

**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.

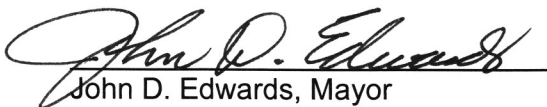
Reports

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