currently provides a staff member to sit on the board (Amanda Grutzmacher).

References:

Mid-Iowa Planning Alliance. (n.d.). *Dallas County Local Housing Trust Fund.* https://midiowaplanningalliance.com/dclhtf/

Mid-Iowa Planning Alliance. (n.d.). *Dallas County Local Housing Trust Fund, INC. an owner-occupied rehabilitation program.* https://midiowaplanningalliance.com/wp-content/uploads/2024/11/dallas-county-local-housing-trust-fund-program-overview-2024-mipa.pdf

Greater Des Moines Habitat for Humanity Affordable Home Repair

Administrative Agency: Greater Des Moines Habitat for Humanity

Description: Provides services for exterior repairs, critical home repairs, weatherization, and accessibility. The program is structured that the first $6,000 is provided as a combination of a 5-year no-interest $3,000 forgivable loan and a deferred payment no-interest loan of $3,000 that comes due when the property is sold. When funds are available, costs exceeding $6,000 may be covered by an additional deferred, no-interest payment due at time of sale.

Eligibility:

1. Households must be at or below 60% AMI
2. Assessed home value of $225,000 or less.

Funding Source: Habitat ReStore, volunteers, grants, donations

Community Participation Requirements - Policy and/or Budget Impacts: There is no cost directly to the City for residents to participate in the program. The City's involvement would be focused on public education.

References:

Greater Des Moines Habitat for Humanity. (n.d.). *Affordable home repairs.* https://gdmhabitat.org/programs-services/home-preservation-program/

Greater Des Moines Habitat for Humanity. (n.d.). *How the program works.* https://gdmhabitat.org/programs-services/home-preservation-program/how-it-works-home-preservation-program/

Rebuilding Together of Greater Des Moines Home Repair

Administrative Agency: Rebuilding Together of Greater Des Moines

Description: Rebuilding Together completes critical home repairs for low-income families and veterans. The program can be used to address plumbing, electric, heating, cooling, accessibility, and other repairs that pose an immediate danger to the occupants' well-being (e.g. broken windows, stair repair).

Eligibility:

1. Owner occupied as primary residence. Contract purchases are not eligible.
2. Maximum value $240,000 with no liens against property
3. Home must be current on property taxes or have a property payment plan
4. Household income below 50% HUD AMI.
5. Applicants must have neither the resources nor the ability to do the work themselves.

Funding Source: volunteers

Community Participation Requirements: There is no cost directly to the City for residents to participate in the program. The City's involvement would be focused on public education.

References:

Rebuilding Together Greater Des Moines. (n.d.). *Rebuilding days.* https://rebuildingdm.org/

Rebuilding Together Greater Des Moines. (n.d.). *Safe & healthy home repairs.* https://rebuildingdm.org/homeowner-resources/safe_healthy_housing_repairs/

Rebuilding Together Greater Des Moines. (n.d.). *Veteran housing.* https://rebuildingdm.org/homeowner-resources/veterans-housing/

PROGRAMS WITH POTENTIAL AVAILABILITY TO CLIVE RESIDENTS

Metro Home Improvement Program (MHIP)

Administrative Agency: Mid-Iowa Planning Alliance (MIPA)

Description: The program provides a forgivable loan for home repairs and improvements for household making 80% or less HUD AMI for resident within participating cities. The program is structured as a no-interest forgivable loan between $500 to $16,820 with 20% forgiven annually; remaining balance is due at the time of sale.

Current participating cities are Ankeny, Altoona, Bondurant, Grimes, Polk City, Urbandale, West Des Moines, and Windsor Heights.

Eligibility:

1. Property located in Polk County within a participating city
2. Primary owner-occupied single-family residence. Does not include mobile homes, duplexes, or contract purchases.
3. Total assessed value at or below $300,000
4. Household income below 80% AMI
5. Current on property taxes, mortgage payments, and homeowners' insurance
6. Eligible project types
    a. Basic structural repairs: exterior walls, roof and roof structure, foundation, floor joists and ceilings
    b. Electrical, plumbing, and heating systems
    c. Insulation, windows, and siding
    d. Handicap accessibility: exterior ramp, bathroom facilities
    e. Sump pump installation and connection to storm sewer

Funding Source: Polk County Housing Trust Fund, local funds

Community Participation Requirements: Participating communities have entered into a cooperative agreement with the purpose to preserve the existing affordable housing stock in their communities.

References:

City of West Des Moines. (n.d.). *Metro home improvement program: An owner-occupied rehabilitation program.* *https://www.wdm.iowa.gov/home/showpublisheddocument/42552/638718441897670000*

Mid-Iowa Planning Alliance. (n.d.). *Metro home improvement program.* https://midiowaplanningalliance.com/metro-home-improvement-program/

HOME Inc. (n.d.). *Metro home improvement program.* https://www.homeincdsm.org/metro-home-improvement-program

Neighborhood Finance Corporation Home Purchase Programs

Administrative Agency: Neighborhood Finance Corporation (NFC)

Description: The Home Purchase Loan program is targeted towards first time homebuyers and provides competitive financing options to purchase a home within the NFC lending area. The Home Purchase Loan program is structured as a fixed interest rate $300,000 loan (80% LTV), with a second mortgage loan up to 15% LTV at 2% interest for 10-years.

Eligible homebuyers may also qualify for up to $2,500 closing cost assistance. Eligibility is determined after the application and supporting documentation has been reviewed by NFC.

Eligible homebuyers may also qualify for up to $10,500 down payment assistance structured as a 30-year deferred loan at 0% interest. The loan comes due at the time of sale or cash-out refinancing. Downpayment assistance is available to applicants below 100% AMI who do not own any other property at the time of closing and complete homebuyer education. The NFC Journey to Homeownership (J2H) Program provides educational tools and resources to support African American homebuyers and offers the same down payment assistance as the Home Purchase Loan program; however, the first mortgage may be from a partner lender and not directly through NFC.

In addition to the Home Purchase Loan, NFC offers a forgivable 10-year loan up to $20,000 for buyers converting a multi-family property back to single-family.

An NFC Refinancing Loan is also available for properties within the NFC lending area after at least one year of homeownership (can be waived if emergency repairs are needed in first year). The Refinancing Loan is offered under the same terms as the Home Purchase Loan, but the homeowner must maintain a minimum 5% equity in the property.

Eligibility:

1. Property located in NFC lending area
2. Property will be owner-occupied primary residence
3. 5% downpayment, 3% must be the borrower's own funds
4. Maximum $300,000 first mortgage

Funding Source: Polk County, local funds

Community Participation Requirements: 28E agreement with NFC

References

Neighborhood Finance Corporation. (n.d.). *Home purchase.* https://neighborhoodfinance.org/loan-programs/purchase-programs/

Neighborhood Finance Corporation. (n.d.). *Journey to homeownership downpayment assistance.* https://neighborhoodfinance.org/journey-to-homeownership/

Neighborhood Finance Corporation. (n.d.). *Refinance loan.* https://neighborhoodfinance.org/loan-programs/refinanceprogram/

Neighborhood Finance Corporation Home Improvement Loan Program

Administrative Agency: Neighborhood Finance Corporation (NFC)

Description: The Home Improvement Loan Program provides up to $10,000 in a 5-year forgivable loan that can be used in conjunction with NFC repayable financing. The portion of the renovation project that can be forgiven is based on the homeowner's AMI; specific forgiveness details were not available on NFC's website.

Eligibility:

1. Property located in NFC lending area.
2. Homeowner must maintain 5% equity in property.
3. At least one year of homeownership. Requirement can be waived if emergency repairs are needed in first year.
4. Eligible Renovations
    a. Update on aged or unsafe heating, air conditioning, electrical and plumbing systems
    b. Roof repair or replacement
    c. Foundation repair
    d. Exterior siding repair or replacement and paint
    e. Window and door repair or replacement (if in poor condition repair or for energy efficiency)
    f. New garage, garage repair or replacement (maximum 2 car garage, 24' X 24')
    g. Energy efficiency (insulation, windows, mechanical upgrades)
    h. Access/architectural barrier removal and wheelchair or mobility assistive device
    i. Sidewalk and driveway repair or replacement
    j. Interior repairs and updates
    k. Functional landscaping (grading and retaining walls for water and erosion control, significant tree removal or trimming)
5. Repairs and improvement cannot be completed before receiving NFC loan.
6. Follow NFC Contractor Bid guidelines

Community Participation Requirements: 28E agreement with NFC

References:

Neighborhood Finance Corporation. (n.d.). *Home improvement.* https://neighborhoodfinance.org/loan-programs/home-improvement/

Neighborhood Finance Corporation. (n.d.). *Contractor resources.* https://neighborhoodfinance.org/for-contractors/

Neighborhood Finance Corporation Exterior Repair Loan AKA Front Porch Program

Administrative Agency: Neighborhood Finance Corporation (NFC)

Description: The Front Porch Program provides repayable loans for homeowners making exterior repairs in the NFC lending area. This program is available to households making more than 80% AMI that may not qualify for other NFC loans. The Front Porch Program can also be combined with other NFC programs for eligible borrowers. The program is structured as a $30,000 forgivable loan (may be increased in some cases) at a fixed 2% interest rate for households making below 80% AMI and a 4% interest rate for households making above 80% AMI.

Eligibility:

1. Property located in NFC lending area
2. Owner-occupied one- or two-unit property
3. At least one year of homeownership. Requirement can be waived if emergency repairs are needed in first year.
4. Household below 80% HUD AMI eligible for lower interest rate
5. Eligible exterior repair examples
    a. Roof repair or replacement
    b. Foundation repair
    c. Exterior siding repair or replacement and paint
    d. Window and door repair or replacement
    e. New garage, garage repair or replacement (maximum 2 car garage, 24' X 24')
    f. Access/architectural barrier removal and wheelchair or mobility assistive device
    g. Sidewalk and driveway repair or replacement
    h. Functional landscaping (grading and retaining walls for water and erosion control, significant tree removal or trimming)
6. Follow NFC Contractor Bid guidelines

Community Participation Requirements: 28E agreement with NFC

References:

Neighborhood Finance Corporation. (n.d.). *Exterior repair loan.* https://neighborhoodfinance.org/loan-programs/exterior-repair-loan/

Neighborhood Finance Corporation. (n.d.). *Contractor resources.* https://neighborhoodfinance.org/for-contractors/

Neighborhood Finance Corporation Energy Advantage

Administrative Agency: Neighborhood Finance Corporation (NFC)

Description: Provides up to $10,000 in a deferred 0% interest loan for energy related home improvements. The Energy Advantage Loan can be paired with other repayable and forgivable NFC programs. The deferred loan comes due when the home is sold, no longer used as the owner's primary residence, and with cash-out refinancing.

Eligibility:

1. Property located in NFC lending area
2. Eligibility requirements depend on local jurisdiction.
3. Follow NFC Energy Advantage Contractor bid guidelines

Funding Source: local funds

Community Participation Requirements: 28E agreement with NFC

References:

Neighborhood Finance Corporation. (n.d.). *Energy advantage deferred loan.* https://neighborhoodfinance.org/loan-programs/energy-advantage/

Neighborhood Finance Corporation. (n.d.). *Energy advantage contractor process.* https://neighborhoodfinance.org/documents/cms/docs/EA_Bid_Info-_DSM.pdf

PARTNER ORGANIZATION PROFILES

Mid-Iowa Planning Alliance for Community Development (MIPA)

Description: MIPA supports economic and community development activities in Boone, Dallas, Jasper, Marion, Polk, Story, and Warren Counties for city and county governments with membership. MIPA is designated an Economic Development District (EDD) by the US Economic Development Administration and creates the Comprehensive Economic Development Strategy (CEDS) for the 7-county Mid-Iowa region. MIPA provides professional planning and technical assistance by to member communities, including:

- Grant writing and administration
- Regional planning i.e. Comprehensive Economic Development Strategy (CEDS)
- Membership support, e.g. technical assistance, map-making, local planning
- Option to contract with MIPA for local planning, such as comprehensive plans, zoning updates, or urban renewal plans

Separate from member services, MIPA also serves as administrator on a contract basis for the following regional organizations and initiatives *(organizations and initiatives potentially available to Clive bolded)*:

- Central Iowa Housing Trust Fund (CIHTF)
- Central Iowa Regional Transportation Alliance (CIRTPA)
- **Dallas Country Local Housing Trust Fund (DCLHTF)**
- **Metro Home Improvement Program (MHIP)**
- Story County Housing Trust (SCHT)

Funding Source: Receives $70,000 annually for staffing for EDD designation, membership fees

Partnership Opportunities:

1. Jurisdictions have access to the 2022 Mid-Iowa CEDS for free.
2. For membership services jurisdictions must pay annuals dues at a rate of $0.15 per capita per year for each member jurisdiction. Cost for Clive based on 2023 American Community Survey 5-year estimates: 18,776 x $.15 = $2,816.40

References:

Mid-Iowa Planning Alliance. (n.d.). *MIPA.* https://midiowaplanningalliance.com/

Mid-Iowa Planning Alliance. (n.d.). *Comprehensive economic development strategy (CEDS).* https://midiowaplanningalliance.com/ceds/

Neighborhood Finance Corporation

Description: The Neighborhood Finance Corporation (NFC) offers unique lending programs and services for neighborhood revitalization. Properties must be within the NFC lending area to be eligible for services; community partnership and financial support is required to be in the lending area.

Funding Source: Partnering cities, Polk County

Partnership Opportunities - Policy and/or Budget Impacts:

Participating cities and Polk County (sometimes jointly) enter into 28E Agreements with NFC. The agreements state conditions, scope, and funding for the provision/expansion of NFC services in their jurisdiction. Based on review of past agreements, participating cities have similarly agreed to the following:

> *"WHEREAS neighborhood residents, City government, County government, and the private sector in [Jurisdiction(s) in Contract], have and are working together as part of a continued commitment to address the housing and neighborhood revitalization needs of [Jurisdiction(s) in Contract];"*
>
> *"WHERE AS … the underlying primary purpose of this Agreement is to promote and assist neighborhood revitalization in [Jurisdiction(s) in Contract], by NFC acting as a conduit for the flow of capital and information pursuant to strategies and programs jointly developed by neighborhood residents, the City, the County, and NFC"*

References:

Neighborhood Finance Corporation. (n.d.). *Loans tailored for you.* https://neighborhoodfinance.org/

Iowa Secretary of State. (n.d.). *28E agreement results.* FastTrackFillings. Link to NFC 28E Agreement History.

Home Inc. (Home Opportunities Made Easy)

Description: HOME Inc. is a non-profit HUD certified Housing Counseling Agency and Community Housing Development Organization (CHDO) dedicated to providing affordable housing. HOME Inc provides rental assistance and case management for households below 30% AMI, homeownership counseling and supporting services, and is an affordable housing developer. HOME Inc. has constructed single-family and duplex dwellings and is interested in providing additional housing types.

Funding Source: HUD's HOME Investment Partnership Program requires 15% of funds be set aside for specific activities to be undertaken by CHDOs. To keep mortgage payments at 30% or less of a household's gross income, HOME Inc. also utilizes construction subsidies and down payment assistance programs.

Partnership Opportunities:

1. There is no cost to the city for residents to access HOME, Inc housing development or education/counseling services.
2. Host an online, interactive course for landlords to complete prior to rental permit

3. Development of affordable housing on City owned property

References:

Home Inc. (n.d.). *We create affordable housing opportunities.* https://www.homeincdsm.org/

Rebuilding Together of Greater Des Moines

Description: Volunteer organization that completes one day projects to rehabilitate the homes of veterans, older adults, people with disabilities, and families with dependent children by completing critical home repairs. Families must be low-income and not have the funds or ability to complete the repair themselves. There is no cost for the services provided. Example projects include repairing or replacing flooring, windows, wheelchair ramps, landscaping. Major structural repairs are not offered.

Funding Source: Corporate sponsors, Polk County Housing Trust Fund, Polk County, City of Des Moines

Partnership Opportunities

1. Educate families of the resource
2. Provide funding or materials to aid a Clive household

References:

1. Rebuilding Together Greater Des Moines. (n.d.). *Rebuilding days.* https://rebuildingdm.org/

Polk County Housing Trust Fund (PCHTF)

Description: PCHTF is a qualified Local Housing Trust Fund, as defined by State of Iowa, that plans, advocate, and funds affordable housing initiatives. The organization allocates community funds to increase and improve the inventory of affordable housing, and fund support services to help people find and keep their home. PCHTF has a 20-person board of directors and standing committees. The standing committees lead the organization and help executive function, fundraising, and providing recommendations on funding requests.

PCHTF has a variety of programs to support non-governmental entities working to address housing needs, such as: homelessness assistance, new rental development, single-family homeownership, capital improvement of existing rental housing, revolving loan program, and Community Investment Grant.

PCHTF offers grants to local governments to assist with owner occupied home repairs for households at or below 80% MFI/AMI, but preference is given to projects serving households at or below 30% MFI/AMI.

Funding Source: Polk County, State Housing Trust Fund, donations

Partnership Opportunities

1. Apply for grant to assist with repairs for eligible owner-occupied households. Applications open Sept 26, 2025, and Close Oct 24, 2025

References:

Polk County Housing Trust Fund. (n.d.). *Safe, stable, and affordable.* https://www.pchtf.org/

Polk County Housing Trust Fund. (n.d.). *FY2026 housing allocation plan.* FY2026 Housing Allocation Plan. https://www.pchtf.org/_files/ugd/ba4e6e_f5cd6807ee1b438bac28935edcbf0f75.pdf

Polk County Housing Trust Fund. (n.d.). *Organizational strategic plan for 2022-2025.* https://www.pchtf.org/_files/ugd/ba4e6e_b0b2042d6b4042fbbf0795e3410afcf7.pdf

Polk County Housing Trust Fund. (n.d.). *Navigating housing together.* https://www.pchtf.org/navigate

Dallas County Local Housing Trust Fund (DCLHTF)

Description: DCLHTF is a qualified Local Housing Trust, as defined by the State of Iowa, that allocates funding for safe and affordable housing in Dallas County. It is governed by a 15-person Board of Directors and administratively ran by MIPA. DCHLTF offers an owner-occupied housing rehabilitation loan.

Funding Source: State Housing Trust Fund, local funds

Partnership Opportunities:

1. Educate residents of home repair program

References:

Mid-Iowa Planning Alliance. (n.d.). *Dallas County Local Housing Trust Fund.* https://midiowaplanningalliance.com/dclhtf/

Mid-Iowa Planning Alliance. (n.d.). *Dallas County Local Housing Trust Fund, INC. an owner-occupied rehabilitation program.* https://midiowaplanningalliance.com/wp-content/uploads/2024/11/dallas-county-local-housing-trust-fund-program-overview-2024-mipa.pdf

Mid-Iowa Planning Alliance. (2024, September). *Dallas Country Local Housing Trust Fund, Inc. housing assistance plan (HAP).* https://midiowaplanningalliance.com/wp-content/uploads/2024/10/hap-september-for-2025-application.pdf

Anawim Housing

Description: Non-profit organization that develops and provides affordable and permanent supportive housing for low-income households, people experiencing homelessness, and people with disabilities. Supporting housing resources also include resource/referral services, housewarming basket with essential supplies, access to neighborhood opportunities and events, and educational classes. Anawim Housing provides housing through new development and construction, and property rehabilitation. Anawim property management is through a third-party management company, Allterra Property Solutions, which also provide income restricted units.

Funding Source: Property management, Iowa Finance Authority

Partnership Opportunities:

1. Development of affordable housing on City owned property

References

Anawim Housing. (n.d.). *Home is everything.* https://www.anawimhousing.org/

Anawim Housing. (n.d.). *Programs.* https://www.anawimhousing.org/programs

Anawim Housing. (n.d.). *Allterra Property Solutions.* https://www.anawimhousing.org/allterra

Community Housing Initiatives

Description: Community Housing Initiatives is a non-profit affordable housing developer who maintains long-term ownership and maintenance of their properties. Community Housing Initiatives also provides resident support services related to eviction prevention, employment opportunities, childcare, and family stability services.

Funding Source: Property management, Iowa Finance Authority, NeighborWorks America, federal LIHTC, federal HOME

Partnership Opportunities:

1. Development of affordable housing on City owned property

References:

Community Housing Initiatives. (n.d.). https://www.chihousing.com/

A Mid-Iowa Organizing Strategy (AMOS)

Description: AMOS is a volunteer-led affiliate organization of the Industrial Areas Foundation. AMOS identifies and researches community issues and organizes public effort to implement solutions. AMOS seeks to build community relationships and identify issues by hosting one-on-one and small group meetings with stakeholders.

AMOS has utilized their process to advocate for affordable housing, for example, assisting with establishing the Story County Housing Trust Fund and partnering with the City of Des Moines to support establishing the Central Iowa Community Land Trust.

Funding Source: membership dues, fundraisers, and individual support. Does not accept government funding

References

A Mid-Iowa Organizing Strategy. (n.d.). https://www.amosiowa.org/

Central Iowa Community Land Trust

Description: Recently established non-profit organization to support long-term affordable housing through the acquisition of land, development of for-sale dwellings (anticipated to utilize a 99-year land lease), and management of the developed properties. A Community Land Trust provides an additional tool to assist in bridging location and quality barriers to affordable housing.

Partnership Opportunities:

1. Development of affordable housing on City owned property

References

City of Des Moines. (n.d.). *Community land trust.* https://www.dsm.city/departments/neighborhood_services/community_land_trust.php

City of Des Moines. (n.d.) *CLT Advisory Committee.* https://www.dsm.city/boards_inner_T56_R56.php

City of Des Moines. (n.d.). *Community land trust advisory committee report and recommendations.* https://cms2.revize.com/revize/desmoines/document_center/Community%20Land%20Trust/Packets/CLT%20Advisory%20Committee%20Recommendations%20Summary%20Report.pdf?pdf=final%20report%20can%20be%20found%20here.%C2%A0&t=1750886588439&pdf=final%20report%20can%20be%20found%20here.%C2%A0&t=1750886588439

Memo

TO: Mayor and Council members
FROM: Matt McQuillen, City Manager
DATE: July 23, 2026
RE:

Closed Session pursuant to Iowa Code Section 21.5(1)(j) “to discuss the purchase or sale of particular real estate.

SYNOPSIS:

The City Manager requests the City Council go into closed session pursuant to Iowa Code Section 21.5(1)(j) to discuss the potential purchase of real estate.

Attachments:

1. Clive Closed Session Slide Deck 7-23-26
2. Administrative Policy_Alice Road_07172026
3. Alice_AdminPolicy_Costs
4. Clive-Waukee 28E Agreement Phase 3 ROW Acquisition DRAFT 7-17-26