CLIVE CITY COUNCIL

AGENDA, REGULAR MEETING
1900 NW 114th Street
August 13, 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/81594369034 - Meeting ID: 815 9436 9034 - One tap mobile: +13092053325,,81594369034# US

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

Consent Items

1. City Manager Memo
2. Approve 07/23/2026 City Council Minutes
3. Bill List
4. Approve Amended Mayoral Appointments to Regional Boards and Commissions - 2026
5. Approve New Retail Tobacco Sales License Application - Global Smoke Vape and Liquor - 8190 Hickman Road
6. Approve Retail Alcohol Sales License Renewal Application - Pally's Bar and Grille - 1800 NW 86th Street, Suite 33
7. Approve Retail Alcohol Sales License Renewal Application - Tapz Pub - 8450 Hickman Road, Suite C
8. Approve Retail Alcohol Sales License Renewal Application - The Rack Billiard Club - 8803 University Avenue, Suite 140
9. Resolution Approving Temporary Street Closing - Block Party - NW 155th Court at Wildwood Drive, Saturday, August 22, 2026 - 5:00 p.m. - 11:00 p.m.
10. Resolution Approving Temporary Street Closing - Block Party - Lincoln Avenue/NW 103rd Street from Sunset Terrace to NW 101st, August 22, 2026 - 5:00 p.m. - 11:00 p.m.
11. Resolution Approving Temporary Street Closing - Block Party - NW 92nd Street near Lincoln Avenue - Saturday, September 12, 2026 - 11:00 a.m. - 6:00 p.m.

12. Resolution Approving Temporary Street Closing - Block Party - Summit Drive Between NW 152nd Street and NW 149th Street, August 15, 2026 - 1:00 p.m. - 10:00 p.m.
13. Resolution Accepting Work for Cirksena Park Construction Project
14. Resolution Approving Change Order #4 - Concrete Technologies Inc. - Alice's Road Reconstruction Phase 1A
15. Approve Pay Request #1 - Whitfield's Lawn and Garden Specialist - Linnan Park Construction Project - $104,036.36
16. Approve Pay Request #2 - Center for Public Safety Management - Fire/EMS Collaborations Study - $53,510
17. Approve Pay Request #3 - Grimes Asphalt & Paving Corp. - City Hall Parking Lot Improvements Project - $79,387.74
18. Approve Pay Request #3 - The Concrete Company - 2026 Residential PCC Pavement Rehabilitation Project - $106,111.93
19. Approve Pay Request #5 - Mainline Construction - Alice's Road Reconstruction Phase 1B - $275,641.66
20. Approve Pay Request #10 - Corell Contractor - Cirksena Park Construction - $8,928.59
21. Approve Pay Request #12 - Concrete Technologies Inc. - Alice's Road Reconstruction Phase 1A - $363,822.53
22. Approve Pay Request #13 - Country Landscapes - Greenbelt Landing Construction Project - $72,597.59
23. Approve Pay Request #13 - Hansen Company - Linnan Park Construction Project - $49,105.29
24. Approve Pay Request #22 - Keystone Construction - Greenbelt Landing Construction Project - $715.80
25. Approve Purchase - NeoGov Insight Module - $8,570.25 Yr 1, $8,998.76 Yr 2, and $9,427.28 Yr 3
26. Approve Purchase - Truck Equipment, Inc. - #735 Service Body - Public Works - $ 26,923.00
27. Approve Purchase - Stew Hansen - Fleet Truck #742 - Public Works - $78,892.00
28. Approve Purchase - Stew Hansen - Fleet Truck #746 - Public Works - $78,638.00
29. Resolution Setting Public Hearing (9/10/26, 6:00 p.m.) - Hickman Road and 156th Street ADA Improvements
30. Resolution Setting Public Hearing (08/27/2026, 6:00 p.m.) - Granting of certain Permanent Sanitary Sewer Easements to the Des Moines Metropolitan Wasterwater Reclamation Authority.
31. Resolution Accepting First Amendment to Overland Flowage and Drainage Easement - 1480 Country Club Boulevard
32. Resolution Accepting First Amendment To Overland Flowage Easement - 16973 Aurora Court

33. Resolution Approving Polk County Nuisance Abatement Assessments - 1120 73rd Street, 2184 NW 141st Street
34. Resolution Authorizing Application to Iowa DNR REAP Grant Program - $125,000.00 for Greenbelt Land Acquisitions

Action Items

1. Public Hearing - Second Amendment to Zoning Change and Development Agreement for Emerald Isle Townhomes Plat 1
    a. Resolution Approving Second Amendment to Zoning Change and Development Agreement

Discussion

1. Ordinance Amending Title 8, Chapter 1 – Public Utilities (Water)
2. Greenbelt Landing and Linnan Park Programming Plans
3. 2026 Resident Survey Results

Correspondence

Reports

Adjournment

Memo

TO: Mayor and Council members
FROM: Matt McQuillen, City Manager
DATE: August 13, 2026
RE: City Manager Memo

SYNOPSIS:
Attached please find the City Manager's memo for the August 13, 2026 meeting of the Clive City Council.

Attachments:
1. General Info Memo 8-13-26

MEMO

To: Mayor Edwards and Clive City Council

From: City Manager Matt McQuillen

Date: August 10, 2026

Re: General Information Memo – August 13, 2026 City Council Meeting

The August 13, 2026, City Council meeting will be in-person in the Council Chambers at Clive City Hall & virtually at: https://us06web.zoom.us/j/85615613768

Consent Agenda – There are a few items to note on the consent agenda. First, the Public Works team is ready to set public hearings for a City project and conveyances of City easements for a regional/WRA Project. The first is a traffic/pedestrian improvement project at NW 156th Street and Hickman Road intersection with the public hearing at your September 10 meeting. The second is setting a hearing for the August 27 meeting on the granting of permanent sanitary sewer easements on City property for the next phase of the WRA Parrell Trunk Sewer Project in Clive.

Third, the City continues to seek grant funding to support the acquisition and expansion of the Clive Greenbelt in key areas identified in the Greenbelt Master Plan. Included in the consent agenda is a grant application for Iowa Resource Enhancement and Protection (REAP) Funds to support the next proposed acquisition. Finally, with the transition of Public Works Directors over these past few weeks from Jeff May to Ron Gaines, an action is on consent to replace Jeff with Ron for the regional board and appointments to CIWW, WRA and the MPO. Staff would recommend approval of these Mayoral appointment changes.

Public Hearing: 2nd Amendment to Emerald Isle Townhome Agreement – A public hearing is scheduled to consider the second amendment to the development agreement for the Zoning Change and Development Agreement for the Emerald Isle Townhomes Plat 1 Project. The proposed amendment eliminates the fence requirement between the Townhome property and the adjacent property owner to the east (Rhiner). As indicated in the agenda packet supporting materials, Laura Rhiner has provided a letter of support to eliminate this fence requirement as the Rhiners were the original requestor. This action will save money for the townhome developer and provide for a more seamless transition between the properties. The Planning & Zoning Commission reviewed the request during their August 4 meeting and both P&Z and staff would recommend approval of the second amendment.

Discussion Items – Staff have queued up a series of three discussion items for the August 13 meeting as preparation for the Council's upcoming strategic planning workshops. The first is discussion of a proposed ordinance amendment for Title 8, Chapter 1 of the City Code regarding Public Utilities for Water. Over the past year an internal staff team has been working on updates to this chapter of City Code to modernize and reorganize the policies, procedures and rules surrounding the City's water system. Included in the packet is a presentation, memo, and both a redline and clean versions of the ordinance amendment.

Second, Leisure Services Director Richard Brown and his team have been working over the past number of months on programming plans for the City's newest additions to the exceptional Clive Park & Trail system. Included in the packet is a programming/business plan for the recently completed Greenbelt Landing with wetland walkway, event lawn, pavilion, public art, enhanced parking/pedestrian connectivity and food truck grove. This is followed by a programming plan for the reconstructed Linnan Park. Richard reviewed these plans recently with the Clive Parks, Recreation & Public Art Board and is ready to present them to the Council for your feedback and direction.

Finally, the City recently received the results from the 2026 Clive Resident Survey conducted earlier this spring. Included in the packet is a copy of the survey results, along with an initial draft of an analysis presentation performed by Assistant City Manager Pete De Kock. Pete will present the results during the meeting and welcome Council reactions to these survey results and related analysis as they will help inform community perception as the Council heads into your strategic planning workshops.

Tentative Upcoming Agenda Items

August 27

- Public Hearing – 2026 Traffic Cabinet Replacement Project
- Public Hearing – WRA Easements on City Property for Phase 2 Sewer Project
- Action – 1st Reading of Ordinance Amending Title 8, Chapter 1 (Drinking Water Services)
- Presentation – Catch Des Moines Annual Update

September 10

- Public Hearing – Hickman Road and 156th Street Intersection ADA Improvements Project
- Action – 2nd Reading of Ordinance Amending Title 8, Chapter 1 (Drinking Water Services)

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: August 13, 2026
RE: Approve 07/23/2026 City Council Minutes

SYNOPSIS:

Attachments:
1. cc Minutes 07_23_2026

CLIVE CITY COUNCIL MEETING MINUTES
REGULAR MEETING
JULY 23, 2026
CITY HALL COUNCIL CHAMBERS

Call to Order/Roll Call/Pledge of Allegiance
Mayor Edwards presided and called the meeting to order at 6:00 p.m. Council Members present were: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Absent: None. Public access was available in person at City Hall and electronically via Zoom. Access information was included with the posted agenda and on the City's website.

Approval of the Agenda
Eric Klein moved approval, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.

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

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 – Rachel Wacker, Executive Director

Consent Items
Eric Klein moved approval, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried. 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 2026-202** Approving Real Estate Purchase Agreement - 8327 and 8391 Harbach Boulevard; 33. **Resolution 2026-203** Approving Real Estate Purchase Agreement - 8347 to 8355 Harbach Boulevard; 34. **Resolution 2026-204** Accepting First Amendment to Overland Flowage and Private Storm Sewer Easement - 18080 Alpine Drive; 35. **Resolution 2026-205** Accepting First Amendment to Overland Flowage and Private Storm Sewer Easement - 18234 Tanglewood Drive; 36. **Resolution 2026-206** Accepting First Amendment to Overland Flowage Easement - 3809 Westgate Parkway; 37. **Resolution 2026-207** Accepting First Amendment to Sanitary Sewer Easement - 3681 NW 177th Court; 38. **Resolution 2026-208** Accepting First Amendment to Surface Water Flowage Easement - 12995 Hickory Court; 39. **Resolution 2026-209** Accepting First Amendment to SWFE/Overland Flowage And Storm Sewer Easement - 2502 NW 162nd Street; 40. **Resolution 2026-210** Accepting First Amendment to SWFE/Overland Flowage and Water Main Easement - 3821 Westgate Parkway; 41. **Resolution 2026-211** Approving Satisfaction of Agreement to Complete - 16733 Wilden Drive; 42. **Resolution 2026-212** Setting the Public Hearing (08/27/2026, 6:00 p.m.) - 2026 Traffic Cabinet Replacement Project; 43. **Resolution 2026-213** Setting Public Hearing (08/13/2026 - 6:00 p.m.) - Second Amendment to Zoning Change and Development Agreement Emerald Isle Townhomes; 44. **Resolution 2026-214** Approving Revised Policy 10-7-1 - Pavement Design and Construction; 45. **Resolution 2026-215** Approving 2026 STBG Grant Application for FY 30 - University Avenue Overlay Project; 46. **Resolution 2026-216** 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.** Assistant City Manager Pete De Kock presented the matter to the Council and recommended approval. Eric Klein moved to close the public hearing, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.
    a. **Resolution 2026-217 Approving Plans and Specifications for the 2026 Clive Soil Quality Restoration Cost-Share Program.** Eric Klein moved approval, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.
    b. **Receipt of Bids.** Eric Klein moved to receive the bids, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.
    c. **Resolution 2026-218 Awarding Contract - 2026 Soil Quality Restoration Cost-Share Program - A Plus Lawn and Landscape - $71,500 ($.11/SF).** Eric Klein moved approval, seconded by Susan Judkins. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.

2. **Site Plan Amendment - Discount Tire - 1229 NW 86th Street.** City Planner Katheryn Purvis presented the matter to the Council and recommended approval. Ted Weaver moved approval, seconded by Breanne Hocker. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.

3. **Resolution 2026-219 Approving Professional Services Agreement - Snyder & Associates - NW 86th Street Water Main Replacement - $212,200.00.** Public Works Director Jeff May presented the matter to the Council and recommended approval. Ted Weaver moved approval, seconded by Eric Klein. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.

Discussion

1. **Housing Assistance Program Opportunities.** Senior Planner Amanda Grutzmacher presented the matter to the Council.

Closed Session

1. **Closed Session pursuant to Iowa Code Section 21.5(1)(j) "to discuss the purchase or sale of particular real estate."** City Manager Matt McQuillen introduced the matter to the Council and recommended going into closed session under Iowa Code Section 21.5(1)(j). Eric Klein moved to enter closed session, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried. Council entered closed session at 7:19 p.m. At 8:22 Eric Klein moved to come out of closed session, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried. Mayor Edwards declared that no action was taken while in closed session.

Reports

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

Mayor Edwards adjourned the meeting at 8:28 p.m.

_____
Matthew D. Graham, City Clerk

_____
John D. Edwards, Mayor

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: August 13, 2026
RE: Bill List

SYNOPSIS:

Attachments:
1. 0581_001

Date Paid	Vendor Name	Description	Amount Paid
08/10/2026	ACCO	POOL CHEMICALS	1,877.00
08/10/2026	ACCO	POOL LADDER PARTS	411.32
08/10/2026	ACCO	POOL CHEMICALS	12.99
08/10/2026	ACCO	POOL CHEMICALS	2,753.80
08/10/2026	ACCO	POOL CHEMICALS	1,965.20
08/10/2026	ACCO	POOL CHEMICALS	2,163.10
08/10/2026	ACCO	POOL CHEMICALS	1,009.85
08/10/2026	ACCURO SOLUTIONS, LLC	411 MED CLAIM ADMIN	112.57
08/10/2026	ACME TOOLS	MISC SUPPLIES	33.90
08/10/2026	ACME TOOLS	CONCRETE MIXER	309.00
08/10/2026	ADA MOWING	PARKS CONTRACT MOWING	14,658.32
07/24/2026	AFLAC	CURRENT PAY WITHHOLDING AFLAC PRE TAX Pay Period: 07/18/2026	91.32
08/07/2026	AFLAC	CURRENT PAY WITHHOLDING AFLAC PRE TAX Pay Period: 08/01/2026	91.32
08/10/2026	AIA CORPORATION	PARMELEE UNIFORM ALLOWANCE	62.11
08/10/2026	ALL FORMS & SUPPLIES LTD	PRINTING	51.74
08/10/2026	ALL MAKES	CREEKSIDE PAVILION OUTDOOR SEATING	3,234.33
08/10/2026	ALLENDAN SEED COMPANY	NATIVE SEED MIX	1,435.00
08/10/2026	ALLENDER BUTZKE ENGINEERS INC	LINNAN PARK CONSTRUCTION ENGINEERING	1,178.72
08/10/2026	ALLENDER BUTZKE ENGINEERS INC	LINNAN PARK CONSTRUCTION ENGINEERING	824.04
08/10/2026	AMAZON CAPITAL SERVICES	FSS SUPPLIES	88.93
08/10/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	84.59
08/10/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	107.47
08/10/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	88.15
08/10/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	15.99
08/10/2026	AMAZON CAPITAL SERVICES	LIFEGUARD APPRECIATION DAY SNACKS	68.98
08/10/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	81.57
08/10/2026	AMAZON CAPITAL SERVICES	CHILDREN	81.58
08/10/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	148.75
08/10/2026	AMAZON CAPITAL SERVICES	SUPPLIES	30.95
08/10/2026	AMAZON CAPITAL SERVICES	STREET LIGHTS MAINT	76.97
08/10/2026	AMAZON CAPITAL SERVICES	CREDIT SHIPPING & HANDLING	6.85-
08/10/2026	AMAZON CAPITAL SERVICES	CHILDREN'S BOOKS	6.84
08/10/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	148.48
08/10/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	17.95
08/10/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS HARBACH	31.90
08/10/2026	AMAZON CAPITAL SERVICES	CLIVE FESTIVAL - GLOW STICKS	414.16
08/10/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	15.99
08/10/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	32.99
08/10/2026	AMAZON CAPITAL SERVICES	CREEKSIDE TABLE COVERS	432.22
08/10/2026	AMAZON CAPITAL SERVICES	ADULT PROGRAM SUPPLIES	9.59
08/10/2026	AMAZON CAPITAL SERVICES	BOAT REGGATA PRIZES	38.98
08/10/2026	AMAZON CAPITAL SERVICES	BREAKROOM SUPPLIES	43.98
08/10/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	36.30
08/10/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	17.99
08/10/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	12.00
08/10/2026	AMAZON CAPITAL SERVICES	HARDWARE	163.34
08/10/2026	AMAZON CAPITAL SERVICES	SHIPPING	10.10
08/10/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	44.93
08/10/2026	AMAZON CAPITAL SERVICES	LANDING - TRAIL BOLLARDS	285.60
08/10/2026	AMAZON CAPITAL SERVICES	CAMPBELL CONCESSIONS	54.75
08/10/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	68.82
08/10/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	11.50
08/10/2026	AMAZON CAPITAL SERVICES	CHILDREN	11.49
08/10/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	20.40
08/10/2026	AMAZON CAPITAL SERVICES	YOUNG ADULT BOOKS	9.59
08/10/2026	AMAZON CAPITAL SERVICES	CHILDREN BOOKS	1,069.13
08/10/2026	AMAZON CAPITAL SERVICES	CHILDREN BOOKS	129.18
08/10/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	40.17

Date Paid	Vendor Name	Description	Amount Paid
08/10/2026	AMAZON CAPITAL SERVICES	AD PROGRAM- BEDAZZLE	8.54
08/10/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	29.32
08/10/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CREDIT	1.99-
08/10/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CC	82.87
08/10/2026	AMAZON CAPITAL SERVICES	FIRST AID SUPPLIES	54.76
08/10/2026	AMAZON CAPITAL SERVICES	WATER WARS SUPPLIES	61.97
08/10/2026	AMAZON CAPITAL SERVICES	PUMPROOM SUPPLIES	42.96
08/10/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BKS CC	18.70
08/10/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	10.52
08/10/2026	AMAZON CAPITAL SERVICES	WIRELESS CHARGER	36.87
08/10/2026	AMAZON CAPITAL SERVICES	MANAGER OFFICE PRINTER INK	111.78
08/10/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	79.18
08/10/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	13.48
08/10/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CC	62.98
08/10/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	17.60
08/10/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	11.99
08/10/2026	AMAZON CAPITAL SERVICES	CREDIT SHIPPING & HANDLING	.14-
08/10/2026	AMAZON CAPITAL SERVICES	SWIM DIAPERS FOR CAC	39.95
08/10/2026	AMAZON CAPITAL SERVICES	AD PROGRAM-BEDAZZLE	17.97
08/10/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	16.49
08/10/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	35.49
08/10/2026	AMAZON CAPITAL SERVICES	CHILDREN'S BOOKS	42.61
08/10/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BKS CC	15.94
08/10/2026	AMAZON CAPITAL SERVICES	BOAT REGATTA PRIZES	57.86
08/10/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BKS CC	13.20
08/10/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	5.31
08/10/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	18.87
08/10/2026	AMAZON CAPITAL SERVICES	CUSTODIAL SUPPLIES	52.31
08/10/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	16.58
08/10/2026	AMAZON CAPITAL SERVICES	CHILDREN'S MEDIA	13.98
08/10/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	38.99
08/10/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CREDIT	10.97-
08/10/2026	AMAZON CAPITAL SERVICES	BATTERY FOR CAMERA	22.89
08/10/2026	AMAZON CAPITAL SERVICES	LEADERSHIP BOOK FOR HUDSON	18.56
08/10/2026	AMAZON CAPITAL SERVICES	MANAGER OFFICE PRINTER INK	62.26
08/10/2026	AMAZON CAPITAL SERVICES	BATTERIES FOR CAC CLOCKS	15.30
08/10/2026	AMAZON CAPITAL SERVICES	CAC CONCESSIONS SINK STOPPER	15.98
08/10/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	313.47
08/10/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS HARBACH	17.05
08/10/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	132.46
08/10/2026	AMAZON CAPITAL SERVICES	CLEANING SUPPLIES	28.49
08/10/2026	AMAZON CAPITAL SERVICES	CLIPS FOR BOARDS	12.98
08/10/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	87.46
08/10/2026	AMAZON CAPITAL SERVICES	CHILDREN BOOKS	49.38
08/10/2026	AMAZON CAPITAL SERVICES	ADULT PROGRAM SUPPLIES	130.50
08/10/2026	AMAZON CAPITAL SERVICES	SUPPLIES	35.60
08/10/2026	AMAZON CAPITAL SERVICES	CLIVE FESTIVAL - WRISTBANDS	149.90
08/10/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	138.78
08/10/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CREDIT	3.50-
08/10/2026	AMAZON CAPITAL SERVICES	CREDIT YOUTH PROGRAM SUPPLIES	12.34-
08/10/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BKS CC	24.75
08/10/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	14.98
08/10/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	64.90
08/10/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	74.18
08/10/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	60.93
08/10/2026	AMAZON CAPITAL SERVICES	FSS SUPPLIES	103.84
08/10/2026	AMAZON CAPITAL SERVICES	PORTABLE RADIO ADAPTER	35.77
08/10/2026	AMAZON CAPITAL SERVICES	RESPIRATOR CARTRIDGE/FILTER	37.96

Date Paid	Vendor Name	Description	Amount Paid
08/10/2026	AMAZON CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	49.99
08/10/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS CREDIT	.80-
08/10/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	31.39
08/10/2026	AMAZON CAPITAL SERVICES	POOL SKIMMERS	71.96
08/10/2026	AMAZON CAPITAL SERVICES	EQUIPMENT MAINT	22.18
08/10/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BKS CC	50.60
08/10/2026	AMAZON CAPITAL SERVICES	HARDWARE	737.99
08/10/2026	AMAZON CAPITAL SERVICES	WASP SPRAY	77.04
08/10/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	101.95
08/10/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CREDIT	3.65-
08/10/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	33.00
08/10/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BKS CC	16.49
08/10/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CC	19.96
08/10/2026	AMAZON CAPITAL SERVICES	SWAG FOR PUBLIC EVENTS	105.71
08/10/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	37.99
08/10/2026	AMAZON CAPITAL SERVICES	MISCELLANEOUS SUPPLIES	30.62
08/10/2026	AMAZON CAPITAL SERVICES	LAPTOP STANDS	175.26
08/10/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	30.99
08/10/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	24.96
08/10/2026	AMAZON CAPITAL SERVICES	SUPPLIES	55.90
08/10/2026	AMAZON CAPITAL SERVICES	CAC BACKBOARD HEAD PIECES	140.00
08/10/2026	AMAZON CAPITAL SERVICES	CLIVE FESTIVAL - BINGO SUPPLIES	157.82
08/10/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	9.99
08/10/2026	AMAZON CAPITAL SERVICES	MINOR EQUIPMENT	236.08
08/10/2026	AMAZON CAPITAL SERVICES	OTHER EQUIPMENT	137.18
08/10/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	53.99
08/10/2026	AMAZON CAPITAL SERVICES	BREAKROOM	113.46
07/24/2026	AMERITAS LIFE INSURANCE GRP- VISION	CURRENT PAY WITHHOLDING VISION INSURANCE Pay Period: 07/18/2026	523.50
08/07/2026	AMERITAS LIFE INSURANCE GRP- VISION	CURRENT PAY WITHHOLDING VISION INSURANCE Pay Period: 08/01/2026	537.46
08/10/2026	ANTHONY BOHNENKAMP	LUNCH AT THE LANDING - SEPT 3	300.00
08/10/2026	ARNOLD MOTOR SUPPLY	VEHICLE MAINT	7.79
08/10/2026	ARNOLD MOTOR SUPPLY	PARTS	39.40
08/10/2026	ARNOLD MOTOR SUPPLY	VEHICLE MAINT	55.33
08/10/2026	ARNOLD MOTOR SUPPLY	VEHICLE MAINT	80.00
08/10/2026	ARNOLD MOTOR SUPPLY	PAINTING PARTS	50.30
08/10/2026	ARNOLD MOTOR SUPPLY	VEHICLE MAINT	15.83
08/10/2026	ARNOLD MOTOR SUPPLY	SHOP TOOLS	27.99
08/10/2026	ARNOLD MOTOR SUPPLY	STOCK PARTS	229.08
08/10/2026	ARNOLD MOTOR SUPPLY	PARTS	23.06
08/10/2026	ARNOLD MOTOR SUPPLY	VEHICLE MAINT	5.29
08/10/2026	ARNOLD MOTOR SUPPLY	PARTS	59.97
08/10/2026	ARNOLD MOTOR SUPPLY	#737 PARTS	167.96
08/10/2026	AT & T MOBILITY	PATROL CELL PHONES	647.38
08/10/2026	AT & T MOBILITY	EMS CELL PHONES	178.48
08/10/2026	ATC GROUP SERVICES, LLC DEPOSITORY	ENVIRONMENTAL SERVICES DEMOLITION	4,715.50
08/10/2026	ATLANTIC BOTTLING	CAMPBELL CONCESSIONS	140.80
08/10/2026	ATLANTIC BOTTLING	CAMPBELL CONCESSIONS	239.11
08/10/2026	ATLANTIC BOTTLING	CAC CONCESSIONS	366.03
08/10/2026	ATLANTIC BOTTLING	CAC CONCESSIONS	648.07
08/10/2026	ATLANTIC BOTTLING	CAMPBELL CONCESSIONS	114.59
08/10/2026	ATLANTIC BOTTLING	CAC CONCESSIONS	350.68
08/10/2026	ATLANTIC BOTTLING	CLIVE FEST SODA	500.00
08/10/2026	ATLANTIC BOTTLING	CAC CONCESSIONS	1,386.16
08/10/2026	ATLANTIC BOTTLING	CAC CONCESSIONS	444.69
08/10/2026	ATLANTIC BOTTLING	CAC CONCESSIONS	335.44
08/10/2026	ATLANTIC BOTTLING	CAMPBELL CONCESSIONS	84.52
08/10/2026	BAKER GROUP	RTU REPAIRS	1,053.50
08/10/2026	BAKER GROUP	PROFFESSIONAL FEES	553.00

Date Paid	Vendor Name	Description	Amount Paid
08/10/2026	BAKER GROUP	RTU # 1 HVAC REPAIRS	314.00
08/10/2026	BAKER GROUP	REMOTE LOCK PROGRAMMING	158.00
08/10/2026	BARTLETT ELECTRIC	ELECTRICAL REPAIRS	197.50
08/10/2026	BARTLETT ELECTRIC	LIGHT POLE REPAIRS	2,240.00
08/10/2026	BASEPOINT BUILDING AUTOMATIONS	NORTH ENTRY DOOR REPAIRS	595.00
08/10/2026	BOLTON & HAY INC	SLUSHIE MIX	122.54
08/10/2026	BOLTON & HAY INC	CAC CONCESSIONS	122.54
08/10/2026	BOOT BARN INC	MINOR EQUIP	509.97
08/10/2026	BOUND TREE MEDICAL LLC	EMS MEDICAL SUPPLIES	974.17
08/10/2026	BRAVO GREATER DES MOINES	HOTEL MOTEL JULY 26	22,883.14
07/28/2026	BRYCE RIPPERGER	REFUND PAYMENT	120.20
08/10/2026	BULLZEYE INC	CONTRACT CUSTODIAL SERVICES	10,022.00
08/10/2026	BULLZEYE INC	CONTRACT CUSTODIAL SERVICES	2,445.75
08/10/2026	BULLZEYE INC	CONTRACT CUSTODIAL SERVICES	659.17
08/10/2026	BULLZEYE INC	CONTRACT CUSTODIAL SERVICES	1,441.08
08/10/2026	BULLZEYE INC	FIRE JANITORIAL SUPPLIES	271.10
07/24/2026	BURKETT CONSTRUCTION	LINNAN PK CONSTRUCTION PAY REQ 9	47,499.76
07/24/2026	BURKETT CONSTRUCTION	LINNAN PK CONSTRUCTION PAY REQ 10	139,040.19
08/10/2026	CAPITAL CITY EQUIPMENT CO	MOWER PARTS #759A	253.54
08/10/2026	CENTRAL IOWA OFFICIALS III, LLC	UMPIRE PRE PAYMENT FALL 2026	4,200.00
08/10/2026	CENTRAL IOWA OFFICIALS III, LLC	UMPIRE FINAL PAYMENT FALL 2026	2,400.00
08/10/2026	CENTRAL IOWA READY MIX	CONCRETE	1,830.00
08/10/2026	CENTRAL IOWA READY MIX	CONCRETE	1,647.00
08/10/2026	CENTRAL IOWA READY MIX	CONCRETE	2,241.75
08/10/2026	CENTRAL IOWA READY MIX	CONCRETE	1,464.00
08/10/2026	CENTRAL IOWA READY MIX	CONCRETE	2,196.00
08/10/2026	CENTRAL IOWA READY MIX	CONCRETE	924.50
08/10/2026	CENTRAL IOWA READY MIX	STORM INTAKE REPAIR	488.00
08/10/2026	CENTRAL IOWA READY MIX	CONCRETE	1,015.00
08/10/2026	CENTRAL IOWA READY MIX	CONCRETE	3,843.00
08/10/2026	CENTRAL IOWA READY MIX	CONCRETE	2,745.00
08/10/2026	CENTRAL IOWA READY MIX	CONCRETE	1,015.00
08/10/2026	CENTRAL STATES MEDICINE PLLC	411 MED CLAIM	265.21
08/10/2026	CENTRAL STATES MEDICINE PLLC	411 MED CLAIM	615.01
08/10/2026	CENTURY LINK	CAC PHONE LINES	131.78
08/10/2026	CINTAS CORPORATION #22M	UNIFORMS	115.16
08/10/2026	CINTAS CORPORATION #22M	UNIFORMS	64.25
08/10/2026	CINTAS CORPORATION #22M	UNIFORMS	64.25
08/10/2026	CINTAS CORPORATION #22M	UNIFORMS	24.05
08/10/2026	CINTAS CORPORATION #22M	UNIFORMS	281.48
08/10/2026	CINTAS CORPORATION #22M	UNIFORMS	157.10
08/10/2026	CINTAS CORPORATION #22M	UNIFORMS	157.10
08/10/2026	CINTAS CORPORATION #22M	UNIFORMS	58.92
08/10/2026	CINTAS CORPORATION #22M	LAUNDRY	354.98
08/10/2026	CINTAS CORPORATION #22M	UNIFORMS	157.27
08/10/2026	CINTAS CORPORATION #22M	UNIFORMS	58.97
08/10/2026	CINTAS CORPORATION #22M	UNIFORMS	281.77
08/10/2026	CINTAS CORPORATION #22M	UNIFORMS	157.27
08/10/2026	CINTAS CORPORATION #22M	LAUNDRY	354.98
08/10/2026	CINTAS CORPORATION #22M	UNIFORMS	281.04
08/10/2026	CINTAS CORPORATION #22M	UNIFORMS	156.89
08/10/2026	CINTAS CORPORATION #22M	UNIFORMS	156.89
08/10/2026	CINTAS CORPORATION #22M	UNIFORMS	58.76
08/10/2026	CINTAS CORPORATION #22M	LAUNDRY	354.98
08/10/2026	CITY OF URBANDALE	TRAFFIC LIGHTS	58.12
08/10/2026	CITY OF URBANDALE	STREET LIGHTS	492.91
08/10/2026	CITY OF URBANDALE	E321 EXHAUST LEAK	159.40
08/10/2026	CITY OF URBANDALE	SALT STORAGE	452.65

Date Paid	Vendor Name	Description	Amount Paid
08/10/2026	CITY OF WEST DES MOINES	2ND QTR 2026 TRAFFIC LIGHTS	1,357.48
07/24/2026	CLIVE COMMUNITY SERVICES	CURRENT PAY WITHHOLDING CLIVE COMM SERVICES Pay Period: 07/18/20	19.23
08/07/2026	CLIVE COMMUNITY SERVICES	CURRENT PAY WITHHOLDING CLIVE COMM SERVICES Pay Period: 08/01/20	19.23
07/24/2026	COLLECTION SERVICES CENTER	CURRENT PAY WITHHOLDING CHILD SUPPORT Pay Period: 07/18/2026	1,480.58
08/07/2026	COLLECTION SERVICES CENTER	CURRENT PAY WITHHOLDING CHILD SUPPORT Pay Period: 08/01/2026	1,480.58
08/10/2026	COMPETITIVE EDGE	CLIVE FESTIVAL VOL TSHIRTS	291.25
07/24/2026	CONCRETE COMPANY	2026 CURB AND GUTTER REPAIR PAY REQ 3 RETAINAGE	833.24
07/24/2026	CONCRETE COMPANY	2025 RESIDENTIAL PCC PAVEMENT REHAB PAY REQ 4 RETAINAGE	9,414.92
08/10/2026	CONFLUENCE	GREENBELT LANDING MONUMENT SIGN	1,840.00
08/10/2026	CONFLUENCE	GREENBELT LANDING MONUMENT SIGN	1,887.50
08/10/2026	CONSOLIDATED ELECTRICAL DISTRI, IN	63RD PIT BUTTON	7.73
08/10/2026	CORE & MAIN LP	HYDRANT FLUSHING PARTS	1,145.77
08/10/2026	CORE & MAIN LP	WATER MAIN REPAIR PARTS	1,432.05
08/10/2026	CORE & MAIN LP	WATER MAIN REPAIR PARTS	504.08
08/10/2026	CORE & MAIN LP	LARGE METER REPLACEMENT	11,890.00
08/10/2026	CORE & MAIN LP	WATER MAIN REPAIR SUPPLIES	416.04
08/10/2026	CORE & MAIN LP	REPAIR BANDS FOR 12" WATER MAIN	850.00
08/10/2026	CORE & MAIN LP	WATEROUS HYDRANT EXTENSIONS FOR REPAIRS	7,390.46
08/10/2026	CORE & MAIN LP	WATER MAIN AND HYDRANT REPAIR	2,595.84
08/10/2026	CORELL CONTRACTOR INC	CRUSHED ASPHALT	341.02
08/10/2026	CORELL CONTRACTOR INC	CRUSHED ASPHALT	681.03
08/10/2026	CROWN TROPHY	SUMMER SPORTS AWARDS	275.88
08/10/2026	CUSTOM AWARDS & EMBROIDERY	ENGRAVING	45.00
08/10/2026	CUSTOM AWARDS & EMBROIDERY	MAJOR DONOR RECOGNITION PLAQUES FOR GREENBELT LANDING	789.80
08/10/2026	CUSTOM AWARDS & EMBROIDERY	NAMEPLATE - GAINES	35.00
08/10/2026	DCI GROUP	GREENBELT LANDING CONSTRUCTION	35,019.70
07/24/2026	DCI GROUP	CH REMODEL PH 2 PAY REQ 10	1,200.00
08/10/2026	DEJAH T PERKEY	OUTDOOR YOGA - JULY 22	75.00
08/10/2026	DELL MARKETING LP	COMPUTER REPLACEMENTS	6,314.35
08/10/2026	DELL MARKETING LP	COMPUTER REPLACEMENTS	10,887.06
08/10/2026	DEPARTMENT OF PUBLIC DEFENSE	TRAINING	345.00
08/10/2026	DES MOINES WATER WORKS	WATER PURCHASED JUNE2026 2ND BILL	8,875.86
08/10/2026	DES MOINES WATER WORKS	TESTING	675.00
08/10/2026	DOLL DISTRIBUTING LLC	CAMPBELL CONCESSIONS	289.90
08/10/2026	DOLL DISTRIBUTING LLC	CAMPBELL CONCESSIONS	189.40
08/10/2026	DR JAMES POOLE	REIMBURSEMENT FOR BIANNUAL IA CONTROL SUBSTANCE ACT RENEWAL	47.00
08/10/2026	EARL'S TIRE & SERVICE CENTER	VEHICLE REPAIR	26.95
07/24/2026	EBS	MEDICAL WITHHOLDING MED W 750 FAMILY EXEMPT Pay Period: 07/18/202	7,733.97
07/24/2026	EBS	MEDICAL WITHHOLDING MED W 750 EMPE + 1 EXEMPT Pay Period: 07/18/2	1,337.72
07/24/2026	EBS	MEDICAL WITHHOLDING MED W 750 SINGLE EXEMPT Pay Period: 07/18/202	536.83
07/24/2026	EBS	MEDICAL WITHHOLDING MED - HDHP FAMILY Pay Period: 07/18/2026	1,429.74
07/24/2026	EBS	MEDICAL WITHHOLDING MED-HDHP EMPL +1 Pay Period: 07/18/2026	367.49
07/24/2026	EBS	MEDICAL WITHHOLDING MED HDHP SINGLE Pay Period: 07/18/2026	765.46
07/24/2026	EBS	MEDICAL WITHHOLDING DENTAL INSURANCE - DELTA (EBS) Pay Period: 07/	2,139.83
08/07/2026	EBS	MEDICAL WITHHOLDING MED W 750 FAMILY EXEMPT Pay Period: 08/01/202	7,733.97
08/07/2026	EBS	MEDICAL WITHHOLDING MED W 750 EMPE + 1 EXEMPT Pay Period: 08/01/2	6,242.65
08/07/2026	EBS	MEDICAL WITHHOLDING MED W 750 SINGLE EXEMPT Pay Period: 08/01/202	564.54
08/07/2026	EBS	MEDICAL WITHHOLDING MED - HDHP FAMILY Pay Period: 08/01/2026	1,529.83
08/07/2026	EBS	MEDICAL WITHHOLDING MED-HDHP EMPL +1 Pay Period: 08/01/2026	367.49
08/07/2026	EBS	MEDICAL WITHHOLDING MED HDHP SINGLE Pay Period: 08/01/2026	545.63
08/07/2026	EBS	MEDICAL WITHHOLDING DENTAL INSURANCE - DELTA (EBS) Pay Period: 08/	2,195.41
08/10/2026	ECONOMIC CONCRETE SERVICES	SIDEWALK INSTALLATION	5,740.00
07/24/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY SOCIAL SECURITY Pay Period: 07/18/2	43,752.97
07/24/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY SOCIAL SECURITY Pay Period: 07/18/2	43,752.97
07/24/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY MEDICARE Pay Period: 07/18/2026	10,232.57
07/24/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY MEDICARE Pay Period: 07/18/2026	10,232.57
07/24/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY FEDERAL WITHHOLDING TAX Pay Peri	62,173.92
08/07/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY SOCIAL SECURITY Pay Period: 08/01/2	45,469.11

Date Paid	Vendor Name	Description	Amount Paid
08/07/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY SOCIAL SECURITY Pay Period: 08/01/2	45,469.11
08/07/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY MEDICARE Pay Period: 08/01/2026	10,715.12
08/07/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY MEDICARE Pay Period: 08/01/2026	10,715.12
08/07/2026	EFTPS	FWT/FICA/MEDICARE CURRENT PAY FEDERAL WITHHOLDING TAX Pay Peri	70,116.15
08/10/2026	EPIC iO TECHNOLOGIES	PHONE LINES	155.35
08/10/2026	ESTEFANY LINARES-CRUZ	PROFESSIONAL FEES - INTERPRETER	122.50
08/10/2026	FACTORY MOTOR PARTS	SHOP SUPPLIES	245.34
08/10/2026	FASTSIGNS	MEASE NAME TAGS	23.92
08/10/2026	FASTSIGNS	ADOPT A PARK STICKERS	23.69
08/10/2026	FASTSIGNS	ADOPT A PARK SIGNS	255.88
08/10/2026	FEDEX	SHIPPING	55.00
08/10/2026	FEDEX	SHIPPING	55.00
08/10/2026	FIRST RESPONDER SUPPLY, LLC	UNIFORM ALLOW - A. THANT	189.98
08/10/2026	FIRST RESPONDER SUPPLY, LLC	UNIFORM ALLOW - J. NIELSEN	345.00
08/10/2026	FIRST RESPONDER SUPPLY, LLC	UNIFORM ALLOW - D. TOWNES	25.00
08/10/2026	FREEDOM TIRE	VEHICLE OPERATIONS - 200	145.00
08/10/2026	GALLS LLC	UNIFORM ALLOW - I. MOHAMMAD	27.19
08/10/2026	GOLF CARS OF IOWA	CLIVE FESTIVAL SHUTTLES	775.00
08/10/2026	GOVERNMENTJOBS.COM, INC	NEOGOV	13,515.12
08/10/2026	GOVERNMENTJOBS.COM, INC	NEOGOV - INSIGHT	8,570.25
08/10/2026	GREATER DES MOINES PARTNERSHIP	HOTEL MOTEL ALLOCATION (4 OF 5)	15,000.00
08/10/2026	GRIMES ASPHALT & PAVING	STREET MAINT SUPPLIES	552.00
08/10/2026	GTR DM CONVENTION & VISITORS B	HOTEL MOTEL JULY 26	22,883.14
08/10/2026	HACH COMPANY	REPLACEMENT SAMPLING DEVICES AND DPD PACKETS	1,719.15
08/10/2026	HD SUPPLY	JANITORIAL SUPPLIES	18.68
08/10/2026	HD SUPPLY	JANITORIAL SUPPLIES	64.00
08/10/2026	HD SUPPLY	JANITORIAL SUPPLIES	123.60
08/10/2026	HD SUPPLY	JANITORIAL SUPPLIES	87.60
08/10/2026	HD SUPPLY	JANITORIAL SUPPLIES	87.60
08/10/2026	HD SUPPLY	JANITORIAL SUPPLIES	156.70
08/10/2026	HOME PEST CARE	CAMPBELL CONCESSIONS	119.00
08/10/2026	HY-VEE INC	TOBACCO LICENSE FEE REFUND	75.00
07/24/2026	I-80 CONCRETE DESIGN	2026 ARTERIAL PCC PAVEMENT REHAB PAY REQ 1	140,551.45
07/24/2026	ICMA	LOAN REPAYMENT LOAN REPAYMENT Pay Period: 07/18/2026	622.01
08/07/2026	ICMA	LOAN REPAYMENT LOAN REPAYMENT Pay Period: 08/01/2026	622.01
07/24/2026	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA -DEF COMP Pay Period: 07/18/2026	40,337.48
07/24/2026	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA ROTH DEF COMP Pay Period: 07/18/202	11,431.60
07/24/2026	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA CITY OUT DEF COMP - Pay Period: 07/1	7,871.23
08/07/2026	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA -DEF COMP Pay Period: 08/01/2026	14,695.48
08/07/2026	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA ROTH DEF COMP Pay Period: 08/01/202	11,688.96
08/07/2026	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA CITY OUT DEF COMP - Pay Period: 08/0	7,751.23
08/07/2026	ICMA RETIREMENT CORP.#457	CURRENT PAY WITHHOLDING ICMA CITY OUT DEF COMP - Pay Period: 08/0	63.98
08/10/2026	IMWCA	WC INSTALL #2	12,846.00
08/10/2026	INFOMAX OFFICE SYSTEMS INC	COPIER MAINTENANCE	1,036.07
08/10/2026	INGRAM BOOK COMPANY	BOOKS-HARBACH-CHILDREN	44.00
08/10/2026	INGRAM BOOK COMPANY	BOOKS-HARBACH-YOUNG ADULT	12.99
08/10/2026	INGRAM BOOK COMPANY	BOOKS-CHILDREN	96.54
08/10/2026	INGRAM BOOK COMPANY	BOOKS-YOUNG ADULT	22.58
08/10/2026	INGRAM BOOK COMPANY	BOOKS-YOUNG ADULT	10.49
08/10/2026	INGRAM BOOK COMPANY	BOOKS-CHILDREN	89.79
08/10/2026	INGRAM BOOK COMPANY	BOOKS-CHILDREN	96.58
08/10/2026	INGRAM BOOK COMPANY	BOOKS-HARBACH-CHILDREN	5.99
08/10/2026	IOWA DOT	STREET PAINTING SUPPLIES	370.16
08/10/2026	IOWA ONE CALL	LOCATES	210.65
08/10/2026	IOWA ONE CALL	LOCATES	210.65
08/10/2026	IOWA PRISON INDUSTRIES	SIGNS	227.26
07/28/2026	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS-REGULAR MEMBERS Pay Perio	23,255.80
07/28/2026	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS-REGULAR MEMBERS Pay Perio	34,902.26

Date Paid	Vendor Name	Description	Amount Paid
07/28/2026	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS RETIREMENT -FIRE Pay Period:	8,712.15
07/28/2026	IPERS	CURRENT PAY IPERS WITHHOLDING IPERS RETIREMENT -FIRE Pay Period:	6,811.42
08/10/2026	ITPIPES	SOFTWARE SUBSCRIPTION	7,976.50
08/10/2026	JOHNSTONE SUPPLY	MINISPLIT HVAC FILTERS	84.24
08/10/2026	JOSHUA DANIEL SINCLAIR	LUNCH AT THE LANDING - SEPT 10	600.00
08/10/2026	KARL EMERGENCY VEHICLES	C302 REPLACEMENT	68,859.80
08/10/2026	KARLA F MENDOZA	PROFESSIONAL FEES - INTERPRETER FEE	70.00
08/10/2026	KING'S MATERIAL, INC	MULCH FOR PW BLDG	86.63
08/10/2026	KING'S MATERIAL, INC	MULCH FOR PW BLDG	86.63
08/10/2026	KING'S MATERIAL, INC	MULCH FOR PW BLDG	86.63
08/10/2026	KING'S MATERIAL, INC	MULCH FOR PW BLDG	86.61
08/10/2026	LATITUDE SIGNAGE + DESIGN	MOTHERS ROOM SIGN	135.00
08/10/2026	LINDE GAS & EQUIPMENT INC	OXYGEN REFILL AND TANK RENTAL	1,066.09
08/10/2026	LOGAN CONTRACTORS SUPPLY	STREET MAINT SUPPLIES	369.31
08/10/2026	LOGAN CONTRACTORS SUPPLY	STREET MAINT SUPPLIES	74.52
08/10/2026	LOGAN CONTRACTORS SUPPLY	STREET MAINT SUPPLIES	141.03
08/10/2026	LOGAN CONTRACTORS SUPPLY	STREET MAINT SUPPLIES	618.00
08/10/2026	LOGOED APPAREL & PROMOTIONS	REC STAFF HATS	743.50
08/10/2026	LOWES HOME CENTERS INC	GROUNDS MAINT	64.48
08/10/2026	MACQUEEN EQUIPMENT	CCTV PARTS	165.65
08/10/2026	MAIL SERVICES	BILLING UB INSERT IRRIGATION LTR	175.61
08/10/2026	MAIL SERVICES	POSTAGE	1,968.29
08/10/2026	MAIL SERVICES	BILLING IRRIGATION BILLS	636.33
08/10/2026	MARTIN BROS	CAC CONCESSIONS	1,364.61
08/10/2026	MARTIN BROS	CAC CONCESSIONS	682.34
08/10/2026	MARTIN BROS	CAC CONCESSIONS	3,137.81
08/10/2026	MARTIN BROS	CAC CONCESSIONS	491.19
08/10/2026	MARTIN BROS	CAC CONCESSIONS	1,416.25
08/10/2026	MARTIN BROS	CAC CONCESSIONS	1,854.58
08/10/2026	MARTIN BROS	CAC CONCESSIONS	668.57
08/10/2026	MARTIN BROS	CAC CONCESSIONS	2,146.16
08/10/2026	MARTIN BROS	CAC CONCESSIONS	994.02
08/10/2026	MARTIN MARIETTA MATERIALS	SERVICE LINE ABANDONMENT FOR SWANSON STORE	1,400.98
08/10/2026	MARY MCCARTHY	YOGA INSTRUCTION - JULY 29	75.00
08/10/2026	MARY MCCARTHY	OUTDOOR YOGA - JULY 15	75.00
08/10/2026	MEDIACOM	LIBRARY INTERNET	19.95
08/10/2026	MENARDS	EQUIPMENT MAINT	24.98
08/10/2026	MENARDS	GOATS FENCE TESTER	18.69
08/10/2026	MENARDS	SUPPLIES	12.98
08/10/2026	MENARDS	SUPPLIES	32.28
08/10/2026	MENARDS	5 BAGS OF PEAT MOSS	74.95
08/10/2026	MENARDS	SHOP VAC AND MISC SHOP SUPPLIES	172.76
08/10/2026	MENARDS	SOFFITT REPAIR	10.38
08/10/2026	MENARDS	SOFFITT REPAIR	10.38
08/10/2026	MENARDS	SOFFITT REPAIR	10.38
08/10/2026	MENARDS	SOFFITT REPAIR	10.38
08/10/2026	MENARDS	WATER SUPPLIES	213.61
08/10/2026	MENARDS	CAULKING MAIN ENTRANCE	234.62
08/10/2026	MENARDS	CAC PUMPHOUSE REPAIR	33.30
08/10/2026	MENARDS	TRANSFER PUMP	56.99
08/10/2026	MENARDS	CAULKING MAIN ENTRANCE	37.32
08/10/2026	MENARDS	VEHICLE MAINT	23.52
08/10/2026	MENARDS	SHOP TOOLS	136.44
08/10/2026	MENARDS	BUILDING MAINT	5.82
08/10/2026	MENARDS	CAULKING MAIN ENTRANCE	92.00
08/10/2026	MENARDS	4 SHORELINE CONNECTORS FOR APP BAY	61.96
08/10/2026	MENARDS	BOTTLE WATER	15.96
08/10/2026	MENARDS	CONTAINER FOR SWAG, SHOP TOWELS	14.07

Date Paid	Vendor Name	Description	Amount Paid
08/10/2026	MERCYONE HEALTH & FITNESS CENTER	WELLNESS COACHING	80.00
08/10/2026	MERCYONE OCCUPATIONAL HEALTH	PHYSICALS & DRUG SCREENS	1,833.00
08/10/2026	METRO WASTE AUTHORITY	YARD WASTE STICKERS	450.00
08/10/2026	METRO WASTE AUTHORITY	EXTRA ITEM WASTE STICKERS	100.00
08/10/2026	METRO WASTE AUTHORITY	LARGE ITEM WASTE STICKERS	1,000.00
08/10/2026	METRO WASTE AUTHORITY	CURB IT - JULY 2026	29,516.50
08/10/2026	METRO WASTE AUTHORITY	SOLID WASTE - JULY 2026	75,284.30
08/10/2026	MIDAMERICAN ENERGY DAV	TRAFFIC LIGHTS	5.49
08/10/2026	MIDAMERICAN ENERGY DAV	TRAFFIC LIGHTS	7.35
08/10/2026	MIDAMERICAN ENERGY DAV	ELECTRIC & GAS SERVICE CITY HALL	3,486.11
08/10/2026	MIDAMERICAN ENERGY DAV	PW BUILDING	1,358.59
08/10/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	16.45
08/10/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	21.87
08/10/2026	MIDAMERICAN ENERGY DAV	TRAFFIC LIGHTS	63.73
08/10/2026	MIDAMERICAN ENERGY DAV	STREET LIGHTS	48.27
08/10/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	12.29
08/10/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	418.85
08/10/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	10.32
08/10/2026	MIDAMERICAN ENERGY DAV	TRAFFIC LIGHTS	80.95
08/10/2026	MIDAMERICAN ENERGY DAV	STREET LIGHTS	32.89
08/10/2026	MIDAMERICAN ENERGY DAV	STREET LIGHTS	61.46
08/10/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	10.00
08/10/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	10.00
08/10/2026	MIDAMERICAN ENERGY DAV	WATER FACILITIES	15.61
08/10/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE HARBACH	2,295.37
08/10/2026	MIDWEST BREATHING AIR LLC	SCBA FILL STATION REPLACEMENT HOSE	168.13
08/10/2026	MIDWEST TAPE, LLC	EBOOK HOOPLA FELX	47.50
08/10/2026	MIDWEST TAPE, LLC	EBOOK HOOPLA FELX	164.98
08/10/2026	MOWTIVATED LAWNCARE	NUISANCE ABATEMENT MOWING	85.00
08/10/2026	MOWTIVATED LAWNCARE	NUISANCE ABATEMENT MOWING	350.00
08/10/2026	MUNICIPAL COLLECTIONS OF AMERICA	IOP COLLECTIONS PARKING	54.70
08/10/2026	MUNICIPAL COLLECTIONS OF AMERICA	IOP COLLECTIONS AMBULANCE	1,089.69
07/24/2026	MUNICIPAL FIRE & POLICE	CURRENT PAY WITHHOLDING MUNICIPAL FIRE & POLICE RETIRE Pay Perio	10,806.92
07/24/2026	MUNICIPAL FIRE & POLICE	CURRENT PAY WITHHOLDING MUNICIPAL FIRE & POLICE RETIRE Pay Perio	24,416.42
08/07/2026	MUNICIPAL FIRE & POLICE	CURRENT PAY WITHHOLDING MUNICIPAL FIRE & POLICE RETIRE Pay Perio	11,142.20
08/07/2026	MUNICIPAL FIRE & POLICE	CURRENT PAY WITHHOLDING MUNICIPAL FIRE & POLICE RETIRE Pay Perio	25,173.87
07/24/2026	NAI ELECTRICAL CONTRACTORS	CH REMODEL PH 2 PAY REQ 10 RETAINAGE	7,560.56
08/10/2026	NAPA DISTRIBUTION CENTER	#742 PARTS	44.32
08/10/2026	NAPA DISTRIBUTION CENTER	#767 CONCRETE MIXER	11.30
08/10/2026	NORTHLAND PRODUCTS CO	CREDIT	22.00-
08/10/2026	NORTHLAND PRODUCTS CO	HYDRO OIL FOR POST LIFTS	213.44
08/10/2026	NYEMASTER-GOODE	PROSECUTIONS	7,035.50
08/10/2026	NYEMASTER-GOODE	CITY COUNCIL	1,000.00
08/10/2026	NYEMASTER-GOODE	LEGAL GENERAL	1,905.00
08/10/2026	NYEMASTER-GOODE	LEGAL HR	891.00
08/10/2026	NYEMASTER-GOODE	LEGAL	3,915.00
08/10/2026	NYEMASTER-GOODE	LEGAL	1,782.00
08/10/2026	ONE SOURCE	BACKGROUND CHECKS	50.00
08/10/2026	ONE SOURCE	BACKGROUND CHECKS	50.00
08/10/2026	ONE SOURCE	BACKGROUND CHECKS	412.26
08/10/2026	ONE SOURCE	BACKGROUND CHECKS	393.72
08/10/2026	OPN ARCHITECTS INC	PAY REQ 28 - CH REMODEL DESIGN OPN	12,406.12
08/10/2026	P & P SMALL ENGINES INC	CHAINSAW CHAPS	131.90
08/10/2026	P J IOWA LC	CAC CONCESSIONS	745.47
08/10/2026	P J IOWA LC	CAC CONCESSIONS	373.23
08/10/2026	P J IOWA LC	CAC CONCESSIONS	550.76
08/10/2026	P J IOWA LC	PIZZA FOR CAC OLYMPICS	169.29
08/10/2026	PAYPAL INC VPS	DATA PROCESSING-ECOMMERCE	54.10

Date Paid	Vendor Name	Description	Amount Paid
08/10/2026	PC PRINT CENTER	BACK TO SCHOOL COMMUNITY FESTIVAL SIGNAGE	576.25
08/10/2026	PC PRINT CENTER	GREENBELT LANDING PRINTED ITEMS FOR RIBBON CUTTING	189.00
08/10/2026	PC PRINT CENTER	CLIVE FESTIVAL ACTIVITY SIGNAGE	84.00
08/10/2026	PC PRINT CENTER	GREENBELT LANDING PRINTED ITEMS FOR RIBBON CUTTING	270.15
08/10/2026	PCC AMBULANCE BILLING SERVICE	JUNE AMBULANCE BILLING FEE	7,937.28
08/10/2026	PINGEL MUDJACKING, LC	86TH ST WATER MAIN REPAIR	1,680.00
08/10/2026	PLAYAWAY PRODUCTS LLC	CHILDREN'S MEDIA	209.21
08/10/2026	POLE PAINTING PLUS	REFINISHING CITY STREET LIGHTS	9,000.00
07/24/2026	POLK COUNTY SHERIFF	CURRENT PAY GARNISHMENT - POLK COUNTY Pay Period: 07/18/2026	593.51
08/07/2026	POLK COUNTY SHERIFF	CURRENT PAY GARNISHMENT - POLK COUNTY Pay Period: 08/01/2026	537.23
08/10/2026	PRECISION COMPONENTS LLC	EXECUTIVE COACHING	1,000.00
08/10/2026	PRECISION COMPONENTS LLC	EXECUTIVE COACHING	1,000.00
08/10/2026	PRODIGY CARE SERVICES	411 RX	762.52
08/10/2026	QUALITY RESOURCE GROUP INC	GOAT STUFFY	1,055.36
08/10/2026	RADAR ROAD TEC	EQUIP MAINT & REPAIR-RADAR CERT	760.00
08/10/2026	RED WING BUSINESS ADVANTAGE ACCOUNT	MINOR EQUIPMENT	184.49
08/10/2026	RED WING BUSINESS ADVANTAGE ACCOUNT	BOOTS MCKINNEY	184.49
08/10/2026	RED WING BUSINESS ADVANTAGE ACCOUNT	BOOTS FARLOW	233.19
08/10/2026	RED WING BUSINESS ADVANTAGE ACCOUNT	CREDIT	233.19-
08/10/2026	RED WING BUSINESS ADVANTAGE ACCOUNT	BOOTS FARLOW	219.48
08/10/2026	RED WING BUSINESS ADVANTAGE ACCOUNT	BOOTS SALTMARSH	250.00
08/10/2026	RED WING BUSINESS ADVANTAGE ACCOUNT	CREDIT	219.48-
08/10/2026	RED WING BUSINESS ADVANTAGE ACCOUNT	BOOTS EBLIN	250.00
07/24/2026	RELIANCE STANDARD LIFE INSURANCE	VOL LIFE INSURANCE Pay Period: 07/18/2026	1,297.10
08/07/2026	RELIANCE STANDARD LIFE INSURANCE	VOL LIFE INSURANCE Pay Period: 08/01/2026	1,257.35
08/10/2026	RINGCENTRAL INC	HOSTED VOICE	2,694.01
08/10/2026	RUDD EQUIPMENT COMPANY	#787 DIAGNOSTICS AND REPAIR	5,877.04
08/10/2026	SADIE HEUERTZ	MISC CONTR WORK	65.00
08/10/2026	SARAH NOLL WILSON INC	FY25/26 CM EXEC COACH PAYMENT 2	3,750.00
08/10/2026	SECURITY EQUIPMENT INC	KEY PAVILION UTILITY ROOM	62.00
08/10/2026	SECURITY EQUIPMENT INC	RE-KEY OFFICE LOCKS	242.00
08/10/2026	SHI INTERNATIONAL CORP	SOFTWARE SUBSCRIPTION	5,590.00
08/10/2026	SHREDDER, THE	DOCUMENT DESTRUCTION	60.00
08/10/2026	SILVERSTAR CAR WASH	CAR WASHES - PARKS	40.00
08/10/2026	SILVERSTAR CAR WASH	CAR WASHES - REC	60.00
08/10/2026	SILVERSTAR CAR WASH	CAR WASHES - PW	80.00
08/10/2026	SILVERSTAR CAR WASH	CAR WASHES - PW	40.00
08/10/2026	SIRCHIE ACQUISITION COMPANY	EQUIPMENT	56.30
08/10/2026	SMITHGROUP, INC	GREENBELT LANDING DESIGN WORK	12,814.40
08/10/2026	SMITHGROUP, INC	LINNAN PARK DESIGN GROUP	29,616.00
07/24/2026	SNYDER & ASSOCIATES	ALICE RD RECON PH 1 PAY REQ 25	49,172.38
07/24/2026	SNYDER & ASSOCIATES	ALICE RD RECON PH 1 PAY REQ 26	35,849.40
07/24/2026	SNYDER & ASSOCIATES	ALICE RD RECON PH 4 PAY REQ 1	23,481.00
07/24/2026	SNYDER & ASSOCIATES	ALICE RD RECON PH 4 PAY REQ 2	85,115.05
08/10/2026	STAPLES	OFFICE PLOTTER	119.72
08/10/2026	STAPLES	PAPER	46.24
08/10/2026	STAPLES	BREAKROOM SUPPLIES	46.29
08/10/2026	STAPLES	SHOP SUPPLIES	76.82
08/10/2026	STEAM STARZ LLC	STEAM STARZ CAMP	4,216.00
08/10/2026	STEAM STARZ LLC	STEAM STARZ CAMP	1,976.25
07/24/2026	STERNQUIST CONSTRUCTION INC	HARBACH BLVD RECONSTRUCTION PH 2 PAY REQ 3	219,726.83
08/10/2026	STEW HANSEN	VEHICLE REPAIR - 205	2,319.35
08/10/2026	STEW HANSEN	VEHICLE REPAIR	625.23
08/10/2026	STEW HANSEN	#736 WATER VAN	48,971.00
08/10/2026	STREET COLLECTIVE	BIKE SHARE AGREEMENT	5,000.00
08/10/2026	SUPERIOR PEST CONTROL	PEST CONTROL HARBACH	250.00
08/10/2026	SUPERIOR PEST CONTROL	PEST CONTROL CPSC	47.85
08/10/2026	SUPERIOR PEST CONTROL	PEST CONTROL CPSC	177.54

Date Paid	Vendor Name	Description	Amount Paid
08/10/2026	SUPERIOR PEST CONTROL	PEST CONTROL CPSC	104.61
08/10/2026	SUPERIOR PEST CONTROL	PEST CONTROL CITY HALL	331.00
08/10/2026	TOM GRIFFIN	DEPOSIT REFUND	18.92
07/24/2026	TREAS - STATE OF IA WH TAX	STATE WITHHOLDING STATE WITHHOLDING TAX Pay Period: 07/18/2026	27,945.00
08/07/2026	TREAS - STATE OF IA WH TAX	STATE WITHHOLDING STATE WITHHOLDING TAX Pay Period: 08/01/2026	29,637.00
07/24/2026	UNITED WAY	CURRENT PAY WITHHOLDING UNITED WAY Pay Period: 07/18/2026	57.69
08/07/2026	UNITED WAY	CURRENT PAY WITHHOLDING UNITED WAY Pay Period: 08/01/2026	57.69
08/10/2026	VAN METER INC	LIGHT REPAIR	23.73
08/10/2026	VERIZON	DATA PLANS	1,339.67
08/10/2026	VERIZON	CELL DATA SERVICE	38.48
08/10/2026	VERIZON	CELL DATA SERVICE	115.44
08/10/2026	VERIZON	CELL DATA SERVICE	115.44
08/10/2026	VERIZON	DATA PROCESSING-HOTSPOTS	80.02
08/10/2026	VERMEER SALES & SERVICE	EQUIPMENT REPAIR	563.57
08/10/2026	VESERIS	CHEMICALS FOR MOSQUITO SPRAYER	5,243.00
08/10/2026	WEST DES MOINES WATER WORKS	WATER FACILITIES	209.39
08/10/2026	XTREMELED	CLIVE FESTIVAL LED SCREEN	3,000.00
08/10/2026	ZIEGLER INC	GENERATOR MAINTENANCE CONTRACT	1,387.59
08/10/2026	ZIEGLER INC	GENERATOR MAINTENANCE CONTRACT	1,387.59
08/10/2026	ZIEGLER INC	GENERATOR MAINTENANCE CONTRACT	1,387.59
08/10/2026	ZIEGLER INC	GENERATOR MAINTENANCE CONTRACT	1,387.58
08/10/2026	ZIEGLER INC	GENERATOR MAINTENANCE CH	6,162.44
08/10/2026	ZIMCO SUPPLY CO	HYDRO MULCH	276.00
Grand Totals:			2,186,888.17

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 (07/221/2026 - 8/10/2026)	$	2,186,888.17
Payroll (07/24/2026)		466,287.33
Payroll (8/7/2026)		511,464.98
Total	$	3,164,640.48

Of the total payrolls, $520.30 are expense reimbursements.

_____ Date: _____

Elizabeth Hansen, Director of Administrative Services

Dated: _____

City Council:

Breanne Hocker _____

Eric Klein _____

Ted Weaver _____

Sadie Gasparotto _____

Susan Judkins _____

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: August 13, 2026
RE: Approve Amended Mayoral Appointments to Regional Boards and Commissions - 2026

SYNOPSIS:
This amendment replaces Jeff May's appointments with Ron Gaines, as well as removes the SUDAS Central Regional Committee item as it is no longer relevant.

Attachments:
1. 2026 Regional Board Appointments

MAYOR APPOINTMENTS 2026
8-13-2026

Mayor Pro-Tem	Ted Weaver
City Ambassador	Eric Klein
Animal Review Committee	Ted Weaver, Breanne Hocker, Matt McQuillen
Bravo Greater Des Moines	Susan Judkins, Rep, Pete De Kock, Alt.
Central Iowa Code Consortium	Ryan Mayer, Rep.
Central Iowa Water Trails Board/ICON	Ted Weaver, Rep., Pete De Kock, Alt.
Central Iowa Water Works	John Edwards, Rep., Pete D Kock, Alt.
Central Iowa Water Works Long-Range Planning Committee	Ron Gaines, Rep., Jerry Freestone, Alt.
Central Iowa Water Works Technical Committee	Ron Gaines, Rep., Jerry Freestone, Alt.
Clive Community Foundation	Breanne Hocker, Rep., Richard Brown, Alt.
Catch Des Mones/CVB	Eric Klein, Rep., John Edwards, Alt.
County E911 Board	Mark Rehberg, Rep., Clay Garcia, Alt. – Dallas Clay Garcia, Rep., Mark Rehberg, Alt. – Polk
Dallas County Emergency Management Commission	Eric Klein, Rep., John Edwards, Alt. Mark Rehberg, Alt.
Dallas County Housing Trust Fund Board	Amanda Grutzmacher
DART	John Edwards, Rep., Sadie Gasparotto, Alt.
Housing Solutions Alliance	Susan Judkins, Rep., Sadie Gasparotto, Alt.
Iowa Stormwater Education Partnership (ISWEP)	Pete De Kock, Rep., Rai Tokuhisa, Alt.
Metro Advisory Council	John Edwards, Rep., Eric Klein, Rep.
Metro Waste Authority	Ted Weaver, Rep., John Edwards, Alt.
MIALG	John Edwards, Rep., Ted Weaver, Alt.
MIPA	Pete De Kock, Rep., Matt McQuillen, Alt
MPO Policy Group	Ted Weaver, Rep., Eric Klein, Alt., John Edwards, Alt.
MPO Transportation Technical Committee	Ron Gaines, Rep., Jonathan Cygan, Alt.
Local Hazard Mitigation Team	Richard Brown, Ron Gaines, Clay Garcia, Doug Ollendike

- Continued -

North Raccoon River WMA	Susan Judkins, Rep., Pete De Kock, Alt.
Personnel Committee	John Edwards, Ted Weaver, Susan Judkins
Polk County Emergency Management Commission	John Edwards, Rep., Eric Klein, Alt. Clay Garcia, Alt., Mark Rehberg, Alt.
Walnut Creek Watershed Management Authority	Susan Judkins, Rep., Pete De Kock, Alt. Rai Tokuhisa, Alt.
West Des Moines Schools Collaboration Committee	John Edwards, Breanne Hocker, Matt McQuillen
WRA Finance Committee	Matt McQuillen, Rep., Elizabeth Hansen, Alt.
WRA Management Agency	Michael McCoy, Rep. & Chair, Breanne Hocker, Alt., Matt McQuillen, Alt.
WRA Technical Agency	Ron Gaines, Rep., Jonathan Cygan, Alt.

Memo

TO: Mayor and Council members
FROM: Madison Wirth, Deputy City Clerk
DATE: August 13, 2026
RE: Approve New Retail Tobacco Sales License Application - Global Smoke Vape and Liquor - 8190 Hickman Road

SYNOPSIS:
Staff recommends approval.

Attachments:
1. Global Smoke Vape and Liquor

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: August 13, 2026
RE: Approve Retail Alcohol Sales License Renewal Application - Pally's Bar and Grille - 1800 NW 86th Street, Suite 33

SYNOPSIS:
Staff recommends approval.

Attachments:
1. Pally's Bar and Grille 08_09_2026

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: August 13, 2026
RE: Approve Retail Alcohol Sales License Renewal Application - Tapz Pub - 8450 Hickman Road, Suite C

SYNOPSIS:
Staff recommends approval.

Attachments:
1. Tapz Pub 08_02_2026

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: August 13, 2026
RE: Approve Retail Alcohol Sales License Renewal Application - The Rack Billiard Club - 8803 University Avenue, Suite 140

SYNOPSIS:
Staff recommends approval.

Attachments:
1. The Rack Billiard Club 08_23_2026

Memo

TO: Mayor and Council members
FROM: Tiffany Belieu, Administrative Specialist
DATE: August 13, 2026
RE: Resolution Approving Temporary Street Closing - Block Party - NW 155th Court at Wildwood Drive, Saturday, August 22, 2026 - 5:00 p.m. - 11:00 p.m.

SYNOPSIS:
Find attached application and resolution for block party requesting closure of NW 155th Court at Wildwood Drive on Saturday, August 22, 2026 from 5 - 11 p.m.

Attachments:
1. Vaske Block Party Application 8-15-26
2. Vaske Block Party Resolution 8-15-26

RESOLUTION NO. _____

RESOLUTION TEMPORARILY CLOSING

WHEREAS, the residents living at 1838 NW 155th Court, Clive, petitioned the City Council to close NW 155th Court at Wildwood Drive, between the hours of 5:00 p.m. – 11:00 p.m. on Saturday, August 22, 2026 and:

WHEREAS, said request is made in an effort by said residents to increase the safety of residents and children attending a block party to be given by them on said date and at on NW 155th Court.

WHEREAS, the closing of this section of street will not create undue problems for local traffic.

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

1. Subject to the provisions of paragraphs 2 and 3 below having first been met, the City Council of the City of Clive, Iowa, hereby closes NW 155th Court at Wildwood Drive, between 5:00 p.m. and 11:00 p.m. on Saturday, August 22, 2026 to through traffic.

2. This resolution shall be of no force and effect unless one or more residents living at 1838 NW 155th Court, Clive, shall first obtain those barricades of the type and number required by the Director of Public Works of the City of Clive, Iowa. Said delivery to be a time and place designated by Director.

3. No immobile obstacles that would limit or significantly slow access to emergency vehicles shall be placed in the traveled portion of the street, nor should any property owner be denied access to their property during the period when said streets are closed.

PASSED AND APPROVED this _____ day of _____ 2026.

_____
John Edwards, Mayor

ATTEST:

_____
Matthew Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Tiffany Belieu, Administrative Specialist
DATE: August 13, 2026
RE: Resolution Approving Temporary Street Closing - Block Party - Lincoln Avenue/NW 103rd Street from Sunset Terrace to NW 101st, August 22, 2026 - 5:00 p.m. - 11:00 p.m.

SYNOPSIS:

Find attached application and resolution for block party to Lincoln Avenue/NW 103rd Street from Sunset Terrace to NW 101st on Saturday, August 22, 2026

Attachments:

1. Brandon Block Party Resolution 08-22-26
2. Brandon Block Party Application 08-22-26

RESOLUTION NO. _____

RESOLUTION TEMPORARILY CLOSING

WHEREAS, the residents living at 1756 NW 103rd Street, Clive, petitioned the City Council to close Lincoln Avenue/NW 103rd Street from Sunset Terrace to NW 101st Street, between the hours of 5:00 p.m. – 11:00 p.m. on Saturday, August 22, 2026 and:

WHEREAS, said request is made in an effort by said residents to increase the safety of residents and children attending a block party to be given by them on said date and at on Lincoln Avenue/NW 103rd Street from Sunset Terrace to 101st Street.

WHEREAS, the closing of this section of street will not create undue problems for local traffic.

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

1. Subject to the provisions of paragraphs 2 and 3 below having first been met, the City Council of the City of Clive, Iowa, hereby closes the portion of Lincoln Avenue/NW 103rd Street from Sunset Terrace to 101st Street, between 5:00 p.m. and 11:00 p.m. on Saturday, August 22, 2026 to through traffic.

2. This resolution shall be of no force and effect unless one or more residents living at 1756 NW 103rd Street, Clive, shall first obtain those barricades of the type and number required by the Director of Public Works of the City of Clive, Iowa. Said delivery to be a time and place designated by Director.

3. No immobile obstacles that would limit or significantly slow access to emergency vehicles shall be placed in the traveled portion of the street, nor should any property owner be denied access to their property during the period when said streets are closed.

PASSED AND APPROVED this _____ day of _____ 2026.

_____
John Edwards, Mayor

ATTEST:

_____
Matthew Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Tiffany Belieu, Administrative Specialist
DATE: August 13, 2026
RE: Resolution Approving Temporary Street Closing - Block Party - NW 92nd Street near Lincoln Avenue - Saturday, September 12, 2026 - 11:00 a.m. - 6:00 p.m.

SYNOPSIS:

Find attached application and resolution for block party to close NW 92nd Street near Lincoln Avenue on Saturday, September 12, 2026

Attachments:

1. Corey Block Party
2. Corey Block Party Resolution 09-12-2026

RESOLUTION NO. _____

RESOLUTION TEMPORARILY CLOSING

WHEREAS, the residents living at 1636 NW 92nd Street, Clive, petitioned the City Council to close NW 92nd Street near Lincoln Avenue, between the hours of 11:00 a.m. – 6:00 p.m. on Saturday, September 12, 2026 and:

WHEREAS, said request is made in an effort by said residents to increase the safety of residents and children attending a block party to be given by them on said date and at such time on NW 92nd Street.

WHEREAS, the closing of this section of street will not create undue problems for local traffic.

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

1. Subject to the provisions of paragraphs 2 and 3 below having first been met, the City Council of the City of Clive, Iowa, hereby closes the portion of NW 92nd Street near Lincoln Avenue, between 11:00 a.m. and 6:00 p.m. on Saturday, September 12, 2026 to through traffic.

2. This resolution shall be of no force and effect unless one or more residents living at 1636 NW 92nd Street shall first obtain those barricades of the type and number required by the Director of Public Works of the City of Clive, Iowa. Said delivery to be a time and place designated by Director.

3. No immobile obstacles that would limit or significantly slow access to emergency vehicles shall be placed in the traveled portion of the street, nor should any property owner be denied access to their property during the period when said streets are closed.

PASSED AND APPROVED this _____ day of _____ 2026.

_____
John Edwards, Mayor

ATTEST:

_____
Matthew Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Tiffany Belieu, Administrative Specialist
DATE: August 13, 2026
RE: Resolution Approving Temporary Street Closing - Block Party - Summit Drive Between NW 152nd Street and NW 149th Street, August 15, 2026 - 1:00 p.m. - 10:00 p.m.

SYNOPSIS:

Find attached application and resolution for block party to Lincoln Avenue/NW 103rd Street from Sunset Terrace to NW 101st on Saturday, August 22, 2026

Attachments:

1. Zaug Block Party Resolution 8-15-2026
2. Zaug 8-15-26

RESOLUTION NO. _____

RESOLUTION TEMPORARILY CLOSING

WHEREAS, the residents living at 15022 Summit Drive, Clive, petitioned the City Council to close Summit Drive Between NW 152nd Street and NW 149th Street, between the hours of 1:00 p.m. – 10:00 p.m. on Saturday, August 15, 2026 and:

WHEREAS, said request is made in an effort by said residents to increase the safety of residents and children attending a block party to be given by them on said date and at such time on Summit Drive.

WHEREAS, the closing of this section of street will not create undue problems for local traffic.

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

1. Subject to the provisions of paragraphs 2 and 3 below having first been met, the City Council of the City of Clive, Iowa, hereby closes the portion of Summit Drive between NW 152nd Street and NW 149th Street between 1:00 p.m. and 10:00 p.m. on Saturday, August 15, 2026, to through traffic.

2. This resolution shall be of no force and effect unless one or more residents living at 15022 Summit Drive shall first obtain those barricades of the type and number required by the Director of Public Works of the City of Clive, Iowa. Said delivery to be a time and place designated by Director.

3. No immobile obstacles that would limit or significantly slow access to emergency vehicles shall be placed in the traveled portion of the street, nor should any property owner be denied access to their property during the period when said streets are closed.

PASSED AND APPROVED this _____ day of _____ 2026.

_____
John Edwards, Mayor

ATTEST:

_____
Matthew Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Jeff Lucas, Recreation Manager
DATE: August 13, 2026
RE: Resolution Accepting Work for Cirksena Park Construction Project

SYNOPSIS:
Staff recommends approval of this resolution. Work has been completed, the park natural spaces and stormwater retention areas continue to grow and establish, and overall staff is excited to complete this project. The final pay all is also on the consent agenda.

Attachments:
1. Contract - Corell

CONTRACT NO. 390
DATE _____

CONTRACT

THIS CONTRACT, made and entered into this 8th day of June, 2023, by and between the City of Clive, Iowa by its Mayor, upon order of its City Council hereinafter called the "Jurisdiction", and, Corell Contractor, Inc. hereinafter called the "Contractor".

WITNESSETH:

The Contractor hereby agrees to complete the work comprising the below referenced improvement as specified in the contract documents, which are officially on file with the Jurisdiction, in the office of the City Clerk. This contract includes all contract documents. The work under this contract shall be constructed in accordance with the latest edition of the Urban Standard Specifications for Public Improvements, as further modified by the supplemental specifications and special provisions included in said contract documents and the Contract Attachment which is attached hereto. The Contractor further agrees to complete the work in strict accordance with said contract documents, and to guarantee the work as required by law, for the time required in said contract documents, after its acceptance by the Jurisdiction.

This contract is awarded and executed for completion of the work specified in the contract documents for the bid prices shown on the Contract Attachment: Bid Items, Quantities and Prices which were proposed by the Contractor in its proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing for the following described improvements:

CIRKSENA PARK PROJECT

This project includes all materials, equipment, transportation and labor needed to construct a neighborhood park (Cirksena Park) in the northwest area of Clive near 3575 Westgate Parkway. This project generally includes site grading, installation of trails, sidewalks, play structures, shade structure, play surfacing, storm sewers, and site landscaping. Specific project location along with the kind and approximate quantity of materials to be used shall be as set forth in the Plans and Specifications.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of Eight Hundred Seventy-Nine Thousand Two Hundred Dollars and Twenty cents ($879,200.20) which amount shall constitute the required amount of the performance, maintenance, and payment bond. The Contractor hereby agrees to commence work on or before the late start date of June 23, 2023 and shall be substantially completed by November 22, 2023. Substantial completion will be achieved upon completion of all work described as part of the construction documents. Liquidated damages for noncompliance with said substantial completion provisions will be assessed at the rate of Five Hundred Dollars ($500.00) for each calendar day thereafter that the work remains incomplete. Final completion shall be attained by May 31, 2024. Liquidated damages for noncompliance with said completion provisions will be assessed at the rate of Five Hundred Dollars ($500.00) for each calendar day thereafter that the work remains incomplete.

IN WITNESS WHEREOF, the Parties hereto have executed this instrument, in triplicate on the date first shown written.

JURISDICTION

By John D. Edwards
John Edwards, Mayor

(Seal)
ATTEST:
Matthew D. Graham, City Clerk

CONTRACTOR

Corell Contractor, Inc.
Contractor

By Grant S Corell
Signature

Grant S. Corell, President
Title

1300 Lincoln Street
Street Address

West Des Moines, IA 50265
City, State, Zip Code

515-221-9669
Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number C1308-30 issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.

2. Out-of-State Contractors:

   A. Pursuant to Section 91C.7 of the Iowa Code, an out-of-state contractor, before commencing a contract in excess of five thousand dollars in value in Iowa, shall file a bond with the division of labor services of the department of workforce development. The contractor should contact 515-242-5871 for further information. Prior to contract execution, the City Engineer may forward a copy of this contract to the Iowa Department of Workforce Development as notification of pending construction work. It is the contractor's responsibility to comply with said Section 91C.7 before commencing this work.

   B. Prior to entering into contract, the designated low bidder, if it be a corporation organized under the laws of a state other than Iowa, shall file a certificate with the Jurisdictional Engineer from the Secretary of State of the State of Iowa showing that it has complied with all the provisions of Chapter 490 of the Code of Iowa, or as amended, governing foreign corporations. For further information, contact the Iowa Secretary of State Office at 515-281-5204.

   Bond No. _____
   Name of Surety _____

CORPORATE ACKNOWLEDGMENT

State of Iowa)
) SS
Polk County)

On this 14th day of July, 2023, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Grant S. Corell and ——, to me known, who, being by me duly sworn, did say that they are the President, and ——, respectively, of the corporation executing the foregoing instrument; that (~~no seal has been procured by~~) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that Grant S. Corell and ——acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

CRAIG S. PLUMMER
Commission Number 222835
My Commission Expires
June 2, 2026

Notary Public in and for the State of Iowa
My commission expires 6/2,2025

NOTE: All signatures on this contract must be original signatures in ink; copies or facsimile of any signatures will not be accepted.

(CON'T – CONTRACT ATTACHMENT) Clive Project No. 390

CONTRACT ATTACHMENT

Contract Attachment: Bid Items, Quantities and Prices

THIS CONTRACT IS AWARDED AND EXECUTED FOR COMPLETION OF THE WORK SPECIFIED IN THE CONTRACT DOCUMENTS FOR THE BID PRICES TABULATED BELOW AS PROPOSED BY THE CONTRACTOR IN ITS PROPOSAL SUBMITTED IN ACCORDANCE WITH NOTICE TO BIDDERS AND NOTICE OF PUBLIC HEARING. ALL QUANTITIES ARE SUBJECT TO REVISION BY THE JURISDICTION. QUANTITY CHANGES WHICH AMOUNT TO TWENTY (20) PERCENT OR LESS OF THE AMOUNT BID SHALL NOT AFFECT THE UNIT BID PRICE.

BASE BID

Item	Description	Unit	Estimated Quantity	Unit Price	Extension
1	Topsoil, On-Site	CY	4,000	$15.00	60,000.00
2	Earthwork and Excavation	CY	2,950	$20.00	59,000.00
3	Subgrade Preparation	SY	2,654	$5.50	14,597.00
4	Compaction Testing	LS	1	$5,500.00	5,500.00
5	Trench Compaction Testing	LS	1	$2,200.00	2,200.00
6	Storm Sewer, Trenched (PVC Non-Perforated, 6")	LF	30	$117.00	3,510.00
7	Storm Sewer, Trenched (RCP, 15")	LF	171	$107.00	18,297.00
8	Storm Sewer, Trenched (RCP, 18")	LF	55	$113.00	6,215.00
9	Removal Of Storm Sewer, (RCP, 15")	LF	50	$55.00	2,750.00
10	Pipe Apron (RCP, 15")	EA	3	$2,100.00	6,300.00
11	Pipe Apron (RCP, 18")	EA	1	$2,200.00	2,200.00
12	Footing For Concrete Pipe Apron (15")	EA	3	$1,100.00	3,300.00
13	Footing For Concrete Pipe Apron (18")	EA	1	$1,200.00	1,200.00
14	Pipe Apron Guard (15")	EA	3	$950.00	2,850.00
15	Pipe Apron Guard (18")	EA	1	$1,000.00	1,000.00
16	Subdrain (8")	LF	403	$33.00	13,299.00
17	Subdrain Cleanout (Type A-2, 8")	EA	3	$700.00	2,100.00
	Subtotal (Items 1 - 17)				204,318.00

Item	Description	Unit	Estimated Quantity	Unit Price	Extension
18	Subdrain Outlets And Connections	EA	2	550	1,100.00
19	Intake (SW-512 Circular Area Intake)	EA	3	3,300.00	9,900.00
20	Intake (SW-513 Open Sided Area Intake)	EA	1	7,100.00	7,100.00
21	Inline Water Level Control Structure (20" x 24")	EA	2	3,500	7,000.00
22	Connection To Existing Intake	EA	2	1,800.00	3,600.00
23	Remove Intake	EA	1	4,700.00	4,700.00
24	Curb And Gutter	LF	171	106	18,126.00
25	PCC Pavement Samples And Testing	LS	1	1,575.00	1,575.00
26	Sidewalk, PCC (Non-reinforced, 6")	SY	1,563	53	82,839.00
27	Sidewalk Assurance Testing	LS	1	1,575.00	1,575.00
28	Seedbed Preparation	AC	2.6	2,100.00	5,460.00
29	Conventional Seeding; Seeding, Fertilizing and Mulching (Temp. Seed Mix)	AC	2.6	6,275.00	16,315.00
30	Conventional Seeding; Seeding, Fertilizing And Mulching (Upland Seed Mix)	AC	1.3	9,425.00	12,252.50
31	Conventional Seeding; Seeding, Fertilizing And Mulching (Overseeding)	AC	0.5	8,375.00	4,187.50
32	Hydraulic Seeding; Seeding, Fertilizing And Mulching (Bioretention Mix)	AC	1.0	10,475.00	10,475.00
33	Hydraulic Seeding; Seeding, Fertilizing And Mulching (Turf Lawn Mix)	AC	1.3	10,475.00	13,617.50
34	Plants (Overstory)	EA	52	489	25,428.00
35	Plants (Understory)	EA	23	452	10,396.00
36	Plants (Evergreen)	EA	3	488	1,464.00
37	Plants (Shrub)	EA	83	79	6,557.00
38	Plants (Perennial)	EA	16	65	1,040.00
39	Tree Drainage Wells	EA	5	205	1,025.00
	Subtotal (Items 18-39)				245,732.50

Item	Description	Unit	Estimated Quantity	Unit Price	Extension
40	Bioretention Cell Soil Mix	CY	425	99	42,075.00
41	Bioretention Cell Choker Aggregate	CY	61	113	6,893.00
42	Bioretention Cell Storage Aggregate	CY	243	113.00	27,459.00
43	SWPPP Management	LS	1	4,175.00	4,175.00
44	Filter Socks (12")	LF	1,270	4.75	6,032.50
45	Filter Socks, Removal	LF	1,270	1.05	1,333.50
46	Temporary RECP (GeoCoir / DeKoWe 700, Rolanka BioD-Mat 70)	SY	1,090	4.75	5,177.50
47	Wattles (9")	LF	1,560	3.75	5,850.00
48	Wattles, Removal	LF	1,560	1.05	1,638.00
49	Rip Rap, (Class E Revetment)	TON	12	114	1,368.00
50	Rip Rap, (Erosion Stone)	TON	80	84.5	6,760.00
51	Rip Rap, (Macadam Stone Base)	TON	30	170	5,100.00
52	Sediment Basin, Outlet Structure	EA	1	12,200.00	12,200.00
53	Silt Fence Or Silt Fence Ditch Check	LF	690	4.75	3,277.50
54	Silt Fence Or Silt Fence Ditch Check, Removal Of Device	LF	690	1.05	724.50
55	Stabilized Construction Entrance	SY	133	31	4,123.00
56	Erosion Control Mulching, Conventional	AC	1.3	4,175.00	5,427.50
57	Erosion Control Mulching, Hydromulching	AC	1.7	4,175.00	7,097.50
58	Inlet Protection Device (Drop-in)	EA	3	180	540.00
59	Concrete Vegetated Mat (Flexamat Standard)	SF	960	23	22,080.00
60	Construction Survey	LS	1	6,825.00	6,825.00
	Subtotal (Items 40-60)				176,156.50

Item	Description	Unit	Estimated Quantity	Unit Price	Extension
61	Mobilization	LS	1	26,670.70	26,670.70
62	Concrete Washout (Roll-off)	LS	1	1,750.00	1,750.00
63	Play Feature 1	LS	1	5,800.00	5,800.00
64	Play Feature 2	LS	5	1,200.00	6,000.00
65	Play Feature 3	LS	1	5,800.00	5,800.00
66	Play Feature 4	LS	1	5,800.00	5,800.00
67	Playground Surface (Engineered Wood Fiber)	SF	3,847	4.90	18,850.30
68	Shade Structure (16' x 20')	LS	1	40,000.00	40,000.00
69	Limestone Boulders	EA	38	273	10,374.00
70	Trash Receptacle	EA	4	3,100.00	12,400.00
71	Bench	EA	3	5,500.00	16,500.00
72	Picnic Table	EA	3	2,100.00	6,300.00
73	Habitat Logs (Installation)	EA	7	2,500.00	17,500.00
	Subtotal (Items 61-73)				173,745.00
	Subtotal (Items 1-17)				204,318.00
	Subtotal (Items 18-39)				245,732.50
	Subtotal (Items 40-60)				176,156.50

TOTAL BASE BID $ $ 799,952.00

Complete Bid Forms for Alternates on Following Page

ALTERNATE #1

Item	Description	Unit	Estimated Quantity	Unit Price	Extension
74	Establishment and Short-term Maintenance Seasonal Period	EA	12	3,150.00	37,800.00
	TOTAL BID ALTERNATE #1 $				$ 837,752.00

ALTERNATE #2

Item	Description	Unit	Estimated Quantity	Unit Price	Extension
67	Playground Surface (Engineered Wood Fiber)	SF	-3,847	4.65	-17,888.55
75	Playground Surface (Rubberized Surface)	SF	3,847	**25.25**	**97,136.75**
	TOTAL BID ALTERNATE #2 $			$	879,200.20

ALTERNATE #3

Item	Description	Unit	Estimated Quantity	Unit Price	Extension
76	Plants (Plug)	EA	4,385	9	39,465.00
	TOTAL BID ALTERNATE #3 $				$ 839,417.00

NOTE: IT IS UNDERSTOOD THAT THE ABOVE QUANTITIES ARE ESTIMATED FOR THE PURPOSE OF THIS BID. ALL QUANTITIES ARE SUBJECT TO REVISION BY THE CITY. QUANTITY CHANGES WHICH AMOUNT TO TWENTY (20) PERCENT OR LESS OF THE TOTAL BID SHALL NOT AFFECT THE UNIT PRICE.

END CONTRACT FORM

SURETY BOND NO. 54255013

PERFORMANCE, PAYMENT AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, Corell Contractor, Inc., as Principal (hereinafter the "Contractor" or "Principal" and United Fire & Casualty Company, as Surety are held and firmly bound unto City of Clive, as Obligee (hereinafter referred to as "the Jurisdiction"), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of Eight Hundred Seventy-Nine Thousand Two Hundred Dollars and Twenty cents ($879,200.20), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Jurisdiction, bearing date the 8th day of June, 20 23, (hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvements:

CIRKSENA PARK PROJECT

This project includes all materials, equipment, transportation and labor needed to construct a neighborhood park (Cirksena Park) in the northwest area of Clive near 3575 Westgate Parkway. This project generally includes site grading, installation of trails, sidewalks, play structures, shade structure, play surfacing, storm sewers, and site landscaping. Specific project location along with the kind and approximate quantity of materials to be used shall be as set forth in the Plans and Specifications.

and to faithfully perform all the terms and requirements of said Contract within the time therein specified, in a good and workmanlike manner, and in accordance with the Contract Documents. Provided, however, that one year after the date of acceptance as complete of the work under the above referenced Contract, the maintenance portion of this Bond shall continue in force but the penal sum for maintenance shall be reduced to the sum of Eight Hundred Seventy-Nine Thousand Two Hundred Dollars and Twenty cents ($879,200.20), which is the cost associated with those items shown on the proposal and in the Contract which require a maintenance bond period in excess of one year.

It is expressly understood and agreed by the Contractor and Surety in this bond that the following provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

1. PERFORMANCE: The Contractor shall well and faithfully observe, perform, fulfill and abide by each and every covenant, condition and part of said Contract and Contract Documents, by reference made a part hereof, for the above referenced improvements, and shall indemnify and save harmless the Jurisdiction from all outlay and expense incurred by the Jurisdiction by reason of the Contractor's default of failure to perform as required. The Contractor shall also be responsible for the default or failure to perform as required under the Contract and Contract Documents by all its subcontractors, suppliers, agents, or employees furnishing materials or providing labor in the performance of the Contract.

2. PAYMENT: The Contractor and the Surety on this Bond are hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price which the Jurisdiction is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573, Code of Iowa, which by this reference is made a part hereof as though fully set out herein.

3. MAINTENANCE: The Contractor and the Surety on this Bond hereby agree, at their own expense:
   A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of four (4) years from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;
   B. To keep all work in continuous good repair; and
   C. To pay the Jurisdiction's reasonable costs of monitoring and inspection to assure that any defects are remedied, and to repay the Jurisdiction all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.
   D. Contractor's and Surety's agreement herein made extends to defects in workmanship or materials not discovered or known to the Jurisdiction at the time such work was accepted.

4. GENERAL: Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:

   A. To consent without notice to any extension of time to the Contractor in which to perform the Contract;
   B. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than twenty percent of the total contract price, and that this bond shall then be released as to such excess increase; and
   C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.
   D. That no provision of this Bond or of any other contract shall be valid which limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.

E. That as used herein, the phrase "all outlay and expense" is not to be limited in any way, but shall include the actual and reasonable costs and expenses incurred by the Jurisdiction including interest, benefits and overhead where applicable. Accordingly, "all outlay and expense" would include but not be limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorneys fees (including overhead expenses of the Jurisdiction's staff attorneys), and all costs and expenses of litigation as they are incurred by the Jurisdiction. It is intended the Contractor and Surety will defend and indemnify the Jurisdiction on all claims made against the Jurisdiction on account of Contractor's failure to perform as required in the Contract and Contract Documents, that all agreements and promises set forth in the Contract and Contract Documents, in approved change orders, and in this Bond will be fulfilled, and that the Jurisdiction will be fully indemnified so that it will be put into the position it would have been in had the Contract been performed in the first instance as required.

In the event the Jurisdiction incurs any "outlay and expense" in defending itself with respect to any claim as to which the Contractor or Surety should have provided the defense, or in the enforcement of the promises given by the Contractor in the Contract, Contract Documents, or approved change orders, or in the enforcement of the promises given by the Contractor and Surety in this Bond, the Contractor and Surety agree that they will make the Jurisdiction whole for all such outlay and expense, provided that the Surety's obligation under this bond shall not exceed 125% of the penal sum of this bond.

In the event that any actions or proceedings are initiated with respect to this Bond, the parties agree that the venue thereof shall be Polk County, State of Iowa. If legal action is required by the Jurisdiction to enforce the provisions of this Bond or to collect the monetary obligation incurring to the benefit of the Jurisdiction, the Contractor and the Surety agree, jointly and severally, to pay the Jurisdiction all outlay and expense incurred therefore by the Jurisdiction. All rights, powers, and remedies of the Jurisdiction hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers and remedies given to the Jurisdiction, by law. The Jurisdiction may proceed against surety for any amount guaranteed hereunder whether action is brought against the Contractor or whether Contractor is joined in any such action or actions or not.

NOW THEREFORE, the condition of this obligation is such that if said Principal shall faithfully perform all the promises of the Principal, as set forth and provided in the Contract, in the Contract Documents, and in this Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

When a word, term, or phrase is used in this Bond, it shall be interpreted or construed first as defined in this Bond, the Contract, or the Contract Documents; second, if not defined in the Bond, Contract, or Contract Documents, it shall be interpreted or construed as defined in applicable provisions of the Iowa Code; third, if not defined in the Iowa Code, it shall be interpreted or construed according to its generally accepted meaning in the construction industry; and fourth, if it has no generally accepted meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

(CON'T – PERFORMANCE, PAYMENT AND MAINTENANCE BOND)

Clive Project No. 390

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The Contract and Contract Documents are hereby made a part of this Bond.

Witness our hands, in triplicate, this 12th day of July, 2023.

Surety Countersigned By:

N/A

Signature of Iowa Resident Commission Agent as Prescribed by Chapter 515.52-57, Iowa Code. (Require only if Attorney-in-Fact is not also an Iowa Resident Commission Agent).

Name of Resident Commission Agent

Company Name

Company Address

City, State, Zip Code

Company Telephone Number

PRINCIPAL:

Corell Contractor, Inc.
Contractor

By: Signature
PRESIDENT
Title

SURETY:

United Fire & Casualty Company
Surety Company

By: Signature Attorney-in-Fact Officer

Kate Zanders, Attorney-in-Fact/Iowa Licensed Agent
Name of Attorney-in-Fact Officer

Holmes Murphy and Associates LLC
Company Name

2727 Grand Prairie Parkway
Company Address

Waukee, IA 50263
City, State, Zip Code

(515) 223-6800
Company Telephone Number

NOTE: All signatures on this performance, payment & maintenance bond must be original signatures in ink. Copies or facsimile of any signature will not be accepted. This bond must be sealed with the Surety's raised, embossing seal, and the Certificate or Power of Attorney accompanying this bond must be valid on its face and sealed with the Surety's raised, embossing seal.

UNITED FIRE & CASUALTY COMPANY, CEDAR RAPIDS, IA
UNITED FIRE & INDEMNITY COMPANY, WEBSTER, TX
FINANCIAL PACIFIC INSURANCE COMPANY, LOS ANGELES, CA
CERTIFIED COPY OF POWER OF ATTORNEY
(original on file at Home Office of Company – See Certification)

Inquiries: Surety Department
118 Second Ave SE
Cedar Rapids, IA 52401

KNOW ALL PERSONS BY THESE PRESENTS, That United Fire & Casualty Company, a corporation duly organized and existing under the laws of the State of Iowa; United Fire & Indemnity Company, a corporation duly organized and existing under the laws of the State of Texas; and Financial Pacific Insurance Company, a corporation duly organized and existing under the laws of the State of California (herein collectively called the Companies), and having their corporate headquarters in Cedar Rapids, State of Iowa, does make, constitute and appoint

CRAIG E. HANSEN, JAY D. FREIERMUTH, BRIAN M. DEIMERLY, CINDY BENNETT, ANNE CROWNER, TIM MCCULLOH, STACY VENN, DIONE R. YOUNG, MICHELLE GRUIS, KATHLEEN BREWER, SETH D. ROOKER, SARA HUSTON, SHELBY GREINER, GINGER HOKE, JOHN CORD, JOE TIERNAN, JENNIFER MARINO, BEN WILLIAMS, KATE ZANDERS, EACH INDIVIDUALLY

their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed $100,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby ratified and confirmed.

The Authority hereby granted is continuous and shall remain in full force and effect until revoked by United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

This Power of Attorney is made and executed pursuant to and by authority of the following bylaw duly adopted by the Boards of Directors of United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

"Article VI – Surety Bonds and Undertakings"

Section 2, Appointment of Attorney-in-Fact. "The President or any Vice President, or any other officer of the Companies may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Companies in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. The signature of any officer authorized hereby, and the Corporate seal, may be affixed by facsimile to any power of attorney or special power of attorney or certification of either authorized hereby; such signature and seal, when so used, being adopted by the Companies as the original signature of such officer and the original seal of the Companies, to be valid and binding upon the Companies with the same force and effect as though manually affixed. Such attorneys-in-fact, subject to the limitations set of forth in their respective certificates of authority shall have full power to bind the Companies by their signature and execution of any such instruments and to attach the seal the Companies thereto. The President or any Vice President, the Board of Directors or any other officer of the Companies may at any time revoke all power and authority previously given to any attorney-in-fact.

IN WITNESS WHEREOF, the COMPANIES have each caused these presents to be signed by its vice president and its corporate seal to be hereto affixed this 18th day of March, 2022

UNITED FIRE & CASUALTY COMPANY
UNITED FIRE & INDEMNITY COMPANY
FINANCIAL PACIFIC INSURANCE COMPANY

By: Dennis J. Richmann
Vice President

State of Iowa, County of Linn, ss:

On 18th day of March, 2022, before me personally came Dennis J. Richmann to me known, who being by me duly sworn, did depose and say; that he resides in Cedar Rapids, State of Iowa; that he is a Vice President of United Fire & Casualty Company, a Vice President of United Fire & Indemnity Company, and a Vice President of Financial Pacific Insurance Company the corporations described in and which executed the above instrument; that he knows the seal of said corporations; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporations and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.

Judith A. Jones
Iowa Notarial Seal
Commission number 173041
My Commission Expires 4/23/2024

Judith A Jones
Notary Public
My commission expires: 4/23/2024

I, Mary A. Bertsch, Assistant Secretary of United Fire & Casualty Company and Assistant Secretary of United Fire & Indemnity Company, and Assistant Secretary of Financial Pacific Insurance Company, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporations as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATIONS, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

In testimony whereof I have hereunto subscribed my name and affixed the corporate seal of the said Corporations this 12th day of July 2023.

By: Mary A Bertsch
Assistant Secretary,
UF&C & UF&I & FPIC

Memo

TO: Mayor and Council members
FROM: Jonathan Cygan, Civil Engineer
DATE: August 13, 2026
RE: Resolution Approving Change Order #4 - Concrete Technologies Inc. - Alice's Road Reconstruction Phase 1A

SYNOPSIS:
After discussion with CTI and the City of Waukee, staff is recommending approval of Change Order #4 to Concrete Technologies Inc. for work performed on the above referenced project.

The change order adjusts the completion date of the project which is associated with liquidate damages from delays indicated in the contract documents. Prior to the start of 2026 liquidated damages were assessed to the project a total of $25,000. After examining delays caused by the contractor and considering delays that are outside their control, weather, franchises, etc., the three parties agreed upon an additional $62,000 dollars of assessed damages for the delayed opening of Alice's Road from Horizon Drive through Boston Parkway.

This noted liquidated damages above will be reflected in the next pay request pending consent approval of this change order and pay request by council on the 8/13/2026 meeting.

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

Attachments:
1. Resolution - Change Order No. 4
2. Change Order #4

RESOLUTION NO. _____

RESOLUTION APPROVING CHANGE ORDER NO. 4
FOR CONCRETE TECHNOLOGIES INC.
ALICE'S ROAD PHASE 1A IMPROVEMENT PROJECT

WHEREAS, the City staff has determined that it is necessary to make the changes set forth in Change Order No. 4 to the contract with Concrete Technologies Inc. in regard to the Alice's Road Phase 1A Improvement Project (the "Project"); and

WHEREAS, the City Council of the City of Clive, Iowa, is desirous of approving said Change Order No. 4 and authorizing the Mayor to execute same on behalf of the City of Clive, Iowa.

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

That Change Order No. 4 to the contract with Concrete Technologies Inc., is hereby determined to be in the best interests of the residents of the City of Clive, Iowa, and is hereby accepted and approved by this City Council; and the Mayor is hereby authorized and directed to execute said Change Order No. 4 on behalf of the City of Clive, Iowa.

PASSED AND APPROVED THIS _____ day of _____, 2026.

By: _____
John Edwards, Mayor

ATTEST:

By: _____
Matthew D. Graham, City Clerk

City of Clive

Change Order Details

Alice's road Improvements, Phase 1A

Description	Alice's Road Reconstruction Between Horizon Dr. to Dellwood Dr.
Prime Contractor	CTI-01 1001 SE 37th St. Grimes, IA 50111
Change Order	4
Status	Pending
Date Created	07/23/2026
Type	Changed Conditions
Summary	time change
Awarded Project Amount	$4,294,120.31
Authorized Project Amount	$4,481,036.07
Change Order Amount	$0.00
Revised Project Amount	$4,481,036.07

New Time Limits

Type	Pending Deadline	Pending Cost per Day
Completion Date	05/09/2026	$1,000.00
(Primary) Adjusted Date		
1 time limit		

_____ _____

Mayor, City of Clive **Date**

_____ _____

Project Engineer, Jon Cygan **Date**

_____ _____

Field Engineer, Kaleb Randel **Date**

_____ _____

Contractor, Concrete Technologies Inc. **Date**

Memo

TO: Mayor and Council members
FROM: Alyssa Welling, Administrative Assistant
DATE: August 13, 2026
RE: Approve Pay Request #1 - Whitfield's Lawn and Garden Specialist - Linnan Park Construction Project - $104,036.36

SYNOPSIS:
Staff recommends approval of Pay Request #1 to Whitfield's Lawn and Garden Specialist for the work completed to date on the Linnan Park Construction Project.

Total contract amount: **$113,813.00**
Pay Request #1: **$104,036.36**
Total Requested to Date: **$104,036.36**
Remaining contract amount: **$9,776.64**

Attachments:
1. Whitfield pay app #1

AIA Document G702S™ – 2017

Application and Certification for Payment, Contractor-Subcontractor Version

TO CONTRACTOR:
Hansen Company Inc.
5665 Grrendale Rd $uite A
Johnston, IA 50131

PROJECT:
City of Clive Linnan Park

APPLICATION NO: 1

PERIOD TO: 07/31/2026

SUBCONTRACT FOR:

PROJECT NOS:

Distribution to:
- [ ] OWNER
- [ ] ARCHITECT
- [ ] CONTRACTOR
- [ ] FIELD
- [ ] OTHER

FROM SUBCONTRACTOR:
Whitfield's Lawn and Garden Specialist, LLC
3132 4th St
Des Moines, IA 50313

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM			$ 113,813.00
2. Net change by Change Orders			$ 0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)			$ 113,813.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)			$ 109,511.96
5. RETAINAGE:			
a. 5% of Completed Work (Column D + E on G703)	$	$5,475.60	
b. ____ % of Stored Material (Column F on G703)	$	Included in above	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)			$ 1,464.36
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)			$ 104,036.36
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)			$
8. CURRENT PAYMENT DUE			$ 104,036.36
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$		9,776.64

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

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

SUBCONTRACTOR:

By: _____ Date: 7/25/2026

State of: Iowa County of: Polk
Subscribed and sworn to before me this 25th day of July, 2026
Notary Public: Catherine L Whitfield
My Commission expires: 3-19-2028

CATHERINE L. WHITFIELD
COMMISSION NO. 195388
MY COMMISSION EXPIRES
3-19-2028

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(3B9ADA73)

CONTINUATION SHEET, Contractor-Subcontractor Version

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

AIA DOCUMENT G703S 2017

APPLICATION NO: 1
APPLICATION DATE: 7/25/2026
PERIOD TO: 7/31/2026
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G	H	I	J
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	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 (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	Overstory Trees-42	$12,048.96		$12,048.96		$12,048.96	100.00%	$0.00	$602.45
2	Evergreen Trees-3	$843.51		$843.51		$843.51	100.00%	$0.00	$42.18
3	Shrubs-154	$2,325.40		$2,325.40		$2,325.40	100.00%	$0.00	$116.27
4	Plugs-3444	$8,610.00		$8,610.00		$8,610.00	100.00%	$0.00	$430.50
5	Perennials-487	$7,353.70		$7,352.70		$7,352.70	99.99%	$1.00	$367.64
6	Sod-575 SQ	$19,550.00		$19,550.00		$19,550.00	100.00%	$0.00	$977.50
7	Bioretention Seed Mix-25,542 SF	$1,021.68					0.00%		$0.00
8	Mulch-94CY	$2,585.00		$2,585.00		$2,585.00	100.00%	$0.00	$129.25
9	Sod Staples-6	$450.00					0.00%		$0.00
10	Tree staking kits/watering bags-45	$1,642.50		$1,642.50		$1,642.50	100.00%	$0.00	$82.13
11	Pre-emergent weed control	$250.00		$250.00		$250.00	100.00%	$0.00	$12.50
12	Erosion Blanket-30	$1,365.00					0.00%		$0.00
13	Labor	$28,539.00		$27,112.05		$27,112.05	95.00%	$1,426.95	$1,355.60
14	Mobilization	$728.25		$691.84		$691.84	95.00%	$36.41	$34.59
15	Watering	$26,500.00		$26,500.00		$26,500.00	100.00%	$0.00	$1,325.00
16								$0.00	$0.00
17								$0.00	$0.00
18								$0.00	$0.00
19								$0.00	$0.00
	(Add any change order(s) descriptions)							$0.00	$0.00
								$0.00	$0.00
								$0.00	$0.00
								$0.00	$0.00
								$0.00	$0.00
								$0.00	$0.00
	GRAND TOTALS	**$113,813.00**	**$0.00**	**$109,511.96**	**$0.00**	**$109,511.96**	**100%**	**$1,464.36**	**$5,475.60**

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Memo

TO: Mayor and Council members
FROM: Matt McQuillen, City Manager
DATE: August 13, 2026
RE: Approve Pay Request #2 - Center for Public Safety Management - Fire/EMS Collaborations Study - $53,510

SYNOPSIS:
Staff is recommending approval of Pay Request #2 to the Center for Public Safety Management (CPSM) for consulting services received to date for the Fire/EMS Collaborations Study for Clive, Urbandale, Waukee and Windsor Heights. The study project was kicked off in January and the CPSM team delivered draft data reports in April. The draft recommendations are being reviewed with the City Managers, and the final report is scheduled to be delivered in September.

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

Consultant Services
Consultant Contract Award Amount $133,775
Pay Request #1 $ 53,510 Approved 1-29-26
Pay Request #2 $ 53,510

Balance Remaining $ 26,755

Reimbursable/Travel Expenses
Not-to-Exceed Amount $ 12,000
Pay Request #1 $ 0
Pay Request #2 $ 0

Balance Remaining $ 12,000

Total for Pay Request #2 $ 53,510

Acct # 001-5150-6407

MOU Cost Allocation	Pay App #1	Pay App #2	Total-to-Date
• Urbandale: 45%	$ 24,079.50	$ 24,079.50	$48,159
• Waukee: 31%	$ 16,588.10	$ 16,588.10	$33,176.20
• Clive: 19%	$ 10,166.90	$ 10,166.90	$20,333.80
• Windsor Heights: 5%	$ 2,675.50	$ 2,675.50	$ 5,351

Attachments:
1. CPSM Fire-EMS Study Pay App 2 8-13-26

INVOICE

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

twieczorek@cpsm.us
+1 (732) 236-4960
www.CPSM.us

City of Clive, Iowa Fire & EMS Regionalization 2026 Project

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

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

Invoice details
Invoice no.: 2700
Terms: Net 30
Invoice date: 05/11/2026
Due date: 06/10/2026

#	Date	Description	Amount
1.	04/16/2026	40% Second Payment due upon delivery of draft data report.	$53,510.00

Total **$53,510.00**

Overdue 06/10/2026

Note to customer

IF POSSIBLE PLEASE REMIT PAYMENT VIA DIRECT DEPOSIT TO:

Routing: 052000113
Account: 9856252680

If remitting by check please mail to:

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

Memo

TO: Mayor and Council members
FROM: Jonathan Cygan, Civil Engineer
DATE: August 13, 2026
RE: Approve Pay Request #3 - Grimes Asphalt & Paving Corp. - City Hall Parking Lot Improvements Project - $79,387.74

SYNOPSIS:

Staff is recommending approval of a Pay Request to Grimes Asphalt & Paving Corporation for work performed on the above referenced project.

Grimes Asphalt & Paving Corporation has sustainably completed the project by the completion date with remaining restoration work in front of the parking lot scheduled to occur later this fall.

Pay Estimate #3 - $79,387.74

A breakdown of the contract status is as follows:

Amended Contract Amount - $221,974.00
Paid to Date - $205,014.15
Contract Remaining - $16,959.85

Payments issued for the associated project shall be charged to the 350-5750-6799 account.

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 #3

City of Clive
Payment Invoice
City Hall Parking Lot Improvements

Description	Improving City Hall Parking Lot
Payment Number	3
Pay Period	06/14/2026 to 07/11/2026
Approval Date	07/23/2026
Prime Contractor	Grimes Asphalt and Paving Corp. 5550 NE 22nd St. Des Moines, IA 50316
Payment Status	Pending
Awarded Project Amount	$222,674.00
Authorized Amount	$221,974.00

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
Section: 1 Description					
0030	26-106	EA	2.000	$4,500.000	$9,000.00
STORM SEWER INTAKE, SW-501					
0040	26-107	EA	1.000	$1,135.000	$1,135.00
MANHOLE ADJUSTMENT, MINOR					
0050	26-038	EACH	2.000	$600.000	$1,200.00
REMOVE INTAKE					
0060	26-108	LF	124.700	$69.500	$8,666.65
CURB AND GUTTER, PCC, 3.0', 7"					
0080	26-110	TON	132.000	$118.000	$15,576.00
ASPHALT OVERLAY, 2" SURFACE, 1/2" NO FRICTION, PG 58-28S, ST					
0090	26-045	SY	134.100	$15.800	$2,118.78
REMOVAL OF SIDEWALK					
					Project Total: $81,843.03

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
0100	26-111	SY	112.000	$61.500	$6,888.00
SIDEWALK, PCC, 6"					
0110	26-050	SF	48.200	$53.500	$2,578.70
DETECTABLE WARNINGS					
0120	26-112	SY	0.000	$74.000	$0.00
FULL DEPTH PATCH (PCC, 7")					
0150	26-115	SY	1,862.000	$4.250	$7,913.50
HMA SURFACE MILLING, 2"					
0160	26-054	SY	0.000	$26.750	$0.00
PAVEMENT REMOVAL					
0170	26-116	LF	0.000	$21.250	$0.00
REMOVAL OF CURB (INCLUDES CURB CUTS)					
0180	26-117	LS	0.250	$7,100.000	$1,775.00
ELECTRICAL CONNECTION, CONDUIT, AND WIRING					
0190	26-126	STA	17.240	$360.000	$6,206.40
PAINTED PAVEMENT MARKING, DURABLE (Y4)					
0200	26-125	EA	5.000	$170.000	$850.00
PAINTED SYMBOL AND LEGENDS (WCSY)					
0280	26-121	EA	5.000	$2,550.000	$12,750.00
BOLLARD					
0290	26-099	LS	0.500	$6,670.000	$3,335.00
CONSTRUCTION SURVEY					
0300	26-100	LS	0.500	$3,700.000	$1,850.00
MOBLIZATION					
					Section Total: $81,843.03
					Project Total: $81,843.03

Summary

Current Approved Work:	$81,843.03	**Approved Work To Date:**	$211,354.79
Current Stockpile Advancement:	$0.00	**Stockpile Advancement To Date:**	$0.00
Current Stockpile Recovery:	$0.00	**Stockpile Recovery To Date:**	$0.00
Current Retainage:	$2,455.29	**Retainage To Date:**	$6,340.64
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:	$79,387.74	**Payments To Date:**	$205,014.15
Previous Payment:	$80,934.91	**Previous Payments To Date:**	$125,626.41

Mayor, City of Clive **Date**

Project Engineer, Jon Cygan **Date**

Field Engineer, Nolan Daft **Date**

Contractor, Grimes Asphalt **Date**

Memo

TO: Mayor and Council members
FROM: Jonathan Cygan, Civil Engineer
DATE: August 13, 2026
RE: Approve Pay Request #3 - The Concrete Company - 2026 Residential PCC Pavement Rehabilitation Project - $106,111.93

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

Pay Estimate #3 - $106,111.93

A breakdown of the contract status is as follows:

Amended Contract Amount - $550,427.50
Paid to Date - $172,623.62
Contract Remaining - $377,803.88

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 #3

City of Clive
Payment Invoice
2026 Residential PCC Rehabilitation

Description	PCC Patching of Residential
Payment Number	3
Pay Period	07/01/2026 to 08/01/2026
Approval Date	08/13/2026
Prime Contractor	The Concrete Company 5128 NW Beaver DR Grimes, IA 50111
Payment Status	Pending
Awarded Project Amount	$479,333.50
Authorized Amount	$550,427.50

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
Section: 1 Description					
0010	26-127	SY	797.500	$82.500	$65,793.75
Patch. Full Depth Repair					
0030	26-033	EACH	5.000	$4,850.000	$24,250.00
INTAKE, TYPE SW-501					
0050	26-035	EACH	1.000	$6,950.000	$6,950.00
INTAKE, TYPE SW-505					
0090	26-038	EACH	6.000	$1,100.000	$6,600.00
REMOVE INTAKE					
0140	26-061	LS	0.100	$4,500.000	$450.00
TEMPORARY TRAFFIC CONTROL					
0170	26-134	LS	1.000	$5,000.000	$5,000.00
Primary Slurry Control					
					Project Total: $109,393.75

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
0190	26-100	LS	0.100	$3,500.000	$350.00
MOBLIZATION					
					Section Total: $109,393.75
					Project Total: $109,393.75

Summary

Current Approved Work:	$109,393.75	**Approved Work To Date:**	$177,962.50
Current Stockpile Advancement:	$0.00	**Stockpile Advancement To Date:**	$0.00
Current Stockpile Recovery:	$0.00	**Stockpile Recovery To Date:**	$0.00
Current Retainage:	$3,281.82	**Retainage To Date:**	$5,338.88
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:	$106,111.93	**Payments To Date:**	$172,623.62
Previous Payment:	$3,395.00	**Previous Payments To Date:**	$66,511.69

Mayor, City of Clive **Date**

Project Engineer, Jon Cygan **Date**

Field Engineer, Kaleb Randel **Date**

Contractor, The Concrete Contracting Co. **Date**

Memo

TO: Mayor and Council members
FROM: Jonathan Cygan, Civil Engineer
DATE: August 13, 2026
RE: Approve Pay Request #5 - Mainline Construction - Alice's Road Reconstruction Phase 1B - $275,641.66

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

Pay Estimate #5 - $275,641.66

A breakdown of the contract status is as follows:

Contract Amount - $2,611,078.91

Paid to Date - $891,538.36

Contract Remaining - $1,719,540.55

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. Payment_Invoice_Alices_Road_Inprovements_Stage_1B

City of Clive
Payment Invoice
Alices Road Inprovements Stage 1B

Description	Road reconstruction from Dellwood to returns of Douglas.
Payment Number	5
Pay Period	06/28/2026 to 08/01/2026
Approval Date	08/12/2026
Prime Contractor	Mainline Construction PO Box 173 Bondurant, IA 50035
Payment Status	Pending
Awarded Project Amount	$2,611,078.91
Authorized Amount	$2,611,078.91

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
Section: 1 Description					
0020	26-002	CY	511.200	$10.000	$5,112.00
TOPSOIL, ON-SITE					
0040	26-004	CY	6,248.700	$7.000	$43,740.90
EXCAVATION, CLASS 10					
0060	26-006	SY	10,102.500	$2.750	$27,781.88
SUBGRADE PREPARATION					
0070	26-007	SY	10,102.500	$10.650	$107,591.63
SUBGRADE TREATMENT, CEMENT STABILIZATION					
0090	26-009	LS	0.700	$8,500.000	$5,950.00
COMPACTION TESTING					
0100	26-010	LS	0.500	$8,200.000	$4,100.00
TRENCH COMPACTION TESTING					
					Project Total: $284,166.66

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
0110	26-011	LF	78.000	$90.000	$7,020.00
STORM SEWER, TRENCHED, CLASS III RCP, 15"					
0120	26-012	LF	162.000	$92.000	$14,904.00
STORM SEWER, TRENCHED, CLASS III RCP, 18"					
0130	26-013	LF	21.000	$106.000	$2,226.00
STORM SEWER, TRENCHED, CLASS III RCP, 24"					
0150	26-015	LF	156.000	$30.000	$4,680.00
REMOVAL OF STORM SEWER, RCP, 15"					
0160	26-016	LF	15.000	$30.000	$450.00
REMOVAL OF STORM SEWER, RCP, 18"					
0230	26-023	LF	158.000	$77.000	$12,166.00
WATER MAIN, TRENCHED, PVC, 12"					
0240	26-024	LB	300.000	$11.000	$3,300.00
FITTINGS					
0260	26-026	EACH	0.500	$4,000.000	$2,000.00
VALVE, GATE, 12"					
0280	26-028	EACH	1.000	$8,400.000	$8,400.00
ALTERNATE FIRE HYDRANT ASSEMBLY					
0310	26-031	EACH	5.000	$1,000.000	$5,000.00
FIRE HYDRANT ASSEMBLY REMOVAL					
0320	26-032	EACH	3.000	$145.000	$435.00
VALVE BOX REMOVAL					
0330	26-033	EACH	2.000	$7,260.000	$14,520.00
INTAKE, TYPE SW-501					
0340	26-034	EACH	1.300	$6,750.000	$8,775.00
INTAKE, TYPE SW-503					
0370	26-037	EACH	1.000	$300.000	$300.00
REMOVAL MANHOLE					
0380	26-038	EACH	2.000	$300.000	$600.00
REMOVE INTAKE					
					Project Total: $284,166.66

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
0610	26-061	LS	0.200	$4,000.000	$800.00
TEMPORARY TRAFFIC CONTROL					
0820	26-082	LS	0.200	$3,200.000	$640.00
SWIPP MANAGEMENT					
0830	26-083	LF	105.000	$1.850	$194.25
FILTER SOCK, 9"					
0900	26-090	ACRE	0.200	$1,400.000	$280.00
EROSION CONTROL MULCHING, HYDROMULCHING					
0990	26-099	LS	0.200	$14,000.000	$2,800.00
CONSTRUCTION SURVEY					
1010	26-101	LS	0.200	$1,000.000	$200.00
MAINTENANCE OF POSTAL SERVICE					
1020	26-102	LS	0.200	$1,000.000	$200.00
MAINTENANCE OF SOLID WASTE COLLECTION					
					Section Total: $284,166.66
					Project Total: $284,166.66

Summary

Current Approved Work:	$284,166.66	**Approved Work To Date:**	$919,111.71
Current Stockpile Advancement:	$0.00	**Stockpile Advancement To Date:**	$0.00
Current Stockpile Recovery:	$0.00	**Stockpile Recovery To Date:**	$0.00
Current Retainage:	$8,525.00	**Retainage To Date:**	$27,573.35
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:	$275,641.66	**Payments To Date:**	$891,538.36
Previous Payment:	$148,702.99	**Previous Payments To Date:**	$615,896.70

Mayor, City of Clive	**Date**
Project Engineer, John Cygan	**Date**
Field Engineer, Tony Clemenson	**Date**
Contractor, Mainline Construction Inc.	**Date**

Memo

TO: Mayor and Council members
FROM: Jeff Lucas, Recreation Manager
DATE: August 13, 2026
RE: Approve Pay Request #10 - Corell Contractor - Cirksena Park Construction - $8,928.59

SYNOPSIS:
Staff recommends approval of pay application #10 for Cirksena Park construction. This particular pay app is the release of retainage.

Original Contract	879,200.20
Change Orders	
1	1,598.00
2	1,800.00
3	10,260.80
Revised Total Contract	892,859.00
Pay Requests	
1	368,103.48
2	114,068.26
3	104,652.95
4	38,379.05
5	25,840.00
6	133,739.10
7	6,382.10
8	14,501.28
9	78,264.19
10	8,928.59
Paid To Date	892,859.00
Contract Remaining + Retainage	0.00

Attachments:
1. Pay Request 10

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 2 PAGES

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

PROJECT: Cirksena Park Project
3575 Westgate Parkway
Clive, IA

APPLICATION NO: 10

PERIOD TO: 04/22/26

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
☐
☐

FROM: Corell Contractor, Inc.
1300 Lincoln Street
West Des Moines, IA 50265

VIA:

ARCHITECT'S PROJECT NO: 2701

CONTRACT FOR:

CONTRACT DATE 07/14/23

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
	TOTAL	$13,658.80	
Approved this Month			
Number	Date Approved		
	TOTALS	$13,658.80	$0.00
Net change by Change Orders			$13,658.80

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

Contractor:

By: Date: 4/22/26

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

1. ORIGINAL CONTRACT SUM	$879,200.20
2. Net change by Change Orders	$13,658.80
3. CONTRACT SUM TO DATE (line 1 - 2)	$892,859.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	$892,859.00
5. RETAINAGE:	
a. 0% of Completed Work ($0.00) (Column D + E on G703)	
b. 0% of Stored Material ($0.00) (Column F on G703)	
Total Retainage (Line 5a +5b or Total in Column I of G703)	$0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	$892,859.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	$883,930.41
8. CURRENT PAYMENT DUE	$8,928.59
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	$0.00

State of: Iowa County of: Polk

Subscribed and sworn to before me this 22nd day of April ,2026

Notary Public: Melissa S. Anderson

My Commission expires: April 3, 2028

MELISSA S. ANDERSON
Commission Number 863752
My Commission Expires
April 3, 2028

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above 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 for.)

ARCHITECT:

By: Date:

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

CONTINUATION SHEET

AIA DOCUMENT G703

AIA Document G702, APPLICATION AND CERTIFICATE 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: 04/22/26
PERIOD TO: 04/22/26
ARCHITECT'S PROJECT NO: 2701

A	B	C	D	E	F	G		H	I
			WORK COMPLETED		MATERIALS	TOTAL			
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD	PRESENTLY STORED (NOT IN D OR E)	COMPLETED AND STORED TO DATE (D+E+F)	% (G/C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
	Base Bid								
1-5	earthwork	141,297.00	141,297.00			141,297.00	100%	0.00	
6-23	storm sewer	96,421.00	96,421.00			96,421.00	100%	0.00	
24-27	paving	104,115.00	104,115.00			104,115.00	100%	0.00	
28-33	seeding	62,307.50	62,307.50			62,307.50	100%	0.00	
34-39	plants	45,910.00	45,910.00			45,910.00	100%	0.00	
40-42	bioretention	76,427.00	76,427.00			76,427.00	100%	0.00	
43-59	erosion control	92,904.50	92,904.50			92,904.50	100%	0.00	
60	construction survey	6,825.00	6,825.00			6,825.00	100%	0.00	
61-62	mobilization	28,420.70	28,420.70			28,420.70	100%	0.00	
63-66	play features	23,400.00	23,400.00			23,400.00	100%	0.00	
67	playground surface -base bid	18,850.30	18,850.30			18,850.30	100%	0.00	
68	shade structure	40,000.00	40,000.00			40,000.00	100%	0.00	
69-73	park features	63,074.00	63,074.00			63,074.00	100%	0.00	
ALT 2	playground surface - alternate 2	79,248.20	79,248.20			79,248.20	100%	0.00	
CO 1.1	construction survey - add control setup w/ new coordinates	800.00	800.00			800.00	100%	0.00	
CO 2.1	class e rip rap - add to exist outlet (s end of forebay)	798.00	798.00			798.00	100%	0.00	
CO 2.2	remove & reset notched posts per onsite meeting	1,800.00	1,800.00			1,800.00	100%	0.00	
CO 3	add sod - field area & both sides of sidewalk	10,260.80	10,260.80			10,260.80	100%	0.00	
		892,859.00	892,859.00	0.00	0.00	892,859.00		0.00	

Memo

TO: Mayor and Council members
FROM: Jonathan Cygan, Civil Engineer
DATE: August 13, 2026
RE: Approve Pay Request #12 - Concrete Technologies Inc. - Alice's Road Reconstruction Phase 1A - $363,822.53

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

Pay Estimate #12 - $363,822.53

A breakdown of the contract status is as follows:

Amended Contract Amount - $4,481,036.07
Paid to Date - $3,531,657.43
Contract Remaining - $949,378.64

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 #12

City of Clive
Payment Invoice
Alice's road Improvements, Phase 1A

Description	Alice's Road Reconstruction Between Horizon Dr. to Dellwood Dr.
Payment Number	12
Pay Period	05/03/2026 to 08/01/2026
Approval Date	08/13/2026
Prime Contractor	CTI-01 1001 SE 37th St. Grimes, IA 50111
Payment Status	Pending
Awarded Project Amount	$4,294,120.31
Authorized Amount	$4,481,036.07

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
Section: 1 Description					
0020	25-002	CY	1,800.000	$8.050	$14,490.00
Topsoil, ON-SITE					
0370	25-037	EACH	2.000	$668.600	$1,337.20
Subdrain Cleanout, Type A1, 6 in					
0380	25-038	EACH	4.000	$327.000	$1,308.00
Subdrain, Outlets and Connections, CMP, 6 in					
0630	25-063	SY	4,765.490	$66.850	$318,573.00
Pavement, PCC, 9"					
0660	25-065	SY	363.000	$75.750	$27,497.25
Concrete Median					
0670	25-067	SY	43.230	$72.500	$3,134.17
Concrete Median, Maintenance Curb					
					Project Total: $448,234.24

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
0680	25-068	LS	0.250	$14,500.000	$3,625.00
PCC, Pavement Samples and Testing					
0710	25-071	SY	649.330	$47.450	$30,810.71
Shared Use Path, PCC, 6"					
0720	25-072	SY	724.000	$3.050	$2,208.20
Special Subgrade Preparation for Shared Use Path					
0740	25-074	SF	160.000	$51.500	$8,240.00
Detectable Warnings					
0760	25-077	TON	200.000	$12.100	$2,420.00
Temporary Granular Surfacing					
0780	25-078	LS	0.500	$1,825.000	$912.50
Shared Use Path Assurance Testing					
0790	25-079	SY	1,455.000	$10.100	$14,695.50
Pavement Removal					
1000	25-100	LS	0.100	$4,545.000	$454.50
SWPPP-Management					
1180	25-118	LS	0.100	$26,775.000	$2,677.50
Construction Survey					
1210	25-121	LS	0.100	$4,860.000	$486.00
Maintenance of Solid Waste Collection					
1220	25-122	LS	0.250	$9,775.000	$2,443.75
Concrete Washout					
1340	25-036	LF	832.000	$15.530	$12,920.96
Subdrain, A2000, Type 1, 6 in					
					Section Total: $448,234.24
					Project Total: $448,234.24

Summary

Current Approved Work:	$448,234.24	**Approved Work To Date:**	$3,809,113.08
Current Stockpile Advancement:	$0.00	**Stockpile Advancement To Date:**	$0.00
Current Stockpile Recovery:	$0.00	**Stockpile Recovery To Date:**	$0.00
Current Retainage:	$22,411.71	**Retainage To Date:**	$190,455.65
Current Retainage Released:	$0.00	**Retainage Released To Date:**	$0.00
Current Liquidated Damages:	$62,000.00	**Liquidated Damages To Date:**	$87,000.00
Current Adjustment:	$0.00	**Adjustments To Date:**	$0.00
Current Payment:	$363,822.53	**Payments To Date:**	$3,531,657.43
Previous Payment:	$177,944.10	**Previous Payments To Date:**	$3,167,834.90

_____ _____

Mayor, City of Clive **Date**

_____ _____

Project Engineer, Jon Cygan **Date**

_____ _____

Field Engineer, Kaleb Randel **Date**

_____ _____

Contractor, Concrete Technologies Inc. **Date**

Memo

TO: Mayor and Council members
FROM: Alyssa Welling, Administrative Assistant
DATE: August 13, 2026
RE: Approve Pay Request #13 - Country Landscapes - Greenbelt Landing Construction Project - $72,597.59

SYNOPSIS:
Staff recommends approval of Pay Request #13 to Country Landscapes for the work completed to date on the Greenbelt Landing Project.

Total contract amount: **$925,000.00**
Change Order: **$9,926.30**
Total Change Orders to Date: **$56,088.89**
Contract + Change Orders: **$981,088.89**
Pay Request #13: **$72,597.59**
Total Requested to Date: **$872,080.78**
Remaining contract amount: **$109,008.11**

Attachments:
1. Country Landscapes Pay App 13 - July

TO CONTRACTOR:

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

PROJECT:

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

APPLICATION NO: 13
INVOICE NO: 23046-SC-013
PERIOD: 07/01/26 - 07/31/26
PROJECT NO: 23046
CONTRACT NO: SC-006 Clive Greenbelt Landing
CONTRACT DATE: 09/12/2024
CERTIFICATE DATE: 08/04/2026
SUBMITTED DATE:

FROM SUBCONTRACTOR:

Country Landscapes, Inc.
3801 East Lincoln Way
Ames, Iowa 50010

SUBCONTRACT FOR: Country Landscapes - BP #32.1

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		$925,000.00
2.	Net change by change orders		$56,088.89
3.	Contract Sum to date (Line 1 ± 2)		$981,088.89
4.	Total completed and stored to date (Column G on detail sheet)		$917,979.82
5.	Retainage:		
	a. 5.00% of completed work	$40,316.63	
	b. 5.00% of stored material	$5,582.41	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		$45,899.04
6.	Total earned less retainage (Line 4 less Line 5 Total)		$872,080.78
7.	Less previous certificates for payment (Line 6 from prior certificate)		$799,483.19
8.	Current payment due:		$72,597.59
9.	Balance to finish, including retainage (Line 3 less Line 6)		$109,008.11

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	$46,162.59	$0.00
Total approved this month:	$9,926.30	$0.00
Totals:	$56,088.89	$0.00
Net change by change orders:	$56,088.89	

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

SUBCONTRACTOR: Country Landscapes, Inc.

By: _____ Date: _____

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

Jules West

Digitally signed by Jules West
DN: E=Jules.West@smithgroup.com, CN=Jules West, OU=Users, OU=MD, DC=smithgroup, DC=com
Reason: I am approving this document
Date: 2026.08.04 14:21:19-05'00'

Drew Johnson

Digitally signed by Drew Johnson
DN: C=US, E=drewj@dcigroup-us.com, CN=Drew Johnson
Date: 2026.08.05 12:00:11-05'00'

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

APPLICATION NUMBER: 13
APPLICATION DATE: 07/27/2026
PERIOD: 07/01/26 - 07/31/26

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	32-329000.000.Subcontract BP #32.1 - Landscaping	Landscaping	$76,894.22	$69,204.80	$7,689.42	$0.00	$76,894.22	100.00%	$0.00	$3,844.71
2	32-329000.000.Subcontract BP #32.1 - Landscaping	Sodding/Seeding	$110,837.64	$99,753.88	$0.00	$0.00	$99,753.88	90.00%	$11,083.76	$4,987.69
3	32-329000.000.Subcontract BP #32.1 - Landscaping	Irrigation	$67,775.00	$60,997.50	$6,777.50	$0.00	$67,775.00	100.00%	$0.00	$3,388.76
4	32-329000.000.Subcontract BP #32.1 - Landscaping	Aggregate Paving	$150,159.52	$52,611.30	$0.00	$97,548.22	$150,159.52	100.00%	$0.00	$7,507.98
5	32-329000.000.Subcontract BP #32.1 - Landscaping	Landscaping Stone	$169,359.98	$155,259.98	$0.00	$14,100.00	$169,359.98	100.00%	$0.00	$8,468.00
6	32-329000.000.Subcontract BP #32.1 - Landscaping	Stone Block Wall	$208,101.24	$104,050.62	$52,025.31	$0.00	$156,075.93	75.00%	$52,025.31	$7,803.81
7	32-329000.000.Subcontract BP #32.1 - Landscaping	Accent Planting Soils	$91,872.40	$91,872.40	$0.00	$0.00	$91,872.40	100.00%	$0.00	$4,593.62
8	32-329000.000.Subcontract BP #32.1 - Landscaping	Project Management	$50,000.00	$50,000.00	$0.00	$0.00	$50,000.00	100.00%	$0.00	$2,500.02
		TOTALS:	**$925,000.00**	**$683,750.48**	**$66,492.23**	**$111,648.22**	**$861,890.93**	**93.18%**	**$63,109.07**	**$43,094.59**

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					
9	**CCO #001 CO#1 Country Landscapes**								
9.1	**PCO #001 CO#1 Country Landscapes**								
9.1.1	32-329000.000.Subcontract BP #32.1 - Landscaping Contract Extension	$17,620.00	$17,620.00	$0.00	$0.00	$17,620.00	100.00%	$0.00	$881.00
10	**CCO #002 CO#2 Country Landscapes**								
10.1	**PCO #002 CE #088 - 2026 Spring Contract**								
10.1.1	32-329000.000.Subcontract BP #32.1 - Landscaping Schedule Extension 2026	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%	$0.00	$0.00
11	**CCO #003 Country Landscapes CO#3**								
11.1	**PCO #003 CO #3 Country Landscapes**								
11.1.1	32-329000.000.Subcontract BP #32.1 - Landscaping	$204.40	$204.40	$0.00	$0.00	$204.40	100.00%	$0.00	$10.22

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					
	Mulch @ Pool Entrance								
11.1.2	32-329000.000.Subcontract BP #32.1 - Landscaping Construction Bulletin #007 - Shrubs Behind Stage	$481.21	$481.21	$0.00	$0.00	$481.21	100.00%	$0.00	$24.06
11.2	**PCO #004 PCO #4 Country Landscapes**								
11.2.1	32-329000.000.Subcontract BP #32.1 - Landscaping Bioretention Cells Engineered Soils Scope Gap	$23,812.48	$23,812.48	$0.00	$0.00	$23,812.48	100.00%	$0.00	$1,190.62
11.2.2	32-329000.000.Subcontract BP #32.1 - Landscaping RFI #159 Retaining Wall Base Compaction	$4,044.50	$4,044.50	$0.00	$0.00	$4,044.50	100.00%	$0.00	$202.23
12	**CCO #004 Country Landscapes CO#4**								
12.1	**PCO #005 CE #104 - Re-Sodding SW Site**								
12.1.1	32-329000.000.Subcontract BP #32.1 - Landscaping BP #32.1 Landscaping	$9,926.30	$0.00	$9,926.30	$0.00	$9,926.30	100.00%	$0.00	$496.32
	TOTALS:	**$56,088.89**	**$46,162.59**	**$9,926.30**	**$0.00**	**$56,088.89**	**100.00%**	**$0.00**	**$2,804.45**

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:	**$981,088.89**	**$729,913.07**	**$76,418.53**	**$111,648.22**	**$917,979.82**	**93.57%**	**$63,109.07**	**$45,899.04**

WAIVER OF LIEN TO DATE

STATE OF Iowa)
) ss:
COUNTY OF Polk)

Project Name: **Greenbelt Landing**

WHEREAS, the undersigned has contracted with City of Clive having furnished material or labor for, or performed labor upon, a building or land for improvement, alteration or repair thereof, situated on or being real estate described as (legal description or street address of premises):
1801 NW 114th St., Clive, IA 50325

The undersigned, for and in consideration of the sum of **Seventy Two Thousand Five Hundred Ninety Seven & 59/cents ($72,597.59)** as a partial payment for its furnishing of labor and material for the above-referenced Project, the receipt of which is hereby acknowledged, does hereby waive, release, and discharge any lien claim or lien right it has or could have under the statutes of the State of Iowa to the extent of the partial payment made in exchange for this partial lien release against the above described premises, for material furnished or labor performed to this date. The undersigned states that this partial lien release is not intended to and does not release any lien claims or rights for work, labor, or materials for which payment has not yet been received by the undersigned.

Dated at **Ames, IA**, on the **4th** day of **August, 2026.**

Country Landscapes, Inc.
3801 East Lincoln Way
Ames, IA 50010

By: Zach Steckly
Accountant

Memo

TO: Mayor and Council members
FROM: Alyssa Welling, Administrative Assistant
DATE: August 13, 2026
RE: Approve Pay Request #13 - Hansen Company - Linnan Park Construction Project - $49,105.29

SYNOPSIS:
Staff recommends approval of Pay Request #13 to Hansen Company for the work completed to date on the Linnan Park Construction Project.

Total contract amount: **$717,571.00**
Pay Request #13: **$49,105.29**
Total Requested to Date: **$582,151.54**
Remaining contract amount: **$135,419.46**

Attachments:
1. Hansen Linnan Park - Pay App 13 0726

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

INVOICE

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

Invoice:	24-936-0726
Date:	7/31/2026
Job #:	24-936
Project:	Linnan Park
	8500 Alice Ave. Clive, IA
Vendor:	CICL

PAY APPLICATION #13	$	51,689.78
LESS 5% RETENTION	$	(2,584.49)
AMOUNT DUE	$	49,105.29

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702 PAGE ONE OF ONE PAGES

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

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

APPLICATION NO: 13

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

PERIOD TO: 7/31/2026

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

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

PROJECT NOS:

CONTRACT FOR: Linnan Park

CONTRACT DATE 4/23/2025

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM		$ 717,571.00
2. Net change by Change Orders		$ 0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)		$ 717,571.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 612,791.10
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	$ 30,639.56	
b. 5 % of Stored Material (Column F on G703)	$ 0.00	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)		$ 30,639.56
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)		$ 582,151.54
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ 533,046.25
8. CURRENT PAYMENT DUE		$ 49,105.29
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)		$ 135,419.46

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

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

CONTRACTOR: Hansen Company, Inc.

By: Tony Hansen Date: 8/5/2026

State of: Iowa County of: Polk
Subscribed and sworn to before me this 5th day of July
Notary Public: A Garetson
My Commission expires: 12.3.28

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

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED . . . . . $ _____

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

By: _____ Date: _____

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

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

CONTINUATION SHEET

AIA DOCUMENT G703

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: 13
APPLICATION DATE: 7/31/2026
PERIOD TO: 7/31/2026
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	Project Manager / Engineer	$90,069.00	$95,420.00	$1,820.00		$97,240.00	107.96%	($7,171.00)	$4,862.00
2	Superintendent	$186,899.00	$165,340.00	$12,100.00		$177,440.00	94.94%	$9,459.00	$8,872.00
3	Project Coordinator	$26,000.00	$18,687.50	$6,890.00		$25,577.50	98.38%	$422.50	$1,278.88
4	Pre-Construction Manager	$5,000.00	$5,000.00			$5,000.00	100.00%		$250.00
5	Truck / Mileage	$22,200.00	$18,969.63	$1,723.56		$20,693.19	93.21%	$1,506.81	$1,034.66
6	Project Management Software	$3,600.00	$2,098.00	$717.01		$2,815.01	78.19%	$784.99	$140.75
7	Safety Expenses	$9,000.00	$2,625.00			$2,625.00	29.17%	$6,375.00	$131.25
8	Temp Phones / Internet / Toilets	$7,200.00	$5,905.66	$421.21		$6,326.87	87.87%	$873.13	$316.34
9	Office Trailer	$18,000.00	$16,892.00			$16,892.00	93.84%	$1,108.00	$844.60
10	Tools & Equipment	$54,000.00	$44,195.09	$5,425.00		$49,620.09	91.89%	$4,379.91	$2,481.00
11	Project Signage	$2,000.00	$2,000.00			$2,000.00	100.00%		$100.00
12	Dumpsters	$35,000.00	$9,554.16			$9,554.16	27.30%	$25,445.84	$477.71
13	General Labor / Cleaning	$31,000.00	$8,027.50	$8,369.00		$16,396.50	52.89%	$14,603.50	$819.83
14	Layout / Staking	$35,000.00	$17,450.00			$17,450.00	49.86%	$17,550.00	$872.50
15	Bid Document Pricing	$2,979.00	$3,374.16			$3,374.16	113.26%	($395.16)	$168.71
16	Temp. Fencing	$29,250.00	$19,700.00			$19,700.00	67.35%	$9,550.00	$985.00
17	SWPPP	$32,650.00	$13,763.00	$6,724.00		$20,487.00	62.75%	$12,163.00	$1,024.35
18	General Liability Insurance	$5,958.00	$4,672.80			$4,672.80	78.43%	$1,285.20	$233.64
19	Fee	$121,766.00	$107,426.82	$7,500.00		$114,926.82	94.38%	$6,839.18	$5,746.34
20									
21									
22									
23									
24									
25									
	PAGE 1 TOTALS	$717,571.00	$561,101.32	$51,689.78	$0.00	$612,791.10	85.40%	$104,779.90	$30,639.56

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

Memo

TO: Mayor and Council members
FROM: Alyssa Welling, Administrative Assistant
DATE: August 13, 2026
RE: Approve Pay Request #22 - Keystone Construction - Greenbelt Landing Construction Project - $715.80

SYNOPSIS:
Staff recommends approval of Pay Request #22 to Keystone Construction for the work completed to date on the Greenbelt Landing Project.

Original contract amount: **$2,518,000.00**
Change Order: **$2,800.57**
Total Change Orders to Date: **$240,405.09**
Contract + Change Orders: **$2,758,405.09**
Pay Request #22: **$715.80**
Total Requested to Date: **$2,620,484.81**
Remaining contract amount: **$137,920.28**

Attachments:
1. Keystone Pay App 22 - July

TO CONTRACTOR:

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

PROJECT:

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

APPLICATION NO: 22
INVOICE NO: 23046-SC-022
PERIOD: 07/01/26 - 07/31/26
PROJECT NO: 23046
CONTRACT NO: SC-002 Clive Greenbelt Landing
CONTRACT DATE: 09/26/2024
CERTIFICATE DATE: 07/29/2026
SUBMITTED DATE: 07/28/2026

FROM SUBCONTRACTOR:

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

SUBCONTRACT FOR: Keystone Construction - BP #6

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

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

1.	Original Contract Sum		$2,518,000.00
2.	Net change by change orders		$240,405.09
3.	Contract Sum to date (Line 1 ± 2)		$2,758,405.09
4.	Total completed and stored to date (Column G on detail sheet)		$2,758,405.09
5.	Retainage:		
	a. 5.00% of completed work	$122,509.24	
	b. 5.00% of stored material	$15,411.04	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		$137,920.28
6.	Total earned less retainage (Line 4 less Line 5 Total)		$2,620,484.81
7.	Less previous certificates for payment (Line 6 from prior certificate)		$2,619,769.01
8.	Current payment due:		$715.80
9.	Balance to finish, including retainage (Line 3 less Line 6)		$137,920.28

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	$244,194.34	$(4,542.72)
Total approved this month:	$2,800.57	$(2,047.10)
Totals:	$246,994.91	$(6,589.82)
Net change by change orders:	$240,405.09	

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

SUBCONTRACTOR: Keystone Construction Services LLC

By: _____ Date: _____

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

Bruce Morrow
Digitally signed by Bruce Morrow
DN: E=Bruce.Morrow@smithgroup.com, CN=Bruce Morrow, OU=Users, OU=MID, DC=smithgroup, DC=com
Date: 2026.07.30 09:04:17-05'00'

Drew Johnson
Digitally signed by Drew Johnson
DN: C=US, E=drewj@dcigroup-us.com, CN=Drew Johnson
Date: 2026.08.03 08:28:50-05'00'

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

APPLICATION NUMBER: 22
APPLICATION DATE: 07/27/2026
PERIOD: 07/01/26 - 07/31/26

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	6-60500.000.Subcontract BP# 6 General	General Requirements	$341,983.73	$341,983.73	$0.00	$0.00	$341,983.73	100.00%	$0.00	$17,099.19
2	6-60500.000.Subcontract BP# 6 General	Temp Facilities and Controls	$20,000.00	$20,000.00	$0.00	$0.00	$20,000.00	100.00%	$0.00	$1,000.00
3	6-60500.000.Subcontract BP# 6 General	Demolition	$23,465.00	$23,465.00	$0.00	$0.00	$23,465.00	100.00%	$0.00	$1,173.25
4	6-60500.000.Subcontract BP# 6 General	Cast-in-Place Concrete	$335,919.83	$335,919.83	$0.00	$0.00	$335,919.83	100.00%	$0.00	$16,796.00
5	6-60500.000.Subcontract BP# 6 General	Unit Masonry	$65,987.00	$65,987.00	$0.00	$0.00	$65,987.00	100.00%	$0.00	$3,299.35
6	6-60500.000.Subcontract BP# 6 General	Cast Stone Masonry	$19,050.00	$19,050.00	$0.00	$0.00	$19,050.00	100.00%	$0.00	$952.50
7	6-60500.000.Subcontract BP# 6 General	Structural Steel Framing	$367,700.00	$248,300.00	$0.00	$119,400.00	$367,700.00	100.00%	$0.00	$18,385.00
8	6-60500.000.Subcontract BP# 6 General	Rough Carpentry	$10,346.50	$10,346.50	$0.00	$0.00	$10,346.50	100.00%	$0.00	$517.33
9	6-60500.000.Subcontract BP# 6 General	Finish Carpentry	$49,682.19	$49,682.19	$0.00	$0.00	$49,682.19	100.00%	$0.00	$2,484.11
10	6-60500.000.Subcontract BP# 6 General	Wood Decking	$550,987.04	$550,987.04	$0.00	$0.00	$550,987.04	100.00%	$0.00	$27,549.35
11	6-60500.000.Subcontract BP# 6 General	Weather Barriers	$2,000.00	$2,000.00	$0.00	$0.00	$2,000.00	100.00%	$0.00	$100.00
12	6-60500.000.Subcontract BP# 6 General	Asphalt Shingles	$31,170.00	$31,170.00	$0.00	$0.00	$31,170.00	100.00%	$0.00	$1,558.50
13	6-60500.000.Subcontract BP# 6 General	Metal Wall Panels	$22,875.00	$22,875.00	$0.00	$0.00	$22,875.00	100.00%	$0.00	$1,143.76
14	6-60500.000.Subcontract BP# 6 General	Thermoplastic Membrane Roofing	$17,579.00	$17,579.00	$0.00	$0.00	$17,579.00	100.00%	$0.00	$878.95
15	6-60500.000.Subcontract BP# 6 General	Joint Sealants	$1,500.00	$1,500.00	$0.00	$0.00	$1,500.00	100.00%	$0.00	$75.00
16	6-60500.000.Subcontract BP# 6 General	Hollow Metal Doors and Frames	$32,508.95	$1,902.95	$0.00	$30,606.00	$32,508.95	100.00%	$0.00	$1,625.45
17	6-60500.000.Subcontract BP# 6 General	Aluminum-Framed Storefronts	$66,810.00	$57,737.77	$0.00	$9,072.23	$66,810.00	100.00%	$0.00	$3,340.50
18	6-60500.000.Subcontract BP# 6 General	Gypsum Board Assemblies	$217,630.00	$106,080.00	$0.00	$111,550.00	$217,630.00	100.00%	$0.00	$10,881.50
19	6-60500.000.Subcontract BP# 6 General	Tiling	$97,740.00	$97,740.00	$0.00	$0.00	$97,740.00	100.00%	$0.00	$4,887.00
20	6-60500.000.Subcontract BP# 6 General	Resilient Flooring	$600.00	$600.00	$0.00	$0.00	$600.00	100.00%	$0.00	$30.00
21	6-60500.000.Subcontract BP# 6 General	Painting	$40,500.00	$40,500.00	$0.00	$0.00	$40,500.00	100.00%	$0.00	$2,025.00
22	6-60500.000.Subcontract	Dimensional Letter Signage	$3,898.00	$3,898.00	$0.00	$0.00	$3,898.00	100.00%	$0.00	$194.90

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	BP# 6 General									
23	6-60500.000.Subcontract BP# 6 General	Specialties	$4,416.19	$4,416.19	$0.00	$0.00	$4,416.19	100.00%	$0.00	$220.81
24	6-60500.000.Subcontract BP# 6 General	Toilet Compartments	$6,618.00	$6,618.00	$0.00	$0.00	$6,618.00	100.00%	$0.00	$330.90
25	6-60500.000.Subcontract BP# 6 General	Toilet/Bath/Laundry Access	$4,950.00	$4,950.00	$0.00	$0.00	$4,950.00	100.00%	$0.00	$247.50
26	6-60500.000.Subcontract BP# 6 General	Manufactured Fireplaces	$49,990.00	$12,497.50	$0.00	$37,492.50	$49,990.00	100.00%	$0.00	$2,499.51
27	6-60500.000.Subcontract BP# 6 General	Fire Protection Specialties	$322.00	$322.00	$0.00	$0.00	$322.00	100.00%	$0.00	$16.10
28	6-60500.000.Subcontract BP# 6 General	Closet and Utility Shelving	$5,454.00	$5,454.00	$0.00	$0.00	$5,454.00	100.00%	$0.00	$272.70
29	6-60500.000.Subcontract BP# 6 General	Residential Kitchen Appliances	$4,422.00	$4,422.00	$0.00	$0.00	$4,422.00	100.00%	$0.00	$221.10
30	6-60500.000.Subcontract BP# 6 General	Projectors	$10,565.00	$10,565.00	$0.00	$0.00	$10,565.00	100.00%	$0.00	$528.25
31	6-60500.000.Subcontract BP# 6 General	Window Shades	$14,488.00	$14,488.00	$0.00	$0.00	$14,488.00	100.00%	$0.00	$724.40
32	6-60500.000.Subcontract BP# 6 General	Residential Casework	$18,552.57	$18,552.57	$0.00	$0.00	$18,552.57	100.00%	$0.00	$927.63
33	6-60500.000.Subcontract BP# 6 General	Decorative Metal Fences - Gates	$48,710.00	$48,710.00	$0.00	$0.00	$48,710.00	100.00%	$0.00	$2,435.50
34	6-60500.000.Subcontract BP# 6 General	Site Improvements	$29,580.00	$29,580.00	$0.00	$0.00	$29,580.00	100.00%	$0.00	$1,479.01
		TOTALS:	**$2,518,000.00**	**$2,209,879.27**	**$0.00**	**$308,120.73**	**$2,518,000.00**	**100.00%**	**$0.00**	**$125,900.05**

Change Orders

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
35	**CCO #001 Keystone Change Order #001**								
35.1	**PCO #001 Keystone Change Order #01**								
35.1.1	6-60500.000.Subcontract BP# 6 General	$6,313.04	$6,313.04	$0.00	$0.00	$6,313.04	100.00%	$0.00	$315.65
35.1.2	6-60500.000.Subcontract BP# 6 General	$572.00	$572.00	$0.00	$0.00	$572.00	100.00%	$0.00	$28.60
35.1.3	6-60500.000.Subcontract BP# 6 General Additional Fencing	$2,775.00	$2,775.00	$0.00	$0.00	$2,775.00	100.00%	$0.00	$138.75
36	**CCO #002 Keystone Change Order #002**								
36.1	**PCO #002 CE #010 - ASI #2 - Window Sill**								
36.1.1	6-60500.000.Subcontract BP# 6 General ASI #2 - Window Sills	$3,435.43	$3,435.43	$0.00	$0.00	$3,435.43	100.00%	$0.00	$171.77
36.1.2	6-60500.000.Subcontract BP# 6 General Additional boardwalk footings	$11,096.28	$11,096.28	$0.00	$0.00	$11,096.28	100.00%	$0.00	$554.81
37	**CCO #003 Keystone Change Order #003**								

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
37.1	**PCO #003 PCO #3 - CE 4, CE8, CE15**								
37.1.1	6-60500.000.Subcontract BP# 6 General	$13,937.20	$13,937.20	$0.00	$0.00	$13,937.20	100.00%	$0.00	$696.86
37.1.2	6-60500.000.Subcontract BP# 6 General	$17,284.80	$17,284.80	$0.00	$0.00	$17,284.80	100.00%	$0.00	$864.24
37.1.3	6-60500.000.Subcontract BP# 6 General RFI #39	$1,552.98	$1,552.98	$0.00	$0.00	$1,552.98	100.00%	$0.00	$77.65
38	**CCO #004 CO#4 Keystone**								
38.1	**PCO #004 CO#4 Keystone**								
38.1.1	6-60500.000.Subcontract BP# 6 General Contract Extension	$93,007.98	$92,907.98	$0.00	$100.00	$93,007.98	100.00%	$0.00	$4,650.40
39	**CCO #005 Keystone Change Order #005**								
39.1	**PCO #005 Keystone CO #5**								
39.1.1	6-60500.000.Subcontract BP# 6 General Boardwalk hydrodynamic report	$11,362.00	$11,362.00	$0.00	$0.00	$11,362.00	100.00%	$0.00	$568.10
39.1.2	6-60500.000.Subcontract BP# 6 General RFI # Knox Box	$158.00	$158.00	$0.00	$0.00	$158.00	100.00%	$0.00	$7.90
39.1.3	6-60500.000.Subcontract BP# 6 General Relocation/Removal of EPA Fencing	$304.98	$304.98	$0.00	$0.00	$304.98	100.00%	$0.00	$15.25
40	**CCO #006 Keystone Change Order #006**								
40.1	**PCO #006 PCO #6 Keystone**								
40.1.1	6-60500.000.Subcontract BP# 6 General Construction Bulletin #4	$5,274.07	$5,274.07	$0.00	$0.00	$5,274.07	100.00%	$0.00	$263.70
40.1.2	6-60500.000.Subcontract BP# 6 General ASI #4	$1,576.33	$1,576.33	$0.00	$0.00	$1,576.33	100.00%	$0.00	$78.82
40.1.3	6-60500.000.Subcontract BP# 6 General RFI #74 Increase to conduit hole size for stage steel lighting	$263.12	$263.12	$0.00	$0.00	$263.12	100.00%	$0.00	$13.16
40.1.4	6-60500.000.Subcontract BP# 6 General Window Roller Shade Switches Add	$693.42	$693.42	$0.00	$0.00	$693.42	100.00%	$0.00	$34.67
40.1.5	6-60500.000.Subcontract BP# 6 General Window 6 Lintel	$2,733.64	$2,733.64	$0.00	$0.00	$2,733.64	100.00%	$0.00	$136.68
41	**CCO #007 Keystone Change Order #007**								
41.1	**PCO #007 Keystone PCO #7**								
41.1.1	6-60500.000.Subcontract BP# 6 General CB #6	$987.27	$987.27	$0.00	$0.00	$987.27	100.00%	$0.00	$49.36
41.1.2	6-60500.000.Subcontract BP# 6 General Boardwalk Pier Staking Error Rework	$4,045.86	$4,045.86	$0.00	$0.00	$4,045.86	100.00%	$0.00	$202.29
41.1.3	6-60500.000.Subcontract BP# 6 General RFI #113 Storefront Exterior Building Finish Connection	$5,164.07	$5,164.07	$0.00	$0.00	$5,164.07	100.00%	$0.00	$258.20
41.1.4	6-60500.000.Subcontract BP# 6 General Painting Events Space Diffusers	$1,573.57	$1,573.57	$0.00	$0.00	$1,573.57	100.00%	$0.00	$78.68
42	**CCO #008 Keystone Change Order #008**								
42.1	**PCO #008 Keystone PCO #8**								
42.1.1	6-60500.000.Subcontract BP# 6 General Finish Boardwalk	$25,000.00	$25,000.00	$0.00	$0.00	$25,000.00	100.00%	$0.00	$1,250.00
43	**CCO #009 Keystone Change Order #009**								
43.1	**PCO #009 CO#9**								

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
43.1.1	6-60500.000.Subcontract BP# 6 General RFI #102 Rooftop Equipment Painting	$1,419.60	$1,419.60	$0.00	$0.00	$1,419.60	100.00%	$0.00	$70.98
43.1.2	6-60500.000.Subcontract BP# 6 General ASI #09 - Patio Paving And Tile Layout	$(4,542.72)	$(4,542.72)	$0.00	$0.00	$(4,542.72)	100.00%	$0.00	$(227.14)
43.1.3	6-60500.000.Subcontract BP# 6 General RFI #137 Attic Door	$148.72	$148.72	$0.00	$0.00	$148.72	100.00%	$0.00	$7.44
44	**CCO #010 Keystone Change Order #10**								
44.1	**PCO #010 Keystone PCO #10**								
44.1.1	6-60500.000.Subcontract BP# 6 General Fascia Sheet Metal Addition @ Community Building	$1,370.46	$1,370.46	$0.00	$0.00	$1,370.46	100.00%	$0.00	$68.52
44.1.2	6-60500.000.Subcontract BP# 6 General RFI #141 Kitchen Exposed Water Line	$1,425.36	$1,425.36	$0.00	$0.00	$1,425.36	100.00%	$0.00	$71.27
44.1.3	6-60500.000.Subcontract BP# 6 General Construction Bulletin #8 - Shelf in Women's Restroom	$362.65	$362.65	$0.00	$0.00	$362.65	100.00%	$0.00	$18.13
45	**CCO #011 Keystone Change Order #011**								
45.1	**PCO #011 Keystone PCO #11**								
45.1.1	6-60500.000.Subcontract BP# 6 General RFI #100 Boardwalk Piers Depth	$27,687.66	$27,687.66	$0.00	$0.00	$27,687.66	100.00%	$0.00	$1,384.38
45.1.2	6-60500.000.Subcontract BP# 6 General Building Address Signage	$2,668.85	$2,668.85	$0.00	$0.00	$2,668.85	100.00%	$0.00	$133.44
46	**CCO #012 Keystone CO#12**								
46.1	**PCO #012 Keystone PCO #12**								
46.1.1	6-60500.000.Subcontract BP# 6 General RFI #153 Oven Hood Manual Pull Station Kit	$2,800.57	$0.00	$2,800.57	$0.00	$2,800.57	100.00%	$0.00	$140.03
46.1.2	6-60500.000.Subcontract BP# 6 General Specialties Owner Change Items - Storage Shelving/Robe Hooks/Fire Extinguisher Cabinet	$(2,047.10)	$0.00	$(2,047.10)	$0.00	$(2,047.10)	100.00%	$0.00	$(102.36)
	TOTALS:	**$240,405.09**	**$239,551.62**	**$753.47**	**$100.00**	**$240,405.09**	**100.00%**	**$0.00**	**$12,020.23**

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	GRAND TOTALS:	**$2,758,405.09**	**$2,449,430.89**	**$753.47**	**$308,220.73**	**$2,758,405.09**	**100.00%**	**$0.00**	**$137,920.28**

CONDITIONAL LIEN WAIVER AND RELEASE UPON PROGRESS PAYMENT

KNOW ALL MEN BY THESE PRESENTS:

Upon receiving progress payment in the sum of **$753.47** for the job City of Clive Greenbelt Landing, receipt of which is hereby acknowledged, hereby waives, releases, satisfies all lien rights, claims or demands of any kind whatsoever, against the City of Clive, its successors and assigns, which the undersigned now has. This release covers a progress payment for labor, services, equipment or materials furnished to the City of Clive through **July 31, 2026**, only and does not cover any retention retained before or after the release date.

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

Dated: **July 31, 2026**

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

By: **Justin Menke**

Title: **President**

Signature:

Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: August 13, 2026
RE: Approve Purchase - NeoGov Insight Module - $8,570.25 Yr 1, $8,998.76 Yr 2, and $9,427.28 Yr 3

SYNOPSIS:
NeoGov Insight module allows the city to do our recruitment through an electronic process. Human Resources staff recommend renewing the NeoGov Insight software module for an additional three years.

The current NeoGov Insight application management system integrates seamlessly with the Perform module, allowing staff to access job descriptions and journal entries directly when completing annual evaluations. This integration has eliminated the need to manually track, print, and email documents—streamlining the entire evaluation process.

Staff recommend approving a three-year agreement for the NeoGov Insight software module. The proposed costs are as follows:

- Year 1: $8,570.25 (5% increase)
- Year 2: $8,998.76 (5% increase)
- Year 3: $9,427.28 (5% increase)

This recommendation supports the City's ongoing efforts to enhance organizational efficiency and strengthen its reputation as an employer of choice—attracting and retaining the talent and skills needed to serve our residents and visitors well into the future.

Attachments:
1. NEOGOV Insight renewal - 3YR Contract

PowerDMS by NEOGOV

t 800.749.5104
2120 Park Pl. Suite 100
El Segundo, CA 90245

NEOGOV

THIS IS NOT AN INVOICE

Contract Records		Order Details	
Account Number:	A-622096	**Order #:**	Q-506796
Customer:	Clive, City of (IA)	**Valid Until:**	8/27/2026
Effective Employee Count:	203		
Sales Rep:	Renewals Team		

Customer Contact			
Billing Contact:	Clive, City of (IA) Dennis Harken	**Shipping Contact :**	Clive, City of (IA) Alexandra Adams
Billing Address:	1900 NW 114th St Clive, IA 50325-7077	**Shipping Address:**	1900 NW 114th St Clive, IA 50325
Billing Contact Email:	dharken@cityofclive.com	**Shipping Contact Email:**	aadams@cityofclive.com
Billing Phone:	515-867-5087	**Shipping Phone:**	5158675145

Payment Terms

Payment Term: Net 60 **Notes:**
PO Number:

Subscription Service

September 2026 YR 1 0f 3

Item	Type	Start Date	End Date	Qty.	License Type	Total (USD)
Governmentjobs.com Subscription	Recurring	9/26/2026	9/25/2027	203	Employee Based	$0.00
Insight Subscription	Recurring	9/26/2026	9/25/2027	203	Employee Based	$8,570.25
Candidate Text Messaging Subscription	Recurring	9/26/2026	9/25/2027	203	Employee Based	$0.00
					September 2026 YR 1 0f 3 TOTAL:	$8,570.25

September 2027 YR 2 of 3

Item	Type	Start Date	End Date	Qty.	License Type	Total (USD)
Governmentjobs.com Subscription	Recurring	9/26/2027	9/25/2028	203	Employee Based	$0.00
Insight Subscription	Recurring	9/26/2027	9/25/2028	203	Employee Based	$8,998.76
Candidate Text Messaging Subscription	Recurring	9/26/2027	9/25/2028	203	Employee Based	$0.00
					September 2027 YR 2 of 3 TOTAL:	$8,998.76

t 800.749.5104
2120 Park Pl. Suite 100
El Segundo, CA 90245

September 2027 YR 3 of 3

Item	Type	Start Date	End Date	Qty.	License Type	Total (USD)
Governmentjobs.com Subscription	Recurring	9/26/2028	9/25/2029	203	Employee Based	$0.00
Insight Subscription	Recurring	9/26/2028	9/25/2029	203	Employee Based	$9,427.28
Candidate Text Messaging Subscription	Recurring	9/26/2028	9/25/2029	203	Employee Based	$0.00
					September 2027 YR 3 of 3 TOTAL:	$9,427.28

Total: | $26,996.29

This price does NOT include any sales tax. Total in USD

Additional Terms and Conditions:

License Terms: Enterprise license denotes that Customer has purchased an enterprise wide license up to the employee count specified above. User based license denotes that Customer has purchased the number of licenses set forth in the quantity column. Item count denotes the number of items that Customer has licensed as set forth in the quantity column.

Payment Terms: All invoices issued hereunder are **due upon the invoice due date**. If the Order is for a period longer than one year, the fees for the first period shown shall be invoiced immediately and the fees for future years/periods shall be invoiced annually in advance of each 12 month period shown on the Order, but regardless of the billing cycle, Customer is responsible for the fees for the entire Order. The fees set forth in this Order Form are exclusive of all applicable taxes, levies, or duties imposed by taxing authorities and Customer shall be responsible for payment of any such applicable taxes, levies, or duties. All payment obligations are non-cancellable, and all fees paid are non-refundable. Payment for services ordered hereunder shall be made to Governmentjobs.com, Inc., (D/B/A NEOGOV).

Terms & Conditions: This Order Form creates a legally binding contract between the parties. Unless otherwise agreed in a written agreement between GovernmentJobs.com, Inc. (d/b/a NEOGOV) and Customer, this Order Form and the services provided hereunder are subject to the terms and conditions located at https://www.neogov.com/service-specifications (the "NEOGOV Site"), together with all addenda, exhibits, policies, and supplemental terms posted on or referenced in the NEOGOV Site, including, as applicable, the product addenda corresponding to the products subscribed to under this Order Form; professional services addenda applicable to any purchased professional, implementation, onboarding, configuration, or setup services; data processing terms; service level terms; AI-related terms; and other service-specific terms and policies, all of which are incorporated herein by reference.

Find a copy of our W-9 here.

Special Condition:

Your signature below constitutes acceptance of terms herein and contractual commitment to purchase the items listed above.

Accepted and Agreed By Authorized Representative of:
Clive, City of (IA)

Signature: _____

Printed Name: _____

Title: _____

t 800.749.5104
2120 Park Pl. Suite 100
El Segundo, CA 90245

Date _____

THE INFORMATION AND PRICING CONTAINED IN THIS ORDER FORM IS STRICTLY CONFIDENTIAL.

Memo

TO: Mayor and Council members
FROM: Chris Saltmarsh, Traffic/Locate Supervisor
DATE: August 13, 2026
RE: Approve Purchase - Truck Equipment, Inc. - #735 Service Body - Public Works - $ 26,923.00

SYNOPSIS:
The proposed FY 2027 Capital Equipment Budget (CEP) includes $90,575.00 for the replacement of a Water Utility Truck (#735).

Truck Equipment, INC. was awarded the bid for the Service Body to be installed on (#735).

Staff recommends your approval of the purchase of the Service Body for the price of $26,923.00.

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

Attachments:
1. #735 Water Service Body

TRUCK EQUIPMENT, INC.
P.O. Box 3265
Des Moines, IA 50316
Phone: (515) 266-5189 Toll Free: (800) 373-2887 Fax:(515) 266-7878

QUOTE

Quote ID: Q21009 **Rev:** 0
Quote Date: 6/9/2026
Quote Valid Until: 7/15/2026

Customer: 60008
Clive, City Of
WATER DEPARTMENT
2123 NW 111TH ST
Clive, IA 50325

Contact: KURT FARLOW
Phone: (515) 223-6013
Email: kfarlow@cityofclive.com
Salesperson: Mike White

Make: Chevrolet	***Model:*** 2500HD BOX DELETE	***Year:*** 2026	***Single/Dual:*** Single
Cab Type:	***Wheelbase:*** 0	***Cab-to-Axle:*** 56	***VIN:***

FURNISH AND INSTALL:

1 - KNAPHEIDE MODEL 796-50 PLUS 50 SERIES SERVICE BODY

STANDARD SPECIFICATIONS

LENGTH - 97.25"	COMPARTMENT HEIGHT - 40"	COMPARTMENT DEPTH - 14.5"
WIDTH - 78"	CONSTRUCTION - 14 GA GALVANEAL	FLOOR WIDTH - 49"

14 Gauge Galvannealed body shell,
20 Gauge Galvannealed double paneled door with reinforcing hat section,
Double spring over-center door closures,
12" Automotive style slam latch tailgate,
Patented "Quick Mount" installation,
Exclusive return flange,
Interior flush mounted light guard,
Complete under coating,
Exclusive stainless steel continuous hinge with stainless steel pin,
Exclusive 12-step electrodeposition epoxy priming system for superior corrosion protection
Light gray finish painted interior,
Superior continuous (No Gap around striker), automotive bulb type neoprene door seals,
Composite/chrome steel paddle activated, rotary style latches (bolt-on), with interior cover.

COMPARTMENT	STREET SIDE	CURB SIDE
FRONT VERTICAL	CTECH 4-DRAWER CABINET	TRANSVERSE COMPARTMENT W/ 2 PULLOUT DRAWERS
HORIZONTAL	OPEN	1 - ADJ. DIVIDER SHELF
REAR VERTICAL	1 - ADJ. DIVIDER SHELF	1 - ADJ. DIVIDER SHELF

Options included in price-
Surface mounted LED taillights w/ integrated amber LED strobes
Rear integrated strobes activated and wired to lighted switch in cab
Fliptop compartment on streetside only
Transverse compartment open to curbside front vertical w/ two pullout drawers
Ctech 4 drawer cabinet (4-3" drawers(in streetside front vertical
Steel side mount ladder rack on curbside - white painted finish
Spray lined cargo area
Cobra 2500 watt power inverter mounted on top of 4-drawer cabinet in streetside front compartment - 2500W continuous - modified sine-wave - 4 outlets on front of inverter
Class V receiver hitch
RV style 7-way trailer socket wired to factory installed brake control
Body painted white inside and out using a single stage acrylic enamel system
NOTE: DUE TO VARIATIONS IN OEM PRODUCTS AND APPLICATION METHODS, A PERFECT MATCH CANNOT BE GUARANTEED!

TRUCK EQUIPMENT, INC.
P.O. Box 3265
Des Moines, IA 50316
Phone: (515) 266-5189 Toll Free: (800) 373-2887 Fax:(515) 266-7878

QUOTE

Quote ID: Q21009 **Rev:** 0
Quote Date: 6/9/2026
Quote Valid Until: 7/15/2026

1 MAXON DUAL CYLINDER Me2 SERIES LIFTGATE (MODEL C2-54-1342 TP27)

Platform Size: 49"x27"+4" Capacity: 1,300LBS. Travel: 42"

STANDARD FEATURES

BLACK FINISH
One-piece platform
Treadplate Steel platform
Dual Cylinder design liftgate has power on both sides of the platform, offering smooth and stable lifting and lowering - a sturdier and more powerful liftgate.
Hard chrome lift arm pins and composite bushings are maintenance-free.
The full-length molded ground and power cable provides a direct connection from the liftgate to the truck battery, ensuring solid electrical connections.
A 150 amp circuit breaker with manual reset is included with liftgate
The full-size pump and motor is enclosed with the electrical system in the liftgate's Main frame box, protected from the elements.
Standard Curb-side fixed control with steel shield includes:
Toggle style switch
Timer deactivates 90 seconds after last operation
TWO YEAR WARRANTY

Options included in price-
Install factory provided backup camera and certify to FMVSS111

NET FOB DES MOINES $23,408.00

OPTIONS:
GAS PROPS ON VERTICAL DOORS IN LIEU OF OVER-CENTER SPRING LOADED PROPS ADD $ 1,116.00

MODEL C2-54-1342 EA38 GALV LIFTGATE IN LIEU OF ABOVE
GALVANIZED FINISH
55"X38"+6" EXTRUDED ALUMINUM PLATFORM ADD $ 780.00

ONE DUPLEX GFI OUTLET REMOTE MOUNTED AT CURBSIDE REAR OF BODY ADD $ 542.00

ONE SUPPORT BATTERY FOR INVERTER IN STREETSIDE FRONT VERTICAL BELOW 4-DRAWER CABINET ADD $ 1,077.00

NOTE: PRICING IS PER STATE CONTRACT MA005-24134!

Customer must fill out the information below before the order can be processed...

Accepted by:	Steve A. Tobin
Date:	6/22/26
P.O. Number:	326

* Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.

* Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis.

* Sales Tax is not included unless otherwise noted.

***Due to the volatility of trade tariffs, the quoted price may change due to unforeseeable tariffs.**

Memo

TO: Mayor and Council members
FROM: Chris Saltmarsh, Traffic/Locate Supervisor
DATE: August 13, 2026
RE: Approve Purchase - Stew Hansen - Fleet Truck #742 - Public Works - $78,892.00

SYNOPSIS:
The proposed FY 2027 Capital Equipment Budget (CEP) includes $99,460.00 for the replacement of Fleet Truck (#742).

Stew Hansen Dodge City was awarded the state bid for the 2026 Ram 4500 with Dump Body.

Staff recommends your approval of the purchase of the 2026 RAM 4500 with Dump Body for the price of $78,892.00.

This purchase is for the chassis and the Dump Body. The additional funds included in the budget will be used for aftermarket accessories.

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

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

Attachments:
1. 04232026CityofClive 4500 Dump Quote
2. cityofClive 2026RAM 4500 07302026

Ken Garff
IOWA FLEET DIVISION

US 2026 RAM 4500 Chassis Tradesman/Big Horn (DP9L64)

4x4 DRW Regular Cab 168.5" WB

Prepared On: 4/23/2026

JDPOWER

Ken Garff
IOWA FLEET DIVISION

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

US 2026 RAM 4500 Chassis Tradesman/Big Horn (DP9L64) 4x4 DRW Regular Cab 168.5" WB

Quote

Vehicle Pricing

		MSRP
Base Price	$	59,610.00
Options and Colors	$	2,395.00
Destination Charge	$	2,595.00
x 1 vehicles	$	64,600.00
Grand Total	**$**	**64,600.00**

Chassis Price: $52,262
EBY 9' dump with pack: $26,630
Total: $78,892

Upfit includes:
install, rear camara install, stobe lights in grill, cabshield stobe lights, rear pintle plate with 2.5" receiver, and Tapered Backpack

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

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

US 2026 RAM 4500 Chassis Tradesman/Big Horn (DP9L64) 4x4 DRW Regular Cab 168.5" WB

Selected Options

Vehicle Pricing		**MSRP**
Base Price	$	59,610.00
Options and Colors	$	2,395.00
Destination Charge	$	2,595.00

Select	Option Code	Description	MSRP
Packages			
☑	2XA	quick order package 2XA tradesman	$0.00
Emissions			
☑	NAH	heavy duty truck federal emissions	$0.00
Powertrain			
☑	ESL	6.4L V8 HEMI HD engine	Standard
☑	DFZ	8-speed TorqueFlite HD automatic transmission	Standard
☑	DMK	4.44 axle ratio	Standard
☑	Z9A	16,500 lbs GVWR	Standard
Wheels & Tires			
☑	TAJ	225/70R19.5G FT all position, RR traction tires	Standard
☑	WPJ	19.5" x 6.0" black painted steel wheels	Standard
Seats & Seat Trim			
☑	TX	HD vinyl 40/20/40 split bench seat	Standard
Other Options			
☑	UBE	Uconnect 5 with 8.4" display radio	Standard
☑	MRU	black tubular side steps	$610.00
☑	AZB Ⓟ	heavy duty front suspension group	Included

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

US 2026 RAM 4500 Chassis Tradesman/Big Horn (DP9L64) 4x4 DRW Regular Cab 168.5" WB

Select	Option Code	Description	MSRP
Other Options			
☑	AHD	heavy duty snow plow prep group Contains: • [AZB] heavy duty front suspension group • [SHF] upgraded rear HD stabilizer bar	$295.00
☑	XAC	ParkView rear back up camera	$495.00
☑	A7B	Tradesman level 1 equipment group Contains: • [LE4] black exterior mirrors • [LFX] power-adjustable convex aux mirrors • [LEB] exterior mirrors with supplemental signals • [LEC] exterior mirrors courtesy lamps • [NHJ] exterior mirrors with heating element • [LFD] manual folding exterior mirrors • [LF3] manual telescoping mirrors • [GT2] mirror power heat fold telescope black • [LNY] mirror running lights • [LF2] power adjust mirrors • [JPY] front 1-touch down power windows • [GFA] rear window defroster • [GXM] remote keyless entry • [JPH] speed sensitive power locks • [XHC] trailer brake control Contains: ◦ [JJ1] trailer light check • [CTY] upgraded door trim panel	$995.00
☑	XHC Ⓟ	trailer brake control Contains: • [JJ1] trailer light check	Included
Fleet Options			
☑	WARANT	FCA 5 year/100,000 mile powertrain limited warranty *THIS LIMITED WARRANTY IS PROVIDED TO OWNERS of a Chrysler, Dodge, Jeep and Ram vehicle (excluding vehicles equipped with diesel engines) who*	$0.00

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

US 2026 RAM 4500 Chassis Tradesman/Big Horn (DP9L64) 4x4 DRW Regular Cab 168.5" WB

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

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US 2026 RAM 4500 Chassis Tradesman/Big Horn (DP9L64) 4x4 DRW Regular Cab 168.5" WB

As-Configured Equipment

Exterior and Appearance
19.5 x 6-inch front and dual rear black steel wheels
Metric measure truck 225/70R19.5 AS BSW front and rear tires
Active grille shutters
Trailer sway control
Trailer wiring harness
1 underbody skid plate
2 doors
2 front tow hooks
Black front bumper
Black grille
Exterior Specs
Max gross combined weight rating: 28,500 lbs.
Towing capacity: 20,740 lbs.
Axle capacity front: 7,000 lbs.
Axle capacity rear: 12,000 lbs.
GAWR front: 6,500 lbs.
GAWR rear: 12,000 lbs.
GVWR: 16,500 lbs.
Rear frame height loaded: 31.5"
Rear frame height unloaded: 36.1"
Standard curb weight: 7606 lbs.
Standard payload: 8890 lbs.
Approach angle: 25.7
Departure angle: 27.5

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US 2026 RAM 4500 Chassis Tradesman/Big Horn (DP9L64) 4x4 DRW Regular Cab 168.5" WB

Exterior Specs
Front track: 77.1"
Max ground clearance: 8.7"
Min ground clearance: 8"
Rear track: 73.6"
Vehicle body height: 81.6"
Vehicle body length: 260.2"
Vehicle body width: 86.9"
Vehicle turning radius: 25.9'
Wheelbase: 168.5"
Convenience
Keyless Go with push button start
Keyfob remote start
Power door locks with 2 stage unlocking
Power first-row windows
Fixed rear windshield
Battery charge warning
Driver information center
2 12V power outlets
Adaptive cruise control with stop and go
Cruise control with steering wheel mounted controls
Illuminated front beverage holders
3 beverage holders
Day/Night rearview mirror
Heated, power adjustable, manual extendable trailer door mirrors with turn signal indicator
Mini overhead console
Over the air updates

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

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US 2026 RAM 4500 Chassis Tradesman/Big Horn (DP9L64) 4x4 DRW Regular Cab 168.5" WB

Convenience
Upfitter switches
Technology and Telematics
RAM Connect vehicle integrated emergency SOS system
Uconnect w/Bluetooth handsfree wireless device connectivity
Apple CarPlay/Android Auto smart device wireless mirroring
RAM Connect App mobile app access
4G LTE Wi-Fi Hot Spot mobile hotspot internet access
5 USB ports
Fuel Economy and Emissions
Gasoline fuel type
Original Warranty
Basic warranty: 36 month/36,000 miles
Powertrain warranty: 60 month/100,000 miles
Corrosion perforation warranty: 60 month/100,000 miles
Roadside warranty: 60 month/100,000 miles
In-car Entertainment
Primary monitor touchscreen
8.4 inch primary display
Number of 1st row display screens: 2
Bluetooth wireless audio streaming
Voice activated audio controls
Speed sensitive volume
4 speakers
AM FM SiriusXM Satellite radio
AM/FM/Satellite radio
3 month satellite trial subscription

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US 2026 RAM 4500 Chassis Tradesman/Big Horn (DP9L64) 4x4 DRW Regular Cab 168.5" WB

Comfort
Vinyl front seat upholstery
Center front seat armrest with storage
Front seats with 4-way directional controls
Manual driver seat with: recline and fore/aft control
Manual passenger seat with: recline and fore/aft control
40-20-40 split-bench front seat
Urethane steering wheel
Manual tilting steering wheel
Seating capacity: 3
Safety and Security
Forward Collision Warning-Plus
Pedestrian/Cyclist Emergency Braking
Following distance alert
2 airbags
Airbags: driver and passenger front impact and occupancy sensor
4-wheel disc brakes
Sentry Key immobilizer
RAM Connect vehicle tracker
Front height adjustable seatbelts
Front seatbelt pretensioners
Gage cluster display size: 3.50 inches
Analog instrumentation display
2 seatbelt pre-tensioners
Powertrain and Mechanical
HEMI 6.4L V-8 VVT variable valve control, engine with cylinder deactivation and 375HP
Horsepower: 375 HP @ 5600 RPM

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US 2026 RAM 4500 Chassis Tradesman/Big Horn (DP9L64) 4x4 DRW Regular Cab 168.5" WB

Powertrain and Mechanical
Torque: 429 lb.-ft. @ 4000 RPM
Front mounted engine
TorqueFlite 8-speed automatic transmission with overdrive and selectable modes
ICE
Part-time 4WD
All-speed ABS and driveline traction control
Electronic transfer case shift
Two-Speed Transfer Case
Front anti-roll bar and heavy-duty rear anti-roll bar
Suspension with heavy-duty springs and heavy-duty gas-pressurized shock absorbers
Re-circulating ball steering
Fuel tank capacity: 52.0 US gallons
Recommended Fuel Type: regular unleaded
Mechanical limited slip differential
Stainless steel single exhaust
Interior Specs
Head room first-row: 39.8"
Hip room first-row: 62.9"
Interior rear cargo volume: 15.2 cu.ft.
Leg room first-row: 40.9"
Max interior rear cargo volume: 15.2 cu.ft.
Shoulder room first-row: 65.9"
Total passenger volume: 62.5 cu.ft.

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Standard Equipment

Exterior and Appearance
19.5 x 6-inch front and dual rear black steel wheels
Metric measure truck 225/70R19.5 AS BSW front and rear tires
Active grille shutters
Trailer sway control
Trailer wiring harness
1 underbody skid plate
2 doors
2 front tow hooks
Black front bumper
Black grille
Exterior Specs
Max gross combined weight rating: 28,500 lbs.
Towing capacity: 20,740 lbs.
Axle capacity front: 7,000 lbs.
Axle capacity rear: 12,000 lbs.
GAWR front: 6,000 lbs.
GAWR rear: 12,000 lbs.
GVWR: 16,500 lbs.
Rear frame height loaded: 31.5"
Rear frame height unloaded: 36.1"
Standard curb weight: 7606 lbs.
Standard payload: 8890 lbs.
Approach angle: 25.7
Departure angle: 27.5

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Exterior Specs
Front track: 77.1"
Max ground clearance: 8.7"
Min ground clearance: 8"
Rear track: 73.6"
Vehicle body height: 81.6"
Vehicle body length: 260.2"
Vehicle body width: 86.9"
Vehicle turning radius: 25.9'
Wheelbase: 168.5"
Convenience
Keyless Go with push button start
Keyfob remote start
Manual door locks
Manual first-row windows
Fixed rear windshield
Battery charge warning
Driver information center
2 12V power outlets
Adaptive cruise control with stop and go
Cruise control with steering wheel mounted controls
Illuminated front beverage holders
3 beverage holders
Day/Night rearview mirror
Manually adjustable, manual extendable trailer door mirrors
Mini overhead console
Over the air updates

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US 2026 RAM 4500 Chassis Tradesman/Big Horn (DP9L64) 4x4 DRW Regular Cab 168.5" WB

Convenience
Upfitter switches
Technology and Telematics
RAM Connect vehicle integrated emergency SOS system
Uconnect w/Bluetooth handsfree wireless device connectivity
Apple CarPlay/Android Auto smart device wireless mirroring
RAM Connect App mobile app access
4G LTE Wi-Fi Hot Spot mobile hotspot internet access
5 USB ports
Fuel Economy and Emissions
Gasoline fuel type
Original Warranty
Basic warranty: 36 month/36,000 miles
Powertrain warranty: 120 month/100,000 miles
Corrosion perforation warranty: 60 month/100,000 miles
Roadside warranty: 60 month/100,000 miles
In-car Entertainment
Primary monitor touchscreen
8.4 inch primary display
Number of 1st row display screens: 2
Bluetooth wireless audio streaming
Voice activated audio controls
Speed sensitive volume
4 speakers
AM FM SiriusXM Satellite radio
AM/FM/Satellite radio
3 month satellite trial subscription

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US 2026 RAM 4500 Chassis Tradesman/Big Horn (DP9L64) 4x4 DRW Regular Cab 168.5" WB

Comfort
Vinyl front seat upholstery
Center front seat armrest with storage
Front seats with 4-way directional controls
Manual driver seat with: recline and fore/aft control
Manual passenger seat with: recline and fore/aft control
40-20-40 split-bench front seat
Urethane steering wheel
Manual tilting steering wheel
Seating capacity: 3
Safety and Security
Forward Collision Warning-Plus
Pedestrian/Cyclist Emergency Braking
Following distance alert
2 airbags
Airbags: driver and passenger front impact and occupancy sensor
4-wheel disc brakes
Sentry Key immobilizer
RAM Connect vehicle tracker
Front height adjustable seatbelts
Front seatbelt pretensioners
Gage cluster display size: 3.50 inches
Analog instrumentation display
2 seatbelt pre-tensioners
Powertrain and Mechanical
HEMI 6.4L V-8 VVT variable valve control, engine with cylinder deactivation and 375HP
Horsepower: 375 HP @ 5600 RPM

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US 2026 RAM 4500 Chassis Tradesman/Big Horn (DP9L64) 4x4 DRW Regular Cab 168.5" WB

Powertrain and Mechanical
Torque: 429 lb.-ft. @ 4000 RPM
Front mounted engine
TorqueFlite 8-speed automatic transmission with overdrive and selectable modes
ICE
Part-time 4WD
All-speed ABS and driveline traction control
Electronic transfer case shift
Two-Speed Transfer Case
Front anti-roll bar and heavy-duty rear anti-roll bar
Suspension with heavy-duty gas-pressurized shock absorbers
Re-circulating ball steering
Fuel tank capacity: 52.0 US gallons
Recommended Fuel Type: regular unleaded
Mechanical limited slip differential
Stainless steel single exhaust
Interior Specs
Head room first-row: 39.8"
Hip room first-row: 62.9"
Interior rear cargo volume: 15.2 cu.ft.
Leg room first-row: 40.9"
Max interior rear cargo volume: 15.2 cu.ft.
Shoulder room first-row: 65.9"
Total passenger volume: 62.5 cu.ft.

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

~~July 30,~~ 2026

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

Re: 2026 RAM 4500 with Dump Body

1. 2026 RAM 4500: $52,262
2. Add 9' dump w/pack: +26,630
3. chassis includes steps: 0.00
4. upfit includes strobe lights: 0.00
5. upfit includes rear pintle w/reciever hitch: 0.00
6. includes rear mudflaps: 0.00
7. Color: white
8. Total cost of 1 unit: $78,892

Please let me know if you have any questions.

Sincerely,

Harry Bougher

Harry Bougher
Commercial Fleet Director

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

Memo

TO: Mayor and Council members
FROM: Chris Saltmarsh, Traffic/Locate Supervisor
DATE: August 13, 2026
RE: Approve Purchase - Stew Hansen - Fleet Truck #746 - Public Works - $78,638.00

SYNOPSIS:
The proposed FY 2027 Capital Equipment Budget (CEP) includes $79,480.00 for the replacement of Fleet Truck (#746).

Stew Hansen Dodge City was awarded the state bid for the 2027 Ram 3500 with Dump Body.

Staff recommends your approval of the purchase of the 2027 RAM 3500 with Dump Body for the price of $78,638.00.

This purchase is for the chassis and the Dump Body. The additional funds included in the budget will be used for aftermarket accessories.

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

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

Attachments:
1. cityofClive 2027RAM 3500 08032026
2. 07282026 CityofClive 3500CC Dump

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

August 3, 2026

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

Re: 2027 RAM 3500 with Dump Body

1. 2027 RAM 3500: $50,688
2. Add 9' dump w/pack: +27,950
3. chassis includes steps: 0.00
4. upfit includes strobe lights: 0.00
5. upfit includes rear pintle w/reciever hitch: 0.00
6. includes rear mudflaps: 0.00
7. Color: white
8. Total cost of 1 unit: $78,638

Please let me know if you have any questions.

Sincerely,

Harry Bougher

Harry Bougher
Commercial Fleet Director

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

Ken Garff
IOWA FLEET DIVISION

US 2027 RAM 3500 Chassis Tradesman/Big Horn (DD8L64)

4x4 DRW Regular Cab 167.5" WB

Prepared On: 7/28/2026

JDPOWER

Ken Garff
IOWA FLEET DIVISION

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

US 2027 RAM 3500 Chassis Tradesman/Big Horn (DD8L64) 4x4 DRW Regular Cab 167.5" WB

Quote

Vehicle Pricing

		MSRP
Base Price	$	54,520.00
Options and Colors	$	2,100.00
Destination Charge	$	2,795.00
x 1 vehicles	$	59,415.00
Grand Total	**$**	**59,415.00**

Price: $50,688
EBY 9' dump with pack: $27,950
Total: $78,638

Upfit includes:
install, rear camera install, strobe lights in grill, cabshield strobe lights, rear pintle plate with 2.5" receiver, and tapered backpack

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US 2027 RAM 3500 Chassis Tradesman/Big Horn (DD8L64) 4x4 DRW Regular Cab 167.5" WB

Selected Options

Vehicle Pricing		**MSRP**
Base Price	$	54,520.00
Options and Colors	$	2,100.00
Destination Charge	$	2,795.00

Select	Option Code	Description	MSRP
Packages			
☑	2UA	quick order package 2UA Tradesman *All heavy duty trucks are snow plow capable with standard 220 amp alternator and headlamp/turn signal wiring harness. Consider adding XEF-transfer case skid plate.*	$0.00
Emissions			
☑	NAS	50 state emissions	$0.00
Powertrain			
☑	ESL	6.4L V8 HEMI HD engine Contains: • [MSC] HEMI badge	Standard
☑	DFX	8-speed auto 8HP75-LCV transmission *Does not have PTO capability.*	Standard
☑	DMF	4.10 axle ratio	Standard
☑	Z8H	13,500 lbs GVWR	Standard
Wheels & Tires			
☑	TV2	LT235/80R17E BSW all-season tires	Standard
☑	WFG	17" x 6.0" black painted steel wheels	Standard
Seats & Seat Trim			
☑	TX	HD vinyl 40/20/40 split bench seat	Standard

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Select	Option Code	Description	MSRP
Other Options			
☑	UBE	Uconnect 5 W radio with 8.4" display	Standard
☑	MRU	black tubular side steps	$610.00
☑	XAC	ParkView rear back-up camera	$495.00
☑	A7B	Tradesman level 1 equipment group Contains: • [LE4] black exterior mirrors • [LFX] power-adjustable convex aux mirrors • [LEB] exterior mirrors with supplemental signals • [LEC] exterior mirrors courtesy lamps • [NHJ] exterior mirrors with heating element • [LFD] manual folding exterior mirrors • [LF3] manual telescoping mirrors • [GT2] black power heated fold telescope mirrors • [LNY] mirror running lights • [LF2] power adjust mirrors • [JPY] front 1-touch down power windows • [GFA] rear window defroster • [GXM] remote keyless entry • [JPH] speed sensitive power locks • [XHC] trailer brake control Contains: ◦ [JJ1] trailer light check • [CTY] upgraded door trim panel	$995.00
☑	XHC Ⓟ	trailer brake control Contains: • [JJ1] trailer light check	Included
Fleet Options			
☑	WARANT	FCA 5 year/100,000 mile powertrain limited warranty *THIS LIMITED WARRANTY IS PROVIDED TO OWNERS of a Chrysler, Dodge, Jeep and Ram vehicle (excluding vehicles equipped with diesel engines) who*	$0.00

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Select	Option Code	Description	MSRP
Fleet Options			
		purchased it through FCA US LLC specifically for Fleet Government Bid/Leases and Fleet Commercial/Lease orders only. • All properly reported FCA Group LLC commercial fleet vehicles (NVDR type sale 3 and type sale 5) receive the 3 year 36,000 mile Basic Limited Warranty and the 5 year 100,000 mile Fleet Powertrain coverage. The 5 year/100,000 mile Fleet Powertrain coverage will go with the vehicle, so there will be no need to do warranty transfers and there will be no charge to second/subsequent owners to continue the warranty beyond the original owner.	
Paint Application			
☑	APA	monotone paint application • Exterior content such as door handles, fascia, mirrors, etc. are black when ordering special low volume paints.	Standard
Interior Colors			
☑	X8	Diesel Gray/Black	$0.00
Primary Colors			
☑	PW7	Bright White Clearcoat	$0.00

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US 2027 RAM 3500 Chassis Tradesman/Big Horn (DD8L64) 4x4 DRW Regular Cab 167.5" WB

As-Configured Equipment

Exterior and Appearance
17 x 6-inch front and dual rear black steel wheels
LT235/80RS17 AS BSW front and rear tires
Active grille shutters
Trailer sway control
Trailer wiring harness
2 doors
2 front tow hooks
Black front bumper
Black grille
Exterior Specs
Max gross combined weight rating: 22,000 lbs.
Towing capacity: 15,330 lbs.
Axle capacity front: 5,500 lbs.
Axle capacity rear: 9,850 lbs.
GAWR front: 5,500 lbs.
GAWR rear: 9,850 lbs.
GVWR: 13,500 lbs.
Rear frame height loaded: 23.6"
Rear frame height unloaded: 33.3"
Standard curb weight: 6521 lbs.
Standard payload: 6980 lbs.
Approach angle: 21
Departure angle: 25.7
Front track: 69.6"

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US 2027 RAM 3500 Chassis Tradesman/Big Horn (DD8L64) 4x4 DRW Regular Cab 167.5" WB

Exterior Specs
Max ground clearance: 8.7"
Min ground clearance: 8"
Rear track: 71.9"
Vehicle body height: 79.9"
Vehicle body length: 259.3"
Vehicle body width: 79.1"
Vehicle turning radius: 26.55'
Wheelbase: 167.5"
Convenience
Smart key with push button start
Power door locks with 2 stage unlocking
Power first-row windows
Fixed rear windshield
Driver information center
2 12V power outlets
Adaptive cruise control with stop and go
Cruise control with steering wheel mounted controls
Illuminated front beverage holders
3 beverage holders
Day/Night rearview mirror
Heated, power adjustable, manual extendable trailer door mirrors with turn signal indicator
Mini overhead console
Over the air updates
Upfitter switches
Technology and Telematics
RAM Connect vehicle integrated emergency SOS system

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12103 Hickman RD Urbandale, IA 50323
5152514234 | harryb@stewhansens.com

US 2027 RAM 3500 Chassis Tradesman/Big Horn (DD8L64) 4x4 DRW Regular Cab 167.5" WB

Technology and Telematics
Uconnect w/Bluetooth handsfree wireless device connectivity
Apple CarPlay/Android Auto smart device wireless mirroring
RAM Connect App mobile app access
4G LTE Wi-Fi Hot Spot mobile hotspot internet access
5 USB ports
Fuel Economy and Emissions
Gasoline fuel type
Original Warranty
Basic warranty: 36 month/36,000 miles
Powertrain warranty: 60 month/100,000 miles
Corrosion perforation warranty: 60 month/100,000 miles
Roadside warranty: 60 month/100,000 miles
In-car Entertainment
Primary monitor touchscreen
8.4 inch primary display
Number of 1st row display screens: 2
Bluetooth wireless audio streaming
Voice activated audio controls
Speed sensitive volume
4 speakers
AM FM SiriusXM Satellite radio
AM/FM/Satellite radio
3 month satellite trial subscription
Comfort
Vinyl front seat upholstery
Center front seat armrest with storage

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

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5152514234 | harryb@stewhansens.com

US 2027 RAM 3500 Chassis Tradesman/Big Horn (DD8L64) 4x4 DRW Regular Cab 167.5" WB

Comfort
Front seats with 4-way directional controls
Manual driver seat with: recline and fore/aft control
Manual passenger seat with: recline and fore/aft control
40-20-40 split-bench front seat
Urethane steering wheel
Manual tilting steering wheel
Seating capacity: 3
Safety and Security
Forward Collision Warning-Plus
Pedestrian/Cyclist Emergency Braking
2 airbags
Airbags: driver and passenger front impact and occupancy sensor
4-wheel disc brakes
Sentry Key immobilizer
RAM Connect vehicle tracker
Front height adjustable seatbelts
Front seatbelt pretensioners
Gage cluster display size: 3.50 inches
Analog instrumentation display
2 seatbelt pre-tensioners
Powertrain and Mechanical
HEMI 6.4L V-8 VVT variable valve control, engine with cylinder deactivation and 375HP
Horsepower: 375 HP @ 5600 RPM
Torque: 429 lb.-ft. @ 4000 RPM
Front mounted engine
8-speed automatic transmission with overdrive and selectable modes

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

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US 2027 RAM 3500 Chassis Tradesman/Big Horn (DD8L64) 4x4 DRW Regular Cab 167.5" WB

Powertrain and Mechanical
ICE
Part-time 4WD
All-speed ABS and driveline traction control
Electronic transfer case shift
Two-Speed Transfer Case
Front anti-roll bar and heavy-duty rear anti-roll bar
Suspension with heavy-duty gas-pressurized shock absorbers
Re-circulating ball steering
Fuel tank capacity: 52.0 US gallons
Recommended Fuel Type: regular gasoline
Mechanical limited slip differential
Stainless steel single exhaust
Interior Specs
Head room first-row: 40.9"
Hip room first-row: 62.9"
Leg room first-row: 40.9"
Shoulder room first-row: 65.9"
Total passenger volume: 62.2 cu.ft.

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

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

Standard Equipment

Exterior and Appearance
17 x 6-inch front and dual rear black steel wheels
LT235/80RS17 AS BSW front and rear tires
Active grille shutters
Trailer sway control
Trailer wiring harness
2 doors
2 front tow hooks
Black front bumper
Black grille
Exterior Specs
Max gross combined weight rating: 22,000 lbs.
Towing capacity: 15,330 lbs.
Axle capacity front: 5,500 lbs.
Axle capacity rear: 9,850 lbs.
GAWR front: 5,500 lbs.
GAWR rear: 9,850 lbs.
GVWR: 13,500 lbs.
Rear frame height loaded: 23.6"
Rear frame height unloaded: 33.3"
Standard curb weight: 6521 lbs.
Standard payload: 6980 lbs.
Approach angle: 21
Departure angle: 25.7
Front track: 69.6"

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US 2027 RAM 3500 Chassis Tradesman/Big Horn (DD8L64) 4x4 DRW Regular Cab 167.5" WB

Exterior Specs
Max ground clearance: 8.7"
Min ground clearance: 8"
Rear track: 71.9"
Vehicle body height: 79.9"
Vehicle body length: 259.3"
Vehicle body width: 79.1"
Vehicle turning radius: 26.55'
Wheelbase: 167.5"
Convenience
Smart key with push button start
Manual door locks
Manual first-row windows
Fixed rear windshield
Driver information center
2 12V power outlets
Adaptive cruise control with stop and go
Cruise control with steering wheel mounted controls
Illuminated front beverage holders
3 beverage holders
Day/Night rearview mirror
Manually adjustable, manual extendable trailer door mirrors
Mini overhead console
Over the air updates
Upfitter switches
Technology and Telematics
RAM Connect vehicle integrated emergency SOS system

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4G LTE Wi-Fi Hot Spot mobile hotspot internet access
5 USB ports
Fuel Economy and Emissions
Gasoline fuel type
Original Warranty
Basic warranty: 36 month/36,000 miles
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Corrosion perforation warranty: 60 month/100,000 miles
Roadside warranty: 60 month/100,000 miles
In-car Entertainment
Primary monitor touchscreen
8.4 inch primary display
Number of 1st row display screens: 2
Bluetooth wireless audio streaming
Voice activated audio controls
Speed sensitive volume
4 speakers
AM FM SiriusXM Satellite radio
AM/FM/Satellite radio
3 month satellite trial subscription
Comfort
Vinyl front seat upholstery
Center front seat armrest with storage

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

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Manual driver seat with: recline and fore/aft control
Manual passenger seat with: recline and fore/aft control
40-20-40 split-bench front seat
Urethane steering wheel
Manual tilting steering wheel
Seating capacity: 3
Safety and Security
Forward Collision Warning-Plus
Pedestrian/Cyclist Emergency Braking
2 airbags
Airbags: driver and passenger front impact and occupancy sensor
4-wheel disc brakes
Sentry Key immobilizer
RAM Connect vehicle tracker
Front height adjustable seatbelts
Front seatbelt pretensioners
Gage cluster display size: 3.50 inches
Analog instrumentation display
2 seatbelt pre-tensioners
Powertrain and Mechanical
HEMI 6.4L V-8 VVT variable valve control, engine with cylinder deactivation and 375HP
Horsepower: 375 HP @ 5600 RPM
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Front mounted engine
8-speed automatic transmission with overdrive and selectable modes

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

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Powertrain and Mechanical
ICE
Part-time 4WD
All-speed ABS and driveline traction control
Electronic transfer case shift
Two-Speed Transfer Case
Front anti-roll bar and heavy-duty rear anti-roll bar
Suspension with heavy-duty gas-pressurized shock absorbers
Re-circulating ball steering
Fuel tank capacity: 52.0 US gallons
Recommended Fuel Type: regular gasoline
Mechanical limited slip differential
Stainless steel single exhaust
Interior Specs
Head room first-row: 40.9"
Hip room first-row: 62.9"
Leg room first-row: 40.9"
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Total passenger volume: 62.2 cu.ft.

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

Memo

TO: Mayor and Council members
FROM: Jonathan Cygan, Civil Engineer
DATE: August 13, 2026
RE: Resolution Setting Public Hearing (9/10/26, 6:00 p.m.) - Hickman Road and 156th Street ADA Improvements

SYNOPSIS:
Snyder and Associates have completed plans and specifications for 2026 Traffic Cabinet Replacement Project. The plans outline relocating existing pedestrian push buttons and replacing existing sidewalk ramps at the intersection of NW 156th Street and Hickman Road in order to meet ADA requirements. Work is currently scheduled to be completed this calendar year pending accessibility of traffic signal equipment.

The bid letting for the above referenced project will be held on September 1, 2026 with approval and award anticipated to follow at the September 10, 2026 council meeting. As a result, staff recommend setting the public hearing for the project for 6:00 pm on September 10, 2026. With that being said I'd be glad to take any further questions.

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

Attachments:
1. Resolution Set PH - NW 156th and Hickman

RESOLUTION NO. _____

RESOLUTION SETTING DATE OF PUBLIC HEARING TO CONSIDER PLANS, SPECIFICATIONS AND TAKING OF BIDS FOR THE HICKMAN ROAD AND NW 156TH STREET ADA IMPROVEMENTS PROJECT

WHEREAS, the City Council of the City of Clive, Iowa (the "City") has determined that it is necessary and desirable to construct certain improvements for Hickman Road and NW 156th Street ADA Improvements Project 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 1st day of September 2026, at 2:00 p.m., in the lobby of the Clive City Hall, Clive, Iowa. The 10th day of September 2026, at 6:00 p.m., at the Council Chambers of said 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: Ron Gaines, Public Works Director
DATE: August 13, 2026
RE: Resolution Setting Public Hearing (08/27/2026, 6:00 p.m.) - Granting of certain Permanent Sanitary Sewer Easements to the Des Moines Metropolitan Wasterwater Reclamation Authority.

SYNOPSIS:
The Des Moines Wastewater Reclamation Authority (WRA) has been working with City of Clive staff during the design of Phase 2 of one of our public improvement projects known as the WRA Common Joint Trunk Sewer Improvements. The WRA has authorized Snyder and Associates, Inc. to perform design and right of way services. This project includes constructing a new gravity sanitary sewer interceptor parallel to the existing sewer interceptor generally located along Walnut Creek to provide additional needed capacity.

A permanent easement with a portion of the City of Clive's properties, located along the current WRA sanitary sewer system along Walnut Creek are needed for the construction of this public improvement project. Per the 28E Agreement with the WRA and the City of Clive, it is assumed the acquisition of these permanent easements will be at no Rostand shall be completed within ninety (90) days following the request made on July 27, 2006. The temporary construction limit areas within the City's ownership are noted on the construction documents that staff has reviewed. There will be no formal acquisition of any temporary construction easements within public property. Any tree replacement will be coordinated through a separate effort per the WRA's tree removal policy.

Attachments:
1. Exhibit A
2. Resolution 2026-714

HWY 6 / HICKMAN RD

1

LOVES TRAVEL STOPS &
COUNTRY STORES INC.
11820 HICKMAN RD

25.0'

ACQ PLAT OF SAN SEWER APPURTENANCES
BEING CONVEYED TO THE WRA
(BOOK 13503, PAGE 785)

MENARD INC
12000 HICKMAN RD

ACQ PLAT OF SAN SEWER APPURTENANCES
BEING CONVEYED TO THE WRA
(BOOK 13503, PAGE 785)

ACQ PLAT OF SAN SEWER APPURTENANCES
BEING CONVEYED TO THE WRA
(BOOK 13503, PAGE 785)

LEGEND

- NEW PERMANENT SEWER EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- CONSTRUCTION LIMITS
- [#] PARCEL NUMBER

N

0 50 100
FEET

Temp Construction Easement

1

LOVES TRAVEL STOPS &
COUNTRY STORES INC.
11820 HICKMAN RD

70' PERMANENT
EASEMENT
ALSO USED IN PHASE 1

30.00' Sanitary Sewer Easement
(WRA) (Bk 6896, Pg 912)

3

DOT ROW Division

4

DEALER PROPERTIES
114 LLC
2094 NW 114TH ST

3.0 Sanitary Sewer Easement (Bk 4402, Pg 152)

7.0 Sanitary Sewer Easement (Bk Q, Pg 730)

10.0' HLE
(Bk Q, Pg 730)

10.0' Permanent Sanitary
Sewer Easement
(Bk 6974, Pg 209)

Sanitary Sewer
Easement (WRA)
(Bk 5454, Pg 86)

Surface Water
Flowage Easement
(Bk 4402, Pg 807)

100.0' VACATED
R.R. ROW

5

CITY OF
CLIVE

20' Sanitary Sewer Easement
(WRA) (Bk 10838, Pg 361-37

20' SURFACE
WATER FLOWAGE
EASEMENT (BK
4414, PG 807)

481'

51.9'

463'

558'

23.1'

29.9'

400+00 400+19 401+00 402+00 403+00 404+00 405+00 406+00 407+00 408+00 409+00 410+00 411+00 412+00 413+00

246+00

2

CITY OF CLIVE

6

CITY OF CLIVE

50' PERMANENT
EASEMENT

7

CITY OF CLIVE

INTERSTATE 80 / 35

WALNUT CREEK

NW 114TH ST

MARK	REVISION	DATE	BY
Engineer: WCF	Checked By: BMP	Scale: 1" =	
Technician: DFM	Date: 3-05-2026	T-R-S: TTN-RRW-SS	

Project No: 123.0122.01B

Sheet H.1

WRA JOINT TRUNK - PHASE 14 SEGMENT 3

EASEMENTS

POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Plan File No: XXX-XX-XXXX

Sheet H.1

V:\Projects\2023\123.0122\01\BIM\CADD\CD_1220\1229_PH2_H_SHTS.dwg DAVID.MERICAL, EASEMENTS, 2026/05/05, 10:44 AM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)

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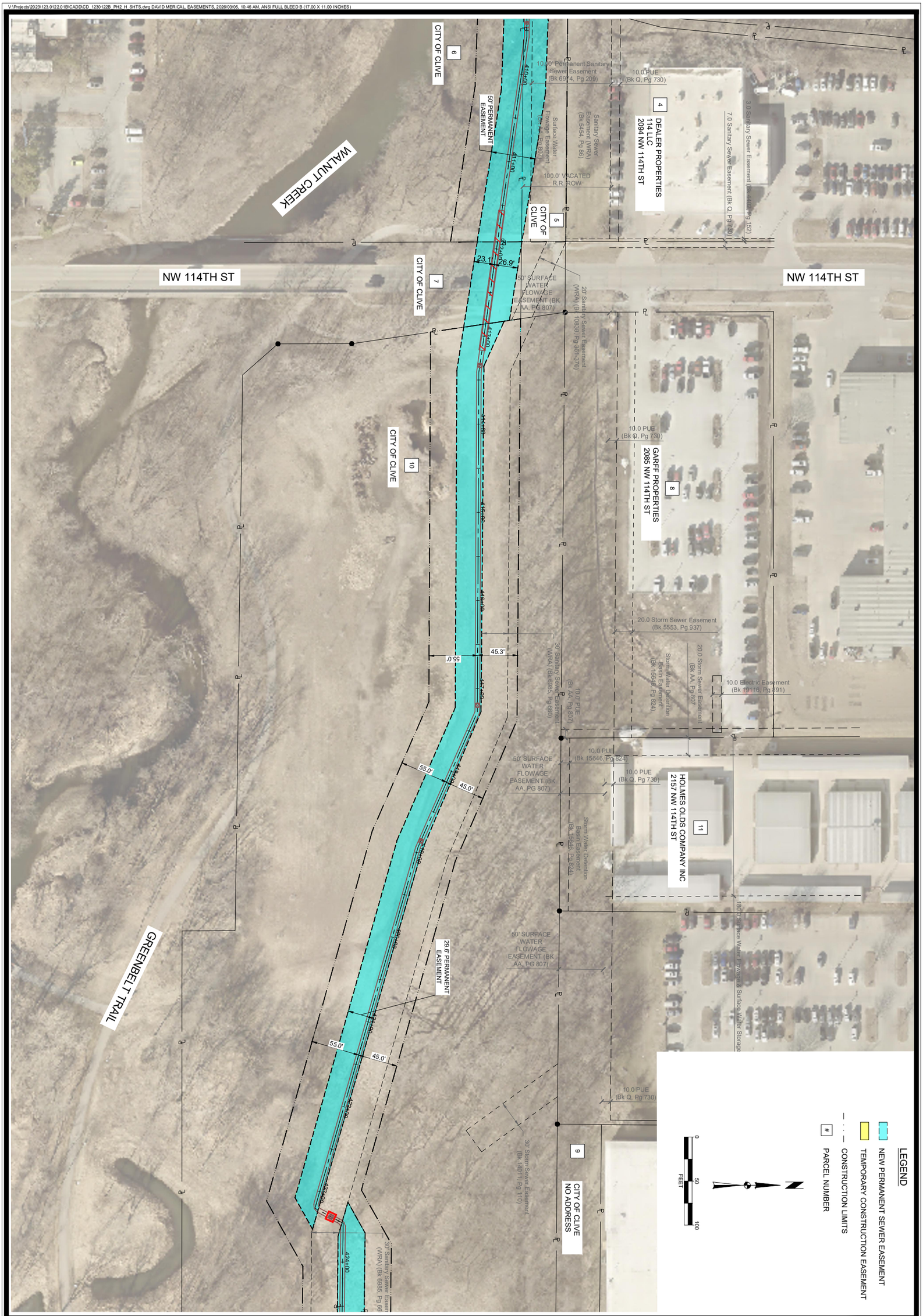

WRA JOINT TRUNK - PHASE 14 SEGMENT 3

EASEMENTS

POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY

Engineer: WCF	Checked By: BMP	Scale: 1" =	
Technician: DFM	Date: 3-05-2026	T-R-S: TTN-RRW-SS	
Project No: 123.0122.01B	Sheet H.2		

Plan File No: XXX-XXX-XXXX

Sheet H.2

LEGEND

NEW PERMANENT SEWER EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

CONSTRUCTION LIMITS

[#] PARCEL NUMBER

0 50 100
FEET

10

CITY OF CLIVE

30' Sanitary Sewer Easement
(WRA) (Bk 6985, Pg 660)

424+00 425+00 426+00 427+00 428+00 429+00 430+00 431+00 432+00 433+00 434+00 435+00 436+00 437+00 438+00

55.0'

45.0'

29.6' PERMANENT
EASEMENT

10

CITY OF CLIVE

GREENBELT TRAIL

MARK	REVISION	DATE	BY
Engineer: WCF	Checked By: BMP	Scale: 1" =	
Technician: DFM	Date: 3-05-2026	T-R-S: TTN-RRW-SS	

Project No: 123.0122.01B

Sheet H.3

WRA JOINT TRUNK - PHASE 14 SEGMENT 3

EASEMENTS

POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Plan File No: XXX-XX-XXXX

Sheet H.3

V:\Projects\2023\123.0122\01\BCAD\CD_1230122B_PH2_pl_SHTS.dwg DAVID MERICAL, EASEMENTS, 2026/03/05, 10:47 AM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)

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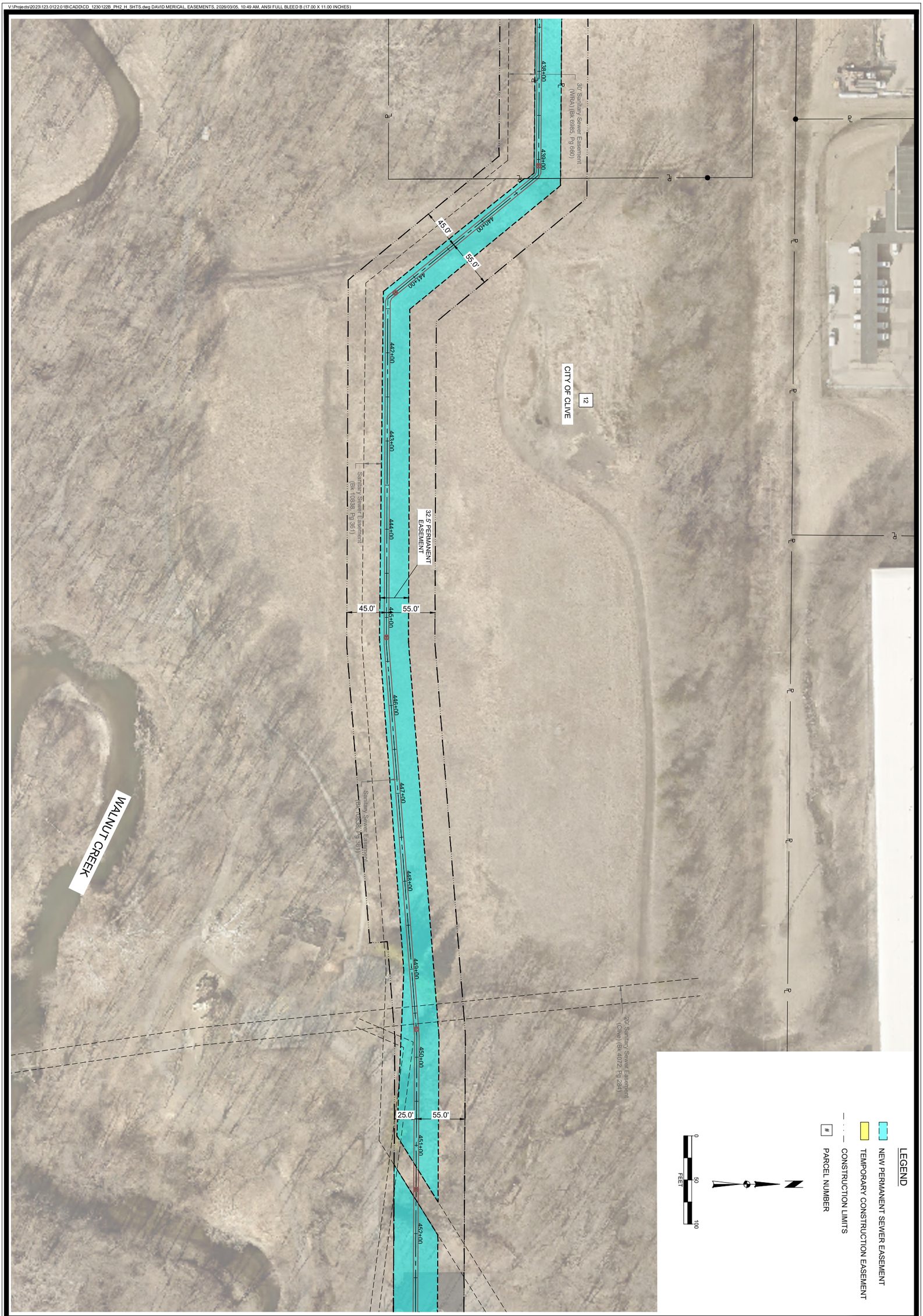

WRA JOINT TRUNK - PHASE 14 SEGMENT 3

EASEMENTS

POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY

Engineer: WCF	Checked By: BMP	Scale: 1" =
Technician: DFM	Date: 3-05-2026	T-R-S: TTN-RRW-SS
Project No: 123.0122.01B		Sheet H.4

Plan File No: XXX-XX-XXXX

Sheet H.4

LEGEND

NEW PERMANENT SEWER EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

CONSTRUCTION LIMITS

[#] PARCEL NUMBER

0 50 100
FEET

14
BARKER FINANCIAL LLC
2100 NW 100TH ST

16A
CITY OF CLIVE

BARKER FINANCIAL LLC
20
Storm Water Detention & Ponding Easement (Bk 8072, Pg 976)

21A
22
19
BARKER FINANCIAL LLC
18
Detention Easement (Bk 8034, Pg 900)

17
BARKER FINANCIAL LLC

80' CONSTRUCTION LIMITS

24.00 Easement (Bk 12226 Pg 364-376)(Bk 12226 Pg 390) ingress/Eagress Easement

Sanitary Sewer Easement (BK 10838, PG 361)

15
REVISION CHURCH
2000 NW 100TH ST

30.0' USSD-Clive Joint Trunk Sewer Easement (BK 6942, PG 282) (Bk 6942, Pg 286)

21
CITY OF CLIVE

16
CITY OF CLIVE

13
PARKS DEPARTMENT, CITY OF CLIVE
2010 NW 100TH ST

50' PERMANENT EASEMENT

10' Electric Easement (Bk 5094, Pg 597) (Bk 4468, Pg 745)

MADDOX PARKWAY

CITY OF CLIVE

452+00 453+00 454+00 455+00 456+00 457+00 458+00 459+00 460+00 461+00 462+00 463+00 464+00 465+00

469+00 468+00 467+00 466+00

70.0' 40.0' 25.0' 55.0' 172.7' 55.0' 25.0'

MARK	REVISION	DATE	BY
Engineer: WCF	Checked By: BMP	Scale: 1" =	
Technician: DFM	Date: 3-05-2026	T-R-S: TTN-RRW-SS	

Project No: 123.0122.01B

Sheet H.5

WRA JOINT TRUNK - PHASE 14 SEGMENT 3

EASEMENTS

POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Plan File No: XXX-XX-XXXX

Sheet H.5

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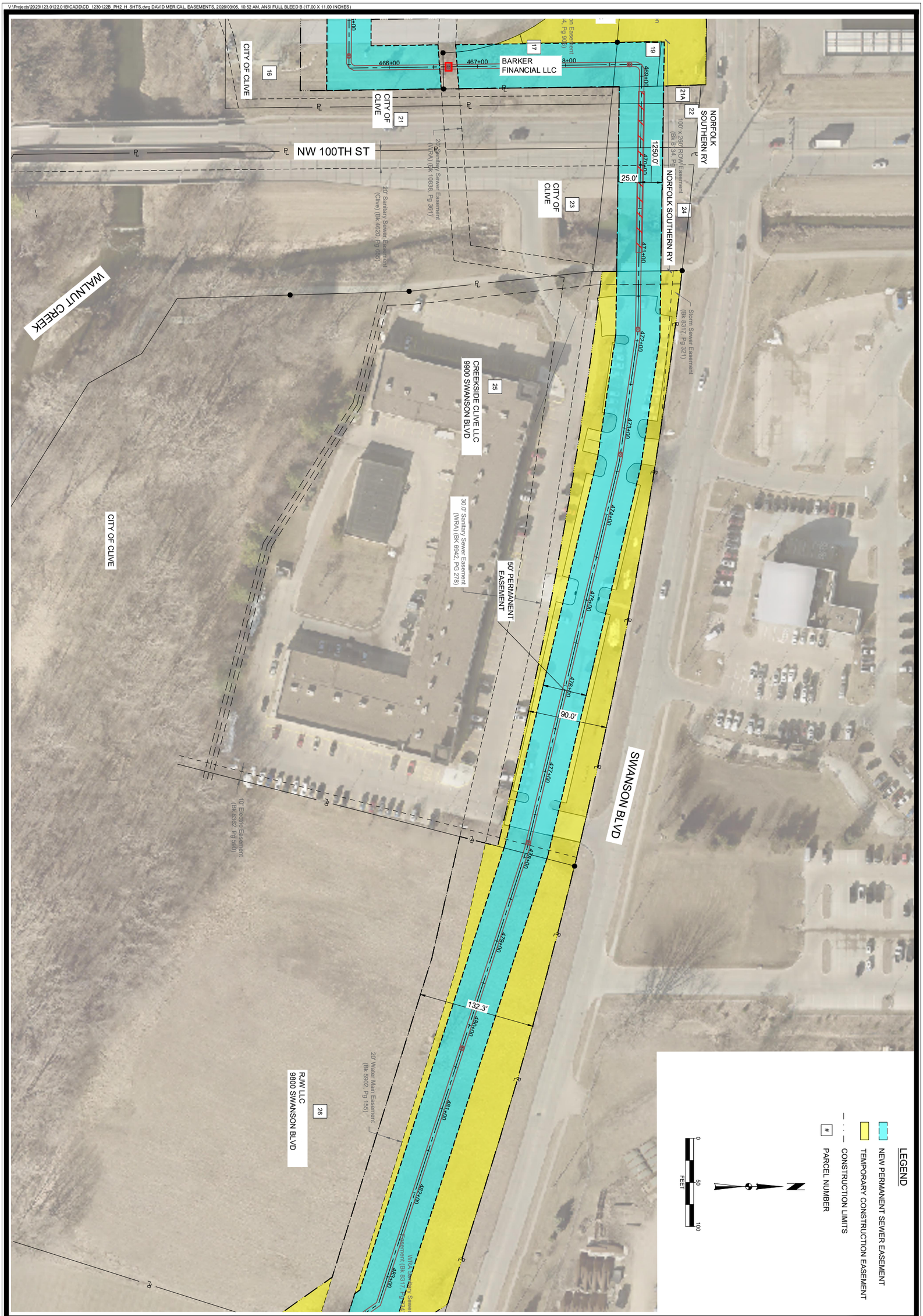

WRA JOINT TRUNK - PHASE 14 SEGMENT 3

EASEMENTS

POLK COUNTY, IOWA

MARK	REVISION	DATE	BY

Engineer: WCF	Checked By: BMP	Scale: 1" =
Technician: DFM	Date: 3-05-2026	T-R-S: TTN-RRW-SS
Project No: 123.0122.01B		Sheet H.6

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

Plan File No: XXX-XXX-XXXX

Sheet H.6

LEGEND

NEW PERMANENT SEWER EASEMENT

TEMPORARY CONSTRUCTION EASEMENT

CONSTRUCTION LIMITS

[#] PARCEL NUMBER

0 50 100
FEET

WRA Sanitary Sewer Easement (Bk 8317, Pg 324)

483+00

45.0'

55.0'

484+00

5' Sanitary Sewer Easement (Bk 6956, Pg 585)

485+00

21.1'

486+00

69.0'

27

NORFOLK SOUTHERN RY

SWANSON BLVD

487+00

21.5'

20.0'

488+00

Railroad Crossing (Bk 6730, Pg 27)

28

A J REAL ESTATE LLC

489+00

46.8' PERMANENT EASEMENT

NORFOLK SOUTHERN RR

490+00

22.5'

25.0'

10'x60' Electric Easement (Bk 11[illegible], Pg 341)

491+00

29

A J REAL ESTATE LLC
9550 SWANSON BLVD

492+00

5' Sanitary Sewer Easement (Bk 6942, Pg 271)

20' Water Main Easement (Bk 4768, Pg 540)

493+00

494+00

40' RUE (Bk 8581, Pg 158)

5' Sanitary Sewer Easement (Bk 6942, Pg 267)

50' PERMANENT EASEMENT

495+00

54.4'

35.0'

496+00

30

MUNOZ, ROBERT R
9500 SWANSON BLVD

497+00

20' Sanitary Sewer Easement (Clive)

498+00

31

K2GB LLC
9460 SWANSON BLVD

32

CITY OF CLIVE

WALNUT CREEK

MARK	REVISION	DATE	BY
Engineer: WCF	Checked By: BMP	Scale: 1" =	
Technician: DFM	Date: 3-05-2026	T-R-S: TTN-RRW-SS	

Project No: 123.0122.01B

Sheet H.7

WRA JOINT TRUNK - PHASE 14 SEGMENT 3

EASEMENTS

POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Plan File No: XXX-XX-XXXX

Sheet H.7

V:\Projects\2023\123.0122.01\B\CADD\CD_120\120B_PH2_H_SHTS.dwg DAVID.MERICAL, EASEMENTS, 2026/05/05, 10:54 AM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)

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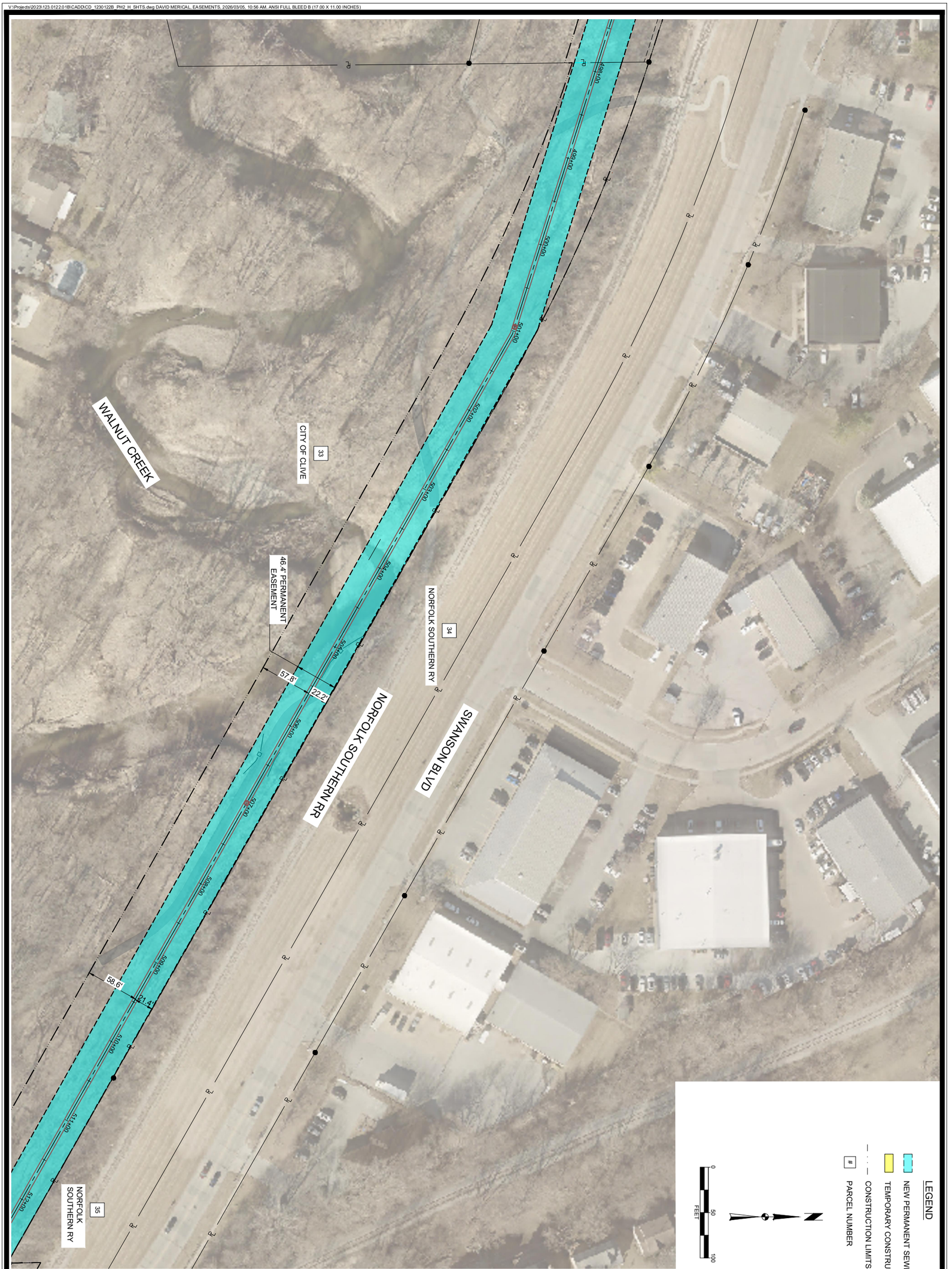

Sheet H.8

Plan File No: XXX-XX-XXX

SNYDER & ASSOCIATES

WRA JOINT TRUNK - PHASE 14 SEGMENT 3

EASEMENTS

POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY

Engineer: WCF	Checked By: BMP	Scale: 1" =
Technician: DFM	Date: 3-05-2026	T-R-S: TTN-RRW-SS
Project No: 123.0122.01B		Sheet H.8

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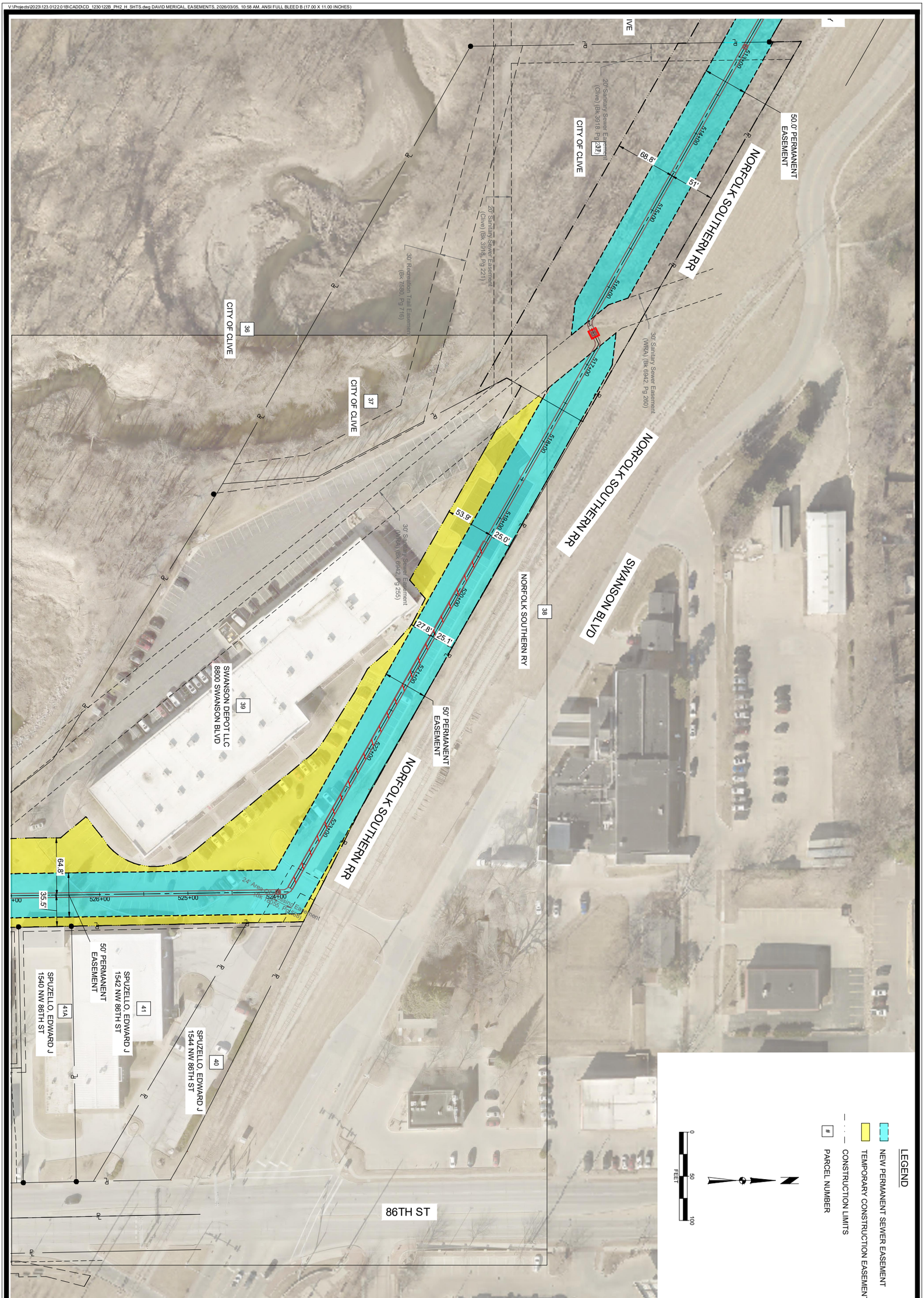


WRA JOINT TRUNK - PHASE 14 SEGMENT 3

EASEMENTS

POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

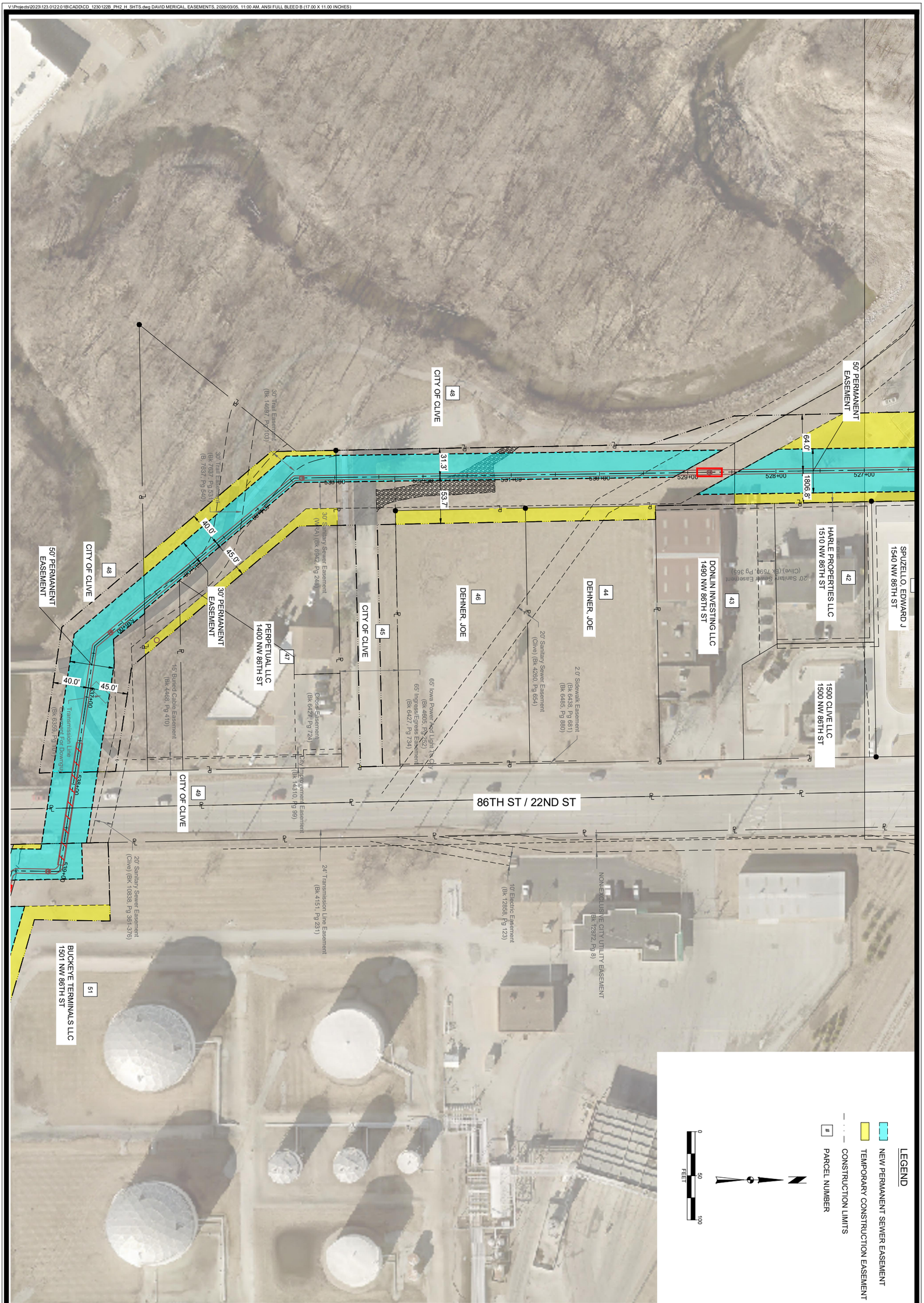
MARK	REVISION	DATE	BY

Engineer: WCF	Checked By: BMP	Scale: 1" =
Technician: DFM	Date: 3-05-2026	T-R-S: TTN-RRW-SS
Project No: 123.0122.01B		Sheet H.9

Plan File No: XXX-XX-XXXX

Sheet H.9

V:\Projects\2023\123.0122.01B\CADD\CD_1230122B_PH2_H_SHTS.dwg DAVID MERICAL, EASEMENTS, 2026/03/05, 11:00 AM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)



WRA JOINT TRUNK - PHASE 14 SEGMENT 3

EASEMENTS

POLK COUNTY, IOWA

MARK	REVISION	DATE	BY

Engineer: WCF	Checked By: BMP	Scale: 1" =	
Technician: DFM	Date: 3-05-2026	T-R-S: TTN-RRW-SS	
Project No: 123.0122.01B	Sheet H.10		

Plan File No: XXX-XX-XXXX

Sheet H.10

SNYDER & ASSOCIATES

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

LEGEND

- NEW PERMANENT SEWER EASEMENT
- NEW INGRESS / EGRESS EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- CONSTRUCTION LIMITS
- [#] PARCEL NUMBER

N

0 50 100
FEET

NORFOLK SOUTHERN RR

Access Easement (Bk 5122, Pg 218)

Sanitary Sewer Easement (Bk 5215, Pg 924)

35' Storm Sewer Easement (Bk 13261, Pg 212)

15' Transmission Line Easement (Bk 4201, Pg 427)

20' Sanitary Sewer Easement (Clive) (Bk 10838, Pg 361-376)

51 BUCKEYE TERMINALS LLC 1501 NW 86TH ST

25' PERMANENT EASEMENT

30.8'

55.0'

539+00

540+00

541+00

542+00

543+00

544+00

545+00

546+00

547+00

548+00

549+00

550+00

551+00

552+00

553+00

554+00

40.0'

50 CITY OF CLIVE

52 CITY OF CLIVE

51 BUCKEYE TERMINALS LLC 1501 NW 86TH ST

52 CITY OF CLIVE

51 BUCKEYE TERMINALS LLC 1501 NW 86TH ST

52 CITY OF CLIVE

15.0' INGRESS / EGRESS EASEMENT

26.2'

20' Westerly Floodwall/Ga (Bk 7319, Pg 275)

28.5' PERMANENT EASEMENT

65.0'

35.0'

30' Sanitary Sewer Easement (WRA) (Bk 7002, Pg 751)

30' Trail Easement (Bk 7637, Pg 542)

EXISTING 70.0' GAS EASEMENT

GREENBELT TRAIL

20' Sanitary Sewer Easement (Clive) (Bk 4064, Pg 276)

60' Storm Water Management Easement (Bk 13261, Pg 54)

10' Anchor Easement (Bk 4151, Pg 231)

52 CITY OF CLIVE

28.7' PERMANENT EASEMENT

52 CITY OF CLIVE

86TH ST / 22ND ST

MARK	REVISION	DATE	BY
Engineer: WCF	Checked By: BMP	Scale: 1" =	
Technician: DFM	Date: 3-05-2026	T-R-S: TTN-RRW-SS	

Project No: 123.0122.01B

Sheet H.11

WRA JOINT TRUNK - PHASE 14 SEGMENT 3

EASEMENTS

POLK COUNTY, IOWA

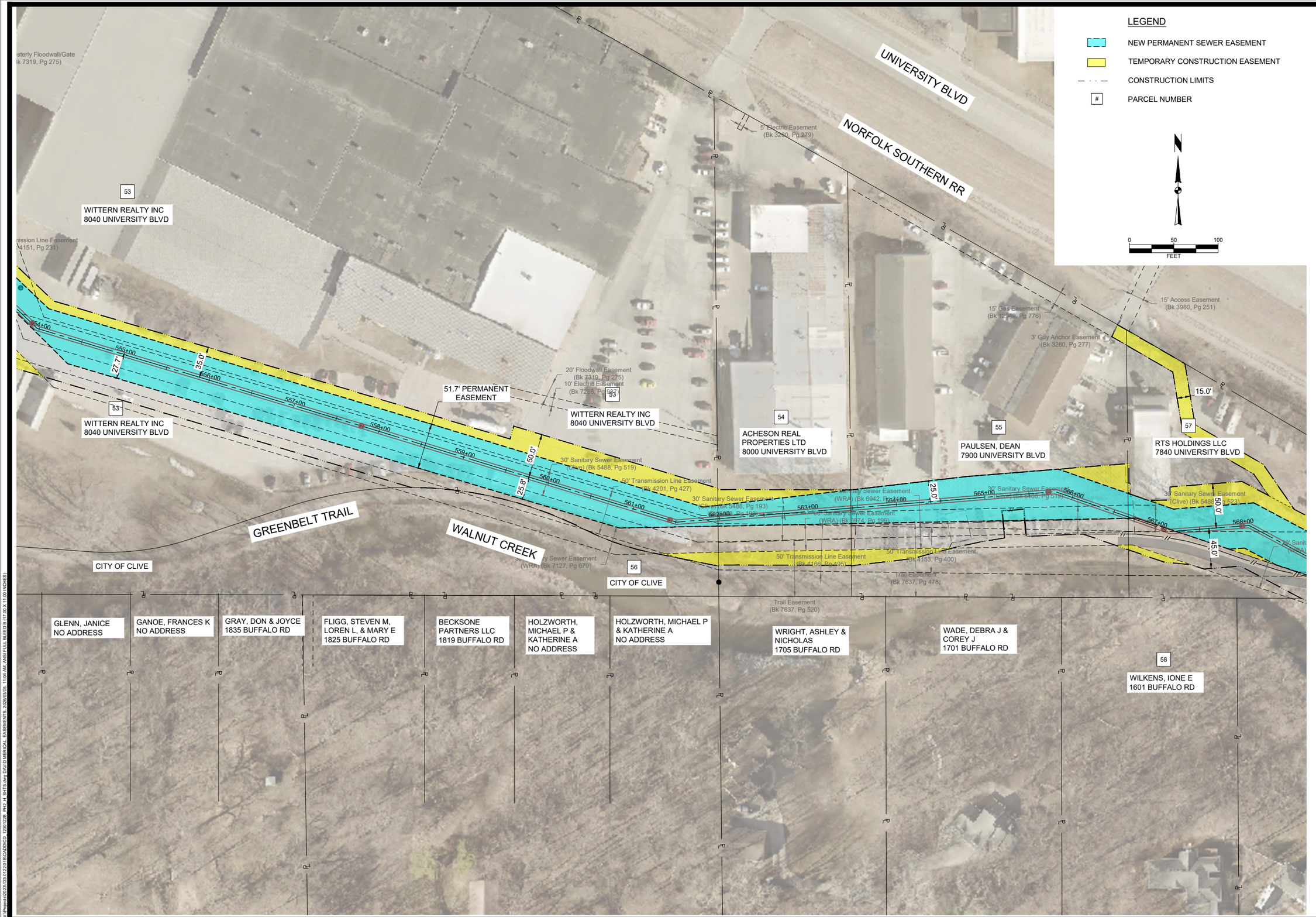
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Plan File No: XXX-XX-XXXX

Sheet H.11

V:\Projects\2023\123.0122\18\CADD\CD_123012B_PH2_H_SHTS.dwg DAVID MERIDAL, EASEMENTS, 2026/03/05, 11:02 AM, ANSI FULL BLEED D (17.00 X 11.00 INCHES)



MARK	REVISION	DATE	BY
Engineer: WCF	Checked By: BMP	Scale: 1" =	
Technician: DFM	Date: 3-05-2026	T-R-S: TTN-RRW-SS	
Project No: 123.0122.01B		Sheet H.12	

WRA JOINT TRUNK - PHASE 14 SEGMENT 3

EASEMENTS

POLK COUNTY, IOWA

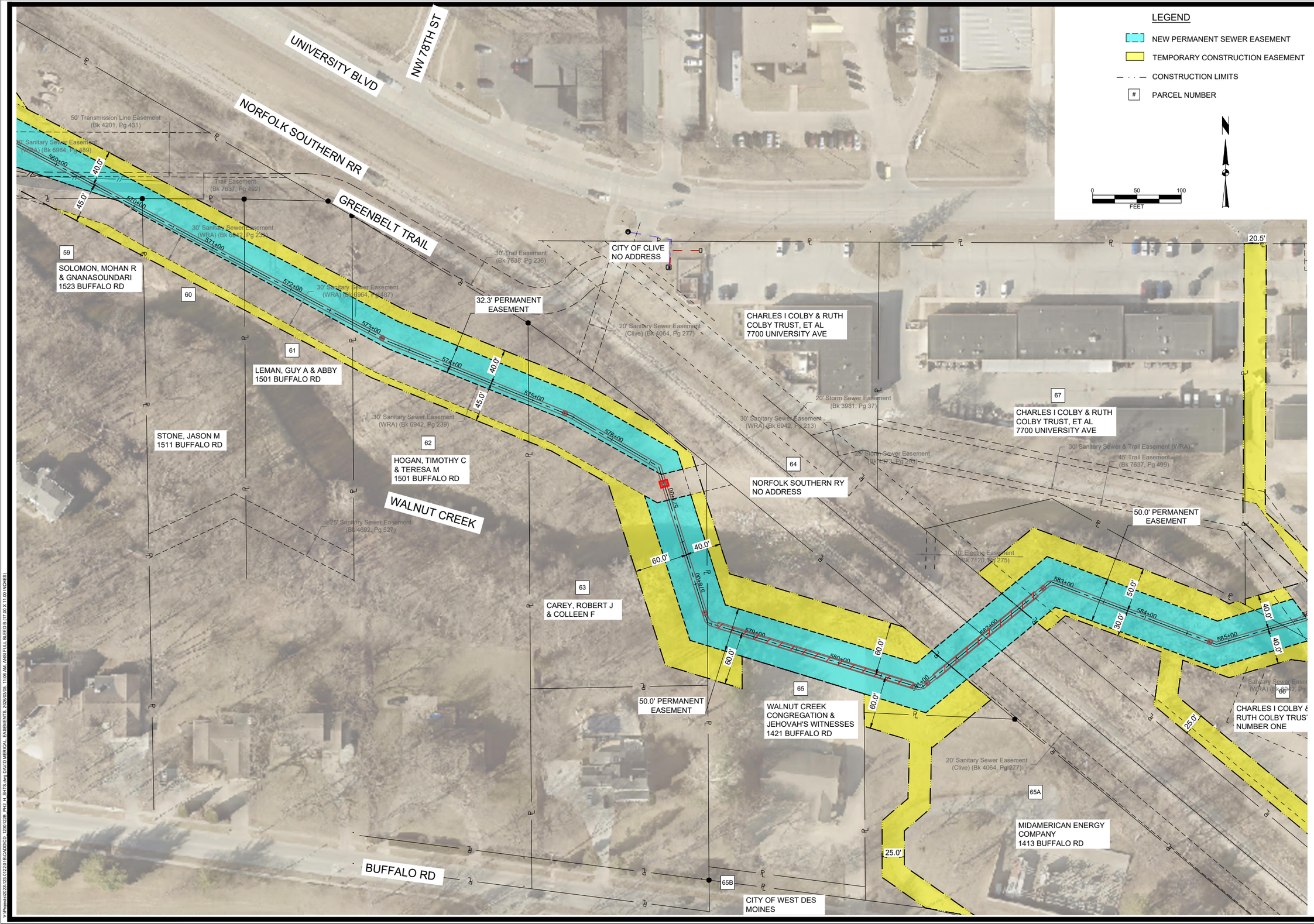
SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Plan File No: XXX-XX-XXXX

Sheet H.12

V:\Projects\2023\123.0122\01BCAD\CIG_1230122B_Ph2_pt_ISHTS.dwg DAVID MERICAL, EASEMENTS, 2026/03/05, 11:04 AM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)



MARK	REVISION	DATE	BY
Engineer: WCF	Checked By: BMP	Scale: 1" =	
Technician: DFM	Date: 3-05-2026	T-R-S: TTN-RRW-SS	

Project No: 123.0122.01B

Sheet H.13

WRA JOINT TRUNK - PHASE 14 SEGMENT 3

EASEMENTS

POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Plan File No: XXX-XX-XXXX

Sheet H.13

V:\Projects\2023\123.0122\01\BCAD\CD_1230122B_PH2 JH_SHTS.dwg DAVID MERICAL, EASEMENTS, 2026/03/05, 11:06 AM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)

UNIVERSITY BLVD

30' Sanitary Sewer Easement (Bk 4949, Pg 929)

12' Ingress/Egress Easement (Bk 6205, Pg 574)

DUANE L MILLER TRUST, ET AL
7400 UNIVERSITY AVE

LITVAK, ALEKSANDR S
1120 73RD ST

24' Ingress/Egress Easement (Bk 6248, Pg 234)

10' Electric Easement (Bk 4780, Pg 714)

68

CHARLES I COLBY & RUTH COLBY TRUST, ET AL
7500 UNIVERSITY AVE

Easement (WRA) Easement 7, Pg 499)

25.0'

73RD ST

76

FAST PROPERTIES LLC
1100 73RD ST

9' Sanitary Sewer Easement (Bk 2253, Pg 63)

75

CHARLES I COLBY & RUTH COLBY WEST UNIVERSITY TRUST, & IOWA-DES MOINES NATIONAL BANK (TRUSTEE)
7204 UNIVERSITY AVE

68

CHARLES I COLBY & RUTH COLBY TRUST, ET AL
7500 UNIVERSITY AVE

72

CITY OF WINDSOR HEIGHTS
NO ADDRESS

50.0' PERMANENT EASEMENT

43.8' PERMANENT EASMENT

60' Trail Easement (Bk 7637, Pg 506)

70

MCCLURE FAMILY TRUST, ET AL
1110 73RD ST

EXISTING 50.0' SANITARY SEWER EASEMENT

30' Sanitary Sewer Easement (WRA) (Bk 6942, Pg 198)

EXISTING 20.1' SANITARY SEWER EASEMENT

74

COLBY WEST UNIVERSITY TRUST, ET AL
1105 73RD ST

584+00 585+00 586+00 587+00 588+00 589+00 590+00 591+00 592+00 593+00 594+00 595+00 596+00 596+48

40.0' 60.0' 45.0' 55.0'

30' Sanitary Sewer Easement (WRA)

Sanitary Sewer Easement (WRA) (Bk 6942, Pg 215)

66

CHARLES I COLBY & RUTH COLBY TRUST NUMBER ONE

20' Storm Sewer Easement (Bk 7177, Pg 162)

WALNUT CREEK

25.0'

74A

COLBY WEST UNIVERSITY TRUST, ET AL
1101 73RD ST

69

CHARLES I COLBY & RUTH COLBY TRUST NUMBER ONE
7333 BUFFALO RD

412.4'

50.0' PERMANENT EASEMENT

20' Storm Sewer Easement (Bk 7177, Pg 162)

73

CITY OF WINDSOR HEIGHTS

NORFOLK SOUTHERN RR

71

CITY OF CLIVE

25.0' BIKE & PEDESTRIAN EASEMENT

50.0' SANITARY SEWER EASEMENT (WRA) REPLACES (BK 3892, PG 393) AND (BK 5194, PG 780)

20' Sanitary Sewer Easement (Clive) (Bk 7177, Pg 163)

Sanitary Sewer Easement (WRA) (Bk 5233, Pg 449)

20' Storm Sewer Easement (Bk 7177, Pg 163)

73RD ST

ACQUISITION (BK 6449, PG 971)

LEGEND

- NEW PERMANENT SEWER EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- CONSTRUCTION LIMITS
- # PARCEL NUMBER

0 50 100 FEET

MARK	REVISION	DATE	BY
Engineer: WCF	Checked By: BMP	Scale: 1" =	
Technician: DFM	Date: 3-05-2026	T-R-S: TTN-RRW-SS	

Project No: 123.0122.01B

Sheet H.14

WRA JOINT TRUNK - PHASE 14 SEGMENT 3

EASEMENTS

POLK COUNTY, IOWA

SNYDER & ASSOCIATES, INC.
2727 S.W. SNYDER BLVD
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com

SNYDER & ASSOCIATES

Plan File No: XXX-XX-XXXX

Sheet H.14

V:\Projects\00\23\123.0122\01\BCAD\DCD_1230122B_PH2_pl_SHTS.dwg DAVID MERICAL, EASEMENTS, 2026/03/06, 11:08 AM, ANSI FULL BLEED B (17.00 X 11.00 INCHES)

RESOLUTION NO. 2026 --714

RESOLUTION SETTING DATE OF PUBLIC HEARING FOR THE GRANT OF CERTAIN PERMANENT SANITARY SEWER EASEMENTS TO THE DES MOINES METROPOLITAN WASTEWATER RECLAMATION AUTHORITY

WHEREAS, the Des Moines Metropolitan Wastewater Reclamation Authority, a political subdivision organized under Chapters 28E and 28F of the Iowa Code (the "WRA") has requested that the City of Clive, Iowa (the "City") grant certain permanent sanitary sewer easements under, over, and through fifteen parcels of real property situated in Polk County, Iowa owned by the City (the "Permanent Easements"), as further described in those Permanent Sanitary Sewer Easements Forms for Parcels No. 5-7, 10, 12, 13, 16, 21A, 32, 33, 37, 48-50, and 52 attached hereto as Exhibit A (collectively, the "Easement Forms"); and

WHEREAS, the City desires to grant the Permanent Easements at no cost for the public purpose of the construction of the WRA Common Joint Trunk Sewer Phase 2 - Joint Trunk West (Phase 14, Segment 3) Project; and

WHEREAS, pursuant to Iowa Code § 364.7, the City may not dispose of an interest in real property to a governmental body except in accordance with the notice, public hearing, and public purpose requirements set forth therein.

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

That a public hearing shall be held by the Clive City Council on a proposed resolution selling certain Permanent Easements to the WRA generally located along Walnut Creek by NW 114th Street, NW 100th Street, Swanson Boulevard, 86th Street, and 73rd Street along Walnut Creek and the Greenbelt Trail, all on City of Clive property, as more fully reflected in the attached Exhibit A, which public hearing shall be held at 6:00 p.m. on the 13th day of August, 2026 at the Clive City Hall, 1900 NW 114th Street, Clive, Iowa, at which time the City Council will consider any objections to the proposed resolution and will hear all interested persons. The City Clerk is hereby authorized to give notice of such public hearing as required by law.

PASSED AND APPROVED THIS 13th day of August, 2026.

By:_____
John Edwards, Mayor

ATTEST:

By:_____
Matthew D. Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Ryan Mayer, Construction Services Administrator
DATE: August 13, 2026
RE: Resolution Accepting First Amendment to Overland Flowage and Drainage Easement - 1480 Country Club Boulevard

SYNOPSIS:
The owner of 1480 Country Club BLVD has requested an amendment to an existing overland flowage and drainage 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 Drainage Easement.

Attachments:
1. First Amendment signed - 1480 Country Club BLVD
2. RESOLUTION - 1480 Country Club BLVD

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 DRAINAGE EASEMENT

This First Amendment to Overland Flowage and Drainage Easement (hereinafter called "Amendment") is entered into by and between Lisa Austin and Quentin Adams (hereinafter called "Property Owner") and the CITY OF CLIVE, IOWA, a municipal corporation (hereinafter called "City").

WHEREAS, Property Owner owns that property known as 1480 Country Club Blvd and legally described as Lot 78 Country Club Plat 2, now included in and forming a part of the City of Clive, Polk County, Iowa (hereinafter called "Property"); and

WHEREAS, a Declaration of Overland Flowage and Drainage Easement was previously entered on October 20, 1988 and recorded in Book 5978 Page 278 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 an open style 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.

(d) A minimum 20 foot maintenance path shall be maintained along the west property lines.

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 28th day of July, 2026.

By: _____
Lisa Austin

By: _____
Quentin Adams

STATE OF IOWA)
) SS:
COUNTY OF Polk)

Subscribed and sworn to before me by Lisa Austin on this 28th 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 Polk)

Subscribed and sworn to before me by Quentin Adams on this 28th 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

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 DRAINAGE EASEMENT
FOR
LOT 78, COUNTRY CLUB PLAT 2 – 1480 COUNTRY CLUB BLVD

WHEREAS, the owner of Lot 78, Country Club Plat 2 in the City of Clive, Iowa (the "Property") has submitted to the City of Clive a First Amendment to Overland Flowage and Drainage 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 Drainage Easement.

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

That the First Amendment to Overland Flowage and Drainage Easement (hereinafter called "Amendment") regarding lot 78, Country Club Plat 2, 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 13th day of August, 2026.

By: _____
John Edwards, Mayor

ATTEST:

_____
Matthew D. Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Ryan Mayer, Construction Services Administrator
DATE: August 13, 2026
RE: Resolution Accepting First Amendment To Overland Flowage Easement - 16973 Aurora Court

SYNOPSIS:
The owner of 16973 Aurora Ct 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 - 16973 Aurora Ct
2. 16973 Aurora 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 OVERLAND FLOWAGE EASEMENT

This First Amendment to Overland Flowage Easement (hereinafter called "Amendment") is entered into by and between Nevin Cavanaugh and Tamara Cavanaugh (hereinafter called "Property Owners") and the CITY OF CLIVE, IOWA, a municipal corporation (hereinafter called "City").

WHEREAS, Property Owner owns that property known as 16973 Aurora Ct and legally described as Lot 51 of Verona Hills Plat 1, 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 January 06, 2004 and recorded in Book 2004 Page 117 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 4 day of August, 2026.

By: _____
Nevin Cavanaugh

By: _____
Tamara Cavanaugh

STATE OF IOWA)
) SS:
COUNTY OF Dallas)

Subscribed and sworn to before me by Nevin Cavanaugh on this 4th day of August 2026.

_____
Notary Public in and for the State of Iowa

My commission expires: 6.26.29

AIMEE HOLMES
NOTARIAL SEAL IOWA
Commission Number 874104
My Commission Expires
June 26, 2029

STATE OF IOWA)
) SS:
COUNTY OF Dallas)

Subscribed and sworn to before me by Tamara Cavanaugh on this 4th day of August 2026.

_____
Notary Public in and for the State of Iowa

My commission expires: 6.26.29

AIMEE HOLMES
NOTARIAL SEAL IOWA
Commission Number 874104
My Commission Expires
June 26, 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 OVERLAND FLOWAGE EASEMENT FOR
VERONA HILLS PLAT 1, LOT 51 – 16973 AURORA CT

WHEREAS, the owner of Verona Hills Plat 1, Lot 51 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 Overland Flowage Easement.

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

That the First Amendment to Overland Flowage Easement (hereinafter called "Amendment") regarding Verona Hills, Plat 1, Lot 51, 16973 Aurora Ct. 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 13th day of August, 2026.

By: _____
John Edwards, Mayor

ATTEST:

_____
Matthew D. Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Matthew Graham, City Clerk
DATE: August 13, 2026
RE: Resolution Approving Polk County Nuisance Abatement Assessments - 1120 73rd Street, 2184 NW 141st Street

SYNOPSIS:
Staff caused the abatement of overgrowth of vegetation at the properties identified in Exhibit A after the property owners failed to correct the violations following notice and an opportunity to cure. The City incurred costs to perform the abatement. Staff therefore recommends approval of the attached resolution levying special assessments against the properties to recover the City's nuisance abatement costs.

Attachments:
1. Resolution
2. Exhibit

RESOLUTION NO. _____

RESOLUTION LEVYING ASSESSMENTS FOR COSTS OF NUISANCE ABATEMENT AND PROVIDING FOR PAYMENT THEREOF

WHEREAS, pursuant to its powers and duties under Chapter 364 of the Code of Iowa, the City of Clive, after the property owner's or owners' failure, following notice and an opportunity to cure, has taken the action necessary to abate a public nuisance pursuant to one or more of the following provisions of the Clive Code of Ordinances: Sections 5-6-2(1), 7-5-5, or 11-14-5(1), and now seeks, as provided in Iowa Code section 364.12, to assess the costs of such action against the properties set forth on the attached schedule for collection in the same manner as property taxes.

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

1. That the attached schedule is hereby approved and adopted with the amounts shown thereon assessed and levied against such property for collection in the same manner as a property tax.

2. That said assessments may be paid in part or in full at the office of the Clive City Clerk, without interest, within thirty (30) days after the first publication of the Notice to Property Owner of Filing of the Schedule of Assessments. Any unpaid balance after that period shall be certified to the County Treasurer to be collected in the same manner as a property tax, in one installment, due on July 1, _____.

3. That the City Clerk be and is hereby directed to certify said schedule to the County Treasurer, and to publish notice of said certification once each week for two consecutive weeks in a newspaper printed wholly in the English language, published in Clive, Iowa, and of general circulation in Clive, Iowa, the first publication of said notice to be made within fifteen (15) days from the approval of this resolution by the Clive City Council, and the City Clerk shall send by regular mail to the property owner whose property is subject to assessment a copy of said notice, said mailing to be on or before the date of the second publication of the notice, all as provided and directed by Section 384.60 of the Code of Iowa.

PASSED AND APPROVED this ____ day of _____, 2026.

By: _____
John Edwards, Mayor

ATTEST:

_____
Matthew D. Graham, City Clerk

City of Clive
Assessment Schedule
Polk County

Exhibit A			Bond# 00-2026-01				
Owner	**Date of Abatement**	**Delinquent Date**	**Legal/Property Address**	**Parcel #**	**Mailing Address**	**Amount**	**Certificate#**
LITVAK, ALEKSANDR S	7/15/2026	8/3/2026	-EX BEG 78.05F N OF SE COR LT 1 GOLF & COUNTRY CLUB THN N 10F TO NW COR LT 1 EUROPEAN FLAVORS PLT NO. 1 E 179.83F S 10F E 22F TO NE COR SE 5F NW 27.13F TO N LN W 179.79F TO POB-LOT 1 EUROPEAN FLAVORS PLAT NO. 1 / 1120 73RD ST	7825-03-204-009	ALEKSANDR S LITVAK 1961 NW 157TH ST CLIVE, IA 50325-7928	$ 370.00	820400
PEREZ SANCHEZ, IGNACIO	7/15/2026	8/3/2026	LOT 5 COUNTRY CLUB PLAT 7 / 2184 NW 141ST ST	7925-31-101-004	IGNACIO P SANCHEZ 2184 NW 141ST ST CLIVE, IA 50325-8733	$ 220.00	820500

Memo

TO: Mayor and Council members
FROM: Richard Brown, Leisure Services Director
DATE: August 13, 2026
RE: Resolution Authorizing Application to Iowa DNR REAP Grant Program - $125,000.00 for Greenbelt Land Acquisitions

SYNOPSIS:
In accordance with the Greenbelt Master Plan created in 2016, staff is working on a grant seeking funding for the purchase of 16.5 acres along Walnut Creek in the Greenbelt Park and Trail system.

We are asking for the maximum amount for the population size of the City of Clive, which is $125,000, and $125,000 has been budgeted in the most recent CIP budget. Staff recommend approval to submit the grant application to the Iowa DNR REAP Grant Program.

Attachments:
1. Resolution DNR REAP Grant 2026
2. Grant Answers for REAP 2026

RESOLUTION NO._____

RESOLUTION APPROVING SUBMISSION OF DNR REAP CITY PARKS AND OPEN SPACE GRANT APPLICATION RELATING TO PURCHASING TWO PARCELS FOR INCOROPARTION INTO THE GREENBELT PARK AND TRAIL SYSTEM

WHEREAS, the City Council of the City of Clive (the "City") desires to submit an application for a DNR REAP City Parks and Open Space Grant relating to funding the purchase of two parcels of land totaling 16.5 acres along Walnut Creek in the Greenbelt Park and Trail system; and

WHEREAS, the DNR REAP City Parks and Open Space Grant application must be executed on behalf of the City; and

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

That the City approves the submission of an application for a DNR REAP City Parks and Open Space Grant in the amount of $125,000.00 regarding funding for the purchase of 16.5 acres of open space along Walnut Creek in the Greenbelt Park and Trail system; the Mayor or his designee is hereby authorized and directed to execute said application on behalf of the City to evidence such approval; and the City staff are authorized to file the grant application with the DNR REAP City Parks and Open Spaces Grant team.

PASSED AND APPROVED THIS 13th day of August, 2026.

By: _____
John Edwards, Mayor

ATTEST:

By: _____
Matthew Graham

City of Clive can ask for a maximum of $125,000

Applicant: City of Clive

Contact Person: Richard Brown, Leisure Services Director

Email Address: rbrown@cityofclive.com

Telephone Number: (515) 223-5246

Applicant/Organization Address: 1900 NW 114th Street, Clive, IA 50325

County: Polk

Project 911 Address: 4.3 acres behind the address 9524 Swanson Blvd.

Latitude/Longitude Coordinates: 41.608128, -93.749292 and 41.608352, -93.705397

Grant Amount Requested: $125,000

Project Title: Clive Greenbelt Land Acquisition

Project Summary:

The City of Clive is seeking to purchase the 16.5 acres consisting of two privately held parcels along Walnut Creek and add them permanently to the Clive Greenbelt — the wooded stream corridor and trail system that forms the backbone of Clive's park system and a critical link in the Central Iowa Trails Network.

REAP Need/Problem Statement:

This is a good time to complete this project as both parcels are among the last unprotected wooded tracts inside the Greenbelt corridor. Acquisition secures habitat and floodway land before development pressure eliminates the opportunity.

Describe the specific problems, issues or unmet needs the project will address. In other words, what/who is impacted and why does it matter?

Both regular and tertiary users of the Clive Greenbelt trail will benefit from the acquisition of this land as it provides contiguous habitat for the park's oxbow wetlands and creek meanders. This is the largest remaining unprotected woodland at the western

gateway to the Greenbelt near I-35/80. Purchasing these plots will allow the City to screen the Greenbelt from interstate and office development to the east.

What data or public input drove the understanding that there is a problem or issue to solve?

The City of Clive worked with citizens via survey and public hearings to create the Greenbelt Master Plan in 2016. With their input, the City pinpointed primary goals based on citizen feedback. During this process it was shown that citizens were interested in improving habitat, buffering adjacent Greenbelt uses, protecting the Walnut Creek floodway, and making the Greenbelt corridor contiguous. To help follow these plans the program "relies on the acquisition of additional property and easements throughout the system," with funding specifically directed at leveraging REAP grants for land acquisition which the City has successfully done in the past.

What are the implications to the community/county, natural or cultural resources if this project is not funded?

If this project is not funded, the City will have to delay the purchase as we enter a budgetary crunch. The City is seeking a way to answer citizen requests and needs while staying within a limited budget. The delay makes it harder to acquire the land and ensure that it is used in a way that is desired by respondents and healthiest for the nature of the Greenbelt Trail and Park system.

REAP Project Design and Planning Approach

What are the main project tasks and activities and how it will be accomplished? Will proposed plans enhance or complement recreational activities in the county/community and/or the resource and its proximity to other nearby or adjacent public lands?

Most of this project's costs are necessarily assigned to the purchase of the land itself. One the purchase has been established; costs will be assigned to integrating the area and reading it for public use. Because this expands the green space area of the trail system, this touches on recreational activities such as biking, running, walking and other general outdoor activities. This portion of land purchased does not contain a portion of the Greenbelt Trail and will not include any sporting courts or fields.

Provide a detailed description of the project you are proposing, including intended users and relationship to other public outdoor recreation spaces (city, county, state, federal), if applicable.*

This is a purchase cost only to buy plots of land that are unincorporated into the green space and trail system. By buying these plots we can protect the forested area by

abutting the trail system in this area and create a healthy natural buffer before the pressure builds and the City is unable to acquire the land. This is an important enhancement to the trail system which connects citizens and users from Clive and further to the greater trail system of Central Iowa.

Indicate what recreational opportunities will be allowed on this property or enhanced by the project funded with this grant. (i.e. hiking, biking, hunting, fishing, bird watching, etc.)

This green space is part of the Greenbelt Trail and Park system. Visitors to the Greenbelt are able to make use of these Greenspaces for any legal park activities and vary from the obvious of bicycling and walking/running to the traditional green space uses such as gatherings, outdoor play and outdoor interaction.

Is this a New Development/Construction, Demolition/Replacement?
1) Supporting text should detail facilities to be constructed, existing facilities in the project area, including proposed universally accessible features and natural/cultural resources in the area.
2) If this is part of a larger project or master plan, clearly detail the phase this application for REAP funding will cover.
3) If this application is part of a larger project or master plan that has received REAP funding in the last 5 years, provide a brief status report of the project elements previously funded.

The land being acquired is new development but requires no construction or demolition other than regular maintenance of green spaces for which the City has a regular maintenance plan. This section of the trail has no structural features but the trail itself is made to be accessible to all users and connects the Greenbelt Trail to the greater trail network of Iowa. This is a natural preservation of the area adjacent to the trail to create a buffer, and generate the preservation of the natural nature of the space.

This is part of the Greenbelt Master Plan's direction to acquire land adjacent to the Greenbelt Trail to ensure the area is preserved and usable in the future. This purchase itself is not a part of a larger project and is complete after purchase aside from the maintenance mentioned that is part of the regular upkeep of all green spaces and trail area in the City of Clive.

The Greenbelt Master Plan directives have received REAP grant funds in the past for separate but connected projects.

Is this project specifically for or include land acquisition?
1) Supporting text should detail total acres to be acquired and any existing facilities on the property.
2) How does this acquisition contribute to public land goals of the city/county?
3) Provide details of the specific types of habitat available on the proposed property and how it compliments or fills the void as per other public lands in the area.

This project is specifically and solely for land acquisition. The funding would allow the City of Clive to acquire 16.5 acres of adjacent to the City of Clive. This aligns with the requirements outlines in the Greenbelt Master Plan including the statement that *"Strategic land acquisitions … help improve habitat, buffer adjacent land uses, protect the floodway and create a contiguous Greenbelt."* And that the continued maintenance and care for the Greenbelt Trail "relies on the acquisition of additional property and easements throughout the system." This is the typical grasslands that run along the Greenbelt and would help to buffer between commercial properties and the natural space and helps protect the Walnut Creek Floodway and make theen Greenbelt corridor contiguous.

Does this project include trail development? *This question may have follow-up questions.
This project does not include trail development.

Describe specific approaches planned, if any, for restoration or enhancement of habitats or the preservation of cultural resources.
These plots will be added to the care and maintenance cycle for the Greenbelt Park and Trail system which includes vegetation management, removal of invasive species and establishing native plants.

If the project negatively impacts natural or cultural resources, what remediation efforts have been considered in the overall project design?
This project has no negative impacts on natural or cultural resources.

Upload a project location and boundary map.*

1) The map should be sufficiently detailed so that a person, unfamiliar with the site or your community can find it using only the map. The legible map should include site name and address, street and road names, landmarks and an indication of compass direction.

2) Either as part of the map in item 1 above, or as an additional map, you should note the boundary of the project area. The boundary should be an easily distinguishable line. Any adjacent lands owned/managed/leased by the applicant should also be identified.

3) If the project includes land acquisition, the acres of the property and legal description should be included.

(Items being prepared in Canva an area ready except labeling)

Upload a site development plan.*

This map should not be combined with the project location/boundary maps noted in Question 7.

1) If this is a development project, clearly mark locations for all elements (trails, shelters, plantings, etc.) funded with REAP.

2) If the project includes acquisition or is solely for acquisition of property, aerial maps must be clear enough to readily differentiate between ground cover types. Drone videos area acceptable to be uploaded but video uploads should be placed into the Other Media Uploads portion of this application.

3) Site photographs or illustrations or renderings are encouraged. Images must be clear and labeled such that the reviewer knows what they are looking at and it's location on the preceding development map.

NOTE: All maps, photos or illustrations should be combined into one (1) file prior to uploading into SlideRoom.

(This needs to be created)

REAP Project Impact/Outcomes

How will the resource and/or community change or be protected because of this project? How will they know if they are successful?

The parcels being purchased will be part of a maintained and monitored park and trail system. The Greenbelt Trail has operation guidelines for maintenance, enhancements, and natural resource protection. By purchasing these parcels the land will be protected from commercial purchase and kept in its natural state. The trail and its corridors are upkept and monitored, and successful results are ensured as problems are noted and removed.

How will this project improve opportunities within the community/county for residents and visitors to connect with the outdoors?*

These purchases ensure that the land remains natural and public, without the purchase these areas would become developed. It will create a contiguous habitat with the park's wetlands and creek meanders.

What design elements are included that contribute to conserving and/or enhancing natural resources in tandem with outdoor recreation experiences?*

This project proposal is strictly for the purchase of the land and does not include plans for enhancement. Beyond the scope of this grant, once the City has acquired the parcel it opens the areas for natural projects like future trail extension and use of green space.

Describe the economic benefits to the local area. Specifically, how will the project increase quality of life, retain business/residents, attract business/residents, attract day tourists or overnight visitors.*

The land sits alongside both business and private property. By purchasing we are able to ensure the area is maintained and preserved. A common point of concern when seeking to live in Clive or build a business is the integration of natural spaces. With this purchase we can ensure that the private homes that line this portion of green space maintain their connection to natural space and are not to close to industrial areas.

Describe public and/or stakeholder input gathered during the planning process that has led to final design or plans for this project.*

This is part of the overall directive outlined in the Greenbelt Master Plan created in 2016 with the help of citizens as part of steering committees, Focus and Discussion Groups and Roundtables. These citizens met with City officials and the planning firm RDG to outline needs, ideas, opportunities and challenges.

Upload professional and/or technical letters of support.

If the project is supported by experts, letters of support or research conducted at the project site can be uploaded as long as it is referenced in the application supporting text. General letters of support should not be included in the application.

REAP Relationship to Vision and Goals

Does this project help accomplish goals and objectives at the organizational, local, or regional level? Does this project help meet the goals and objectives of SCORP, Wildlife Action Plan, Iowa Forests Today and the local county REAP 5-Year Plan?

Describe how this project aligns with local community, county or regional plans.

Specifically, how does this project meet goals and recommendations within the County's 5-Year REAP Plan.

NOTE: Do not upload contents of local, regional or state plans in the application's media section. If documents are online, reference the website location where it can be found if it is critical to the narrative.

**Applicant will automatically receive a 5-point deduction in this category if there is no mention of alignment with the County's 5-Year REAP Plan.

Identify how this project aligns with the Statewide Comprehensive Outdoor Recreation Plan, the Department's Wildlife Action Plan or Forests of Today goals and recommendations.

Plans mentioned above can be found at the following links:

REAP Project/Program Budget and Budget Narrative

What funds are being used to support this project? Are all funds secured, if not what is the plan for achieving additional resources in the 2-Year timeline of a grant agreement.

Are you applying for:

* This question may have follow-up questions.

Upload project budget workbook.

By clicking the link below, you will download the REAP Budget Workbook template. All applicants should complete tab 1 of the workbook and then remaining tabs as per the type of project you are applying for.

https://www.iowadnr.gov/media/7869

NOTE: The itemized list of work plan components/tasks will be the basis for determining what items are eligible for REAP. Items not listed will not be eligible for funding under the grant agreement. Applicants can include up to 20% of your budget in the work plan for engineering and design expenses.

**Work initiated prior to REAP award and execution of grant agreements will not be reimbursed unless a Waiver of Retroactivity noted in the General Application Details section is applied for and granted by the REAP Coordinator.

Upload documentation for secured financial contributions to the project.

If you noted on the REAP Budget Workbook funding is secured, you must provide documentation. Documentation can be an email from secured grants or foundations authorizing award, official letters of award, or if land is to be donated as part of the project and after grant award, a letter from the donor or the city council/conservation board meeting minutes that denote this action must be attached.

All documentation should be combined as one (1) file prior to uploading into SlideRoom.

Memo

TO: Mayor and Council members
FROM: Amanda Grutzmacher, Senior Planner
DATE: August 13, 2026
RE: Public Hearing - Second Amendment to Zoning Change and Development Agreement for Emerald Isle Townhomes Plat 1

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. The townhome development is consistent with the City's Future Land Use Map and the proposed development pattern is repeatable on the property to the east. Due to the compatible nature of the development with the existing adjacent single-family home and future development expectations of the property to the east, staff support a temporary 6-foot tall wood privacy fence in lieu of a required landscape buffer as requested by the Rhiners at the time of original development approval. Laura Rhiner, the neighboring property owner, has provided a letter in support of eliminating the fence requirement.

The Planning and Zoning Commission considered the request at their meeting on August 4, 2026, and recommended approval.

Staff recommends approval of the Second Amendment to Zoning Change and Development Agreement for Emerald Isle Townhomes Plat 1.

Attachments:
1. 2nd Amendment to ZCDA Emerald Isle Townhomes
2. 2nd Petition to Amend ZCDA signed
3. Notification Letter and Mail Labels
4. Laura Rhiner letter

Return to: City Clerk, City of Clive, 1900 NW 114th Street, Clive, IA 50325
Prepared by: Amanda Grutzmacher, 1900 NW 114th Street, Clive, IA 50325 515-223-6221

2nd AMENDMENT TO ZONING CHANGE AND DEVELOPMENT AGREEMENT

THIS AMENDMENT is made between Emerald Isle Land, LLC and the City of Clive, Iowa to the Zoning Change and Development Agreement dated April 14, 2022, recorded April 26, 2022, as document reference number Book 2022 Page 9096, regarding that certain real property located within the City of Clive, Dallas County, Iowa (the "Development Agreement").

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 amendment the Development Agreement to eliminate the requirement for a buffer fence on the east property line.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree that the Development Agreement shall be revised as follows:

1. Section 2(f). Landscaping is hereby amended to read as follows:

   (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.

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.

In all other respects, the terms of the original agreement will remain in effect. If there is a conflict between this amendment and the original agreement, the terms of this amendment shall prevail. 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 17 day of July, 2026.

Emerald Isle Land, LLC

By: _____
Arun Kalra
President of Emerald Isle Land, LLC

STATE OF IOWA)
) SS:
COUNTY OF Polk)

Subscribed and sworn to before me on this 17 day of July 2026 by Arun Kalra in his capacity as President of Emerald Isle Land, LLC.

NOTARIAL SEAL IOWA
MATTHEW GRAHAM
Commission Number 762439
My Commission Expires
April 5, 2028

_____
Notary Public in and for the State of Iowa

My commission expires: 4/5/2028

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 _____, 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:_____

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)

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)

Community Development
1900 NW 114th Street
Clive, IA 50325
515.223.6221
cityofclive.com

July 22, 2026

Re: Emerald Isle Townhomes Development Agreement Amendment

Dear Property Owner:

Emerald Isle Land, LLC has submitted a petition to amend the Zoning Change and Development Agreement for the Emerald Isle Townhomes, located at NW 156th Street and Emerald Isle Drive, to eliminate the fence along the east property line.

The Clive Planning and Zoning Commission will tentatively receive public input on this application during their meeting at 5:30 p.m., August 4, 2026. You may attend this meeting in person in the Council Chambers at 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 website at http://www.cityofclive.com/connect/boards_and_commissions/

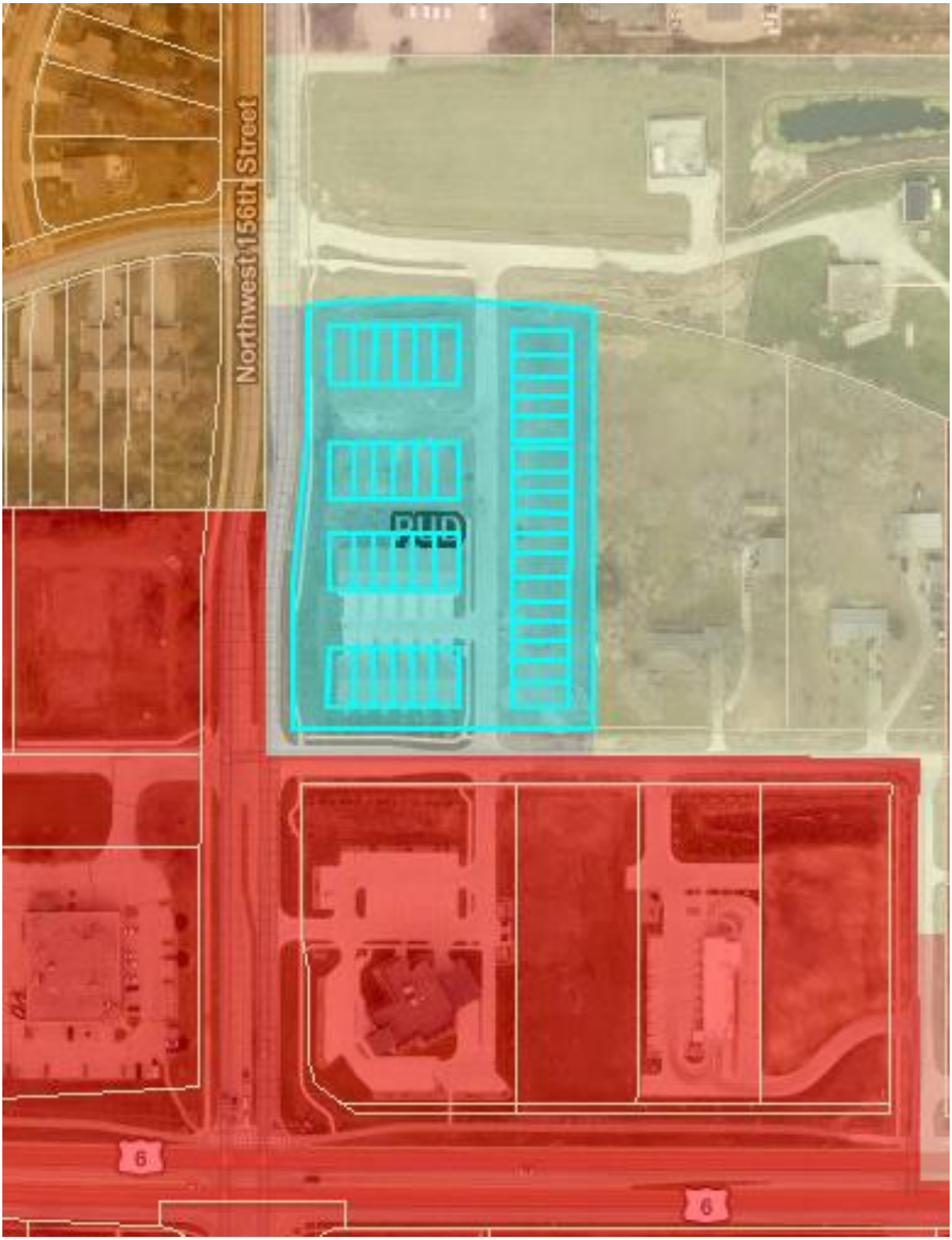
As a neighboring property owner, you are being notified and invited to present your views concerning this application, either verbally by virtually attending the meeting, or in writing. Written comments must be received by the City prior to the Planning and Zoning Commission meeting. Written comments 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 August 13, 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 website at http://www.cityofclive.com/connect/city_council/

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 223-6221.

Sincerely,
Amanda Grutzmacher, Senior Planner
agrutzmacher@cityofclive.com
515-223-6221

LOCATION MAP



PHUNG, HONG CAM & TRAN, HUNG JTRS
15411 EMERALD ISLE DR
CLIVE, IA 50325

PILKINGTON, JEFFREY M & LISA L JTRS
15606 SHERIDAN AVE
CLIVE, IA 50325

THROCKMORTON, THOMAS & DENISE TRUST U/T/A 06/11/2025
15604 SHERIDAN AVE
CLIVE, IA 50325-4521

HENDRICKS, PETER P & RENEE M JTRS
2525 NW 157TH ST
CLIVE, IA 50325

OEHLER, GARY & KONNIE REVOCABLE TRUST 12/3/14
15630 SHERIDAN AVE
CLIVE, IA 50325

PAGE, GERALD
15608 SHERIDAN AVE
CLIVE, IA 50325

HANKS, CLINTON R & JANICE N JTRS
15602 SHERIDAN AVE
CLIVE, IA 50325

CUTTER, SARAH B & WIESENFELD, SAMUEL J JTRS
2537 NW 157TH ST
CLIVE, IA 50325

RHINER, LAURA A
15441 EMERALD ISLE DR
CLIVE, IA 50325

GREENLIGHT PROPERTIES, LLC
PO BOX 42441
URBANDALE, IA 50323

I.S. HOLIDAY PARK LLC
PO BOX 1159
DEERFIELD, IL 60015

GUMM, JEFFREY R & SHARON M JTRS
2545 NW 157TH ST
CLIVE, IA 50325

NETTELAND FAMILY HOLDINGS I LLC
2976 132ND CT
URBANDALE, IA 50323

STONEGATE CROSSING LLC
6900 WESTOWN PARKWAY
WEST DES MOINES, IA 50266

CENTRAL IOWA WATER WORKS
2201 GEORGE FLAGG PKWY
DES MOINES, IA 50321

8225 FLA LLC
15591 HICKMAN RD
CLIVE, IA 50325-8016

CHURCH AT DEERFIELD POINTE, LLC
211 N ROBINSON 8TH FLOOR
OKLAHOMA CITY, OK 73102

M&M ACQUISTION LLC
116 HERON COVE RD.
ELIOT, ME 03903

EMERALD ISLE LAND, LLC
1705 S 42ND ST
WEST DES MOINES, IA 50265

IA8 - 156TH AND HICKMAN, LLC
629 S MINNESOTA AVE
SIOUX FALLS, SD 57104

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 $1

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

Memo

TO: Mayor and Council members
FROM: Amanda Grutzmacher, Senior Planner
DATE: August 13, 2026
RE: Resolution Approving Second Amendment to Zoning Change and Development Agreement

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. The townhome development is consistent with the City's Future Land Use Map and the proposed development pattern is repeatable on the property to the east. Due to the compatible nature of the development with the existing adjacent single-family home and future development expectations of the property to the east, staff support a temporary 6-foot tall wood privacy fence in lieu of a required landscape buffer as requested by the Rhiners at the time of original development approval. Laura Rhiner, the neighboring property owner, has provided a letter in support of eliminating the fence requirement.

The Planning and Zoning Commission considered the request at their meeting on August 4, 2026, and recommended approval.

Staff recommends approval of the Resolution Approving Second Amendment to Zoning Change and Development Agreement for Emerald Isle Townhomes Plat 1.

Attachments:
1. 2nd Amendment to ZCDA Emerald Isle Townhomes
2. Resolution Approving 2nd Amendment to ZCDA

Return to: City Clerk, City of Clive, 1900 NW 114th Street, Clive, IA 50325
Prepared by: Amanda Grutzmacher, 1900 NW 114th Street, Clive, IA 50325 515-223-6221

2nd AMENDMENT TO ZONING CHANGE AND DEVELOPMENT AGREEMENT

THIS AMENDMENT is made between Emerald Isle Land, LLC and the City of Clive, Iowa to the Zoning Change and Development Agreement dated April 14, 2022, recorded April 26, 2022, as document reference number Book 2022 Page 9096, regarding that certain real property located within the City of Clive, Dallas County, Iowa (the "Development Agreement").

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 amendment the Development Agreement to eliminate the requirement for a buffer fence on the east property line.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree that the Development Agreement shall be revised as follows:

1. Section 2(f). Landscaping is hereby amended to read as follows:

   (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.

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.

In all other respects, the terms of the original agreement will remain in effect. If there is a conflict between this amendment and the original agreement, the terms of this amendment shall prevail. 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 17 day of July, 2026.

Emerald Isle Land, LLC

By: _____
Arun Kalra
President of Emerald Isle Land, LLC

STATE OF IOWA)
) SS:
COUNTY OF Polk)

Subscribed and sworn to before me on this 17 day of July 2026 by Arun Kalra in his capacity as President of Emerald Isle Land, LLC.

NOTARIAL SEAL IOWA
MATTHEW GRAHAM
Commission Number 762439
My Commission Expires
April 5, 2028

_____
Notary Public in and for the State of Iowa

My commission expires: 4/5/2028

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 _____, 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:_____

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:

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SAID TRACT CONTAINS 4.89 ACRES (213,120 SQUARE FEET)

RESOLUTION NO. _____

RESOLUTION APPROVING 2nd AMENDMENT TO ZONING CHANGE AND DEVELOPMENT AGREEMENT

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; and

WHEREAS, the Clive Planning and Zoning Commission has recommended that the 2nd Amendment to the Zoning Change and Development Agreement be approved.

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

That the 2nd Amendment to the Zoning Change and Development Agreement for Emerald Isle Townhomes is hereby approved and accepted by the City of Clive.

BE IT FURTHER RESOLVED that the City Clerk is hereby authorized and directed to file the 2nd Amendment to the Zoning Change and Development Agreement, as well as any other documents related thereto, with the Dallas County Recorder.

PASSED AND APPROVED this 13th day of August, 2026.

By: _____
John Edwards, Mayor

ATTEST:

_____
Matthew Graham, City Clerk

Memo

TO: Mayor and Council members
FROM: Elizabeth Hansen, Director of Administrative Services
DATE: August 13, 2026
RE: Ordinance Amending Title 8, Chapter 1 – Public Utilities (Water)

SYNOPSIS:
The attached redlined ordinance represents a comprehensive modernization and reorganization of Title 8, Chapter 1 – Public Utilities (Water). Staff conducted a collaborative review of the City's water utility regulations with Administrative Services, Public Works, Community Development, City Manager's Office, and legal counsel to ensure the ordinance reflects current operational practices, strengthens protection of the City's water system, and aligns with the requirements of Central Iowa Water Works (CIWW).

The proposed amendments reorganize the chapter into four sections—Water Service System (Chapter 1), Water Meters (Chapter 1A), Water Rates (Chapter 1B), and Cross Connection Control and Containment (Chapter 1C)—making the code easier to administer while preserving existing authority and incorporating current utility practices.

Significant updates include:

- Modernizing administrative provisions, definitions, permit requirements, and plumbing code references.
- Clarifying customer responsibilities for privately owned water service lines, curb stop shutoff valves, irrigation systems, and backflow prevention devices.
- Strengthening the City's authority to inspect, maintain, and access utility infrastructure necessary to provide reliable water service.
- Codifying the City's current water rate structure, billing practices, delinquency procedures, and billing error correction process.
- Expanding unauthorized water use provisions and establishing clearer enforcement mechanisms.
- Incorporating the Central Iowa Water Works Water Shortage Plan into City Code to provide authority for mandatory conservation measures during regional water shortages.
- Updating cross connection and backflow prevention requirements to better protect the City's potable water system and align with State law requirements.

The Council packet includes:

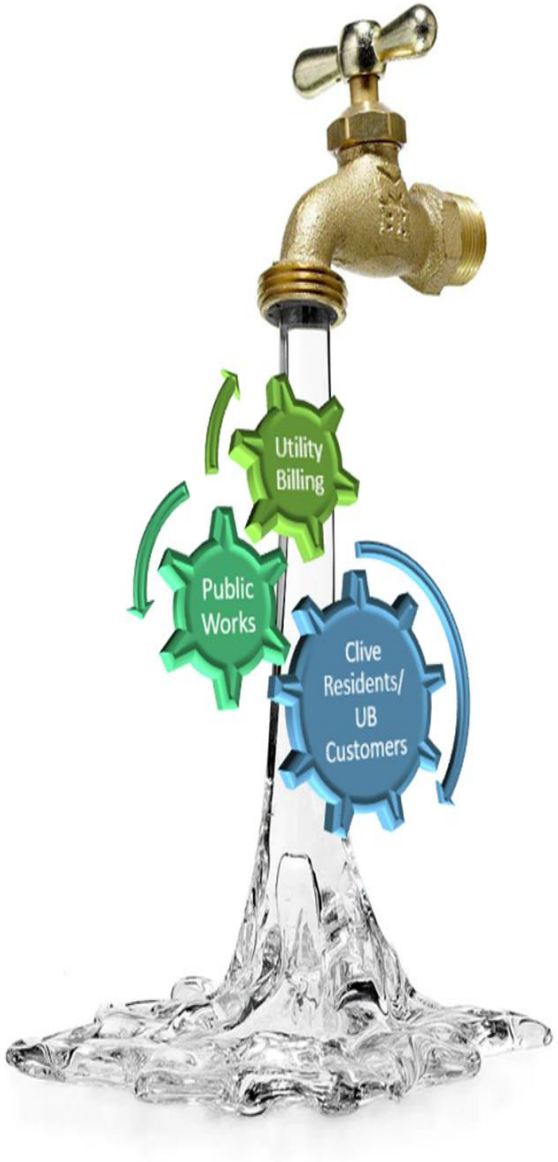
1. Presentation Slides highlighting the major ordinance changes, implementation objectives, and rationale for the proposed updates.
2. Staff Memorandum summarizing the proposed amendments and their operational benefits.
3. Redlined Ordinance identifying all proposed revisions to Title 8, Chapter 1.
4. Clean Ordinance of the new Title 8, Chapter 1.

The proposed ordinance modernizes the City's water utility regulations, improves operational efficiency and customer service, strengthens protection of public infrastructure, provides greater

administrative flexibility, and ensures compliance with regional water management requirements. Staff requests feedback and approval to bring this before the Council for the first consideration of the amended ordinance at the next regular city council meeting on August 27, 2026.

Attachments:

1. Title 8 Chapter 1 Council Presentation
2. Title 8, Chapter 1 Updates Memo
3. Chapter 1 - Unified Water Service System - RED 7.21.2026
4. Chapter 1 - Unified Water Service System - CLEAN 8-4-26



Title 8
Chapter 1

Public Utilities - Water

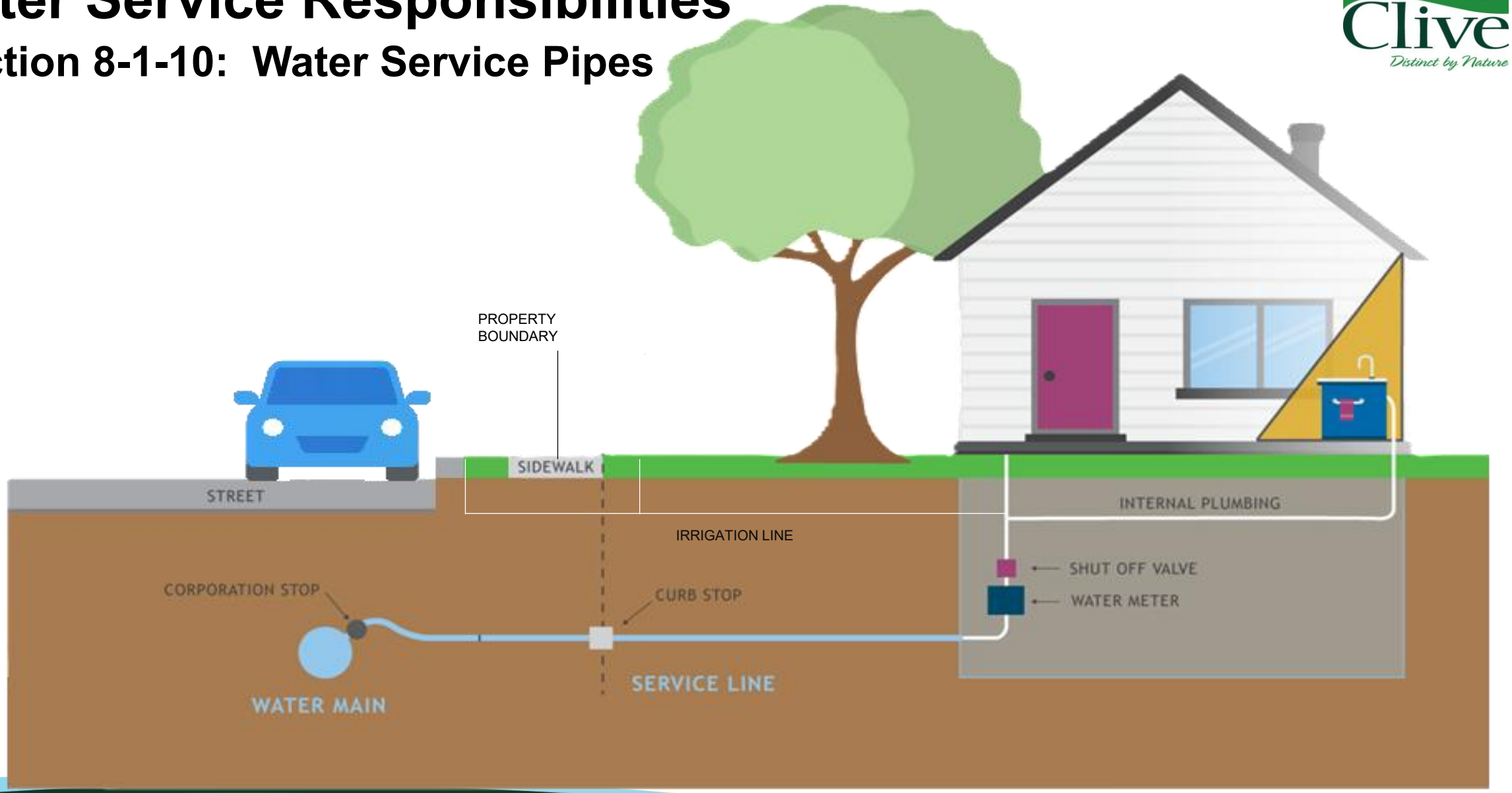
Goals and Objectives

The proposed amendments:

1) modernizes the ordinance
2) clarifies customer and City responsibilities
3) strengthens the protection of the City's water system
4) improves utility administration, and
5) aligns the City's code with Central Iowa Water Works (CIWW) requirements.

Water Service Responsibilities

Section 8-1-10: Water Service Pipes



Water Meter Administration – Chapter 1A

Sections 8-1A-1 through 8-1A-16:

Updates water meter administration by:

- Requiring remote meter reading devices.
- Clarifying City ownership of meters and remote reading equipment.
- Establishing maintenance and testing procedures.
- Clarifying procedures for non-registering meters.
- Authorizing maintenance shutoffs.
- Establishing irrigation meter requirements.
- Clarifying right-of-entry and enforcement provisions related to metering equipment.

Right-of-Entry

Sections 8-1-11 and 8-1A-15 :

Provides express authority for City personnel to enter property following due process; at reasonable times and with appropriate notifications to:

- Read water meters
- Inspect utility equipment
- Replace water meters or remote reading devices
- Perform maintenance
- Disconnect or restore service

Failure to provide reasonable access may result in suspension of water service until access is provided.

Unauthorized Use of Water (Violations):

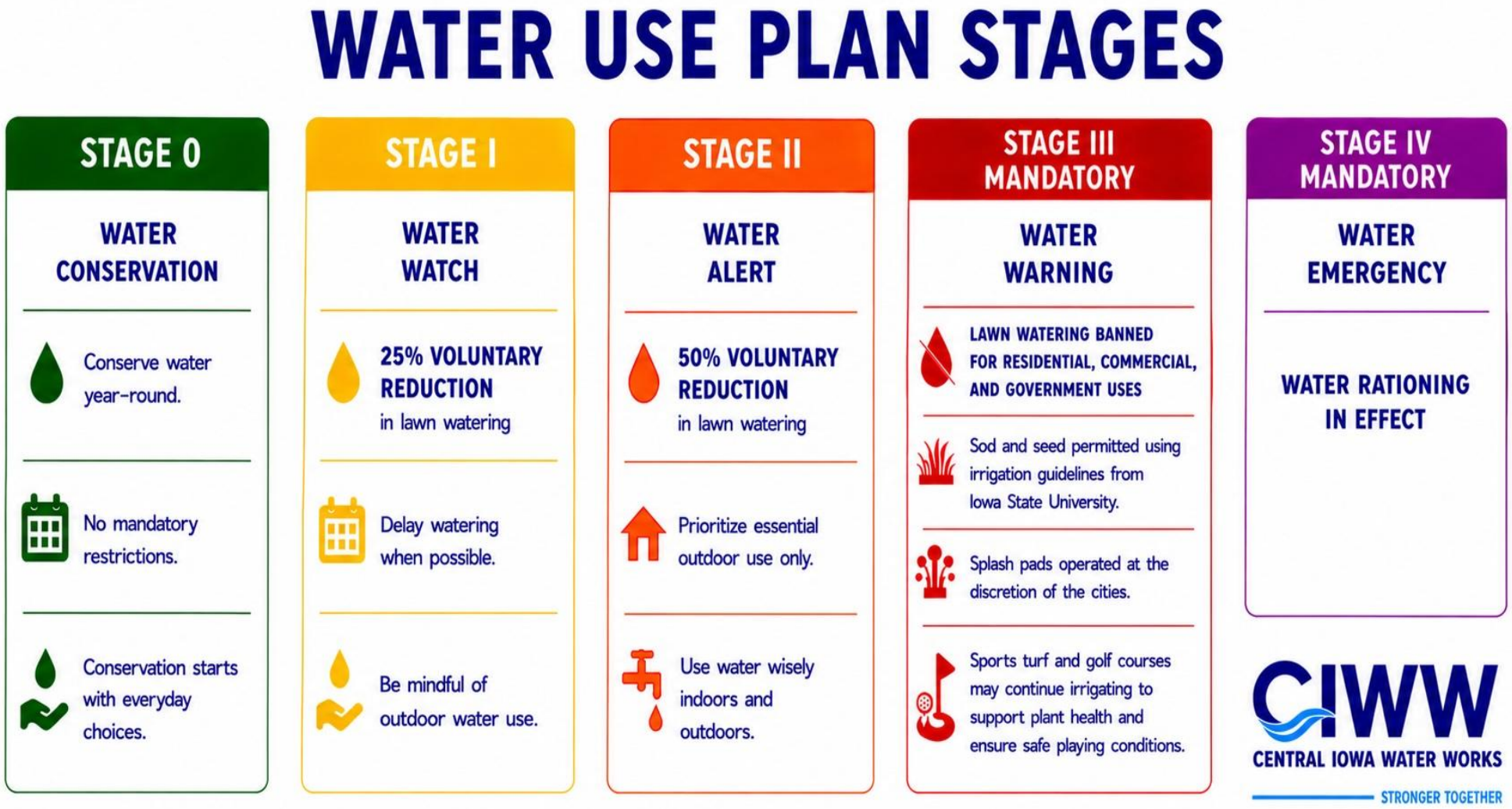
Section 8-1-14:

Expands unauthorized water use provisions:

- Water use without a properly installed meter
- Unauthorized hydrant connections
- Meter bypasses
- Unauthorized restoration of disconnection
- Improper construction water use
- Irrigation systems operating without approved backflow prevention
- Violations of mandatory CIWW water restrictions

The ordinance establishes escalating penalties of $100 for a first violation, $200 for a second violation, and possible service interruption after repeated violations.

CIWW Compliance – Section 8-1-15



Align With CIWW Requirements

As a member of CIWW, the City of Clive is obligated to comply with the terms of the Water Shortage Plan and customers must follow all Water Shortage Plan directives when the Water Shortage Plan is in effect, which may include, but are not limited to, reducing some or all forms of water usage.

Notification of Violation. Customers that do not follow the Water Shortage Plan directives, shall be committing an Unauthorized Use of water violation. Notice of the Violation shall be deemed sufficient when delivered by posting notice in an obvious location at the Customer's property, and one or more of the following: mailing, calling or emailing the Notice of Violation using contact information provided by the Customer.

Termination of Service and Penalty for Violations.

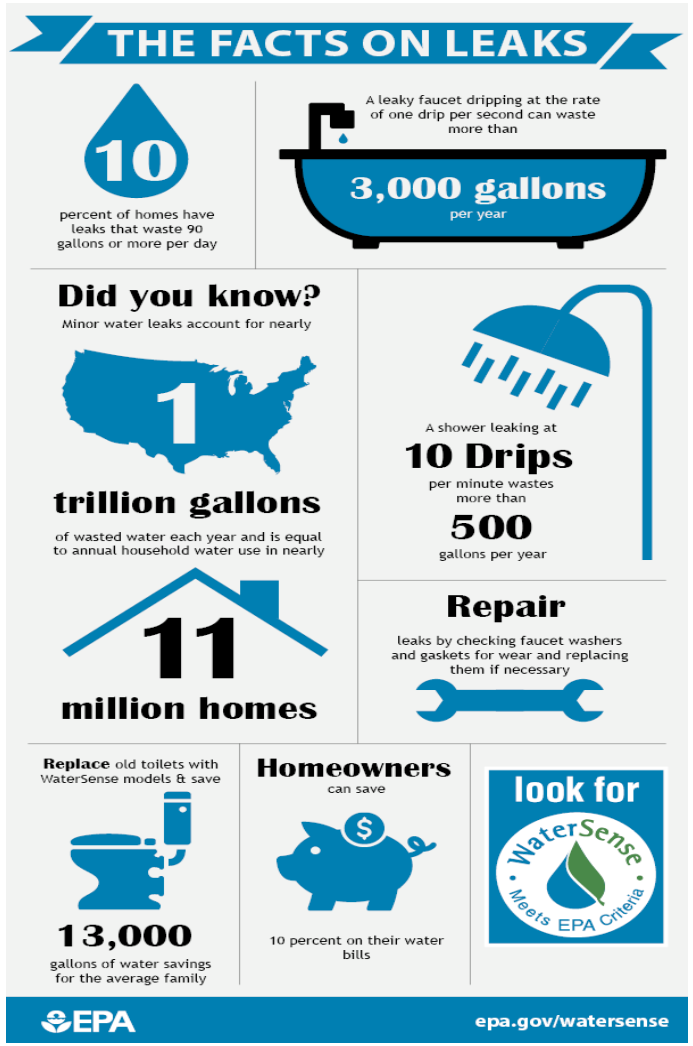
1. Following delivery of notice, if Customer does not suspend lawn watering or seek a hearing with the City Manager or designee within a reasonable time, water service shall be terminated.
2. A Customer with a first occasion of a violation will be assessed a fee of $100.00. Subsequent violations will result in a $200.00 violation fee, and disruption or termination of water service.
3. Water service is to be restored only upon receipt of payment of the fees, abatement of the Unauthorized Use violation, and acknowledgment by the Customer that the Customer understands and will comply with the mandatory conservation measures.

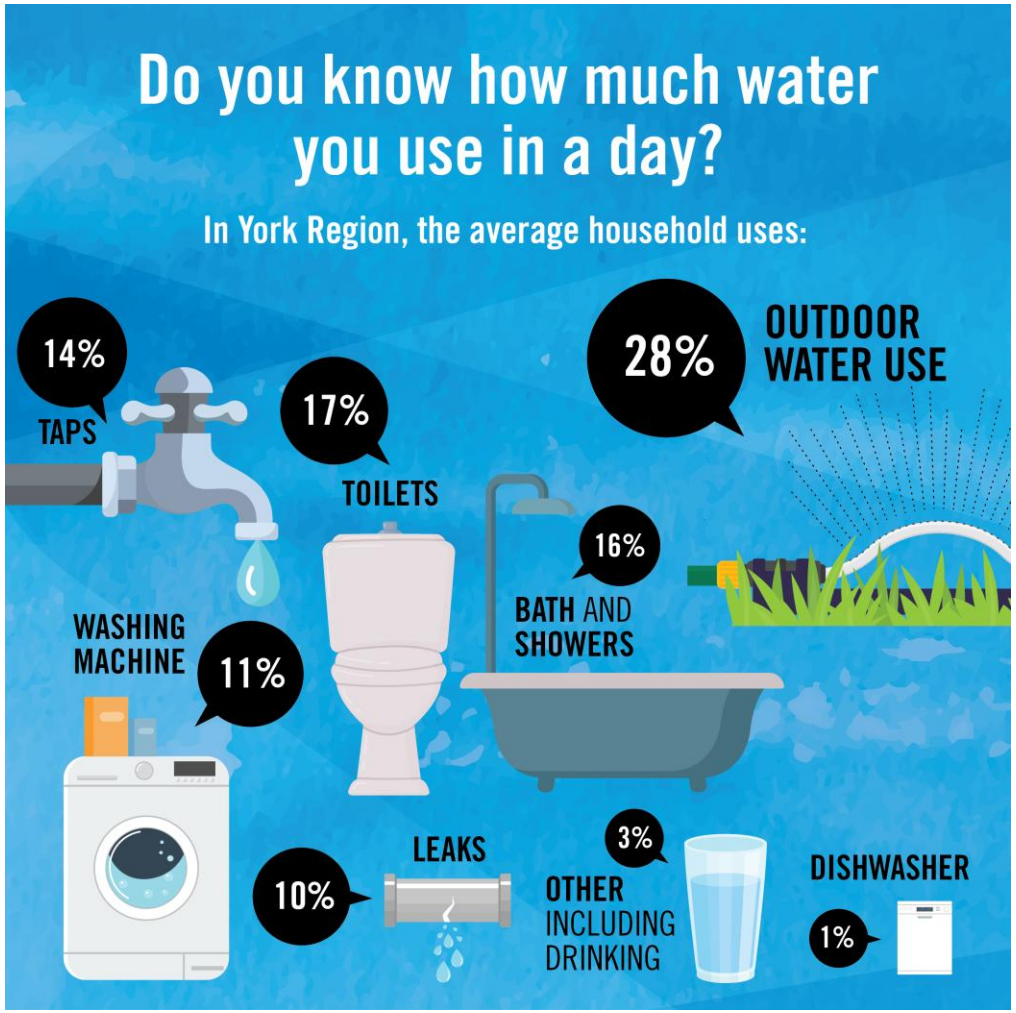
Billing and Rate Administration – Chapter 1B

The proposed ordinance codifies the City's current rate structure and billing practices.

Key revisions include:	
Section 8-1B-1	Updates customer application requirements and authorizes transfer of unpaid balances to new utility accounts.
Section 8-1B-2	Clarifies separate customer accounts for each service location.
Sections 8-1B-3 and 8-1B-4	Codify the current water rate structure, including variable consumption rates and fixed monthly water availability charges by meter size.
Section 8-1B-5	Clarifies monthly billing procedures, payment deadlines, late payment penalties, and returned payment procedures.
Section 8-1B-6	Updates delinquent account notification and service disconnection procedures.
Section 8-1B-7	Removes fixed customer deposit amounts from the ordinance and instead references the Council-adopted Fee Schedule, providing greater administrative flexibility.
Sections 8-1B-8 - 8-1B-10	Updates lien procedures for unpaid utility charges consistent with Iowa law.
Section 8-1B-11	Establishes a formal billing error correction policy requiring billing adjustments within 45 days and limiting retroactive adjustments to five years.

Billing and Water Leaks





Current Billing

Cross Connection Control and Backflow Prevention

Chapter 1C (Sections 8-1C-1 through 8-1C-13):

The ordinance modernizes the City's cross connection control program by:

- Updating technical definitions.
- Clarifying administrative authority.
- Strengthening customer responsibilities.
- Requiring approved backflow prevention assemblies.
- Requiring annual testing of irrigation backflow devices.
- Clarifying installation requirements.
- Establishing enforcement procedures for noncompliance.
- Providing authority to discontinue water service when public health or the water distribution system is at risk.

City Council Direction & Next Steps

Direction

- Questions, modifications, edits

Next Steps

- August 27 – 1st consideration of amended ordinance Title 8, Chapter 1
- September 10 – 2nd consideration
- September 24 – 3rd consideration
- Amend the Fee Schedule

MEMO

To: Mayor, City Council, and City Manager

From: Elizabeth Hansen, Director of Administrative Services

Date: July 30, 2026

Re: Summary of Proposed Changes – Title 8, Chapter 1: Public Utilities – Water

Staff completed a comprehensive review and rewrite of Title 8, Chapter 1 of the City Code governing the municipal water utility. The review was conducted collaboratively by Administrative Services, Public Works, Community Development, City Manager's Office, and legal counsel. The proposed amendments modernize the ordinance, clarify customer and City responsibilities, strengthen protection of the City's water system, improve utility administration, and align the City's code with Central Iowa Water Works (CIWW) and state code requirements.

Here is the Summary of Major Changes:

Chapter Reorganization
The ordinance has been reorganized into four distinct chapters for improved readability and administration:

- Chapter 1 – Water Service System
- Chapter 1A – Water Meters
- Chapter 1B – Water Rates
- Chapter 1C – Cross Connection Control and Containment

This reorganization consolidates related provisions while preserving existing authority and incorporating current operational practices.

Administrative Updates - Sections 8-1-1 through 8-1-9
The ordinance updates definitions, clarifies the authority of the Superintendent, incorporates current State Plumbing Code references, modernizes permit requirements, and updates installation standards for water service connections. These revisions provide greater administrative clarity while reflecting current utility practices.

Water Service Responsibilities – Section 8-1-10 – Water Service Pipes
Clarifies that customers are responsible for installation, maintenance, and repair of privately owned water service lines from the water main to the building. The ordinance also clarifies responsibilities for curb stop shutoff valves (stop boxes) and authorizes the City to complete repairs and assess costs when property owners fail to maintain their infrastructure.

Right of Entry- Sections 8-1-11 and 8-1A-15
Provides express authority for City personnel to enter property at reasonable times and with reasonable notice, when practicable, to:

- Read water meters
- Inspect utility equipment
- Replace water meters or remote reading devices
- Perform maintenance
- Disconnect or restore service

Failure to provide reasonable access may result in suspension of water service until access is provided.

Unauthorized Use of Water - Section 8-1-14
Expands unauthorized water use provisions to include:

- Water use without a properly installed meter
- Unauthorized hydrant connections
- Meter bypasses
- Unauthorized restoration of disconnected service
- Improper construction water use
- Irrigation systems operating without approved backflow prevention
- Violations of mandatory CIWW water restrictions

The ordinance establishes escalating penalties of $100 for a first violation, $200 for a second violation, and possible service interruption after repeated violations.

Central Iowa Water Works Compliance- Section 8-1-15 – Water Shortage Plan
Incorporates the Central Iowa Water Works Water Shortage Plan directly into City Code. The ordinance:

- Requires compliance with mandatory conservation measures adopted by CIWW.
- Establishes notice procedures for violations.
- Authorizes appeal hearings before the City Manager or designee.
- Establishes penalties for violations.
- Authorizes termination of water service for continued noncompliance.
- Requires correction of violations and payment of applicable fees before service restoration.

Water Meter Administration- Chapter 1A (Sections 8-1A-1 through 8-1A-16)
Updates water meter administration by:

- Requiring remote meter reading devices.
- Clarifying City ownership of meters and remote reading equipment.
- Establishing maintenance and testing procedures.
- Clarifying procedures for non-registering meters.

- Authorizing maintenance shutoffs.
- Establishing irrigation meter requirements.
- Clarifying right-of-entry and enforcement provisions related to metering equipment.

Billing and Rate Administration - Chapter 1B

The proposed ordinance codifies the City's current rate structure and billing practices.
Key revisions include:

- Section 8-1B-1 – Updates customer application requirements and authorizes transfer of unpaid balances to new utility accounts.
- Sections 8-1B-3 and 8-1B-4 – Codify the current water rate structure, including variable consumption rates and fixed monthly water availability charges by meter size, which was previously adopted.
- Section 8-1B-5 – Clarifies monthly billing procedures, payment deadlines, late payment penalties, and returned payment procedures.
- Section 8-1B-6 – Updates delinquent account notification and service disconnection procedures.
- Section 8-1B-7 – Removes fixed customer deposit amounts from the ordinance and instead references the Council-adopted Fee Schedule, providing greater administrative flexibility.
- Sections 8-1B-8 through 8-1B-10 – Updates lien procedures for unpaid utility charges consistent with Iowa law.
- Section 8-1B-11 – Establishes a formal billing error correction policy requiring billing adjustments within 45 days and limiting retroactive adjustments to five years.

Cross Connection Control and Backflow Prevention - Chapter 1C (Sections 8-1C-1 through 8-1C-13)

The ordinance modernizes the City's cross connection control program by:

- Updating technical definitions.
- Clarifying administrative authority.
- Strengthening customer responsibilities.
- Requiring approved backflow prevention assemblies.
- Requiring annual testing of irrigation backflow devices.
- Clarifying installation requirements.
- Establishing enforcement procedures for noncompliance.
- Providing authority to discontinue water service when public health or the water distribution system is at risk.
- Incorporating state law requirements.

Recommendation

Staff recommends approval of the proposed amendments to Title 8, Chapter 1. These revisions modernizes Title 8 to reflect current utility operations. It Improves customer service and billing administration and clearly defines customer and City responsibilities. The proposed changes strengthens protection of the public water system and enhances enforcement authority. Finally, it provides greater administrative flexibility by moving fees to the Council Fee Schedule.

TITLE 8 – PUBLIC UTILITIES

CHAPTER 1 WATER SEVICE SYSTEM

8-1-1 Definitions
8-1-2 Superintendent's Duties
8-1-3 Mandatory Connections
8-1-4 Fee for Permit
8-1-5 Permit
8-1-6 Abandoned Connections
8-1-7 Compliance with Plumbing Code
8-1-8 Plumber Required
8-1-9 Excavations
8-1-10 Water Service Pipes
8-1-11 Right of Entry
8-1-12 Shutting Off Water Supply
8-1-13 Hydrants
8-1-14 Unauthorized Use
8-1-15 Water Shortage Plan
8-1-16 Rules and Regulations
8-1-17 Penalty

8-1-1 DEFINITIONS.

The following terms are defined for use in this chapter pertaining to the water service system:

1. "Customer" means in addition to any person receiving water service from the City, the owner of the property served, and as between such parties the duties, responsibilities, liabilities, and obligations hereinafter imposed shall be joint and several.

2. "Superintendent" means the Public Works Director or any duly authorized assistant, agent or representative.

3. "Water main" means a water supply pipe provided for public or community use.

4. "Water service pipe" means the privately owned pipe from the water main to the building served.

5. "Water system or waterworks" means all public facilities for securing, collecting, storing, pumping, treating, distributing, and metering water.

6. "Central Iowa Water Works (CIWW)" is a cooperative, multi-jurisdictional water utility organization that manages water production, treatment, and regional infrastructure for its member entities, ensuring a reliable, high-quality, and sustainable water supply which the City of Clive is a member.

7. "Uniform Plumbing Code" means Pursuant to the State published notice and public hearing, as required by State law, the Uniform Plumbing Code (UPC), published by the International Association of Plumbing and Mechanical Officials, year and edition as

amended and adopted by the State Plumbing and Mechanical Systems Board, is adopted in full except for such portions of the UPC as may be hereinafter deleted, modified, or amended and shall constitute the "Plumbing Code of the City of Clive, Iowa." The use of the term "plumbing code" in this chapter shall be interpreted to refer to the Uniform Plumbing Code, year and edition as adopted by the State. An official copy of the Uniform Plumbing Code, as adopted, and a certified copy of this chapter can be viewed in the Community Development Department.

8-1-2 SUPERINTENDENT'S DUTIES.

The Superintendent shall supervise the installation of water service pipes and their connection to the water main and enforce all regulations pertaining to water services in the City in accordance with this chapter. This chapter shall apply to all replacements of existing water service pipes as well as to new ones. The Superintendent shall make such rules, not in conflict with the provisions of this chapter, as may be needed for the detailed operation of the water system, subject to the approval of the Council. In the event of an emergency, the Superintendent may make temporary rules for the protection of the system until due consideration by the Council may be had.

(Code of Iowa, Sec. 372.13[4])

8-1-3 MANDATORY CONNECTIONS.

All residences and business establishments within the City limits intended or used for human habitation, occupancy, or use shall be connected to the public water system, if it is reasonably available and if the building is not furnished with pure and wholesome water from some other source. Following installation and availability of a new water main, property owners shall have one calendar year in which to make the connection to the new water main.

8-1-4 FEE FOR PERMIT

Before any permit is issued the person who makes the application shall pay to the Clerk a fee to be set by resolution of the Council, which fee shall cover the cost of issuing the permit, supervising, regulating, inspecting the work, and making necessary engineering studies.

(Code of Iowa, Sec. 384.84)

8-1-5 PERMIT

Before any person makes a connection with the public water system, a written permit must be obtained from the City. The application for the permit shall include a legal description of the property, the name of the property owner, the name and address of the person who will do the work, and the general uses of the water. If the proposed work meets all the requirements of this chapter and if all fees required under this chapter have been paid, the permit shall be issued. Work under any permit must be completed

within sixty (60) days after the permit is issued, except that when such time period is inequitable or unfair due to conditions beyond the control of the person making the application, an extension of time within which to complete the work may be granted. The permit may be revoked at any time for any violation of this chapter.

8-1-6 ABANDONED CONNECTIONS

When an existing water service is abandoned or a service is renewed with a new tap in the main, all abandoned connections with the mains shall be turned off at the corporation stop, capped, and made ~~absolutely~~ watertight.

8-1-7 COMPLIANCE WITH PLUMBING CODE.

The installation of any water service pipe and any connection with the water system shall comply with all pertinent and applicable provisions, whether regulatory, procedural or enforcement provisions, of ~~Division 4, Plumbing rules and regulations, of the State Building Code~~ the Uniform Plumbing Code.

8-1-8 PLUMBER REQUIRED.

All installations of water service pipes and connections to the water system shall be made by a ~~licensed plumber approved by the City~~ plumber licensed by the State of Iowa.

8-1-9 EXCAVATIONS.

All trench work, excavation, and backfilling required in making a connection shall be performed in accordance with applicable excavation provisions as provided for installation of building sewers or the provisions of Title 7 Chapter 1 and Title 10 Chapter 11 of this Code.

8-1-10 WATER SERVICE PIPES.

1. Responsibility for Costs. All costs and expenses incident to the installation, connection, and maintenance of the water service pipe from the main to the building served shall be borne by the ~~owner~~ Customer. The ~~owner~~ Customer shall indemnify the City from any loss or damage that may directly or indirectly be occasioned by the installation or maintenance of said water service pipe.

2. Failure to Maintain. When any portion of the water service pipe which is the responsibility of the property owner becomes defective or creates a nuisance and the owner fails to correct such nuisance, the City may do so and assess the costs thereof to the property.

(Code of Iowa, Sec. 364.12[3 and h])

3. Curb Stop Shutoff Valve / Stop box. There shall be installed within the public right-of-way, or within an easement granted to the City, a main curb stop shutoff valve on the

water service pipe of pattern approved by Superintendent. The stop shutoff valve shall be constructed to be visible and even with pavement or ground.

8-1-11 RIGHT OF ENTRY.

The Superintendent, bearing proper identification and credentials, shall be granted the right to enter upon any property served by the City's water system at reasonable times, and with reasonable notice when practicable, for the purpose of reading, inspecting, testing, repairing, maintaining, removing, or replacing any component of the water system.

Failure or refusal by the Customer or property owner to provide reasonable access to such components shall constitute sufficient cause for the suspension or termination of water service until such access is permitted.

8-1-12 SHUTTING OFF WATER SUPPLY.

After giving reasonable prior written notice and an opportunity for hearing, all in accordance with the procedure for discontinuing water service under Chapter 8-1B of this title, the water service personnel may shut off the supply of water to any Customer because of any violation of this chapter, or valid regulation under Section 8-1B of this chapter that is not being contested in good faith. The supply shall not be turned on again until all violations have been corrected.

8-1-13 HYDRANTS.

1. Unlawfully Drawing Water from Hydrants. No person, unless specifically authorized by the Superintendent, shall open, or attempt to draw water, from any fire hydrant for any purpose whatsoever.

2. Obstruction of Hydrants:

    A. Nothing shall be erected or planted which interferes with the use of a fire hydrant. Sufficient clearance shall be maintained around the hydrant to permit easy connection of hoses and full circle operation of the hydrant using regular hydrant wrenches and hose spinners.

    B. Shrubs, trees, and flower seeds shall not be planted nor permitted to grow so as to prevent full view of a fire hydrant from the street.

8-1-14 UNAUTHORIZED USE.

Unauthorized use of water is strictly prohibited. Such violations include, but are not limited to:

1. Use of water without a properly installed meter; unauthorized connection to fire hydrants;
2. Installation of bypass piping in place of a meter;

3. Use of an irrigation system without an approved backflow prevention device;
4. Use of water in violation of restrictions established under the Central Iowa Water Works (CIWW) Water Shortage Plan.
5. Unauthorized restoration of water service after City disconnection is prohibited. The City may discontinue such service and shall not restore service until a new application is filed and all applicable disconnection costs are paid.
6. Use of unmetered construction water is prohibited except for plumbing tests and mixing small-batch construction materials. Prohibited uses include, but are not limited to, trench or backfill soaking, irrigation, landscape watering, pool or hot tub filling, pressure washing, and filling containers exceeding five (5) gallons.

The first occasion of a violation of this section will result in a violation fee of $100.00; the second occasion, a $200.00 violation fee; and after the third occasion water service could be disrupted and a meeting with the City Manager or designee will be required prior to having service restored.

8-1-15 WATER SHORTAGE PLAN

1. As a member of CIWW, the City of Clive is obligated to comply with the terms of the Water Shortage Plan as adopted by resolution by the City Council. Customers must follow all Water Shortage Plan directives when the Water Shortage Plan is in effect, which may include, but are not limited to, reducing some or all forms of water usage.

2. Notification of Violation. Customers that do not follow the Water Shortage Plan directives, shall be committing an Unauthorized Use of water violation. Notice of the Violation shall be deemed sufficient when delivered by posting notice in an obvious location at the Customer's property, and one or more of the following: mailing, calling or emailing the Notice of Violation using contact information provided by the Customer.

3. Termination of Service and Penalty for Violations.
    A. Following delivery of notice, if Customer does not suspend lawn watering or seek a hearing with the City Manager or designee within a reasonable time, water service shall be terminated.
    B. A Customer with a first occasion of a violation will be assessed a fee of $100.00. Subsequent violations will result in a $200.00 violation fee, and disruption or termination of water service.
    C. Water service is to be restored only upon receipt of payment of the fees, abatement of the Unauthorized Use violation, and acknowledgment by the Customer that the Customer understands and will comply with the mandatory conservation measures.

8-1-16 RULES AND REGULATIONS.

The use of the water service system shall further be subject to the City water department rules and regulations, which may be adopted from time to time by the Council.

8-1-17 PENALTY.

Unless another penalty is expressly provided by this chapter for any particular provision or section, any person violating any provision of this chapter or any rule or regulation adopted herein by reference shall, upon conviction, be subject to the standard penalty as stated in Section 1-4-1.

CHAPTER 1A WATER METERS

8-1A-1 Purpose
8-1A-2 Water Use Metered
8-1A-3 Remote Reading Device
8-1A-4 Fire Sprinkler Systems; Exception
8-1A-5 Liability
8-1A-6 Property of City
8-1A-7 Meter Repairs
8-1A-8 Meter Installation Fee
8-1A-9 Meter Location
8-1A-10 Maintenance and Testing for Accuracy
8-1A-11 Disclaimer
8-1A-12 Irrigation Meters
8-1A-13 Cross Connection Control
8-1A-14 Rules and Regulations
8-1A-15 Right of Entry
8-1A-16 Penalty

8-1A-1 PURPOSE.

The purpose of this chapter is to encourage the conservation of water and facilitate the equitable distribution of charges for water service among Customers.

8-1A-2 WATER USE METERED.

All water ~~furnished~~ Customers shall be measured through meters furnished by the City and installed by the City.

8-1A-3 REMOTE READING DEVICE

All water meters shall be equipped with the City's remote meter reading device installed on a Customer's premises to capture, store, and transmit water consumption data wirelessly or via wire to a central system without requiring physical access.

8-1A-4 FIRE SPRINKLER SYSTEMS - EXCEPTION.

Fire sprinkler systems may be connected to water mains by direct connection without meters under the direct supervision of the Superintendent. No open connection can be incorporated in the system, and there shall be no valves except a main control valve at the entrance to the building which must be sealed open.

8-1A-5 LIABILITY.

Remote reading devices shall be installed only by the water division. The City shall not be liable for the defacement or damage of any property caused by necessary holes, fastenings, or other work required for the installation of remote reading devices, nor shall the City be liable for any damage to service pipes or water system valves and equipment.

8-1A-6 PROPERTY OF CITY.

All meters, fittings, and remote reading devices ~~(touch pad)~~ to be used for billing purposes must be provided by the City. The City reserves the right to read, inspect, or test the meter at any reasonable time or with such frequency as deemed necessary. The ~~property owner~~ Customer pays for the initial cost of the meter and remote reading device, but they remain the property of the City. Fees shall be established by the Council.

8-1A-7 METER REPAIRS.

Whenever a water meter or remote reading device (~~touch pad~~) owned by the City is found to be inoperative, the Superintendent shall have it repaired. If it is found that damage to the meter or remote reading device has occurred due to the carelessness or negligence of the Customer or property owner, or the meter is not owned by the City, then the property owner shall be liable for the cost of repairs. Fees shall be established by the Council.

8-1A-8 METER INSTALLATION FEE.

There shall be a fee charged to the ~~property owner~~ Customer for each new installation of a water meter and remote reading device ~~(touch pad)~~ in accordance with the fee schedule established by the Council.

8-1A-9 METER LOCATION.

All meters shall be so located that they are easily accessible to meter readers and maintenance staff and protected from freezing and any other harmful elements or conditions.

8-1A-10 MAINTENANCE AND TESTING FOR ACCURACY.

1. Maintenance Test. Meters may be removed for accuracy testing at the discretion of the ~~water division~~ Superintendent after a period of 10 years. Any meter found to be inaccurate beyond a tolerance of two percent shall be replaced with a new or rebuilt meter.

2. Request for Accuracy Test. The Superintendent shall make a test of the accuracy of any water meter at any time when requested in writing. A refundable deposit shall accompany such request. Deposit fee is established by the Council. If the meter is found to overrun to the extent of two percent or more, the cost of the test shall be paid by the City and a refund of the meter test deposit shall be made to the Customer. If the meter is found to be accurate or less than two percent fast, the Customer deposit shall be forfeited. The Customer may be liable for any deficiency.

3. Non-registering Meter. When a metering system fails to accurately register the quantity of water supplied, the quantity and charge shall be determined based upon the

average quantity used during a like period of time prior to meter system failure as determined by the City.

4. Maintenance Shut Off. The ~~City~~ Superintendent reserves the right to shut off the supply of water to any Customer at any time for the purpose of repair or maintenance of the water system or its components, or for any other necessary purpose.

8-1A-11 DISCLAIMER.

The City does not warrant or guarantee a constant supply of water to any Customer and shall not be liable for any damage due to a failure to supply water for any reason.

8-1A-12 IRRIGATION METERS.

The installation of water meters and remote reading devices subject to the applicable provisions of this chapter and the water division rules and regulations for the purpose of measuring water used for irrigation, swimming pools, yard, and garden watering, or other uses where the water so used does not enter the sanitary sewer system is permitted, and no sewer service charge shall be made for water so used.

8-1A-13 CROSS CONNECTION CONTROL.

No person shall connect any equipment or mechanism to a water supply line or use any water treating chemical or substance which could cause pollution of the water supply unless an approved backflow prevention device is installed and maintained. Title 8, Chapter 1C

8-1A-14 RULES AND REGULATIONS.

The installation and maintenance of water meters and remote reading devices shall further be subject to the City water division rules and regulations, which may be updated from time to time by the Council.

8-1A-15 RIGHT OF ENTRY

The Superintendent, bearing proper identification and credentials, shall be granted the right to enter upon any property served by the City's water system at reasonable times, and with reasonable notice when practicable, for the purpose of reading, inspecting, testing, repairing, maintaining, removing, or replacing any component of the water system.

Failure or refusal by the Customer or property owner to provide reasonable access to such components shall constitute sufficient cause for the suspension or termination of water service until such access is permitted.

8-1A-16 PENALTY.

Unless another penalty is expressly provided by this chapter for any particular provision or section, any person violating any provision of this chapter or any rule or regulation

adopted herein by reference shall, upon conviction, be subject to the standard penalty as stated in Section 1-4-1.

CHAPTER 1B WATER RATES

8-1B-1 Application for the use of Water
8-1B-2 Service Charges
8-1B-3 Rates for Service (Variable)
8-1B-4 Rates for Service (Fixed)
8-1B-5 Billing for Water Service
8-1B-6 Service Discontinued
8-1B-7 Customer Deposits
8-1B-8 Lien for Nonpayment
8-1B-9 Lien Exemption
8-1B-10 Lien Notice
8-1B-11 Billing Errors
8-1B-12 Penalty

8-1B-1 APPLICATION FOR THE USE OF WATER

Applications for the use of water shall be made by submitting a City of Clive application form. If a delinquent amount is owed by the applicant for a utility service associated with a prior property or premises, the City may withhold service from the same Customer at any new property or premises until such time as the Customer pays the delinquent amount owing on the account associated with the prior property or premises. If the account balance at the prior premises is due but not delinquent, the unpaid charges including any late payment penalty will be transferred to the new account.

8-1B-2 SERVICE CHARGES.

Each Customer shall pay for water service provided by the City based upon use of water as determined by meters provided for in Chapter 1A of this title. Each location, building, premises, or connection shall be considered a separate and distinct Customer whether owned or controlled by the same person or not.

(Code of Iowa, Sec. 384.84)

8-1B-3 RATES FOR SERVICE (VARIABLE)

Effective May 15, 2026, water service shall be furnished at the following rates within the City:

(Code of Iowa, Sec. 384.84)

1. General Rate. Except as otherwise provided herein, water use shall be billed at the following general rate: seven dollars and zero cents ($7.00) per one thousand (1,000) gallons used, prorated to the nearest 100 gallons, billed monthly.

2. Irrigation Meter Rate. For water use registered by an irrigation meter, for which no sewer service charge is made, the following rate applies and not the general rate:

A. Residential Customers. Irrigation water use shall be billed at a rate of 1,000 gallons, prorated to the nearest 100 gallons, as specified in the following tiered rate chart:

1 - 10,000 gallons	$9.09
10,001 to 30,000 gallons	$10.46
30,001 + gallons	$13.63

B. Commercial Customers. Irrigation water use shall be billed at a rate of 1,000 gallons, prorated to the nearest 100 gallons, as specified in the following tiered rate chart:

0 - 200,000 gallons	$10.83
200,001 + gallons	$29.74

(Section 8-1B-2 – Ord. – May 26 Supp.)

8-1B-4 RATES FOR SERVICE (FIXED)

Effective May 15, 2026, a water availability fee shall be charged to all Customers connected to the municipal water system. The fee is a fixed monthly charge based on the size of the water meter serving the premises and is intended to recover costs associated with the availability, operation, maintenance, and capital improvement of the water system, regardless of actual water usage.

(Code of Iowa, Sec 384.84)

1. Applicability.

The water availability charge shall apply to all water service connections within the City, including but not limited to residential, commercial, industrial, institutional and irrigation only accounts.

2. Billing.

The water availability charge shall be billed monthly and shall be in addition to all volumetric water usage charges and any other applicable fees or charges.

3. Meter Size Basis.

The water availability fee shall be determined by the size of the water meter installed for the property and shall be assessed according to the following schedule:

Meter Size	Monthly Water Availability Charge
5/8" or 3/4"	$5.10
1"	$8.50
1 1/2"	$17.00
2"	$27.20
3"	$68.00
4"	$136.00
6"	$272.00

4. Multiple Meters.

Properties served by more than one water meter shall be charged a separate water availability fee for each meter.

5. Vacant or Low Usage Properties.

The water availability charge shall be charged for any property with an active water service connection, regardless of occupancy status or the volume of water used.

8-1B-5 BILLING FOR WATER SERVICE.

Billing and payment for water service shall be in accordance with the following:

(Code of Iowa, Sec. 384.84)

1. Meters Read. Water meters shall be read on a monthly basis.

2. Bills Issued. The City Manager, or designee, shall prepare and issue bills for water service on or before the first day of the month following each monthly billing period.

3. Bills Payable. Bills for water service shall be due and payable in person at the Utility Billing Office, or online through the official online payment portal provided by the City, by the 15th of the month following the end of each monthly billing period.

4. Late Payment Penalty. Bills not paid when due shall be considered delinquent. A one-time late payment penalty of 10 percent of the amount due shall be added to each delinquent bill. The City Manager is authorized to waive the penalty in instances where circumstances seem to justify such waiver.

5. Returned ~~Checks~~ Payments. A fee, as set forth in the fee schedule established by Council, shall be charged for all ~~checks~~ forms of payment not honored by the bank. In addition, a returned check will be considered a default in payment. Cash, money order, or debit/credit card will be required. In the event of three returned checks, other forms of payment will be required from that point forward.

8-1B-6 SERVICE DISCONTINUED.

Water service to delinquent Customers shall be discontinued in accordance with the following:

(Code of Iowa, Sec. 384.84)

1. Notice. Within five days following the date that bills for water service are due and payable (i.e., the fifteenth day of the month), the ~~Clerk~~ City shall send a written notice to each delinquent Customer that water service will be discontinued if payment, including late payment charges, is not received within 10 days from the date the notice is mailed. The notice shall afford the Customer the opportunity to request a hearing before the Clerk prior to the discontinuation of service. Such written notice shall be sent by first class mail. If the Customer is a tenant and if the owner or landlord of the property has made a written request for notice, the written notice sent to the Customer shall also be given to the owner or landlord.

2. Service Discontinued. If payment is not received within 10 days following the date the written notice is sent to the Customer and payment arrangements have not been made pursuant to a hearing before the Clerk, the Public Works Department shall leave a notification card of shutoff of the supply of water on the premises of any Customer who, not having requested a hearing, has failed to make payment by the date specified in the notice of delinquency. ~~Twenty-four hours following the delivery of the notification card to the Customer, the Public Works Department shall shut off the supply of water~~. After delivery of the notification card to the Customer, the Public Works Department shall discontinue water service on the following business day.

3. Fees. The Customer shall pay a fee set forth in the fee schedule established by the Council for the issuance of a notification card to a delinquent Customer regarding the shutoff of the water supply. A turn-on fee, in the amount set forth in the fee schedule

established by the Council, shall be required to be paid before service is restored to a delinquent Customer during regular business hours. If service is restored to a delinquent Customer after regular business hours, the Customer shall pay the fees set forth in the fee schedule established by the Council for restoration of service after regular business hours.

8-1B-7 CUSTOMER DEPOSITS.

There shall be required from every Customer (residential or commercial) or prospective Customer, a City of Clive Customer application form and a deposit intended to guarantee the payment of bills for service~~, as follows~~:. Deposit amounts shall be set forth in the city's schedule of fees and charges as adopted by the City Council.

~~1. Residential. For residential users:~~

~~A. Owner $50.00~~

~~B. Renter 100.00~~

~~2. Commercial:~~

~~A. For commercial users:~~

~~Size~~	~~Rate~~
~~3/4 to 1 inch~~	~~$50.00~~
~~1 1/2 inch~~	~~$60.00~~
~~2 inch~~	~~$90.00~~
~~3 inch~~	~~$150.00~~
~~4 inch~~	~~$190.00~~
~~6 inch~~	~~$310.00~~

B. For any commercial and industrial properties where the previous experience of that building use shows a water bill to be substantially higher than the deposit shown for that size meter, then the deposit should be equivalent to one billing period.

C. Upon termination of utility service, any deposit held by the City shall be refunded to the Customer who originally made the deposit, less any outstanding or unpaid utility charges. If, after deduction of such charges, the remaining balance of the deposit is less than ten dollars ($10.00), no refund shall be issued, and such amount shall be deemed forfeited.

3. Hydrant Meters. A deposit shall be made for hydrant meters along with a Customer City of Clive application form. ~~with the amount of the hydrant meter deposit determined in accordance with an established fee schedule, which fee schedule may be modified from time to time with the approval of the Council.~~

8-1B-8 LIEN FOR NONPAYMENT.

1. Owner and Tenant Responsible. The owner of the premises served and any lessee or tenant thereof shall be jointly and severally liable for water service charges to the premises. Water service charges remaining unpaid and delinquent shall constitute a lien upon the property or premises served and shall be certified by the Clerk to the County Treasurer for collection in the same manner as property taxes.
   (Code of Iowa, Sec. 384.84)

8-1B-9 LIEN EXEMPTION.

A. Water Service Exemption. The lien for nonpayment shall not apply to charges for water service to a residential or commercial rental property where water service is separately metered and the rates or charges for the water service are paid directly to the City by the tenant, if the landlord gives written notice to the City that the property is residential or commercial rental property and that the tenant is liable for the rates or charges. The City may require a deposit not exceeding the usual cost of 90 days of such services to be paid to the City. When the tenant moves from the rental property, the City shall refund the deposit if all service charges are paid in full. The lien exemption does not apply to delinquent charges for repairs related to any of the services.

B. Other Service Exemption. The lien for nonpayment shall also not apply to the charges for any of the services of sewer systems, stormwater drainage systems, sewage treatment, solid waste collection, and solid waste disposal for a residential rental property where the charge is paid directly to the City by the tenant, if the landlord gives written notice to the City that the property is residential rental property and that the tenant is liable for the rates or charges for such service. The City may require a deposit not exceeding the usual cost of 90 days of such services to be paid to the City. When the tenant moves from the rental property, the City shall refund the deposit if all service charges are paid in full. The lien exemption does not apply to delinquent charges for repairs related to any of the services.

C. Written Notice. The landlord's written notice shall contain the name of the tenant responsible for charges, the address of the residential or commercial rental property that the tenant is to occupy, and the date that the occupancy begins. Upon receipt, the City shall acknowledge the notice and deposit. A change in tenant for a residential rental property shall require a new written notice to be given to the City within 30 business days of the change in tenant. A change in tenant for a commercial rental property shall require a new written notice to be given to the City within 10 business days of the change in tenant. A change in the ownership of the residential rental property shall require written notice of such change to be given to the City within 30 business days of the completion of the change of ownership. A change in the ownership

of the commercial rental property shall require written notice of such change to be given to the City within 10 business days of the completion of the change of ownership.

D. Mobile Homes, Modular Homes, and Manufactured Homes. A lien for nonpayment of utility services described in Paragraphs A and B of this section shall not be placed upon a premises that is a mobile home, modular home, or manufactured home if the mobile home, modular home, or manufactured home is owned by a tenant of and located in a mobile home park or manufactured home community and the mobile home park or manufactured home community owner or manager is the account holder, unless the lease agreement specifies that the tenant is responsible for payment of a portion of the rates or charges billed to the account holder.

(Code of Iowa, Sec. 384.84)

8-1B-10 LIEN NOTICE.

A lien for delinquent water service charges shall not be certified to the County Treasurer unless prior written notice of intent to certify a lien is given to the Customer. If the Customer is a tenant and if the owner or landlord of the property has made a written request for notice, the notice shall also be given to the owner or landlord. The notice shall be sent to the appropriate persons by ordinary mail not less than 30 days prior to certification of the lien to the County Treasurer.

(Code of Iowa, Sec. 384.84)

8-1B-11 BILLING ERRORS

In the event of the discovery by the City or Customer of an error in the amount billed for water service, the amount due to or from the affected Customer to rectify the billing error shall be refunded or collected within 45 days. For billing error periods that exceed five (5) years, the amount to be refunded or collected shall be limited by a retroactive adjustment to no more than five (5) years prior to the date of the discovery of the billing error.

8-1B-12 PENALTY.

Unless another penalty is expressly provided by this chapter for any particular provision or section, any person violating any provision of this chapter or any rule or regulation adopted herein by reference shall, upon conviction, be subject to the standard penalty as stated in Section 1-4-1.

CHAPTER 1C CROSS CONNECTION CONTROL AND CONTAINMENT

8-1C-1 Definitions
8-1C-2 Administrative Authority
8-1C-3 New Water Services
8-1C-4 Existing Water Services
8-1C-5 Customer Responsibilities
8-1C-6 Required Backflow Prevention Assemblies for Containment
8-1C-7 Installation of Backflow Assemblies
8-1C-8 Backflow Prevention Assembly Technicians
8-1C-9 Testing of Backflow Prevention Assemblies
8-1C-10 Repair of Backflow Prevention Assemblies
8-1C-11 Customer Noncompliance
8-1C-12 Shutting Off Water Supply
8-1C-13 Penalty

8-1C-1 DEFINITIONS.

The following terms are defined for use in this chapter pertaining to cross connection control and containment:

1. "Approved backflow prevention assembly for containment" means a backflow prevention assembly listed by the University of Southern California - Foundation for Cross Connection Control and Hydraulic Research as having met the current requirements of ANSI-AWWA standard C510-89, double check valve backflow prevention assemblies or ANSI-AWWA standard C511-89, reduced pressure principle backflow prevention assemblies, all as amended, for containment. The listing shall include the limitations of use based on the degree of hazard. The backflow prevention assembly must also be listed by the International Association of Plumbing and Mechanical Officials.

2. "Approved backflow prevention assembly for containment in a fire protection system" means a backflow prevention assembly to be used in a fire protection system

which meets the requirements of “Factory Mutual Research Corporation (FM)” and “Underwriters Laboratories (UL),” in addition to the requirements of “approved backflow prevention assembly for containment” as defined herein.

3. “Auxiliary water supply” means any water supply on or available to the premises other than the approved water provider of public water such as, but not limited to, a private well, pond, or river.

4. “Containment” means a method of backflow prevention which requires the installation of a backflow prevention assembly at the water service entrance.

5. “Cross connection” means any connection or arrangement between a potable water supply system and any plumbing fixture or tank, receptacle, equipment, or device, through which it may be possible for non-potable, used, unclean, polluted, and contaminated water or other substance to enter into any part of such potable water system under any condition.

6. “Customer” means the owner, operator, or occupant of a building or a property or of a private water system, which has a water service from a public water system.

7. “Degree of hazard” means the rating of a cross connection or water service, which indicates the potential to cause contamination or pollution.

8. “Double check valve backflow prevention assembly” means a backflow prevention device consisting of two independently acting, internally loaded check valves, four properly located test plugs and two isolation valves. (Backflow prevention assembly used for low hazard.)

9. “High hazard cross connections” means a cross connection which may impair the quality of the potable water by creating an actual hazard to public health through poisoning or through contamination with sewage, industrial fluids, or waste.

10. “Isolation” means a method of backflow prevention in which a backflow prevention assembly is located at the cross connection rather than at the water service entrance.

11. “Low hazards cross connection” means a cross connection which may impair the quality of potable water to a degree which does not create a hazard to public health, but which does adversely and unreasonably affect the aesthetic qualities of such potable water for domestic use.

12. “Reduced pressure principle backflow prevention assembly” means a backflow prevention device consisting of two independently acting, internally loaded check valves, a differential pressure relief valve, four properly located test plugs and two isolation valves. (Backflow prevention assembly used for high hazard.)

13. “Registered backflow prevention assembly technician” means a person registered with the State Health Department or its successor agency to test or repair backflow prevention assemblies and to report on the condition of those assemblies.

14. “Thermal expansion” means volumetric increase of water due to heating resulting in increased pressure in a closed system.

15. “Water service” means (depending on the context) the physical connection between a public water system and a Customer’s building, property, or private water system or the act of providing potable water to a Customer.

8-1C-2 ADMINISTRATIVE AUTHORITY.

1. For the purposes of this section only, the authority having jurisdiction is the Council acting through the City Public Works Department or any other authorized City official (“~~administrative authority~~ Superintendent”).

2. The ~~administrative authority~~ Superintendent shall have the right to enter any property to inspect for possible cross connection, upon consent of the Customer or upon a search warrant issued by a court of appropriate jurisdiction.

3. The ~~administrative authority~~ Superintendent may collect fees for the administration of this program. Fees shall be established by resolution of the Council.

4. The ~~administrative authority~~ Superintendent shall maintain records of cross connection hazard surveys and of the installation, testing, and repair of all backflow prevention assemblies installed in this City.

8-1C-3 NEW WATER SERVICES.

New water services shall comply with the following:

1. Plans shall be submitted to the administrative authority for review on all new water services in order to determine the degree of hazard.

2. The administrative authority shall determine the type of backflow prevention assembly required for containment based on the degree of hazard.

3. The ~~administrative authority~~ Superintendent shall require the installation of the appropriate backflow prevention assembly for containment ~~before the initiation of water service.~~ as a condition of approval and initiation of new water service.

4. All underground lawn irrigation systems shall contain an approved reduced pressure principle backflow assembly to prevent backflow or back siphoning to the City water distribution system.

5. A permit shall be obtained from the administrative authority for the installation of all underground lawn irrigation systems.

6. Irrigation systems, including sprinkler heads and associated equipment, shall not be installed within one foot of the street side of a sidewalk, or within the area between five and six feet from the property line where sidewalks are not installed. Property owners are advised that installations within the parking area are subject to damage, destruction, removal, or replacement whenever the City or a utility easement holder deems entry necessary for construction, maintenance, or other purposes. Any repair, replacement, relocation, or restoration of such irrigation systems shall be at the sole expense of the property owner. Removal of underground lawn irrigation systems may be required by the City at any time as provided in Section 7-1-17.

8-1C-4 EXISTING WATER SERVICES.

Existing water services shall comply with the following:

1. Upgrades of existing water services shall be treated as new water services for the purpose of this section; however, routine maintenance, repair, or replacement of existing components on a like-for-like basis shall not be considered an upgrade or a new water service.

2. The ~~administrative authority~~ Superintendent shall, on the basis of information received from Customers or gathered through on-premises investigations or surveys, determine the type of backflow prevention assembly required for containment based on the degree of hazard.

3. All underground lawn irrigation systems shall contain an approved reduced pressure principle backflow assembly to prevent backflow or back siphoning to the City water distribution system.

4. A permit shall be obtained from the ~~administrative authority~~ Superintendent for the installation of all underground lawn irrigation systems.

5. Within the time frame specified in writing by the administrative authority, the Customer shall install a backflow prevention assembly for containment required by City.

A. For existing water services, the ~~administrative authority~~ Superintendent may inspect the premises to determine the degree of hazard. When high hazard cross connections are found, the administrative authority shall, at its sole discretion:

(1) Develop a schedule of compliance which the Customer shall follow; or

(2) Terminate the water service until a backflow prevention assembly of containment required by the City has been installed.

B. Failure of the ~~administrative authority~~ Superintendent to notify a Customer that the Customer is believed to have a high hazard cross connection and that

the Customer shall install backflow prevention assemblies for containment in no way relieves a Customer of the responsibility to comply with all requirements of this section.

8-1C-5 CUSTOMER RESPONSIBILITIES.

Responsibilities of the Customer shall be as follows:

1. The Customer shall prevent pollutants and contaminants from entering their potable water supply or the City's water distribution system and shall be responsible for ensuring that no cross connections exist without approved backflow protection within their premises starting at the point of service from the City's public potable water system.

2. The Customer shall, at their own expense, cause installation, operation, testing, and maintenance of backflow prevention assemblies.

3. The Customer shall ensure that copies of records of the installation and of all tests and repairs made to the backflow prevention assembly are delivered to the ~~administrative authority~~ Superintendent on the approved form within 15 days after testing or repairs are completed.

4. If a backflow incident occurs, the Customer shall immediately notify the ~~administrative authority~~ Superintedent of the incident and take steps to confine the contamination or pollution.

8-1C-6 REQUIRED BACKFLOW PREVENTION ASSEMBLIES FOR CONTAINMENT.

1. Water Services.

   A. An air gap or an approved reduced pressure principle backflow prevention assembly is required for a water service having one or more cross connections which the ~~administrative authority~~ Superintendent has classified as a high hazard.

   B. An approved double check valve assembly is required for water services having no high hazard cross connections but having one or more cross connections which the ~~administrative authority~~ Superintendent has classified as low hazard.

   C. All irrigation systems must have a backflow prevention device installed and tested annually before use. Failure to complete the required annual test may result in violation fees and service disruption under Unauthorized Use (Section 8-

1-14). Abandoned irrigation systems must be properly capped by a licensed plumber under all applicable permits.

2. Fire Protection Systems.

A. A reduced pressure principle backflow prevention assembly shall be installed on all new and existing fire protection systems, which the ~~administrative authority~~ Superintendent has determined to have any of the following:

(1) Direct connections from public water mains with an auxiliary water supply on or available to the premises for pumper connection.

(2) Interconnections with auxiliary supplies such as reservoirs, rivers, ponds, wells, mills, or other industrial water systems.

(3) Use of antifreezes or other additives in the fire protection system.

(4) Combined industrial and fire protection systems supplied from the public water mains only, with or without gravity storage or pump suction tanks.

(5) Any other facility, connection, or condition which may cause contamination.

A. A double check valve assembly will be required for all other fire protection systems. The double check valve assembly shall be required on all new systems at the time of installation and on existing systems at the time they are upgraded.

B. Submittal of proposed backflow prevention devices to the ~~administrative authority~~ Superintendent does not relieve the designer or the sprinkler contractor of the responsibility of submitting plans, including backflow prevention devices to the Fire Marshal for approval.

8-1C-7 INSTALLATION OF BACKFLOW ASSEMBLIES.

1. The required backflow prevention assemblies for containment shall be installed in the horizontal plumbing immediately following the meter or as close to that location as deemed practical by the ~~administrative authority~~ Superintendent. In any case, it shall be located upstream from any branch piping. Installation at this point does not eliminate the responsibility of the Customer to protect the water supply system from contamination or pollution between the backflow prevention assembly and the water main.

2. Reduced pressure principle backflow prevention assemblies shall be installed so as to be protected from flooding.

3. Reduced pressure principle backflow prevention assemblies shall not be installed in underground vaults or pits and shall be installed above grade in a location that provides permanent accessibility for inspection, testing, and maintenance, and that allows for the proper discharge of water from the relief valve.

4. All backflow prevention assemblies shall be protected from freezing. Those devices used for seasonal water services may be removed in lieu of being protected from freezing; however, the devices must be reinstalled and tested by a registered backflow prevention technician prior to service being reactivated.

5. If hot water is used within the water system, thermal expansion shall be provided for when installing a backflow prevention assembly for containment.

6. Provisions shall be made to convey the discharge of water from reduced pressure principle backflow prevention assemblies to a ~~suitable drain.~~ sanitary sewer or other approved drainage system, in a manner that prevents backflow and flooding.

7. The backflow prevention assemblies shall not be installed in a place where it would create a safety hazard, such as, but not limited to, over an electrical panel, or above ceiling level.

8. If interruption of water service during testing and repair of backflow prevention assemblies for containment is unacceptable, another backflow prevention assembly, sized to handle the temporary water flow need during the time of test or repair, should be installed in parallel piping.

9. All backflow prevention assemblies shall be installed so that they are accessible for testing as stated in approved plumbing code.

10. All shutoff valves shall conform with the current edition of the “Manual Of Cross Connection Control” (University of Southern California) requirements for either ball or resilient seat gate valves at the time of installation. Ball valves shall be used on assemblies installed in piping two inches and smaller, and resilient seat gate valves on assemblies installed in piping larger than two inches (2”).

11. The ~~administrative authority~~ Superintendent, prior to installation, shall approve location and protection of the containment assembly.

8-1C-8 BACKFLOW PREVENTION ASSEMBLY TECHNICIANS.

1. A backflow prevention assembly technician registered by the State shall include their registration number on all correspondence and forms required by or associated with this chapter.

2. Noncompliance with any of the following by a registered technician shall be grounds for reporting such individual to the State Department of Public Health:

A. Improper testing or repair of backflow prevention assemblies.

B. Improper reporting of the results of testing or of repairs made to backflow prevention assemblies.

C. Failure to meet registration requirements.

D. Related unethical practices or deliberate falsification of documentation.

8-1C-9 TESTING OF BACKFLOW PREVENTION ASSEMBLIES.

Backflow prevention assemblies shall be tested as follows:

1. A registered backflow prevention assembly technician shall perform testing of backflow prevention assemblies. The costs of the testing and reporting required in this subsection and Subsections 2 through 8 of this section shall be borne by the Customer.

2. Backflow prevention assemblies shall be tested upon installation and tested and inspected at least annually.

3. Backflow prevention assemblies, which are in place, but have been out of operation for more than three months, shall be tested before being put back into operation. Backflow prevention assemblies used in seasonal applications shall be tested before operation resumes each season.

4. Any backflow prevention assembly which fails a periodic test shall be repaired or replaced. When water service has been terminated for noncompliance, the backflow prevention assembly shall be repaired or replaced prior to the resumption of water service. A registered backflow prevention assembly technician shall retest backflow prevention assemblies immediately after repair or replacement.

5. Any backflow prevention assembly, which fails a periodic test that has been installed as part of an underground lawn irrigation system shall be replaced with approved reduced pressure principle backflow assembly to prevent backflow or back siphoning.

6. The ~~administrative authority~~ Superintendent may require backflow prevention assemblies to be tested at any time in addition to the annual testing requirement.

7. The registered backflow prevention assembly technician shall report the successful test of a backflow prevention assembly to the Customer and to the City or its authorized designee, as directed by City, within 15 days of the test. The report shall be in the form and format prescribed by the City, which may include the submission of the report in an electronic form.

8. The ~~administrative authority~~ Superintendent may require, at the owner's expense, additional tests of individual backflow prevention assemblies as it shall deem necessary to verify test procedures and results.

8-1C-10 REPAIR OF BACKFLOW PREVENTION ASSEMBLIES.

Backflow prevention assemblies shall be repaired in accordance with the following:

1. Registered backflow prevention assembly technicians shall perform all repairs to backflow prevention assemblies.

2. Any backflow prevention assembly, which fails a periodic test that has been installed as part of an underground lawn irrigation system that is not already an approved reduced pressure principle, shall be replaced with approved reduced pressure principle backflow assembly to prevent backflow or back siphoning.

3. The registered backflow prevention assembly technician shall not change the design, material, or operational characteristics of a backflow prevention assembly during repair or maintenance, and shall use only original manufacturer replacement parts.

4. The registered backflow prevention assembly technician shall report the repair of a backflow prevention assembly and report new backflow assembly to the Customer and to the ~~administrative authority~~ Superintendent on the form provided by the ~~administrative authority~~ Superintendent within 15 days of the repair. The report shall include the list of materials or replacement parts used.

5. Anytime fire services are discontinued for a period of time longer than necessary to test the device, the tester is required to notify the Fire Marshal's office that the fire services are shut off for repair.

8-1C-11 CUSTOMER NONCOMPLIANCE.

The water service may be discontinued in the case of noncompliance with this chapter. Noncompliance includes, but is not limited to, the following:

1. Refusal to allow the ~~administrative authority~~ Superintendent access to the property for the purpose of performing inspections required by this chapter.

2. Removal of a backflow prevention assembly, which has been required by the ~~administrative authority~~ Superintendent.

3. Bypassing of a backflow prevention assembly, which has been required by the ~~administrative authority~~ Superintendent.

4. Providing inadequate backflow prevention when cross connections exist.

5. Failure to install, test, or properly repair a backflow prevention assembly, which has been required by the ~~administrative authority~~ Superintendent.

6. Use of water for irrigation purposes prior to the submission and approval of a passing backflow prevention assembly test report, when such assembly is required by the Superintendent.

7. Deliberate falsification of documentation concerning the backflow prevention assemblies or possible cross connections.

8. Failure to comply with the requirements of this chapter.

8-1C-12 SHUTTING OFF WATER SUPPLY.

1. The ~~administrative authority~~ Superintendent may deny or discontinue, after written notice to the Customer thereof, the water service to any premises wherein:

A. Any backflow prevention device required by these regulations is not installed or maintained as outlined in this chapter.

B. It is found that the backflow prevention device has been removed or bypassed.

C. An unprotected cross connection exists on the premises.

D. The ~~administrative authority~~ Superintendent is denied entry to determine compliance with these regulations.

E. A fire service line or fire protection system is used to supply water for purposes other than fire protection, including but not limited to irrigation, or is connected to irrigation equipment or systems.

F. Irrigation systems, equipment, or appurtenances located within the public right of way, or connected in a manner that creates a cross connection or backflow risk to the public water system.

2. The ~~administrative authority~~ Superintendent may immediately deny or discontinue, without notice to the Customer thereof, the water service to any premises wherein a severe cross connection exists which constitutes an immediate threat to the safety of the public water system. The ~~administrative authority~~ Superintendent shall notify the Customer within 24 hours of said denial or discontinuation of service.

3. Water service to such premises shall not be restored until the Customer has corrected or eliminated such conditions or defects in conformance with these regulations, and to the satisfaction of the ~~administrative authority~~ Superintendent.

4. The Customer shall pay a fee as set forth in the fee schedule established by the Council for the turning off and turning on a water service for noncompliance of this chapter.

8-1C-13 PENALTY.

Unless another penalty is expressly provided by this chapter for any particular provision or section, any person violating any provision of this chapter or any rule or regulation adopted herein by reference shall, upon conviction, be subject to the standard penalty as stated in Section 1-4-1.

TITLE 8 – PUBLIC UTILITIES

CHAPTER 1 WATER SEVICE SYSTEM

8-1-1 Definitions
8-1-2 Superintendent's Duties
8-1-3 Mandatory Connections
8-1-4 Fee for Permit
8-1-5 Permit
8-1-6 Abandoned Connections
8-1-7 Compliance with Plumbing Code
8-1-8 Plumber Required
8-1-9 Excavations
8-1-10 Water Service Pipes
8-1-11 Right of Entry
8-1-12 Shutting Off Water Supply
8-1-13 Hydrants
8-1-14 Unauthorized Use
8-1-15 Water Shortage Plan
8-1-16 Rules and Regulations
8-1-17 Penalty

8-1-1 DEFINITIONS.

The following terms are defined for use in this chapter pertaining to the water service system:

1. "Customer" means in addition to any person receiving water service from the City, the owner of the property served, and as between such parties the duties, responsibilities, liabilities, and obligations hereinafter imposed shall be joint and several.

2. "Superintendent" means the Public Works Director or any duly authorized assistant, agent or representative.

3. "Water main" means a water supply pipe provided for public or community use.

4. "Water service pipe" means the privately owned pipe from the water main to the building served.

5. "Water system or waterworks" means all public facilities for securing, collecting, storing, pumping, treating, distributing, and metering water.

6. "Central Iowa Water Works (CIWW)" is a cooperative, multi-jurisdictional water utility organization that manages water production, treatment, and regional infrastructure for its member entities, ensuring a reliable, high-quality, and sustainable water supply which the City of Clive is a member.

7. "Uniform Plumbing Code" means Pursuant to the State published notice and public hearing, as required by State law, the Uniform Plumbing Code (UPC), published by the International Association of Plumbing and Mechanical Officials, year and edition as

amended and adopted by the State Plumbing and Mechanical Systems Board, is adopted in full except for such portions of the UPC as may be hereinafter deleted, modified, or amended and shall constitute the “Plumbing Code of the City of Clive, Iowa.” The use of the term “plumbing code” in this chapter shall be interpreted to refer to the Uniform Plumbing Code, year and edition as adopted by the State. An official copy of the Uniform Plumbing Code, as adopted, and a certified copy of this chapter can be viewed in the Community Development Department.

8-1-2 SUPERINTENDENT’S DUTIES.

The Superintendent shall supervise the installation of water service pipes and their connection to the water main and enforce all regulations pertaining to water services in the City in accordance with this chapter. This chapter shall apply to all replacements of existing water service pipes as well as to new ones. The Superintendent shall make such rules, not in conflict with the provisions of this chapter, as may be needed for the detailed operation of the water system, subject to the approval of the Council. In the event of an emergency, the Superintendent may make temporary rules for the protection of the system until due consideration by the Council may be had.

(Code of Iowa, Sec. 372.13[4])

8-1-3 MANDATORY CONNECTIONS.

All residences and business establishments within the City limits intended or used for human habitation, occupancy, or use shall be connected to the public water system, if it is reasonably available and if the building is not furnished with pure and wholesome water from some other source. Following installation and availability of a new water main, property owners shall have one calendar year in which to make the connection to the new water main.

8-1-4 FEE FOR PERMIT

Before any permit is issued the person who makes the application shall pay to the Clerk a fee to be set by resolution of the Council, which fee shall cover the cost of issuing the permit, supervising, regulating, inspecting the work, and making necessary engineering studies.

(Code of Iowa, Sec. 384.84)

8-1-5 PERMIT

Before any person makes a connection with the public water system, a written permit must be obtained from the City. The application for the permit shall include a legal description of the property, the name of the property owner, the name and address of the person who will do the work, and the general uses of the water. If the proposed work meets all the requirements of this chapter and if all fees required under this chapter have been paid, the permit shall be issued. Work under any permit must be completed

within sixty (60) days after the permit is issued, except that when such time period is inequitable or unfair due to conditions beyond the control of the person making the application, an extension of time within which to complete the work may be granted. The permit may be revoked at any time for any violation of this chapter.

8-1-6 ABANDONED CONNECTIONS

When an existing water service is abandoned or a service is renewed with a new tap in the main, all abandoned connections with the mains shall be turned off at the corporation stop, capped, and made watertight.

8-1-7 COMPLIANCE WITH PLUMBING CODE.

The installation of any water service pipe and any connection with the water system shall comply with all pertinent and applicable provisions, whether regulatory, procedural or enforcement provisions, of the Uniform Plumbing Code.

8-1-8 PLUMBER REQUIRED.

All installations of water service pipes and connections to the water system shall be made by a plumber licensed by the State of Iowa.

8-1-9 EXCAVATIONS.

All trench work, excavation, and backfilling required in making a connection shall be performed in accordance with applicable excavation provisions as provided for installation of building sewers or the provisions of Title 7 Chapter 1 and Title 10 Chapter 11 of this Code.

8-1-10 WATER SERVICE PIPES.

1. Responsibility for Costs. All costs and expenses incident to the installation, connection, and maintenance of the water service pipe from the main to the building served shall be borne by the Customer. The Customer shall indemnify the City from any loss or damage that may directly or indirectly be occasioned by the installation or maintenance of said water service pipe.

2. Failure to Maintain. When any portion of the water service pipe which is the responsibility of the property owner becomes defective or creates a nuisance and the owner fails to correct such nuisance, the City may do so and assess the costs thereof to the property.

(Code of Iowa, Sec. 364.12[3 and h])

3. Curb Stop Shutoff Valve / Stop box. There shall be installed within the public right-of-way, or within an easement granted to the City, a main curb stop shutoff valve on the water service pipe of pattern approved by Superintendent. The stop shutoff valve shall be constructed to be visible and even with pavement or ground.

8-1-11 RIGHT OF ENTRY.

The Superintendent, bearing proper identification and credentials, shall be granted the right to enter upon any property served by the City's water system at reasonable times, and with reasonable notice when practicable, for the purpose of reading, inspecting, testing, repairing, maintaining, removing, or replacing any component of the water system.

Failure or refusal by the Customer or property owner to provide reasonable access to such components shall constitute sufficient cause for the suspension or termination of water service until such access is permitted.

8-1-12 SHUTTING OFF WATER SUPPLY.

After giving reasonable prior written notice and an opportunity for hearing, all in accordance with the procedure for discontinuing water service under Chapter 8-1B of this title, the water service personnel may shut off the supply of water to any Customer because of any violation of this chapter, or valid regulation under Section 8-1B of this chapter that is not being contested in good faith. The supply shall not be turned on again until all violations have been corrected.

8-1-13 HYDRANTS.

1. Unlawfully Drawing Water from Hydrants. No person, unless specifically authorized by the Superintendent, shall open, or attempt to draw water from any fire hydrant for any purpose whatsoever.

2. Obstruction of Hydrants:

    A. Nothing shall be erected or planted which interferes with the use of a fire hydrant. Sufficient clearance shall be maintained around the hydrant to permit easy connection of hoses and full circle operation of the hydrant using regular hydrant wrenches and hose spinners.

    B. Shrubs, trees, and flower seeds shall not be planted nor permitted to grow so as to prevent full view of a fire hydrant from the street.

8-1-14 UNAUTHORIZED USE.

Unauthorized use of water is strictly prohibited. Such violations include, but are not limited to:

1. Use of water without a properly installed meter; unauthorized connection to fire hydrants;
2. Installation of bypass piping in place of a meter;
3. Use of an irrigation system without an approved backflow prevention device;
4. Use of water in violation of restrictions established under the Central Iowa Water Works (CIWW) Water Shortage Plan.

5. Unauthorized restoration of water service after City disconnection is prohibited. The City may discontinue such service and shall not restore service until a new application is filed and all applicable disconnection costs are paid.
6. Use of unmetered construction water is prohibited except for plumbing tests and mixing small-batch construction materials. Prohibited uses include, but are not limited to, trench or backfill soaking, irrigation, landscape watering, pool or hot tub filling, pressure washing, and filling containers exceeding five (5) gallons.

The first occasion of a violation of this section will result in a violation fee of $100.00; the second occasion, a $200.00 violation fee; and after the third occasion water service could be disrupted and a meeting with the City Manager or designee will be required prior to having service restored.

8-1-15 WATER SHORTAGE PLAN

1. As a member of CIWW, the City of Clive is obligated to comply with the terms of the Water Shortage Plan as adopted by resolution by the City Council. Customers must follow all Water Shortage Plan directives when the Water Shortage Plan is in effect, which may include, but are not limited to, reducing some or all forms of water usage.

2. Notification of Violation. Customers that do not follow the Water Shortage Plan directives, shall be committing an Unauthorized Use of water violation. Notice of the Violation shall be deemed sufficient when delivered by posting notice in an obvious location at the Customer's property, and one or more of the following: mailing, calling or emailing the Notice of Violation using contact information provided by the Customer.

3. Termination of Service and Penalty for Violations.
    A. Following delivery of notice, if Customer does not suspend lawn watering or seek a hearing with the City Manager or designee within a reasonable time, water service shall be terminated.
    B. A Customer with a first occasion of a violation will be assessed a fee of $100.00. Subsequent violations will result in a $200.00 violation fee, and disruption or termination of water service.
    C. Water service is to be restored only upon receipt of payment of the fees, abatement of the Unauthorized Use violation, and acknowledgment by the Customer that the Customer understands and will comply with the mandatory conservation measures.

8-1-16 RULES AND REGULATIONS.

The use of the water service system shall further be subject to the City water department rules and regulations, which may be adopted from time to time by the Council.

8-1-17 PENALTY.

Unless another penalty is expressly provided by this chapter for any particular provision or section, any person violating any provision of this chapter or any rule or regulation adopted herein by reference shall, upon conviction, be subject to the standard penalty as stated in Section 1-4-1.

CHAPTER 1A WATER METERS

8-1A-1 Purpose
8-1A-2 Water Use Metered
8-1A-3 Remote Reading Device
8-1A-4 Fire Sprinkler Systems; Exception
8-1A-5 Liability
8-1A-6 Property of City
8-1A-7 Meter Repairs
8-1A-8 Meter Installation Fee
8-1A-9 Meter Location
8-1A-10 Maintenance and Testing for Accuracy
8-1A-11 Disclaimer
8-1A-12 Irrigation Meters
8-1A-13 Cross Connection Control
8-1A-14 Rules and Regulations
8-1A-15 Right of Entry
8-1A-16 Penalty

8-1A-1 PURPOSE.

The purpose of this chapter is to encourage the conservation of water and facilitate the equitable distribution of charges for water service among Customers.

8-1A-2 WATER USE METERED.

All water ~~furnished~~ Customers shall be measured through meters furnished by the City and installed by the City.

8-1A-3 REMOTE READING DEVICE

All water meters shall be equipped with the City's remote meter reading device installed on a Customer's premises to capture, store, and transmit water consumption data wirelessly or via wire to a central system without requiring physical access.

8-1A-4 FIRE SPRINKLER SYSTEMS - EXCEPTION.

Fire sprinkler systems may be connected to water mains by direct connection without meters under the direct supervision of the Superintendent. No open connection can be incorporated in the system, and there shall be no valves except a main control valve at the entrance to the building which must be sealed open.

8-1A-5 LIABILITY.

Remote reading devices shall be installed only by the water division. The City shall not be liable for the defacement or damage of any property caused by necessary holes, fastenings, or other work required for the installation of remote reading devices, nor shall the City be liable for any damage to service pipes or water system valves and equipment.

8-1A-6 PROPERTY OF CITY.

All meters, fittings, and remote reading devices to be used for billing purposes must be provided by the City. The City reserves the right to read, inspect, or test the meter at any reasonable time or with such frequency as deemed necessary. The Customer pays for the initial cost of the meter and remote reading device, but they remain the property of the City. Fees shall be established by the Council.

8-1A-7 METER REPAIRS.

Whenever a water meter or remote reading device owned by the City is found to be inoperative, the Superintendent shall have it repaired. If it is found that damage to the meter or remote reading device has occurred due to the carelessness or negligence of the Customer or property owner, or the meter is not owned by the City, then the property owner shall be liable for the cost of repairs. Fees shall be established by the Council.

8-1A-8 METER INSTALLATION FEE.

There shall be a fee charged to the Customer for each new installation of a water meter and remote reading device in accordance with the fee schedule established by the Council.

8-1A-9 METER LOCATION.

All meters shall be so located that they are easily accessible to meter readers and maintenance staff and protected from freezing and any other harmful elements or conditions.

8-1A-10 MAINTENANCE AND TESTING FOR ACCURACY.

1. Maintenance Test. Meters may be removed for accuracy testing at the discretion of the Superintendent after a period of 10 years. Any meter found to be inaccurate beyond a tolerance of two percent shall be replaced with a new or rebuilt meter.

2. Request for Accuracy Test. The Superintendent shall make a test of the accuracy of any water meter at any time when requested in writing. A refundable deposit shall accompany such request. Deposit fee is established by the Council. If the meter is found to overrun to the extent of two percent or more, the cost of the test shall be paid by the City and a refund of the meter test deposit shall be made to the Customer. If the meter is found to be accurate or less than two percent fast, the Customer deposit shall be forfeited. The Customer may be liable for any deficiency.

3. Non-registering Meter. When a metering system fails to accurately register the quantity of water supplied, the quantity and charge shall be determined based upon the average quantity used during a like period of time prior to meter system failure as determined by the City.

4. Maintenance Shut Off. The Superintendent reserves the right to shut off the supply of water to any Customer at any time for the purpose of repair or maintenance of the water system or its components, or for any other necessary purpose.

8-1A-11 DISCLAIMER.

The City does not warrant or guarantee a constant supply of water to any Customer and shall not be liable for any damage due to a failure to supply water for any reason.

8-1A-12 IRRIGATION METERS.

The installation of water meters and remote reading devices subject to the applicable provisions of this chapter and the water division rules and regulations for the purpose of measuring water used for irrigation, swimming pools, yard, and garden watering, or other uses where the water so used does not enter the sanitary sewer system is permitted, and no sewer service charge shall be made for water so used.

8-1A-13 CROSS CONNECTION CONTROL.

No person shall connect any equipment or mechanism to a water supply line or use any water treating chemical or substance which could cause pollution of the water supply unless an approved backflow prevention device is installed and maintained. Title 8, Chapter 1C.

8-1A-14 RULES AND REGULATIONS.

The installation and maintenance of water meters and remote reading devices shall further be subject to the City water division rules and regulations, which may be updated from time to time by the Council.

8-1A-15 RIGHT OF ENTRY

The Superintendent, bearing proper identification and credentials, shall be granted the right to enter upon any property served by the City's water system at reasonable times, and with reasonable notice when practicable, for the purpose of reading, inspecting, testing, repairing, maintaining, removing, or replacing any component of the water system.

Failure or refusal by the Customer or property owner to provide reasonable access to such components shall constitute sufficient cause for the suspension or termination of water service until such access is permitted.

8-1A-16 PENALTY.

Unless another penalty is expressly provided by this chapter for any particular provision or section, any person violating any provision of this chapter or any rule or regulation adopted herein by reference shall, upon conviction, be subject to the standard penalty as stated in Section 1-4-1.

CHAPTER 1B WATER RATES

8-1B-1 Application for the use of Water
8-1B-2 Service Charges
8-1B-3 Rates for Service (Variable)
8-1B-4 Rates for Service (Fixed)
8-1B-5 Billing for Water Service
8-1B-6 Service Discontinued
8-1B-7 Customer Deposits
8-1B-8 Lien for Nonpayment
8-1B-9 Lien Exemption
8-1B-10 Lien Notice
8-1B-11 Billing Errors
8-1B-12 Penalty

8-1B-1 APPLICATION FOR THE USE OF WATER

Applications for the use of water shall be made by submitting a City of Clive application form. If a delinquent amount is owed by the applicant for a utility service associated with a prior property or premises, the City may withhold service from the same Customer at any new property or premises until such time as the Customer pays the delinquent amount owing on the account associated with the prior property or premises. If the account balance at the prior premises is due but not delinquent, the unpaid charges including any late payment penalty will be transferred to the new account.

8-1B-2 SERVICE CHARGES.

Each Customer shall pay for water service provided by the City based upon use of water as determined by meters provided for in Chapter 1A of this title. Each location, building, premises, or connection shall be considered a separate and distinct Customer whether owned or controlled by the same person or not.

(Code of Iowa, Sec. 384.84)

8-1B-3 RATES FOR SERVICE (VARIABLE)

Effective May 15, 2026, water service shall be furnished at the following rates within the City:

(Code of Iowa, Sec. 384.84)

1. General Rate. Except as otherwise provided herein, water use shall be billed at the following general rate: seven dollars and zero cents ($7.00) per one thousand (1,000) gallons used, prorated to the nearest 100 gallons, billed monthly.

2. Irrigation Meter Rate. For water use registered by an irrigation meter, for which no sewer service charge is made, the following rate applies and not the general rate:

A. Residential Customers. Irrigation water use shall be billed at a rate of 1,000 gallons, prorated to the nearest 100 gallons, as specified in the following tiered rate chart:

1 - 10,000 gallons	$9.09
10,001 to 30,000 gallons	$10.46
30,001 + gallons	$13.63

B. Commercial Customers. Irrigation water use shall be billed at a rate of 1,000 gallons, prorated to the nearest 100 gallons, as specified in the following tiered rate chart:

0 - 200,000 gallons	$10.83
200,001 + gallons	$29.74

(Section 8-1B-2 – Ord. – May 26 Supp.)

8-1B-4 RATES FOR SERVICE (FIXED)

Effective May 15, 2026, a water availability fee shall be charged to all Customers connected to the municipal water system. The fee is a fixed monthly charge based on the size of the water meter serving the premises and is intended to recover costs associated with the availability, operation, maintenance, and capital improvement of the water system, regardless of actual water usage.

(Code of Iowa, Sec 384.84)

1. Applicability.

The water availability charge shall apply to all water service connections within the City, including but not limited to residential, commercial, industrial, institutional and irrigation only accounts.

2. Billing.

The water availability charge shall be billed monthly and shall be in addition to all volumetric water usage charges and any other applicable fees or charges.

3. Meter Size Basis.

The water availability fee shall be determined by the size of the water meter installed for the property and shall be assessed according to the following schedule:

Meter Size	Monthly Water Availability Charge
5/8" or 3/4"	$5.10
1"	$8.50
1 1/2"	$17.00
2"	$27.20
3"	$68.00
4"	$136.00
6"	$272.00

4. Multiple Meters.

Properties served by more than one water meter shall be charged a separate water availability fee for each meter.

5. Vacant or Low Usage Properties.

The water availability charge shall be charged for any property with an active water service connection, regardless of occupancy status or the volume of water used.

8-1B-5 BILLING FOR WATER SERVICE.

Billing and payment for water service shall be in accordance with the following:

(Code of Iowa, Sec. 384.84)

1. Meters Read. Water meters shall be read on a monthly basis.

2. Bills Issued. The City Manager, or designee, shall prepare and issue bills for water service on or before the first day of the month following each monthly billing period.

3. Bills Payable. Bills for water service shall be due and payable in person at the Utility Billing Office, or online through the official online payment portal provided by the City, by the 15th of the month following the end of each monthly billing period.

4. Late Payment Penalty. Bills not paid when due shall be considered delinquent. A one-time late payment penalty of 10 percent of the amount due shall be added to each delinquent bill. The City Manager is authorized to waive the penalty in instances where circumstances seem to justify such waiver.

5. Returned Payments. A fee, as set forth in the fee schedule established by Council, shall be charged for all forms of payment not honored by the bank. In addition, a returned check will be considered a default in payment. Cash, money order, or debit/credit card will be required. In the event of three returned checks, other forms of payment will be required from that point forward.

8-1B-6 SERVICE DISCONTINUED.

Water service to delinquent Customers shall be discontinued in accordance with the following:

(Code of Iowa, Sec. 384.84)

1. Notice. Within five days following the date that bills for water service are due and payable (i.e., the fifteenth day of the month), the City shall send a written notice to each delinquent Customer that water service will be discontinued if payment, including late payment charges, is not received within 10 days from the date the notice is mailed. The notice shall afford the Customer the opportunity to request a hearing before the Clerk prior to the discontinuation of service. Such written notice shall be sent by first class mail. If the Customer is a tenant and if the owner or landlord of the property has made a written request for notice, the written notice sent to the Customer shall also be given to the owner or landlord.

2. Service Discontinued. If payment is not received within 10 days following the date the written notice is sent to the Customer and payment arrangements have not been made pursuant to a hearing before the Clerk, the Public Works Department shall leave a notification card of shutoff of the supply of water on the premises of any Customer who, not having requested a hearing, has failed to make payment by the date specified in the notice of delinquency. After delivery of the notification card to the Customer, the Public Works Department shall discontinue water service on the following business day.

3. Fees. The Customer shall pay a fee set forth in the fee schedule established by the Council for the issuance of a notification card to a delinquent Customer regarding the shutoff of the water supply. A turn-on fee, in the amount set forth in the fee schedule established by the Council, shall be required to be paid before service is restored to a delinquent Customer during regular business hours. If service is restored to a delinquent Customer after regular business hours, the Customer shall pay the fees set forth in the fee schedule established by the Council for restoration of service after regular business hours.

8-1B-7 CUSTOMER DEPOSITS.

There shall be required from every Customer (residential or commercial) or prospective Customer, a City of Clive Customer application form and a deposit intended to

guarantee the payment of bills for service. Deposit amounts shall be set forth in the city's schedule of fees and charges as adopted by the City Council.

B. For any commercial and industrial properties where the previous experience of that building use shows a water bill to be substantially higher than the deposit shown for that size meter, then the deposit should be equivalent to one billing period.

C. Upon termination of utility service, any deposit held by the City shall be refunded to the Customer who originally made the deposit, less any outstanding or unpaid utility charges. If, after deduction of such charges, the remaining balance of the deposit is less than ten dollars ($10.00), no refund shall be issued, and such amount shall be deemed forfeited.

3. Hydrant Meters. A deposit shall be made for hydrant meters along with a Customer City of Clive application form.

8-1B-8 LIEN FOR NONPAYMENT.

1. Owner and Tenant Responsible. The owner of the premises served and any lessee or tenant thereof shall be jointly and severally liable for water service charges to the premises. Water service charges remaining unpaid and delinquent shall constitute a lien upon the property or premises served and shall be certified by the Clerk to the County Treasurer for collection in the same manner as property taxes.
   (Code of Iowa, Sec. 384.84)

8-1B-9 LIEN EXEMPTION.

A. Water Service Exemption. The lien for nonpayment shall not apply to charges for water service to a residential or commercial rental property where water service is separately metered and the rates or charges for the water service are paid directly to the City by the tenant, if the landlord gives written notice to the City that the property is residential or commercial rental property and that the tenant is liable for the rates or charges. The City may require a deposit not exceeding the usual cost of 90 days of such services to be paid to the City. When the tenant moves from the rental property, the City shall refund the deposit if all service charges are paid in full. The lien exemption does not apply to delinquent charges for repairs related to any of the services.

B. Other Service Exemption. The lien for nonpayment shall also not apply to the charges for any of the services of sewer systems, stormwater drainage systems, sewage treatment, solid waste collection, and solid waste disposal for a residential rental property where the charge is paid directly to the City by the tenant, if the landlord gives written notice to the City that the property is residential rental property and that the tenant is liable for the rates or charges for such service. The City may require a deposit not exceeding the usual cost of 90 days of such services to be paid to the City. When

the tenant moves from the rental property, the City shall refund the deposit if all service charges are paid in full. The lien exemption does not apply to delinquent charges for repairs related to any of the services.

C. Written Notice. The landlord's written notice shall contain the name of the tenant responsible for charges, the address of the residential or commercial rental property that the tenant is to occupy, and the date that the occupancy begins. Upon receipt, the City shall acknowledge the notice and deposit. A change in tenant for a residential rental property shall require a new written notice to be given to the City within 30 business days of the change in tenant. A change in tenant for a commercial rental property shall require a new written notice to be given to the City within 10 business days of the change in tenant. A change in the ownership of the residential rental property shall require written notice of such change to be given to the City within 30 business days of the completion of the change of ownership. A change in the ownership of the commercial rental property shall require written notice of such change to be given to the City within 10 business days of the completion of the change of ownership.

D. Mobile Homes, Modular Homes, and Manufactured Homes. A lien for nonpayment of utility services described in Paragraphs A and B of this section shall not be placed upon a premises that is a mobile home, modular home, or manufactured home if the mobile home, modular home, or manufactured home is owned by a tenant of and located in a mobile home park or manufactured home community and the mobile home park or manufactured home community owner or manager is the account holder, unless the lease agreement specifies that the tenant is responsible for payment of a portion of the rates or charges billed to the account holder.

(Code of Iowa, Sec. 384.84)

8-1B-10 LIEN NOTICE.

A lien for delinquent water service charges shall not be certified to the County Treasurer unless prior written notice of intent to certify a lien is given to the Customer. If the Customer is a tenant and if the owner or landlord of the property has made a written request for notice, the notice shall also be given to the owner or landlord. The notice shall be sent to the appropriate persons by ordinary mail not less than 30 days prior to certification of the lien to the County Treasurer.

(Code of Iowa, Sec. 384.84)

8-1B-11 BILLING ERRORS

In the event of the discovery by the City or Customer of an error in the amount billed for water service, the amount due to or from the affected Customer to rectify the billing error shall be refunded or collected within 45 days. For billing error periods that exceed five (5) years, the amount to be refunded or collected shall be limited by a retroactive

adjustment to no more than five (5) years prior to the date of the discovery of the billing error.

8-1B-12 PENALTY.

Unless another penalty is expressly provided by this chapter for any particular provision or section, any person violating any provision of this chapter or any rule or regulation adopted herein by reference shall, upon conviction, be subject to the standard penalty as stated in Section 1-4-1.

CHAPTER 1C CROSS CONNECTION CONTROL AND CONTAINMENT

8-1C-1 Definitions
8-1C-2 Administrative Authority
8-1C-3 New Water Services
8-1C-4 Existing Water Services
8-1C-5 Customer Responsibilities
8-1C-6 Required Backflow Prevention Assemblies for Containment
8-1C-7 Installation of Backflow Assemblies
8-1C-8 Backflow Prevention Assembly Technicians
8-1C-9 Testing of Backflow Prevention Assemblies
8-1C-10 Repair of Backflow Prevention Assemblies
8-1C-11 Customer Noncompliance
8-1C-12 Shutting Off Water Supply
8-1C-13 Penalty

8-1C-1 DEFINITIONS.

The following terms are defined for use in this chapter pertaining to cross connection control and containment:

1. “Approved backflow prevention assembly for containment” means a backflow prevention assembly listed by the University of Southern California - Foundation for Cross Connection Control and Hydraulic Research as having met the current requirements of ANSI-AWWA standard C510-89, double check valve backflow prevention assemblies or ANSI-AWWA standard C511-89, reduced pressure principle backflow prevention assemblies, all as amended, for containment. The listing shall include the limitations of use based on the degree of hazard. The backflow prevention assembly must also be listed by the International Association of Plumbing and Mechanical Officials.

2. “Approved backflow prevention assembly for containment in a fire protection system” means a backflow prevention assembly to be used in a fire protection system which meets the requirements of “Factory Mutual Research Corporation (FM)” and

“Underwriters Laboratories (UL),” in addition to the requirements of “approved backflow prevention assembly for containment” as defined herein.

3. “Auxiliary water supply” means any water supply on or available to the premises other than the approved water provider of public water such as, but not limited to, a private well, pond, or river.

4. “Containment” means a method of backflow prevention which requires the installation of a backflow prevention assembly at the water service entrance.

5. “Cross connection” means any connection or arrangement between a potable water supply system and any plumbing fixture or tank, receptacle, equipment, or device, through which it may be possible for non-potable, used, unclean, polluted, and contaminated water or other substance to enter into any part of such potable water system under any condition.

6. “Customer” means the owner, operator, or occupant of a building or a property or of a private water system, which has a water service from a public water system.

7. “Degree of hazard” means the rating of a cross connection or water service, which indicates the potential to cause contamination or pollution.

8. “Double check valve backflow prevention assembly” means a backflow prevention device consisting of two independently acting, internally loaded check valves, four properly located test plugs and two isolation valves. (Backflow prevention assembly used for low hazard.)

9. “High hazard cross connections” means a cross connection which may impair the quality of the potable water by creating an actual hazard to public health through poisoning or through contamination with sewage, industrial fluids, or waste.

10. “Isolation” means a method of backflow prevention in which a backflow prevention assembly is located at the cross connection rather than at the water service entrance.

11. “Low hazards cross connection” means a cross connection which may impair the quality of potable water to a degree which does not create a hazard to public health, but which does adversely and unreasonably affect the aesthetic qualities of such potable water for domestic use.

12. “Reduced pressure principle backflow prevention assembly” means a backflow prevention device consisting of two independently acting, internally loaded check valves, a differential pressure relief valve, four properly located test plugs and two isolation valves. (Backflow prevention assembly used for high hazard.)

13. “Registered backflow prevention assembly technician” means a person registered with the State Health Department or its successor agency to test or repair backflow prevention assemblies and to report on the condition of those assemblies.

14. “Thermal expansion” means volumetric increase of water due to heating resulting in increased pressure in a closed system.

15. “Water service” means (depending on the context) the physical connection between a public water system and a Customer’s building, property, or private water system or the act of providing potable water to a Customer.

8-1C-2 ADMINISTRATIVE AUTHORITY.

1. For the purposes of this section only, the authority having jurisdiction is the Council acting through the City Public Works Department or any other authorized City official Superintendent.

2. The Superintendent shall have the right to enter any property to inspect for possible cross connection, upon consent of the Customer or upon a search warrant issued by a court of appropriate jurisdiction.

3. The Superintendent may collect fees for the administration of this program. Fees shall be established by resolution of the Council.

4. The Superintendent shall maintain records of cross connection hazard surveys and of the installation, testing, and repair of all backflow prevention assemblies installed in this City.

8-1C-3 NEW WATER SERVICES.

New water services shall comply with the following:

1. Plans shall be submitted to the administrative authority for review on all new water services in order to determine the degree of hazard.

2. The administrative authority shall determine the type of backflow prevention assembly required for containment based on the degree of hazard.

3. The Superintendent shall require the installation of the appropriate backflow prevention assembly for containment as a condition of approval and initiation of new water service.

4. All underground lawn irrigation systems shall contain an approved reduced pressure principle backflow assembly to prevent backflow or back siphoning to the City water distribution system.

5. A permit shall be obtained from the administrative authority for the installation of all underground lawn irrigation systems.

6. Irrigation systems, including sprinkler heads and associated equipment, shall not be installed within one foot of the street side of a sidewalk, or within the area between five and six feet from the property line where sidewalks are not installed. Property owners are advised that installations within the parking area are subject to damage, destruction, removal, or replacement whenever the City or a utility easement holder deems entry necessary for construction, maintenance, or other purposes. Any repair, replacement, relocation, or restoration of such irrigation systems shall be at the sole expense of the property owner. Removal of underground lawn irrigation systems may be required by the City at any time as provided in Section 7-1-17.

8-1C-4 EXISTING WATER SERVICES.

Existing water services shall comply with the following:

1. Upgrades of existing water services shall be treated as new water services for the purpose of this section; however, routine maintenance, repair, or replacement of existing components on a like-for-like basis shall not be considered an upgrade or a new water service.

2. The Superintendent shall, on the basis of information received from Customers or gathered through on-premises investigations or surveys, determine the type of backflow prevention assembly required for containment based on the degree of hazard.

3. All underground lawn irrigation systems shall contain an approved reduced pressure principle backflow assembly to prevent backflow or back siphoning to the City water distribution system.

4. A permit shall be obtained from the Superintendent for the installation of all underground lawn irrigation systems.

5. Within the time frame specified in writing by the administrative authority, the Customer shall install a backflow prevention assembly for containment required by City.

A. For existing water services, the Superintendent may inspect the premises to determine the degree of hazard. When high hazard cross connections are found, the administrative authority shall, at its sole discretion:

(1) Develop a schedule of compliance which the Customer shall follow; or

(2) Terminate the water service until a backflow prevention assembly of containment required by the City has been installed.

B. Failure of the Superintendent to notify a Customer that the Customer is believed to have a high hazard cross connection and that the Customer shall

install backflow prevention assemblies for containment in no way relieves a Customer of the responsibility to comply with all requirements of this section.

8-1C-5 CUSTOMER RESPONSIBILITIES.

Responsibilities of the Customer shall be as follows:

1. The Customer shall prevent pollutants and contaminants from entering their potable water supply or the City's water distribution system and shall be responsible for ensuring that no cross connections exist without approved backflow protection within their premises starting at the point of service from the City's public potable water system.

2. The Customer shall, at their own expense, cause installation, operation, testing, and maintenance of backflow prevention assemblies.

3. The Customer shall ensure that copies of records of the installation and of all tests and repairs made to the backflow prevention assembly are delivered to the Superintendent on the approved form within 15 days after testing or repairs are completed.

4. If a backflow incident occurs, the Customer shall immediately notify the Superintedent of the incident and take steps to confine the contamination or pollution.

8-1C-6 REQUIRED BACKFLOW PREVENTION ASSEMBLIES FOR CONTAINMENT.

1. Water Services.

   A. An air gap or an approved reduced pressure principle backflow prevention assembly is required for a water service having one or more cross connections which the Superintendent has classified as a high hazard.

   B. An approved double check valve assembly is required for water services having no high hazard cross connections but having one or more cross connections which the Superintendent has classified as low hazard.

   C. All irrigation systems must have a backflow prevention device installed and tested annually before use. Failure to complete the required annual test may result in violation fees and service disruption under Unauthorized Use (Section 8-1-14). Abandoned irrigation systems must be properly capped by a licensed plumber under all applicable permits.

2. Fire Protection Systems.

A. A reduced pressure principle backflow prevention assembly shall be installed on all new and existing fire protection systems, which the Superintendent has determined to have any of the following:

(1) Direct connections from public water mains with an auxiliary water supply on or available to the premises for pumper connection.

(2) Interconnections with auxiliary supplies such as reservoirs, rivers, ponds, wells, mills, or other industrial water systems.

(3) Use of antifreeze or other additives in the fire protection system.

(4) Combined industrial and fire protection systems supplied from the public water mains only, with or without gravity storage or pump suction tanks.

(5) Any other facility, connection, or condition which may cause contamination.

A. A double check valve assembly will be required for all other fire protection systems. The double check valve assembly shall be required on all new systems at the time of installation and on existing systems at the time they are upgraded.

B. Submittal of proposed backflow prevention devices to the Superintendent does not relieve the designer or the sprinkler contractor of the responsibility of submitting plans, including backflow prevention devices to the Fire Marshal for approval.

8-1C-7 INSTALLATION OF BACKFLOW ASSEMBLIES.

1. The required backflow prevention assemblies for containment shall be installed in the horizontal plumbing immediately following the meter or as close to that location as deemed practical by the Superintendent. In any case, it shall be located upstream from any branch piping. Installation at this point does not eliminate the responsibility of the Customer to protect the water supply system from contamination or pollution between the backflow prevention assembly and the water main.

2. Reduced pressure principle backflow prevention assemblies shall be installed so as to be protected from flooding.

3. Reduced pressure principle backflow prevention assemblies shall not be installed in underground vaults or pits and shall be installed above grade in a location that provides

permanent accessibility for inspection, testing, and maintenance, and that allows for the proper discharge of water from the relief valve.

4. All backflow prevention assemblies shall be protected from freezing. Those devices used for seasonal water services may be removed in lieu of being protected from freezing; however, the devices must be reinstalled and tested by a registered backflow prevention technician prior to service being reactivated.

5. If hot water is used within the water system, thermal expansion shall be provided for when installing a backflow prevention assembly for containment.

6. Provisions shall be made to convey the discharge of water from reduced pressure principle backflow prevention assemblies to a sanitary sewer or other approved drainage system, in a manner that prevents backflow and flooding.

7. The backflow prevention assemblies shall not be installed in a place where it would create a safety hazard, such as, but not limited to, over an electrical panel, or above ceiling level.

8. If interruption of water service during testing and repair of backflow prevention assemblies for containment is unacceptable, another backflow prevention assembly, sized to handle the temporary water flow need during the time of test or repair, should be installed in parallel piping.

9. All backflow prevention assemblies shall be installed so that they are accessible for testing as stated in approved plumbing code.

10. All shutoff valves shall conform with the current edition of the “Manual Of Cross Connection Control” (University of Southern California) requirements for either ball or resilient seat gate valves at the time of installation. Ball valves shall be used on assemblies installed in piping two inches and smaller, and resilient seat gate valves on assemblies installed in piping larger than two inches (2”).

11. The Superintendent, prior to installation, shall approve location and protection of the containment assembly.

8-1C-8 BACKFLOW PREVENTION ASSEMBLY TECHNICIANS.

1. A backflow prevention assembly technician registered by the State shall include their registration number on all correspondence and forms required by or associated with this chapter.

2. Noncompliance with any of the following by a registered technician shall be grounds for reporting such individual to the State Department of Public Health:

A. Improper testing or repair of backflow prevention assemblies.

B. Improper reporting of the results of testing or of repairs made to backflow prevention assemblies.

C. Failure to meet registration requirements.

D. Related unethical practices or deliberate falsification of documentation.

8-1C-9 TESTING OF BACKFLOW PREVENTION ASSEMBLIES.

Backflow prevention assemblies shall be tested as follows:

1. A registered backflow prevention assembly technician shall perform testing of backflow prevention assemblies. The costs of the testing and reporting required in this subsection and Subsections 2 through 8 of this section shall be borne by the Customer.

2. Backflow prevention assemblies shall be tested upon installation and tested and inspected at least annually.

3. Backflow prevention assemblies, which are in place, but have been out of operation for more than three months, shall be tested before being put back into operation. Backflow prevention assemblies used in seasonal applications shall be tested before operation resumes each season.

4. Any backflow prevention assembly which fails a periodic test shall be repaired or replaced. When water service has been terminated for noncompliance, the backflow prevention assembly shall be repaired or replaced prior to the resumption of water service. A registered backflow prevention assembly technician shall retest backflow prevention assemblies immediately after repair or replacement.

5. Any backflow prevention assembly, which fails a periodic test that has been installed as part of an underground lawn irrigation system shall be replaced with approved reduced pressure principle backflow assembly to prevent backflow or back siphoning.

6. The Superintendent may require backflow prevention assemblies to be tested at any time in addition to the annual testing requirement.

7. The registered backflow prevention assembly technician shall report the successful test of a backflow prevention assembly to the Customer and to the City or its authorized designee, as directed by City, within 15 days of the test. The report shall be in the form and format prescribed by the City, which may include the submission of the report in an electronic form.

8. The Superintendent may require, at the owner's expense, additional tests of individual backflow prevention assemblies as it shall deem necessary to verify test procedures and results.

8-1C-10 REPAIR OF BACKFLOW PREVENTION ASSEMBLIES.

Backflow prevention assemblies shall be repaired in accordance with the following:

1. Registered backflow prevention assembly technicians shall perform all repairs to backflow prevention assemblies.

2. Any backflow prevention assembly, which fails a periodic test that has been installed as part of an underground lawn irrigation system that is not already an approved reduced pressure principle, shall be replaced with approved reduced pressure principle backflow assembly to prevent backflow or back siphoning.

3. The registered backflow prevention assembly technician shall not change the design, material, or operational characteristics of a backflow prevention assembly during repair or maintenance, and shall use only original manufacturer replacement parts.

4. The registered backflow prevention assembly technician shall report the repair of a backflow prevention assembly and report new backflow assembly to the Customer and to the Superintendent on the form provided by the Superintendent within 15 days of the repair. The report shall include the list of materials or replacement parts used.

5. Anytime fire services are discontinued for a period of time longer than necessary to test the device, the tester is required to notify the Fire Marshal's office that the fire services are shut off for repair.

8-1C-11 CUSTOMER NONCOMPLIANCE.

The water service may be discontinued in the case of noncompliance with this chapter. Noncompliance includes, but is not limited to, the following:

1. Refusal to allow the Superintendent access to the property for the purpose of performing inspections required by this chapter.

2. Removal of a backflow prevention assembly, which has been required by the Superintendent.

3. Bypassing of a backflow prevention assembly, which has been required by the Superintendent.

4. Providing inadequate backflow prevention when cross connections exist.

5. Failure to install, test, or properly repair a backflow prevention assembly, which has been required by the Superintendent.

6. Use of water for irrigation purposes prior to the submission and approval of a passing backflow prevention assembly test report, when such assembly is required by the Superintendent.

7. Deliberate falsification of documentation concerning the backflow prevention assemblies or possible cross connections.

8. Failure to comply with the requirements of this chapter.

8-1C-12 SHUTTING OFF WATER SUPPLY.

1. The Superintendent may deny or discontinue, after written notice to the Customer thereof, the water service to any premises wherein:

A. Any backflow prevention device required by these regulations is not installed or maintained as outlined in this chapter.

B. It is found that the backflow prevention device has been removed or bypassed.

C. An unprotected cross connection exists on the premises.

D. The Superintendent is denied entry to determine compliance with these regulations.

E. A fire service line or fire protection system is used to supply water for purposes other than fire protection, including but not limited to irrigation, or is connected to irrigation equipment or systems.

F. Irrigation systems, equipment, or appurtenances located within the public right of way, or connected in a manner that creates a cross connection or backflow risk to the public water system.

2. The Superintendent may immediately deny or discontinue, without notice to the Customer thereof, the water service to any premises wherein a severe cross connection exists which constitutes an immediate threat to the safety of the public water system. The Superintendent shall notify the Customer within 24 hours of said denial or discontinuation of service.

3. Water service to such premises shall not be restored until the Customer has corrected or eliminated such conditions or defects in conformance with these regulations, and to the satisfaction of the Superintendent.

4. The Customer shall pay a fee as set forth in the fee schedule established by the Council for the turning off and turning on a water service for noncompliance of this chapter.

8-1C-13 PENALTY.

Unless another penalty is expressly provided by this chapter for any particular provision or section, any person violating any provision of this chapter or any rule or regulation adopted herein by reference shall, upon conviction, be subject to the standard penalty as stated in Section 1-4-1.

Memo

TO: Mayor and Council members
FROM: Richard Brown, Leisure Services Director
DATE: August 13, 2026
RE: Greenbelt Landing and Linnan Park Programming Plans

SYNOPSIS:
This spring and summer mark the completion of two of the City's most significant park investments in recent years: Greenbelt Landing and the redesigned Linnan Park. With construction wrapping up, staff have developed programming plans for each site to ensure these new spaces are activated from day one and deliver on the community vision that shaped their designs.

Greenbelt Landing transformed 14.89 acres along NW 114th Street, adjacent to the Clive Aquatic Center, into a signature community gathering place. The $10.6 million project, which is the first phase of the Greenbelt Triad, includes the MidAmerican Energy Stage, the Polk County Events Lawn, the Polk County Wetland Walk, the accessible Ashley Okland Star Playground, the renovated Creekside Pavilion events building, and new public art. The programming plan for Greenbelt Landing centers on establishing the site as the City's home for signature events and performances, beginning with the 50th anniversary Clive Festival, along with concerts on the stage, rentals and community gatherings at Creekside Pavilion, and nature-based and arts programming along the Wetland Walk.

Linnan Park reopens this summer following a $5 million reimagining, the park's first major renovation since its dedication in 1970. The park now features Clive's first spray ground, a community-selected destination playground, two rentable shelters, a relocated basketball court, the Pro Iowa double mini-pitch futsal courts with app-controlled evening lighting, and enhanced open green space. Where Greenbelt Landing's programming emphasizes citywide events, Linnan Park's plan focuses on neighborhood-scale activation: drop-in summer recreation, youth soccer and futsal on the mini-pitch, shelter rentals for family and neighborhood gatherings, and pop-up programs that bring Parks & Recreation offerings directly into the neighborhood.

The Greenbelt Landing Programming and Business Plan (2026–2028)

The Greenbelt Landing plan is a comprehensive operational framework covering programming vision, facility management, staffing, revenue strategy, and performance metrics for the park's first three years. Programming is organized around four pillars, Community Celebration, Nature & Environment, Active Recreation, and Arts & Culture, with a core strategy of partnering with "content expert" organizations such as Polk County Conservation, the Iowa DNR, and regional performing arts groups rather than producing everything in-house. The City provides the venue, logistics, and marketing; partners bring the content. The inaugural season is anchored by the Clive Festival on July 18–19 serving as the park's ceremonial grand opening, followed by Lunch at the Landing Thursday lunchtime concert series and a Big Band Swing Party in September. Beginning in 2027, the plan targets three to four family and community events per month from May through September, supported by a roster of eight to ten programming partners.

The plan also establishes the park's business model. Earned and contributed revenue is projected at approximately $104,800 in Year 1, anchored by 50+ Creekside Pavilion rentals growing to roughly $225,200 in Year 2, with a goal of recovering 50–60 percent of direct operating costs by the second year. It outlines a tiered sponsorship program, adopted rental

rates for the Pavilion and Stage, and a detailed partnership framework with Horizon Events Center that could bring professional concert production to the MidAmerican Energy Stage with minimal City cost or risk. Notably, the plan identifies a dedicated Events & Programming Coordinator as the most critical staffing investment for the park's success, along with seasonal event and visitor services staff during the peak season.

The Linnan Park Programming Plan (2027)

The Linnan Park plan is a neighborhood-centered activation strategy grounded in the demographics of the 86th Street Neighborhood, where more than a quarter of residents are under 18, the Hispanic/Latino community is the fastest-growing population group, and many nearby households are renters who rely on the park as their primary outdoor recreation space. Programming is organized around four pillars: Youth & Families, Active Recreation, Cultural Celebration, and Community Wellness, with equity as the guiding principle: core programming such as spray ground access, open court time, and drop-in futsal remains free, all signage and outreach materials are produced in English and Spanish, and structured programs include fee waivers where costs apply.

The first-season calendar in 2027 envisions programming that could look like spray ground programming, such as Tot Tuesdays and Splash & Learn, free Pro Iowa soccer clinics on the mini-pitch, a 3v3 futsal tournament, a 3-on-3 basketball league, Movies in the Park, story time with the Clive Public Library, a farmers market pop-up, and a Fall Harvest Festival in October. Like the Greenbelt Landing plan, it is partnership powered and it is intentionally modest in cost, with a total first-season event budget estimated at $13,800 to $32,500, excluding staff time and before sponsorship and rental revenue offsets.

Staffing and Programming Priorities

Both plans are ambitious, and both depend on staff capacity to deliver. The Greenbelt Landing plan recommends a new Events & Programming Coordinator and seasonal event staff, while the Linnan Park plan relies substantially on existing staff time for its first-season calendar. Based on the current budget outlook, there will likely not be funding available to add staff positions in the near term. That means the department cannot simply layer these two programming plans on top of everything else it currently delivers.

Staff will be reviewing programming across the entire community to determine which represents the highest priority for our residents and where partner organizations can carry more of the load. Some current or proposed programs may need to be scaled back, shifted to partners, or deferred so that staff capacity is directed where it delivers the greatest community benefit.

Attachments:
1. Linnan_Park_Programming_Plan_2026
2. Greenbelt Landing - Programming Plan 04-26
3. Linnan and Greenbelt Landing Programming Plans

CITY OF CLIVE PARKS & RECREATION

Parks & Recreation Department

LINNAN PARK

PROGRAMMING PLAN

Summer 2026 Opening – Neighborhood Activation Strategy

8500 Alice Avenue, Clive, Iowa 50325

Presented to the Clive City Council

April 2026

TABLE OF CONTENTS

1. Executive Summary 1
2. Project Overview 1
2.1 Renovation Background 1
2.2 New Park Features 1
2.3 Timeline 1
3. Neighborhood Profile & Demographic Analysis 1
3.1 The 86th Street Neighborhood Context 1
3.2 Population & Age Structure 1
3.3 Racial & Ethnic Composition 1
3.4 Household Income & Housing 1
4. Programming Vision & Framework 1
4.1 Vision Statement 1
4.2 Four Programming Pillars 1
4.3 Guiding Principles 1
5. Facility-by-Facility Programming Recommendations 1
5.1 Sprayground — Clive's First 1
5.2 Destination Playground 1
5.3 Pro Iowa Double Mini-Pitch (Futsal Courts) 1
5.4 Basketball Court 1
5.5 New Shelters — Community Hub 1
6. Programming Calendar — Summer/Fall 2026 1
7. Equity & Cultural Inclusion Strategy 1
7.1 Bilingual Outreach & Signage 1
7.2 Culturally Resonant Programming 1
7.3 Affordability 1
7.4 Accessibility 1
8. Community Partnerships 1
9. Marketing & Outreach Plan 1
9.1 Digital Channels 1
9.2 On-the-Ground Outreach 1

9.3 Grand Opening Campaign 1
10. Metrics & Evaluation 1
11. Budget Considerations 1
12. Conclusion & Recommended Next Steps 1
Recommended Immediate Next Steps 1

1. Executive Summary

Linnan Park, located at 8500 Alice Avenue in the 86th Street Neighborhood of Clive, Iowa, is completing its first major renovation since its dedication in 1970. The $5 million investment transforms this beloved community anchor into a modern, multi-generational destination featuring the City's first sprayground, a new destination playground, two new rental shelters, upgraded futsal and basketball courts, and expansive open green space. Shelters are scheduled to be available for rental beginning July 1, 2026.

This Programming Plan presents a neighborhood-centered activation strategy for Linnan Park's summer 2026 opening and beyond. It is grounded in census and demographic data for the half-mile radius surrounding the park, community engagement insights from the 86th Street Neighborhoods Plan (adopted 2022), and best practices in equitable park programming. The plan recommends programming across four strategic pillars: Youth & Families, Active Recreation, Cultural Celebration, and Community Wellness.

At a Glance: Programming Priorities
• Activate the sprayground with structured and drop-in summer programming beginning July 2026
• Partner with Pro Iowa to deliver soccer and futsal clinics on the double mini-pitch
• Offer bilingual programming and outreach to serve the neighborhood’s growing Hispanic/Latino community
• Create inclusive events at the new shelters that bring together renters, homeowners, seniors, and youth
• Build a four-season programming calendar that sustains engagement after the summer opening

2. Project Overview

2.1 Renovation Background

Linnan Park was dedicated in 1970 and served as one of the City's busiest parks for more than five decades. In 2022, the City of Clive initiated a comprehensive redevelopment as part of the broader 86th Street Neighborhoods Investment Strategy, which identified Linnan Park as a critical community asset requiring modernization. The park closed for construction in June 2023, and the $5 million project is expected to fully reopen to the public in summer 2026, with shelter rentals available beginning July 1, 2026.

2.2 New Park Features

The renovated Linnan Park will include the following amenities:

Amenity	Description
Sprayground	Clive's first sprayground – a zero-depth water play area with interactive spray features designed for all ages
Destination Playground	New community-designed playground; final design selected through resident vote
Shelter #1 (Open-Air)	New open-air shelter available for rental beginning July 1, 2026
Shelter #2 (Enclosed)	New enclosed shelter/restroom building available for rental beginning July 1, 2026
Pro Iowa Double Mini-Pitch	Iowa's first double futsal mini-pitch with Musco lighting, app-controlled for evening play; open to the public
Basketball Court	Relocated and renovated court within the park footprint
Open Green Space	Enhanced open lawn for informal recreation, picnics, and community events
Stormwater Infrastructure	Updated infiltration systems to manage rainwater runoff and improve park resilience

2.3 Timeline

Milestone	Target Date	Status
Construction complete / Park reopens	Spring – Summer 2026	On track
Shelter rentals open	July 1, 2026	Confirmed
Shelter rental window	July 1 – October 15, 2026	Confirmed
First summer programming season	July – August 2026	Planning
Fall programming season	September – October 2026	Planning

3. Neighborhood Profile & Demographic Analysis

Effective park programming must be rooted in the needs and demographics of the people who live closest to the park. The following analysis draws on U.S. Census Bureau data (2020 Decennial Census, 2023 American Community Survey estimates), local planning documents, and community engagement findings from the City's 86th Street Neighborhoods Plan.

3.1 The 86th Street Neighborhood Context

Linnan Park is situated within the 86th Street Neighborhoods, a distinct area that differs meaningfully from Clive's citywide profile. The neighborhood is characterized by a higher concentration of rental housing, greater ethnic diversity, and a mix of family types compared to the broader city. Several apartment complexes, including Executive Heights on Alice Avenue and Timberland Terrace on NW 86th Street, are within easy walking distance of the park, meaning a significant share of park users are renters who rely on Linnan Park as their primary outdoor recreational space.

The City adopted the 86th Street Neighborhoods Plan in September 2022 following a two-year community engagement process. That plan identified park facilities, pedestrian connectivity, and community programming as top priorities for neighborhood improvement – making the renovated Linnan Park central to the plan's implementation.

3.2 Population & Age Structure

Clive's citywide population is approximately 20,000 residents. The half-mile radius surrounding Linnan Park encompasses a relatively dense residential area that includes both single-family neighborhoods and multi-family apartment clusters, representing one of the higher-density zones within the city.

Age Group	Share of Population (Clive Citywide)
Under 18 (children & youth)	~27.2% — strong family population
18–24 (young adults)	~4.4%
25–44 (prime working-age, young families)	~25.3%
45–64 (established households)	~25.4%
65 and older (seniors)	~15.6%
Median Age	38.9 years

The strong under-18 population (more than 1 in 4 residents) underscores the importance of youth-focused programming. At the same time, the 15.6% senior population and the dominant 25–64 working-age cohort call for multi-generational programming that creates opportunities for all age groups to use the park.

3.3 Racial & Ethnic Composition

The neighborhood surrounding Linnan Park is among the most diverse areas in Clive. Citywide data shows:

Racial / Ethnic Group	Estimated Share
White (non-Hispanic)	~76–78%
Hispanic / Latino	~12.4–12.8% — fastest-growing group
Black / African American	~5.0%
Asian / Pacific Islander	~4.3%
Two or more races / other	~2–3%

The Hispanic and Latino community represents the second-largest and fastest-growing demographic group in Clive, and is particularly well-represented in the 86th Street Neighborhood. Soccer is deeply culturally embedded for this community, making the Pro Iowa double mini-pitch a natural bridge for engagement. Spanish-language programming and bilingual outreach will be essential to ensuring the park is welcoming and accessible to all residents.

3.4 Household Income & Housing

Clive's citywide median household income is approximately $131,000–$132,000, one of the highest in the Des Moines metro. However, the 86th Street Neighborhood contains a higher concentration of renter-occupied housing and lower-income households relative to the city average. Residents in this neighborhood are more likely to depend on parks for free or low-cost recreational programming. This reinforces the importance of ensuring that programming at Linnan Park remains free or affordably priced wherever possible.

Key Demographic Takeaways for Programming
1. YOUTH FOCUS: With 27%+ of the population under 18, youth-centered programming should be the cornerstone of summer activation.
2. CULTURAL INCLUSION: A 12%+ Hispanic/Latino population warrants bilingual outreach, culturally resonant programming, and Spanish-language signage.
3. EQUITY LENS: Proximity to apartment housing means many users are renters who need free/low-cost programming options.
4. MULTI-GENERATIONAL DESIGN: The strong working-age and senior populations call for programs that serve all ages, not only children.
5. SOCCER IS A COMMUNITY ANCHOR: The mini-pitch should be the centerpiece of both structured and informal recreational programming.

4. Programming Vision & Framework

4.1 Vision Statement

"Linnan Park will be the vibrant heart of the 86th Street Neighborhood – a welcoming, inclusive gathering place where every resident, regardless of age, background, or ability, finds a reason to come, play, connect, and return."

4.2 Four Programming Pillars

All programming recommendations in this plan are organized around four strategic pillars that reflect both the park's new amenities and the neighborhood's demographic profile:

PILLAR 1 Youth & Families	PILLAR 2 Active Recreation	PILLAR 3 Cultural Celebration	PILLAR 4 Community Wellness
Programming for children, teens, and families that leverages the sprayground, playground, and open space.	Structured and drop-in sports programs using the mini-pitch, basketball court, and open lawn.	Events and programs that honor the diversity of the 86th Street Neighborhood, with a focus on Hispanic/Latino inclusion.	Health, fitness, and social connection programming for adults and seniors at the shelters and open space.

4.3 Guiding Principles

- **Equity First:** Programming should prioritize accessibility and affordability. Core summer programs should be free to attend. Bilingual outreach is non-negotiable.
- **Partnership-Powered:** The City cannot and should not program Linnan Park alone. Partnerships with Pro Iowa, local schools, neighborhood associations, faith communities, and nonprofits will multiply capacity and reach.
- **Flexible by Design:** Programming should start with high-impact anchors (e.g., sprayground hours, futsal leagues) and add programming in response to demonstrated community interest.
- **Year-Round Thinking:** While summer 2026 is the launch moment, the plan should immediately establish fall and year-round programming to sustain engagement and avoid a "summer only" identity for the park.
- **Data-Driven Iteration:** Track attendance, feedback, and usage patterns from day one. Use that data to refine programming for 2027 and beyond.

5. Facility-by-Facility Programming Recommendations

5.1 Sprayground — Clive's First

The sprayground is the marquee new feature of the renovated park and will be the primary driver of initial visitation. As Clive's first sprayground, it represents an opportunity to generate significant excitement and broad community engagement from the moment the park reopens.

Recommended Programming

- **Grand Opening Splash Day (July 2026):** A community celebration event to mark the opening of the sprayground, featuring live music, food trucks, and free refreshments. Partner with local sponsors to offset costs.
- **Splash & Learn (Ages 3–8, July–August):** Weekly structured water play sessions led by a parks staff member or volunteer, incorporating water safety education, sensory play, and fun. Free admission.
- **Tot Tuesdays (Ages 2–5, July–August):** Designated morning sessions (9–11 a.m.) for toddlers and caregivers – lower crowds, shaded seating for parents/guardians, and a relaxed environment.
- **Sprayground Hours (Open Recreation):** Daily drop-in hours through the summer season. Recommend morning and afternoon sessions with a mid-day cleaning break. Post bilingual signage and rules.
- **Evening Cool-Down Nights (Select Fridays):** Extend sprayground hours to 8 p.m. on select summer Fridays for working families. Pair with a food truck and lawn games.

Equity Note

The sprayground should have no admission cost. Clive's 86th Street Neighborhood includes a high share of apartment residents and families who cannot afford daily pool admission fees. Free sprayground access ensures the park fulfills its mission of serving all residents equally.

5.2 Destination Playground

The community-selected playground design creates a sense of resident ownership and pride. Programming should honor the community's investment and create structured opportunities for engagement beyond passive play.

Recommended Programming

- **Playground Unveiling (Park Opening Event):** Celebrate the playground design that residents voted for. Feature photos or renderings of the design process in signage or a display near the playground.

- **Adventure Play Mornings (Ages 4–10, Wednesdays):** Facilitated unstructured play sessions using loose parts, chalk, bubbles, and sensory materials. Research shows facilitated play boosts creativity and social development.
- **Inclusive Play Hours:** Designate one session per week for children with disabilities and their families, supported by trained staff or volunteers. Coordinate with YMCA or local disability advocacy organizations.
- **Story Time in the Park (Ages 2–6, Thursdays):** Clive Public Library to host outdoor story time near the playground. Bilingual books in English and Spanish should be incorporated.

5.3 Pro Iowa Double Mini-Pitch (Futsal Courts)

The double mini-pitch at Linnan Park was Iowa's first of its kind and represents a significant opportunity to build a soccer and futsal community in the 86th Street Neighborhood. Pro Iowa, the professional soccer organization that funded and installed the courts, is a natural programming partner. The courts are app-controlled for evening lighting, making them a true all-day, all-season resource.

Recommended Programming

- **Pro Iowa Community Clinics (Monthly, July–September):** Partner with Pro Iowa to deliver free skills clinics for youth ages 6–16. Pro Iowa players and staff lead the sessions. Bilingual instruction recommended given neighborhood demographics.
- **Open Futsal Nights (Thursdays, 6–9 p.m.):** Designate Thursday evenings as open futsal nights for adults and older youth. Activate the Musco lighting app. Minimal equipment required; provide balls via a lending program.
- **3v3 Futsal Tournament (August 2026):** Host a neighborhood futsal tournament open to teams of all skill levels. Recruit teams through apartment complex bulletin boards, school communications, and the Latino Center of Iowa. Offer small trophies and a post-tournament gathering.
- **Youth Soccer League Partnership:** Coordinate with Clive Sports and West Des Moines Soccer Club to reserve court time for youth recreational league games or practices.
- **Drop-In Pick-Up Soccer (Daily):** The courts are open to the public at all times. Minimal staff involvement needed – simply ensure the courts are well-maintained and that the lighting app access is communicated to residents.

Partnership Highlight: Pro Iowa

Pro Iowa has demonstrated commitment to the Linnan Park mini-pitch since its installation. Their Kick It Forward program and community engagement team should be engaged as formal programming partners for summer 2026. A co-branded programming calendar and shared promotion through Pro Iowa's social media channels could dramatically increase park visibility.

5.4 Basketball Court

The relocated and renovated basketball court provides a familiar anchor for youth and young adult recreation. Basketball programming serves as an important complement to the soccer/futsal offerings and creates additional reasons to visit the park.

Recommended Programming

- **3-on-3 Basketball League (July–August):** A structured summer 3-on-3 league for youth ages 12–17. Teams of 4 (3 players + 1 substitute). Low cost or free to enter. Coordinate with local middle and high schools for recruitment.
- **Free Throw & Skills Challenges:** Periodic skills challenges (longest streak, accuracy drills) with small prizes. Can be incorporated into the Grand Opening event.
- **Open Court Hours:** The court should be open for unstructured play daily. Post clear hours and community rules in English and Spanish.

5.5 New Shelters — Community Hub

The two new shelters (one open-air, one enclosed with restrooms) represent the park's primary venue for structured community events. Available for rentals beginning July 1, 2026, the shelters should also be used for City-programmed events during non-rental hours. Rental windows run July 1 through October 15, 2026.

Recommended City-Programmed Events

- **Neighborhood Welcome Celebration (July 2026):** A city-hosted grand opening block party for the entire 86th Street neighborhood. Music, food trucks, activities at every park amenity simultaneously. This is the signature launch event.
- **Movies in the Park (Select Summer Saturdays):** Evening outdoor movie screenings at the shelter area, using a portable screen and projector. Family-friendly films. Free admission. Consider bilingual options or films that celebrate Latino and multicultural stories.
- **Farmers Market Pop-Up (August, September):** Partner with a local market operator to host a small weekly or bi-weekly farmers market in the shelter area, serving fresh produce to a neighborhood that may have limited grocery access.
- **Fall Harvest Festival (October 2026):** A seasonal community celebration to close out the first programming season, featuring pumpkin decorating, lawn games, a chili cook-off, and live local music.
- **Community Resource Fair (Annual):** Partner with Clive Community Services, Latino Center of Iowa, and local nonprofits to host an annual resource fair connecting residents with social services, healthcare information, and city programs.

Shelter Rental Program

Shelter rentals are available July 1 – October 15, 2026. The City should promote the rental program to neighborhood apartment complexes, HOAs, faith communities, and local

businesses. Consider offering discounted rates for 86th Street Neighborhood residents and nonprofit organizations.

6. Programming Calendar — Summer/Fall 2026

The following calendar outlines recommended programming for the park's first season. Programs marked as "Anchor" are high-priority flagship events; programs marked "Recurring" run weekly or bi-weekly throughout the season.

Month	Program / Event	Facility	Type
July 2026	GRAND OPENING – Neighborhood Welcome Celebration	All Amenities	Anchor Event
July 2026	Sprayground Opens (Daily Drop-In)	Sprayground	Recurring
July 2026	Tot Tuesdays (9–11 a.m.)	Sprayground	Recurring
July 2026	Splash & Learn (Ages 3–8)	Sprayground	Weekly
July 2026	Pro Iowa Soccer Clinic #1	Mini-Pitch	Anchor Event
July 2026	Open Futsal Nights (Thursdays)	Mini-Pitch	Recurring
July 2026	3-on-3 Basketball League Begins	Basketball Court	Recurring
July 2026	Movies in the Park	Shelter / Open Space	Monthly
August 2026	3v3 Futsal Tournament	Mini-Pitch	Anchor Event
August 2026	Adventure Play Mornings (Wednesdays)	Playground	Recurring
August 2026	Story Time in the Park (Thursdays)	Playground	Recurring
August 2026	Pro Iowa Soccer Clinic #2	Mini-Pitch	Anchor Event
August 2026	Evening Cool-Down Nights (Fridays)	Sprayground	Bi-Weekly
August 2026	Farmers Market Pop-Up Begins	Shelter	Recurring
August 2026	Inclusive Play Hours	Playground	Weekly
September 2026	Pro Iowa Soccer Clinic #3	Mini-Pitch	Anchor Event

Month	Program / Event	Facility	Type
September 2026	Community Resource Fair	Shelters	Anchor Event
September 2026	Farmers Market (Continues)	Shelter	Recurring
October 2026	Fall Harvest Festival	All Amenities	Anchor Event
October 2026	Shelter Rental Season Closes (Oct. 15)	Shelters	Administrative
Year-Round	Open Court / Mini-Pitch (Drop-In)	Mini-Pitch / Basketball	Ongoing

7. Equity & Cultural Inclusion Strategy

A park programming plan that does not intentionally address equity risks inadvertently excluding the residents who need the park most. The 86th Street Neighborhood's diversity – particularly its significant Hispanic/Latino population and its renter households – demands a proactive, culturally competent approach.

7.1 Bilingual Outreach & Signage

- All park rules, program schedules, and event flyers should be produced in both English and Spanish.
- Shelter reservation information and rental process materials should be available in Spanish.
- Consider partnering with the Latino Center of Iowa (Des Moines) to support translation and community outreach.
- Digital communications (city website, social media) should include Spanish-language versions for Linnan Park updates.

7.2 Culturally Resonant Programming

- Soccer programming anchored around the Pro Iowa mini-pitch will resonate strongly with Hispanic/Latino families for whom soccer is a cultural touchstone.
- Consider hosting a Dia de los Muertos (Day of the Dead) event at the shelter in late October or early November as the park's first major cultural celebration.
- Movies in the Park should periodically feature Spanish-language films or subtitled options.
- Story Time in the Park should incorporate bilingual books and multilingual storytellers.

7.3 Affordability

- Core summer programming (sprayground access, open court, open mini-pitch) should remain free.
- Any structured programs with fees (e.g., basketball leagues) should offer a scholarship or fee waiver process.
- Partner with Clive Community Services to ensure programming aligns with existing support programs for low-income residents.

7.4 Accessibility

- Ensure all programming areas meet ADA standards and that the sprayground and playground are accessible to children with disabilities.
- Designate at least one program per week specifically welcoming children with disabilities and their families.

- Provide seating and shade for caregivers, senior residents, and adults observing programming.

8. Community Partnerships

No city parks department can program a park as rich as the renovated Linnan Park using staff resources alone. Strategic partnerships are essential to delivering the volume and diversity of programming this neighborhood deserves. The following partners are recommended for priority engagement:

Partner Organization	Programming Role	Priority
Pro Iowa / USL	Soccer & futsal clinics, mini-pitch events, co-branded promotion	High
West Des Moines Community Schools	Youth program recruitment, story time partnership, back-to-school events	High
Latino Center of Iowa	Bilingual outreach, cultural event support, community resource fair	High
Clive Community Services	Fee waiver administration, connecting residents to services	High
Clive Public Library	Story Time in the Park, book giveaways	Medium
Clive Area Chamber of Commerce	Sponsor recruitment for events, business partnership outreach	Medium
86th Street Neighborhood Assoc.	Volunteer recruitment, word-of-mouth outreach in apartments	Medium
Local Faith Communities	Volunteer support for events, connection to diverse residents	Medium
YMCA of Greater Des Moines	Inclusive play programming, fitness programming for adults/seniors	Medium
Local Food Trucks & Businesses	Food & beverage vendors for events, sponsorship opportunities	Low-Medium

9. Marketing & Outreach Plan

Generating awareness about the renovated park and its programming is critical to achieving strong attendance in the first season. The following outreach tactics are recommended:

9.1 Digital Channels

- Update the City of Clive Parks & Recreation website with a dedicated Linnan Park page including the programming calendar, sprayground hours, and shelter rental information.
- Use the City's social media channels (Facebook, Instagram) to build anticipation with construction progress updates, countdown posts, and behind-the-scenes content in the weeks before opening.
- Include Linnan Park programming in the Clive Connected seasonal brochure (published three times per year).
- Leverage Pro Iowa's social media following to amplify soccer programming and the mini-pitch courts.

9.2 On-the-Ground Outreach

- Distribute bilingual flyers to all apartment complexes within a half-mile of the park, including posting on community bulletin boards in laundry rooms and common areas.
- Engage faith communities (churches, mosques) that serve Hispanic/Latino residents to share programming information with their congregations.
- Contact West Des Moines Community Schools to include Linnan Park programming in back-to-school communications for families.
- Establish a Linnan Park e-newsletter or text alert list to build a direct communication channel with frequent park users from day one.

9.3 Grand Opening Campaign

- Begin promoting the Grand Opening Neighborhood Welcome Celebration at least 6 weeks in advance.
- Issue a formal press release to local media (Des Moines Register, KCCI, WHO-13, Iowa PBS) highlighting the park renovation, the first Clive sprayground, and the Pro Iowa mini-pitch.
- Coordinate a ribbon-cutting ceremony with the Mayor and City Council to generate news coverage.

10. Metrics & Evaluation

To ensure accountability and enable data-driven programming decisions for 2027 and beyond, the City should track the following key performance indicators throughout the first season:

Metric	Measurement Approach
Total event attendance (summer 2026)	Head count at each programmed event; monthly totals
Sprayground daily usage	Staff count at opening/closing; peak period estimates
Shelter rental occupancy rate	Track number of rental slots filled vs. available
Program registrations (structured programs)	Activity registration system data
Community satisfaction	Short survey at Grand Opening and end-of-season events
Language preference / diversity data	Optional survey question at events (English / Spanish / Other)
Partnership programs delivered	Count of events co-delivered with partners by organization
Social media reach	Impressions, shares, and engagement on Linnan Park posts
Mini-pitch utilization	Visual counts during open futsal nights and drop-in hours
Year-over-year comparison	Benchmark summer 2026 data for comparison in 2027 planning

Staff should prepare a brief End-of-Season Report for City Council in November 2026 summarizing attendance data, event highlights, partnership outcomes, community feedback, and recommendations for the 2027 programming year.

11. Budget Considerations

This plan is designed to be implemented with a mix of city staff time, partnership support, and modest event budgets. The following are estimated cost categories for City Council consideration. Exact budget figures should be developed by the Parks & Recreation Director in coordination with Finance.

Budget Category	Estimated Range	Notes
Grand Opening Celebration	$5,000 – $10,000	Food trucks self-funded; sponsor offset recommended
Summer program supplies (spray, playground)	$1,500 – $3,000	Consumables, safety equipment, loose parts
Movies in the Park (equipment rental)	$800 – $1,500 per event	Projector, screen; 3 events = ~$3,000–4,500
Futsal tournament organization	$1,000 – $2,000	Trophies, supplies; entry fees can offset
Fall Harvest Festival	$3,000 – $6,000	Sponsorship offset recommended
Bilingual signage & materials	$1,000 – $2,500	One-time investment for park signage
Marketing & outreach materials	$1,000 – $2,000	Flyers, social media ads, press releases
Community Resource Fair	$500 – $1,500	Largely partner-funded event
TOTAL ESTIMATED RANGE	$13,800 – $32,500	Excludes staff time; offset by rentals & sponsors

Revenue Offsets to Consider

- Shelter rental revenue (July 1 – October 15, 2026)
- Corporate event sponsorships (Grand Opening, Movies in the Park, Harvest Festival)
- Pro Iowa partnership (they contribute staff, equipment, and promotion for soccer events)
- Iowa DOT or CDBG grants for equity-focused programming in the 86th Street Neighborhood

12. Conclusion & Recommended Next Steps

Linnan Park's renovation is one of the most significant investments the City of Clive has made in its 86th Street Neighborhood. After more than five decades of service, the park is being reimagined as a true 21st-century community destination – with a sprayground, professional-quality futsal courts, modern shelters, and a community-designed playground.

The Programming Plan presented here offers a practical, equity-centered roadmap for activating this park from the moment it reopens. By centering the neighborhood's diverse demographics – its strong youth population, its growing Hispanic/Latino community, its renter households, and its seniors – this plan positions Linnan Park not just as a place to exercise, but as the social heart of the 86th Street Neighborhood.

Recommended Immediate Next Steps

Action Item	Owner	Target Date
Confirm park reopening date and communicate to public	Parks Director	May 2026
Contact Pro Iowa to confirm summer clinic schedule	Parks Staff	May 2026
Develop bilingual Grand Opening marketing materials	Parks Staff / Communications	May 2026
Open shelter rental bookings for July 1 launch	Parks Staff	May 2026
Distribute bilingual flyers to 86th St. apartment complexes	Parks Staff	June 2026
Coordinate with Clive Library for Story Time partnership	Parks Staff	June 2026
Finalize Grand Opening event logistics	Parks Director	June 2026
Hire seasonal staff for summer programming	Parks Director / HR	June 2026
Issue Grand Opening press release to local media	Communications	One week before opening
Host Grand Opening Neighborhood Welcome Celebration	Full Parks Team	July 2026
Begin tracking attendance data from day one	Parks Staff	July 2026
Prepare End-of-Season Report for City Council	Parks Director	November 2026

City of Clive Parks & Recreation Department

1900 NW 114th Street, Clive, Iowa 50325 | (515) 223-5246

www.cityofclive.com/parkandrecreation

GREENBELT LANDING

Programming and Business Plan

2026 – 2028

1801 NW 114th Street, Clive, Iowa 50325
Clive Leisure Services | (515) 223-5246 | parksandrec@cityofclive.com

Prepared: Spring 2026

Executive Summary

Greenbelt Landing represents the most significant investment in Clive's park and open space history — a 14.89-acre signature destination located at 1801 NW 114th Street, adjacent to the Clive Aquatic Center and anchored within the broader Clive Greenbelt corridor. The $10.6 million project, completed in spring 2026, transforms a beloved but underutilized greenway node into a true all-day community destination and regional attraction.

This Programming and Business Plan provides a comprehensive operational framework for Greenbelt Landing covering the period 2026–2028. It establishes the programming vision, facility management structure, staffing model, revenue strategy, and performance metrics necessary to activate the park's full potential and ensure long-term financial sustainability.

Key Park Assets

- MidAmerican Energy Stage — covered outdoor performance stage for concerts, events, and ceremonies
- Polk County Events Lawn — formal festival grounds for large gatherings and community events
- Creekside Pavilion — renovated indoor special events building with kitchenette, patio, and double-sided fireplace
- Ashley Okland Star Playground — inclusive, all-abilities playground donated by Variety – The Children's Charity of Iowa
- ADA-Accessible Boardwalk & Fishing Piers — nature access along Walnut Creek
- Stormwater Treatment Wetland — native plantings, educational signage, and wetland walk
- ICON Water Trail Access Point — kayak/canoe launch on Walnut Creek
- Food Truck Court — dedicated vendor space
- Enhanced Greenbelt Trailhead — connection to 200,000+ annual-use trail system

The Greenbelt Aquatic Center next door sees over 55,000 visitors each summer, creating a natural built-in audience. With the right programming strategy and operational investment, Greenbelt Landing is positioned to become the premier outdoor community gathering place in the Des Moines metro.

Vision, Mission & Strategic Goals

Vision Statement

> "Greenbelt Landing is Clive's living room — a place where the natural beauty of Walnut Creek and the energy of community come together every day of the year."

Mission

To activate Greenbelt Landing as Clive's premier outdoor destination through exceptional programming, inclusive community events, responsible environmental stewardship, and a financially sustainable operating model that serves residents and attracts regional visitors.

Strategic Goals for 2026–2028

Goal 1: Maximize Community Activation

- Host a minimum of 52 programmed events per year across all venue spaces
- Achieve 80%+ facility rental utilization during peak season (May–September)
- Launch a signature annual festival within the first operating year
- Partner with 10+ local organizations to co-produce programming

Goal 2: Financial Sustainability

- Achieve cost recovery of 50–60% of direct operating costs through earned revenue by Year 2, growing from an estimated 35–45% in Year 1
- Develop a sponsorship program generating $50,000+ in annual contributed income
- Build a diverse revenue mix across facility rentals, events, programming fees, and concessions
- Establish a reserve fund equivalent to 10% of annual operating budget

Goal 3: Environmental Stewardship & Education

- Integrate nature education into at least 25% of all programming
- Partner with schools for field trips to the wetland and creek access areas
- Maintain ICON Water Trail designation and grow water trail participation
- Track and report ecological metrics annually (water quality, wildlife observations, native plant establishment)

Goal 4: Regional Destination Identity

- Generate 75,000+ annual visitors to Greenbelt Landing by Year 2
- Earn recognition as a top outdoor venue in the Des Moines metro area
- Attract food truck vendors, performers, and organizations from across the region
- Build a social media following of 5,000+ and consistent local media coverage

Commented [DO1]: Are the stated Goals absolutely *core* to the success of the facility as Clive's premier outdoor destination Mission? Goal 1 "use" and Goal 2 "financial sustainable" seem core but not sure about the other two?

What are the 3-5 *critical outcomes/key results* that need to be met to achieve the goal? Those that you are willing to adjust schedules/resources to ensure that they are delivered.

Commented [DO2]: Should there be some intentionality to differentiating the

Commented [DO3]: more clarity on what hosting and venue mean? is the aquatice

Commented [DO4]: Why was 80% chosen? How about off peak which would be a

Commented [DO5]: Isn't the Clive Fest the signature festival? If not, with the Horizon

Commented [DO6]: Within the 52 stated above?

Commented [DO7]: What are the projected cost of service associated with operating the

Commented [DO8]: Will this be a core function of staff or is there a cost of

Commented [DO9]: What are the margins for each of those costs centers? Assuming

Commented [DO10]: Love the concept of a reserve fund but what is it specifically

Commented [DO11]: What does that look like/who is delivering it (nature education)

Commented [DO12]: Probably more of a way of partnering with local org (above)

Commented [DO13]: What is necessary to maintain designation? Should there be

Commented [DO14]: Who is going to do this? Doesn't seem like it is core to

Commented [DO15]: how are you going to measure (define the method...wonder about

Commented [DO16]: recognition from whom?

Commented [DO17]: pretty generic and I'm not sure that it is core to operations (ie: if the

Facility Overview & Programming Zones

Greenbelt Landing is organized into five primary programming zones, each with distinct rental categories, programming uses, and capacity guidelines.

Zone / Facility	Capacity	Rental Available	Primary Uses
MidAmerican Energy Stage & Events Lawn	500–2,000+	Yes — May 1+	Concerts, festivals, ceremonies, farmers markets, fitness classes
Creekside Pavilion (indoor)	Up to ~75 indoor	Yes — May 1+	Private parties, meetings, receptions, small events, classes
Creekside Pavilion (outdoor patio/fireplace)	30–50	Included w/ pavilion	Pre-function, overflow seating, small gatherings, year-round
Ashley Okland Star Playground Area	Open access	No — free public use	Play, nature programs, birthday gatherings, sensory play
Boardwalk, Fishing Piers & Wetland Walk	Open access	No — free public use	Fishing, nature education, photography, passive recreation
ICON Water Trail Access / Kayak Launch	Open access	No — free public use	Kayak/canoe launch, water trail, fishing
Food Truck Court	4–6 trucks	Vendor permit required	Food & beverage service during events and standalone days
Greenbelt Trail Connection	Open access	No — free public use	Running, cycling, walking, trail events

Facility Rental Booking Policy

- Reservations open January 12, 2026 via cityofclive.activityreg.com/facilities
- Bookings accepted up to 365 days in advance
- Stage & Events Lawn and Creekside Pavilion are separate rental units
- Clive staff unlock/lock facilities; renters responsible for setup, takedown, and cleanup within rental window
- Alcohol permit required for events serving alcohol; applicants must comply with City ordinance
- Noise ordinance compliance required; amplified sound cutoff times enforced

Commented [DO18]: Why is the GB Landing plan seemingly separating out the Aquatic Center…I suppose the costs/revenue can be uniquely accounted for but I suspect that they are more likely commingled which would make the analysis and tracking much more challenging. I'd advocate for there to be a unique strategy for each operation within this plan if the costs/revenues can be accounted for properly.

Programming Plan

Programming Philosophy

Greenbelt Landing programming will be built around four pillars: Community Celebration, Nature & Environment, Active Recreation, and Arts & Culture. Programming should serve all ages and abilities, activate the park across all seasons (with emphasis on spring–fall), and generate both attendance and earned revenue.

A core strategy is to partner with 'content expert' organizations rather than produce all programming in-house. Polk County Conservation, Iowa DNR, local performing arts organizations, outdoor education providers, and fitness instructors bring established audiences, specialized expertise, and lower production costs to the City. The City's role is to provide the venue, logistics, and marketing platform; partners bring the content. This model stretches the programming budget significantly and builds lasting organizational relationships.

Commented [DO19]: should there be a 5th pillar..."financially efficient/sustainable-maybe need a different/better term"...really should be setting early expectations that the city has spent a ton of money to build this thing and to hopefully not see it be a cash suck you better pay significant attention to the on-going operational costs.

Commented [DO20]: Do we have those partnerships established (would be useful to define while also indicating specifically who we are trying to reach...the effort should be a goal/metric)

Signature Annual Events

Clive Festival — City Signature Event & Park Grand Opening (Flagship)

- Timing: 3rd weekend in July annually (July 18–19, 2026) — park complete by July 1 makes the Clive Festival the ceremonial grand opening of Greenbelt Landing
- Significance: The City's premier annual community celebration; hosting it at Greenbelt Landing in Year 1 creates a high-visibility, high-attendance debut for the park
- Format: Multi-day City-hosted celebration featuring live entertainment on the MidAmerican Energy Stage, food vendors, activities for all ages, nature demonstrations, and showcasing all new park amenities
- Venue: MidAmerican Energy Stage + Polk County Events Lawn as the primary festival hub, with programming activating the boardwalk, playground, and wetland walk simultaneously
- Target Attendance: 3,000–8,000 over the full weekend
- Revenue Sources: Sponsorships, food vendor fees, activity fees; free community admission
- Partners: Clive Community Foundation, Clive Chamber of Commerce, local sponsors, and community organizations

Partnership Opportunity: Horizon Events Center

Horizon Events Center (2100 NW 100th Street, Clive) is a 3,000-capacity professional concert venue located approximately one half-mile from Greenbelt Landing, just east of the Greenbelt Trail. They are the proven concert production experts in Clive — and a structured programming partnership with Horizon could be one of the most financially and operationally valuable relationships the City develops for the MidAmerican Energy Stage. A full partnership framework, including proposed operating models, financial structures, and negotiation considerations, is provided in the dedicated Horizon Events Center Partnership chapter of this plan.

Commented [DO21]: Nice idea but not sure about the reality at this stage...seems like window dressing to an otherwise specific city effort

Confirmed 2026 Stage Programming

Lunch at the Landing — September 2026 (Confirmed)

Lunch at the Landing will be a weekly Thursday lunchtime concert series held in September 2026, activating the MidAmerican Energy Stage for its inaugural programming season. Confirmed performers:

Date	Performer	Notes
Thursday, September 3	Tony Bohnenkamp	
Thursday, September 10	Sinclair Bros	Clive Employee Appreciation Event
Thursday, September 17	Vivace Band	
Thursday, September 24	Luke Fox	

August 2026 — Family & Children's Programming

With the Stage available from August 1 and the Aquatic Center beginning to see slower attendance through August, a series of family and children's shows should be programmed to drive park activation and give families a reason to visit even as pool season winds down. Target 2–3 family-oriented shows in August 2026 drawn from the partner contact list. This also gives the City an opportunity to pilot the Stage experience before the fall season.

Annual Programming Goal: 2027 and Beyond

In a regular operating year (2027+), the goal is to program 3–4 family and community activities per month from May through September on the MidAmerican Energy Stage. This is a reasonable and achievable target given the depth of the partner contact list being developed, and should be the benchmark used in annual planning and budget discussions.

Programming Partner Contacts

A full list of identified programming partners — including contact names, organization type, and programming notes — is provided in the Key Partnerships & Community Relationships section of this plan. The goal is to build a confirmed roster of 8–10 reliable partners to fill the 3–4 family/community events per month target for the 2027 season. Booking strategy: prioritize partners who deliver high-quality family programming at a cost that allows volume across the full May–September season without concentrating the budget in a small number of high-cost bookings. Use learnings from the North Liberty Centennial Park Amphitheatre Year 1 performer list as a benchmark, recognizing their facility scale and budget likely differ from Greenbelt Landing's.

Recurring Programming Calendar

Program / Series	Season	Frequency	Revenue Model
Lunch at the Landing (Stage)	September 2026	Weekly Thursdays (confirmed)	Free community event; sponsorship
Family & Children's Shows (Stage)	Aug–Sep 2026, then May–Sep annually	3–4 shows/month in regular years (2027+)	Per-show fees / free admission; sponsorship
Creek & Pond Exploration (with Polk Co. Conservation / IDNR)	May–Sep	Monthly guided programs	Partner-led; free or low-cost registration
Outdoor Classes (Creekside Pavilion / Stage)	Year-round	As scheduled by partner orgs	Partner-produced; facility rental fee
Lunch at the Landing (Stage)	September 2026	Weekly Thursdays (Sep 3, 10, 17, 24)	Free community event; sponsorship; food vendor revenue
August Family & Children's Shows (Stage)	August 2026	2–3 shows (Aug launch month)	Free/low-cost admission; capitalize on slower pool attendance
Family & Children's Activity Series (Stage)	May–Sep (2027+)	3–4 events/month goal	Partner-led; registration or free with sponsors
Outdoor Concert Series (Stage)	Aug–Sep 2026; May–Sep annually	Bi-weekly evenings	Free/ticketed; sponsorship; food truck %
Partner-Led Outdoor Classes (Pavilion & Stage)	May–Sep	Weekly — partner orgs schedule	Content expert partners lead; City provides venue; rev-share or permit fee
Creek & Pond Exploration (with Polk Co. Conservation & Iowa DNR)	May–Sep	Monthly — guided youth/family program	Free or low-cost; partner-led by County Conservation / DNR
Movies in the Park	Jun–Aug	Monthly Saturday evenings	Free; sponsorship; concessions
Food Truck Fridays	May–Sep	Every Friday, 11am–7pm	Vendor permit fees; concession %
Wetland & Creek Education Walks (IDNR / Polk Co. Conservation)	Apr–Oct	Monthly guided tours	Free (donations welcome)
Kayak & Canoe Launch Days	May–Sep	Weekends	Rental partnership revenue
Fishing Clinics	Apr–Oct	Monthly	Participant registration

Commented [DO22]: cost of service? should these be specifically calibrated to the raising of sponsorships since it looks like most a likely to be in the red.

Commented [DO23]: are you committing to doing all of these? Assuming not so maybe it is a "confirmed" list and a were hoping to grow into the others list?

Fall Harvest Festival	September	Annual	Ticketed; vendors; sponsorship
Holiday Tree Lighting	December	Annual	Free; sponsorship; hot cocoa sales
Winter Fireplace Evenings	Nov–Feb	Select Saturdays	Sponsorship; beverage sales
Farmers & Artisan Market	May–Oct	Bi-weekly Saturdays	Vendor booth fees
School & Scout Field Trips	Sep–May	Weekly (school year)	Per-student program fee; partner-led
Corporate Team Events	Apr–Oct	By reservation	Facility rental + program fee
Senior Wellness Walks	Year-round	Weekly	Free — community wellness goal

2026 At-a-Glance Programming Calendar

The following summarizes planned and targeted programming activation for Greenbelt Landing's inaugural season. Items marked CONFIRMED are committed; items marked PLANNED are targeted based on partner outreach in progress.

Month	Event / Program	Venue	Status
May	Creekside Pavilion rentals open	Creekside Pavilion	**CONFIRMED**
May	Food Truck Fridays begin	Food Truck Court	PLANNED
May–Jun	Ongoing partner-led outdoor classes	Pavilion / Stage	PLANNED
Jul 18–19	Clive Festival — Park Grand Opening	Stage + Events Lawn	**CONFIRMED**
Aug 1+	Stage availability opens for programming & rentals	MidAmerican Energy Stage	**CONFIRMED**
August	Family & Children's Shows (2–3 events)	MidAmerican Energy Stage	PLANNED
August	Creek & Pond Exploration w/ Polk Co. Conservation	Walnut Creek / Wetland	PLANNED
Sep 3	Lunch at the Landing — Tony Bohnenkamp	MidAmerican Energy Stage	**CONFIRMED**
Sep 10	Lunch at the Landing — Sinclair Bros (Employee Appreciation)	MidAmerican Energy Stage	**CONFIRMED**

Sep 17	Lunch at the Landing — Vivace Band	MidAmerican Energy Stage	**CONFIRMED**
Sep 24	Lunch at the Landing — Luke Fox	MidAmerican Energy Stage	**CONFIRMED**
Sep–Oct	Fall Harvest Festival	Stage + Events Lawn	PLANNED
December	Holiday Tree Lighting	Stage + Events Lawn	PLANNED

Programming Budget Guidance

Sustainable activation of Greenbelt Landing requires a realistic programming budget that allows for volume and variety without overcommitting to a small number of high-cost productions. The following guidelines are recommended:

- Target average performer/programming fee: $500–$1,500 per family or community event for Stage programming
- At $1,000 average across 18 family shows per year (May–Sep), total performer cost ≈ $18,000/year — a manageable line item
- Reserve 20–25% of the programming budget for unexpected opportunities, last-minute bookings, and contingency
- Leverage sponsorships to offset programming costs: seek a presenting sponsor for the Family Series and Lunch at the Landing at $5,000–$10,000/year
- Avoid exhausting the full annual programming budget in 3–4 marquee shows; depth and frequency serve community activation better than occasional high-profile events
- Free and low-cost events (creek explorations, fitness classes, nature walks) should make up at least 40% of total programming to ensure accessibility for all residents
- Track per-event cost, attendance, and community satisfaction to build a data-driven booking strategy for future seasons

Commented [DO24]: Are these industry standards or for other similar type of municipal facilities?

Private Event & Rental Programming

Creekside Pavilion Rentals

Creekside Pavilion is available for private rental beginning May 1, 2026. A key operational constraint: when the Clive Aquatic Center (CAC) is in season and Creekside Pavilion is rented, the shared parking lot cannot simultaneously support MidAmerican Energy Stage rentals. Staff must actively manage the rental calendar to prevent these conflicts. This constraint should be communicated clearly to prospective Stage renters and flagged as a booking consideration.

Creekside Pavilion — Year 1 Rental Baseline (May 1 – September 6, 2026)

- 25 external rentals planned between May 1 and September 6, 2026
- Total projected revenue from this period: $9,925 including room deposits
- No Stage & Events Lawn rentals should be booked simultaneously with Pavilion rentals during CAC season without a parking management plan in place

Target markets for Creekside Pavilion private rentals include:

- Birthday parties, family reunions, and milestone celebrations
- Wedding ceremonies and receptions (pavilion + patio)
- Corporate retreats, team-building events, and staff meetings
- Non-profit fundraisers, community organization meetings, and workshops
- Graduation and school events

MidAmerican Energy Stage & Events Lawn Rentals

The Stage has an effective availability start date of August 1, 2026, meaning most of summer 2026 will not generate Stage rental revenue. Prospective renters will also want to see the completed facility before committing to a booking — a natural and expected dynamic for a new venue. Stage rental revenue should be treated as a 2027 growth story, with August–September 2026 focused on City-produced programming that builds the Stage's reputation and audience.

Target markets for Stage & Events Lawn rentals include:

- Concert promoters and performing arts organizations (regional and local)
- Corporate event sponsors seeking branded outdoor venue exposure
- Community festivals, cultural celebrations, and non-profit events
- Wedding ceremonies and outdoor receptions
- School and youth organization performances

Rental marketing should leverage the Bravo Greater Des Moines relationship (Amy Saylor and Jesse Coleman toured the site) and the North Liberty Centennial Park Amphitheatre performer network as key sources of leads and referrals.

2026 Launch Programming: August & September Detail

Given the Stage's August 1 availability start and the natural ramp-up period for a new facility, the following specific programming is planned to activate Greenbelt Landing during its soft-launch phase and generate early community momentum.

August 2026 — Stage Soft Launch: Family & Children's Shows

- Programming goal: 2–3 family/children-oriented shows in August to introduce the Stage to the community
- Target audience: Families with young children; complements the Ashley Okland Star Playground and helps drive visits during slower late-summer pool attendance
- Format: Free or low-cost admission; food truck presence encouraged; early evening timing (5–7pm) works well for families
- Potential performers: Draw from the established partner/performer contact list (see Potential Programming Partners section) — Tricia and the Toonies, Pied Piper Studios, Derry and the Dirty Dishes, Circus of Bubbles, Mr. Magic Productions, Buck Jones for Kids, and others
- Goal: Establish Greenbelt Landing as a family destination before the school year begins and generate word-of-mouth for the full 2027 season

September 2026 — Lunch at the Landing (Thursday Lunchtime Concert Series)

- Format: Free outdoor lunchtime concerts on the MidAmerican Energy Stage, Thursdays in September
- Audience: Lunchtime workers, nearby residents, trail users, and families
- September 3 — Tony Bohnenkamp
- September 10 — Sinclair Bros (Clive Employee Appreciation event)
- September 17 — Vivace Band
- September 24 — Luke Fox
- Food truck presence on all four Thursdays strongly encouraged to extend the visitor experience
- This series establishes a recurring Greenbelt Landing programming identity and creates a template for the full Lunch at the Landing series in 2027

Programming Volume Goal: Is 3–4 Family Events/Month Achievable?

The goal of hosting 3–4 family/children-oriented activities per month from May through September in a regular year (2027+) is ambitious but achievable — provided the City builds the right partner infrastructure now. The key is not trying to produce all events in-house, but rather positioning Greenbelt Landing as the venue platform and activating content expert partners to deliver programming. Assessment:

- At 3–4 family events/month across May–September, that is 15–20 family-focused events per year on the Stage, in addition to all other programming
- This is realistic if 8–10 reliable performing partners are identified and placed on a recurring booking rotation
- The existing contact list (Tricia and the Toonies, Pied Piper Studios, Derry and the Dirty Dishes, Circus of Bubbles, Buck Jones for Kids, Mr. Magic Productions, Wagner Summer Theater, Music Hill Studios / School of Rock, Kinetic Entertainment, Fire and Ice, Kite Shows, No-Knots, and others) provides more than enough depth to fill a 15–20 event calendar
- The Neon Night Bike Ride, Family Outdoor Bingo (pending gambling permit), and Magician on a Mission provide variety beyond traditional stage performance
- Year 1 (2026) should focus on testing 6–8 of these partners in August–September; use Year 1 learnings to build the confirmed 2027 calendar by October 2026
- Budget discipline is critical: avoid exhausting the programming budget on 3–4 high-cost shows. Prioritize partners who are affordable, repeatable, and family-friendly over marquee names

Recommendation: Target an average performer fee of $500–$1,500 per family show. At $1,000 average and 18 shows/year, total performer cost is approximately $18,000 — a manageable line item within the programming budget, particularly if sponsorship underwrites a portion of the series.

Staffing Plan

Staffing Philosophy

Greenbelt Landing operations will be managed primarily through the existing Clive Leisure Services department structure, supplemented by seasonal and part-time staff during peak programming season. The goal is to leverage existing personnel while adding targeted positions to support event activation and facility management.

Staffing Structure

Year-Round Core Staff (Existing / Reassigned)

- Leisure Services Director — overall strategic oversight and community partnerships
- Recreation Manager — manages Creekside Pavilion rentals, maintenance coordination, and vendor permits
- Parks Staff (Natural Resources, Parks and Facilities) — wetland and ecological area maintenance and programming

Seasonal Staff (May – September)

- Park Host / Greeter (1–2 FTEs) — on-site presence, visitor services, event support
- Event Setup Crew (2–4 part-time) — stage setup, tables/chairs, cleanup for events
- Programming Instructors (contract/per-program) — yoga, fitness, nature education, kayaking clinics
- Food Truck Court Coordinator (part-time) — vendor check-in, permit compliance, site management

Volunteer & Partner Resources

- Friends of the Clive Greenbelt / volunteer stewardship corps for maintenance and planting days
- Clive Community Foundation partnership for event support and fundraising
- University of Iowa / Drake / ISU student interns for programming and environmental education
- Volunteer naturalists and educators for wetland and creek programming

Recommended New Position: Events & Programming Coordinator

The most critical staffing investment for Greenbelt Landing's success is a dedicated Events & Programming Coordinator. This person would be responsible for:

- Building and managing the annual programming calendar
- Booking performers, instructors, and event partners
- Managing the facility rental pipeline and client relationships
- Developing and managing the sponsorship program

Commented [DO25]: get it that your trying to keep this narrow for the likely sales pitch for more resources, but really the dollars and cents should be inclusive of the whole facility operations from my perspective.

- Overseeing marketing and social media for park programming
- Coordinating with food truck vendors and managing the court permit process

Recommended salary range: $48,000–$62,000 depending on experience. This position is anticipated to pay for itself within 18 months through increased rental revenue and sponsorship income.

Revenue Strategy & Financial Plan

Revenue Philosophy

Greenbelt Landing should pursue a diversified revenue model that balances earned income (facility rentals, program fees, vendor fees), contributed income (sponsorships, grants), and indirect returns (economic impact, property value, quality of life). The park should not be expected to be fully self-sustaining in its first years of operation, but should target meaningful cost recovery. Based on adopted facility rates, total earned and contributed revenue is projected at approximately $104,800 in Year 1 — anchored by 25 confirmed Creekside Pavilion rentals generating $9,925 in the opening season — growing to approximately $225,200 in Year 2 as the Stage builds its rental audience and programming activates fully.

Revenue Streams

Revenue Category	Year 1 Target	Year 2 Target	Notes
Creekside Pavilion — All rental types (May 1–Sep 6, 2026)	$9,925	$42,200	25 confirmed external rentals in opening season (incl. deposits)
Stage & Events Lawn — Weekday ($100/hr, avg 3 hrs)	$10,500	$16,500	~35 bookings Y1; ~55 Y2
Stage & Events Lawn — Weekend ($200/hr, avg 4 hrs)	$10,400	$16,000	~13 bookings Y1; ~20 Y2
Clive Festival (City flagship event, net City revenue)	$8,000	$20,000	Sponsorships, vendor fees; City-produced
Food Truck Vendor Permits	$8,000	$15,000	Weekly permits + % of sales
Programming Fees (classes, camps, clinics)	$12,000	$25,000	Yoga, camps, fishing, kayaking
Sponsorships & Naming Rights	$25,000	$50,000	Corporate sponsors, event naming
Event Ticketing Revenue	$10,000	$20,000	Concert series, fall festival
Concession / Beverage Sales	$5,000	$10,000	Managed events only
Farmers & Artisan Market Booth Fees	**$6,000**	**$10,000**	**Bi-weekly, ~20 vendors/event**
TOTAL EARNED & CONTRIBUTED	$104,825	$225,200	Y1 based on confirmed Pavilion

			rentals + modeled Stage/programming; Y2 at full utilization

Facility Rental Pricing

The following rates have been adopted for Greenbelt Landing facilities. Bookings are available online at cityofclive.activityreg.com/facilities up to 365 days in advance.

Facility / Package	Rate	Notes & Conditions
Creekside Pavilion (Community Building) — Weekday	$75 / hour	Minimum 2-hour booking. Includes outdoor patio. Available 365 days in advance. Monday–Friday, 8:00am–10:00pm daily. $150 security deposit required.
Creekside Pavilion (Community Building) — Weekend Half Day	$375 / block	Includes outdoor patio. $150 security deposit per rental. Saturday–Sunday, 8:00am–11:00pm. Amplified sound indoors and outdoors requires a noise permit. Available 8:00am–3:00pm or 4:00pm–11:00pm blocks.
Creekside Pavilion (Community Building) — Weekend Full Day	$650 / day	Includes outdoor patio. $150 security deposit. Saturday–Sunday, 8:00am–11:00pm. Amplified sound requires a noise permit. Available as two rental blocks or full day.
MidAmerican Energy Stage & Events Lawn — Weekday	$100 / hour	Monday–Friday.
MidAmerican Energy Stage & Events Lawn — Weekend	$200 / hour	Saturday–Sunday.

Note: The MidAmerican Energy Stage & Polk County Events Lawn is not included in Creekside Pavilion rentals — it is a separate booking. Noise permit requirements apply for amplified sound at the Community Building on weekends. Renters are responsible for their own setup, takedown, and cleanup within the rental window. Clive staff will unlock and lock facilities.

Sponsorship Program

A structured sponsorship program should be developed to support both capital naming opportunities and ongoing event and programming underwriting.

Sponsorship Tier	Annual Investment	Benefits
Presenting Sponsor	$25,000+	Event naming rights, banner placement, website logo, VIP access to all events, social media recognition

Commented [DO26]: how were the rates established? are you covering 50-60% of the costs of service or are the rental a profit center?

Commented [DO27]: a bit of nuance as I'm sure we would be happy to take anyone's money, but I think we should be prioritizing clive money first (first crack and given premium pricing potentially).

Gold Sponsor	$10,000–$24,999	Named sponsorship of one annual program/series, signage, social recognition, complimentary rental credits
Silver Sponsor	$5,000–$9,999	Signage at events, social media recognition, complimentary pavilion rental (1/year)
Community Sponsor	$1,000–$4,999	Recognition in event materials and website, social media shout-outs
In-Kind Partner	Goods/services	Recognition per agreement; food, equipment, printing, staffing, etc.

Marketing & Community Outreach

Marketing Strategy

Greenbelt Landing's marketing should position the park as a distinctive, year-round destination — not just a green space. The brand identity should emphasize the combination of nature, community, music, and water that makes this park unique in the Des Moines market.

Digital & Social Media

- Dedicated Greenbelt Landing social media presence (Instagram, Facebook) separate from general city accounts
- Weekly content: event announcements, nature photography, behind-the-scenes, vendor spotlights
- Monthly e-newsletter to subscribers featuring programming calendar and rental availability
- SEO-optimized event listings on Eventbrite, local Facebook events, and Des Moines metro calendars
- Paid social advertising targeting Des Moines metro households for signature events

Community & Partner Outreach

- Annual programming preview event each April for community members and partner organizations
- Active outreach to Clive Aquatic Center visitors (55,000+ annually) as Greenbelt Landing audience
- Partnership with Clive Chamber of Commerce for corporate event marketing
- Cross-promotion with ICON Water Trails network and Greater Des Moines Convention & Visitors Bureau
- School district partnerships for field trips, summer programming, and educational events
- Senior center and senior living facility outreach for passive programming

Media Relations

- Issue press releases for all major events and milestones (opening day, music festival, visitor milestones)
- Cultivate relationships with Des Moines Register, Business Record, CITYVIEW, and local TV stations
- Invite media to opening season events; create visually compelling opportunities for coverage
- Leverage the Ashley Okland Star Playground and inclusive design story for human interest coverage

Signage & Wayfinding

- Install clear directional signage from NW 114th Street and from the Greenbelt Trail
- Interpretive signs at wetland, boardwalk, and creek access explaining ecology and water quality
- Sponsor recognition signage tastefully integrated into key asset areas
- Digital event display board at park entrance showing upcoming programming

Operations & Maintenance

Operating Hours

Season	Park / Trail Hours	Facility Rental Hours
Spring / Fall (Apr–May, Sep–Oct)	Dawn to dusk	8:00 AM – 10:00 PM
Summer Peak (Jun–Aug)	Dawn to dusk	8:00 AM – 11:00 PM
Winter (Nov–Mar)	Dawn to dusk	By reservation only

Event hours may extend beyond standard facility hours with advance approval and applicable permits.

Maintenance Plan

- Daily: Trash collection, restroom cleaning, litter patrol on boardwalk and trails
- Weekly: Mowing (turf areas), irrigation check, playground inspection
- Monthly: Boardwalk and pier inspection, native plant area maintenance, signage check, stormwater inlet inspection
- Seasonal: Invasive species management in wetland and riparian areas, tree inspection, storm damage repair
- Annual: Full facility inspection, structural review of stage and boardwalk, safety audit

Stormwater & Ecological Management

- Wetland maintenance managed by City Natural Resources team in coordination with Parks staff
- Annual performance monitoring of stormwater wetland as required by grant agreements
- Invasive species (Siberian elm, honeysuckle) managed on an ongoing basis in riparian areas
- Native plant establishment monitored and supplemented for minimum 2 years post-construction
- Walnut Creek bank stabilization inspections conducted each spring following winter/ice events

Aquatic Center Parking Coordination

A critical operational constraint at Greenbelt Landing is the shared parking lot with the Clive Aquatic Center (CAC). During CAC operating season (approximately Memorial Day through Labor Day), parking capacity is limited and simultaneous large events at Creekside Pavilion and the MidAmerican Energy Stage are not feasible without a formal parking management plan. The following protocols should be established before the 2026 season opens:

- Online booking system should flag potential conflicts when both Creekside Pavilion and Stage/Events Lawn are reserved on the same date during CAC season
- Staff review all bookings weekly during CAC season to identify and proactively manage conflicts

- For events expecting 200+ attendees at the Stage during CAC season, a parking management plan must be submitted and approved — this may include overflow parking at nearby lots, shuttle service, or trail/bike access promotion
- Communicate the parking constraint clearly in rental inquiry materials and the booking system so renters can plan accordingly
- Consider posting a seasonal parking advisory on the Greenbelt Landing website and social media during peak CAC weeks

Food Truck Grove Management

- Develop a Food Truck Vendor Agreement template covering: permit fees, insurance requirements, health department compliance, setup/teardown protocols, and conduct standards
- Recruit a diverse vendor mix: 4–6 trucks for Food Truck Fridays, 2–3 for smaller events
- Create a preferred vendor list and season pass program for returning vendors
- City staff to conduct weekly check-ins during the operating season

Safety & Risk Management

- All event rentals require liability insurance with City of Clive named as additional insured
- Alcohol at private events requires a City-issued permit and licensed bartender
- Large events (500+ attendees) require an event management plan and may require off-duty police presence
- AED placement and first aid kit locations to be clearly marked throughout the site
- Playground inspections conducted per ASTM/CPSC standards; maintain log
- Water trail/kayak access requires posted safety signage compliant with ICON Water Trails standards

Performance Metrics & Evaluation

Annual Performance Scorecard

The following key performance indicators (KPIs) should be tracked and reported to Clive City Council and the Clive Leisure Services Advisory Board on an annual basis.

Key Performance Indicator	Year 1 Target	Year 2 Target	Data Source
Total annual park visitors	50,000	75,000	Trail counters, event headcounts
Programmed events hosted	40	65	Programming calendar
Facility rental days (Pavilion)	50	80	Booking system
Facility rental days (Stage/Lawn)	20	35	Booking system
Total earned revenue	$100,000	$200,000	Financial reports
Sponsorship / contributed income	$25,000	$50,000	Finance / development
Cost recovery rate	45–55%	60–70%	Budget analysis
Food truck vendor days	80	120	Permit records
Social media followers	2,000	5,000	Platform analytics
School/youth field trips	10	25	Programming records
Water trail launch uses (kayak/canoe)	200	500	ICON Water Trails data
Resident satisfaction rating	4.0/5.0	4.5/5.0	Annual survey
Volunteer hours contributed	200	500	Volunteer coordination log

Annual Review Process

- Conduct an end-of-season operational debrief each October with Leisure Services staff
- Present annual report to City Council each January covering prior year performance
- Conduct a community survey (online + intercept) each September to gather resident feedback
- Review and update programming plan each February in preparation for the upcoming season
- Benchmark against comparable Iowa and Midwest municipal park operations annually

Implementation Timeline

Spring/Early Summer 2026 — Launch Phase

- Finalize and adopt Programming and Business Plan
- Creekside Pavilion rentals open and actively booking since January 12, 2026 — 25 external rentals targeted May 1–September 6, $9,925 projected revenue
- Hire Events & Programming Coordinator
- Recruit and onboard seasonal staff
- Develop food truck vendor agreement; recruit vendor rotation for Food Truck Fridays (target 8–12 regular vendors)
- Finalize performing partner agreements for August family shows and September Lunch at the Landing series
- Confirm gambling permit status for Family Outdoor Bingo before including in any public programming calendar
- Begin Clive Festival 2026 coordination — July 18–19 target; park grand opening weekend
- Launch social media channels and opening season marketing campaign
- Begin Food Truck Fridays (May)
- Actively manage Pavilion rental calendar against CAC schedule to prevent parking conflicts with Stage events
- Activate Polk County Conservation and Iowa DNR creek/pond exploration partnerships for summer programming
- Follow up with Bravo Greater Des Moines on action steps from on-site meeting to convert leads to 2026/2027 bookings

Summer 2026 — Activation Phase

- Host Clive Festival at Greenbelt Landing — 3rd weekend in July (July 18–19), park grand opening weekend
- Stage available August 1: launch 2–3 family/children's shows in August; food trucks present at all Stage events
- August family show goal: introduce Stage to community, drive visits during slower late-summer pool attendance, generate word-of-mouth heading into 2027
- Launch Lunch at the Landing Thursday series: Sep 3 (Tony Bohnenkamp), Sep 10 (Sinclair Bros / Clive Employee Appreciation), Sep 17 (Vivace Band), Sep 24 (Luke Fox)
- Track all KPIs and revenue; adjust programming based on attendance and booking data
- Begin soliciting Stage rental leads and sponsorships for 2027 season

Fall/Winter 2026 — Evaluation & Planning

- Conduct community survey and end-of-season debrief (October)
- Compile Year 1 performance report for City Council presentation
- Host Fall Harvest Festival (September/October)
- Host Holiday Tree Lighting and Winter Fireplace Evenings

- Build confirmed 2027 programming calendar by October 2026 — lock in performing partners and family series schedule based on Year 1 test results
- Target 3–4 family/children's events per month confirmed for May–September 2027
- Renew food truck vendor permits; evaluate vendor mix based on Year 1 feedback
- Stage rental marketing push for 2027 — now that facility is visible and operational, begin active outreach to event producers and promoters
- Follow up with North Liberty Centennial Park Amphitheatre for Year 2 performer referrals and benchmarking

2027 — Full Season Growth Phase

- Operate first complete programming season: target 3–4 family/children's events per month May–September on Stage
- Target 50–60% cost recovery; grow sponsorship program toward $50,000
- Full Stage rental season — marketing and outreach to event producers, promoters, and corporate clients
- Deepen Polk County Conservation and Iowa DNR creek/pond programming — expand to multiple sessions per month in peak season
- Develop at least one new signature event (arts festival, themed market series, etc.)
- Explore partnership with Des Moines metro tourism and Greater Des Moines CVB for regional marketing
- Evaluate need for additional seasonal staff based on Year 1 workload
- Review and update this Business Plan

Key Partnerships & Community Relationships

Existing Partners

- Clive Community Foundation — fundraising, community engagement, and event support
- Variety – The Children's Charity of Iowa — Ashley Okland Star Playground donor and ongoing ally
- MidAmerican Energy Company — stage naming sponsor; potential ongoing event partner
- Polk County — Events Lawn naming partnership; explore co-programming opportunities
- ICON Water Trails / Great Outdoors Foundation — water trail operations, grant reporting, co-marketing
- Iowa Department of Natural Resources — REAP grant compliance; environmental education
- Bravo Greater Des Moines (Amy Saylor, Jesse Coleman) — performing arts network; site toured spring 2026; follow-up underway to convert leads to bookings
- North Liberty Centennial Park Amphitheatre — peer outdoor venue; Year 1 performer list obtained; useful benchmark for programming, booking, and budget expectations

Content Expert Programming Partners

A core strategy for Greenbelt Landing is to partner with established content expert organizations rather than producing all programming in-house. The City provides the venue, marketing, and logistics; the partner delivers the programming content. The following partners have been identified and initial contact has been made.

Organization	Contact	Programming Type / Notes
Polk County Conservation	Patrice Petersen-Keys	Creek & pond exploration for kids/families; guided habitat walks; priority 2026 partner for getting youth IN and around the water
Iowa DNR	Tyler Stubbs	Outdoor education, fishing clinics, habitat interpretation, water safety; coordinate creek/pond access programming
Dallas County Conservation	Jim Uthe / Mike Havlik	Outdoor/nature programming; co-presenter for creek and environmental education events
Bravo Greater Des Moines	Amy Saylor / Jesse Coleman	Performing arts network; Stage booking leads; site toured — follow up on action steps from on-site meeting
Tricia and the Toonies	Tricia	Children's music performance — strong fit for August/September family series on Stage
Pied Piper Studios	Jenn Horak-Hult	Children's performing arts — classes or performances at Pavilion or Stage
Derry and the Dirty Dishes	Derek Muse Lambert	Children's music/entertainment — family show programming

Music Hill Studios / School of Rock	Greg Moore	Music education; student showcases; potential indoor classes at Pavilion
Wagner Summer Theater	Lisa Wagner	Youth/family theater performances on Stage
Buck Jones for Kids / Illustrator	Buck Jones	Children's entertainment and illustration — family events on Stage
Circus of Bubbles	Kirk Marsh	Interactive family show — ideal for Stage family series
Neon Night Bike Ride	Justin Stuart (Blue Springs)	Unique evening community event — explore trail + park activation
Magician on a Mission	Curtis Hed	Family magic show — Stage or Pavilion
Dave Bennett	Dave Bennett	Performer — confirm programming type and availability
Girls Rock DSM	C. Vanlandingham	Youth music empowerment; possible workshops at Pavilion or Stage showcase
Kinetic Entertainment	Laura Ernst / Castelline	Entertainment/event production — Stage programming or event support
Mr. Magic Productions	Jonathan May	Magic/family entertainment — Stage family series
Fire and Ice	TBD	Specialty performance act — confirm details for Stage events
Kite Shows / No-Knots	TBD	Outdoor kite performance — unique family event for Events Lawn
Family Outdoor Bingo	TBD	Outdoor bingo — NOTE: gambling permit required before booking; confirm with City Attorney prior to scheduling

Priority New Partnerships to Develop

- Clive-West Des Moines School District — field trip programming, summer camps, environmental education
- Des Moines Area Community College / Drake University / ISU Extension — internship programs, environmental education
- Greater Des Moines CVB — inclusion in regional tourism marketing, event recruitment
- Local food truck operators — build a reliable rotation of 8–12 vendors for the Food Truck Court
- Clive Senior Center / senior living communities — wellness programming and passive recreation
- Des Moines Rowing Club / kayak outfitters — water trail activation and equipment rental partnership
- Clive Aquatic Center — coordinated scheduling to manage shared parking; cross-promotion for joint programming days
- Horizon Event Center — explore Greenbelt Music Festival expansion/satellite partnership at Greenbelt Landing Stage (see Programming section)

Horizon Events Center Partnership Framework

About Horizon Events Center

Horizon Events Center is Clive's own professional live entertainment venue, located at 2100 NW 100th Street — approximately one half-mile east of Greenbelt Landing along the Greenbelt Trail. With a capacity of up to 3,000 and a facility that includes an indoor Concert Hall, Ballroom, Sports Courts, and outdoor acreage, Horizon is a full-service event production operation with professional sound, lighting, staging, ticketing infrastructure (Ticketmaster/AXS), and an established regional and national booking network.

Horizon is also already invested in the Greenbelt community: the Greenbelt Music Festival, which completed its third successful year in May 2025, is held on a field just west of Horizon's campus along the Greenbelt Trail. The festival donated $5 per ticket sold to the Clive Community Foundation for the Greenbelt Landing project. This is not a competitor — it is a neighbor, a fellow Clive stakeholder, and a natural partner.

The Strategic Case for Partnership

The MidAmerican Energy Stage at Greenbelt Landing is a beautiful outdoor venue with excellent potential — but the City of Clive is not in the concert production business. Horizon is. A well-structured programming partnership would allow each party to do what it does best:

City of Clive brings to the partnership	Horizon Events Center brings to the partnership
• A premier outdoor venue on the region's most-used trail corridor (200,000+ annual trail uses) • A 14.89-acre park destination with playground, boardwalk, wetland, and food truck court • Adjacency to the Clive Aquatic Center (55,000+ summer visitors) • Community trust, City brand, and public event legitimacy • Facility management, maintenance, and site infrastructure • A built-in audience and community activation mission	• Proven concert production expertise: booking, staging, sound, lighting, ticketing • Established relationships with regional and national touring acts • Ticketing platform infrastructure (Ticketmaster, AXS, Afton) • Existing Greenbelt Music Festival audience and brand • Event logistics and operations staff • Revenue-generating event model experience

Proposed Partnership Models

Three operating models are presented below, ranging from a simple venue rental arrangement to a deeper co-programming partnership. These are not mutually exclusive — a phased approach that begins with Model 1 in 2026 and evolves toward Model 2 or 3 in 2027 may be the most pragmatic path.

Model 1: Venue Rental Agreement (Low Complexity — Best for 2026)

- Structure: Horizon rents the MidAmerican Energy Stage and Polk County Events Lawn for a defined number of events per year at an agreed rental rate
- Horizon's role: Produces and manages events end-to-end — books talent, handles ticketing, manages production, staffs the event
- City's role: Provides the venue, maintains the site, issues necessary permits, receives rental fee; minimal staff involvement on event day
- Financial benefit to City: Guaranteed rental revenue per event; zero programming cost or financial risk to the City; no staff hours consumed by event planning or operations
- Financial benefit to Horizon: Access to a distinctive, high-visibility outdoor venue that expands their programming capacity and audience reach beyond their indoor facility
- Suggested terms: 6–10 events per year (May–September); weekend evening or full-day bookings; Stage weekend rate of $200/hour applies as baseline; Horizon may propose a flat per-event fee or seasonal package rate in lieu of hourly billing
- Risk to City: Minimal — standard rental terms apply; City retains site control; Horizon carries event liability insurance with City as additional insured

Model 2: Co-Programming Agreement (Moderate Complexity — Target for 2027)

- Structure: Horizon is designated as the City's exclusive or preferred programming partner for a defined number of Stage events per year (e.g., 8–12 events); both parties share in planning and benefit
- Horizon's role: Produces all designated events; handles booking, ticketing, production, and event staffing; may use Greenbelt Landing in joint marketing with Horizon's own calendar
- City's role: Provides venue and site management; contributes to joint marketing; receives either a flat fee per event or a percentage of ticket/concession revenue
- Financial benefit to City: Revenue share from ticketed events (suggested 10–15% of net gate) plus reduced staff burden; potential for sponsored naming of the concert series (e.g., 'Presented by Horizon Events Center at Greenbelt Landing')
- Financial benefit to Horizon: Preferred access to the outdoor venue; marketing exposure via City channels; potential to extend their Greenbelt Music Festival brand to a second outdoor stage experience
- Additional mutual benefit: Joint sponsorship packages could be sold that cover both Horizon and Greenbelt Landing, increasing the value proposition for corporate sponsors
- Suggested minimum commitment: Horizon guarantees a minimum of 8 City-approved events per season; City guarantees venue availability on agreed dates with 90-day advance notice

Model 3: Venue Operator / Programming License (Higher Complexity — Explore for 2028+)

- Structure: Horizon is granted a seasonal programming license to operate the MidAmerican Energy Stage as an extension of their venue operations for a defined period (e.g., May–September annually)

- Horizon's role: Acts as the venue operator for the Stage during the licensed period; books, produces, and manages all events within City-approved parameters; pays the City an annual license fee
- City's role: Retains ownership and ultimate site control; sets parameters for acceptable events (content, noise, crowd size, timing); receives license fee plus agreed share of revenue
- Financial benefit to City: Predictable annual license income; full elimination of City programming staff cost for Stage events during the license period; Horizon's expertise maximizes Stage utilization
- Financial benefit to Horizon: Operational control of a premier outdoor venue; ability to build a multi-venue outdoor programming portfolio in the metro
- Key City protections required: City approval rights on event calendar; right to reclaim Stage for City events (Clive Festival, Lunch at the Landing) at no cost; noise and community standards enforcement; annual review and renewal option
- Note: This model requires City legal review and likely City Council authorization before proceeding — not recommended as a first step

Greenbelt Music Festival Expansion Opportunity

A specific near-term opportunity within any of the above models is the expansion of the Greenbelt Music Festival to include Greenbelt Landing's Stage as an additional performance venue. Currently, the festival uses an outdoor field west of Horizon's campus and an indoor stage within the Horizon Concert Hall. Adding the MidAmerican Energy Stage as a third stage would:

- Extend the festival's footprint along the Greenbelt Trail, creating a natural trail-connected festival corridor between Horizon's campus and Greenbelt Landing
- Give festival-goers a reason to walk or bike the Greenbelt Trail between venues, activating the park and trail in a way that benefits Clive's broader Greenbelt identity
- Allow Horizon to offer a more expansive festival experience without building new infrastructure
- Generate rental revenue for the City while giving Greenbelt Landing meaningful regional visibility in its first season of operation

The Greenbelt Music Festival in 2025 featured over 20 artists across two stages, with national headliners (Greensky Bluegrass, The Devil Makes Three), a family-friendly format including kids under 12 free, food trucks, art installations, and a silent disco. This is exactly the kind of high-quality, community-oriented event that aligns with Greenbelt Landing's values and audience. A Stage 3 agreement for the 2026 or 2027 festival should be an early conversation priority.

Financial Model Summary

Model	City Revenue Est.	City Staff Cost	Complexity / Risk
Model 1: Venue Rental	$8,000–$16,000/yr (6–10 events @ $800–$2,000/event flat or hourly)	Low — unlock/lock, permit processing, site prep only	Low complexity. Standard rental terms. Best starting point for 2026.

Model 2: Co-Programming	$12,000–$25,000/yr (flat fees + 10–15% revenue share on ticketed events)	Low-Moderate — City coordinates marketing and site; Horizon runs events	Moderate. Requires formal agreement. Strong mutual upside. Ideal for 2027.
Model 3: License Agreement	$20,000–$40,000/yr (annual license fee + revenue share)	Minimal — City retains oversight only; Horizon operates	Higher complexity. Requires legal review and Council approval. Explore 2028+.
Greenbelt Music Festival Stage 3	$2,000–$5,000 per festival (weekend rental rate)	Low — standard event day site management	Low. Natural extension of existing festival. Pursue for 2026 or 2027 festival.

Key Terms to Negotiate

Regardless of which model is pursued, the following terms should be addressed in any formal agreement with Horizon Events Center:

- City reserved dates: The City must retain the right to use the Stage for City-produced events (Clive Festival, Lunch at the Landing, holiday events) at no charge, with agreed advance notice periods (recommend 90 days minimum for City reservations)
- Event content standards: The City sets parameters for acceptable event content, format, noise levels, and audience age appropriateness; Horizon operates within those parameters
- Noise and curfew compliance: All Horizon-produced events must comply with City noise ordinance; outdoor amplified sound cutoff time to be agreed in advance (recommend 10pm weeknights, 11pm Fridays and Saturdays)
- Parking and traffic management: For events expected to draw 500+ attendees, Horizon provides a parking and traffic management plan that does not adversely impact CAC operations or neighborhood access
- Insurance and liability: Horizon carries comprehensive event liability insurance ($1M minimum per occurrence) with the City of Clive named as additional insured on all events
- Food truck and concession rights: Clarify whether City's food truck vendors have priority access or whether Horizon brings their own concession operators; revenue split to be agreed
- Ticketing revenue transparency: If a revenue-share model is used, Horizon provides box office settlement reports within 14 days of each event
- Term and renewal: Initial agreement for one season (2026 or 2027); annual renewal option with 90-day notice of non-renewal by either party
- Exclusivity: Consider whether Horizon is granted exclusive rights to commercial concert programming at the Stage, or whether the City retains the right to book other promoters independently

Recommended Next Steps

- Schedule an introductory meeting between Clive Leisure Services Director and Horizon Events Center management to gauge interest and share the Greenbelt Landing Programming & Business Plan
- Propose starting with Model 1 (simple venue rental) for the 2026 season — a low-commitment way for both parties to test the relationship and the venue's audience response

- Specifically explore a Stage 3 role for the 2026 or 2027 Greenbelt Music Festival as a concrete near-term opportunity
- Engage City Attorney early to review any agreement structure before negotiations advance; a programming license (Model 3) in particular will require formal Council authorization
- Do not exclusively commit to Horizon in Year 1 — preserve the City's flexibility to work with other promoters while building the Horizon relationship
- Set a target of completing a Model 1 rental agreement with Horizon by March 2027, in time to book events for the 2027 full season

Regional Venue & Programming Landscape

Understanding what neighboring communities offer in terms of outdoor venues, concert series, and park programming is essential for positioning Greenbelt Landing effectively, avoiding direct duplication, and identifying opportunities for collaboration and differentiation. The following analysis examines the six closest peer communities.

Community	Key Venue / Facility	Primary Programming	Notes & Clive Implications
West Des Moines	Jamie Hurd Amphitheater (lawn seating up to 2,000; stage for 50 musicians)	Friday Night Live (concerts + movies, Jun–Aug); Summer Sundays (weekly local bands + food trucks); WDM Community Band (Wednesdays); private rentals (weddings, reunions, fundraisers)	Most direct comparable to Greenbelt Landing's Stage. WDM runs established concert series on Fri, Sun & Wed evenings. Clive's Thursday Lunch at the Landing is well-differentiated by day and by the lunchtime/daytime format. Avoid scheduling Friday or Sunday evening shows that overlap directly with WDM's series — or consider them complementary draws for the same audience on different nights.
Johnston	The Yard at Johnston Town Center (open green space adjacent to City Hall)	Sounds of Summer (free Sat. nights, 7–10pm, Jun–Sep); Tunes at Twilight (Thu. nights, 7:30–9pm, select dates); Johnston Farmers Market (Mon, Jun–Sep)	Johnston runs a Saturday evening adult concert series and a Thursday twilight series — both free. Clive's Thursday Lunch at the Landing (daytime) is distinct. Johnston's concerts are adult/evening-focused, presenting an opportunity for Clive to own the family-daytime and lunchtime programming niche on Thursdays. Avoid direct Saturday evening competition with Johnston's Sounds of Summer unless Clive's offering is clearly differentiated (e.g., family/children focus vs. adult rock/cover bands).
Windsor Heights	Colby Park (pavilion, food truck plaza, splash pad; no dedicated stage)	Nights in the Heights (Tue. evenings, Jun–Jul, Windsor Heights Foundation); Movies in the Park (Fri. evenings, Colby Park)	Windsor Heights programs Tuesday evenings and Friday movie nights at Colby Park. No permanent outdoor stage. The park is directly connected to the Walnut Creek Trail and the Clive Greenbelt Trail — Clive and Windsor Heights share a trail user base. No major overlap in programming format; some trail users may attend both communities' events. Consider cross-promoting Clive events to Windsor Heights trail users.
Waukee	Centennial Park Amphitheater (lawn/open air, 33-acre park); Vibrant Music Hall (indoor, 3,300 cap., Live Nation)	Saturdays in Centennial concert series (Jul–Aug); Waukee Palooza (annual June festival, Rotary/Hy-Vee); Movies in the Park;	Waukee operates a Saturday concert series in July–August — some scheduling conflict possible. Vibrant Music Hall is a professional commercial venue with national acts, a fundamentally different

		Waukee Arts Festival (July); Vibrant Music Hall (national/regional ticketed acts)	market than Greenbelt Landing's community stage. No meaningful overlap at that level. Waukee's programming is generally adult/evening-focused; Clive's family/children daytime emphasis is a strong differentiator. Waukee is geographically far enough west that audience crossover is limited.
Urbandale	No dedicated outdoor stage or amphitheater; 55+ parks, 50+ miles of trails; enclosed/open shelters for rent	No city-produced outdoor concert series identified; focus on sports leagues, fitness programs, shelter rentals, senior programming	Urbandale does not operate a competing outdoor stage or concert series. This is a gap and an opportunity: Urbandale residents are underserved for outdoor performing arts programming and represent a potential draw for Greenbelt Landing events, especially given proximity and trail connectivity. Consider outreach to Urbandale Leisure Services for cross-promotion.
Grimes	Grimes Community Complex (indoor gym/sports facility); Waterworks Park (splash pad, playground); no outdoor stage	Community events focus; no outdoor concert series or stage programming identified	Grimes has no competing outdoor venue or concert programming. Similar to Urbandale, Grimes residents are an underserved audience for outdoor arts and events. Grimes is geographically close enough that marketing outreach there could meaningfully expand Greenbelt Landing's event attendance.

Key Findings & Implications for Greenbelt Landing

Where Direct Overlap Exists

- West Des Moines (Jamie Hurd Amphitheater) is the most comparable venue and the one to watch most closely. Their Friday Night Live and Summer Sundays series are well-established. Clive should avoid scheduling free evening concerts on Fridays or Sundays during June–August, or intentionally differentiate those events (e.g., family/children focus, unique format) if scheduling on those nights.
- Johnston's Sounds of Summer runs Saturday evenings through the summer. If Clive programs Saturday evening concerts on the Stage, they will be competing for the same audience. Differentiation by genre, format (family vs. adult), or focus area is important.
- Windsor Heights' Nights in the Heights runs Tuesday evenings in June–July. Clive's Thursday Lunch at the Landing is clearly distinct, but the two communities share a trail user base — treat Windsor Heights as a friendly neighbor rather than a competitor.

Where Greenbelt Landing Has Clear Differentiation

- Daytime and lunchtime programming: No other community in the peer group is running a Thursday lunchtime outdoor concert series. Lunch at the Landing is genuinely unique in the metro.
- Family & children's programming focus: Most peer concert series (WDM Friday Night Live, Johnston Sounds of Summer, Windsor Heights Nights in the Heights) are adult/evening-oriented.

A deliberate family and children's programming strategy on the Greenbelt Landing Stage fills a gap no competitor is serving.

- Nature, water trail, and environmental programming: No peer community combines a performing arts stage with creek/wetland nature programming, kayak access, and an educational boardwalk. This natural + cultural combination is Greenbelt Landing's most distinctive asset.
- Trail connectivity: Greenbelt Landing sits on the most heavily used trail corridor in the region (200,000+ annual Greenbelt Trail uses) and is the first ICON Water Trail site in Clive. No peer venue has this level of active trail user traffic.

Opportunities Identified

- Urbandale and Grimes residents are underserved for outdoor performing arts and community events — proactive marketing to those communities for Greenbelt Landing events could meaningfully grow attendance without competing with existing local programming.
- Cross-promotion with Windsor Heights (Nights in the Heights, Movies in the Park) and Johnston (Farmers Market) could be mutually beneficial given trail connectivity and shared audiences.
- The North Liberty Centennial Park Hy-Vee Amphitheater (opened October 2025) is a close peer to Greenbelt Landing in format and mission — the existing relationship there is valuable for performer referrals, programming ideas, and shared learnings, not as a competitor but as a true peer.
- Vibrant Music Hall in Waukee (Live Nation, 3,300 cap.) operates in a completely different market tier and is not a direct competitor — it may actually be a complementary draw that legitimizes the metro's outdoor music culture and primes audiences to seek out other live experiences.

Conclusion

Greenbelt Landing is more than a park improvement — it is a statement about what Clive values: nature, community, inclusion, and quality of life. The $10.6 million investment made by the City, its grant partners, and community donors has created a facility with the potential to serve as the heart of Clive's community life for generations.

This Programming and Business Plan provides a practical roadmap to activate that potential — through thoughtful programming, sound financial management, meaningful partnerships, and a relentless commitment to serving every Clive resident and visitor who walks through the park gates.

Successful implementation will require the sustained commitment of Clive's leadership, the energy and creativity of its Leisure Services staff, and the enthusiasm of a community that has long cherished its Greenbelt. With those ingredients in place, Greenbelt Landing will become exactly what it was designed to be: Clive's living room — and one of the finest community park experiences in Iowa.

For More Information

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1900 NW 114th Street, Clive, Iowa 50325
(515) 223-5246 | parksandrec@cityofclive.com
cityofclive.com/greenbeltlanding

CITY OF CLIVE • LEISURE SERVICES

Bringing Our New Parks to Life

Programming Plans for Greenbelt Landing & Linnan Park

City Council Meeting | August 13, 2026

THE PURPOSE

Why We Built These Plans

A capital investment only pays off if the space is used

Both plans exist to guarantee strong first seasons — activation from day one, not empty new facilities.

A playbook, not a wish list

Each plan sets the programming calendar, partnerships, budgets, staffing needs, and performance metrics.

Partner-powered by design

Both plans lean on outside organizations to deliver content while the City provides venue, logistics, and marketing.

Data-driven from the start

Attendance, revenue, and satisfaction are tracked from opening day to refine each following season.

$15.6M

combined investment in the two parks

2026

both parks open to the public this year

"A park is only as good as what happens inside it."

SIDE BY SIDE

Two Parks, Two Distinct Roles

Greenbelt Landing

Citywide signature destination

- $10.6M • 14.89 acres, next to the Aquatic Center
- Opened spring 2026; grand opening at the 50th Clive Festival, July 18–19
- MidAmerican Energy Stage & Polk County Events Lawn
- Creekside Pavilion events building & public art
- Ashley Okland Star Playground, wetland walk, kayak launch, food truck court

Linnan Park

Neighborhood anchor — 86th Street Neighborhood

- $5.0M • first major renovation since 1970
- Opened August 7, 2026
- Clive’s first sprayground + community-voted playground
- Pro Iowa double mini-pitch (Iowa’s first) with app-controlled lighting
- Two rentable shelters, basketball court, open green space

A Programming & Business Plan for 2026–2028

Vision: "Greenbelt Landing is Clive's living room." The plan covers programming, staffing, revenue, and metrics for the park's first three years.

Community Celebration

Nature & Environment

Active Recreation

Arts & Culture

How it works

- "Content expert" partners (Polk County Conservation, Iowa DNR, performing arts groups) deliver programming; the City provides the venue and marketing.
- Five programming zones: Stage & Events Lawn, Creekside Pavilion, playground, wetland walk & boardwalk, food truck court.
- Free and low-cost events make up at least 40% of all programming.

STRATEGIC TARGETS

- 52+ programmed events per year
- 75,000 annual visitors by Year 2
- 10+ partner organizations co-producing

GREENBELT LANDING

The Inaugural Season

JUL 18–19

Clive Festival — Park Grand Opening

The 50th anniversary festival doubles as the park's high-visibility debut (3,000–8,000 expected).

SEP

Big Band Swing Party

Funded by Bravo programming grant

SEP

Lunch at the Landing — confirmed

Free Thursday lunchtime concerts: Tony Bohnenkamp, Sinclair Bros, Vivace Band, Luke Fox.

JAN

Cabin Fever Reliever

Seasonal anchors keep the park active beyond summer.

2027

First full season

Goal: 3–4 family events per month, May–September, from a roster of 8–10 recurring partners.

GREENBELT LANDING

A Business Model, Not Just a Calendar

$104.8K

Year 1 projected revenue

$225.2K

Year 2 projected revenue

50–60%

cost recovery target by Year 2

Diversified revenue

Pavilion & stage rentals (rates adopted), sponsorships ($50K goal), food truck permits, program fees. 25 Pavilion rentals already confirmed.

Horizon Events Center partnership

Framework to bring professional concert production to the stage — starting with simple venue rental at minimal City cost or risk.

Recommended staffing investment

A dedicated Events & Programming Coordinator ($48–62K) projected to pay for itself within 18 months, plus seasonal event staff.

A Neighborhood-Centered Activation Strategy

Every recommendation is grounded in who lives within walking distance of the park.

THE 86TH STREET NEIGHBORHOOD

27%

of residents are under 18

12%+

Hispanic/Latino — fastest-growing group

High share of nearby renters rely on Linnan Park as their primary outdoor space — so core programming stays free and all outreach is bilingual (English/Spanish).

Youth & Families

Sprayground & playground programs, story time, inclusive play hours

Active Recreation

Pro Iowa clinics, open futsal nights, 3-on-3 basketball, tournaments

Cultural Celebration

Bilingual events, Día de los Muertos, multicultural movie nights

Community Wellness

Farmers market pop-up, resource fair, senior-friendly gatherings

LINNAN PARK

Opening August 7 — a Two-Phase Launch

PHASE 1 • FALL 2026 LAUNCH

- Aug 7 — Grand Opening Neighborhood Welcome Celebration
- Playground and sprayground opens for free daily drop-in play
- Shelter rentals now available

PHASE 2 • FIRST FULL SEASON, SUMMER 2027

- Structured sprayground programs: Tot Tuesdays, Splash & Learn, evening cool-down nights
- 3-on-3 basketball league and 3v3 futsal tournament
- Monthly Pro Iowa clinics, May–September
- Movies in the Park, farmers market pop-up, story time, inclusive play hours
- Back to School Bash – August 2027
- Fall Festival — fall 2027

The August 7 opening shifts most structured programming to 2027 — fall 2026 builds momentum and word of mouth.

LINNAN PARK

Modest Budget, Heavyweight Partners

Pro Iowa / USL

Funded the mini-pitch; delivers free clinics, equipment, and co-branded promotion.

Latino Center of Iowa

Bilingual outreach, cultural events, and the community resource fair.

Schools, library, YMCA & neighborhood groups

Story time, inclusive play, youth recruitment, and volunteer capacity.

FIRST-SEASON EVENT BUDGET

$13.8K–$32.5K

excluding staff time

- Offset by shelter rental revenue
- Event sponsorships recommended
- Pro Iowa contributes staff & equipment
- CDBG / grant potential for equity programming

THE HARD QUESTION

Great Plans, Finite Staff

No funding expected for additional staff

The Greenbelt plan recommends a new coordinator plus seasonal staff; Linnan leans on existing staff time. The current budget outlook supports neither as an add-on.

We can’t simply layer these plans on top of everything else

A citywide review of all programming — existing recurring programs, special events, and these new offerings — will determine highest priorities.

Three levers: scale back, shift to partners, or defer

Partner-delivered programming (Pro Iowa, Horizon, Polk County Conservation) stretches capacity without new positions.

We’re asking for the Council’s input

What criteria should guide prioritization? Staff will return with a recommended approach at a future meeting.

Discussion

1. What criteria should guide programming prioritization citywide?

2. How comfortable is the City Council with partner-delivered programming?

3. Which signature events matter most to our community identity?

Memo

TO: Mayor and Council members
FROM: Pete De Kock, Assistant City Manager
DATE: August 13, 2026
RE: 2026 Resident Survey Results

SYNOPSIS:
We've completed the 2026 Clive Resident Survey. Clive started using the National Community Survey tool in 2014. We now have 12 years of trend data to inform how best to serve the community and meet residents' expectations. As in past surveys, respondents have a very favorable perception of Clive.

- **98%** rated Clive as an excellent or good place to live.
- **97%** rated their overall quality of life positively.
- **96%** would recommend living in Clive.
- **96%** expect to remain in Clive for the next five years.
- **93%** rated Clive's image or reputation positively.

The survey also identifies areas for attention, specifically related to drinking water, stormwater management, and affordable housing. Residents are also more skeptical in 2026 than in 2024 about the effects the economy will have on their household incomes. Finally, there were statistically significant changes in "overall confidence in Clive government," and "government being honest." Clive's scores on both questions are higher than national benchmarks, and some of the City's highest marks are still in the Governance and Trust category.

All survey results are based on a representative, weighted sample of **388 residents**, with a citywide margin of error of approximately **±5 percentage points**. For the report's trend analysis, a 2024-to-2026 change greater than **6.9 percentage points** is considered statistically significant. Comparing 2024 and 2026 results, 92 measures were statistically similar, with 28 increasing and 10 decreasing.

The attached deck outlines multiple headlines from the survey report. Staff continues to work through the data. Assistant City Manager Pete De Kock will provide additional demographic analysis and accompanying slides at the Council meeting.

Attachments:
1. The NCS Report - Clive, IA 2026
2. 2026 Resident Survey Presentation 8.10.26

THE NCS™

THE NATIONAL COMMUNITY SURVEY™

Clive, IA

The National Community Survey

Report of Results
2026

Report by:

National Research Center

POWERED BY POLCO

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Charter Members AAPOR Transparency Initiative
AMERICAN ASSOCIATION FOR PUBLIC OPINION RESEARCH

National Research Center at Polco is a charter member of the AAPOR Transparency Initiative, providing clear disclosure of our sound and ethical survey research practices.

Table of Contents

About The NCS™ 1

- Purpose of the Survey
- How Results Are Reported
- Comparisons to Benchmarks
- Trends Over Time

Methods 2

- Selecting the Survey Recipients
- Conducting the Survey
- Analyzing the Data
- Contact Information
- Study Limitations
- Survey Validity

Key Findings 5

- Community Strengths
- Focus Areas
- Other Notable Results
- Areas of Greatest Change

Facets of Livability 7

- Overview and Gap Analysis
- Quality and Importance Ratings

Quality of Life 8

Governance 9

Economy 11

Mobility 13

Community Design 15

Utilities 17

Safety 18

Natural Environment 20

Parks and Recreation 21

Health and Wellness 22

Education, Arts, and Culture 24

Community Connection 25

Custom Questions 27

About The NCS™

The National Community Survey™ (The NCS™) report is about the “livability” of Clive. A livable community is a place that is not simply habitable, but that is desirable. It is not only where people do live, but where they want to live. The NCS was developed by the experts from National Research Center at Polco in partnership with the International City/County Management Association (ICMA) and has been administered in hundreds of communities across the United States.

Great communities are partnerships of the government, private sector, community-based organizations, and residents, all geographically connected. The NCS focuses on the livability of Clive by categorizing survey questions into the ten main “facets” of community livability shown below, in addition to ratings for quality of life and local governance. These facets have been identified through years of extensive survey research as those that are most impactful to residents’ quality of life.

- Economy
- Mobility
- Community Design
- Utilities
- Safety
- Natural Environment
- Parks and Recreation
- Health and Wellness
- Education, Arts, and Culture
- Community Connection

The report provides the opinions of a representative sample of 388 residents of the City of Clive collected from May 4th, 2026 to June 29th, 2026. The margin of error around any reported percentage is 5% for all respondents. Survey results were weighted so that the demographic profile of respondents was representative of the demographic profile of adults in Clive.

Reporting Results

For the most part, the percentages presented in this report represent the “percent positive.” Most commonly, the percent positive is the combination of the top two most positive response options (excellent/good, very safe/somewhat safe, etc.). On many of the questions in the survey, respondents may answer “don’t know.” The proportion of respondents giving a "don't know" response is shown in the full set of responses included in the “Complete Data” section; however, these responses have been removed from the analyses presented in the main body of the report. Therefore, the tables and graphs display the responses from respondents who had an opinion about a specific item.

Benchmark Comparisons

Polco’s database of comparative resident opinion is comprised of resident perspectives gathered in surveys from over 400 communities whose residents evaluated the same kinds of topics on The NCS. The comparison evaluations include surveys from the past five years. If a jurisdiction has conducted multiple efforts in the past five years, only the most recent survey is included in the benchmark database. Polco adds the latest results quickly upon survey completion, keeping the benchmark data fresh and relevant. The communities in the database represent a wide geographic and population range.

In each tab, Clive's results are noted as being “higher” than the benchmark, “lower” than the benchmark, or “similar” to the benchmark. Being rated as “higher” or “lower” than the benchmark means that Clive's average rating for a particular item was more than 10 points different than the benchmark. If a rating was “much higher” or “much lower,” then Clive's average rating was more than 20 points different when compared to the benchmark.

Trends over time

Trend data for Clive represent important comparison data and should be examined for improvements or declines.[1] Deviations from stable trends over time represent opportunities for understanding how local policies, programs, or public information may have affected residents' opinions. Changes between survey years have been noted with an arrow and the percent difference. If the difference is greater than 6.9 percentage points between the 2024 and 2026 surveys, the change is statistically significant.

1. In 2020 and 2025, The NCS survey was updated to include new and refreshed items. Consequently, some of the trends may be impacted due to wording modifications that could have potentially altered the meaning of the item for the respondent.

Methods

Selecting Survey Recipients

All households within the City of Clive were eligible to participate in the survey. A list of all households within the zip codes serving Clive was purchased from Polco's mailing vendor, based on updated listings from the United States Postal Service.

Since some of the zip codes that serve Clive households may also serve addresses that lie outside of the community, the exact geographic location of each housing unit was compared to community boundaries using the most current municipal boundary file. Addresses located outside of Clive boundaries were removed from the list of potential households to survey. Each address identified as being within City boundaries was further identified as being within one of the seven areas. From that list, addresses were randomly selected as survey recipients, with multi-family housing units sampled at a rate of 5:3 compared to single family housing units.

Conducting the Random Sample Survey

The 3,000 randomly selected households received mailings beginning on May 4th, 2026 and data collection for the survey remained open for eight weeks. The first mailing was a postcard inviting the household to participate in the survey online. The next mailing contained a cover letter with instructions, the survey questionnaire, and a postage-paid return envelope. All mailings included a web link to give residents the opportunity to respond to the survey online, as well as QR codes to further encourage participation.

About 4% of the 3,000 mailed invitations were returned because the household address was vacant or the postal service was unable to deliver the survey as addressed. Of the remaining 2,870 households that received the invitations to participate, 388 completed the survey, providing an overall response rate of 14%. The response rate was calculated using AAPOR's response rate #2 for mailed surveys of unnamed persons.[1]

It is customary to describe the precision of estimates by a "level of confidence" and accompanying "confidence interval" (or margin of error). A traditional level of confidence, and the one used here, is 95%. The 95% confidence interval quantifies the sampling error or imprecision of the survey results based on the total number of responses received. This is because *some* residents' opinions are relied on to estimate *all* residents' opinions. The margin of error for the City of Clive survey is no greater than plus or minus 5 percentage points around any given percent reported for all respondents (388 completed surveys).

Conducting the Open Participation Survey

In addition to the randomly selected "probability sample" of households, a link to an online open-participation survey was publicized by the City of Clive. The open-participation survey was identical to the random sample survey, with two small updates; it asked a question to confirm the respondent was a resident of Clive and also a question about where they heard about the survey.

The open participation survey was open to all city residents and became available on June 8th, 2026. The survey remained open for three weeks and 22 responses were received. The data presented in the following report excludes the open participation survey data, but the online report includes a tab which provides the complete open participation results.

Analyzing the Data

Responses from mailed surveys were entered into an electronic dataset using a “key and verify” method, where all responses are entered twice and compared to each other. Any discrepancies were resolved in comparison to the original survey form. Range checks as well as other forms of quality control were also performed. Responses from surveys completed on Polco were downloaded and merged with the mailed survey responses.

The survey datasets were analyzed using all or some of a combination of the Statistical Package for the Social Sciences (SPSS), R, Python, and Tableau.

The demographics of the survey respondents were compared to those found in the 2020 Census and 2024 American Community Survey estimates for adults in the City of Clive. The primary objective of weighting survey data is to make the survey respondents reflective of the larger population of the community. The characteristics used for weighting were age, sex, race, Hispanic origin, housing type, housing tenure, and area. No adjustments were made for design effects. Weights were calculated using an iterative, multiplicative raking model known as the ANES Weighting Algorithm.[2] The results of the weighting scheme for the probability sample are presented in the following table.

Polco aligns demographic labels with those used by the U.S. Census for reporting purposes, when possible. Some categories (age, race/Hispanic origin, housing type, and length of residency) are combined into smaller subgroups.

		Unweighted	Weighted	Target [4]
Age	18-34	**4%**	**21%**	**23%**
	35-54	**27%**	**40%**	**40%**
	55+	**69%**	**39%**	**37%**
Area	District 1	**7%**	**14%**	**15%**
	District 2	**14%**	**13%**	**12%**
	District 3	**17%**	**14%**	**13%**
	District 4	**7%**	**6%**	**6%**
	District 5	**18%**	**12%**	**13%**
	District 6	**11%**	**10%**	**10%**
	District 7	**26%**	**32%**	**31%**
Hispanic origin	No	**99%**	**93%**	**89%**
	Yes	**1%**	**7%**	**11%**
Housing tenure	Own	**90%**	**74%**	**74%**
	Rent	**10%**	**26%**	**26%**
Housing type	Attached	**19%**	**33%**	**33%**
	Detached	**81%**	**67%**	**67%**
Race & Hispani..	Not white alone	**4%**	**18%**	**20%**
	White alone, not Hispanic or Latino	**96%**	**82%**	**80%**
Sex	Man	**48%**	**51%**	**50%**
	Woman	**52%**	**49%**	**50%**
Sex/age	Man 18-34	**3%**	**12%**	**11%**
	Man 35-54	**12%**	**20%**	**21%**
	Man 55+	**33%**	**19%**	**17%**
	Woman 18-34	**2%**	**8%**	**11%**
	Woman 35-54	**15%**	**20%**	**19%**
	Woman 55+	**36%**	**21%**	**20%**

Study Limitations

All public opinion research is subject to unmeasured error. While the methodologies employed for this survey were designed to minimize this error as much as possible, these other sources of potential error should be acknowledged, and can include non-response error, coverage error, recall bias, and social desirability bias.

Non-response error arises when those who were selected to participate in the survey did not do so, and may have different opinions or experiences that survey responders. For general resident surveys, where the results are meant to be generalized to the entire adult population living in households, the mailing lists based on the Delivery Sequence File from the United States Post Office may exclude certain types of housing units, such as those in multi-family buildings where mail is addressed to a named resident at the address rather than to a specific unit or where residents only receive their mail at a post office box and the geographic location of a residence cannot be determined, there may be a *coverage error*, although for most locations, this is minimal. Respondents may not perfectly remember their experiences in the past year (such as participation in social or civic events, for example), and for some survey items, they may answer in ways they think cast their responses in a more favorable light (*recall bias* and *social desirability bias*).

Survey Validity

See the Polco Knowledge Base article on survey validity at https://blog.polco.us/polco-knowledgebase/margin-of-error-and-confidence-level-in-survey-results

Contact

The City of Clive funded this research. Please contact Peter De Kock of the City of Clive at pdekock@cityofclive.com if you have any questions about the survey.

1. See AAPOR's Standard Definitions for more information at https://aapor.org/standards-and-ethics/standard-definitions/
2. Pasek, J. (2014). ANES Weighting Algorithm. Retrieved from https://surveyinsights.org/wp-content/uploads/2014/07/Full-anesrake-paper.pdf
3. Targets come from the 2020 Census and 2024 American Community Survey

Key Findings

Community Strengths

Residents rate Clive's quality of life very highly.

- Nearly all respondents positively rated Clive as a place to live, and as a place to raise children.
- Most residents gave positive ratings to the overall quality of life and would recommend living in Clive to someone who asks.
- Nearly all community members said they would remain in Clive for the next five years (96%), a significant increase from 88% in 2024.
- About 9 in 10 residents gave excellent or good ratings to Clive's overall image or reputation.
- Each of these items were rated higher than the national benchmark.

Residents feel safe in Clive and rate public safety services highly.

- Nearly all respondents positively rated the overall feeling of safety, which was higher than the national benchmark and significantly increased since 2024 by 8 percentage-points.
- Most residents felt safe in their neighborhood and in Clive's downtown/commercial area during the day.
- About 9 in 10 community members felt safe from property crime and from violent crime, both higher than the national benchmark.
- Several public safety services also received strong reviews with higher ratings than the national benchmark including:
    - Police services (96%)
    - Crime prevention (91%)
    - Animal control (84%)
    - Emergency preparedness (83%)

Residents value Clive's natural environment and parks and recreation opportunities.

- About 9 in 10 respondents positively rated the overall quality of the natural environment.
- Strong majorities gave positive ratings to cleanliness, water resources, and preservation of natural areas.
- About 9 in 10 residents gave excellent or good ratings to the overall quality of parks and recreation opportunities and city parks; both increased significantly from 2024.
- Recreation amenities also stood out, with about 9 in 10 residents positively rating:
    - Availability of paths and walking trails (91%)
    - Recreation programs or classes (89%)
    - Recreation centers or facilities (87%)
- Each of the items above were higher than the national benchmark.
- Ratings for recreation centers or facilities also improved significantly from 79% in 2024 to 87% in 2026.

Focus Areas

Overall results were positive for Clive, with some items potentially showing areas of improvement.

- About 4 in 10 respondents positively rated ease of travel by public transportation.
- A little over 4 in 10 residents gave positive ratings to bus or transit services.
- Both of these items were rated similarly to the national benchmark.
- About three-quarters of respondents positively rated economic development, higher than the national benchmark but significantly lower than in 2024.
- About 6 in 10 respondents positively rated drinking water, a significant decrease from 82% in 2024.

Other Notable Results

- Residents were asked to rate the importance of focusing on various types of recreation opportunities/spaces in Clive. Five of these emerged as the most important opportunities which include:
    - Youth recreation opportunities (76% essential/very important)
    - Senior programming and social activities (72%)

    - Educational programs (such as tutoring, STEAM activities, etc.; 70%)
    - Summer camps and activities (70%)
    - After-school programs (69%)
- Similarly, respondents were asked how important various projects were for Clive to seek funding to complete in the next 5 years. The top five most important priorities include:
    - Renovate/enhance existing parks and natural areas (72%)
    - Preserve or connect more natural areas (69%)
    - Improve daily maintenance and management of existing parks (67%)
    - Improve or build parks in underserved areas of the city (66%)
    - Seek additional funding to create and maintain existing offerings (64%)
- However, 3 in 10 residents were unwilling to pay more taxes per year for these improvements above while around 2 in 10 were willing to pay $1-$25 and $26-$75 more per year.

Areas of Greatest Change

Of the evaluative questions included on both the 2024 and 2026 survey iterations, 92 were statistically similar to previous results. Upward trends were seen in 28 items, while 10 ratings decreased since 2024. The most significant of those trends are listed below.

Increases
- Adult educational opportunities (+18%)
- Shopping opportunities (+14%)
- Ease of travel by public transportation in Clive (+14%)
- Overall design or layout of Clive's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.; +12%)

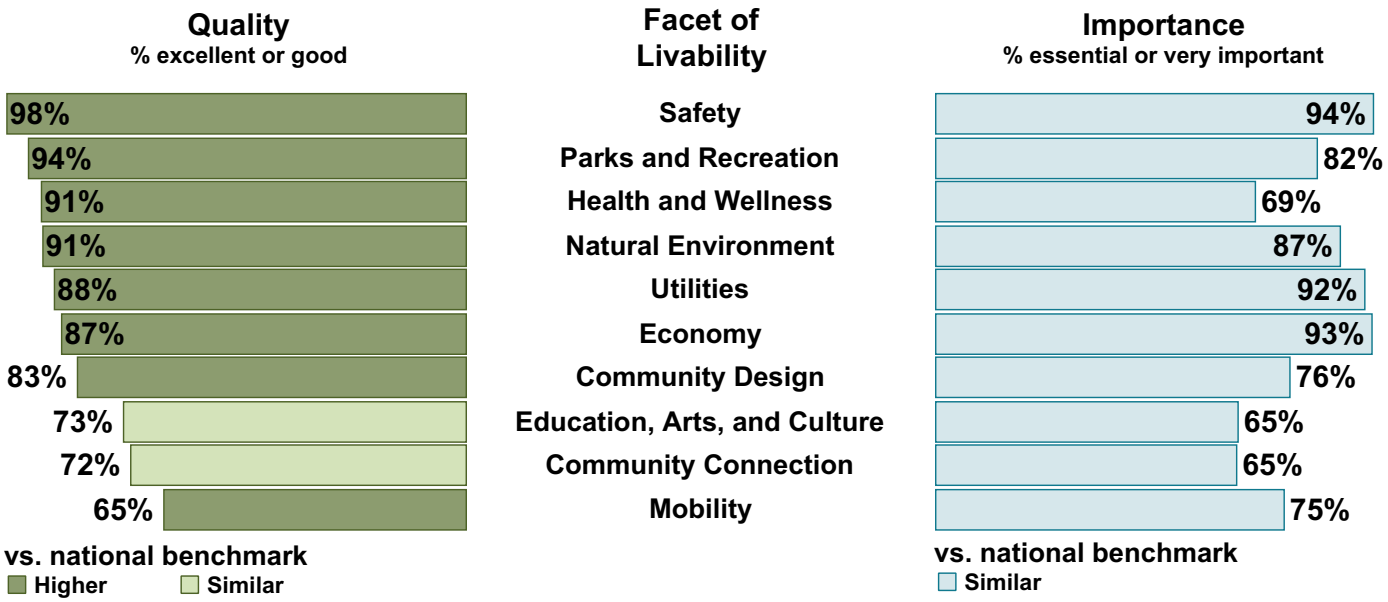
Decreases
- Drinking water (-23%)
- Preservation of the historical or cultural character of the community (-14%)
- Availability of affordable quality housing (-13%)
- Storm water management (storm drainage, dams, levees, etc.; -10%)
- Overall confidence in Clive government (-9%)

Facets of Livability

Every jurisdiction must balance limited resources while meeting resident needs and striving to optimize community livability. To this end, it is helpful to know what aspects of the community are most important to residents and which they perceive as being of higher or lower quality. It is especially helpful to know when a facet of livability is considered of high importance but rated as lower quality, as this should be a top priority to address.

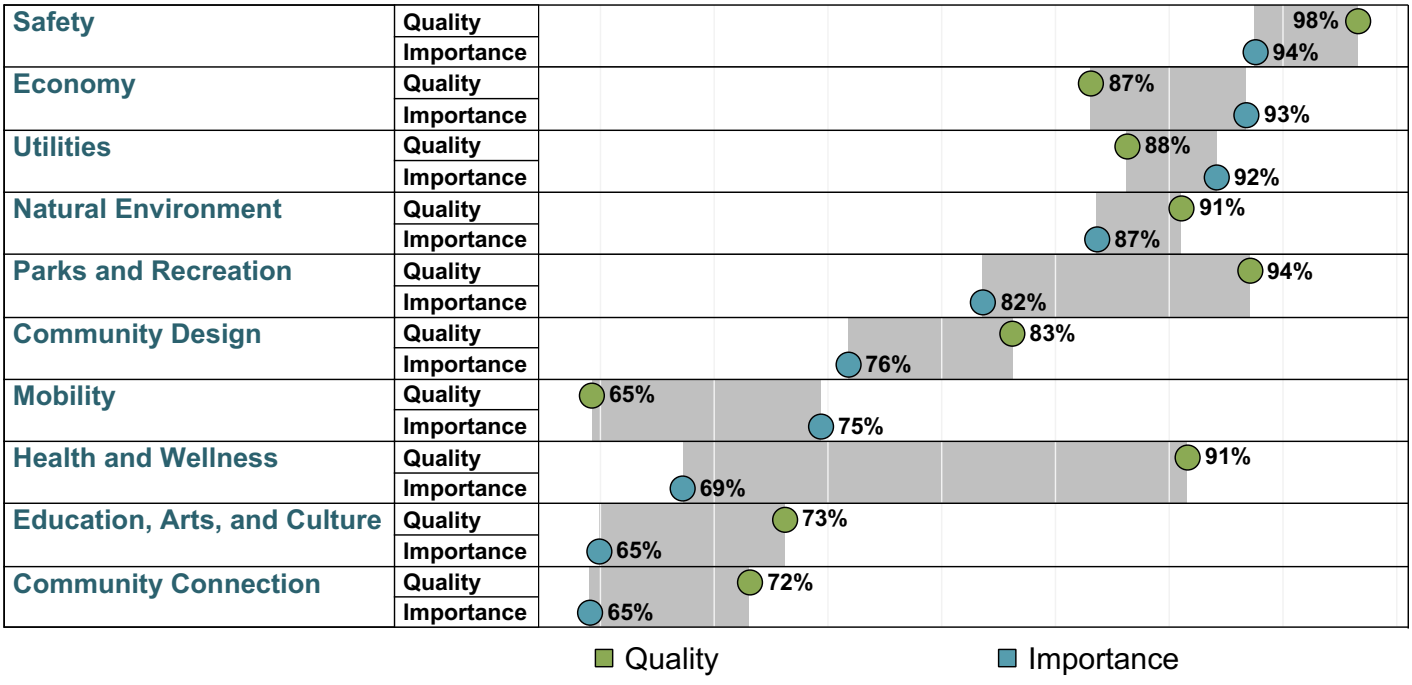
Quality and Importance by the Numbers

The chart below shows the proportion of respondents who provided excellent or good quality ratings for each of the ten facets of community livability (shown in green). Also displayed are the importance ratings for each of the ten facets (percent essential or very important, shown in blue). Finally, the shading in each chart corresponds with the national benchmark comparison.



Quality/Importance Gap Analysis

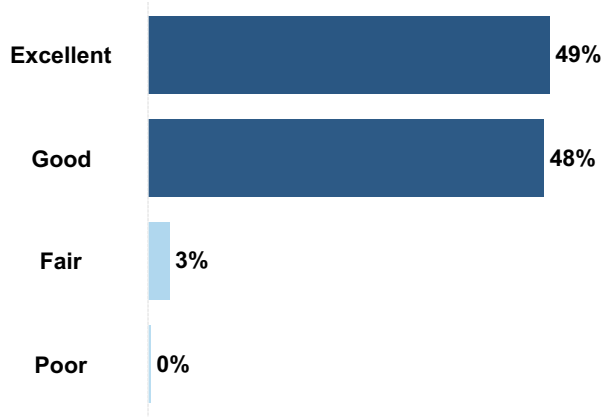
The gap analysis chart below shows the same data as above; however, this chart illustrates the differences in quality and importance ratings for each facet, as well as the absolute ratings for each.



Quality of Life

Measuring community livability starts with assessing the quality of life of those who live there, and ensuring that the community is attractive, accessible, and welcoming to all.

The overall quality of life in Clive



Please rate each of the following aspects of quality of life in Clive.
(% excellent or good)

	2022	2024	2026	vs. national benchmark[8]
Clive as a place to live	97%	93%	98%	Higher
The overall quality of life	95%	91%	97%	Higher

Please indicate how likely or unlikely you are to do each of the following.
(% very or somewhat likely)

	2022	2024	2026	
Recommend living in Clive to someone who asks	97%	94%	96%	Higher
Remain in Clive for the next five years	96%	88%	96% ↗	Higher

Please rate each of the following in the Clive community.
(% excellent or good)

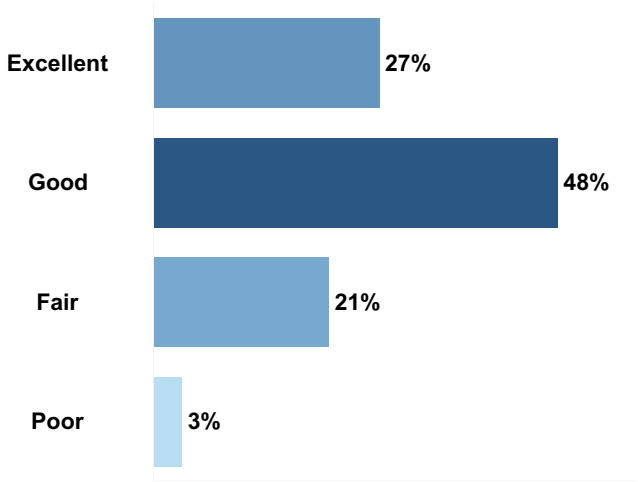
	2022	2024	2026	
Overall image or reputation	90%	88%	93%	Higher

8. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Governance

Strong local governments deliver results that meet residents' needs, use resources effectively, and respond to both current and future community priorities.

Overall confidence in Clive government



Please rate the quality of each of the following services in Clive.
(% excellent or good)

	2022	2024	2026	vs. national benchmark[9]
Public information services including newsletters, websites, etc.	88%	86%	89%	Much higher
Overall customer service by Clive employees	93%	90%	94%	Higher

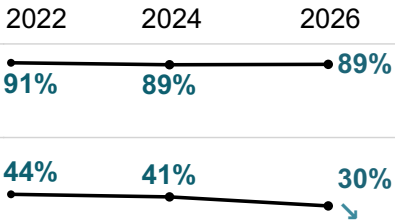
Please rate the following categories of Clive government performance.
(% excellent or good)

	2022	2024	2026	
The value of services for the taxes paid to Clive	77%	78%	77%	Higher
The overall direction that Clive is taking	88%	82%	81%	Higher
The job Clive government does at welcoming resident involvement	67%	73%	69%	Higher
Overall confidence in Clive government	77%	84%	76% ↘	Higher
Generally acting in the best interest of the community	83%	86%	83%	Much higher
Being honest	80%	87%	79% ↘	Higher
Being open and transparent to the public	76%	83%	79%	Much higher
Informing residents about issues facing the community	71%	77%	81%	Much higher
Treating all residents fairly	79%	82%	80%	Higher
Treating residents with respect	82%	88%	84%	Higher

Please indicate whether or not you have done each of the following in the last 12 months.
(% yes)

Attended a local public meeting (of local elected officials like City Council or County Supervisors, advisory boards, town halls, HO..	16% → 12% → 13%	Similar
Contacted Clive elected officials to express your opinion	16% → 10% → 12%	Similar
Contacted the City of Clive for help or information	49% → 46% → 50%	Similar
Watched a local public meeting	14% → 11% → 9%	Lower

Overall, how would you rate the quality of the services provided by each of the following?
(% excellent or good)



The City of Clive	91% → 89% → 89%	Higher
The Federal Government	44% → 41% → 30% ↘	Similar

Please indicate how much of a source, if at all, you consider each of the following to be for obtaining information about Clive activities, events, and services.
(% yes)

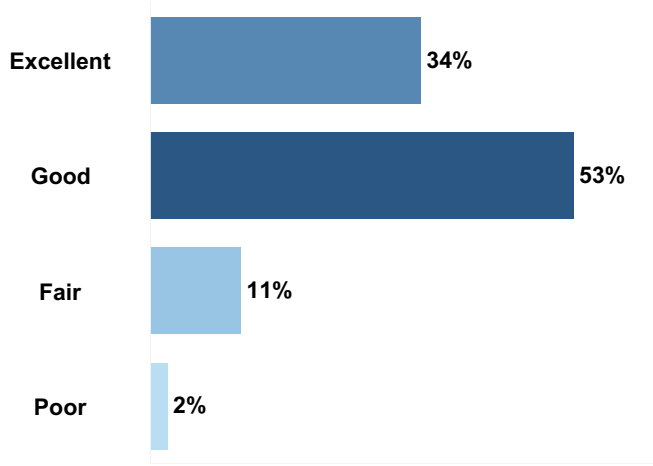
	2022	2024	2026	
City of Clive direct mailers (postcard, flyer, util..			85%	Similar
City of Clive emails or text messages			67%	Similar
City of Clive newsletter		78%	95%	Much higher
City of Clive social media (Facebook, X, Insta..		67%	64%	Similar
City of Clive website		88%	91%	Similar
Local media (newspapers, news programs)		74%	72%	Similar
Public access television			42%	Similar
Public meetings		48%	50%	Similar
Word of mouth		82%	81%	Similar

9. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Economy

Local governments work together with private and nonprofit businesses, and with the community at large, to foster sustainable growth, create jobs, and promote a thriving local economy.

Overall economic health of Clive



Please rate each of the following characteristics as they relate to Clive as a whole.
(% excellent or good)

	2022	2024	2026	vs. national benchmark[10]
Overall economic health	92%	83%	87%	Higher

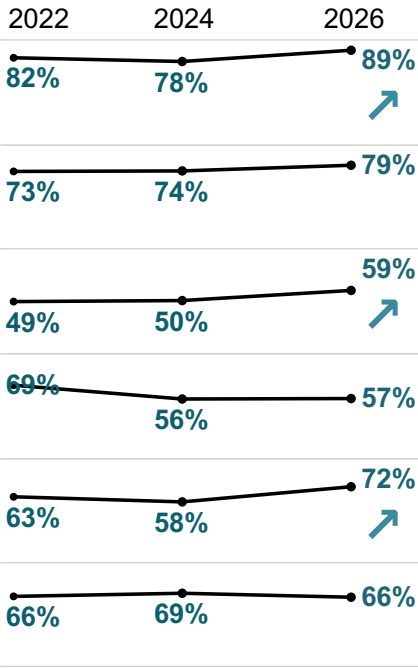
Please rate each of the following aspects of quality of life in Clive.
(% excellent or good)

	2022	2024	2026	
Clive as a place to work	80%	71%	78% ↗	Higher
Clive as a place to visit	73%	69%	74%	Similar

Please rate the quality of each of the following services in Clive.
(% excellent or good)

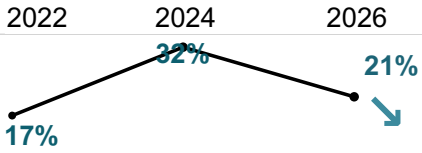
	2022	2024	2026	
Economic development	86%	82%	74% ↘	Higher

Please rate each of the following in the Clive community.
(% excellent or good)



Overall quality of business and service establishments		Higher
Variety of business and service establishments		Higher
Vibrancy of downtown/commercial area		Similar
Employment opportunities		Higher
Shopping opportunities		Higher
Cost of living		Much higher

What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:
(% very or somewhat positive)



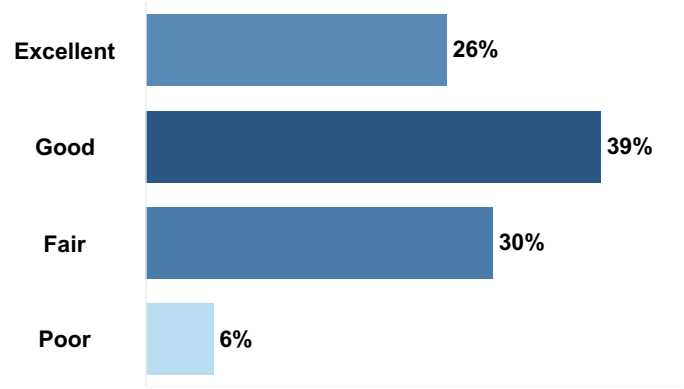
What impact, if any, do you think the economy will have on your family income in the next 6 months?		Similar

11. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Mobility

The ability of residents to move about their community with ease plays an important role in the overall quality of life for everyone who lives, works, and spends time there.

Overall quality of the transportation system in Clive



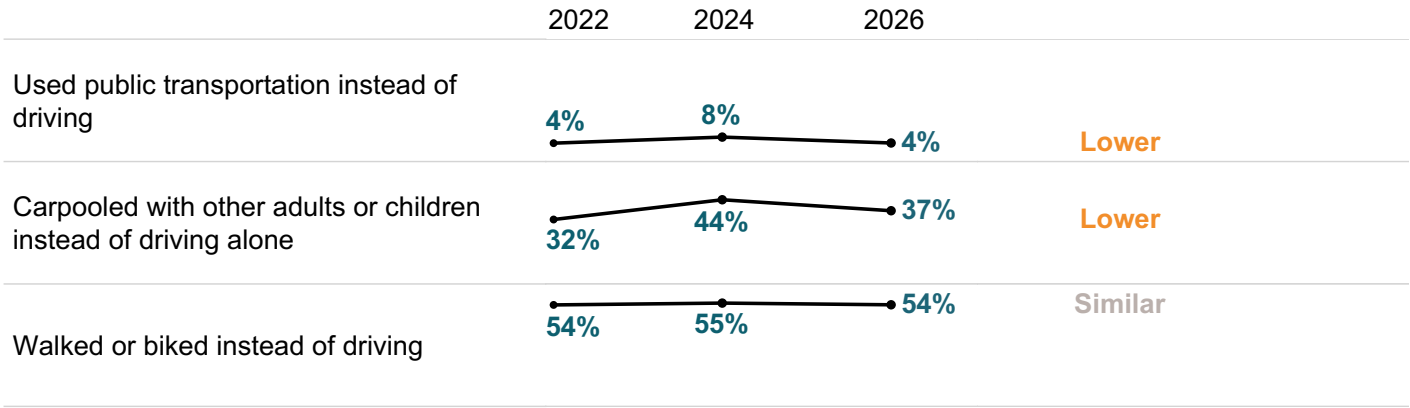
Please rate each of the following characteristics as they relate to Clive as a whole.
(% excellent or good)

	2022	2024	2026	vs. national benchmark[11]
Overall quality of the transportation system	73%	68%	65%	Higher

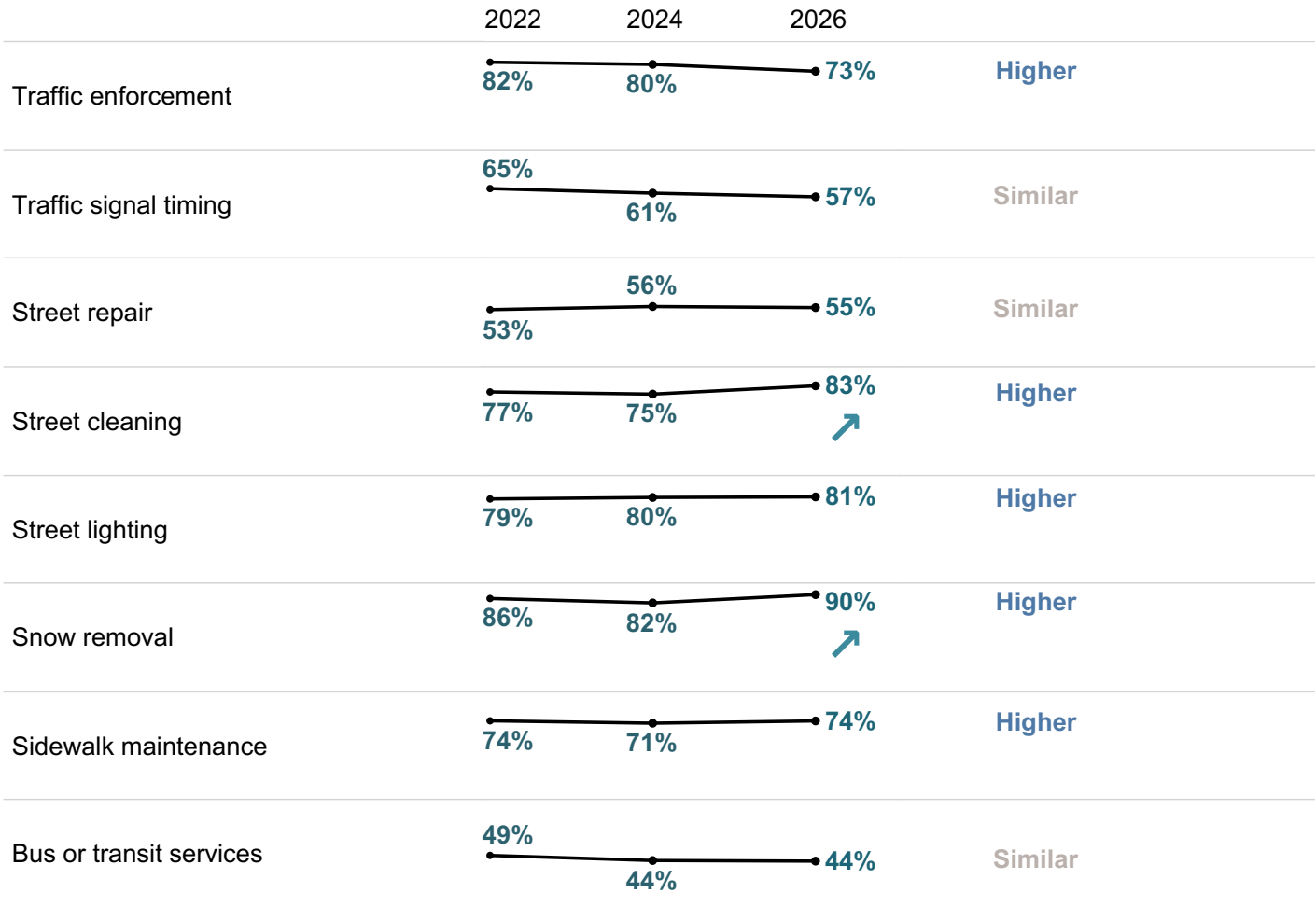
Please also rate each of the following in the Clive community.
(% excellent or good)

	2022	2024	2026	
Traffic flow on major streets	72%	68%	68%	Higher
Ease of public parking	86%	87%	87%	Higher
Ease of travel by car	90%	88%	90%	Higher
Ease of travel by public transportation	46%	29%	43% ↗	Similar
Ease of travel by bicycle	83%	83%	81%	Much higher
Ease of walking	85%	79%	82%	Higher

Please indicate whether or not you have done each of the following in the last 12 months.
(% yes)



Please rate the quality of each of the following services in Clive.
(% excellent or good)

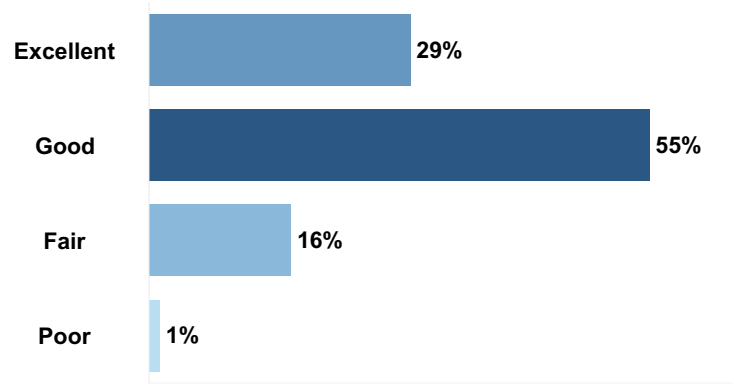


11. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Community Design

A well-designed community enhances the quality of life for its residents by encouraging smart land use and zoning, ensuring that affordable housing is accessible to all, and supporting development that suits residents' needs.

Overall design or layout of Clive's residential and commercial areas



Please rate each of the following characteristics as they relate to Clive as a whole.
(% excellent or good)

	2022	2024	2026	vs. national benchmark[12]
Overall design or layout of residential and commercial areas	80%	71%	83% ↗	Higher

Please rate each of the following aspects of quality of life in Clive.
(% excellent or good)

	2022	2024	2026	
Your neighborhood as a place to live	93%	91%	95%	Higher

Please rate the quality of each of the following services in Clive.
(% excellent or good)

	2022	2024	2026	
Land use, planning and zoning	71%	72%	68%	Higher
Code enforcement	69%	65%	61%	Higher

Please also rate each of the following in the Clive community.
(% excellent or good)

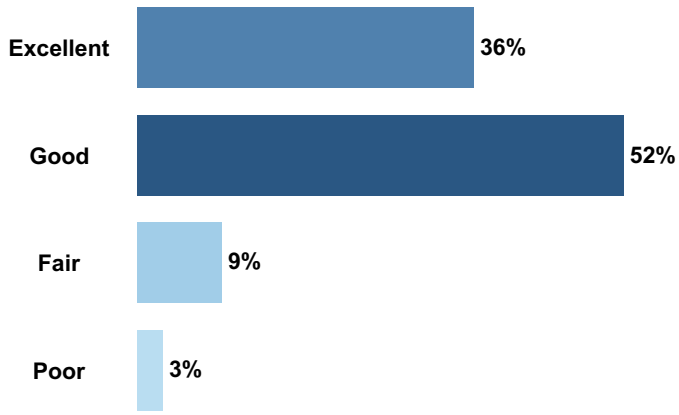
	2022	2024	2026	
Well-planned residential growth	77%	78%	78%	Much higher
Well-planned commercial growth	60%	68%	68%	Higher
Well-designed neighborhoods	79%	78%	83%	Higher
Preservation of the historical or cultural character of the community	72%	73%	59% ↘	Similar
Public places where people want to spend time	72%	68%	78% ↗	Higher
Variety of housing options	75%	74%	76%	Much higher
Availability of affordable quality housing	57%	61%	48% ↘	Higher
Overall quality of new development	78%	81%	76%	Higher
Overall appearance	90%	90%	91%	Higher

12. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Utilities

Access to essential services like water, gas, electricity, and internet is crucial for safeguarding the physical health, economic stability, and overall well-being of the communities they support.

Overall quality of the utility infrastructure in Clive



Please rate each of the following characteristics as they relate to Clive as a whole.
(% excellent or good)

	2022	2024	2026	vs. national benchmark[13]
Overall quality of the utility infrastructure	84%	82%	88%	Higher

Please rate the quality of each of the following services in Clive.
(% excellent or good)

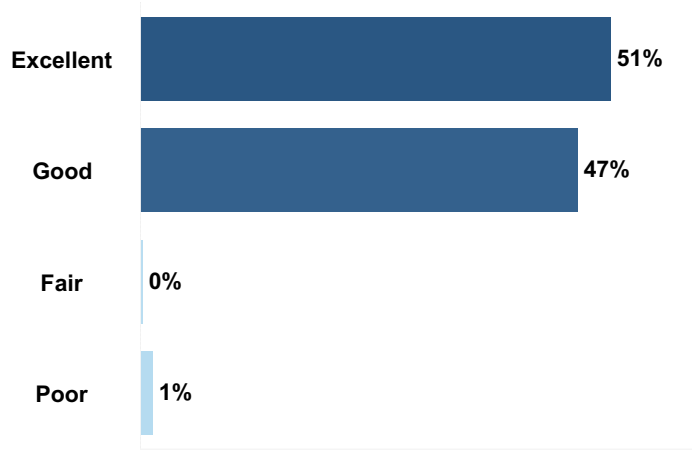
	2022	2024	2026	
Affordable high-speed internet access	58%	77%	84% ↗	Much higher
Garbage collection	92%	89%	93%	Higher
Drinking water	85%	82%	58% ↘	Similar
Sewer services	92%	91%	86%	Similar
Storm water management	88%	89%	79% ↘	Similar
Power (electric and/or gas) utility	91%	91%	91%	Higher
Utility billing	83%	86%	87%	Higher

13. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Safety

Public safety is one of the most important responsibilities of local governments, as every resident deserves to feel safe and secure both in their neighborhoods and across the wider community. The provision of strong, reliable safety services is essential to ensuring a high quality of life.

Overall feeling of safety in Clive



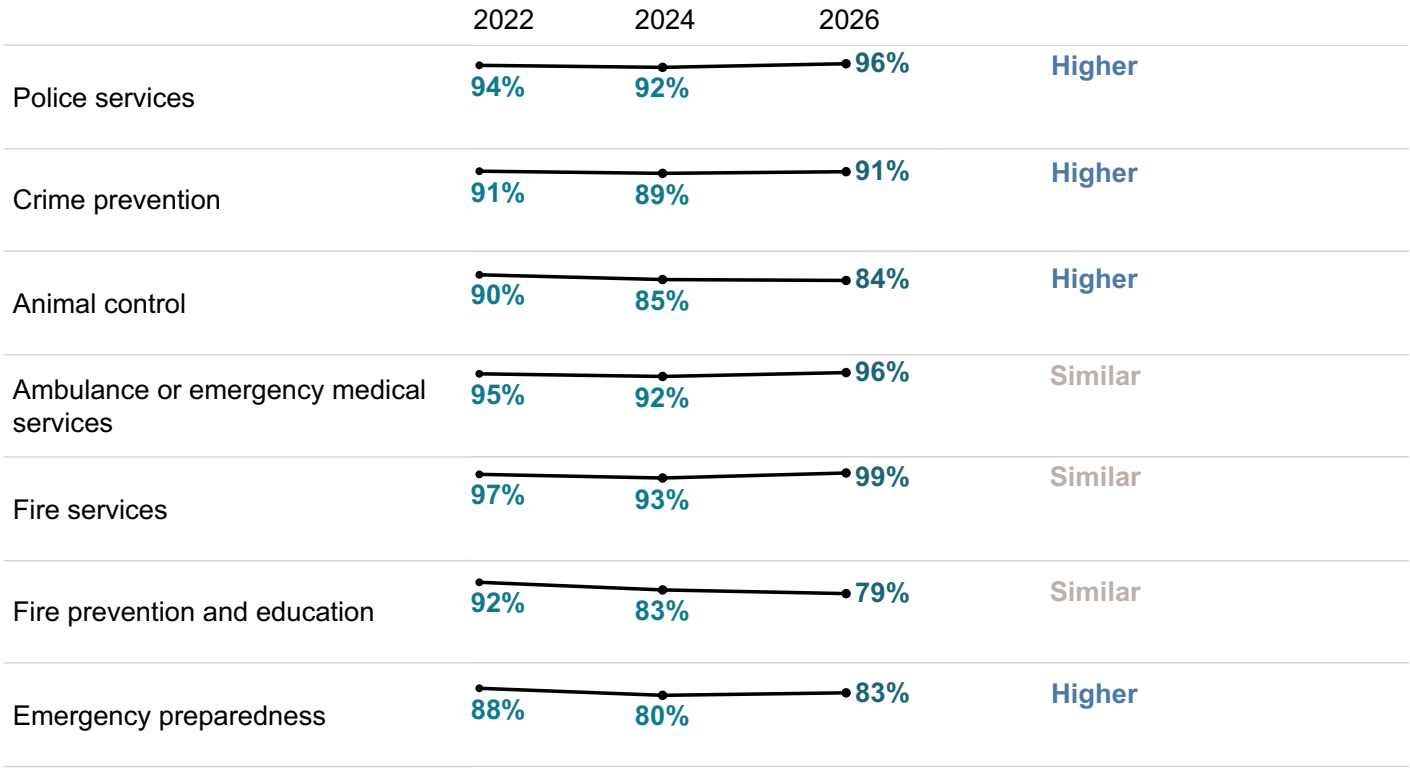
Please rate each of the following characteristics as they relate to Clive as a whole.
(% excellent or good)

	2022	2024	2026	vs. national benchmark[14]
Overall feeling of safety	96%	90%	98% ↗	Higher

Please rate how safe or unsafe you feel:
(% very or somewhat safe)

	2022	2024	2026	
In your neighborhood during the day	98%	96%	97%	Similar
In Clive's commercial area during the day	96%	98%	97%	Similar
From property crime	91%	90%	89%	Higher
From violent crime	97%	95%	92%	Higher
From fire, flood, or other natural disaster	89%	88%	93%	Similar

Please rate the quality of each of the following services in Clive.
(% excellent or good)

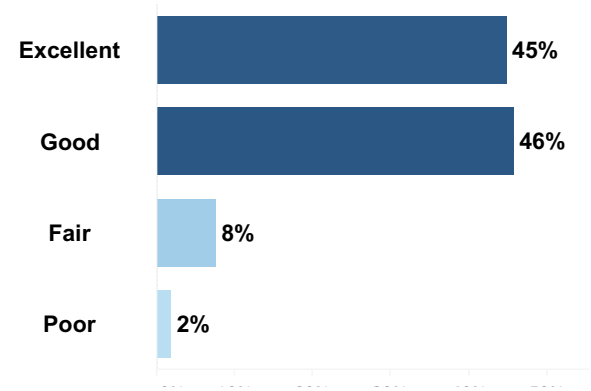


14. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Natural Environment

The natural spaces in which residents live and experience their communities has a direct and profound effect on quality of life. The natural environment plays a vital role in the health and well-being of residents.

Overall quality of natural environment in Clive



Please rate each of the following characteristics as they relate to Clive as a whole.
(% excellent or good)

	2022	2024	2026	vs. national benchmark[15]
Overall quality of natural environment	92%	86%	91%	Higher

Please also rate each of the following in the Clive community.
(% excellent or good)

	2022	2024	2026	
Cleanliness	90%	90%	89%	Higher
Water resources (creeks, lakes, ponds, riverways, etc.)	86%	78%	81%	Higher
Air quality	95%	92%	87%	Higher

Please rate the quality of each of the following services in Clive.
(% excellent or good)

	2022	2024	2026	
Preservation of natural areas	86%	83%	81%	Higher
Clive open space	84%	78%	81%	Higher
Recycling	79%	76%	87% ↗	Higher
Yard waste pick-up	83%	88%	90%	Higher

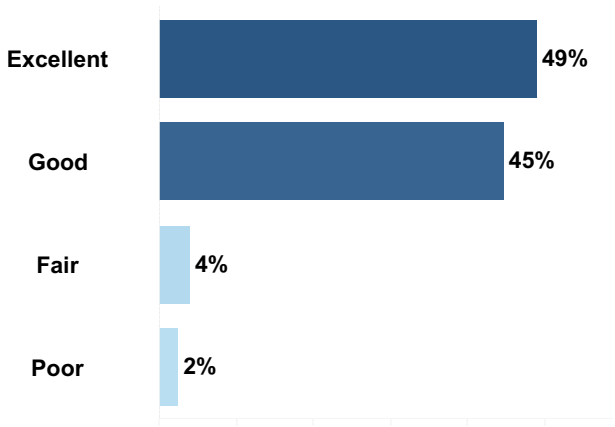
15. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Parks and Recreation

"There are no communities that pride themselves on their quality of life, promote themselves as a desirable location for businesses to relocate, or maintain that they are environmental stewards of their natural resources, without such communities having a robust, active system of parks and recreation programs for public use and enjoyment."

- National Recreation and Park Association

Overall quality of parks and recreation opportunities



Please rate each of the following characteristics as they relate to Clive as a whole.
(% excellent or good)

	2022	2024	2026	vs. national benchmark[16]
Overall quality of parks and recreation opportunities	93%	86%	94% ↗	Higher

Please also rate each of the following in the Clive community.
(% excellent or good)

	2022	2024	2026	
Availability of paths and walking trails	94%	88%	91%	Higher
Fitness opportunities	89%	84%	87%	Higher
Recreational opportunities	83%	76%	83%	Higher

Please rate the quality of each of the following services in Clive.
(% excellent or good)

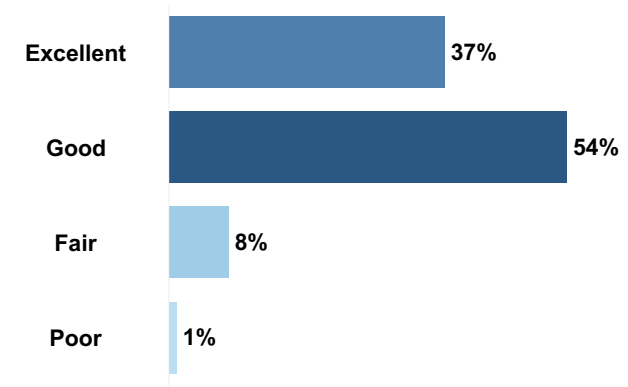
	2022	2024	2026	
City parks	90%	86%	93% ↗	Higher
Recreation programs or classes	79%	82%	89%	Higher
Recreation centers or facilities	81%	79%	87% ↗	Higher

16. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Health and Wellness

The features and amenities of a community directly influence residents' health and well-being, shaping their overall quality of life.

Overall health and wellness opportunities in Clive



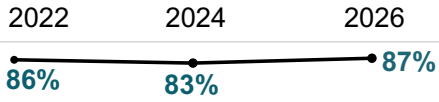
Please rate each of the following characteristics as they relate to Clive as a whole.
(% excellent or good)

	2022	2024	2026	vs. national benchmark[17]
Overall health and wellness opportunities	89%	80%	91% ↗	Higher

Please also rate each of the following in the Clive community.
(% excellent or good)

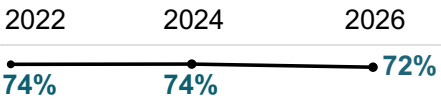
	2022	2024	2026	
Availability of affordable quality food	76%	74%	79%	Higher
Availability of affordable quality health care	79%	80%	77%	Higher
Availability of preventive health services	80%	84%	76% ↘	Higher
Availability of affordable quality mental health care	64%	66%	66%	Much higher

Please rate the quality of each of the following services in Clive.
(% excellent or good)



Health services		Higher

Please rate your overall health.
(% excellent or very good)



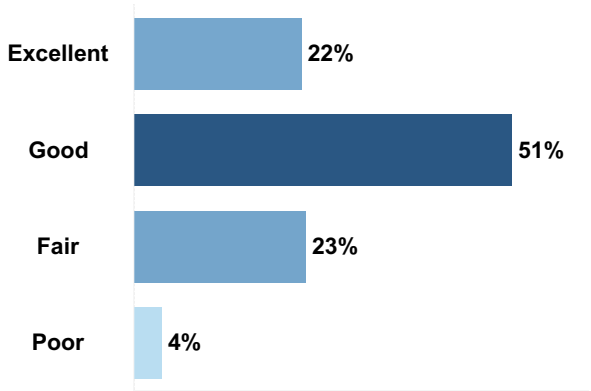
Please rate your overall health.		Similar

17. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Education, Arts, and Culture

Participation in the arts, in educational opportunities, and in cultural activities is linked to increased civic engagement, greater social tolerance, and enhanced enjoyment of the local community.

Overall opportunities for education, culture and the arts



Please rate each of the following characteristics as they relate to Clive as a whole.
(% excellent or good)

	2022	2024	2026	vs. national benchmark
Overall opportunities for education, culture, and the arts	73%	65%	73% ↗	Similar

Please also rate each of the following in the Clive community.
(% excellent or good)

	2022	2024	2026	
Opportunities to attend cultural/arts/music activities	54%	63%	72% ↗	Higher
Community support for the arts	63%	66%	72%	Higher
Availability of affordable quality childcare/preschool	66%	59%	60%	Higher
K-12 education	84%	77%	85% ↗	Higher
Adult educational opportunities	68%	55%	73% ↗	Higher
Opportunities to attend special events and festivals	72%	74%	84% ↗	Higher

Please rate the quality of each of the following services in Clive.
(% excellent or good)

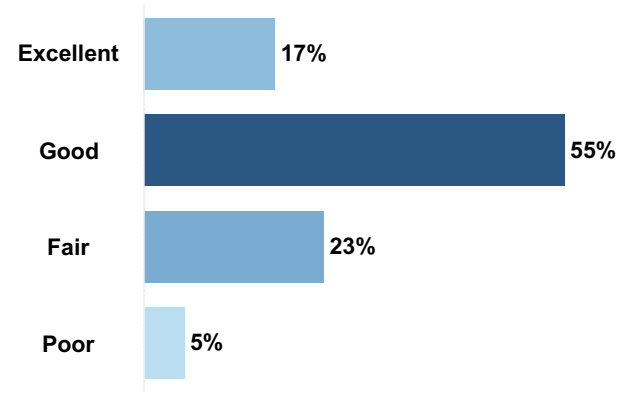
	2022	2024	2026	
Public library services	87%	85%	93% ↗	Similar

18. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Community Connection

Community connection reflects residents' sense of belonging. When residents feel welcomed and encouraged to participate, they are more likely to feel engaged and connected to their community.

Residents' connection and engagement with their community



Please rate each of the following characteristics as they relate to Clive as a whole.
(% excellent or good)

	2022	2024	2026	vs. national benchmark[19]
Residents' connection and engagement with their community	66%	66%	72%	Similar

Please rate each of the following aspects of quality of life in Clive.
(% excellent or good)

	2022	2024	2026	
Clive as a place to raise children	94%	93%	94%	Higher
Clive as a place to retire	84%	80%	81%	Higher
Sense of community	70%	73%	79%	Higher

Please rate the job you feel the Clive community does at each of the following.
(% excellent or good)

	2022	2024	2026	
Making all residents feel welcome	84%	84%	85%	Higher
Attracting people from diverse backgrounds	67%	67%	76% ↗	Higher
Valuing/respecting residents from diverse backgrounds	77%	79%	79%	Higher
Taking care of vulnerable residents (older adults, disabled, homeless, etc.)	73%	66%	71%	Higher

Please also rate each of the following in the Clive community.
(% excellent or good)

	2022	2024	2026	
Sense of civic/community pride	76%	72%	76%	Higher
Neighborliness of residents	76%	82%	77%	Higher
Opportunities to participate in social events and activities	70%	71%	81% ↗	Higher
Opportunities to volunteer	76%	71%	79% ↗	Similar
Opportunities to participate in community matters	73%	72%	82% ↗	Higher
Openness and acceptance of the community toward people of diverse backgrounds	71%	65%	70%	Similar

Please indicate whether or not you have done each of the following in the last 12 months.
(% yes)

	2022	2024	2026	
Campaigned or advocated for a local issue, cause, or candidate	20%	12%	14%	Similar

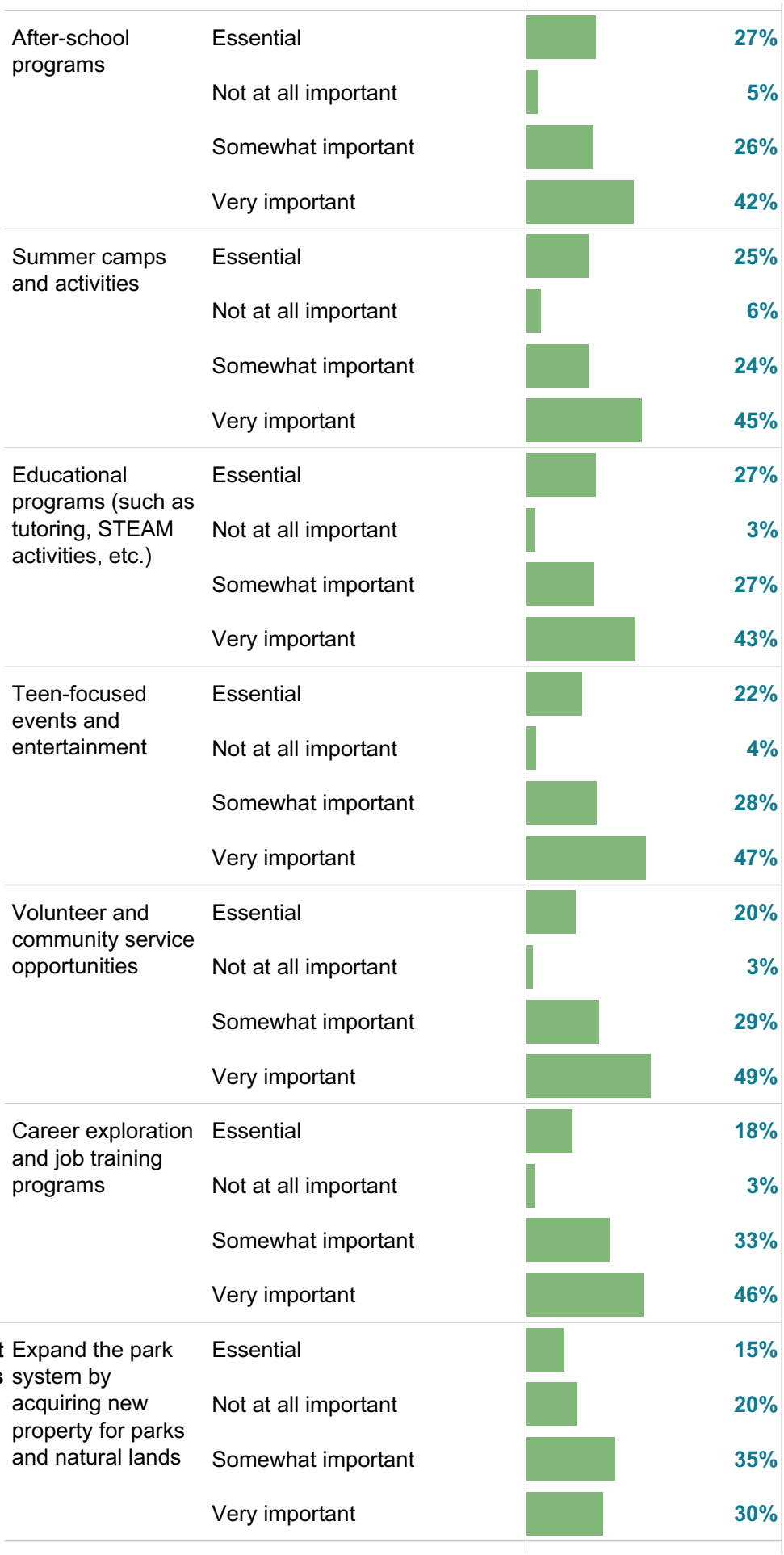
19. Comparison to the national benchmark is shown. If no comparison is available, this is left blank.

Custom Questions

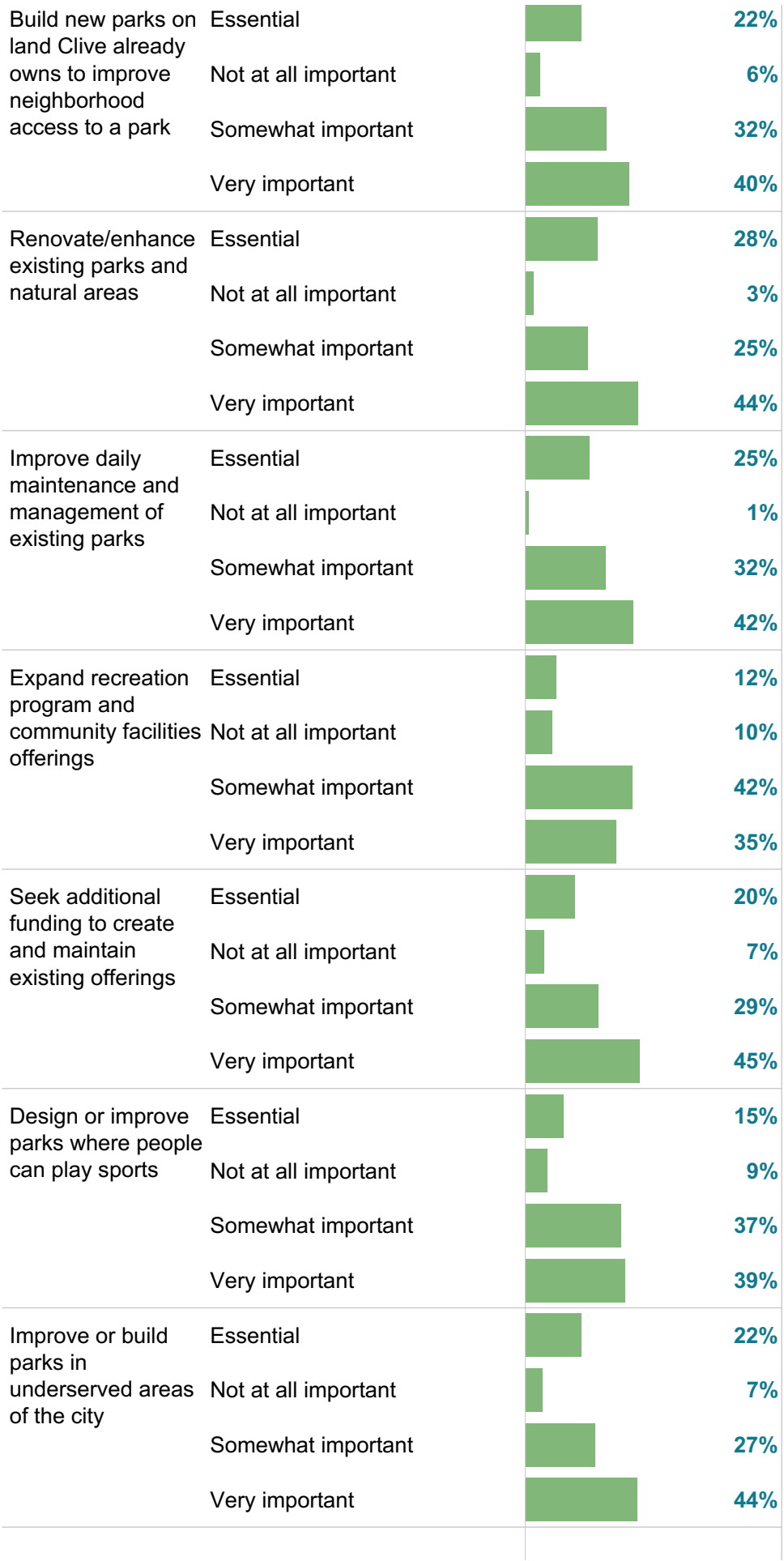
Below are the complete set of responses to each custom question on the survey. By default, “don’t know” responses are excluded.

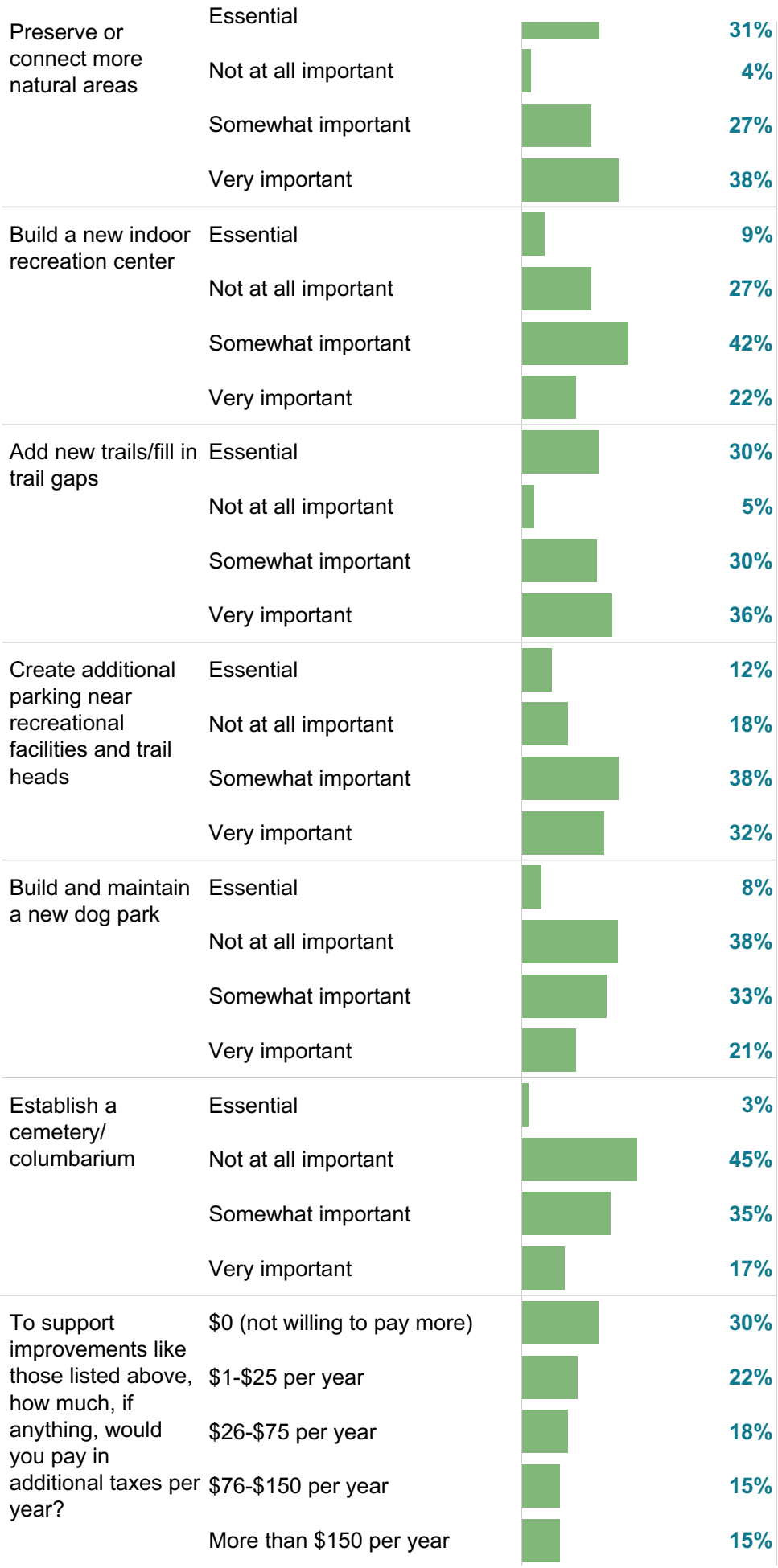
Include "don't know"
No

Overall, how would you rate the quality of the services provided by each of the following?	The Federal Government	Excellent	6%
		Fair	29%
		Good	24%
		Poor	41%
	The County Government	Excellent	13%
		Fair	30%
		Good	49%
		Poor	9%
Please rate the importance of focusing on each of the following recreation opportunities/ spaces in Clive.	Youth recreation opportunities	Essential	25%
		Not at all important	3%
		Somewhat important	21%
		Very important	50%
	Senior programming and social activities	Essential	19%
		Not at all important	4%
		Somewhat important	24%
		Very important	53%
	Community events like Food Truck Friday and Clive Festival	Essential	20%
		Not at all important	2%
		Somewhat important	30%
		Very important	48%
	Non-sport activities and programs (such as art/cultural opportunities)	Essential	13%
		Not at all important	3%
		Somewhat important	40%
		Very important	45%



How important, if at all, do you thinkit is for Clive to seek funding to do the following in the next 5 years?


Build new parks on land Clive already owns to improve neighborhood access to a park
Essential 22%
Not at all important 6%
Somewhat important 32%
Very important 40%
Renovate/enhance existing parks and natural areas
Essential 28%
Not at all important 3%
Somewhat important 25%
Very important 44%
Improve daily maintenance and management of existing parks
Essential 25%
Not at all important 1%
Somewhat important 32%
Very important 42%
Expand recreation program and community facilities offerings
Essential 12%
Not at all important 10%
Somewhat important 42%
Very important 35%
Seek additional funding to create and maintain existing offerings
Essential 20%
Not at all important 7%
Somewhat important 29%
Very important 45%
Design or improve parks where people can play sports
Essential 15%
Not at all important 9%
Somewhat important 37%
Very important 39%
Improve or build parks in underserved areas of the city
Essential 22%
Not at all important 7%
Somewhat important 27%
Very important 44%


Preserve or connect more natural areas
Essential 31%
Not at all important 4%
Somewhat important 27%
Very important 38%
Build a new indoor recreation center
Essential 9%
Not at all important 27%
Somewhat important 42%
Very important 22%
Add new trails/fill in trail gaps
Essential 30%
Not at all important 5%
Somewhat important 30%
Very important 36%
Create additional parking near recreational facilities and trail heads
Essential 12%
Not at all important 18%
Somewhat important 38%
Very important 32%
Build and maintain a new dog park
Essential 8%
Not at all important 38%
Somewhat important 33%
Very important 21%
Establish a cemetery/ columbarium
Essential 3%
Not at all important 45%
Somewhat important 35%
Very important 17%
To support improvements like those listed above, how much, if anything, would you pay in additional taxes per year?
$0 (not willing to pay more) 30%
$1-$25 per year 22%
$26-$75 per year 18%
$76-$150 per year 15%
More than $150 per year 15%

The City of Clive 2026 Community Survey

Please complete this survey if you are an adult (age 18 or older). Your responses are confidential and no identifying information will be shared.

1. Please rate each of the following aspects of quality of life in Clive.

	Excellent	Good	Fair	Poor	Don't know
Clive as a place to live	1	2	3	4	5
Your neighborhood as a place to live	1	2	3	4	5
Clive as a place to raise children	1	2	3	4	5
Clive as a place to work	1	2	3	4	5
Clive as a place to visit	1	2	3	4	5
Clive as a place to retire	1	2	3	4	5
The overall quality of life in Clive	1	2	3	4	5
Sense of community	1	2	3	4	5

2. Please rate each of the following characteristics as they relate to Clive as a whole.

	Excellent	Good	Fair	Poor	Don't know
Overall economic health of Clive	1	2	3	4	5
Overall quality of the transportation system (auto, bicycle, foot, bus) in Clive	1	2	3	4	5
Overall design or layout of Clive's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	1	2	3	4	5
Overall quality of the utility infrastructure in Clive (water, sewer, storm water, electric/gas, broadband)	1	2	3	4	5
Overall feeling of safety in Clive	1	2	3	4	5
Overall quality of natural environment in Clive	1	2	3	4	5
Overall quality of parks and recreation opportunities	1	2	3	4	5
Overall health and wellness opportunities in Clive	1	2	3	4	5
Overall opportunities for education, culture, and the arts	1	2	3	4	5
Residents' connection and engagement with their community	1	2	3	4	5

3. Please indicate how likely or unlikely you are to do each of the following.

	Very likely	Somewhat likely	Somewhat unlikely	Very unlikely	Don't know
Recommend living in Clive to someone who asks	1	2	3	4	5
Remain in Clive for the next five years	1	2	3	4	5

4. Please rate how safe or unsafe you feel:

	Very safe	Somewhat safe	Neither safe nor unsafe	Somewhat unsafe	Very unsafe	Don't know
In your neighborhood during the day	1	2	3	4	5	6
In Clive's commercial area during the day	1	2	3	4	5	6
From property crime	1	2	3	4	5	6
From violent crime	1	2	3	4	5	6
From fire, flood, or other natural disaster	1	2	3	4	5	6

5. Please rate the job you feel the Clive community does at each of the following.

	Excellent	Good	Fair	Poor	Don't know
Making all residents feel welcome	1	2	3	4	5
Attracting people from diverse backgrounds	1	2	3	4	5
Valuing/respecting residents from diverse backgrounds	1	2	3	4	5
Taking care of vulnerable residents (older adults, disabled, homeless, etc.)	1	2	3	4	5

6. Please rate each of the following in the Clive community.

	Excellent	Good	Fair	Poor	Don't know
Overall quality of business and service establishments in Clive	1	2	3	4	5
Variety of business and service establishments in Clive	1	2	3	4	5
Vibrancy of downtown/commercial area	1	2	3	4	5
Employment opportunities	1	2	3	4	5
Shopping opportunities	1	2	3	4	5
Cost of living in Clive	1	2	3	4	5
Overall image or reputation of Clive	1	2	3	4	5

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7. Please also rate each of the following in the Clive community.

	Excellent	Good	Fair	Poor	Don't know
Traffic flow on major streets	1	2	3	4	5
Ease of public parking	1	2	3	4	5
Ease of travel by car in Clive	1	2	3	4	5
Ease of travel by public transportation in Clive	1	2	3	4	5
Ease of travel by bicycle in Clive	1	2	3	4	5
Ease of walking in Clive	1	2	3	4	5
Well-planned residential growth	1	2	3	4	5
Well-planned commercial growth	1	2	3	4	5
Well-designed neighborhoods	1	2	3	4	5
Preservation of the historical or cultural character of the community	1	2	3	4	5
Public places where people want to spend time	1	2	3	4	5
Variety of housing options	1	2	3	4	5
Availability of affordable quality housing	1	2	3	4	5
Overall quality of new development in Clive	1	2	3	4	5
Overall appearance of Clive	1	2	3	4	5
Cleanliness of Clive	1	2	3	4	5
Water resources (creeks, lakes, ponds, riverways, etc.)	1	2	3	4	5
Air quality	1	2	3	4	5
Availability of paths and walking trails	1	2	3	4	5
Fitness opportunities (including exercise classes and paths or trails, etc.)	1	2	3	4	5
Recreational opportunities	1	2	3	4	5
Availability of affordable quality food	1	2	3	4	5
Availability of affordable quality health care	1	2	3	4	5
Availability of preventive health services	1	2	3	4	5
Availability of affordable quality mental health care	1	2	3	4	5
Opportunities to attend cultural/arts/music activities	1	2	3	4	5
Community support for the arts	1	2	3	4	5
Availability of affordable quality childcare/preschool	1	2	3	4	5
K-12 education	1	2	3	4	5
Adult educational opportunities	1	2	3	4	5
Sense of civic/community pride	1	2	3	4	5
Neighborliness of residents in Clive	1	2	3	4	5
Opportunities to participate in social events and activities	1	2	3	4	5
Opportunities to attend special events and festivals	1	2	3	4	5
Opportunities to volunteer	1	2	3	4	5
Opportunities to participate in community matters	1	2	3	4	5
Openness and acceptance of the community toward people of diverse backgrounds	1	2	3	4	5

8. Please indicate whether or not you have done each of the following in the last 12 months.

	No	Yes
Contacted the City of Clive (in-person, phone, email, or web) for help or information	1	2
Contacted Clive elected officials (in-person, phone, email, or web) to express your opinion	1	2
Attended a local public meeting (of local elected officials like City Council or County Supervisors, advisory boards, town halls, HOA, neighborhood watch, etc.)	1	2
Watched (online or on television) a local public meeting	1	2
Volunteered your time to some group/activity in Clive	1	2
Campaigned or advocated for a local issue, cause, or candidate	1	2
Voted in your most recent local election	1	2
Used bus, rail, subway, or other public transportation instead of driving	1	2
Carpooled with other adults or children instead of driving alone	1	2
Walked or biked instead of driving	1	2

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9. Please rate the quality of each of the following services in Clive.

	Excellent	Good	Fair	Poor	Don't know
Public information services including newsletters, websites, etc.	1	2	3	4	5
Economic development	1	2	3	4	5
Traffic enforcement	1	2	3	4	5
Traffic signal timing	1	2	3	4	5
Street repair	1	2	3	4	5
Street cleaning	1	2	3	4	5
Street lighting	1	2	3	4	5
Snow removal	1	2	3	4	5
Sidewalk maintenance	1	2	3	4	5
Bus or transit services	1	2	3	4	5
Land use, planning, and zoning	1	2	3	4	5
Code enforcement (weeds, abandoned buildings, etc.)	1	2	3	4	5
Affordable high-speed internet access	1	2	3	4	5
Garbage collection	1	2	3	4	5
Drinking water	1	2	3	4	5
Sewer services	1	2	3	4	5
Storm water management (storm drainage, dams, levees, etc.)	1	2	3	4	5
Power (electric and/or gas) utility	1	2	3	4	5
Utility billing	1	2	3	4	5
Police services	1	2	3	4	5
Crime prevention	1	2	3	4	5
Animal control	1	2	3	4	5
Ambulance or emergency medical services	1	2	3	4	5
Fire services	1	2	3	4	5
Fire prevention and education	1	2	3	4	5
Emergency preparedness (services that prepare the community for natural disasters or other emergency situations)	1	2	3	4	5
Preservation of natural areas (open space, farmlands, and greenbelts)	1	2	3	4	5
Clive open space	1	2	3	4	5
Recycling	1	2	3	4	5
Yard waste pick-up	1	2	3	4	5
City parks	1	2	3	4	5
Recreation programs or classes	1	2	3	4	5
Recreation centers or facilities	1	2	3	4	5
Health services	1	2	3	4	5
Public library services	1	2	3	4	5
Overall customer service by Clive employees (police, receptionists, planners, etc.)	1	2	3	4	5

10. Please rate the following categories of Clive government performance.

	Excellent	Good	Fair	Poor	Don't know
The value of services for the taxes paid to Clive	1	2	3	4	5
The overall direction that Clive is taking	1	2	3	4	5
The job Clive government does at welcoming resident involvement	1	2	3	4	5
Overall confidence in Clive government	1	2	3	4	5
Generally acting in the best interest of the community	1	2	3	4	5
Being honest	1	2	3	4	5
Being open and transparent to the public	1	2	3	4	5
Informing residents about issues facing the community	1	2	3	4	5
Treating all residents fairly	1	2	3	4	5
Treating residents with respect	1	2	3	4	5

11. Overall, how would you rate the quality of the services provided by each of the following?

	Excellent	Good	Fair	Poor	Don't know
The City of Clive	1	2	3	4	5
The Federal Government	1	2	3	4	5
The County Government	1	2	3	4	5
The State Government	1	2	3	4	5

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12. Please rate how important, if at all, you think it is for the Clive community to focus on each of the following in the coming two years.

	Essential	Very important	Somewhat important	Not at all important
Overall economic health of Clive	1	2	3	4
Overall quality of the transportation system (auto, bicycle, foot, bus) in Clive	1	2	3	4
Overall design or layout of Clive's residential and commercial areas (e.g., homes, buildings, streets, parks, etc.)	1	2	3	4
Overall quality of the utility infrastructure in Clive (water, sewer, storm water, electric/gas, broadband)	1	2	3	4
Overall feeling of safety in Clive	1	2	3	4
Overall quality of natural environment in Clive	1	2	3	4
Overall quality of parks and recreation opportunities	1	2	3	4
Overall health and wellness opportunities in Clive	1	2	3	4
Overall opportunities for education, culture, and the arts	1	2	3	4
Residents' connection and engagement with their community	1	2	3	4

13. Please rate the importance of focusing on each of the following recreation opportunities/spaces in Clive.

	Essential	Very important	Somewhat important	Not at all important
Youth recreation opportunities	1	2	3	4
Senior programming and social activities	1	2	3	4
Community events like Food Truck Friday and Clive Festival	1	2	3	4
Non-sport activities and programs (such as art/cultural opportunities)	1	2	3	4
After-school programs	1	2	3	4
Summer camps and activities	1	2	3	4
Educational programs (such as tutoring, STEAM activities, etc.)	1	2	3	4
Teen-focused events and entertainment	1	2	3	4
Volunteer and community service opportunities	1	2	3	4
Career exploration and job training programs	1	2	3	4

14. How important, if at all, do you think it is for Clive to seek funding to do the following in the next 5 years?

	Essential	Very important	Somewhat important	Not at all important
Expand the park system by acquiring new property for parks and natural lands	1	2	3	4
Build new parks on land Clive already owns to improve neighborhood access to a park	1	2	3	4
Renovate/enhance existing parks and natural areas	1	2	3	4
Improve daily maintenance and management of existing parks	1	2	3	4
Expand recreation program and community facilities offerings	1	2	3	4
Seek additional funding to create and maintain existing offerings	1	2	3	4
Design or improve parks where people can play sports	1	2	3	4
Improve or build parks in underserved areas of the city	1	2	3	4
Preserve or connect more natural areas	1	2	3	4
Build a new indoor recreation center	1	2	3	4
Add new trails/fill in trail gaps	1	2	3	4
Create additional parking near recreational facilities and trail heads	1	2	3	4
Build and maintain a new dog park	1	2	3	4
Establish a cemetery/columbarium	1	2	3	4

15. To support improvements like those listed above, how much, if anything, would you pay in additional taxes per year?

- ❍ $0 (not willing to pay more)
- ❍ $1–$25 per year
- ❍ $26–$75 per year
- ❍ $76–$150 per year
- ❍ More than $150 per year

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The City of Clive 2026 Community Survey

Our last questions are about you and your household.
Again, all of your responses to this survey are confidential and no identifying information will be shared.

D1. Please indicate how much of a source, if at all, you consider each of the following to be for obtaining information about Clive activities, events, and services.

	Major source	Minor source	Not a source
City of Clive website	1	2	3
City of Clive social media (Facebook, Instagram, LinkedIn, YouTube)	1	2	3
City of Clive newsletter	1	2	3
City of Clive emails or text messages	1	2	3
City of Clive direct mailers (postcard, flyer, utility bill insert)	1	2	3
Public meetings	1	2	3
Local media (newspapers, news programs)	1	2	3
Public access television	1	2	3
Word of mouth	1	2	3

D2. Please rate your overall health.

❍ Excellent ❍ Very good ❍ Good ❍ Fair ❍ Poor

D3. What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:

❍ Very positive ❍ Somewhat positive ❍ Neutral ❍ Somewhat negative ❍ Very negative

D4. How many years have you lived in Clive?

❍ Less than 2 years
❍ 2-5 years
❍ 6-10 years
❍ 11-20 years
❍ More than 20 years

D5. Which best describes the building you live in?

❍ Single-family detached home
❍ Townhouse or duplex (may share walls but no units above or below you)
❍ Condominium or apartment (have units above or below you)
❍ Mobile home
❍ Other

D6. Do you rent or own your home?

❍ Rent
❍ Own

D7. About how much is your monthly housing cost for the place you live (including rent, mortgage payment, property tax, property insurance, and homeowners' association (HOA) fees)?

❍ Less than $300
❍ $300 to $599
❍ $600 to $999
❍ $1,000 to $1,499
❍ $1,500 to $2,499
❍ $2,500 to $3,999
❍ $4,000 to $6,999
❍ $7,000 to $9,999
❍ $10,000 or more

D8. Do any children 17 or under live in your household?

❍ No ❍ Yes

D9. Are you or any other members of your household aged 65 or older?

❍ No ❍ Yes

D10. How much do you anticipate your household's total income before taxes will be for the current year? (Please include in your total income money from all sources for all persons living in your household.)

❍ Less than $25,000
❍ $25,000 to $49,999
❍ $50,000 to $74,999
❍ $75,000 to $99,999
❍ $100,000 to $149,999
❍ $150,000 to $199,999
❍ $200,000 to $299,999
❍ $300,000 or more

D11. Are you of Hispanic, Latino/a/x, or Spanish origin?

❍ No ❍ Yes

D12. What is your race? (Mark one or more races to indicate what race you consider yourself to be.)

❑ American Indian or Alaskan Native
❑ Asian
❑ Black or African American
❑ Native Hawaiian or Other Pacific Islander
❑ White
❑ A race not listed

D13. In which category is your age?

❍ 18-24 years
❍ 25-34 years
❍ 35-44 years
❍ 45-54 years
❍ 55-64 years
❍ 65-74 years
❍ 75 years or older

D14. What is your gender?

❍ Woman
❍ Man
❍ Identify in another way

Thank you! Please return the completed survey in the postage-paid envelope to:
National Research Center, Inc., PO Box 14050, Houston, TX 77221-9904

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2026 Clive Resident Survey

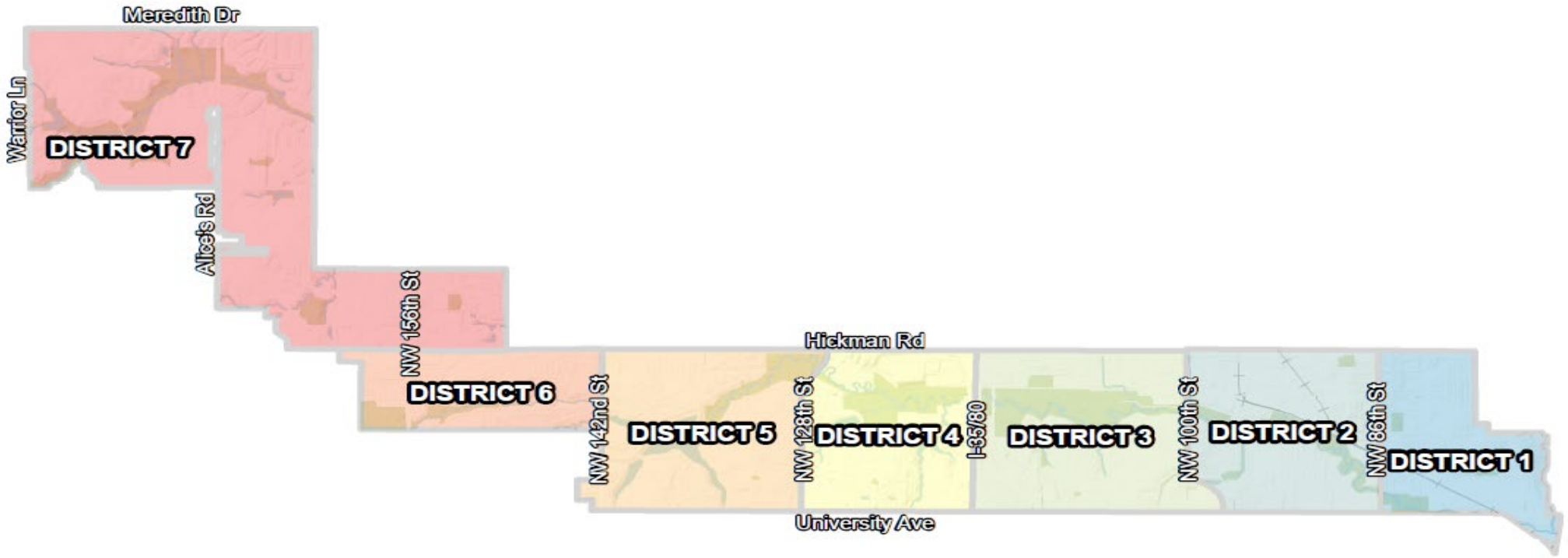
August 13, 2026

Assistant City Manager Pete De Kock

Survey methods

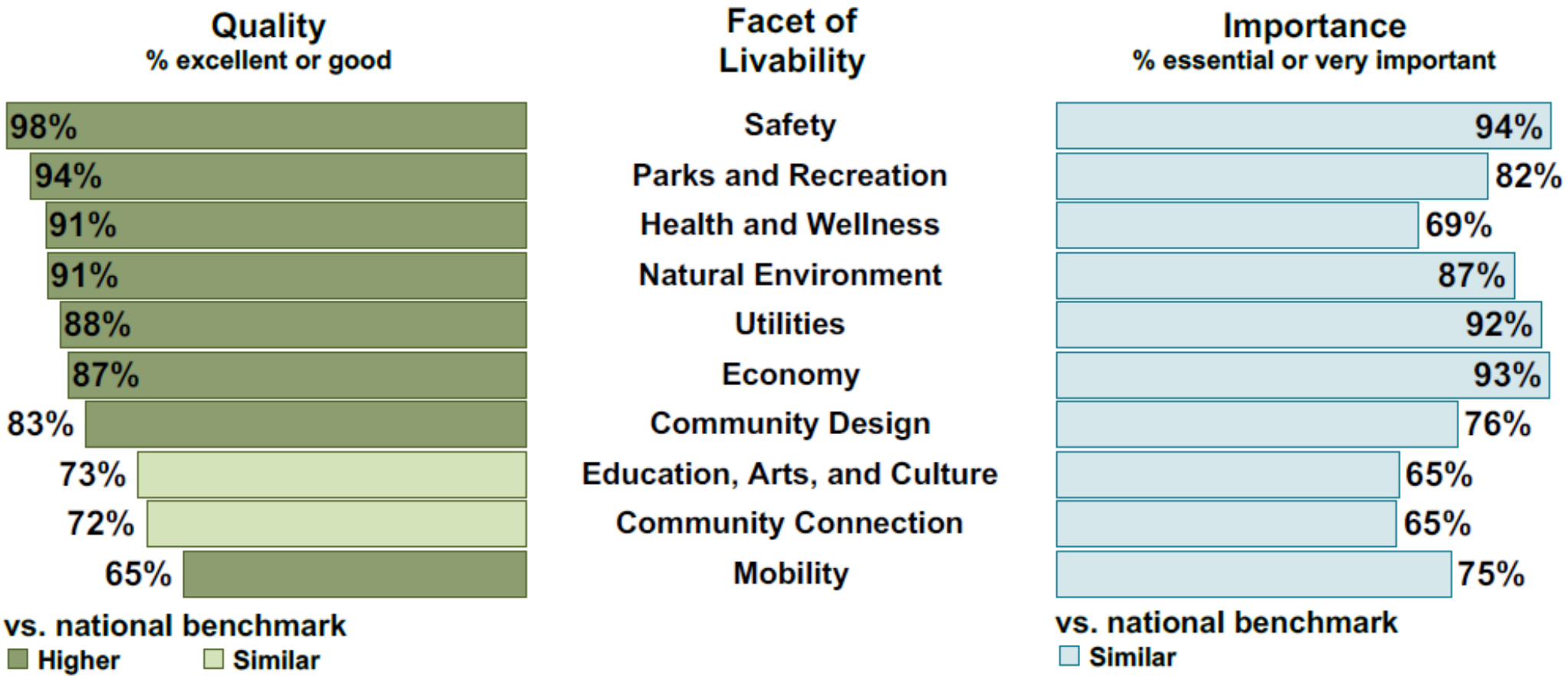
- 3000 randomly selected Clive households received mailings beginning on May 4, and the survey remained open to June 29
- 388 randomly selected households completed the survey (14% response rate compared to 15% in 2024)
  - 520 responses in 2020; 494 in 2022; 433 in 2024
  - Across the United States, there is declining interest in completing random selection surveys
- Benchmarks:
  - “Higher” or “lower” means Clive’s average rating for a given result was more than 10 points different than the benchmark.
  - If a rating was “much higher” or “much lower,” then Clive’s average was more than 20 points different than the benchmark.
- Confidence interval: The survey uses the traditional 95% confidence interval. The interval quantifies the sampling error or imprecision of the survey results because some residents’ opinions are used to estimate all residents’ views.
- Margin of error: The survey’s margin of error is no greater than plus or minus five percentage points around any percentage reported for all respondents.
  - The 5% margin of error can only be applied to results for the entire survey population, not demographic groups
- Statistically significant difference: A difference in results between two demographic categories likely to be attributable to a specific cause.
  - When comparing 2024 to 2026, a change is statistically significant if the difference exceeds 6.9 percentage points.
  - When looking at 2026 results, statistical significance levels vary depending on the demographic categories being compared.
- Weighting: The objective of survey data weighting is to make the survey respondents reflective of the larger population of the Clive community. The demographics of the respondents were compared to those in the 2020 Census and 2024 American Community Survey.
- Benchmarks: Benchmarks reflect results collected from residents in other communities who have administered the NCS survey. The comparison evaluations are from the most recent survey completed in each community in the last five years. The number of communities in each benchmark varies because not all ask the same questions.

Like our 2024 survey, the 2026 survey has unique results for each of the 7 planning districts.



Quality and Importance by the Numbers

The chart below shows the proportion of respondents who provided excellent or good quality ratings for each of the ten facets of community livability (shown in green). Also displayed are the importance ratings for each of the ten facets (percent essential or very important, shown in blue). Finally, the shading in each chart corresponds with the national benchmark comparison.



Quality/Importance Gap Analysis

The gap analysis chart below shows the same data as above; however, this chart illustrates the differences in quality and importance ratings for each facet, as well as the absolute ratings for each.

Safety	Quality	98%
	Importance	94%
Economy	Quality	87%
	Importance	93%
Utilities	Quality	88%
	Importance	92%
Natural Environment	Quality	91%
	Importance	87%
Parks and Recreation	Quality	94%
	Importance	82%
Community Design	Quality	83%
	Importance	76%
Mobility	Quality	65%
	Importance	75%
Health and Wellness	Quality	91%
	Importance	69%
Education, Arts, and Culture	Quality	73%
	Importance	65%
Community Connection	Quality	72%
	Importance	65%

Quality Importance

For the past 12 years, Clive residents have given the City high marks for overall quality of life.

Please rate each of the following aspects of quality of life in Clive.
(% excellent or good)

	2022	2024	2026	vs. national benchmark[8]
Clive as a place to live	97%	93%	98%	Higher
The overall quality of life	95%	91%	97%	Higher

Please indicate how likely or unlikely you are to do each of the following.
(% very or somewhat likely)

	2022	2024	2026	
Recommend living in Clive to someone who asks	97%	94%	96%	Higher
Remain in Clive for the next five years	96%	88%	96% ↗	Higher

Please rate each of the following in the Clive community.
(% excellent or good)

	2022	2024	2026	
Overall image or reputation	90%	88%	93%	Higher

Please rate each of the following characteristics as they relate to Clive as a whole.
(% excellent or good)

	2022	2024	2026	vs. national benchmark[19]
Residents' connection and engagement with their community	66%	66%	72%	Similar

Please rate each of the following aspects of quality of life in Clive.
(% excellent or good)

	2022	2024	2026	
Clive as a place to raise children	94%	93%	94%	Higher
Clive as a place to retire	84%	80%	81%	Higher
Sense of community	70%	73%	79%	Higher

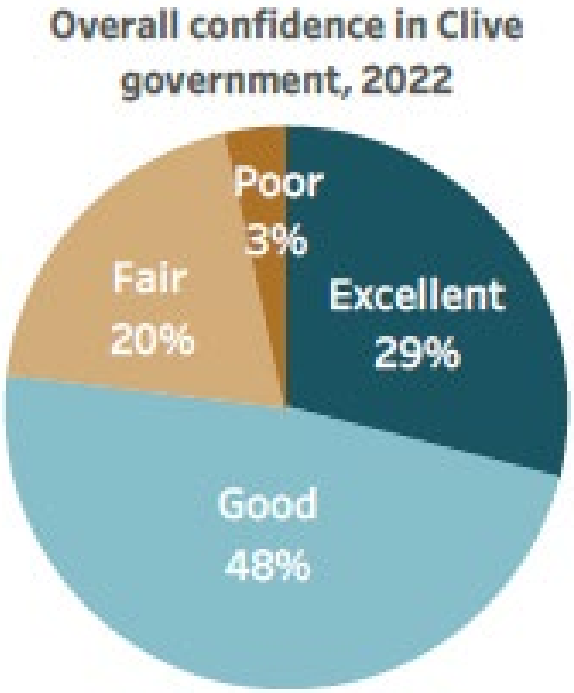
Clive's ratings for value for taxes paid, public information, transparency, and acting in the best interest of the community remain strong, but note the changes in "being honest" and "overall confidence in Clive government."

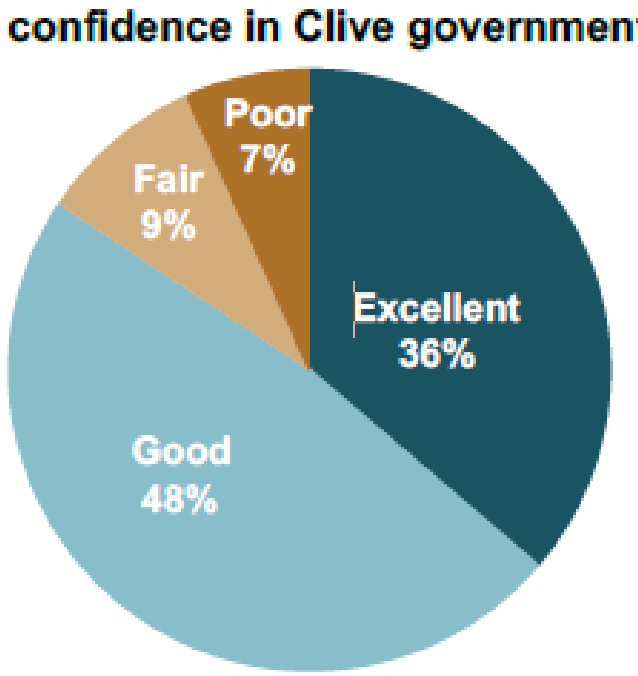
Please rate the quality of each of the following services in Clive.
(% excellent or good)

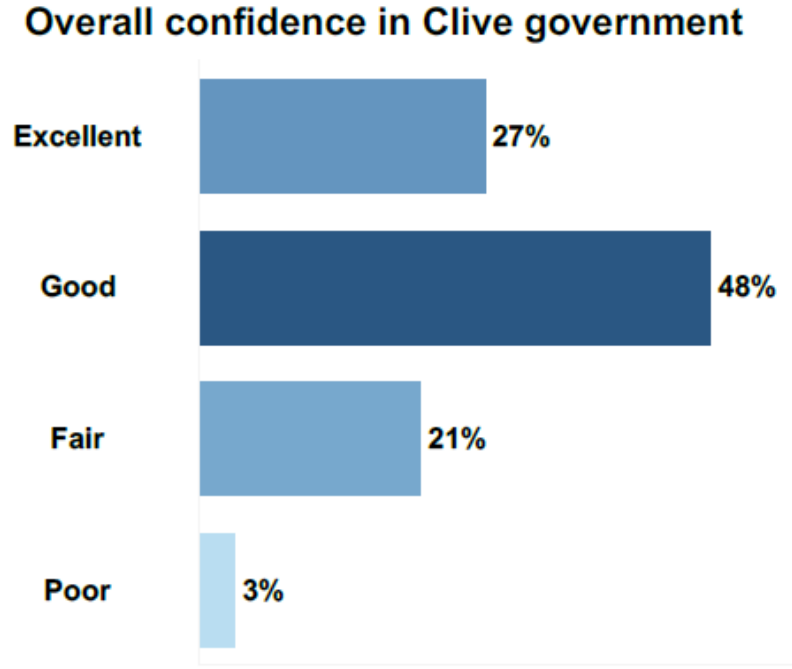
	2022	2024	2026	vs. national benchmark[9]
Public information services including newsletters, websites, etc.	88%	86%	89%	Much higher
Overall customer service by Clive employees	93%	90%	94%	Higher

Please rate the following categories of Clive government performance.
(% excellent or good)

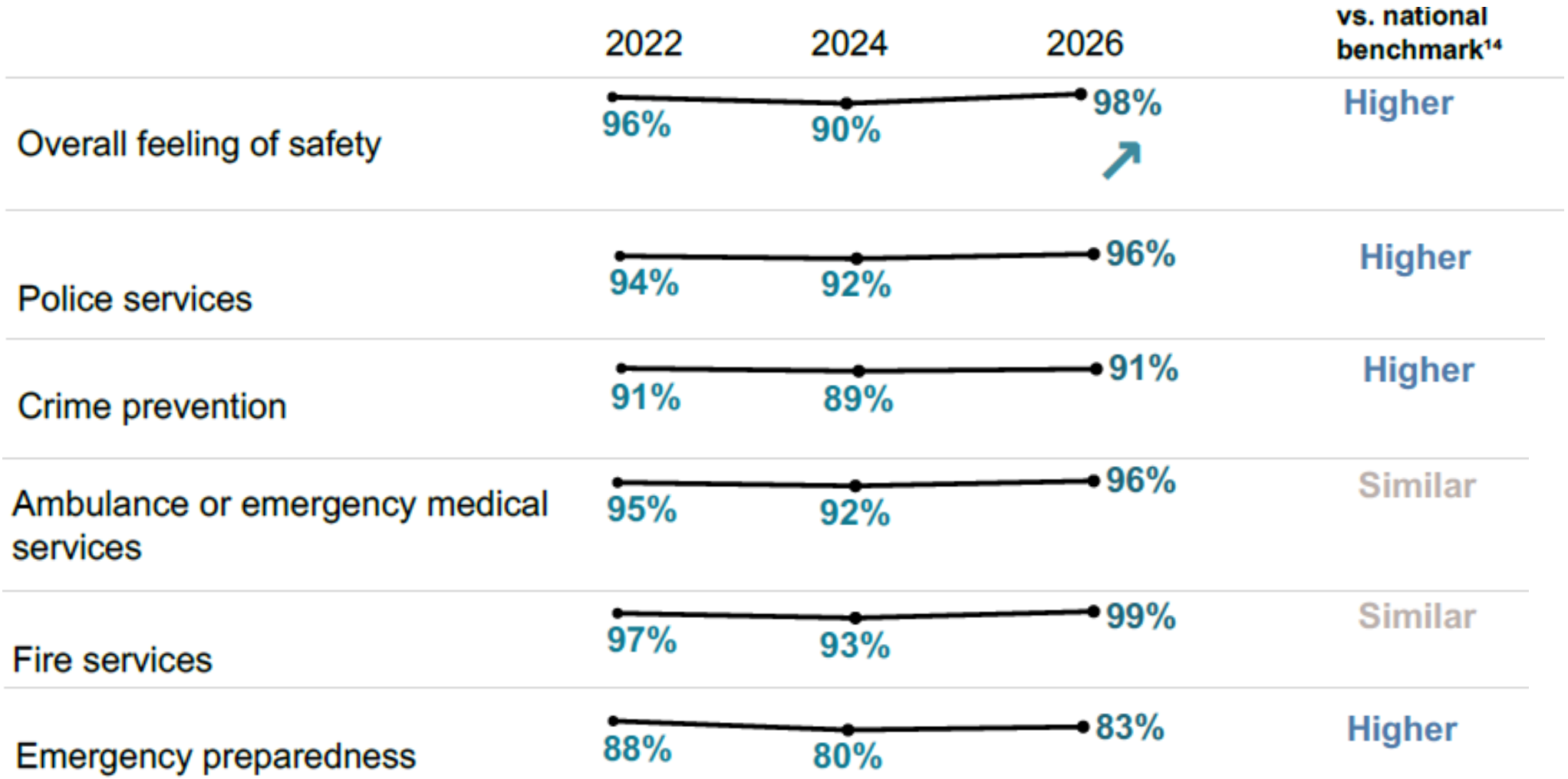
	2022	2024	2026	
The value of services for the taxes paid to Clive	77%	78%	77%	Higher
The overall direction that Clive is taking	88%	82%	81%	Higher
The job Clive government does at welcoming resident involvement	67%	73%	69%	Higher
Overall confidence in Clive government	77%	84%	76% ↘	Higher
Generally acting in the best interest of the community	83%	86%	83%	Much higher
Being honest	80%	87%	79% ↘	Higher
Being open and transparent to the public	76%	83%	79%	Much higher
Informing residents about issues facing the community	71%	77%	81%	Much higher
Treating all residents fairly	79%	82%	80%	Higher
Treating residents with respect	82%	88%	84%	Higher


Overall confidence in Clive government, 2022
Poor 3%
Excellent 29%
Fair 20%
Good 48%


Overall confidence in Clive government, 2024
Poor 7%
Fair 9%
Excellent 36%
Good 48%


Overall confidence in Clive government
Excellent 27%
Good 48%
Fair 21%
Poor 3%

Residents greatly appreciate Clive's public safety services.



Clive's affordability, planning, and economic vitality remain community strengths, though ongoing attention to economic development is needed.

Please rate each of the following characteristics as they relate to Clive as a whole.
(% excellent or good)

	2022	2024	2026	vs. national benchmark[10]
Overall economic health	92%	83%	87%	Higher

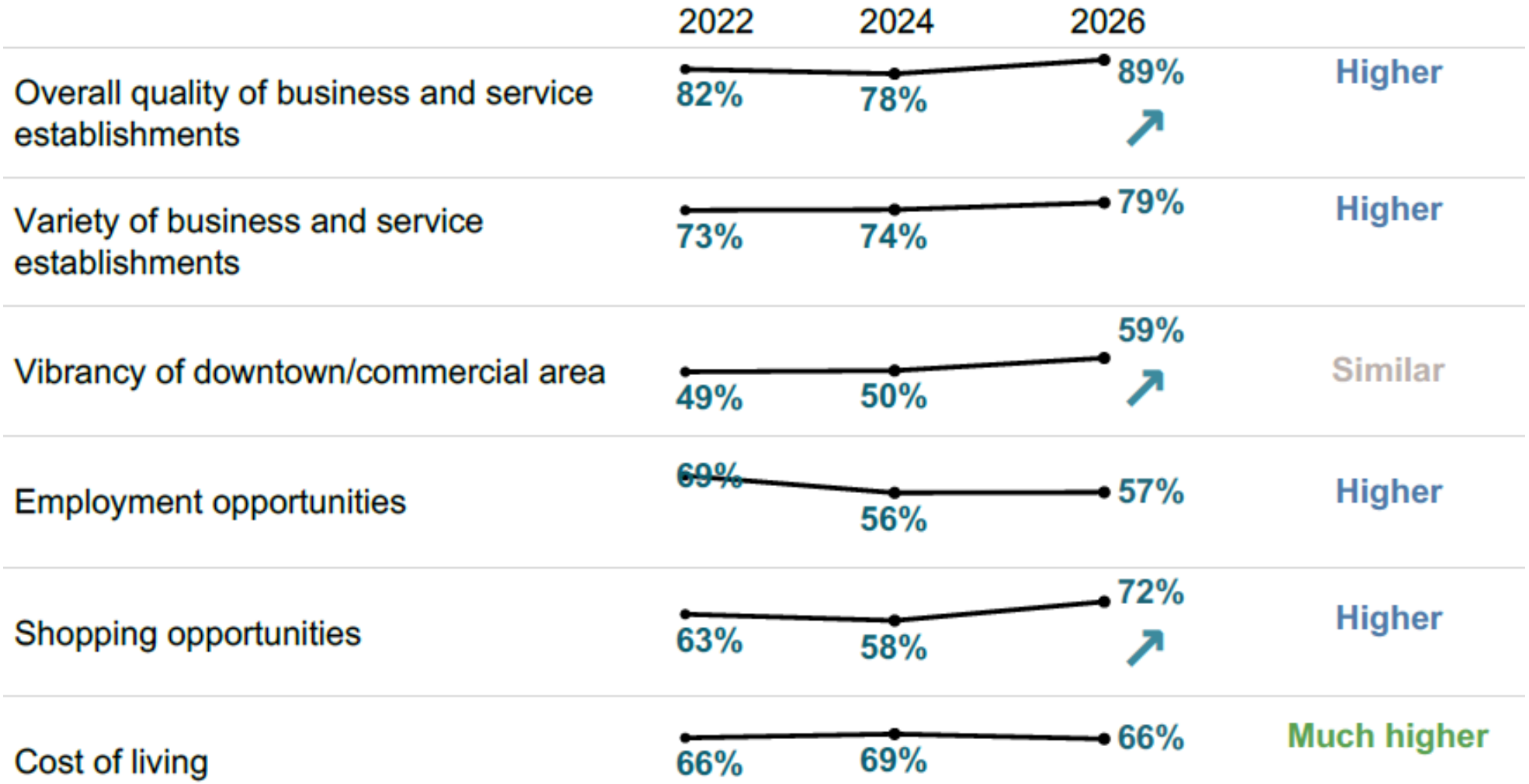
Please rate each of the following aspects of quality of life in Clive.
(% excellent or good)

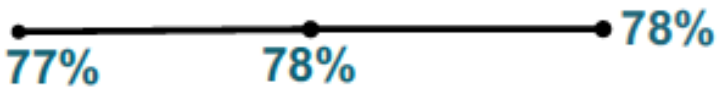
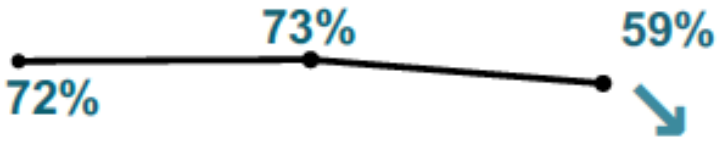
	2022	2024	2026	
Clive as a place to work	80%	71%	78% ↗	Higher
Clive as a place to visit	73%	69%	74%	Similar

Please rate the quality of each of the following services in Clive.
(% excellent or good)

	2022	2024	2026	
Economic development	86%	82%	74% ↘	Higher

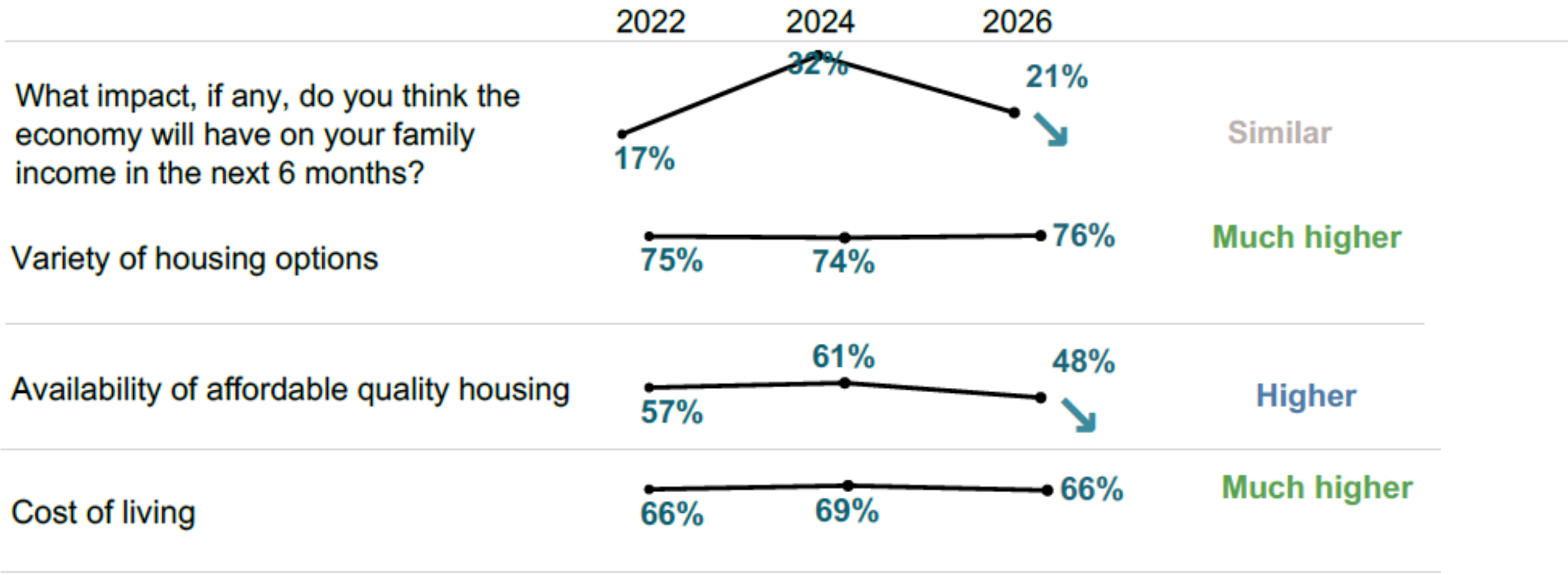
Please rate each of the following in the Clive community.
(% excellent or good)



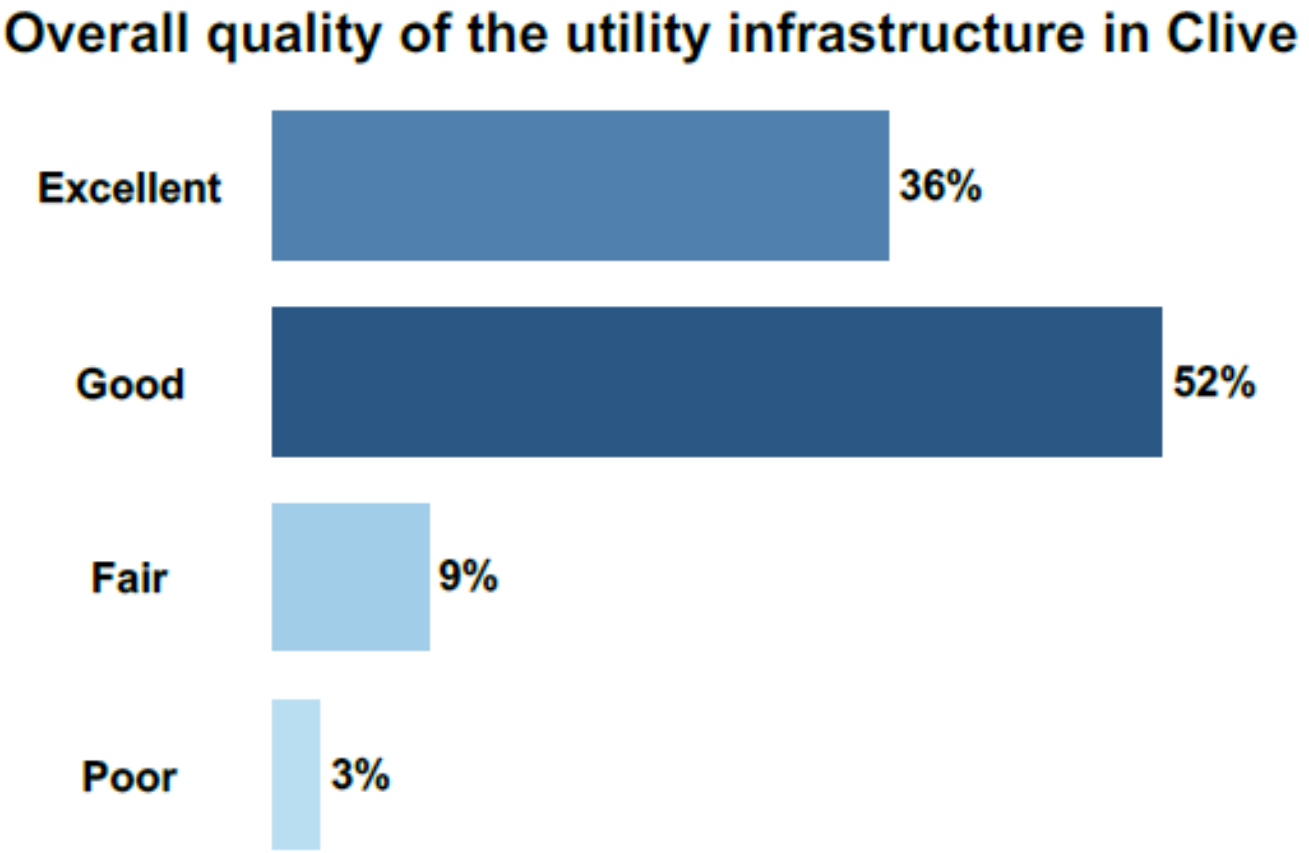
Well-planned residential growth		Much higher
Well-planned commercial growth		Higher
Well-designed neighborhoods		Higher
Preservation of the historical or cultural character of the community		Similar
Public places where people want to spend time		Higher

Residents are less optimistic about future economic conditions and housing costs, but still appreciate Clive's low cost of living.

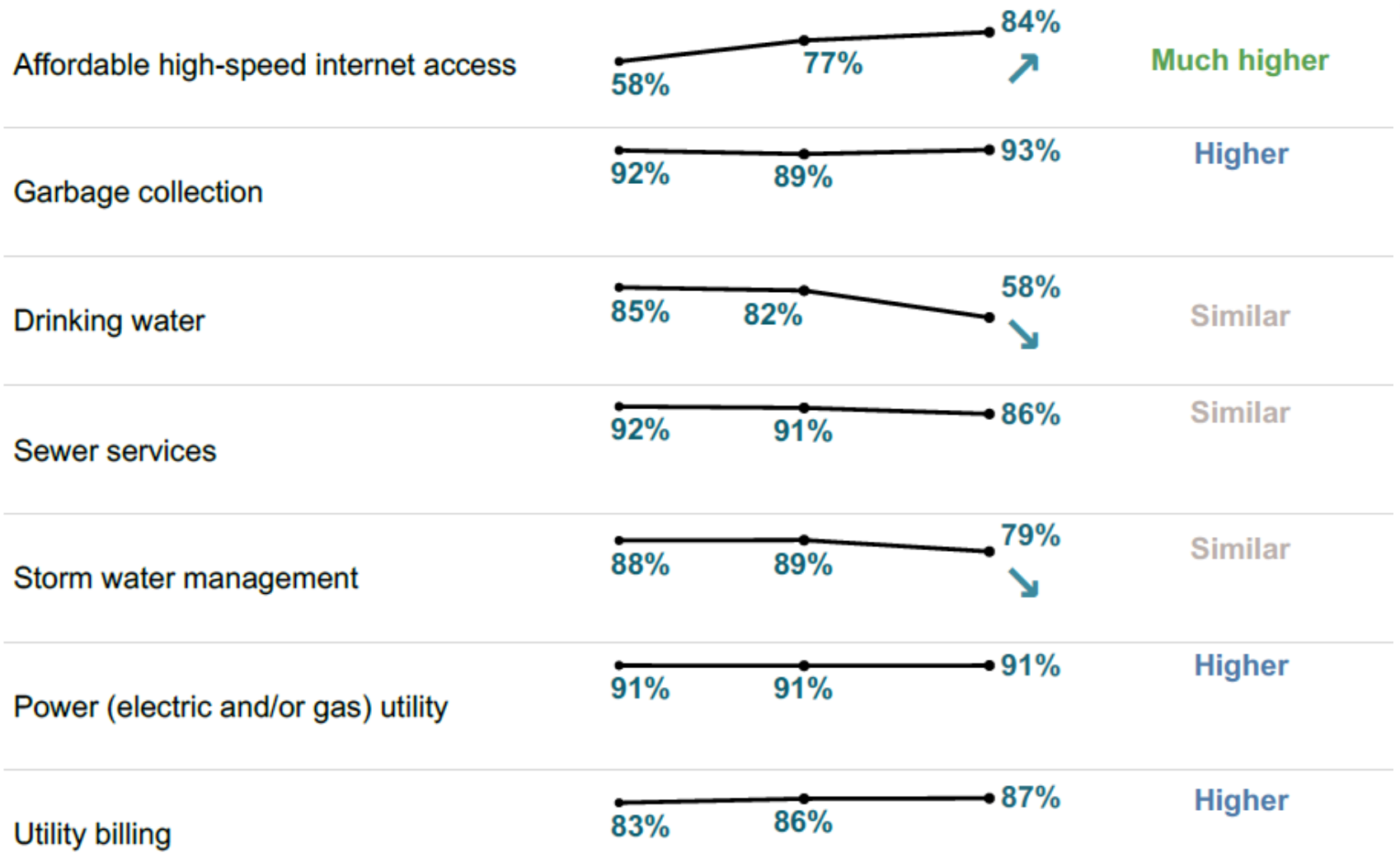
What impact, if any, do you think the economy will have on your family income in the next 6 months? Do you think the impact will be:
(% very or somewhat positive)



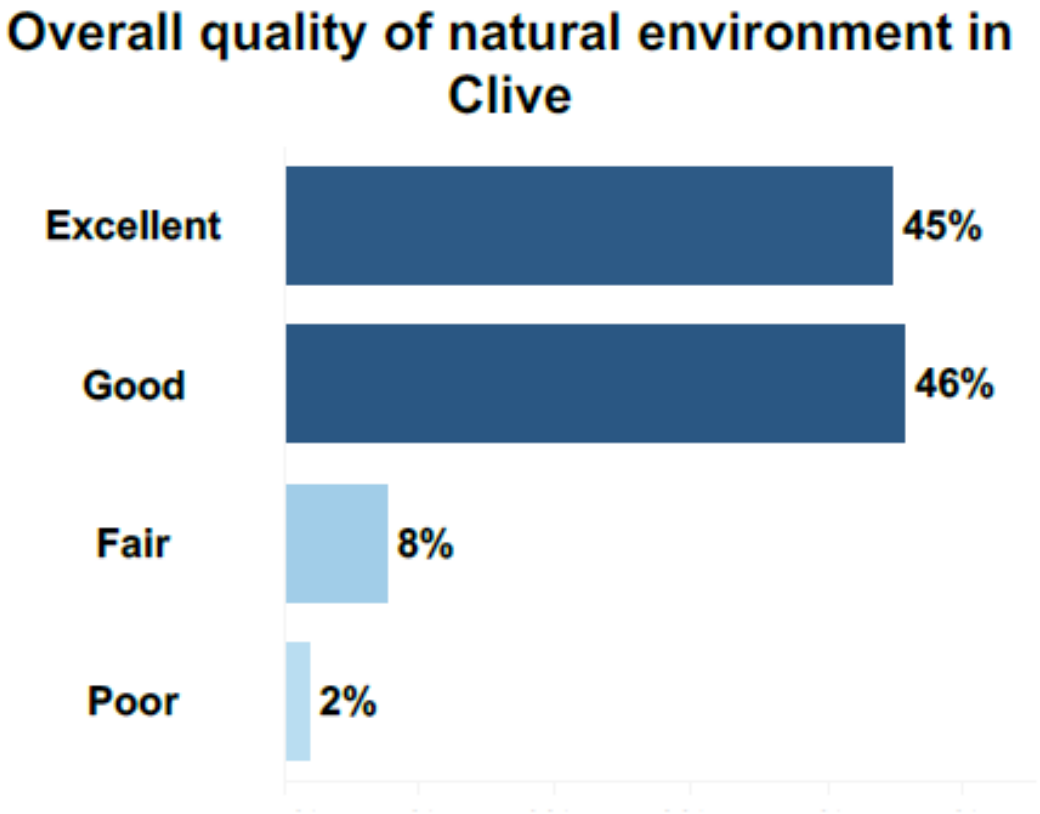
Residents have favorable opinions on the overall quality of Clive's utility infrastructure and services.

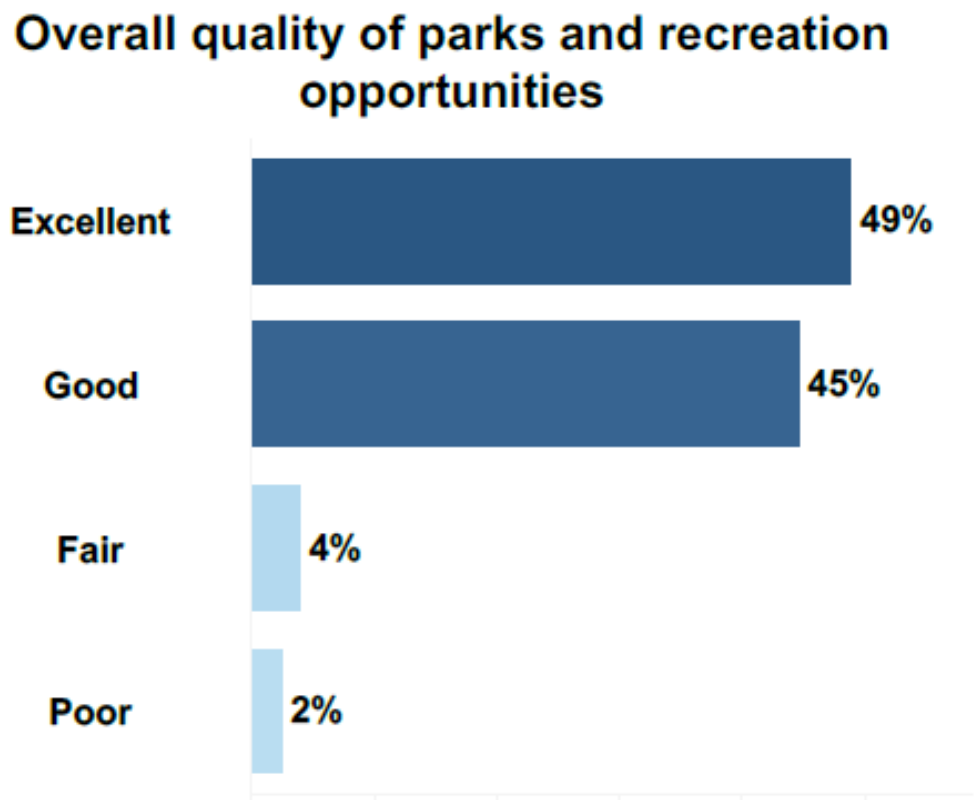


However, there were marked declines in perceptions of drinking water and stormwater management.

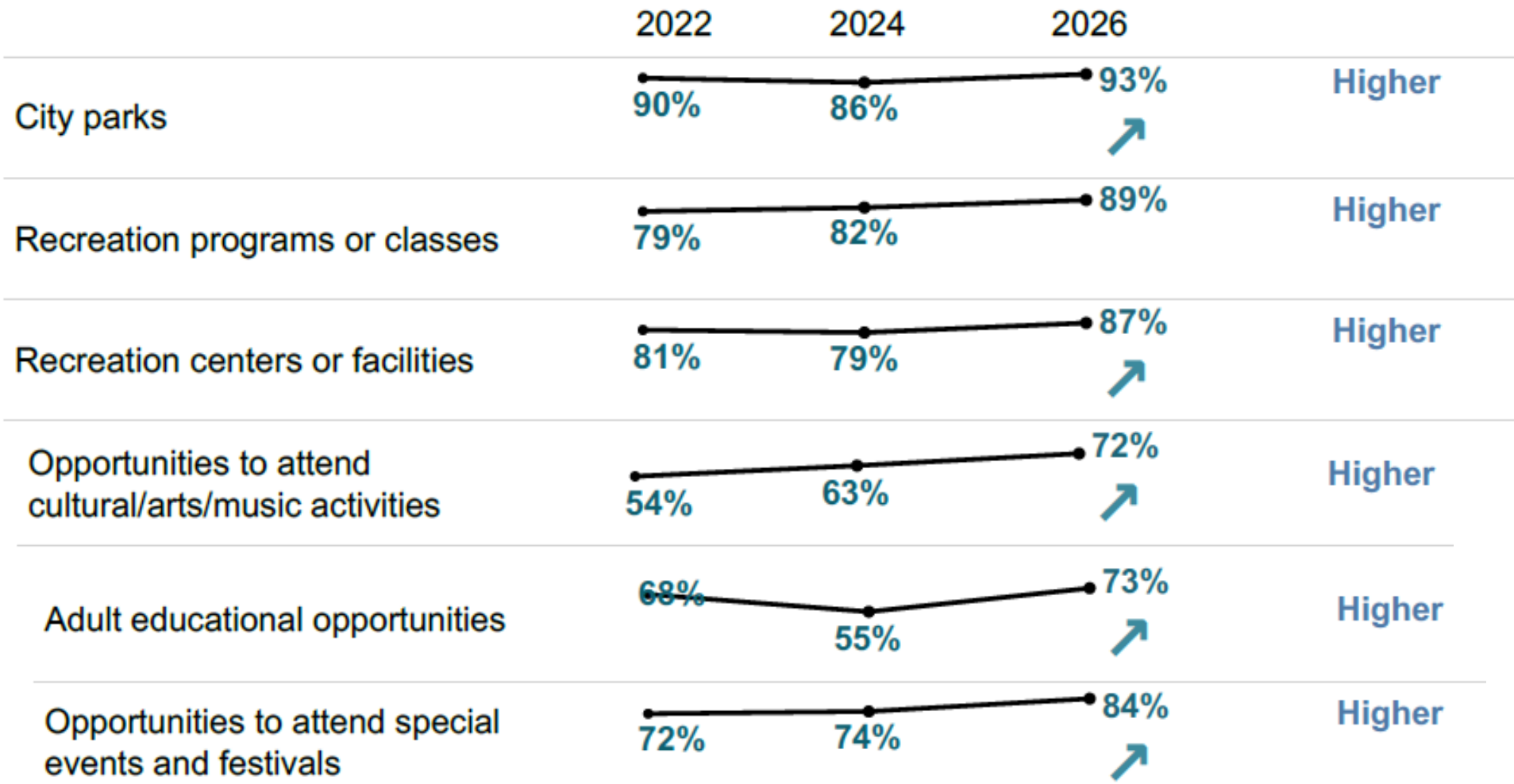


Residents are highly satisfied with parks and recreation opportunities, and the quality of Clive's natural environment.



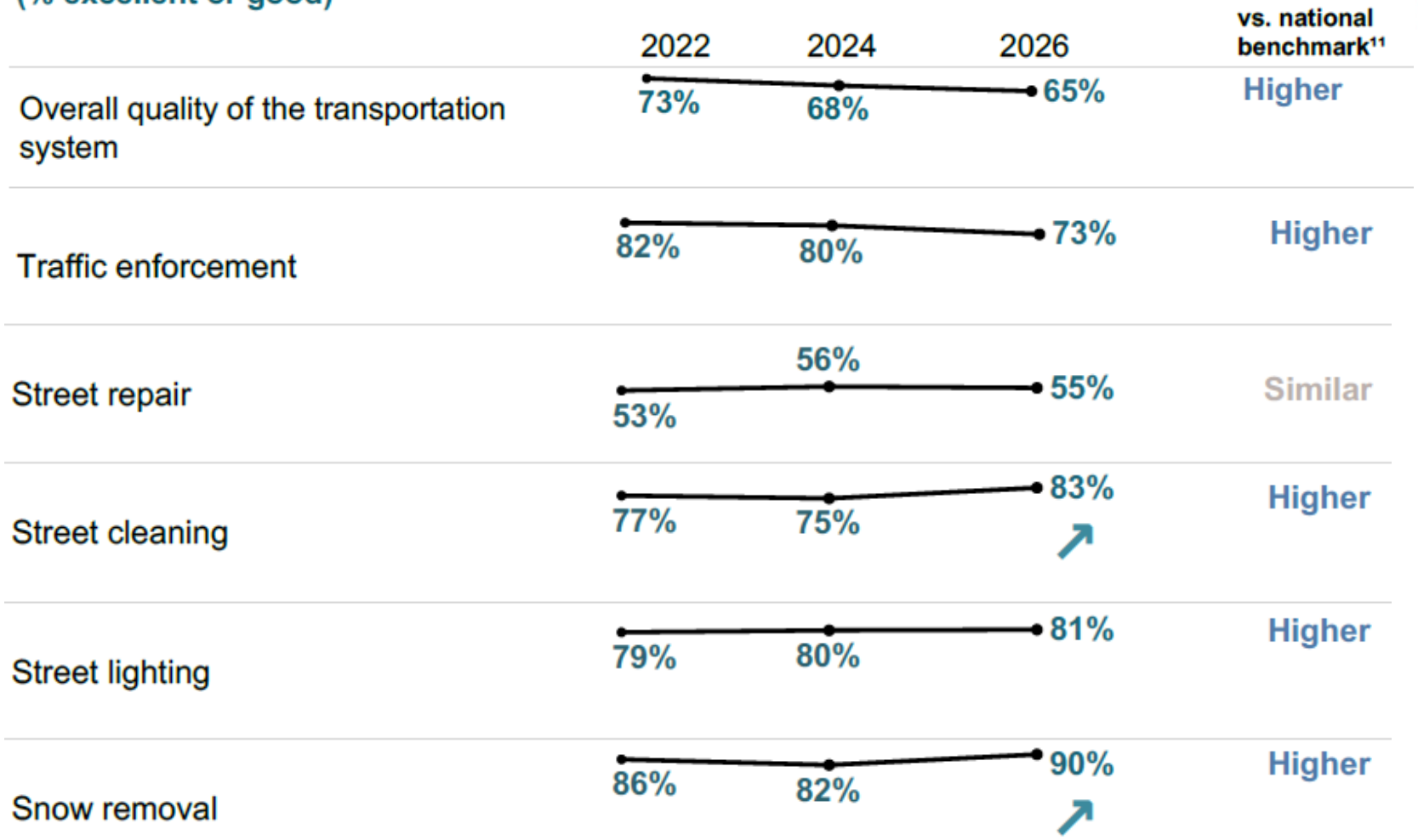


Please rate the quality of each of the following services in Clive.
(% excellent or good)



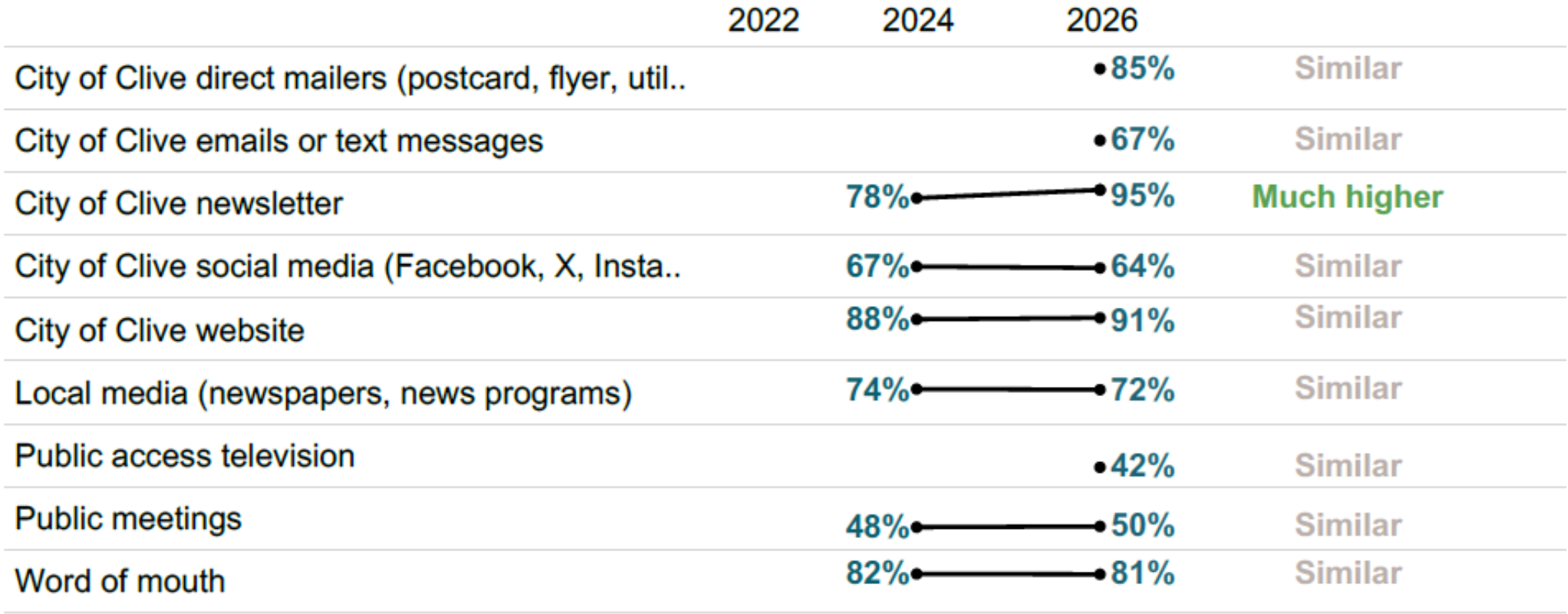
Residents rate Clive's transportation system above benchmarks, but perceptions of overall quality have been steadily declining. Many street and transportation activities are highly regarded.

Please rate each of the following characteristics as they relate to Clive as a whole.
(% excellent or good)



How do Clive residents prefer to get City information?

Please indicate how much of a source, if at all, you consider each of the following to be for obtaining information about Clive activities, events, and services.
(% yes)



We asked residents to rate the importance of focusing on a set of recreation programs and spaces.

Residents' highest program priorities were:

- Youth recreation opportunities: **76%**
- Senior programming and social activities: **72%**
- Educational programs, including tutoring and STEAM: **70%**
- Summer camps and activities: **70%**
- After-school programs: **69%**

Their highest capital and operational priorities were:

- Renovate or enhance existing parks and natural areas: **72%**
- Preserve or connect additional natural areas: **69%**
- Improve maintenance and management of existing parks: **67%**
- Improve or build parks in underserved areas: **66%**
- Add new trails/fill in trail gaps: **66%**