



CLIVE CITY COUNCIL

AGENDA, REGULAR MEETING

1900 NW 114th Street

September 10, 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.

Consent Items

1. City Manager Memo
2. Approve 08/27/2026 City Council Minutes
3. Bill List
4. Resolution Approving Temporary Street Closing - Block Party - NW 96th Street from Sunset Terrace and Lincoln Avenue - Saturday, September 26, 2026 - 3:00 p.m. - 8:00 p.m.
5. Approve Retail Alcohol Sales License Renewal Application - Izumi - 1301 NW 114th Street
6. Approve Retail Alcohol Sales License Renewal Application - John & Nicks Steak & Prime Rib - 15970 Hickman Road
7. Approve Retail Alcohol Sales License Renewal Application - Miss Kittys - 8800 Swanson Boulevard
8. Approve Retail Alcohol Sales License Renewal Application - West Des Moines Elks Lodge #2752 - 2060 NW 94th Street
9. Approve Pay Request #4 - The Concrete Company - 2026 Residential PCC Pavement Rehabilitation Project - \$152,776.46
10. Approve Pay Request #6 - Mainline Construction - Alice's Road Reconstruction Phase 1B - \$743,734.35
11. Approve Pay Request #10 - On Track Construction, LLC - Linnan Park Construction Project - \$4,850.00
12. Approve Pay Request #13 - Concrete Technologies Inc. - Alice's Road Reconstruction Phase 1A - \$398,095.80

13. Approve Pay Request #14 - Country Landscapes - Greenbelt Landing Construction Project - \$59,953.61
14. Approve Pay Request #14 - Hansen Company - Linnan Park Construction Project - \$18,336.73
15. Approve Pay Request #20 (Final) - Central Iowa Mechanical - Greenbelt Landing Construction Project - \$15,074.40
16. Approve Pay Request #21 (Final) - Air-Con Mechanical Corp. - Greenbelt Landing Construction Project - \$25,981.62
17. Resolution Approving the Acquisition of 4051 Alices Road, Clive, Iowa, for the Alices Road Reconstruction Project, Including a Purchase Agreement, Relocation Benefits, and Related Lease Agreement - Monica R. Ceretti and Fredrick M. Holmes
18. Resolution Approving Amended Job Descriptions for Part-Time and Seasonal Positions

Action Items

1. Public Hearing - Hickman Road and 156th Street ADA Improvements
2. Water Utility Ordinance Amendment
 - a. 2nd Consideration of Ordinance No. 1179 Amending Title 8, Chapter 1 - Public Utilities (Water)
3. Approve a Resolution Setting a Public Hearing for 09/24/26, 6:00 p.m. on a proposal to enter into the 2026B General Obligation Urban Renewal Bonds Loan Agreement and to borrow money thereunder
4. Resolution Approving Clive Strategic Plan Update 2026-2031

Presentation

1. Clive Festival Recap

Correspondence

Reports

Adjournment



Memo

TO: Mayor and Council members
FROM: Matt McQuillen, City Manager
DATE: September 10, 2026
RE: City Manager Memo

SYNOPSIS:

Attached please find the City Manager's Memo for the September 10 meeting of the Clive City Council.

Attachments:

1. General Info Memo 9-10-26



MEMO

To: Mayor Edwards and Clive City Council

From: City Manager Matt McQuillen

Date: September 4, 2026

Re: General Information Memo – September 10, 2026 City Council Meeting

The September 10, 2026, City Council meeting will be in-person in the Council Chambers at Clive City Hall & virtually at: <https://us06web.zoom.us/j/81594369034>

Consent Agenda – The only item to note on the consent agenda is staff has secured agreement with the property owner at 4051 Alices Road for property acquisition that is needed for Phase 4 of the Alices Road Reconstruction Project scheduled to be bid and constructed in 2027. As the Council will recall, Phase 4 of this Project includes federal appropriations to support the construction and therefore certain requirements under the Uniform Act must be followed for any property acquisition. A resolution approving the purchase agreement, lease agreement and relocation expenses not to exceed \$461,600 is included for your approval.

Public Hearing: Hickman Road and 156th Street ADA Improvements – A public hearing is scheduled to consider bids received for the 2026 Hickman Road and 156th Street ADA Improvements Project. Scheduled in the Capital Improvements Plan (CIP), this project seeks to bring the intersection into ADA conformance and approve the pedestrian access to the intersection. A bid letting was held on September 1 with no bids received for the project. The plans included the work getting completed this fall and although we had several contractors pull the plans for the project it appears contractor schedules are busy this fall. Therefore, staff will recommend opening and closing the public hearing with no further action and staff will rebid the project this winter for Spring 2027 construction.

Water Utility Ordinance Amendment: 2nd Reading – Following the Council discussion earlier this summer, staff and legal counsel have prepared Ordinance 1179 which amends several sections in Title 8/Chapter 1 of the Clive Code of Ordinances regarding the City's drinking water utility. Included in the agenda packet are red-line and clean versions of the ordinance amendment. Also, as requested by the Council during the August 13 discussion, staff have prepared a table in the agenda item synopsis outlining the impacts of the changes on Clive's water utility customers. Staff have not received any comments or concerns since the 1st reading was approved at your August 27 and staff would recommend approval of second reading of Ordinance 1179.

Setting Public Hearing for 2026B Urban Renewal Bond Issue – Staff and Bond Counsel are ready to initiate proceedings for the City to issue the 2026B Urban Renewal Bond Issue in the amount not to exceed \$3,775,000 to support the Alice's Road Reconstruction capital project. Revenues from Tax Increment Financing within the Urban Renewal Area will support the debt service associated with this bond issue and therefore have no impact on the Debt Service Levy Rate.

Strategic Plan Update – Following the strategic planning workshops in August, Lyle Sumek and staff are ready to present the documents updating the Clive Strategic Plan for the coming year. Staff would recommend your approval of the updated documents and associated action agenda. Staff have already started work on several of the City Council's prioritized items and staff will be providing regular updates on progress.

Presentation – At the end of the September 10 meeting Leisure Services staff will present a recap of the 2026 Clive Festival and associated revenues and expenses from this year's event.

Tentative Upcoming Agenda Items

September 24

- Public Hearing – 2026B GO Urban Renewal Bonds and Loan Agreement
- Action – 3rd Reading of Ordinance Amending Title 8, Chapter 1 (Drinking Water Services)
- Action – Site Plan for New Building on Clive Wellness Campus along NW 128th Street

October 8

- Action – Property Donation along Hickman Road (Wilson)





Memo

TO: Mayor and Council members

FROM: Matthew Graham, City Clerk

DATE: September 10, 2026

RE: Approve 08/27/2026 City Council Minutes

SYNOPSIS:

Attachments:

1. cc Minutes 08_27_2026

**CLIVE CITY COUNCIL MEETING MINUTES
REGULAR MEETING
AUGUST 27, 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. Catch Des Moines Annual Update - President/CEO Trina Flack

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 - July 2026; 3. Assistant City Manager Tech Services Monthly Report - July 2026; 4. Administrative Services Monthly Report - July 2026; 5. Community Development Monthly Report - July 2026; 6. Fire Department Report - July 2026; 7. Leisure Services Report - July 2026; 8. Police Department Monthly Report - July 2026; 9. Public Works Monthly Report - July 2026; 10. Treasurer's Report - July 2026; 11. Approve 08/13/2026 City Council Minutes; 12. Bill List; 13. **Resolution 2026-233** Approving Temporary Street Closing - Block Party - NW 162nd Street from Boston Parkway to Sheridan Avenue - Sunday, September 6, 2026 - 5:00 p.m. - 10:00 p.m.; 14. **Resolution 2026-234** Approving Change Order #4 - Sternquist Construction - Harbach Blvd Phase 2 Reconstruction - \$990.00; 15. Approve Pay Request #1 - Des Moines Asphalt and Paving - 2026 Residential HMA Pavement Rehabilitation Project - \$531,036.18; 16. Approve Pay Request #2 (Retainage) - Capital Demolition and Environmental Services LLC - 1829 NW 86th Street Demolition Project - \$1,581.26; 17. Approve Pay Request #2 - I-80 Concrete - 2026 Arterial PCC Pavement Rehabilitation Project - \$198,705.27; 18. Approve Pay Request #3 - Center for Public Safety Management - Fire/EMS Collaboration Study - \$11,471.50; 19. Approve Pay Request #4 - Sternquist Construction - Harbach Blvd Phase 2 Reconstruction - \$150,426.22; 20. Approve Pay Request #11 - Burkett Construction - Linnan Park Construction Project - \$185,678.27; 21. Approve Pay Request #25 - University Blvd. Booster Station Facility Upgrade - Snyder & Associates - \$1,722.00; 22. Approve Purchase - Networks Inc. Aruba Traffic Fiber Switches - Public Works - \$60,244.81; 23. **Resolution 2026-235** Authorizing the Submission of a Hazard Mitigation Assistance Grant Program Application to Support the Flood Prone Property Buyout Program; 24. **Resolution 2026-236** Approving 2026 Clive Soil Quality Restoration Program Agreements; 25. **Resolution 2026-237** Approving Lot Tie Agreement - north 20 feet of the west 20 feet of Lot 14 and Lot 13, Ravenwood Plat 2; 26. **Resolution 2026-238** Accepting First Amendment to Permanent Storm Sewer, Detention and Surface Water Flowage Easement - 13098 Pinecrest Lane; 27. Approve 2026-2027 Urban Deer Management Program.

Action Items

1. **Public Hearing - Granting of Certain Permanent Sanitary Sewer Easements to the Des Moines Metropolitan Wastewater Reclamation Authority.** Notice of the public hearing

was published on August 20, 2026, in the *Des Moines Register*. Public Works Director Ron Gaines presented the matter to the Council and recommended approval. Ted Weaver moved to close the public hearing, seconded by Eric Klein. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.

a. **Resolution 2026-239 Approving Granting of Certain Permanent Sanitary Sewer Easements to the Des Moines Metropolitan Wastewater Reclamation Authority.**

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

2. **Public Hearing - 2026 Traffic Cabinet Replacement Project.** Notice of the public hearing was published on August 10, 2026, in the *Des Moines Register*. Engineering Services Administrator Jon Cygan presented the matter to the Council and recommended approval. Eric Klein moved to close the public hearing, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.

a. **Resolution 2026-240 Approving Plans and Specifications.** 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.

b. **Receipt of Bids.** Eric Klein moved to receive the bids, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.

c. **Resolution 2026-241 Awarding Contract - Iowa Signal - \$765,962.00.** Eric Klein moved to adopt the resolution awarding the contract, seconded by Ted Weaver. Roll Call: Ayes: Ted Weaver, Susan Judkins, Eric Klein, Breanne Hocker, Sadie Gasparotto. Nays: None. Abstained: None. Motion carried.

3. **Site Plan - Summit Settlement Services - 16363 Holcomb Avenue.** City Planner Kathryn Purvis presented the matter to the Council and recommended approval. 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.
4. **1st Consideration of Ordinance No. 1179 Amending Title 8, Chapter 1 - Public Utilities (Water).** Director of Administrative Services Elizabeth Hansen 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.

Correspondence

1. Bravo Greater Des Moines FY27 Budget and FY27-FY29 Strategic Plan

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 7:01 p.m.

Matthew D. Graham, City Clerk

John D. Edwards, Mayor



Memo

TO: Mayor and Council members

FROM: Matthew Graham, City Clerk

DATE: September 10, 2026

RE: Bill List

SYNOPSIS:

Attachments:

1. 0859_001

Date Paid	Vendor Name	Description	Amount Paid
09/03/2026	ACCO	POOL CHEMICALS	2,163.40
09/03/2026	ACCO	MANUAL VACUUM - SWEEP VAC	6,204.00
09/03/2026	ACME TOOLS	VEHICLE MAINT	280.99
09/03/2026	ADT SECURITY SERVICES	SECURITY-CAMPBELL	147.12
09/03/2026	ADVENTURE LIGHTING	GROUPS MAINT	179.66
09/03/2026	AIA CORPORATION	SHIRTS	835.66
09/03/2026	AIA CORPORATION	LUNDQUIST UNIFORM ALLOWANCE	91.51
09/03/2026	AIA CORPORATION	MEASE CLOTHING ALLOWANCE	56.85
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BKS CC	24.97
09/03/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	331.04
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	8.53
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	31.47
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BKS CC	48.90
09/03/2026	AMAZON CAPITAL SERVICES	CREDIT LIBRARY MEDIA	3.18-
09/03/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS HARBACH	17.60
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	11.99
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	33.00
09/03/2026	AMAZON CAPITAL SERVICES	CHILDREN	19.98
09/03/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	19.99
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	50.49
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	38.50
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BKS CC	29.10
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	67.49
09/03/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	22.96
09/03/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CREDIT	9.96-
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	11.97
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	33.46
09/03/2026	AMAZON CAPITAL SERVICES	CARPET CLEANER FOR FLOORS IN LIVING AREA OF STATION	390.00
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	16.49
09/03/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	19.95
09/03/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CREDIT	9.50-
09/03/2026	AMAZON CAPITAL SERVICES	CHILDREN CREDIT	9.49-
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS CREDIT	6.85-
09/03/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	103.50
09/03/2026	AMAZON CAPITAL SERVICES	EQUIPMENT MAINT	42.40
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	13.77
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	16.50
09/03/2026	AMAZON CAPITAL SERVICES	GROUPS MAINT	224.86
09/03/2026	AMAZON CAPITAL SERVICES	BREAKROOM SUPPLIES	42.70
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	45.10
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS HARBACH	14.50
09/03/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	19.75
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	41.36
09/03/2026	AMAZON CAPITAL SERVICES	EQUIPMENT MAINT	129.86
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS CREDIT	3.97-
09/03/2026	AMAZON CAPITAL SERVICES	SMALL ENGINE SERVICE PARTS	84.74
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	134.05
09/03/2026	AMAZON CAPITAL SERVICES	OFFICE ITEMS - LOBBY	200.34
09/03/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	59.94
09/03/2026	AMAZON CAPITAL SERVICES	FOLDING TABLES	2,490.00
09/03/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	85.31
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	25.16
09/03/2026	AMAZON CAPITAL SERVICES	STEEL PLATES	206.91
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	26.74
09/03/2026	AMAZON CAPITAL SERVICES	GARCIA UNIFORM ALLOWANCE	157.00
09/03/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	12.67
09/03/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	15.99
09/03/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	10.19

Date Paid	Vendor Name	Description	Amount Paid
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	30.10
09/03/2026	AMAZON CAPITAL SERVICES	BIB OVERALLS	89.99
09/03/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	26.98
09/03/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	11.39
09/03/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	16.49
09/03/2026	AMAZON CAPITAL SERVICES	DOCKING STATIONS	643.80
09/03/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CC	24.96
09/03/2026	AMAZON CAPITAL SERVICES	SHOWER CURTAINS	139.86
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	65.43
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS CREDIT	16.43-
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	130.32
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	30.25
09/03/2026	AMAZON CAPITAL SERVICES	CPAV - MOP HEADS	53.18
09/03/2026	AMAZON CAPITAL SERVICES	MAGNETIC SIGN HOLDERS	46.99
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BKS CC	21.00
09/03/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	24.96
09/03/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	29.95
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	40.75
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	6.94
09/03/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	121.83
09/03/2026	AMAZON CAPITAL SERVICES	CREDIT LIBRARY MEDIA	5.54-
09/03/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	110.14
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BKS CC	31.04
09/03/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	10.76
09/03/2026	AMAZON CAPITAL SERVICES	CHILDREN	10.76
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	60.91
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	38.09
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	134.75
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	90.00
09/03/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	29.95
09/03/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CC	19.96
09/03/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	26.98
09/03/2026	AMAZON CAPITAL SERVICES	CREEKSIDE CLEANING SUPPLIES	297.01
09/03/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	15.40
09/03/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	11.40
09/03/2026	AMAZON CAPITAL SERVICES	CHILDREN	12.00
09/03/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA	12.00
09/03/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS HARBACH	99.39
09/03/2026	AMAZON CAPITAL SERVICES	CLEANING AND OFFICE SUPPLIES	285.30
09/03/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CC	19.95
09/03/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CREDIT	2.42-
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS CREDIT	15.95-
09/03/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	81.00
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	29.15
09/03/2026	AMAZON CAPITAL SERVICES	GARCIA CLOTHING ALLOWANCE	161.22
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BKS CC	19.80
09/03/2026	AMAZON CAPITAL SERVICES	LIBRARY MEDIA CREDIT	4.46-
09/03/2026	AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	37.87
09/03/2026	AMAZON CAPITAL SERVICES	GROUNDS MAINT	69.99
09/03/2026	AMAZON CAPITAL SERVICES	GROUNDS MAINT	41.18
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	28.56
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	13.79
09/03/2026	AMAZON CAPITAL SERVICES	BROADCAST SEEDER	382.99
09/03/2026	AMAZON CAPITAL SERVICES	COFFEE FILTERS	14.59
09/03/2026	AMAZON CAPITAL SERVICES	KITCHEN CLEANING SUPPLIES	40.46
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BKS CC	17.44
09/03/2026	AMAZON CAPITAL SERVICES	ADULT FICTION BOOKS	44.94
09/03/2026	AMAZON CAPITAL SERVICES	ADULT LIBRARY BOOKS	13.80

Date Paid	Vendor Name	Description	Amount Paid
09/03/2026	AMAZON CAPITAL SERVICES	CHILDREN'S BOOK	17.75
09/03/2026	ARNOLD MOTOR SUPPLY	EQUIPMENT MAINT	71.49
09/03/2026	ARNOLD MOTOR SUPPLY	#706 PARTS	155.73
09/03/2026	ARNOLD MOTOR SUPPLY	EQUIPMENT MAINT	17.84
09/03/2026	ASCENDANCE TRUCKS MIDWEST, LLC	#721 DUMP TRUCK	118,353.00
09/03/2026	AT & T MOBILITY	EMS CELL PHONES	182.87
09/03/2026	BAKER GROUP	HVAC REPAIRS	157.00
09/03/2026	BAX SALES INC	SHOP SUPPLIES	5.18
09/03/2026	BOUND TREE MEDICAL LLC	EMS MEDICAL SUPPLIES	582.93
09/03/2026	BRAVO GREATER DES MOINES	HOTEL MOTEL AUG 26	23,703.82
09/03/2026	BULLZEYE INC	CONTRACT CUSTODIAL SERVICE	2,445.75
09/03/2026	BULLZEYE INC	CONTRACT CUSTODIAL SERVICE	659.17
09/03/2026	BULLZEYE INC	CONTRACT CUSTODIAL SERVICE	1,441.08
09/03/2026	BULLZEYE INC	CONTRACT CUSTODIAL SERVICE	10,022.00
09/03/2026	BULLZEYE INC	FIRE JANITORIAL SUPPLIES	270.18
09/03/2026	BULLZEYE INC	JANITORIAL SUPPLIES	571.77
08/27/2026	BURKETT CONSTRUCTION	LINNAN PK CONSTRUCTION PAY REQ 11	185,678.27
09/03/2026	CAPITAL CITY EQUIPMENT CO	EQUIPMENT MAINT	12.38
08/27/2026	CAPITAL DEMOLITION & ENVIRO SERVICES	1829 NW 86TH STREET DEMOLITION PAY REQ 2 RETAINAGE	1,581.26
09/03/2026	CAVENDISH SQUARE PUBLISHING	BOOK-CHILDREN	131.45
08/27/2026	CENTER FOR PUBLIC SAFETY MGMT	FIRE/EMS COLLAB STUDY PAY REQ 3	11,471.05
09/03/2026	CENTRAL IOWA READY MIX	FIRE HYDRANT EROSION CONTROL	557.50
09/03/2026	CENTRAL IOWA READY MIX	CONCRETE	380.50
09/03/2026	CENTRAL IOWA READY MIX	CONCRETE	1,106.50
09/03/2026	CENTRAL IOWA READY MIX	CONCRETE	649.00
09/03/2026	CENTRAL IOWA READY MIX	SEWER INTAKE REPAIR	585.00
09/03/2026	CENTRAL IOWA READY MIX	CONCRETE	1,830.00
09/03/2026	CINTAS CORPORATION #22M	UNIFORMS	296.52
09/03/2026	CINTAS CORPORATION #22M	UNIFORMS	165.50
09/03/2026	CINTAS CORPORATION #22M	UNIFORMS	165.50
09/03/2026	CINTAS CORPORATION #22M	UNIFORMS	62.05
09/03/2026	CINTAS CORPORATION #22M	LAUNDRY	354.92
09/03/2026	CINTAS CORPORATION #22M	UNIFORMS	281.04
09/03/2026	CINTAS CORPORATION #22M	UNIFORMS	156.86
09/03/2026	CINTAS CORPORATION #22M	UNIFORMS	156.86
09/03/2026	CINTAS CORPORATION #22M	UNIFORMS	58.82
09/03/2026	CINTAS CORPORATION #22M	LAUNDRY	354.92
09/03/2026	CITY OF ADEL LANDFILL	DEBRIS	95.00
09/03/2026	CITY OF ADEL LANDFILL	DEBRIS	58.00
09/03/2026	CITY OF URBANDALE	A103 AND C302	475.97
09/03/2026	CITY OF URBANDALE	E320, E321, U322 REPAIR	5,120.27
09/03/2026	CLIVE CHAMBER OF COMMERCE	CLIVE FESTIVAL SPONSORSHIP AGREEMENT	3,000.00
09/03/2026	CLIVE POWER EQUIPMENT	EQUIPMENT MAINT	9.76
09/03/2026	CONSOLIDATED COMMUNICATIONS	PHONE SERVICE	859.27
09/03/2026	CORE & MAIN LP	RATCHET ADJUSTABLE WRENCH	224.39
09/03/2026	CORE & MAIN LP	12" WATER VALVE REPLACEMENT PARTS	3,924.56
09/03/2026	CORE & MAIN LP	T BOLTS FOR MECHANICAL JOINTS	315.00
09/03/2026	CORE & MAIN LP	CREDIT	1,300.00-
09/03/2026	CORE & MAIN LP	SADDLE AND CORP FOR WATER SERVICE	165.29
09/03/2026	CROUCH RECREATION INC	SPLASHPAD BUTTONS	478.00
09/03/2026	DEBRA K FORREST	DEPOSIT REFUND	50.00
09/03/2026	DEBRA K FORREST	OVER PAY REFUND	10.54
09/03/2026	DEJAH T PERKEY	OUTDOOR YOGA - SEPT 2	75.00
09/03/2026	DELSON HORN	DEPOSIT REFUND	51.44
09/03/2026	DENISE FORNEY	MISC CONTRACT WORK-CHILDREN	150.00
08/27/2026	DES MOINES ASPHALT AND PAVING	2026 RESIDENTIAL HMA PAVEMENT REHAB PAY REQ 1	531,036.18
09/03/2026	DEY DISTRIBUTING INC	WATER FILTERS	110.86
09/03/2026	DOLL DISTRIBUTING LLC	CLIVE FESTIVAL	3,402.15

Date Paid	Vendor Name	Description	Amount Paid
09/03/2026	DRU YEMADABTHNI	DEPOSIT REFUND	12.50
09/03/2026	EAGLE SIGN CO	GREENBELT LANDING CREEKSIDE PAVILION SIGNAGE DEPOSIT	11,080.52
09/03/2026	ELDER CORPORATION	REFUND DEPOSIT HYDRANT	1,003.68
09/03/2026	ELECTRIC PUMP	SCADA REPAIR	423.00
09/03/2026	ELECTRONIC ENGINEERING CO	PARTS	130.68
09/03/2026	EPIC IO TECHNOLOGIES	PHONE LINES	155.35
09/03/2026	ESRI	GIS SOFTWARE MAINT	29,300.00
09/03/2026	FISCHER BROS LLC	WATERSLIDE INSPECTION	650.00
09/03/2026	FIT AND FIERCE 515 LLC	OUTDOOR YOGA - AUG 26	75.00
09/03/2026	FOUNTAIN PEOPLE INC	CAC SPLASH PAD REPAIR	1,533.75
09/03/2026	GROUP CREATIVE SERVICES	PYMT 3 AQUATIC DANCE ARTWORK	25,000.00
09/03/2026	GTR DM CONVENTION & VISITORS B	HOTEL MOTEL AUG 26	23,703.81
09/03/2026	HEARTLAND CO-OP	WEED CONTROL	54.00
09/03/2026	HOTSY CLEANING SYSTEM	BUILDING MAINT	15.90
08/27/2026	I-80 CONCRETE DESIGN	2026 ARTERIAL PCC PAVEMENT REHAB PAY REQ 2	198,705.27
09/03/2026	IMWCA	WC INSTALL #3	12,846.00
09/03/2026	INFOMAX OFFICE SYSTEMS INC	COPIER MAINTENANCE	1,345.97
09/03/2026	INGRAM BOOK COMPANY	BOOKS-CHILDREN	178.89
09/03/2026	INGRAM BOOK COMPANY	BOOKS-CHILDREN	347.42
09/03/2026	INGRAM BOOK COMPANY	BOOKS-HARBACH-CHILDREN	49.09
09/03/2026	INGRAM BOOK COMPANY	BOOKS-YOUNG ADULT	23.13
09/03/2026	INGRAM BOOK COMPANY	BOOKS-HARBACH-YOUNG ADULT	12.64
09/03/2026	INGRAM BOOK COMPANY	BOOKS-CHILDREN	145.98
09/03/2026	INGRAM BOOK COMPANY	BOOKS-HARBACH-CHILDREN	9.19
09/03/2026	INGRAM BOOK COMPANY	BOOKS-YOUNG ADULT	20.51
09/03/2026	INTERSTATE ALL BATTERY CENTER	BATTERY REPLACEMENT VALVE TURNER	73.00
09/03/2026	INTERSTATE POWER SYSTEMS INC	ANNUAL GENERATOR PM	1,545.78
09/03/2026	INTERSTATE POWER SYSTEMS INC	ANNUAL GENERATOR PM	707.06
09/03/2026	INTERSTATE POWER SYSTEMS INC	ANNUAL GENERATOR PM	2,623.45
09/03/2026	IOWA CHAPTER IAAI	IAAI DUES FOR LT HARRIS	50.00
09/03/2026	IOWA ONE CALL	LOCATES	249.50
09/03/2026	IOWA ONE CALL	LOCATES	249.50
09/03/2026	JIMENA REVOLORIO CASTILLO	DEPOSIT REFUND	100.00
09/03/2026	JOANNE OR MICHAEL MOORE	DEPOSIT REFUND	29.53
09/03/2026	JUNIOR LIBRARY GUILD	BOOKS- CHILDREN	444.00
09/03/2026	KRISTA LENTZ	DEPOSIT REFUND	50.00
09/03/2026	KRISTA LENTZ	OVER PAY REFUND	118.10
09/03/2026	LANDSCAPE FORMS, INC	MEMORIAL BENCH	3,282.48
09/03/2026	LATITUDE SIGNAGE + DESIGN	UTILITY BILLING SIGNAGE	259.00
09/03/2026	LEVATA US LLC	ACCESS CARDS	596.00
09/03/2026	LIFE TIME TENNIS	TENNIS CAMP INSTRUCTION	3,120.00
09/03/2026	LOCUTION SYSTEMS INC	PC ASSEMBLY ON PAGING SYSTEM	1,695.00
09/03/2026	LOGAN CONTRACTORS SUPPLY	STREET MAINT SUPPLIES	539.44
09/03/2026	LOGAN CONTRACTORS SUPPLY	CREDIT	180.35-
09/03/2026	LOGAN CONTRACTORS SUPPLY	STREET MAINT SUPPLIES	424.20
09/03/2026	LOUNSBURY SAND & GRAVEL	STREET MAINT SUPPLIES	189.33
09/03/2026	LOUNSBURY SAND & GRAVEL	STREET MAINT SUPPLIES	189.33
09/03/2026	LOUNSBURY SAND & GRAVEL	STREET MAINT SUPPLIES	189.33
09/03/2026	MADISON OR NICHOLAS BEHREND	DEPOSIT REFUND	19.01
09/03/2026	MAIL SERVICES	BILLING REMINDER AUG26	89.04
09/03/2026	MAIL SERVICES	POSTAGE	399.83
09/03/2026	MEDIACOM	LIBRARY INTERNET	304.90
09/03/2026	MENARDS	CREDIT	25.39-
09/03/2026	MENARDS	BATTERIES FOR LOCATOR	29.94
09/03/2026	MENARDS	GROUNDS SUPPLIES	313.26
09/03/2026	MENARDS	WATER SUPPLIES	78.91
09/03/2026	MENARDS	VEHICLE SIGN	14.99
09/03/2026	MENARDS	GREEN MARKING PAINT	8.48

Date Paid	Vendor Name	Description	Amount Paid
09/03/2026	MENARDS	100' TAPE MEASURE	12.99
09/03/2026	MENARDS	SEED	119.93
09/03/2026	MENARDS	BUILDING MAINT	120.03
09/03/2026	MENARDS	DONOR RECOGNITION PLAQUES	479.94
09/03/2026	MENARDS	SUPPLIES	54.00
09/03/2026	MENARDS	BREAKROOM SUPPLIES	125.62
09/03/2026	MENARDS	SUPPLIES	107.90
09/03/2026	MENARDS	GROUNDS MAINT	27.90
09/03/2026	MENARDS	QUICK CONNECT ELEC CORDS	55.97
09/03/2026	MENARDS	ROPE	88.95
09/03/2026	MENARDS	TOOLS	6.26
09/03/2026	MENARDS	RETURN - ELEC CORDS	304.95-
09/03/2026	MENARDS	CONCRETE SUPPLIES	38.96
09/03/2026	MENARDS	SIGN	14.99
09/03/2026	MENARDS	UTILITY ROOM LADDER	119.00
09/03/2026	MENARDS	BUILDING SUPPLIES	121.84
09/03/2026	MENARDS	#731 PARTS	129.33
09/03/2026	MENARDS	BACKER ROD	26.94
09/03/2026	MENARDS	BREAKROOM SUPPLIES	7.95
09/03/2026	MENARDS	GROUNDS MAINT	20.00
09/03/2026	MENARDS	TRAFFIC SUPPLIES	75.00
09/03/2026	MENARDS	SUPPLIES	27.99
09/03/2026	MENARDS	SUPPLIES	29.98
09/03/2026	MENARDS	TOOLS	61.97
09/03/2026	MENARDS	INTAKE REPAIR	32.25
09/03/2026	MENARDS	POOCH PLUNGE SUPPLIES	98.97
09/03/2026	MENARDS	EAST ALICE TRAIL SIGNS	79.92
09/03/2026	MENARDS	POOCH PLUNGE SUPPLIES	61.97
09/03/2026	MENARDS	HOUSE CLEANING SUPPLIES	43.29
09/03/2026	MENARDS	BUILDING MAINT	30.93
09/03/2026	MENARDS	BUILDING MAINT	30.93
09/03/2026	MENARDS	BUILDING MAINT	30.93
09/03/2026	MENARDS	BUILDING MAINT	30.93
09/03/2026	MENARDS	INTAKE REPAIR	201.90
09/03/2026	MENARDS	CONCRETE FORMS	83.97
09/03/2026	MENARDS	SUPPLIES	28.95
09/03/2026	MENARDS	SUPPLIES	5.95
09/03/2026	MENARDS	GROUNDS MAINT	36.89
09/03/2026	MENARDS	STREET MAINT SUPPLIES	228.70
09/03/2026	MENARDS	GROUNDS MAINT	55.23
09/03/2026	MENARDS	MINI FUSE KIT	18.99
09/03/2026	MENARDS	LUMBER	22.16
09/03/2026	MENARDS	EQUIPMENT REPAIR	49.66
09/03/2026	MENARDS	WAX AND TOWELS	17.48
09/03/2026	MENARDS	EMS TRAINING MATERIAL	20.17
09/03/2026	MENARDS	ROW RESTORATION	35.99
09/03/2026	MENARDS	LAP POOL PAINTING SUPPLIES	617.64
09/03/2026	MENTOR CAPITAL OMAHA	DEPOSIT REFUND - FINAL BILL	11.39
09/03/2026	MERMAID AQUARIUM MAINT INC	EQUIPMENT MAINT	300.00
09/03/2026	METRO WASTE AUTHORITY	COMPOST STICKERS - JULY 2026	402.00
09/03/2026	METRO WASTE AUTHORITY	CURB IT - AUGUST 2026	29,516.50
09/03/2026	METRO WASTE AUTHORITY	SOLID WASTE - AUGUST 2026	75,284.30
09/03/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	16.45
09/03/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	21.76
09/03/2026	MIDAMERICAN ENERGY DAV	TRAFFIC LIGHTS	66.78
09/03/2026	MIDAMERICAN ENERGY DAV	STREET LIGHTS	50.44
09/03/2026	MIDAMERICAN ENERGY DAV	STREET LIGHTS	35.40
09/03/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	12.63

Date Paid	Vendor Name	Description	Amount Paid
09/03/2026	MIDAMERICAN ENERGY DAV	STREET LIGHTS	70.82
09/03/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	438.59
09/03/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	10.00
09/03/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	10.00
09/03/2026	MIDAMERICAN ENERGY DAV	TRAFFIC LIGHTS	88.04
09/03/2026	MIDAMERICAN ENERGY DAV	WATER FACILITIES	15.72
09/03/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	10.00
09/03/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE PARKS	21.77
09/03/2026	MIDAMERICAN ENERGY DAV	ELECTRIC AND GAS SERVICE HARBACH	2,293.95
09/03/2026	MID-IOWA PLANNING ALLIANCE	MIPA DUES FY27	2,791.00
09/03/2026	MIDWEST TAPE, LLC	EBOOK HOOPLA FLEX	90.25
09/03/2026	MIDWEST WHEEL COMPANIES	VEHICLE REPAIR	69.57
09/03/2026	MTI DISTRIBUTING INC	EQUIPMENT MAINT	493.62
09/03/2026	MUNICIPAL COLLECTIONS OF AMERICA	IOP COLLECTIONS AMBULANCE	1,074.25
09/03/2026	MUNICIPAL COLLECTIONS OF AMERICA	IOP COLLECTIONS PARKING	54.70
09/03/2026	MUSCO SPORTS LIGHTING LLC	CONTROL LINK SUBSCRIPTION	475.00
09/03/2026	MUSCO SPORTS LIGHTING LLC	CAMPBELL VOLLEYBALL PUSH BUTTON STROBE	1,775.00
09/03/2026	NETWORKS	NETWORK SWITCH	1,270.97
09/03/2026	NETWORKS	HOSTED BACKUP	5,594.16
09/03/2026	NETWORKS	PROFESSIONAL FEES	1,890.00
09/03/2026	NETWORKS	PROFESSIONAL FEES	967.50
09/03/2026	NETWORKS	SOFTWARE SUBSCRIPTION	7.70
09/03/2026	NEVA ALDEN	LUNCH AT THE LANDING SEPTEMBER 17	400.00
09/03/2026	NYEMASTER-GOODE	PROSECUTIONS	7,327.00
09/03/2026	NYEMASTER-GOODE	CITY COUNCIL	1,000.00
09/03/2026	NYEMASTER-GOODE	LEGAL GENERAL	1,978.00
09/03/2026	NYEMASTER-GOODE	LEGAL HR	1,107.00
09/03/2026	NYEMASTER-GOODE	LEGAL	27.00
09/03/2026	NYEMASTER-GOODE	LEGAL	3,412.50
09/03/2026	NYEMASTER-GOODE	LEGAL	103.00
09/03/2026	NYEMASTER-GOODE	LEGAL	54.00
09/03/2026	OREILLY AUTOMOTIVE INC	SMALL ENGINE OIL AND FUNNELS	33.25
09/03/2026	P & P SMALL ENGINES INC	EQUIPMENT MAINT	61.96
09/03/2026	P & P SMALL ENGINES INC	EQUIPMENT MAINT	159.48
09/03/2026	P J IOWA LC	CAC CONCESSIONS	663.30
09/03/2026	P J IOWA LC	CAC CONCESSIONS	369.60
09/03/2026	PANNIER	GREENBELT LANDING SIGNAGE	1,920.00
09/03/2026	PCC AMBULANCE BILLING SERVICE	JULY AMBULANCE BILLING FEE	3,594.93
09/03/2026	PLUMB SUPPLY	BUILDING MAINT	14.90
09/03/2026	R3 COMMERCIAL ROOFING	ROOF REPAIRS	228.41
09/03/2026	REB SERVICES	REFUND DEPOSIT - HYDRANT	1,483.54
09/03/2026	RED WING BUSINESS ADVANTAGE ACCOUNT	BOOTS	233.19
09/03/2026	RED WING BUSINESS ADVANTAGE ACCOUNT	BOOTS	250.00
09/03/2026	RED WING BUSINESS ADVANTAGE ACCOUNT	SAFETY BOOTS K DANIELS	250.00
09/03/2026	RINGCENTRAL INC	HOSTED VOICE	2,694.01
09/03/2026	ROY JOHNSON	DEPOSIT REFUND - FINAL	20.00
09/03/2026	ROY JOHNSON	OVERPAY REFUND	52.93
09/03/2026	SAFE RESTRAINTS INC	WRAP SAFETY RESTRAINT	1,657.12
09/03/2026	SARAH NOLL WILSON INC	FY26/27 CM EXEC COACH PAYMENT 1	3,750.00
09/03/2026	SCHOLASTIC INC	DATABASE	2,887.00
09/03/2026	SHREDDER, THE	DOCUMENT DESTRUCTION	120.00
09/03/2026	SIEMENS INDUSTRY INC	PROGRAM AND INSTALL SMOKE DETECTOR	773.11
09/03/2026	SIEMENS INDUSTRY INC	PROGRAM AND INSTALL SMOKE DETECTOR	208.36
09/03/2026	SIEMENS INDUSTRY INC	PROGRAM AND INSTALL SMOKE DETECTOR	455.53
09/03/2026	SILVERSTAR CAR WASH	CAR WASHES - PARKS	40.00
09/03/2026	SILVERSTAR CAR WASH	CAR WASHES - REC	60.00
09/03/2026	SILVERSTAR CAR WASH	CAR WASHES - PW	80.00
09/03/2026	SILVERSTAR CAR WASH	CAR WASHES - PW	40.00

Date Paid	Vendor Name	Description	Amount Paid
09/03/2026	SKATELAND LLC	FSS TRIP	230.00
09/03/2026	SMITHGROUP, INC	GREENBELT LANDING DESIGN WORK	3,203.60
08/28/2026	SNYDER & ASSOCIATES	UNIVERSITY BLVD BOOSTER STATION FACILITY UPGRADE PAY REQ 25	1,722.00
09/03/2026	STAPLES	OFFICE-COPY PAPER	111.89
09/03/2026	STAPLES	OFFICE SUPPLIES	107.67
09/03/2026	STAPLES	SHOP SUPPLIES	76.82
09/03/2026	STAPLES	OFFICE SUPPLIES	55.84
08/27/2026	STERNQUIST CONSTRUCTION INC	HARBACH BLVD RECONSTRUCTION PH 2 PAY REQ 4	150,426.22
09/03/2026	STEW HANSEN	WATER TRUCK REPAIR	1,957.17
09/03/2026	STRYKER SALES CORP	2 AED FOR SUV AND TRUCK	4,426.54
09/03/2026	SUPERIOR PEST CONTROL	PEST CONTROL HARBACH	250.00
09/03/2026	SUPERIOR PEST CONTROL	PEST CONTROL CITY HALL	331.00
09/03/2026	SUPERIOR PEST CONTROL	PEST CONTROL CPSC	104.61
09/03/2026	SUPERIOR PEST CONTROL	PEST CONTROL CPSC	47.85
09/03/2026	SUPERIOR PEST CONTROL	PEST CONTROL CPSC	177.54
09/03/2026	UNIQUE	MISC CONTRACT WORK- COLLECTION AGENCY	9.85
09/03/2026	UP CUT LAWN CARE	MOWING ABATEMENT	50.00
09/03/2026	UP CUT LAWN CARE	MOWING ABATEMENT	100.00
09/03/2026	UP CUT LAWN CARE	MOWING ABATEMENT	100.00
09/03/2026	USA TODAY MEDIA CORP	PH NOTICE	24.72
09/03/2026	VAN DIEST SUPPLY COMPANY	HERBICIDE CHEMICAL	739.25
09/03/2026	VAN DIEST SUPPLY COMPANY	HERBICIDE CHEMICAL	362.50
09/03/2026	VAN METER INC	GROUNDS MAINT	209.19
09/03/2026	VERIZON	CELL DATA SERVICE	115.44
09/03/2026	VERIZON	CELL DATA SERVICE	38.48
09/03/2026	VERIZON	CELL DATA SERVICE	115.44
09/03/2026	WILLIAM PACK	MISC CONTR WORK	225.00
09/03/2026	XTREME TREE	TREE REMOVAL	1,125.00
09/03/2026	ZERO WASTE USA INC	DOG WASTE STATIONS	1,111.93
09/03/2026	DES MOINES WATER WORKS	WATER USAGE	241,919.69
Grand Totals:			1,832,421.38

Date Paid	Vendor Name	Description	Amount Paid
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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	\$	1,832,421.38
(08/25/2026 - 9/03/2026)		
Payroll		
(9/4/2026)	\$	401,547.17
Total	\$	2,233,968.55

Of the total payrolls, \$104.36 are expense reimbursements.

Elizabeth Hansen, Director of Administrative Services

Date: _____

Dated: _____

City Council:

Breanne Hocker	_____
Eric Klein	_____
Ted Weaver	_____
Sadie Gasparotto	_____
Susan Judkins	_____



Memo

TO: Mayor and Council members

FROM: Tiffany Belieu, Administrative Specialist

DATE: September 10, 2026

RE: Resolution Approving Temporary Street Closing - Block Party - NW 96th Street from Sunset Terrace and Lincoln Avenue - Saturday, September 26, 2026 - 3:00 p.m. - 8:00 p.m.

SYNOPSIS:

Find attached application and resolution for block party requesting closure of NW 96th Street from Sunset Terrace to Lincoln Avenue on Saturday, September 26, 2026 from 3- 8 p.m.

Attachments:

1. Brandenburg Block Party Resolution
2. Brandenburg Block Party 09-26-26

RESOLUTION NO. _____

RESOLUTION TEMPORARILY CLOSING

WHEREAS, the residents living at 9605 Lincoln Avenue, Clive, petitioned the City Council to close NW 96th Street from Sunset Terrace to Lincoln Avenue, between the hours of 3:00 p.m. – 8:00 p.m. on Saturday, September 26, 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 on NW 96th Street; and

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 96th Street from Sunset Terrace to Lincoln Avenue, between 3:00 p.m. and 8:00 p.m. on Saturday, September 26, 2026 to through traffic.
2. This resolution shall be of no force and effect unless one or more residents living at 9605 Lincoln Avenue, 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: Matthew Graham, City Clerk

DATE: September 10, 2026

RE: Approve Retail Alcohol Sales License Renewal Application - Izumi -
1301 NW 114th Street

SYNOPSIS:

Staff recommends approval.

Attachments:

1. Izumi 09_27_2026



Memo

TO: Mayor and Council members

FROM: Matthew Graham, City Clerk

DATE: September 10, 2026

RE: Approve Retail Alcohol Sales License Renewal Application - John & Nicks Steak & Prime Rib - 15970 Hickman Road

SYNOPSIS:

Staff recommends approval.

Attachments:

1. John & Nicks Steak & Prime Rib 09_10_2026



Memo

TO: Mayor and Council members

FROM: Matthew Graham, City Clerk

DATE: September 10, 2026

RE: Approve Retail Alcohol Sales License Renewal Application - Miss Kittys
- 8800 Swanson Boulevard

SYNOPSIS:

Staff recommends approval.

Attachments:

1. Miss Kittys 08_01_2026



Memo

TO: Mayor and Council members

FROM: Matthew Graham, City Clerk

DATE: September 10, 2026

RE: Approve Retail Alcohol Sales License Renewal Application - West Des Moines Elks Lodge #2752 - 2060 NW 94th Street

SYNOPSIS:

Staff recommends approval.

Attachments:

1. West Des Moines Elks Lodge #2752 11_01_2026



Memo

TO: Mayor and Council members

FROM: Jonathan Cygan, Civil Engineer

DATE: September 10, 2026

RE: Approve Pay Request #4 - The Concrete Company - 2026 Residential
PCC Pavement Rehabilitation Project - \$152,776.46

SYNOPSIS:

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

Pay Estimate #4 - \$152,776.46

A breakdown of the contract status is as follows:

Amended Contract Amount - \$550,427.50

Paid to Date - \$325,400.08

Contract Remaining - \$225,027.42

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

Attachments:

1. Pay Request #4



City of Clive

Payment Invoice

2026 Residential PCC Rehabilitation

Description	PCC Patching of Residential
Payment Number	4
Pay Period	08/02/2026 to 08/29/2026
Approval Date	09/10/2026
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	1,638.200	\$82.500	\$135,151.50
Patch. Full Depth Repair					
0020	26-128	TON	210.000	\$25.000	\$5,250.00
Subgrade Repair					
0060	26-107	EA	4.000	\$1,750.000	\$7,000.00
MANHOLE ADJUSTMENT, MINOR					
0070	26-129	EA	2.000	\$2,350.000	\$4,700.00
Intake Adjustment, Minor					
0140	26-061	LS	0.500	\$4,500.000	\$2,250.00
TEMPORARY TRAFFIC CONTROL					
0190	26-100	LS	0.900	\$3,500.000	\$3,150.00
MOBLIZATION					
Project Total:					\$157,501.50

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
					Section Total: \$157,501.50
					Project Total: \$157,501.50

Summary

Current Approved Work:	\$157,501.50	Approved Work To Date:	\$335,464.00
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	\$4,725.04	Retainage To Date:	\$10,063.92
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:	\$152,776.46	Payments To Date:	\$325,400.08
Previous Payment:	\$106,111.93	Previous Payments To Date:	\$172,623.62

Mayor, City of Clive	Date
Project Engineer, Jon Cygan	Date
Field Engineer, Kaleb Randel	Date
<i>Chad Klonglan</i>	Sept. 1, 2026
Contractor, The Concrete Contracting Co.	Date



Memo

TO: Mayor and Council members

FROM: Jonathan Cygan, Civil Engineer

DATE: September 10, 2026

RE: Approve Pay Request #6 - Mainline Construction - Alice's Road
Reconstruction Phase 1B - \$743,734.35

SYNOPSIS:

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

Pay Estimate #6 - \$743,734.35

A breakdown of the contract status is as follows:

Contract Amount - \$2,611,078.91

Paid to Date - \$1,635,272.71

Contract Remaining - \$ 975,806.20

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 #6



City of Clive

Payment Invoice

Alices Road Improvements Stage 1B

Description	Road reconstruction from Dellwood to returns of Douglas.
Payment Number	6
Pay Period	08/02/2026 to 08/29/2026
Approval Date	08/13/2026
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	298.200	\$10.000	\$2,982.00
TOPSOIL, ON-SITE					
0040	26-004	CY	694.300	\$7.000	\$4,860.10
EXCAVATION, CLASS 10					
0060	26-006	SY	600.000	\$2.750	\$1,650.00
SUBGRADE PREPARATION					
0080	26-008	SY	9,566.100	\$12.000	\$114,793.20
SUBBASE, MODIFIED, 6"					
0090	26-009	LS	0.300	\$8,500.000	\$2,550.00
COMPACTION TESTING					
0140	26-014	LF	70.000	\$30.000	\$2,100.00
REMOVAL OF STORM SEWER, CMP, 15"					
Project Total:					\$766,736.44

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
0170	26-017	LF	76.000	\$125.000	\$9,500.00
	REMOVAL AND REINSTALL STORM SEWER, RCP, 24"				
0180	26-018	EACH	1.000	\$1,225.000	\$1,225.00
	REINSTALL PIPE APRON, RCP, 24"				
0190	26-019	LF	1,152.000	\$18.000	\$20,736.00
	SUBDRAIN, TYPE 1, 6"				
0210	26-021	EACH	11.000	\$185.000	\$2,035.00
	SUBDRAIN OUTLETS AND CONNECTIONS, CMP, 6"				
0250	26-025	LF	125.000	\$20.000	\$2,500.00
	WATER MAIN REMOVAL				
0270	26-027	EACH	1.000	\$7,600.000	\$7,600.00
	FIRE HYDRANT ASSEMBLY				
0390	26-039	SY	6,341.110	\$74.000	\$469,242.14
	PAVEMENT, PCC, 9"				
0410	26-041	SY	301.000	\$123.000	\$37,023.00
	PAVEMENT, PCC, 9" TRUCK APRON				
0430	26-043	SY	239.000	\$115.000	\$27,485.00
	CONCRETE MEDIAN, MAINTENANCE CURB				
0440	26-044	LS	0.500	\$14,500.000	\$7,250.00
	PCC PAVEMENT SAMPLES AND TESTING				
0610	26-061	LS	0.400	\$4,000.000	\$1,600.00
	TEMPORARY TRAFFIC CONTROL				
0620	26-062	LS	1.000	\$9,000.000	\$9,000.00
	SUPPLEMENTAL TEMPORARY TRAFFIC CONTROL				
0630	26-063	CDAY	42.000	\$100.000	\$4,200.00
	PORTABLE DYNAMIC MESSAGE SIGN				
0820	26-082	LS	0.200	\$3,200.000	\$640.00
	SWIPP MANAGEMENT				
0940	26-094	LF	4,810.000	\$5.250	\$25,252.50
	ITS CONDUIT, HDPE, 2" TRENCHLESS				
Project Total:					\$766,736.44

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
0960	26-096	LF	682.000	\$6.250	\$4,262.50
	ITS CONDUIT, HDPE, 4" TRENCHLESS				
0990	26-099	LS	0.200	\$14,000.000	\$2,800.00
	CONSTRUCTION SURVEY				
1010	26-101	LS	0.100	\$1,000.000	\$100.00
	MAINTENANCE OF POSTAL SERVICE				
1020	26-102	LS	0.100	\$1,000.000	\$100.00
	MAINTENANCE OF SOLID WASTE COLLECTION				
1030	26-103	LS	0.750	\$7,000.000	\$5,250.00
	CONCRETE WASHOUT				
					Section Total: \$766,736.44
					Project Total: \$766,736.44

Summary

Current Approved Work:	\$766,736.44	Approved Work To Date:	\$1,685,848.15
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	\$23,002.09	Retainage To Date:	\$50,575.44
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:	\$743,734.35	Payments To Date:	\$1,635,272.71
Previous Payment:	\$275,641.66	Previous Payments To Date:	\$891,538.36

Mayor, City of Clive

Date

Project Engineer, John Cygan

Date

Field Engineer, Tony Clemenson

Date



9/1/26

Contractor, Mainline Construction Inc.

Date



Memo

TO: Mayor and Council members

FROM: Alyssa Welling, Administrative Assistant

DATE: September 10, 2026

RE: Approve Pay Request #10 - On Track Construction, LLC - Linnan Park Construction Project - \$4,850.00

SYNOPSIS:

Staff recommends approval of Pay Request #10 to On Track Construction, LLC for the work completed to date on the Linnan Park Construction Project.

Total contract amount: **\$1,193,000.00**

Total Change Orders to Date: **\$27,197.37**

Contract + Change Orders: **\$1,215,197.37**

Pay Request #10: **\$4,850.00**

Total Requested to Date: **\$1,178,741.45**

Remaining contract amount: **\$36,455.92**

Attachments:

1. On Track pay estimate #10- 8-31-26

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

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

Project: Clive Linnan Park

APPLICATION NO: 10
APPLICATION DATE: 31-Aug-26

PERIOD TO: 31-Aug-26

Contractor PO# 2521CL - 10

CONTRACT DATE: 22-May-25

Distribution to:

☐ OWNER
☐ ARCHITECT
☒ CONTRACTOR
☐
☐

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

CONTRACT FOR: JOB# 2521CL

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. ORIGINAL CONTRACT SUM

\$ 1,193,000.00

2. Net change by Change Orders

\$ 22,197.37

3. CONTRACT SUM TO DATE (Line 1 + 2)

\$ 1,215,197.37

4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)

\$ 1,215,197.37

5. RETAINAGE:

a. 3 % of Completed Work (Column D + E on G703)

\$ 36,455.92

b. % of Stored Material (Column F on G703)

\$

Total Retainage (Lines 5a + 5b or Total in Column I of G703)

\$ 36,455.92

6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)

\$ 1,178,741.45

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)

\$ 1,173,891.45

8. CURRENT PAYMENT DUE

\$ 4,850.00

9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)

\$ 36,455.92

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$22,197.37	
Total approved this Month		\$0.00
TOTALS	\$22,197.37	\$0.00
NET CHANGES by Change Order	\$22,197.37	

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: 8/31/2026

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$

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

By: _____ Date: _____

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

Clive Linnan Park

JOB# 2521CL

APPLICATION DATE:

8/31/2026

APPLICATION #

10

B	C	D	E1	F4	G1	G2	H	I
Work Description	Scheduled Value	From Previous Application	This Period	Presently Stored Materials	Total Completed and Stored To Date	Percent Complete	Balance To Finish	Retainage
BASE CONTRACT								
Mobilization, Bonds & Insurance	\$ 100,000.00	\$95,000.00	\$5,000.00		\$100,000.00	100.00%	\$0.00	\$3,000.00
Clearing & Grubbing	\$ 35,000.00	\$35,000.00			\$35,000.00	100.00%	\$0.00	\$1,050.00
Removals- Pavement Removal	\$ 49,626.00	\$49,626.00			\$49,626.00	100.00%	\$0.00	\$1,488.78
Earthwork - Construction Entrance, 6" Depth	\$ 5,000.00	\$5,000.00			\$5,000.00	100.00%	\$0.00	\$150.00
Eartwork - Strip to Stockpile	\$ 29,142.00	\$29,142.00			\$29,142.00	100.00%	\$0.00	\$874.26
Earthwork - Excavation Cut to Fill	\$ 27,756.00	\$27,756.00			\$27,756.00	100.00%	\$0.00	\$832.68
Earthwork - Excavation Cut to Export	\$ 13,216.00	\$13,216.00			\$13,216.00	100.00%	\$0.00	\$396.48
Earthwork- Subgrade Prep- 5% Cement Stabilized	\$ 107,300.00	\$107,300.00			\$107,300.00	100.00%	\$0.00	\$3,219.00
Earthwork - Backfill & Respread	\$ 39,405.00	\$39,405.00			\$39,405.00	100.00%	\$0.00	\$1,182.15
Earthwork - Bio Rentention	\$ 49,005.00	\$49,005.00			\$49,005.00	100.00%	\$0.00	\$1,470.15
Removals - Utilities	\$ 46,850.00	\$46,850.00			\$46,850.00	100.00%	\$0.00	\$1,405.50
Utilites - Watermain	\$ 43,100.00	\$43,100.00			\$43,100.00	100.00%	\$0.00	\$1,293.00
Utilites - Sanitary Sewer	\$ 67,800.00	\$67,800.00			\$67,800.00	100.00%	\$0.00	\$2,034.00
Utilites - Storm Piping	\$ 141,200.00	\$141,200.00			\$141,200.00	100.00%	\$0.00	\$4,236.00
Utilites - Storm Structures	\$ 130,600.00	\$130,600.00			\$130,600.00	100.00%	\$0.00	\$3,918.00
Utilities - Subdrain Piping	\$ 105,500.00	\$105,500.00			\$105,500.00	100.00%	\$0.00	\$3,165.00
Utilites - Underground Detention System	\$ 195,000.00	\$195,000.00			\$195,000.00	100.00%	\$0.00	\$5,850.00
Traffic Control	\$ 7,500.00	\$7,500.00			\$7,500.00	100.00%	\$0.00	\$225.00
CHANGE ORDERS	\$22,197.37	\$22,197.37			\$22,197.37	100.00%	\$0.00	\$665.92
TOTAL	\$1,215,197.37	\$1,210,197.37	\$5,000.00	\$0.00	\$1,215,197.37	100.00%	\$0.00	\$36,455.92



Memo

TO: Mayor and Council members

FROM: Jonathan Cygan, Civil Engineer

DATE: September 10, 2026

RE: Approve Pay Request #13 - Concrete Technologies Inc. - Alice's Road Reconstruction Phase 1A - \$398,095.80

SYNOPSIS:

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

Pay Estimate #13 - \$398,095.80

A breakdown of the contract status is as follows:

Amended Contract Amount - \$4,481,036.07

Paid to Date - \$3,929,753.23

Contract Remaining - \$526,282.84

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 #13



City of Clive

Payment Invoice

Alice's road Improvements, Phase 1A

Description	Alice's Road Reconstruction Between Horizon Dr. to Dellwood Dr.
Payment Number	13
Pay Period	08/02/2026 to 08/29/2026
Approval Date	09/10/2026
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	1,514.000	\$8.050	\$12,187.70
Topsoil, ON-SITE					
0030	25-003	SY	5,000.000	\$6.550	\$32,750.00
Soil Quality Restoration					
0040	25-004	CY	5,095.000	\$6.050	\$30,824.75
Excavation, Class 10					
0060	25-006	SY	9,538.000	\$1.500	\$14,307.00
Subgrade Preparation					
0070	25-007	SY	2,399.560	\$8.350	\$20,036.33
Subgrade Treatment, Cement Stabilization					
0080	25-008	SY	3,390.000	\$11.500	\$38,985.00
Subbase, Modified, 6"					
Project Total:					\$419,048.21

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
0130	25-013	LS	0.250	\$5,050.000	\$1,262.50
	Compaction Testing				
0480	25-048	EACH	1.000	\$1,185.000	\$1,185.00
	Fire Hydrant Relocation				
0630	25-063	SY	3,055.560	\$66.850	\$204,264.19
	Pavement, PCC, 9"				
0670	25-067	SY	244.440	\$72.500	\$17,721.90
	Concrete Median, Maintenance Curb				
0680	25-068	LS	0.250	\$14,500.000	\$3,625.00
	PCC, Pavement Samples and Testing				
0760	25-077	TON	143.340	\$12.100	\$1,734.41
	Temporary Granular Surfacing				
0810	25-081	STA	17.660	\$234.750	\$4,145.68
	Painted Pavement Markings, Durable				
0830	25-083	EACH	9.000	\$267.500	\$2,407.50
	Painted Symbols and Legends, Durable				
0860	25-086	STA	17.660	\$186.750	\$3,298.00
	Grooves Cut for Pavement Markings				
0870	25-087	EACH	9.000	\$212.000	\$1,908.00
	Grooves cut for Symbols and Legends				
0880	25-088	LS	0.200	\$19,500.000	\$3,900.00
	TEMPORARY TRAFFIC CONTROL				
0900	25-090	EACH	30.000	\$252.500	\$7,575.00
	Traffic Signs				
0920	25-092	LF	200.000	\$15.150	\$3,030.00
	Perforated Square Steel Tube, Posts				
0930	25-093	EACH	20.000	\$101.000	\$2,020.00
	Perforated Square Steel Tube, Anchors, Single Breakaway Anchor				
1020	25-102	LF	3,125.000	\$0.200	\$625.00
	Filter Sock, Removals				
Project Total: \$419,048.21					

Line Number	Item	Unit	Current Paid Quantity	Unit Price	Amount
1120	25-112	EACH	1.000	\$808.000	\$808.00
Gate, Field Fence, 16'					
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					
1320	25-047	EACH	1.000	\$2,420.000	\$2,420.00
Fire Hydrant Adjustment					
1330	25-047	EACH	1.000	\$2,420.000	\$2,420.00
Fire Hydrant Adjustment					
					Section Total: \$419,048.21
					Project Total: \$419,048.21

Summary

Current Approved Work:	\$419,048.21	Approved Work To Date:	\$4,228,161.29
Current Stockpile Advancement:	\$0.00	Stockpile Advancement To Date:	\$0.00
Current Stockpile Recovery:	\$0.00	Stockpile Recovery To Date:	\$0.00
Current Retainage:	\$20,952.41	Retainage To Date:	\$211,408.06
Current Retainage Released:	\$0.00	Retainage Released To Date:	\$0.00
Current Liquidated Damages:	\$0.00	Liquidated Damages To Date:	\$87,000.00
Current Adjustment:	\$0.00	Adjustments To Date:	\$0.00
Current Payment:	\$398,095.80	Payments To Date:	\$3,929,753.23
Previous Payment:	\$363,822.53	Previous Payments To Date:	\$3,531,657.43

Mayor, City of Clive	Date
Project Engineer, Jon Cygan	Date
Field Engineer, Tony Clemenson	Date
	9/3/2026
Contractor, Concrete Technologies Inc.	Date



Memo

TO: Mayor and Council members

FROM: Alyssa Welling, Administrative Assistant

DATE: September 10, 2026

RE: Approve Pay Request #14 - Country Landscapes - Greenbelt Landing Construction Project - \$59,953.61

SYNOPSIS:

Staff recommends approval of Pay Request #14 to Country Landscapes for the work completed to date on the Greenbelt Landing Project.

Total contract amount: **\$925,000.00**

Total Change Orders to Date: **\$56,088.89**

Contract + Change Orders: **\$981,088.89**

Pay Request #14: **\$59,953.61**

Total Requested to Date: **\$932,034.39**

Remaining contract amount: **\$49,054.50**

Attachments:

1. Country Landscapes Pay App 14 - August R1

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: 14**INVOICE NO:** 23046-SC-014**PERIOD:** 08/01/26 - 08/31/26**PROJECT NO:** 23046**CONTRACT NO:** SC-006 Clive Greenbelt
Landing**CONTRACT DATE:** 09/12/2024**CERTIFICATE DATE:** 09/01/2026**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)		\$981,088.89
5.	Retainage:		
	a. 5.00% of completed work	\$43,472.09	
	b. 5.00% of stored material	\$5,582.41	
	Total retainage (Line 5a + 5b or total in column I of detail sheet)		\$49,054.50
6.	Total earned less retainage (Line 4 less Line 5 Total)		\$932,034.39
7.	Less previous certificates for payment (Line 6 from prior certificate)		\$872,080.78
8.	Current payment due:		\$59,953.61
9.	Balance to finish, including retainage (Line 3 less Line 6)		\$49,054.50

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$56,088.89	\$0.00
Total approved this month:	\$0.00	\$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:

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: 14

APPLICATION DATE: 08/31/2026

PERIOD: 08/01/26 - 08/31/26

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	\$76,894.22	\$0.00	\$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	\$11,083.76	\$0.00	\$110,837.64	100.00%	\$0.00	\$5,541.88
3	32-329000.000.Subcontract BP #32.1 - Landscaping	Irrigation	\$67,775.00	\$67,775.00	\$0.00	\$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	\$156,075.93	\$52,025.31	\$0.00	\$208,101.24	100.00%	\$0.00	\$10,405.08
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	\$750,242.71	\$63,109.07	\$111,648.22	\$925,000.00	100.00%	\$0.00	\$46,250.05

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					
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	\$9,926.30	\$0.00	\$0.00	\$9,926.30	100.00%	\$0.00	\$496.32
TOTALS:		\$56,088.89	\$56,088.89	\$0.00	\$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	\$806,331.60	\$63,109.07	\$111,648.22	\$981,088.89	100.00%	\$0.00	\$49,054.50

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 **Fifty Nine Thousand Nine Hundred Fifty Three & 61/cents (\$59,953.61)** 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 **1st** day of **September, 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: September 10, 2026

RE: Approve Pay Request #14 - Hansen Company - Linnan Park Construction Project - \$18,336.73

SYNOPSIS:

Staff recommends approval of Pay Request #14 to Hansen Company for the work completed to date on the Linnan Park Construction Project.

Total contract amount: **\$717,571.00**

Pay Request #14: **\$18,336.73**

Total Requested to Date: **\$600,488.27**

Remaining contract amount: **\$117,082.73**

Attachments:

1. Hansen Linnan Park - Pay App 14 0826



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: 24-936-0826
Date: 8/31/2026
Job #: 24-936
Project: Linnan Park
8500 Alice Ave

Vendor: CICL

PAY APPLICATION #14
LESS 5% RETENTION

\$	19,301.82
\$	(965.09)

AMOUNT DUE	\$	<u>18,336.73</u>
------------	----	------------------

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO OWNER:

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

PROJECT:

Linnan Park
8500 Alice Ave
Clive, IA 50325

APPLICATION NO:

14

Distribution to:

☒	OWNER
☐	ARCHITECT
☐	CONTRACTOR
☐	
☐	

FROM CONTRACTOR:

Hansen Company
5665 Greendale Rd.
Johnston, IA 50131

VIA ARCHITECT:

Smith Group
44 East Mifflin St Suite 500
Madison, WI 53703

PERIOD TO:

8/31/2026

PROJECT NOS:

CONTRACT FOR Linnan Park

CONTRACT DATE 4/23/2026**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) | \$ | 632,092.92 |
| 5. RETAINAGE: | | |
| a. 5 % of Completed Work (Column D + E on G703) | \$ | 31,604.65 |
| b. 5 % of Stored Material (Column F on G703) | \$ | 0.00 |
| Total Retainage (Lines 5a + 5b or Total in Column I of G703) | | |
| 6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total) | \$ | 600,488.27 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) | \$ | 582,151.54 |
| 8. CURRENT PAYMENT DUE | \$ | 18,336.73 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) | \$ | 117,082.73 |

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: La Ball Date: 9/2/2026

State of: Iowa

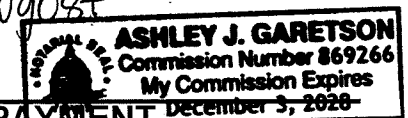
Subscribed and sworn to before me this 3rd day of August

Notary Public:

My Commission expires: 12.3.28

County of: Polk

day of

**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 on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

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

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 1 OF 1 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 14
APPLICATION DATE: 8/31/2026
PERIOD TO: 8/31/2026
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	\$97,240.00	\$260.00		\$97,500.00	108.25%	(\$7,431.00)	\$4,875.00
2	Superintendent	\$186,899.00	\$177,440.00	\$8,910.00		\$186,350.00	99.71%	\$549.00	\$9,317.50
3	Project Coordinator	\$26,000.00	\$25,577.50	\$1,202.50		\$26,780.00	103.00%	(\$780.00)	\$1,339.00
4	Pre-Construction Manager	\$5,000.00	\$5,000.00			\$5,000.00	100.00%		\$250.00
5	Truck / Mileage	\$22,200.00	\$20,693.19	\$2,770.36		\$23,463.55	105.69%	(\$1,263.55)	\$1,173.18
6	Project Management Software	\$3,600.00	\$2,815.01	\$259.40		\$3,074.41	85.40%	\$525.59	\$153.72
7	Safety Expenses	\$9,000.00	\$2,625.00	\$397.63		\$3,022.63	33.58%	\$5,977.37	\$151.13
8	Temp Phones / Internet / Toilets	\$7,200.00	\$6,326.87	\$95.24		\$6,422.11	89.20%	\$777.89	\$321.11
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	\$49,620.09	\$1,844.01		\$51,464.10	95.30%	\$2,535.90	\$2,573.21
11	Project Signage	\$2,000.00	\$2,000.00			\$2,000.00	100.00%		\$100.00
12	Dumpsters	\$35,000.00	\$9,554.16	(\$3,417.99)		\$6,136.17	17.53%	\$28,863.83	\$306.81
13	General Labor / Cleaning	\$31,000.00	\$16,396.50	(\$1,264.50)		\$15,132.00	48.81%	\$15,868.00	\$756.60
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	\$1,931.85		\$21,631.85	73.96%	\$7,618.15	\$1,081.59
17	SWPPP	\$32,650.00	\$20,487.00	\$299.80		\$20,786.80	63.67%	\$11,863.20	\$1,039.34
18	General Liability Insurance	\$5,958.00	\$4,672.80	\$392.00		\$5,064.80	85.01%	\$893.20	\$253.24
19	Fee	\$121,766.00	\$114,926.82	\$5,621.52		\$120,548.34	99.00%	\$1,217.66	\$6,027.42
20									
21									
22									
23									
24									
25									
	PAGE 1 TOTALS	\$717,571.00	\$612,791.10	\$19,301.82	\$0.00	\$632,092.92	88.09%	\$85,478.08	\$31,604.65

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: September 10, 2026

RE: Approve Pay Request #20 (Final) - Central Iowa Mechanical -
Greenbelt Landing Construction Project - \$15,074.40

SYNOPSIS:

Staff recommends approval of Pay Request #20 and retainage release to Central Iowa Mechanical for the work completed to date on the Greenbelt Landing Project.

Original contract amount: **\$259,869.00**

Total Change Orders to Date: **\$41,618.83**

Contract + Change Orders: **\$301,487.83**

Pay Request #20 (Final): **\$15,074.40**

Total Requested to Date: **\$301,487.83**

Remaining contract amount: **\$0**

Attachments:

1. CIM Pay App 20 - Retainage
2. G706-1994 - Final - 001 CIM
3. G706A-1994 - Final - 001 CIM
4. G707-1994 - Final - 001 CIM

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: 20**INVOICE NO:** 23046-SC-020-RE**PERIOD:** 05/01/26 - 05/31/26**PROJECT NO:** 23046**CONTRACT NO:** SC-001 Clive Greenbelt
Landing**CONTRACT DATE:** 09/12/2024**CERTIFICATE DATE:** 09/01/2026**SUBMITTED DATE:****FROM SUBCONTRACTOR:**

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

SUBCONTRACT FOR: Central Iowa Mechanical - BP 22**SUBCONTRACTOR'S APPLICATION FOR PAYMENT**

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

1.	Original Contract Sum	\$259,869.00
2.	Net change by change orders	\$41,618.83
3.	Contract Sum to date (Line 1 ± 2)	\$301,487.83
4.	Total completed and stored to date (Column G on detail sheet)	\$301,487.83
5.	Retainage:	
	a. 0.00% of completed work	\$0.00
	b. 0.00% of stored material	\$0.00
	Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$0.00
6.	Total earned less retainage (Line 4 less Line 5 Total)	\$301,487.83
7.	Less previous certificates for payment (Line 6 from prior certificate)	\$286,413.43
8.	Current payment due:	\$15,074.40
9.	Balance to finish, including retainage (Line 3 less Line 6)	\$0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$42,327.24	\$(708.41)
Total approved this month:	\$0.00	\$0.00
Totals:	\$42,327.24	\$(708.41)
Net change by change orders:	\$41,618.83	

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

SUBCONTRACTOR: Central Iowa Mechanical

By: _____ Date: _____

State of:

County of:

Subscribed and sworn to before
me this _____ day of _____

Notary Public:

My commission expires: _____

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: 20

APPLICATION DATE: 05/27/2026

PERIOD: 05/01/26 - 05/31/26

Contract Lines

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

Change Orders

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
15	CCO #001 Central Iowa Mechanical CO #1								
15.1	PCO #001 CE #006 - Community Building S								
15.1.1	22-220000.000.Subcontract BP #22 Mechanical	\$2,640.37	\$2,640.37	\$0.00	\$0.00	\$2,640.37	100.00%	\$0.00	\$0.00
16	CCO #002 Central Iowa Mechanical CO #2								
16.1	PCO #002 PCO #2 - CE 04, 08, 11								
16.1.1	22-220000.000.Subcontract BP #22 Mechanical	\$1,062.83	\$1,062.83	\$0.00	\$0.00	\$1,062.83	100.00%	\$0.00	\$0.00
16.1.2	22-220000.000.Subcontract BP #22 Mechanical	\$2,591.80	\$2,591.80	\$0.00	\$0.00	\$2,591.80	100.00%	\$0.00	\$0.00
16.1.3	22-220000.000.Subcontract BP #22 Mechanical Construction Bulletin #5	\$(708.41)	\$(708.41)	\$0.00	\$0.00	\$(708.41)	100.00%	\$0.00	\$0.00
17	CCO #003 CO#3 CIM								
17.1	PCO #003 CO#3 CIM								
17.1.1	22-220000.000.Subcontract BP #22 Mechanical Contract Extension	\$785.30	\$785.30	\$0.00	\$0.00	\$785.30	100.00%	\$0.00	\$0.00
18	CCO #004 Central Iowa Mechanical CO #4								
18.1	PCO #004 CIM Change Order #4								
18.1.1	22-220000.000.Subcontract BP #22 Mechanical RFI #42	\$4,028.80	\$4,028.80	\$0.00	\$0.00	\$4,028.80	100.00%	\$0.00	\$0.00
18.1.2	22-220000.000.Subcontract BP #22 Mechanical RFI #54 2" water line connection in pump house building	\$8,097.39	\$8,097.39	\$0.00	\$0.00	\$8,097.39	100.00%	\$0.00	\$0.00
18.1.3	22-220000.000.Subcontract BP #22 Mechanical Repair Damaged Gas Line	\$1,542.42	\$1,542.42	\$0.00	\$0.00	\$1,542.42	100.00%	\$0.00	\$0.00
19	CCO #005 CIM CO#5								
19.1	PCO #005 PCO #5 Central Iowa Mechanical								
19.1.1	22-220000.000.Subcontract BP #22 Mechanical Schedule Extension 2026	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
20	CCO #006 Central Iowa Mechanical CO #6								
20.1	PCO #006 CIM Change Order #6								
20.1.1	22-220000.000.Subcontract BP #22 Mechanical Dry Creek Hand Pump Cistern	\$17,058.78	\$17,058.78	\$0.00	\$0.00	\$17,058.78	100.00%	\$0.00	\$0.00
21	CCO #007 CIM CO#7								
21.1	PCO #007 CIM Change Order #7								
21.1.1	22-220000.000.Subcontract BP #22 Mechanical RFI #141 Kitchen Floor Drain	\$1,401.40	\$1,401.40	\$0.00	\$0.00	\$1,401.40	100.00%	\$0.00	\$0.00
21.1.2	22-220000.000.Subcontract BP #22 Mechanical RFI #136 Radiant Heater Dimmer Controllers	\$3,118.15	\$3,118.15	\$0.00	\$0.00	\$3,118.15	100.00%	\$0.00	\$0.00
TOTALS:		\$41,618.83	\$41,618.83	\$0.00	\$0.00	\$41,618.83	100.00%	\$0.00	\$0.00

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
GRAND TOTALS:		\$301,487.83	\$301,487.83	\$0.00	\$0.00	\$301,487.83	100.00%	\$0.00	\$0.00

AIA® Document G706® – 1994

Contractor's Affidavit of Payment of Debts and Claims

PROJECT: <i>(Name and address)</i> Clive Greenbelt Landing	ARCHITECT'S PROJECT NUMBER: 12737 CONTRACT FOR: BP #22 Mechanical and Plumbing CONTRACT DATED: 9/12/24	OWNER: ☐ ARCHITECT: ☐ CONTRACTOR: ☒ SURETY: ☐ OTHER: ☐
TO OWNER: <i>(Name and address)</i> City of Clive 1900 NW 114th St., Clive IA 50325		

STATE OF: Iowa
COUNTY OF: Polk

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

EXCEPTIONS:
None

SUPPORTING DOCUMENTS ATTACHED HERETO:

1. Consent of Surety to Final Payment. Whenever Surety is involved, Consent of Surety is required. AIA Document G707, Consent of Surety, may be used for this purpose
- Indicate Attachment ☒ Yes ☐ No

CONTRACTOR: *(Name and address)*
Central Iowa Mechanical
1720 Fuller Rd, Suite 100 West Des Moines IA
50265

BY:



(Signature of authorized representative)

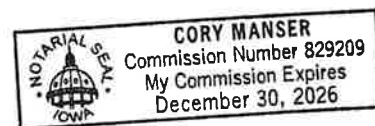
JAMES J. KELLER VP
(Printed name and title)

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

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

Subscribed and sworn to before me on this date: 8/26/26

Notary Public 
My Commission Expires: 12/30/26



AIA® Document G706®A – 1994

Contractor's Affidavit of Release of Liens

PROJECT: <i>(Name and address)</i> Clive Greenbelt Landing	ARCHITECT'S PROJECT NUMBER: 12737	OWNER: ☐
	CONTRACT FOR: BP #22 Mechanical & Plumbing	ARCHITECT: ☐
TO OWNER: <i>(Name and address)</i> City of Clive 1900 NW 114th St., Clive IA 50325	CONTRACT DATED: 9/12/24	CONTRACTOR: ☒
		SURETY: ☐
		OTHER: ☐

STATE OF: Iowa
COUNTY OF: Polk

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

EXCEPTIONS:
None

SUPPORTING DOCUMENTS ATTACHED HERETO:

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

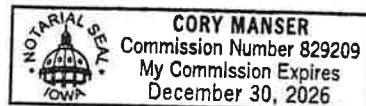
CONTRACTOR: *(Name and address)*
Central Iowa Mechanical
1720 Fuller Rd., Suite 100 West Des Moines IA
50265

BY:


(Signature of authorized representative)
JAMES SKELLORN VP
(Printed name and title)

Subscribed and sworn to before me on this date: 8/26/26

Notary Public: 
My Commission Expires: 12/30/26





AIA® Document G707™ – 1994

Consent Of Surety to Final Payment

Bond No: 101262698

PROJECT: (Name and address)
Clive Greenbelt Landing

ARCHITECT'S PROJECT NUMBER: 12737

OWNER: ☒

ARCHITECT: ☐

CONTRACT FOR: BP #22 - Mechanical & Plumbing

CONTRACTOR: ☐

SURETY: ☐

OTHER: ☐

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

CONTRACT DATED: September 12, 2024

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

Merchants Bonding Company (Mutual)
P.O. Box 14498
Des Moines, IA 50306-3498

, SURETY,

on bond of

(Insert name and address of Contractor)

Central Iowa Mechanical
1720 Fuller Road, Suite 100
West Des Moines, IA 50265-5572

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety
of any of its obligations to

(Insert name and address of Owner)

City of Clive
1900 Northwest 114th Street
Clive, IA 50325

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: **August 26, 2026**

(Insert in writing the month followed by the numeric date and year.)

Merchants Bonding Company (Mutual)

(Surety)

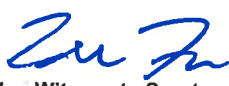

(Signature of authorized representative)

Kate Zanders, Attorney-in-Fact

(Printed name and title)

Attest:

(Seal):


Zach Fuller, Witness to Surety



MERCHANTS

BONDING COMPANY™

POWER OF ATTORNEY

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

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

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

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

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

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

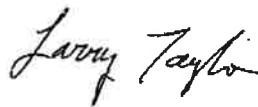
In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts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

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

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 12th day of August, 2026.



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

By 

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 12th day of August, 2026, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



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


Notary Public

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

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 26th day of August, 2026.




Secretary



Memo

TO: Mayor and Council members

FROM: Alyssa Welling, Administrative Assistant

DATE: September 10, 2026

RE: Approve Pay Request #21 (Final) - Air-Con Mechanical Corp. -
Greenbelt Landing Construction Project - \$25,981.62

SYNOPSIS:

Staff recommends approval of Pay Request #21 and retainage release to Air-Con Mechanical Corp. for the work completed to date on the Greenbelt Landing Project.

Total contract amount: **\$388,703.00**

Total Change Orders to Date: **\$130,928.65**

Contract + Change Orders: **\$519,631.65**

Pay Request #21 (Final): **\$25,981.62**

Total Requested to Date: **\$519,631.65**

Remaining contract amount: **\$0**

Attachments:

1. AirCon Pay App 21 - Retainage
2. N-2132 DCI Group - Clive Greenbelt Landing - G706
3. N-2132 DCI Group - Clive Greenbelt Landing - G706A
4. N-2132 DCI Group - Clive Greenbelt Landing - G707

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: 21**INVOICE NO:** 23046-SC-021-RE**PERIOD:** 08/01/26 - 08/31/26**PROJECT NO:** 23046**CONTRACT NO:** SC-003 Clive Greenbelt
Landing**CONTRACT DATE:** 09/12/2024**CERTIFICATE DATE:** 09/01/2026**SUBMITTED DATE:** 08/26/2026**FROM SUBCONTRACTOR:**

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

SUBCONTRACT FOR: AirCon Mechanical - BP #26**SUBCONTRACTOR'S APPLICATION FOR PAYMENT**

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

1.	Original Contract Sum	\$388,703.00
2.	Net change by change orders	\$130,928.65
3.	Contract Sum to date (Line 1 ± 2)	\$519,631.65
4.	Total completed and stored to date (Column G on detail sheet)	\$519,631.65
5.	Retainage:	
	a. 0.00% of completed work	\$0.00
	b. 0.00% of stored material	\$0.00
	Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$0.00
6.	Total earned less retainage (Line 4 less Line 5 Total)	\$519,631.65
7.	Less previous certificates for payment (Line 6 from prior certificate)	\$493,650.03
8.	Current payment due:	\$25,981.62
9.	Balance to finish, including retainage (Line 3 less Line 6)	\$0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$131,155.43	\$(226.78)
Total approved this month:	\$0.00	\$0.00
Totals:	\$131,155.43	\$(226.78)
Net change by change orders:	\$130,928.65	

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

SUBCONTRACTOR: Air-Con Mechanical Corp.

By: _____ Date: _____

State of:

County of:

Subscribed and sworn to before
me this _____ day of _____

Notary Public:

My commission expires:

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: 21

APPLICATION DATE: 08/31/2026

PERIOD: 08/01/26 - 08/31/26

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	26-260000.000.Subcontract BP #26 - Electrical	Mobilization	\$2,500.00	\$2,500.00	\$0.00	\$0.00	\$2,500.00	100.00%	\$0.00	\$0.00
2	26-260000.000.Subcontract BP #26 - Electrical	Gear/Feeders	\$40,000.00	\$40,000.00	\$0.00	\$0.00	\$40,000.00	100.00%	\$0.00	\$0.00
3	26-260000.000.Subcontract BP #26 - Electrical	Lighting	\$112,000.00	\$112,000.00	\$0.00	\$0.00	\$112,000.00	100.00%	\$0.00	\$0.00
4	26-260000.000.Subcontract BP #26 - Electrical	Lighting Controls	\$9,800.00	\$9,800.00	\$0.00	\$0.00	\$9,800.00	100.00%	\$0.00	\$0.00
5	26-260000.000.Subcontract BP #26 - Electrical	Power	\$73,000.00	\$73,000.00	\$0.00	\$0.00	\$73,000.00	100.00%	\$0.00	\$0.00
6	26-260000.000.Subcontract BP #26 - Electrical	Data	\$20,000.00	\$20,000.00	\$0.00	\$0.00	\$20,000.00	100.00%	\$0.00	\$0.00
7	26-260000.000.Subcontract BP #26 - Electrical	Fire Alarm	\$9,500.00	\$9,500.00	\$0.00	\$0.00	\$9,500.00	100.00%	\$0.00	\$0.00
8	26-260000.000.Subcontract BP #26 - Electrical	Site Lighting	\$58,703.00	\$58,703.00	\$0.00	\$0.00	\$58,703.00	100.00%	\$0.00	\$0.00
9	26-260000.000.Subcontract BP #26 - Electrical	Underground	\$24,313.00	\$24,313.00	\$0.00	\$0.00	\$24,313.00	100.00%	\$0.00	\$0.00
10	26-260000.000.Subcontract BP #26 - Electrical	Bonds	\$3,887.00	\$3,887.00	\$0.00	\$0.00	\$3,887.00	100.00%	\$0.00	\$0.00
11	26-260000.000.Subcontract BP #26 - Electrical	Engineering	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00	100.00%	\$0.00	\$0.00
12	26-260000.000.Subcontract BP #26 - Electrical	Concrete Bases	\$30,000.00	\$30,000.00	\$0.00	\$0.00	\$30,000.00	100.00%	\$0.00	\$0.00
TOTALS:			\$388,703.00	\$388,703.00	\$0.00	\$0.00	\$388,703.00	100.00%	\$0.00	\$0.00

Change Orders

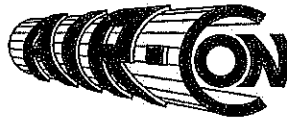
A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
13	CCO #001 Air-Con CO#1								

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

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
	Schedule Extension 2026								
21	CCO #009 Air-Con CO #9								
21.1	PCO #009 Air-Con PCO #9								
21.1.1	26-260000.000.Subcontract BP #26 - Electrical RFI #154 Fiber Ground Box and Conduit	\$1,226.30	\$1,226.30	\$0.00	\$0.00	\$1,226.30	100.00%	\$0.00	\$0.00
21.1.2	26-260000.000.Subcontract BP #26 - Electrical RFI #136 Radiant Heater Dimmer Controllers	\$591.93	\$591.93	\$0.00	\$0.00	\$591.93	100.00%	\$0.00	\$0.00
21.1.3	26-260000.000.Subcontract BP #26 - Electrical RFI #161 L16 Lighting Brackets	\$218.24	\$218.24	\$0.00	\$0.00	\$218.24	100.00%	\$0.00	\$0.00
21.1.4	26-260000.000.Subcontract BP #26 - Electrical Low Voltage Controller Add	\$1,273.24	\$1,273.24	\$0.00	\$0.00	\$1,273.24	100.00%	\$0.00	\$0.00
21.1.5	26-260000.000.Subcontract BP #26 - Electrical Fiber & Electrical Conduit Repairs	\$15,666.86	\$15,666.86	\$0.00	\$0.00	\$15,666.86	100.00%	\$0.00	\$0.00
22	CCO #010 Air-Con CO #10								
22.1	PCO #010 Air-Con PCO #10								
22.1.1	26-260000.000.Subcontract BP #26 - Electrical RFI #153 Oven Hood Manual Pull Station Kit	\$1,822.40	\$1,822.40	\$0.00	\$0.00	\$1,822.40	100.00%	\$0.00	\$0.00
22.1.2	26-260000.000.Subcontract BP #26 - Electrical Radiant Heater Controllers Conduit and Data Cabling	\$3,315.59	\$3,315.59	\$0.00	\$0.00	\$3,315.59	100.00%	\$0.00	\$0.00
TOTALS:		\$130,928.65	\$130,928.65	\$0.00	\$0.00	\$130,928.65	100.00%	\$0.00	\$0.00

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	APPROVED WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	%(G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
GRAND TOTALS:		\$519,631.65	\$519,631.65	\$0.00	\$0.00	\$519,631.65	100.00%	\$0.00	\$0.00



ELECTRIC, LLC

1380 S. Pleasant Hill Blvd. - Pleasant Hill, IA. - 50327
(515) 243-5500 - FAX (515) 243-0126

PARTIAL LIEN WAIVER

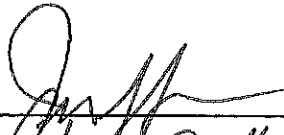
Project: Clive Greenbelt Landing

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

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

(☒) **CONDITIONAL** Release: This waiver and release is contingent upon receipt of payment and final bank clearance of said remittance in the amount of \$25,981.62 (Draw #20) . The remittance identified as payment and endorsed by the undersigned marked "Paid" or otherwise canceled by the bank against which said remittance was drawn, shall constitute conclusive proof that said invoice or pay request was paid and that payment thereof was received by the Undersigned, and thereupon this waiver and release shall become effective automatically without the requirement of any further act, acknowledgment or receipt on the part of the Undersigned.

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

	Signature
James Sholtz	Print Name
President	Title
8/26/26	Date



AIA® Document G706® – 1994

Contractor's Affidavit of Payment of Debts and Claims

PROJECT: *(Name and address)*
Clive Greenbelt Landing

ARCHITECT'S PROJECT NUMBER:
12737

OWNER: ☐

ARCHITECT: ☐

CONTRACTOR: ☒

SURETY: ☐

OTHER: ☐

TO OWNER: *(Name and address)*
City of Clive
1900 NW 114th St., Clive IA
50325

CONTRACT FOR: BP #26 Electrical
CONTRACT DATED: 9/12/24

STATE OF: Iowa
COUNTY OF: Polk

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

EXCEPTIONS:

None

SUPPORTING DOCUMENTS ATTACHED HERETO:

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

Indicate Attachment ☒ Yes ☐ No

CONTRACTOR:

(Name and address)
Air-Con Electric LLC
3121 SE 14th St., Des Moines IA 50320

BY:

(Signature of authorized representative)

Joe Davis

(Printed name and title)

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

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

Subscribed and sworn to before me on this date:

August 24, 2026

Notary Public:

Lori Tucker

My Commission Expires:

November 17, 2027





AIA® Document G706®A – 1994

Contractor's Affidavit of Release of Liens

PROJECT: <i>(Name and address)</i> Clive Greenbelt Landing	ARCHITECT'S PROJECT NUMBER: 12737	OWNER: ☐
TO OWNER: <i>(Name and address)</i> City of Clive 1900 NW 114th St., Clive IA 50325	CONTRACT FOR: BP #26 Electrical CONTRACT DATED: 9/12/24	ARCHITECT: ☐ CONTRACTOR: ☒ SURETY: ☐ OTHER: ☐

STATE OF: Iowa
COUNTY OF: Polk

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

EXCEPTIONS:
None

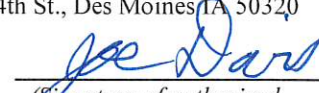
SUPPORTING DOCUMENTS ATTACHED HERETO:

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

CONTRACTOR: *(Name and address)*

Air-Con Electric LLC
3121 SE 14th St., Des Moines IA 50320

BY:


(Signature of authorized representative)
Joe Davis
(Printed name and title)

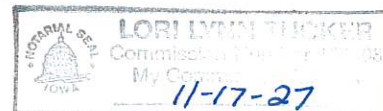
Subscribed and sworn to before me on this date:

August 24, 2026

Notary Public: Geni Tucker

My Commission Expires:

November 17, 2027



AIA[®] Document G707[™] – 1994

Consent Of Surety to Final Payment

Bond No: 7901109450

PROJECT: (Name and address)
Clive Greenbelt Landing

ARCHITECT'S PROJECT NUMBER: 12737

OWNER: ☒

ARCHITECT: ☐

CONTRACT FOR: BP #26 Electrical

CONTRACTOR: ☐

SURETY: ☐

OTHER: ☐

TO OWNER: (Name and address)

City of Clive

1900 Northwest 114th Street, Clive, IA 50325

CONTRACT DATED: 9/12/2024

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(Insert name and address of Surety)

Nationwide Mutual Insurance Company
One West Nationwide Blvd., 1-04-701
Columbus, OH 43215-2220

, SURETY,

on bond of

(Insert name and address of Contractor)

Air-Con Electric, LLC
1380 S Pleasant Hill Blvd
Pleasant Hill, IA 50327

, CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall not relieve the Surety of any of its obligations to

(Insert name and address of Owner)

City of Clive
1900 Northwest 114th Street
Clive, IA 50325

, OWNER,

as set forth in said Surety's bond.

IN WITNESS WHEREOF, the Surety has hereunto set its hand on this date: **August 24, 2026**

(Insert in writing the month followed by the numeric date and year.)

Nationwide Mutual Insurance Company

(Surety)

(Signature of authorized representative)

Attest:

(Seal):

Jamie Gifford

Sara Huston, Attorney-in-Fact

(Printed name and title)



Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:
ANNE CROWNER; BRIAN M DEIMERLY; DIONE R YOUNG; JAMIE GIFFORD; JAY D FREIERMUTH; JOHN CORD;
KATE ZANDERS; SARA HUSTON; SETH ROOKER; TIM MCCULLOH; ZACH FULLER

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf on the date thereof any and all: (i) bonds and undertakings; (ii) Proposal Bonds; (ii) Letters of Surety; (iv) Consent of Surety; and (v) other obligatory instruments of similar nature, in penalties not exceeding the sum of

UNLIMITED

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 23rd day of October, 2025.



Antonio C. Albanese, Vice President of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF OHIO COUNTY OF FRANKLIN: ss

On this 23rd day of October, 2025, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.



Karen L. Kam
Notary Public, State of Ohio
No. 2018-RE-719796
Commission Expires July 7, 2028



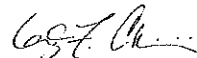
Notary Public
My Commission Expires
July 7, 2028

CERTIFICATE

I, Lezlie F. Chimienti, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this 24th day of

August, 2026



Assistant Secretary



Memo

TO: Mayor and Council members

FROM: Ron Gaines, Public Works Director

DATE: September 10, 2026

RE: Resolution Approving the Acquisition of 4051 Alices Road, Clive, Iowa, for the Alices Road Reconstruction Project, Including a Purchase Agreement, Relocation Benefits, and Related Lease Agreement - Monica R. Ceretti and Fredrick M. Holmes

SYNOPSIS:

The City is working on the reconstruction of Alices Road from the south corporate limit to the north corporate limit.

The project has been divided into phases with the following schedule:

<u>Phase</u>	<u>Construction Year</u>
1A/1B	Currently underway
4	2027
3	2028
2	2029

As part of the project, there are several properties that will have acquisition requirements to construct the improvements. The owner(s) Monica R. Ceretti and Fredrick M. Holmes, 4051 Alices Road, Clive, Iowa, located in Phase 4 of the project. The owner(s) have been negotiating with the City, through Snyder & Associates, to purchase the property. The City obtained appraisals and has reached an agreement to purchase their property. The purchase agreement includes moving expenses, price differential payments and a lease through December 31, 2026.

Phase 4 of this project is partially funded through federal appropriations. Therefore, all acquisitions, including this purchase, must follow the Uniform Act and related federal law requirements. Staff is requesting authorization for the City Manager to execute the attached purchase/lease agreement and related relocation expenses in a not-to-exceed amount of \$460,000 for the property at 4051 Alices Road in Clive.

Purchase of Home (4051 Alices Road)	\$410,000
Household Moving Expenses	\$ 4,800
Home Inspection	\$ 800
Price Differential Payment	\$ 40,000 (not guaranteed, depending on purchased property by current owner)
Other/Property Tax Cost Differential	\$ 6,000 (not guaranteed, depending on property taxes of new property)

Total **\$ 461,600**

In addition, the property at 4051 Alices Road will allow the property owners to lease the property through the end of the calendar year to allow for the transition to their new home. This request works with the proposed construction schedule, and staff recommends allowing the tenant to stay on the property through December 31, 2026. This requires a lease agreement, and the lease agreement is included as part of the purchase of the property. Staff recommends

purchase of the property at 4051 Alices Road, Clive, Iowa and approval of the not-to-exceed amount of \$461,600 for all purchasing costs, relocation and associated Uniform Act expenses.

Please feel free to contact Ron Gaines, Public Works Director, prior to the meeting at (515) 223-6231 or rgaines@cityofclive.com if you have any questions or concerns.

Attachments:

1. Resolution - 9-10-26 - Approving Purchase Agreement, Relocation Agreement and Lease for 4051 Alices Road
2. Purchase Agreement Ceretti_Holmes - 9.3.2026
3. Ceretti Holmes- Clive_Relocation_Approval_Notice9.03.26
4. 09- 10- 2026 Map 4051 Alices Road

RESOLUTION NO. _____

**RESOLUTION APPROVING THE ACQUISITION OF 4051 ALICES ROAD FOR THE
ALICES ROAD RECONSTRUCTION PROJECT, INCLUDING A PURCHASE
AGREEMENT, RELOCATION BENEFITS, AND A RELATED LEASE AGREEMENT**

WHEREAS, the City of Clive (“City”) has determined that it is in the best interest of the City to acquire the property located at 4051 Alices Road in the City of Clive, Iowa (the “Property”) in connection with the Alices Road Improvement Project (“Project”); and

WHEREAS, the owners of the Property, Monica R. Ceretti and Frederick M. Holmes (“Owner”), and the City have negotiated a purchase agreement (“Purchase Agreement”) for the Property for the fair market value of \$410,000, as determined by an independent appraisal, plus approximately \$51,600 in relocation costs in accordance with the Uniform Act, and which Purchase Agreement further includes the requirement for a lease agreement (“Lease Agreement”) allowing the Owner to remain in the Property until the Property is needed for the Project, the form of which has also been negotiated by the parties.

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

That the Purchase Agreement with Monica R. Ceretti and Frederick M. Holmes, relocation benefits in accordance with the Uniform Act, and related Lease Agreement with Monica R. Ceretti and Frederick M. Holmes, all for the City’s acquisition of 4051 Alices Road for the Alices Road Improvement Project are hereby approved and accepted by this City Council; the City Manager is hereby authorized and directed to execute all acquisition related documents on behalf of the City; and the City Clerk is hereby authorized and direct to attest to the signature of the Mayor to same.

PASSED AND APPROVED this 10th day of September, 2026.

By: _____
John Edwards, Mayor

Matthew Graham, City Clerk

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT (the “Agreement”) is made and entered into as of _____, 2026 (the “Effective Date”) by and between the City of Clive, Iowa, an Iowa municipality (“Buyer”) and Monica R. Ceretti and Fredrick M. Holmes, wife and husband (collectively “Seller”).

RECITALS:

A. Seller is the owner of certain real estate described on Exhibit “A” attached hereto together with any and all buildings and other improvements thereon, and all rights, easements and appurtenances thereto (collectively, referred to as the “Property”); and

B. Buyer desires to buy and Seller desires to sell the Property, on the terms and conditions set forth herein.

NOW, THEREFORE, in consideration of the promises and the mutual covenants of the parties hereinafter expressed, it is hereby agreed as follows:

1. PURCHASE AND SALE. In accordance with and subject to the terms and conditions of this Agreement, on the Closing Date (as hereinafter defined), Seller agrees to sell to Buyer and Buyer agrees to purchase from Seller, the Property. The purchase price for the Property shall be Four-Hundred Ten Thousand Dollars (\$410,000.00) (the “Purchase Price”) subject to credits, debits and adjustments, as hereinafter provided, and subject to all the terms and conditions herein contained and with the entire Purchase Price (with such debits, credits and adjustments) to be paid by Buyer to Seller at Closing (as hereinafter defined) by wire transfer, or by certified or cashier’s check. Any relocation benefits afforded to Seller related to this transaction shall be above and beyond the Purchase Price.

2. REAL ESTATE TAXES.

A. Seller shall pay all real estate taxes that are due and payable as of the Closing Date and constitute a lien against the Property, including any unpaid real estate taxes for any prior years.

B. Seller shall pay Seller’s prorated share, based upon the Closing Date, of the real estate taxes for the fiscal year in which the Closing Date occurs (i.e., the fiscal year ending June 30, 2026) and payable in the subsequent fiscal year (i.e., the fiscal year commencing July 1, 2027). Buyer shall be given a credit for such proration at Closing based upon the then last known actual net real estate taxes payable according to public record. However, if such taxes are based upon a partial assessment of the present property improvements or a changed tax classification as of the date of possession, such proration shall be based on the current millage rate, the assessed value, legislative tax rollbacks and real estate tax exemptions that will actually be applicable as shown by the records of the county assessor on the date of possession.

C. Buyer shall pay all subsequent real estate taxes.

3. SPECIAL ASSESSMENTS. Seller shall pay all installments of special assessments that are a lien on the Property as of the Closing Date. Any preliminary or deficiency assessment that cannot be discharged by payment shall be paid by Seller through an escrow account with sufficient funds to pay such liens when payable, with any unused funds returned to Seller. Buyer shall pay all other special assessments.

4. MISCELLANEOUS EXPENSES. Seller shall pay the following costs at Closing: (i) real estate taxes to the county treasurer as provided in Section 2(A) above and prorated real estate taxes to Buyer as provided in Section 2(B) above; (ii) all special assessments as provided in Section 3 above; and (iii) such other expenses as are normally paid by a seller under local custom. In accordance with the Relocation Act, Buyer shall pay the following costs at Closing: (i) all real estate transfer taxes; (ii) the cost of recording the general warranty deed for the Property and any loan documents related to financing arranged by Buyer; (iii) Buyer's attorney's fees; and (iv) such other expenses as are normally paid by a Buyer under local custom.

5. RISK OF LOSS AND INSURANCE. SELLER shall bear the risk of loss or damage to the Property prior to closing or possession, whichever first occurs. SELLER agrees to maintain a consistent level of insurance coverage as the existing insurance, which may be provided by any insurance company, through the closing date, and BUYER may purchase additional insurance. In the event of substantial damage or destruction prior to closing, the parties may, upon written notice to the other party, terminate this Agreement; provided, however, BUYER shall have the option to complete the closing and receive insurance proceeds regardless of the extent of damages. The Property shall be deemed substantially damaged or destroyed if it cannot be restored to its present condition on or before the closing date.

6. POSSESSION AND CLOSING. If BUYER timely performs all obligations, possession of the Property shall be delivered to BUYER on or before September 30, 2026, or as otherwise mutually agreed by the parties in writing and any adjustments of rent, insurance, taxes, interest and all charges attributable to the SELLER's possession shall be made as of the date of closing. Closing shall occur after approval of title by BUYER'S attorney, but prior to possession by BUYER. SELLER agrees to permit BUYER to inspect the Property within 48 hours prior to closing to assure that the premises are in the condition required by this Agreement. If possession is given on a day other than closing, the parties shall make a separate agreement with adjustments as of the date of possession. This transaction shall be considered closed upon the filing of title transfer documents and receipt of all funds then due at closing from BUYER under the Agreement. The parties anticipate Seller will retain possession of the Property beyond the closing date pursuant to a separately negotiated Lease Agreement between the parties. Notwithstanding the foregoing, BUYER shall be entitled to exercise the rights regarding the relocation of plants on the Property as set forth in paragraph 23 herein.

7. FIXTURES. Prior to vacating the Property, SELLER shall be entitled to remove any fixtures within the interior of the Property, including ceiling fans, appliances, furnace and water heater. In addition, upon prior notice and coordination with the BUYER, at the time SELLER vacates the Property, SELLER may also be entitled to remove any windows on the Property so

long as, upon removal, SELLER secures the remaining opening to the satisfaction of BUYER.

8. CONDITION OF PROPERTY. BUYER acknowledges and agrees that: (i) BUYER is purchasing the Property, including all fixtures, improvements and equipment included therein as set forth hereinabove, based solely on its inspection and investigation thereof and that Buyer will be purchasing the Property "AS IS, WHERE IS AND WITH ALL FAULTS".

9. ABSTRACT AND TITLE. SELLER shall promptly deliver an abstract of title to the Property. Buyer shall, at Buyer's expense, shall promptly obtain an abstract of title to the Property continued through the date of acceptance of this Agreement, and deliver it to BUYER'S attorney for examination within 30 days of the date of acceptance. It shall show merchantable title in SELLER in conformity with this Agreement, Iowa law, and Title Standards of the Iowa State Bar Association. SELLER shall make every reasonable effort to promptly perfect title. If closing is delayed due to SELLER's inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds the Agreement after giving ten days written notice to the other party. The abstract shall become the property of BUYER when the purchase price is paid in full. SELLER shall pay the costs of any additional abstracting and title work due to any act or omission of SELLER, including transfers by or the death of SELLER or their assignees.

10. SURVEY. BUYER may, at BUYER'S expense prior to closing, have the Property surveyed and certified by a Registered Land Surveyor. If the survey shows any encroachment on the Property or if any improvements located on the Property encroach on lands of others, the encroachments shall be treated as a title defect. If the survey is required under Chapter 354, SELLER shall pay the cost thereof.

11. ENVIRONMENTAL MATTERS.

A. SELLER warrants to the best of his knowledge and belief that there are no abandoned wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks located on the Property, and SELLER have done nothing to contaminate the Property with hazardous wastes or substances. SELLER warrants that the Property is not subject to any local, state, or federal judicial or administrative action, investigation or order, as the case may be, regarding wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks.

B. As required by BUYER's attorney, SELLER shall also provide BUYER with a properly executed GROUNDWATER HAZARD STATEMENT showing no wells, private burial sites, solid waste disposal sites, solid waste disposal sites, hazardous waste and underground storage tanks on the Property, except as stated here: The parties acknowledge and agree the Property is served by a private sewage disposal system, or there is a private sewage disposal system on the Property. Both parties acknowledge the Buyer plans to demolish the structure on the Property as part of a public improvement project after Sellers vacate the Property. As such, at Closing, SELLER's delivery of a GROUNDWATER HAZARD STATEMENT, which shall include any required inspections related to said private sewage disposal system, the cost of which such inspection shall be paid by Buyer at Closing. Seller and Buyer agree to the provision selected in the attached Addendum for Inspection of Private Sewage Disposal System.

C. BUYER may at its sole expense, within 7 days after the date of acceptance, obtain a report from a qualified engineer or other person qualified to analyze the existence or nature of any hazardous materials, substances, conditions or wastes located on the Property. In the event any hazardous materials, substances, conditions or wastes are discovered on the Property, BUYER'S obligation hereunder shall be contingent upon the removal of such materials, substances, conditions or wastes or other resolution of the matter reasonably satisfactory to BUYER. However, in the event SELLER is required to expend any sum in excess of \$500.00 to remove any hazardous materials, substances, conditions or wastes, SELLER shall have the option to cancel this transaction and declare this Agreement null and void. The expense of any inspection shall be paid by BUYER. The expense of any action necessary to remove or otherwise make safe any hazardous material, substance, conditions or waste shall be paid by SELLER, subject to SELLER' right to cancel this transaction as provided above.

12. DEED. Upon payment of the purchase price, SELLER shall convey the Property to BUYER by General Warranty Deed, free and clear of all liens, restrictions, and encumbrances except as provided in this Agreement. General warranties of title shall extend to the time of delivery of the deed excepting liens or encumbrances suffered or permitted by BUYER.

13. JOINT TENANCY IN PROCEEDS AND IN REAL ESTATE. If SELLER, immediately preceding acceptance of the offer, holds title to the Property in joint tenancy with full right of survivorship, and the joint tenancy is not later destroyed by operation of law or by acts of the SELLER, then the proceeds of this sale, and any continuing or recaptured rights of SELLER in the Property, shall belong to SELLER as joint tenants with full rights of survivorship and not as tenants in common; and BUYER in the event of the death of any SELLER, agree to pay any balance of the price due SELLER under this contract to the surviving SELLER and to accept a deed from the surviving SELLER consistent with Paragraph 15.

14. JOINDER BY SELLER'S SPOUSE. SELLER's spouse, if not a title holder immediately preceding acceptance, executes this agreement only for the purpose of relinquishing all rights of dower, homestead and distributive share or in compliance with Section 561.13 of the Code of Iowa and agrees to execute the deed or real estate contract for this purpose.

15. STATEMENT AS TO LIENS. If BUYER intends to assume or take subject to a lien on the Property, SELLER shall furnish BUYER with a written statement prior to closing from the holder of such lien, showing the correct balance due.

16. USE OF PURCHASE PRICE. At time of settlement, funds of the purchase price may be used to pay taxes and other liens and to acquire outstanding interests, if any, of others.

17. APPROVAL OF COURT. If the Property is an asset of an estate, trust or conservatorship, this Agreement is contingent upon Court approval unless declared unnecessary by BUYER'S attorney. If the sale of the Property is subject to court approval, the fiduciary shall promptly submit this Agreement for such approval. If this Agreement is not so approved by the closing date, either party may declare this Agreement null and void, and all payments made hereunder shall be returned to BUYER.

18. REMEDIES OF THE PARTIES.

A. If BUYER fails to timely perform this Agreement, SELLER may forfeit it as provided in the Iowa Code (Chapter 656), and all payments made shall be forfeited; or, at SELLER' option, upon thirty days written notice of intention to accelerate the payment of the entire balance because of BUYER'S default (during which thirty days the default is not corrected), SELLER may declare the entire balance immediately due and payable. Thereafter this agreement may be foreclosed in equity and the Court may appoint a receiver.

B. If SELLER fails to timely perform this Agreement, BUYER has the right to have all payments made returned to BUYER.

C. BUYER and SELLER are also entitled to utilize any and all other remedies or actions at law or in equity available to them and shall be entitled to obtain judgment for costs and attorney fees as permitted by law.

19. NOTICE. Any notice under this Agreement shall be in writing and be deemed served when it is delivered by personal delivery or by certified mail return receipt requested, addressed to the parties at the address given below.

20. CERTIFICATION. BUYER and SELLER each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

21. GENERAL PROVISIONS. In the performance of each part of this Agreement, time shall be of the essence. Failure to promptly assert rights herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default. This Agreement shall apply to and bind the successors in interest of the parties. This Agreement shall survive the closing. Paragraph headings are for convenience of reference and shall not limit or affect the meaning of this Agreement. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the context.

22. NO REAL ESTATE AGENT OR BROKER. Neither party has used the services of a real estate agent or broker in connection with this transaction. Each party agrees to indemnify and save harmless the other party from and against all claims, costs, liabilities and expense (including court costs and reasonable attorney's fees) incurred by the other party as a result of a breach of this representation, which shall survive closing.

23. RELOCATION BENEFITS. In addition to the Purchase Price, Seller shall be entitled to certain relocation benefits under the Uniform Act. Said relocation benefits shall be addressed by the parties pursuant to a separately negotiated agreement.

24. LEASES. Seller shall terminate all leases, if any, on the Property with the effective date of the termination being no later than the Closing Date.

25. LEASE. At Closing, Seller, as tenant, and Buyer, as landlord, shall enter into a lease in the form attached as Exhibit "B" (the "Lease").

ACCEPTANCE. When accepted, this Agreement shall become a binding contract. If not accepted and delivered to BUYER on or before _____, 2026, this Agreement shall be null and void.

REPRESENTING THE CITY OF CLIVE, IOWA

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

“Buyer”

CITY OF CLIVE, IOWA

By: _____
John Edwards, Mayor

ATTEST:

By: _____
Matthew Graham, City Clerk

Address: 1900 NW 114th Street, Clive, IA 50325

Phone: _____

“Seller”

Monica R. Ceretti

Fredrick M. Holmes

Address: 4051 Alices Road, Clive, Iowa 50325

Phone: _____

ADDENDUM FOR INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM

Buyer and Seller agree on the following initialed alternative to comply with the time of transfer inspection of private sewage disposal systems:

_____ There is a private sewage disposal system on this Property which serves the Property. Seller has obtained or shall obtain at Seller's expense within _____ days a certified inspector's report which documents the condition of the private sewage disposal system, that it is of sufficient capacity to serve the Property, that the continued use of the system is permitted, and whether any modifications are required to conform to standards adopted by the Department of Natural Resources. Seller shall attach the inspection report to the Groundwater Hazard Statement to be filed at closing.

If Seller receives an unsatisfactory report, the basis of which cannot be resolved between Buyer and Seller within _____ days of delivery of a copy to Buyer, then upon written notice from Buyer to Seller, this agreement shall be null and void and all earnest money paid hereunder shall be returned immediately to Buyer.

_____ There is a private sewage disposal system on this Property. Weather or other temporary physical conditions prevent the certified inspection of the private sewage disposal system from being conducted. Buyer shall execute a binding acknowledgment with the County Board of Health to conduct a certified inspection of the private sewage disposal system at the earliest practicable time and to be responsible for any required modifications to the private sewage disposal system as identified by the certified inspection. Buyer shall attach a copy of the binding acknowledgment to the Groundwater Hazard Statement to be filed at closing. When the inspection is completed, an amended Groundwater Hazard Statement shall be filed with the certified inspection and shall include the document numbers of both the real estate transfer document and the original Groundwater Hazard Statement

Seller agrees at closing to deposit the sum of \$ _____ Dollars into escrow with _____ ("Escrow Agent") to reimburse Buyer for expenses incurred for the cost of the inspection and any required modifications to the private disposal system. Escrow Agent shall pay to Buyer, up to the amount held in escrow, amounts for required modifications after any such modifications are completed and upon submission to Escrow Agent of a detailed invoice. If no modifications are required, the entire escrow account shall be returned to Seller. Any funds remaining in the escrow account after any required modifications shall be returned to Seller. Seller shall not be responsible for any cost in excess of the escrow deposit.

_____ There is a private sewage disposal system on this Property. The building to which the sewage disposal system is connected will be demolished without being occupied. Buyer shall execute a binding acknowledgement with the county board of health to demolish the building within an agreed upon time period. Buyer shall attach a copy of the binding acknowledgement to the Groundwater Hazard Statement to be filed at closing.

There is a private sewage disposal system on this Property. The private sewage disposal system has been installed within the past two years pursuant to permit number _____.

EXHIBIT A

PROPERTY

Commencing at the Northwest Corner of Section 23, Township 79 North, Range 26 West of the 5th P.M., in the City of Clive, Dallas County, Iowa; thence South 1813 feet; thence East 40 feet at right angle(s) with the Section line to the point of beginning; thence South parallel with the Section line 155 feet; thence South 53 degrees 05' East 30.6 feet; thence South 83 degrees 16' East 122 feet; thence North 7 degrees 58' East 75 feet; thence North 53 degrees 58' West 193 feet to the point of beginning, containing 0.36 acres, more or less;

And

Outlot Z in Verona Hills Plat 1, an Official Plat located in the City of Clive, Dallas County, Iowa.

And

A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF CLIVE, DALLAS COUNTY, IOWA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 0°10'11" WEST ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1,812.60 FEET TO THE SOUTHWEST CORNER OF LOT B OF VERONA HILLS PLAT 1, AN OFFICIAL PLAT; THENCE NORTH 89°58'22" EAST ALONG THE SOUTH LINE OF SAID LOT B, 40.00 FEET TO A CORNER ON THE SOUTH LINE OF SAID LOT B AND BEING THE NORTHWEST CORNER OF SPECIAL WARRANTY DEED RECORDED IN BOOK 2002, PAGE 3125 IN THE OFFICE OF THE DALLAS COUNTY RECORDER; THENCE SOUTH 0°10'11" WEST ALONG THE WEST LINE OF SAID SPECIAL WARRANTY DEED RECORDED IN BOOK 2002, PAGE 3125, A DISTANCE OF 153.31 FEET TO A CORNER ON THE NORTH LINE OF LOT A OF SAID VERONA HILLS PLAT 1 AND BEING THE SOUTHWEST CORNER OF SAID SPECIAL WARRANTY DEED RECORDED IN BOOK 2002, PAGE 3125; THENCE NORTH 89°49'49" WEST ALONG SAID NORTH LINE, 40.00 FEET TO THE NORTHWEST CORNER OF SAID LOT A AND TO SAID WEST LINE OF NORTHWEST 1/4; THENCE NORTH 0°10'11" EAST ALONG SAID WEST LINE OF NORTHWEST 1/4, A DISTANCE OF 155.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.14 ACRES (6,210 S.F.) AND CONTAINING 0.12 ACRES (5,123 S.F.) OF EXISTING ROADWAY EASEMENT.

PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

Exhibit B

RESIDENTIAL LEASE AGREEMENT

IT IS AGREED, by and between the City of Clive, Landlord, and Monica R. Ceretti & Fredrick M. Holmes, Tenants:

Landlord has voluntarily purchased the real estate identified below from Tenant for a public improvement project, but Landlord's exclusive use of said real estate is not immediately required. Therefore, Landlord hereby lets to Tenant, and Tenant hereby leases from Landlord, the following described premises situated in Dallas County, Iowa, and locally known as 4051 Alices Road, Clive, to-wit:

Commencing at the Northwest Corner of Section 23, Township 79 North, Range 26 West of the 5th P. M., Clive, Dallas County, Iowa; thence South 1813 feet; thence East 40 feet at right angle(s) with the Section line to the point of beginning; thence South parallel with the Section line 155 feet; thence South 53°05' East 30.6 feet; thence South 83°16' East 122 feet; thence North 7°58' East 75 feet; thence North 53°58' West 193 feet to the point of beginning, containing 0.36 acres, more or less.

AND

Outlot Z in Verona Hills Plat 1, an Official Plat located in Clive, Dallas County, Iowa

hereinafter referred to as the "dwelling unit," in consideration of the mutual promises of the parties herein, and upon the following terms, provisions and conditions:

- 1. TERM.** The duration of this Lease Agreement shall be from the date of execution of this Lease Agreement to and including December 31, 2026.
- 2. RENT.** In consideration of the Tenant's sale of the above-described property to Landlord, Tenant agrees to pay to Landlord, as rental for said term, as follows: \$1.00 for the duration of the lease term, in advance, the first rent payment becoming due upon the execution of this Lease Agreement. All sums shall be paid to the Landlord at City Hall, 1900 NW 114th Street, Clive, IA 50325, or at such other place as Landlord may, from time to time, direct.
- 3. DEPOSIT SECURITY.** No deposit is required for this Lease Agreement.
- 4. USE-ABSENCES.** Unless otherwise agreed in writing, Tenant shall occupy and use the above-described property as a dwelling unit. Tenant shall notify Landlord of any anticipated extended absence from the dwelling unit not later than the first day of the extended absence.
- 5. UTILITIES.** Utilities shall be furnished and paid for by the party indicated on the following:

Electricity

Tenant

Gas	Tenant
Water	Tenant
Garbage	Tenant
Trash Removal	Tenant
Other	Tenant

6. **UTILITY RATES.** Tenant hereby acknowledges that Landlord, or the person authorized to enter into this Lease Agreement on Landlord's behalf, has heretofore fully explained to Tenant the utility rates, charges and services for which Tenant will be required to pay, other than those to be paid by Tenant directly to the utility company furnishing service.
7. **MANAGER.** Matt McQuillen, whose address is City Hall, 1900 NW 114th Street, Clive, IA 50325, is the person designated by Landlord to manage the premises (and to receive and receipt for all notices and demands upon the owner of the premises).
8. **MAINTENANCE BY LANDLORD.** Landlord shall:
 - (a) Comply with the requirements of applicable building and housing codes materially affecting health and safety.
 - (b) Make all repairs and do whatever is necessary to put and keep the dwelling unit in a fit and habitable condition.
9. **MAINTENANCE BY TENANT.** Tenant shall:
 - (a) Comply with all obligations primarily imposed upon tenants by applicable provisions of building and housing codes materially affecting health and safety.
 - (b) Keep that part of the premises that Tenant occupies and uses as clean and safe as the condition of the premises permit.
 - (c) Dispose from the dwelling unit all ashes, rubbish, garbage and other waste in a clean and safe manner.
 - (d) Keep all plumbing fixtures in the dwelling unit or used by Tenant as clean as their condition permits.
 - (e) Use in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air-conditioning and other facilities and appliances, including elevators in the premises.
 - (f) Not deliberately or negligently destroy, deface, damage, impair or remove a part of the premises, or knowingly permit a person to do so.
 - (g) Conduct himself or herself in a manner that will not disturb a neighbor's peaceful enjoyment of the premises.
10. **RULES.** All existing rules concerning the Tenant's use and occupancy of the premises have been furnished to the Tenant in writing. Additionally, Landlord may, from time to time, and in the manner provided by law, adopt further or amended written rules concerning the Tenant's use and occupancy of the premises.
11. **ACCESS.** Landlord shall have the right, subject to Tenant's consent, which consent shall not be unreasonably withheld, to enter the dwelling unit in order to inspect the premises, make necessary or agreed repairs, decorations, alterations or improvements, supply necessary

or agreed services, or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workmen or contractors; provided, however, that Landlord may enter the dwelling without Tenant's consent, in case of emergency and as otherwise provided in the Iowa Uniform Residential Landlord and Tenant Act.

12. ASSIGNMENT AND SUBLETTING. Tenant shall not assign this Lease Agreement, nor sublet the dwelling unit, or any portion thereof, without the written consent of Landlord. Failing to obtain such written consent shall be grounds for immediate termination of this Lease Agreement.

13. FIXTURES AND IMPROVEMENTS. Tenant shall leave upon, and surrender to Landlord, with the premises at the termination of this Lease Agreement, all locks, brackets for curtains, and all other fixtures attached to doors, windows or woodwork, and all alterations, additions or improvements made by Tenant, without any payment therefor. Tenant shall make no structural alterations without Landlord's written consent.

14. FIRE OR CASUALTY DAMAGE. If the dwelling unit or premises are damaged or destroyed by fire or other casualty to the extent that enjoyment of the dwelling unit is substantially impaired, Tenant shall (i) immediately vacate the premises and notify Landlord within fourteen (14) days of Tenant's intention to terminate this Lease Agreement, in which case, this Lease Agreement shall terminate as of the date of vacating. If this Lease Agreement is terminated under the provisions of this paragraph, Landlord shall return to Tenant all prepaid rent and security recoverable under the Iowa Uniform Residential Landlord and Tenant Act. Accounting for rent in the event of termination or apportionment shall occur as of the date of the casualty.

15. NONPAYMENT OF RENT. In addition to Landlord's other remedies provided by law, and without prejudice thereto, if rent is unpaid when due, and Tenant fails to pay the rent within three (3) days after notice by Landlord of nonpayment and the Landlord's intention to terminate this Lease Agreement if the rent is not paid within that period of time, then Landlord may terminate this Lease Agreement.

16. PRESENT AND CONTINUING HABITABILITY. Tenant has inspected the property and fixtures, and acknowledges that they are in a reasonable and acceptable condition of habitability for their intended use, and that the rent agreed upon is fair and reasonable in this community for premises in their condition. In the event that the condition changes so that, in Tenant's opinion, the habitability and rental value of the premises are affected, then Tenant shall promptly give reasonable notice to Landlord.

17. NOTICES. Any notice, for which provision is made in this Lease Agreement, shall be in writing, and may be given by either party to the other, in addition to any other manner provided by law, in any of the following ways pursuant to the Iowa Uniform Residential Landlord and Tenant Act: Landlord shall serve notice on Tenant by one or more of the following methods, except as provided in Iowa Code Section 562A.29A:

1. Hand delivery to Tenant.

2. Delivery evidenced by an acknowledgment of delivery that is signed and dated by a resident of the dwelling unit who is at least eighteen years of age.
3. Personal service pursuant to Rule of Civil Procedure 1.305, Iowa Court Rules, for the personal service of original notice.
4. Mailing by both regular mail and certified mail to the address of the dwelling unit or to an address provided by Tenant for mailing.
5. Posting on the primary entrance door of the dwelling unit.
6. A method of providing notice that results in the notice actually being received by Tenant.

Tenant shall serve notice on Landlord by one or more of the following methods:

1. Hand delivery to Landlord or Landlord's agent.
2. Delivery evidenced by an acknowledgment of delivery that is signed and dated by Landlord or Landlord's agent.
3. Personal service pursuant to Rule of Civil Procedure 1.305, Iowa Court Rules, for the personal service of original notice.
4. Delivery to an employee or agent of Landlord at Landlord's business office.
5. Mailing by both regular mail and certified mail to the address of Landlord's business office or to an address designated by Landlord for mailing.
6. A method providing notice that results in the notice actually being received by Landlord.

For purposes hereof, the place for the payment of rental as provided in Paragraph 2 above, shall be the place designated by Landlord for the receipt of any such notice; and, unless otherwise provided herein, Landlord shall receive and receipt for all notices and demands upon the owner of the premises. Notice served by mail is deemed completed four days after the notice is deposited in the mail and postmarked for delivery, whether or not the recipient signs a receipt for the notice.

18. CONSTRUCTION. Words and phrases herein shall be construed as in the single or plural number, and as masculine, feminine or neuter gender, according to the context.

19. ENTIRE AGREEMENT. This writing, including any addendum attached hereto, constitutes the entire agreement between the parties hereto with respect to the subject matters hereof; and no statement, representation or promise with reference to this Lease Agreement, or the premises leased, or any repairs, alterations or improvements, or any change in the term of this Lease Agreement, shall be binding upon either of the parties unless in writing and signed by both Landlord and Tenant.

20. LEAD-BASED PAINT. If the dwelling unit was constructed before 1978, Tenant acknowledges that Landlord has delivered to Tenant copies of the form Disclosure of Information on Lead-Based Paint and/or Lead/Based Paint Hazards, and the EPA pamphlet Protect Your Family From Lead in Your Home.

21. CERTIFICATION. Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked

Person” or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney’s fees and costs) arising from or related to any breach of the foregoing certification.

22. TERMINATION. In addition to the termination rights under this Lease Agreement, Landlord and Tenant may terminate this Lease Agreement as provided by the Iowa Uniform Residential Landlord and Tenant Act or as otherwise provided by law. Landlord and Tenant may mutually terminate this Lease Agreement at any time. Landlord or Tenant shall each have the right to unilaterally terminate this Lease Agreement for any reason upon 30 days’ written notice of termination to the other party.

23. COMPLIANCE WITH LAW; PARTIAL INVALIDITY. Nothing contained in this Lease Agreement shall be construed as waiving any of Landlord’s or Tenant’s rights under the law. In all respects, the terms and provisions of this Lease Agreement are to be construed to comply with all requirements of the Iowa Uniform Residential Landlord and Tenant Act (IURLTA) and all applicable laws. If any term or provision of this Lease Agreement is determined to be invalid pursuant to IURLTA or other law, such invalid term or provision shall be severed from the contract, and the remainder of the contract shall continue in full force and effect as though the invalid term or provision was not contained herein. If any part of this Lease Agreement shall be in conflict with the law, the conflicting part shall be invalid and unenforceable to the extent that it is in conflict, but shall not invalidate this Lease Agreement or affect the validity or enforceability of any other provision of this Lease Agreement. Any term of this Lease Agreement that provides for any numerical amount that would be in conflict with a legal limitation amount shall be construed to be equal to the legal limitation amount.

24. RENTER'S INSURANCE. Tenant is advised and understands that the personal property of Tenant is not insured by the Landlord against any damage or loss. Tenant is advised to procure renter’s insurance to protect the Tenant’s property and for liability claims.

25. SMOKE DETECTORS. Tenant shall inspect the smoke detectors within three (3) days after taking possession of the dwelling unit. If such detector(s) are not working, Tenant shall notify Landlord promptly. Tenant shall be responsible for keeping smoke detector(s) in working order and with working batteries. Tenant shall not disable or alter such detectors.

26. SMOKING. There shall be no smoking or vaping anywhere within the dwelling unit and any common areas. Tenant shall not permit any occupant, guest or invitee to violate this provision.

Dated: _____

City of Clive, Landlord

By: Matt McQuillen, City Manager

Monica R. Ceretti, Tenant

Fredrick M. Homes, Tenant

The City of Clive, Iowa Relocation Assistance Approval Notice

This notice serves as official documentation of the relocation benefits approved for you in connection with the Alice's Rd Reconstruction project. The City of Clive, Iowa, in compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act (Uniform Act), has reviewed your eligibility and approved the following relocation benefits.

1. Project Information

Project Name: Alice's Road Reconstruction, Phase 4, PN 123.1396.01

Parcel No.: 96

Property Address: 4051 Alice's Rd, Clive, IA 50325

Displaced Occupant(s): Monica R Ceretti & Fredrick M Holmes, JTRS



2. Approved Benefits Summary

	<u>Approved</u>	<u>Amount</u> <u>Approved</u>	<u>Notes</u>
Benefit Type			
Household Moving Expense	☐ Yes ☐ No	\$ <u>4,800.00</u>	This is the estimated moving costs via neighboring moving quotes.
Landscaping Moving Expense	☐ Yes ☐ No	\$_____	
Home Inspection	☐ Yes ☐ No	\$ <u>800.00</u>	Based on recent home inspection costs.
Down Payment Assistance	☐ Yes ☐ No	\$_____	
Price Differential Payment	☐ Yes ☐ No	\$ <u>40,000.00</u>	Current available comparable properties attached.
Increased Mortgage Interest Payment	☐ Yes ☐ No	\$_____	
Incidental Expenses	☐ Yes ☐ No	\$_____	
Reestablishment Expenses	☐ Yes ☐ No	\$_____	
Search Expenses	☐ Yes ☐ No	\$_____	
Other (specify)	☐ Yes ☐ No	\$_____	Up to \$6,000 may also be approved after City review of expenses outside of standard relocation coverage.

3. Payment Information & Instructions

Payments for approved benefits will be issued by the City of Clive following the execution of required claim forms. Payments will be made by check unless otherwise noted. Please retain this notice for your records.

4. Decent, Safe, and Sanitary (DSS) Certification

☐ DSS inspection completed on replacement property

☐ Meets DSS standards per 49 CFR Part 24

Inspector/Reviewer

Name: Cody Fredericksen

Signature: _____

Date: _____

5. Signatures

City of Clive Representative:

Signature: _____ Date: _____

Relocation Agent: Cody Fredericksen

Signature: _____ Date: _____

Displaced Occupant: Monica R Ceretti

Signature: _____ Date: _____

Displaced Occupant: Fredrick M Holmes

Signature: _____ Date: _____



Northwest 171st Court

062

4045

4021

17055

17023

4070

4120

Alice's Road

Alice's Road

Berkshire Parkway

4051

4050

16955

4070

4090

Hammontree Court

Ville Wainu



Memo

TO: Mayor and Council members

FROM: Mela Nisic, Human Resources Specialist

DATE: September 10, 2026

RE: Resolution Approving Amended Job Descriptions for Part-Time and Seasonal Positions

SYNOPSIS:

Staff has amended the job descriptions for the Police Part-Time Community Service Officer and the seasonal Recreation Lead and Recreation Assistant positions for City Council review and approval.

Attachments:

1. Resolution
2. Police Comm Svc Officer
3. Recreation Lead - Seasonal
4. Recreation Assistant - Seasonal

RESOLUTION NO. _____

Resolution Approving Amended Job Descriptions For Part-Time and Seasonal Positions

WHEREAS, as an ongoing personnel matter, the City of Clive is desirous of approving the Community Service Officer (Part-Time), Recreation Lead (Seasonal), and Recreation Assistant (Seasonal) positions with the City of Clive.

WHEREAS, the City of Clive has prepared the job descriptions for the Community Service Officer (Part-Time), Recreation Lead (Seasonal), and Recreation Assistant (Seasonal) positions with the City of Clive.

WHEREAS, after reviewing such descriptions, the City Council desires to approve such job descriptions.

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

That the amended job descriptions for the positions listed above, as presented to the City Council on this date, are hereby approved by the City Council.

PASSED AND APPROVED this 10th day of September 2026.

John Edwards, Mayor

ATTEST:

Matthew Graham, City Clerk

POSITION

Community Service Officer (Part-time civilian employee)

FLSA CLASSIFICATION

Non-exempt

**FACILITY AND WORK AREA**

City of Clive Public Safety Center plus other sites and locations generally within the City of Clive

JOB SUMMARY

Under the general supervision of the lieutenant, the Community Service Officer provides a wide variety of non-sworn support services to the public and Police Department staff. These services may include, but are not limited to evidence processing, property and evidence handling, report writing, policy development, planning and research, vehicle transportation, public fingerprints and clerical functions.

JOB FUNCTIONSExamples of Essential Job Functions

- Photographs and/or collects physical evidence at crime scenes and in the lab.
- In accordance with applicable laws, departmental policies, chain-of-custody procedures and evidence-handling requirements, manages the evidence and property room, including filing and organizing evidence and monitoring property signed out to authorized personnel.
- Participates in written policy development and maintenance. Conducts planning and research projects as directed.
- Conducts public fingerprinting as needed for walk-in traffic. Takes police reports from the public in person or via telephone.
- Assists with processing and filing arrest warrants, search warrants and forfeitures with the courts.
- Performs other duties and responsibilities as assigned. Regular attendance is essential for this position.

OTHER JOB FUNCTIONS

- Testifies in court when required.
- Completes assigned scanning of police records.
- Assists with vehicle maintenance duties to include the shuttling of vehicles for repair and/or equipment installation.
- Instructs officers in evidence collection and packaging as needed.

PHYSICAL AND ENVIRONMENTAL CHARACTERISTICSRequired Physical Activities

Sitting, standing, walking, reaching, bending, stooping, crouching, kneeling, finger dexterity, talking, hearing, visual acuity, and repetitive motions.

Physical Characteristics of the Job

Light work exerting up to twenty (20) pounds of force occasionally, and/or up to ten (10) pounds of force frequently. The position requires periods of sitting, standing, and walking and may require pushing and/or pulling.

Environmental Characteristics

The work is performed primarily in an office environment. The job requires sitting for extended periods of time and the work may expose the employee to visual strain, unpleasant social situations, significant work pace

pressure, and at times irregular work hours. The work may also require working at crime scenes for extended periods outdoors in adverse weather conditions.

Equipment and Materials Used

Computer hardware and software, computer network, fingerprint and evidence collection equipment, and motor vehicles.

EMPLOYMENT STANDARDS

Required Knowledge, Skills and Abilities

- Performs job duties safely and in accordance with applicable rules, guidelines, policies, procedures, and training.
- Demonstrates discretion and sound judgment when handling confidential and sensitive information.
- Independently identifies and completes tasks as appropriate.
- Effective oral, written, and interpersonal communication skills.
- Strong problem-solving, decision-making, and sound judgment skills.
- Professional and effective telephone communication skills.
- Accurate mathematical skills with basic application of arithmetic, algebra, and geometry.
- Good organizational skills.
- Ability to handle multiple priorities with good time management skills and flexibility.
- Ability to work independently with limited supervision.
- Knowledge of established codes, ordinances, and regulations, or the ability to acquire such knowledge and to read, analyze, and interpret governmental regulations.
- Knowledge of the geography, streets, and principal locations of the City.
- Proficiency with computers and applicable software applications.
- General knowledge of office equipment, including photocopier, telephone, calculator, facsimile, shredder, camera, scanners, etc.
- General knowledge of tools and equipment, including electronic equipment, fire equipment, emergency equipment, and hand/power tools.
- Specific knowledge of the tools needed to photograph and/or collect physical evidence at crime scenes or in the lab.

EDUCATION, TRAINING AND EXPERIENCE

Education Required: High school diploma or equivalent GED/HiSET.

Education Preferred: Associate's degree with an emphasis in criminal justice or science.

Experience Preferred: Two (2) years of experience in a law enforcement-related field.

Required Special Qualifications

- Possess and maintain a valid Iowa driver's license and a driving record that meets the City's requirements for operating City vehicles.
- Certified or able to become certified to access the IOWA and National Crime Information Center (NCIC) systems.
- May be required to respond to off-hour emergencies and/or work assignments as needed.

The City of Clive retains the authority to change the job duties included in this job description at any time. The list of duties is not exhaustive, and various requirements are subject to possible modification as a reasonable accommodation for a qualified individual.

POSITION

Recreation Lead – Seasonal

FLSA CLASSIFICATION

Non-Exempt



FACILITY AND WORK AREA

City of Clive Parks and Recreation Facilities and other locations generally within the City of Clive.

JOB SUMMARY

Under the administrative direction of the Recreation Coordinator, performs a variety of functions in the area of recreation programming. Assists with the planning, coordination, and operation of recreation programs, activities, and special events and leads assigned daily recreation and camp programming.

JOB FUNCTIONS

Examples of Essential Job Functions

- Assists in the planning, implementation, and supervision of recreational programs, activities, and events, and staff. Provides guidance to team members, including the assignment of duties.
- Monitors assigned programs to ensure safe, efficient operation and engages with participants and parents/guardians to address questions, concerns, and program needs.
- Oversees lesson or program plans, including activities, crafts, field trips, and guest speakers.
- Completes and enters program registrations; assists with maintaining daily records, attendance sheets, incident reports, and accident reports.
- Assists the Recreation Coordinator with scheduling and evaluating staff and volunteers.
- Responds to public concerns, questions, and suggestions in a calm and professional manner.
- Creates promotional materials and assists with purchasing supplies for recreation programs.
- Regular attendance is an essential function of this position.

Other Job Functions

- Attends required orientation and training sessions.
- Other duties as apparent or assigned.

PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS

Required Physical Activities

Reaching, pushing, pulling, lifting, finger dexterity, talking, hearing, sitting, climbing, walking, stooping, kneeling.

Vision Requirements

The minimum for those whose work is involved primarily with extensive reading, preparing, analyzing text and/or data, and the use of a computer terminal.

Physical Characteristics of the Job

Moderate Physical Demand: Work that involves lifting up to fifty (50) pounds occasionally and up to twenty-five (25) pounds on a frequent basis.

Environmental Characteristics

Work is performed both indoors and outdoors, with seasonal exposure to heat and cold. The position may involve exposure to unpleasant social situations, a fast-paced work environment, and irregular work hours.

Equipment and Materials Used

Recreation and sports equipment; computer and peripheral devices (keyboard, monitor, mouse, printer); copier; photographic equipment; calculator; thermometers; general office equipment; mobile radio; cell phone; fax machine; safety data sheets (SDS); various sports rules, guidelines; policies; occasionally, and hazardous chemicals.

EMPLOYMENT STANDARDS

Required Knowledge, Skills, and Abilities

- Ability to think logically and follow written, verbal, or diagrammatic instructions and to solve problems with several abstract and concrete variables.
- Knowledge of the recreation facilities and proper use of equipment.
- Ability to supervise and engage recreation program participants and provide guidance and work direction to team members.
- Ability to establish and maintain effective working relationships with supervisors, co-workers, program participants, parents/guardians, and the public; ability to tactfully address a variety of social situations.
- Knowledge of safety regulations and appropriate precautions related to recreation programs.

EDUCATION, TRAINING, EXPERIENCE

Education Preferred High school diploma or equivalent GED/HiSET.

Experience Preferred Experience in recreation programming, working with children, and/or providing leadership or work direction to staff or volunteers.

Required Special Qualifications

- Must be at least 16 years of age. Employees who transport program participants must be at least 18 years of age and possess, or be able to obtain, a valid Iowa Driver's License and have a good driving record for the past three years.
- If responsible for transporting program participants in 15-passenger vans, a Class D – Chauffeur's License with Endorsement 3 is required. Full reimbursement is available.
- Current First Aid and CPR certifications are required. The City of Clive will provide First Aid and CPR training to employees who do not already hold these certifications.

The City of Clive retains the authority to change the job duties included in this job description at any time. The list of duties is not exhaustive, and various requirements are subject to possible modification as a reasonable accommodation for a qualified individual.

POSITION

Recreation Assistant - Seasonal

FLSA CLASSIFICATION

Non-Exempt



FACILITY AND WORK AREA

City of Clive Parks and Recreation Facilities and other locations generally within the City of Clive.

JOB SUMMARY

Under the administrative direction of the Recreation Coordinator, performs a variety of support functions in the area of recreation programming. Assists with the implementation and operation of recreation programs, activities, and special events.

JOB FUNCTIONS

Examples of Essential Job Functions

- Provides support to the Recreation Coordinator and Recreation Lead positions in the implementation of recreational programs, activities, and events.
- Monitors programs to ensure safe, efficient operation and engages with participants to gather feedback.
- Assists with the execution of lesson or program plans, including activities, crafts, field trips, and guest speakers.
- Assists Recreation Lead and Recreation Coordinator staff with the daily operation of assigned recreation and camp programs.
- Assists with daily records, attendance sheets, incident reports, and accident reports.
- Responds to public concerns, questions, and suggestions in a calm and professional manner.
- Regular attendance is an essential function of this position.

Other Job Functions

- Attends required orientation and training sessions.
- Other duties as apparent or assigned.

PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS

Required Physical Activities

Reaching, pushing, pulling, lifting, finger dexterity, talking, hearing, sitting, climbing, walking, stooping, kneeling.

Vision Requirements

The minimum for those whose work is involved primarily with extensive reading, preparing, analyzing text and/or data, and the use of a computer terminal.

Physical Characteristics of the Job

Moderate Physical Demand: Work that involves lifting up to fifty (50) pounds occasionally and/or up to twenty-five (25) pounds on a frequent basis.

Environmental Characteristics

Work is performed both indoors and outdoors, that involves seasonal exposure to heat and cold. The position may involve exposure to unpleasant social situations, a fast-paced work environment, and irregular work hours.

Equipment and Materials Used

Recreation and sports equipment; computer and peripheral devices (keyboard, monitor, mouse, printer); copier; photographic equipment; calculator; thermometers; general office equipment; MSDS information, mobile radio, cell phone, fax machine, various sports rules and policies.

EMPLOYMENT STANDARDS

Required Knowledge, Skills, and Abilities

- Ability to think logically, follow written, verbal, or diagrammatic instructions, and solve problems involving several abstract and concrete variables.
- Knowledge of recreation facilities and the proper use of equipment.
- Ability to assist with the supervision and engagement of recreation program participants.
- Ability to establish and maintain effective working relationships with supervisors, co-workers, program participants, and the public; and tactfully address a variety of social situations.
- Knowledge of safety regulations and appropriate precautions related to recreation programs.

EDUCATION, TRAINING, EXPERIENCE

Education Preferred High School diploma or equivalent GED/HiSET.

Experience Preferred Previous experience working with children or in recreation programming is preferred.

Required Special Qualifications

- Must be at least 16 years of age. Employees who transport program participants must be at least 18 years of age and possess, or be able to obtain, a valid Iowa Driver's License with a good driving record for the past three years.
- Current First Aid and CPR certifications are required. The City of Clive will provide First Aid and CPR training to employees who do not already hold these certifications.

The City of Clive retains the authority to change the job duties included in this job description at any time. The list of duties is not exhaustive, and various requirements are subject to possible modification as reasonable accommodation for a qualified individual.



Memo

TO: Mayor and Council members

FROM: Jonathan Cygan, Civil Engineer

DATE: September 10, 2026

RE: Public Hearing - Hickman Road and 156th Street ADA Improvements

SYNOPSIS:

On September 1, 2026 a letting was held for the Hickman Road and 156th Street ADA Improvements 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. No bids were received for the project. The project scope is fairly limited, and it was anticipated that the work would still have been completed this construction season. We suspect that handwork contractors are busier than originally anticipated and could not have meant the deadline. We will contact plan holders verify that this is in fact why no one bid on the project and plan to rebid the project in the typical winter letting season for a 2027 construction.

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:

None



Memo

TO: Mayor and Council members

FROM: Elizabeth Hansen, Director of Administrative Services

DATE: September 10, 2026

RE: Water Utility Ordinance Amendment

SYNOPSIS:

The attached ordinance represents a comprehensive modernization and reorganization of Title 8, Chapter 1 – Public Utilities (Water) 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).

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.

There has been no public comment received, either written or verbal to date. Staff recommend approving the second consideration of the ordinance.

Attachments:

None



Memo

TO: Mayor and Council members

FROM: Elizabeth Hansen, Director of Administrative Services

DATE: September 10, 2026

RE: 2nd Consideration of Ordinance No. 1179 Amending Title 8, Chapter 1
- Public Utilities (Water)

SYNOPSIS:

For your consideration is the second reading of the ordinance pertaining to the water utility, 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.

There has been no public comment received, either written or verbal to date. Staff recommend approving the second consideration of the ordinance.

Attachments:

1. Ordinance No. 1179 Clean

ORDINANCE NO. 1179

AN ORDINANCE AMENDING THE CLIVE CITY CODE 2024, BY REPEALING AND REPLACING CHAPTERS 1, 1A, 1B, AND 1C OF TITLE 8, PERTAINING TO THE WATER SERVICE SYSTEM

Be It Enacted by the City Council of the City of Clive, Iowa:

SECTION 1. INTERNAL REFERENCES. All references to section numbers in this ordinance shall be to sections contained within Chapters 1, 1A, 1B, and 1C of Title 8 of the “Clive City Code 2024” unless otherwise specified.

SECTION 2. AMENDMENT. Chapters 1, 1A, 1B, and 1C of Title 8 of the “Clive City Code 2024” are hereby deleted in their entirety and the following new Chapters 1, 1A, 1B, and 1C are inserted in lieu thereof:

TITLE 8 – PUBLIC UTILITIES

CHAPTER 1 WATER SERVICE SYSTEM

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

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)” means the cooperative, multi-jurisdictional water utility organization responsible for water production, treatment, and regional infrastructure, of which the City of Clive is a member.
7. “Uniform Plumbing Code” means the plumbing code adopted by the City pursuant to applicable State law.

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)(h))

3. Curb Stop Valve and Stop Box (or Curb Box). There shall be installed within the public right-of-way, or within an easement granted to the City, a curb stop valve on the water service pipe of pattern approved by the City's Superintendent. The stop box 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 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.
3. Violations of this Section shall be subject to the standard penalty as stated in Section 1-4-1.

8-1-13 UNAUTHORIZED USE.

1. Unauthorized use of water is strictly prohibited and is subject to 8-1-16. Such violations include, but are not limited to:
 - A. Use of water without a properly installed meter;
 - B. Unauthorized connection to fire hydrants;
 - C. Installation of bypass piping in place of a meter;
 - D. Use of an irrigation system without an approved backflow prevention device;
 - E. Use of water in violation of restrictions established under the Central Iowa Water Works (CIWW) Water Shortage Plan.
 - F. Unauthorized restoration of water service after City disconnection is prohibited.
 - G. Use of unmetered water during construction (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.

8-1-14 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. Customers that do not follow the Water Shortage Plan directives shall be committing an Unauthorized Use of water violation (8-1-13) and are subject to 8-1-16.

8-1-15 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.

8-1-16 PENALTIES AND SHUTTING OFF WATER SUPPLY.

1. 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 receive a Notice of 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.

2. Following delivery of notice, if the Customer does not suspend or abate the violation, the following penalties may be applied:
 - A. The first occasion of a violation of this Chapter will result in a violation fee of \$100.00;
 - B. The second occasion of a violation of this Chapter will result in a violation fee of \$200.00;
 - C. Any subsequent occasion of a violation of this Chapter, will result in a violation fee of \$200.00 and water service will be disrupted or terminated.
3. Customers in receipt of a Notice of Violation may seek a hearing to contest the violation with the City Manager or City Manager's Designee within ten (10) days of receipt. Water service will not be disrupted or terminated if a violation is being contested in good faith. Upon consideration and written determination of the City Manager or City Manager's Designee, the water service may be disrupted or terminated.
4. Water service is to be restored only upon receipt of payment of the penalties, abatement of the Unauthorized Use violation, and acknowledgment by the Customer that the Customer understands and will comply with the provisions of this Chapter.

CHAPTER 1A WATER METERS

8-1A-1 Purpose	8-1A-9 Meter Location
8-1A-2 Water Use Metered	8-1A-10 Maintenance and Testing for Accuracy
8-1A-3 Remote Reading Device	8-1A-11 Disclaimer
8-1A-4 Fire Sprinkler Systems; Exception	8-1A-12 Irrigation Meters
8-1A-5 Liability	8-1A-13 Cross Connection Control
8-1A-6 Property of City	8-1A-14 Rules and Regulations
8-1A-7 Meter Repairs	8-1A-15 Penalty
8-1A-8 Meter Installation Fee	

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 to 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's deposit shall be forfeited and any outstanding balances shall be paid.
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 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-7 Customer Deposits
8-1B-2 Service Charges	8-1B-8 Lien for Nonpayment
8-1B-3 Rates for Service (Variable)	8-1B-9 Lien Exemption
8-1B-4 Rates for Service (Fixed)	8-1B-10 Lien Notice
8-1B-5 Billing for Water Service	8-1B-11 Billing Errors
8-1B-6 Service Discontinued	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

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.

1. 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.

2. 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.

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.

1. 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.
2. 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.
3. 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.

4. 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-7 Installation of Backflow Assemblies
8-1C-2 Administrative Authority	8-1C-8 Backflow Prevention Assembly Technicians
8-1C-3 New Water Services	8-1C-9 Testing of Backflow Prevention Assemblies
8-1C-4 Existing Water Services	8-1C-10 Repair of Backflow Prevention Assemblies
8-1C-5 Customer Responsibilities	8-1C-11 Customer Noncompliance
8-1C-6 Required Backflow Prevention Assemblies for Containment	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, double check valve backflow prevention assemblies or current ANSI-AWWA standard C511, 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 by the State of Iowa 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. 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.

2. The Superintendent may collect fees for the administration of this program. Fees shall be established by resolution of the Council.
3. 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 Superintendent 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.
- B. 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.

- C. 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 appropriate State of Iowa agency:
 - 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 or replacement of a backflow prevention 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, that is 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.

SECTION 3. SEVERABILITY CLAUSE. If any section, provision, sentence, clause, phrase, or part of this Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of this Ordinance as a whole or any section, subsection, provision, sentence, clause, phrase or part thereof not adjudged invalid or unconstitutional.

SECTION 4. WHEN EFFECTIVE. This Ordinance shall be in effect from and after its final passage, approval and notice of its passage is given as provided by law.

PASSED AND APPROVED by the City Council on the _____ day of _____, 2026.

Matthew D. Graham, City Clerk

John Edwards, Mayor

Ordinance No. 1179 authenticated this _____ day of _____, 2026.

Matthew D. Graham, City Clerk

John Edwards, Mayor

Officially published on the _____ day of _____, 2026.

CERTIFIED BY:

Matthew D. Graham, City Clerk



Memo

TO: Mayor and Council members

FROM: Elizabeth Hansen, Director of Administrative Services

DATE: September 10, 2026

RE: Approve a Resolution Setting a Public Hearing for 09/24/26, 6:00 p.m. on a proposal to enter into the 2026B General Obligation Urban Renewal Bonds Loan Agreement and to borrow money thereunder

SYNOPSIS:

As the City moves forward with capital projects, it is prudent and timely for the City to capture the additional TIF increment in order to fund needed improvements in the Urban Renewal Area. The entire 2026B borrowing of \$3,775,000 relates to Phase 4 of the Alice's Road Reconstruction Project, as outlined in the CIP approved in January 2026.

The timing of the bond issuance will allow the City to certify the debt by the December 1 deadline for revenue to be received beginning in FY28. This issue will have no impact on the debt service levy as the debt certified for the TIF Fund will cover the debt payments.

Staff recommends setting the public hearing for September 24, 2026, at 6:00 p.m.

Attachments:

None



Memo

TO: Mayor and Council members

FROM: Matt McQuillen, City Manager

DATE: September 10, 2026

RE: Resolution Approving Clive Strategic Plan Update 2026-2031

SYNOPSIS:

In August the City Council and Staff Executive Team held a number of workshops with strategic planning facilitator Lyle Sumek to update the City's strategic plan. The culmination of that work is included in the attached documents. The documents include the strategic plan summary document, the 2026-2027 Action Agenda and a tracking spreadsheet for all the Policy Agenda, Management Agenda, Management-In-Progress and Major Project items. The documents reflect the decisions and direction provided during the workshops.

Staff would recommend approval of the resolution for this strategic plan update. The documents will serve as direction for the City staff for the next year on the top and high priorities of the Mayor and City Council. Staff will also be providing regular updates throughout the year on the progress of our activities towards these priorities utilizing the tracking spreadsheet.

Attachments:

1. Res Approving Clive 2026-2031 Plan 9-10-26
2. Clive Strategic Plan 2026-2031-2041
3. 2026-27 Strategic Plan Action Agenda Outline
4. Clive SP Action Tracking 2026-2027

RESOLUTION NO. _____

RESOLUTION APPROVING THE CLIVE 2026-2031 STRATEGIC PLAN

WHEREAS, the City approved a new strategic plan in 2012; and

WHEREAS, over the past two months the City has worked through an update to the previously approved strategic plan; and

WHEREAS, a five-year strategic plan outlining specific goals, objectives and action steps is now before the City Council; and

NOW, THEREFORE, be it resolved by the City Council of Clive, Iowa that the Clive 2026-2031 Strategic Plan attached hereto is hereby approved.

PASSED AND APPROVED this 10th day of September, 2026.

CITY OF CLIVE, IOWA

By: _____
John Edwards, Mayor

ATTEST:

By: _____
Matthew Graham, City Clerk

STRATEGIC PLAN

2026 → 2031 → 2041



Clive, Iowa
August 2026



Lyle Sumek Associates, Inc.
1803 Eleuthera Point J2
Coconut Creek, FL 33066

E-mail: sumekassoc@gmail.com
Phone: (386) 246-6250

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STRATEGIC PLANNING FOR THE CITY OF CLIVE

Strategic Planning Model for the City of Clive

Value-based principles that
describe the preferred
future in 15 years

VISION

Destination
“You Have Arrived”

Strategic goals that focus
outcome-based objectives and
potential actions for 5 years

PLAN

Map
“The Right Route”

Focus for one year – a work
program: policy agenda for
Mayor and Council,
management agenda for staff;
major projects

EXECUTION

Itinerary
“The Right Direction”

Principles that define the
responsibility of City
government and frame the
primary services – core service
businesses

MISSION

Vehicle
“The Right Bus”

Personal values that define
performance standards and
expectations for employees

CORE BELIEFS

Fuel
“The Right People”

CLIVE VISION 2041

Clive Vision 2041

CLIVE 2041

**is a *BEAUTIFUL and SAFE* ^(A)
City with *GREAT RESIDENTIAL NEIGHBORHOODS*.^(B)
through Buildout**

CLIVE 2041

**provides *EXCEPTIONAL FAMILY LIVING* ^(C)
and *OPPORTUNITIES FOR PERSONAL WELLNESS*.^(D)**

CLIVE 2041

has the ***DISTINCTIVE CLIVE GREENBELT,***^(E)
and a ***REVITALIZED 86th CORRIDOR/NEIGHBORHOOD.***^(F)

We take *PRIDE IN CLIVE*!^(G)

Clive Vision 2041

PRINCIPLE A

BEAUTIFUL AND SAFE

► Means

1. Well-designed, well-maintained city infrastructure, entrances, streetscapes, ROW, and parks
2. Well-maintained major corridors and neighborhoods
3. Residents feeling safe and secure at home, in the neighborhood and throughout the Clive community with no tolerance for crime
4. Property owners taking responsibility for their buildings, homes and landscaping meeting city standards and codes
5. Timely response to emergency calls for service or assistance
6. Public art throughout the City
7. Trees preserved and replaced
8. Attractive buildings and commercial areas that are designed for beauty and are well maintained
9. Well-maintained landscapes: homes and commercial areas

PRINCIPLE B

GREAT RESIDENTIAL NEIGHBORHOODS

► Means

1. Variety of well-planned distinctive neighborhoods
2. Full range of high-quality homes for different lifestyles and generations
3. High percentage of homeownership
4. Northern neighborhoods developed as a new planned neighborhood with large homes (north) and traditional homes (south) with limited neighborhood retail
5. Linked to Clive Greenbelt and trail system
6. Well-maintained community spaces and infrastructure
7. Easy access to shopping and community amenities
8. Strong neighborhood associations working with residents and the City

PRINCIPLE C

EXCEPTIONAL FAMILY LIVING

► Means

1. Great place to raise children
2. Housing for grandparents to live near their grandchildren
3. Family-oriented recreational programs and activities for all generations
4. Children are safe in their neighborhood and at school – no concern for parents
5. Quality educational programs and services through the city library
6. Pet-friendly parks and amenities
7. Home offices with parents able to work at home
8. Preferred place for family living in Des Moines region
9. High-end apartments: well-designed, with amenities

PRINCIPLE D

OPPORTUNITIES FOR PERSONAL WELLNESS

► Means

1. Community valuing and supporting personal wellness
2. Convenient access to quality medical and healthcare services
3. Facilities and programs for personal fitness and wellness – biking, running, walking, exercise
4. Opportunities for outdoor and indoor personal exercise
5. Strong faith-based institutions
6. Availability of local fresh food for healthy choices
7. Integrating body, mind and spirit
8. Library outreach to meet the needs of the community and residents
9. Parks with amenities meeting community needs
10. Adequate space for recreational programming and activities

PRINCIPLE E

DISTINCTIVE CLIVE GREENBELT

► Major Access Points

- a. University Blvd: Mixed Use Development
- b. 86th: Urban Neighborhood – Retail
- c. Country Club Blvd. Dam: Public Access
- d. Brownell Sports Complex: Walnut Creek Little League Field and Park
- e. Emerald Isle: Retail
- f. Northern Neighborhoods: Natural Area
- g. Campbell Park: Park and Recreation

► Means

1. Greenbelt connections throughout the city (and cooperation with other cities)
2. Regional trail in a natural, beautiful setting
3. Public access and enjoyment
4. Greenbelt – Clive branded with wayfinding signs, including NW neighborhood
5. Well-maintained Greenbelt at a high-quality level
6. Business development along the Greenbelt
7. Greenbelt Trail connected through Country Club
8. Community focal point at 114th: venue with a variety of amenities

PRINCIPLE F

REVITALIZED 86th CORRIDOR/NEIGHBORHOODS

► Means

1. Reputation as a “great neighborhood”
2. Neighborhood parks with a variety of activities and equipment
3. Vibrant corridor that is pedestrian friendly and walkable with Greenbelt link
4. Variety of retail and restaurants
5. Enhanced public safety facility with community meeting rooms/space
6. Well-maintained businesses, livable homes and apartments that are increasing in value
7. Enhanced public transportation connections
8. City public investments in the neighborhood
9. Major corridor with design standard (with West Des Moines and Urbandale)

PRINCIPLE G

PRIDE IN CLIVE

► Means

1. Positive reputation for the Clive community in the Des Moines metro area
2. Strong community and neighborhood events and festivals with active participants
3. Residents, businesses and community organizations participating in and contributing to the Clive community
4. Public gathering places throughout the community
5. Residents taking pride in saying “I live in Clive” – strong sense of community and small-town feeling
6. Clive becoming residents’ “hometown”

CLIVE CITY GOVERNMENT **OUR MISSION**

Clive City Government

Our Mission

OUR MISSION is to provide

**HIGH QUALITY, CUSTOMER VALUED
MUNICIPAL SERVICES** in a

FINANCIALLY RESPONSIBLE MANNER

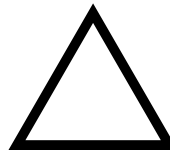
through a **DEDICATED WORKFORCE**

resulting in **SATISFIED CUSTOMERS**

and a **SUSTAINABLE CLIVE COMMUNITY**

**COST-
EFFECTIVE
DELIVERY**

**FORWARD
THINKING**



**CONTINUOUS
IMPROVEMENT**

Clive City Government

Our Mission

PRINCIPLE 1

HIGH QUALITY, CUSTOMER VALUED MUNICIPAL SERVICES

► Means

1. Understanding and defining customer expectations: service and value
2. Balancing customer expectations and willingness to pay
3. Delivering an appropriate level of service – avoid over delivering
4. Maintaining the Clive community quality of life
5. Providing a timely response to customer requests

PRINCIPLE 2

FINANCIALLY RESPONSIBLE

► Means

1. Defining core city services, service priority and service levels
2. Maintaining financial reserves consistent with city policies and national standards
3. Acting as a steward of the public resources
4. Clean Audit (every year)
5. Strategic investing in the repair and replacement in the City's infrastructure and facilities
6. Maintaining bond rating: AA₂
7. Providing appropriate resources to support defined city services
8. Spending less than available resources

PRINCIPLE 3

DEDICATED WORKFORCE

► Means

1. Maintaining positive labor-management relations
2. Developing a talented workforce with skill sets for their position
3. Hiring, retaining top quality employees
4. Having fair, competitive compensation
5. Acting with Clive Team S-P-I-R-I-T
6. Operating in an environment that emphasizes continuous improvement
7. Having city employees committed to serving the Clive community

PRINCIPLE 4

SATISFIED CUSTOMERS

► Means

1. Understanding the needs and managing expectations of the customer
2. Striving to exceed/meet customer expectations
3. Providing city service in a friendly, helpful manner
4. Providing a timely response: emergency and non-emergency
5. Dealing with customers honestly and fairly
6. Developing methods for measuring customer satisfaction
7. Customers share their positive experiences with others

PRINCIPLE 5

SUSTAINABLE COMMUNITY

► Means

1. Quality, well-maintained city infrastructure and facilities
2. Revitalizing major corridors and commercial areas
3. Maintaining a beautiful and safe community – protecting property values and reputation
4. Preserving unique neighborhoods with quality housing
5. Developing, enhancing Clive community identity, pride and spirit
6. Recreating, enhancing the quality of life in Clive – reason we live here
7. Preserving Clive as the Premier Residential Community in the Des Moines region
8. Defining, redefining and refining Clive’s vision and goals
9. Leaving Clive better than when we arrived

PRINCIPLE 6

COST-EFFECTIVE DELIVERY

► Means

1. Knowing the true cost of city services
2. Looking for and implementing ways to reduce the cost-of-service delivery
3. Evaluating service delivery options: city as the provider, partnering, contracting
4. Reducing service duplication within the City operations
5. Value engineering city service delivery to defined service level
6. Developing metrics for measuring services

PRINCIPLE 7

FORWARD THINKING

► Means

1. Identifying new, innovative approaches to city service delivery
2. Planning for city infrastructure, facilities and services
3. Understanding national trends and changing customer patterns and apply to the Clive community
4. Taking calculated risks – experimenting with a new idea/concept
5. Understanding their role and developing creative ideas and concepts to improve organization
6. Challenging current practices and the status quo

PRINCIPLE 8

CONTINUOUS IMPROVEMENT

► Means

1. Defining the outcomes and evaluating the processes
2. Determine areas for the most productive improvements – return of investment
3. Identifying and implementing ways to improve processes and expand capacity
4. Identifying and implementing ways to add value to better serve our customers
5. Reducing duplicated processes and services
6. Acting as champion for an organizational culture of process improvement

CLIVE CITY GOVERNMENT CORE BELIEFS

Clive City Government Core Beliefs

CLIVE TEAM

We S erve

We are P roductive

We act with I ntegrity

We take R esponsibility

We are I nnovative

We practice T eamwork

Clive City Government Core Beliefs – Definition

BELIEF 1

SERVE

► Means

1. Listening in Clive’s customers – their needs, concerns and expectations
2. Striving to exceed based upon our customers’ expectations
3. Developing, using service metrics to measure the quality of your service
4. Acting in a polite, courteous, fair and friendly manner
5. Looking for better ways to serve our customers
6. Looking for ways to say “yes”
7. Demonstrating in daily activities and actions a commitment to serve others
8. Providing a timely response to a service request
9. Making decisions on the best available data
10. Providing the best service possible

BELIEF 2

PRODUCTIVE

► Means

1. Planning work activities to maximize available resources
2. Taking a proactive approach – not satisfied with today, anticipating and taking the initiative
3. Taking pride in your work “product” putting your name on it
4. Completing tasks or assignments on time, within/below budget
5. Maintaining/enhancing knowledge and skill sets
6. Evaluating outcomes, learning to be better tomorrow
7. Knowing the “best practice” in your field and applying to Clive
8. Going the extra mile; giving the extra effort
9. Making decisions on the best available data
10. Showing up on time and prepared for work
11. Providing accurate, thorough reports and information

BELIEF 3

INTEGRITY

► Means

1. Acting in an ethical, honest manner – above question
2. Acting in a professional manner – meeting or exceeding professional standards
3. Delivering on commitments and promises – following through
4. Respecting others as a person, their ideas and opinions – treating others the way you want to be treated
5. Doing the right thing the first time – when no one is looking
6. Being loyal to the city and the Clive community
7. Providing an open, direct answer to a question
8. Telling the truth – being honest
9. Presenting unbiased, analytical reports with recommendations based on merits
10. Giving your best effort in the circumstances provided

BELIEF 4

RESPONSIBILITY

► Means

1. Taking personal responsibility for your actions, decisions, behaviors
2. Holding self and others accountable for the results
3. Taking ownership in the city and your job
4. Connecting the dots – vision, goals, mission linked to decisions and actions
5. Knowing and using Clive’s vision, goals, mission and core beliefs
6. Solving the problem or referring the customer to the person who can take responsibility
7. Learning from setbacks or “failures” and not repeating mistakes
8. Addressing issues – no whining or complaining
9. Making timely decisions in your area of responsibility

BELIEF 5

INNOVATIVE

► Means

1. Having an open mind to new ideas or approaches
2. Anticipating problems and developing solutions
3. Taking steps to improve organization processes
4. Looking to the future – forward thinking, not satisfied with “status quo”
5. Looking for ways to add value to our customers and our community
6. Linking process to outcomes for the community and customers
7. Identifying, evaluating and presenting new ideas or concepts
8. Trying a new idea in your daily activities
9. Coming up with a new way of conducting the city business

BELIEF 6

TEAMWORK

► Means

1. Looking at the “big picture” – avoiding “tribalism” and “silos”
2. Using the City’s goals and mission to guide team and individual actions
3. Focusing on “We” rather than “I”
4. Knowing your role, responsibilities and performance standards
5. Communicating and keeping others informed
6. Actively participating on a work team or project team
7. Looking for opportunities to engage or involve others
8. Taking time to celebrate city successes and their value to the Clive community
9. Working with others – departments, work units, community
10. Placing employees where they have a likelihood to be successful

CITY OF CLIVE PLAN 2026 – 2031

City of Clive Goals 2031

Financially Sound City Providing Services Valued by the Community

Resilient City Facilities and Infrastructure

Revitalized 86th Street Neighborhoods

**Great Place to Live:
The Premier Location for Families/The Premier Community**

Distinctive Clive Greenbelt

Goal 1

Financially Sound City Providing Services Valued by the Community

OBJECTIVES

1. Leverage cash reserves and appropriate budgeting practices to resolve the deficit and to achieve sustainable financial footing
2. Pursue and initiate partnerships, grants and shared services / facilities with other entities leveraging City resources
3. Have defined optimal level of City services that are responsive to the Clive community
4. Have competitive compensation and benefits, and programs for recruiting, developing, and retaining highly skilled City workforce
5. Deliver City services in the most cost-effective and efficient manner, including emerging technologies
6. Maintain a strong bond rating reflecting a responsible debt level consistent with City policies
7. Have responsible, competitive tax burden for Clive residents and businesses

VALUE TO RESIDENTS

1. Value for their tax dollars and fees
2. Confidence in responsible financial stewardship by city leaders and managers
3. City services delivered in a professional, courteous personal manner
4. Timely and effective response to a call for service-emergency and non-emergency
5. City employees dedicated to serving the Clive community

SHORT-TERM CHALLENGES AND OPPORTUNITIES

1. Approaching buildout and the impacts on future City tax base and revenues
2. Partnering and collaborating with public and private entities and the community for City service delivery partnering and collaborating with other local governments and the community for City service delivery
3. Developing and supporting a long-term, sustainable financial model balancing services, service levels and revenues
4. Staying focused on a core number of community projects and initiatives, not stretching our City staff capacity too thin where we cannot complete priority projects but only make little progress on many projects.
5. Managing employee costs: salaries, benefits-pensions, health insurance and part-time seasonal wages in a highly competitive employment market
6. Developing metric on City services
7. Maintaining sustainable funding for public safety services
8. Developing and implementing a “why” campaign to help the community to understand the City and future of City government – services and finances
9. Uncertain world and national economy including fluctuations in product availability and prices

LONG-TERM CHALLENGES AND OPPORTUNITIES

1. Actions by the Iowa State Legislature pre-empting the City’s ability to manage municipal finances and development
2. Maintaining consistent support to stay ahead of ever-changing cyber security threats
3. Defining Clive’s future leadership position and role in a rapidly growing and changing Des Moines metropolitan area
4. Potential for burden shifting of certain social services not typically addressed by City government and understanding the City of Clive’s role in those social service challenges due to decisions made by regional entities, neighboring communities or State and Federal governments
5. Identifying realistic opportunities to utilize AI as a tool for service delivery and project management

POLICY ACTIONS 2025 – 2027

	Priority
1. Comprehensive Financial Policy and Strategy: Direction and Levy Rate	<i>Top Priority</i>
2. “Why” Campaign Development and Implementation	<i>Top Priority</i>
3. Fire-EMS Collaboration with Multi-Communities Study: Completion, Reporting and Direction (Including Concept of Fire District)	<i>Top Priority</i>
4. Future Service Collaboration Strategy and Actions Plan: Opportunities, Potential Partners, Direction and City Actions (Including Public Safety, Library and Others)	<i>Top Priority</i>

MANAGEMENT ACTIONS 2025 – 2027

	Priority
1. Financial “Dip” Plan Phase 2: Comparison Report	<i>Top Priority</i>
2. Collective Bargaining Strategy and Negotiation: Direction a. Fire b. Police	<i>Top Priority</i>
3. AI Future Use by City Strategy/Capacity Building Sharepoint/Spidustry Initiative and Clive AI Team	<i>Top Priority</i>
4. Westcom/PSAP Regional Collaboration and Consolidation	<i>High Priority</i>
5. Management and Employee Succession Planning Program: Update Report	
6. Building Permit Fees: Adjustment, Review, and Direction	
7. Municipal Utility Rates: Annual Review	

MANAGEMENT IN PROGRESS 2025 – 2027

1. Citywide Process Improvements: Departmental Reports
2. Public Works Certification – Traffic Technician
3. Computer Replacements: Completion
 - a. Library
4. Lucity System/Asset Management Implementation
 - a. Park
 - b. Fleet
5. City-State Legislative Agenda 2027: Approval
(DECISION)
6. Enterprise GIS System Upgrade: Completion
7. Technology/Information Annual Security Penetration Testing: Annual Update Report on New Initiatives and Mitigation Actions
8. Financial Audit FY 25 – 26 Completion
9. Annual Capital Improvement Plan 2027: Update
10. Disaster Recovery/Business Continuity of Operations Framework: Document
11. Back-Up Data Center: Testing
12. Community Engagement: Annual Report and Plan
13. Technology Subject Matter Experts Development
14. 2026B/2027A Bond Sales: Completion (Including Bond Rating)
15. Moving the Library Circulation System from an In-House Server to Innovative Cloud Hosting
16. Budget FY 27/28: Development
17. Cross Training between Administrative Services and Community Development for City Hall Reception: Completion
18. City-Federal Legislative Agenda 2027 Approval
(DECISION)

MANAGEMENT IN PROGRESS 2025 – 2027 (continued)

19. Safety Manual Update: Completion
20. Breach Reporting Plan and Incident Response Team: Update
21. Employee Handbook: Annual Update and Decision
22. City Council Elections 2027 – Candidate Support/Information, Update City Councilmember Orientation Guide
23. K-9 Replacement: Fundraising
24. New Supervisor Orientation Program: Implementation
25. Fire Department SOP & SOG Merger/Revamp with Urbandale
26. Police CIT Team: Pursue Additional Grant Funding
27. City Website/Intranet Refresh – Communications Lead, Coordination with Departments
28. Digital Safety Data Sheet Program: Implementation
29. Laserfiche Cloud Platform: Evaluation and Direction
30. Wellness Program Enhancement: Budget 27-28
(DECISION)
31. CIT Incorporation with Fire Department: Completion
32. Technology Service Leadership Succession: Completion
33. Public Work Planning Director Onboarding: Completion
34. Employee Training Video Development: Completion

ON THE HORIZON 2027 – 2031

1. Organization Effectiveness, Health and Capacity: Recommendations, Direction and Funding (Including Metrics Development)
2. Community Development Department – changing focus from development to redevelopment: Future Direction
3. Clive’s Regional Role: Discussion and Framework for the Future – Housing Solutions Alliance
4. City Services and Staffing Comprehensive Review: Inventory, Evaluation, Community Needs, Report and Direction
5. Recreation Revenue Recovery Policy: Data Analysis, Fee Structure Policy, Report, and Direction
6. Collaboration with Waukee School District: Relationship Building
7. City Communications Enhancement Plan: Update, Direction and Actions (including Website, Electronic Newsletter, Tracking Dashboard, Content Creation/Videos, Department Specific Training)

Goal 2

Resilient City Facilities and Infrastructure

OBJECTIVES

1. Renovate and upgrade parks, playgrounds and trails
2. Have well-designed streets maintained consistent with City adopted policy based upon condition, traffic type and traffic volume
3. Have effective regional and local water resources management for flood protection, water quality, drinking water quality, and other community objectives
4. Upgrade/maintain City infrastructure: integrated water, sewer, stormwater and streets
5. Be prepared as a City and private-property owners for the impacts due to changes in the climate
6. Balance vehicle needs and pedestrian/bike needs
7. Upgrade and have well-maintained green/resilient City infrastructure – bio-cell, rain garden, regional stormwater BMP, etc.
8. Reduce peak water usage

VALUE TO RESIDENTS

1. Protection and enhancing property values
2. More choices for your leisure time in Clive
3. Opportunities for a healthy life style and living
4. Travel on quality roads with predictable travel times
5. Convenient access to user-friendly facilities that are responsive to community needs and expectations
6. Secure future water supply
7. City invest in a resilient future – community and City government

SHORT-TERM CHALLENGES AND OPPORTUNITIES

1. Funding operation and maintenance of existing and new City infrastructure: roads, parks, green infrastructure, natural areas, trees, trails, and utilities
2. Balancing funding for today's services and investing in the future City facilities and infrastructure
3. Adjusting City specifications and development standards to ensure resilient infrastructure, and balancing with aesthetically pleasing community with neighborhood expectations, the developer community and escalating construction costs
4. Designing infrastructure and specifications to facilitate economic development and redevelopment opportunities
5. Prioritizing the funding for competing capital projects with limited resources and deferred projects
6. Managing traffic flow along Hickman Road corridor, especially during the Hickman Road reconstruction and related detour routes
7. Maintaining safe parks and minimizing vandalism

LONG-TERM CHALLENGES AND OPPORTUNITIES

1. Addressing WRA Sewer Project impacts to Greenbelt Trail
2. Cost fluctuations including contractors and construction materials
3. Identifying locations and funding for stormwater improvements operations and projects
4. Addressing impacts of the increased frequency of wind, drought and extreme weather events
5. Collaborating with other cities, counties and agencies on water management in the Walnut Creek Watershed
6. Maintaining publicly owned ponds and creek and managing expectations
7. Pursuing grants and funding for City infrastructure projects
8. Flat road use tax funding revenues
9. Addressing trees as public infrastructure
10. Aging aquatic center and future infrastructure upkeep
11. Public Works nearing capacity especially Engineering staff

POLICY ACTIONS 2025 – 2027

- | | Priority |
|--|----------------------|
| 1. Hickman Road/I-35 Interchange Project (IDOT Project): Community Impacts, Communications, Monitoring, City Actions, Access Management Agreement with DOT/City of Urbandale; Joint Maintenance of Interchange Agreement with City of Urbandale, Resolving Love’s Property Edge with Project | <i>High Priority</i> |
| 2. Alice’s Road Corridor Plan: Road Design, Stormwater with Strategy, ROW Acquisition, Trail and Collaboration with the City of Waukee and Funding | <i>High Priority</i> |
| 3. Major Streets/Crosswalks/More Walkable: Goals, Direction and Funding (Including SS4A Study Along University Avenue Corridor, 156 th /Hickman, 86 th /Alice, and 86 th SS4A Applicants) | <i>High Priority</i> |
| 4. Development Infrastructure Policies/Standard Operating Procedures for Reducing Development Barriers (Water, Sewer, Streets, Traffic and Stormwater): Review and Refinement | <i>High Priority</i> |
| 5. Water Resources Master Plan Implementation: Re-Evaluation of Stormwater Specifications to Match Desired Development Projects, Direction, and CIP Project Prioritization | |

MANAGEMENT ACTIONS 2026 – 2027

- | | Priority |
|---|----------------------|
| 1. GFiber Citywide ROW License Agreement: Direction and Decision | <i>High Priority</i> |
| 2. Railroad Crossing Swanson and 86 th Street Rehabilitation: City Action Plan, Direction, and Actions | |
| 3. West Des Moines University Avenue Stormwater Collaboration | |
| 4. Publicly-Owned Pond Maintenance Policy: Continued Implementation and Annual Mailing on Maintenance Policies | |
| 5. Right-of-Way Management Policy: Report and Direction | |

MANAGEMENT IN PROGRESS 2026 – 2027

1. Large Meter Replacement
2. Clive Detention Basins and Ongoing Development of Repair and Retrofit Schedule Inspection
3. Clive Public Safety Center/City Hall: Maintenance Plan and Annual Review
4. Berkshire Boston Parkway Tree: Funding and Implementation
5. MS4 Permitting: New Framework and Reporting
6. Work Order System for Facilities: Direction and Funding
7. Sidewalk Program/Policy: Conflict with Street Trees Issue
8. Extreme Weather Events Action Plan: Opportunities Identification, Options, Best Practices, Direction and City Actions
9. Off-Road Vehicle/Utility Vehicle Operating on City Streets: Report and Direction
10. Walnut Creek Baseball Agreement: Completion
11. Snow Policy Revision and Adoption: Completion

MAJOR PROJECTS 2026 – 2027

1. Annual Soil Quality Restoration (SQR) Citywide Cost-Share Project: Completion
2. Traffic Cabinets with ATC Cabinets Replacement: Funding
3. Annual 2027 Pavement Rehabilitation Projects: Completion
4. Annual Stormwater Restoration Projects: Completion
5. Annual Sewer Lining Projects: Completion
6. Public Works Site Improvements: Design and Approval
7. NW 78th & NW 80th Watermain Replacement Design.
8. Canary Park Detention Drainage Improvements
9. Harbach Reconstruction – Phase 2: Completion
10. 156th and Hickman Road Pedestrian Improvements: Completion
11. Sunset Terrace Reconstruction Design: Completion
12. Sump Pump Line at 118th Street Automatic Valve Pit Relocation: Completion
13. Annual Storm Sewer Intake Restoration Project: Completion
14. Annual Walk/Don't Walk Countdown Signal Project: Completion
15. City Hall/Library Roof Replacement, Solar Panel Evaluation and EV Chargers: Completion
16. City Hall/Library Landscaping and North Patio Refresh
17. NW 86th Street Water Main Replacement Design: Completion

ON THE HORIZON 2027 – 2031

1. Hickman Road Widening Project: Advocacy
2. Public Facilities Naming Policy: Direction and Implementation
3. Plan for Converting Radio to Fiber Communications in Water Distribution System: Direction and Funding
4. Herbicide and Pesticide Policy: Report and Direction (MS4 Review)
5. Street Service Level and Projects Strategy: CIP Adjustment, Direction and Funding
6. Integrated Water Use Plan Development and Direction (with CIWW)
7. Title 8/Chapter 1 Sanitary Sewer Code: Rewrite and Direction
8. Parks and Trails Project CIP Prioritization: Direction

Goal 3

Revitalized 86th Street Neighborhoods

OBJECTIVES

1. Have Linnan Park programming and activities responsive to the needs of the neighborhood
2. Have a successful library/community center offering multi-generational services, programs and activities for neighborhood residents
3. Have an improved mobility experiences for all residents (safe, convenient and interesting)
4. Have a variety of quality housing opportunities with modernized/updated homes and multi-family housing and new affordable housing options
5. Reduce University Boulevard flood risk through property acquisition
6. Connect neighborhoods to the Clive Greenbelt with effective wayfinding signage and trail connections
7. Have an engaged neighborhood (residents, businesses and property owners) taking ownership in their community
8. Have joint projects, communications tools, and services with the West Des Moines School District
9. Have a multi-use, multi-story redevelopment project completed

VALUE TO RESIDENTS

1. Increasing City revenue through the protection of property values
2. Developers and property owners investing and partnering on projects to enhance the 86th neighborhoods
3. Sense of pride in the 86th neighborhoods
4. Equitable delivery of services and activities to enhance the quality of life of residents
5. Reduction of costs associated with increasing flood risk
6. Linnan Park serving as a neighborhood asset and catalyst for private sector reinvestment
7. Services, amenities and activities responsive to the unique needs of the 86th neighborhoods

SHORT-TERM CHALLENGES AND OPPORTUNITIES

1. Future for Harbach Center – shared vision and direction
2. Connecting the neighborhood to the Greenbelt Trail and locating trail corridor in private owners' property
3. Building relationships and trust with neighborhoods and residents
4. Collaborating with the West Des Moines School District
5. Having a viable economic strategy and housing toolkit applied to 86th neighborhoods
6. Accepting an increase in gentle density
7. Defining the City's role in revitalizing the 86th Neighborhoods
8. City staff capacity and resources limitations

LONG-TERM CHALLENGES AND OPPORTUNITIES

1. Political will and staff commitment to following through with the Vision and principles of the 86th Neighborhood Plan
2. Addressing neighborhood parking issues
3. Communications and connecting with neighbors to understand City role and actions
4. Divide between newer residents especially living in apartments vs older, long-term residents living in single family homes
5. Leveraging City resources – chasing outside dollars
6. Achieving vertical mixed-use development in the 86th neighborhoods
7. Creating a more walkable neighborhoods – connectivity
8. Maintaining affordability in the neighborhoods for current residents
9. Working with property owners, negotiations and partnerships

POLICY ACTIONS 2026 – 2027

- | | Priority |
|---|----------------------|
| 1. University Flood Mitigation Plan:
Implementation | <i>High Priority</i> |
| a. Residential Buyout Program | |
| b. 2024 FMA Buyout | |
| c. Railroad Bridge Grant Application | |
| d. HMA Grant Management | |
| 2. Pump Station Relocation and Potential
Development: Direction and City Actions | |

MANAGEMENT ACTIONS 2026 – 2027

- | | Priority |
|--|----------------------|
| 1. Harbach Center: Vision Concept and
Operations, Partnership with West Des
Moines School District and Update Report
on Experiences and Building Conditions | <i>Top Priority</i> |
| 2. Linnan Park: Next Steps and Recreational
Programming | <i>High Priority</i> |
| 3. Marzetti Property Reinvestment: Direction
and Future City Plan | |

MANAGEMENT IN PROGRESS 2026 – 2027

1. Opportunity Zone Designation for 86th Street Neighborhoods Area: Completion
2. Polk County CDBG Grant Application for Housing

MAJOR PROJECTS 2026 – 2027

1. Harbach Boulevard Reconstruction Phase 2 – 82nd to 86th Completion
2. Alice’s Avenue/86th Intersection Pedestrian Enhancements: Review and Direction

ON THE HORIZON 2027 – 2031

1. 86th Corridor Urban Renewal Plan Update: Completion
2. 86th Street Neighborhoods Mobility (Long-Term) Grant: Phase 1
3. Swanson House/Depot/Park Property: Resolution
4. 86th/Alice Corner Redevelopment Direction: Research, Analysis and Direction
5. Single-Family Home Upgrade/Modernization Program for 86th Street Neighborhoods: Desired Outcomes, Report with Options, City Role, Direction and Funding
6. 82nd Trail Connection: Land Acquisition and Preliminary Design, and Funding
7. Neighborhood Access to Greenbelt: Update, Direction and City Actions (Property Access to Greenbelt)

Goal 4

Great Place to Live:

The Premier Location for Families/The Premier Community

OBJECTIVES

1. Upgrade current existing trails, parks, and playgrounds
2. Develop Northwest Area/Alice's Road Corridor to maximize property values
3. Have a range of housing options for residents – ownership and rental, attached and detached, multi-story/multi-family
4. Position the City for future development by removing barriers
5. Be recognized as a welcoming community
6. Have strong community events and programming that bring our community together – residents meeting residents
7. Have safe and healthy community, including physical and mental health
8. Understand and address the differences in perceptions and opinions of City services among Clive residents
9. Have a great library with exceptional programs and services with outreach to the entire community

VALUE TO RESIDENTS

1. Enhanced single-family home values
2. Convenience with easy access to leisure and recreational activities and programming
3. Neighbors knowing and helping neighbors and contributing to a better Clive community
4. Choice of great neighbors and quality homes
5. Taking pride in saying "I live in Clive"
6. Residents having a sense of shared responsibilities for the Clive community and their neighborhoods

SHORT-TERM CHALLENGES AND OPPORTUNITIES

1. Collaborating and partnering with City of Urbandale, City of West Des Moines, City of Waukee and others municipalities
2. Defining the City's role: degree of regulations/enforcement in shaping development and redevelopment
3. Expectations of future development and infill implementation
4. Need to increase range of housing choices and price points – mixed-use, multi-family, smaller homes, renovated/modernized older homes, new larger homes, accessory dwelling units (ADU)
5. Willingness to make difficult decisions when confronted by resistance from residents
6. Updating Building Codes – more sustainable buildings and potential State of Iowa changing and weakening regulations
7. Addressing homeless situation and understanding the City's role and impact of decisions and actions from other cities in the Des Moines metropolitan area
8. Aging housing stock needing maintenance and upgrade
9. City role and owner responsibility in addressing public and private-owned trees to expand the canopy

LONG-TERM CHALLENGES AND OPPORTUNITIES

1. Integrating stormwater management tools in neighborhood amenities
2. Increasing traffic volume and limited road capacity/rightsizing road capacity for traffic volume
3. Addressing the increased number of single-family rental housing
4. Fair delivery of City services
5. Aging tree canopy and the lasting impacts of emerald ash borers
6. Defining appearance and property maintenance standards among businesses, property owners, and tenants with differing standards

POLICY ACTIONS 2026 – 2027

	Priority
1. Barriers to Release Property Values Strategy and Action Plan: Policy/Processes/Standards Review and Evaluation, Report with Options and Recommendations, Direction and Next City Actions	<i>Top Priority</i>
2. Northwest Area/Alice’s Road Corridor Property Owner Activation: Direction and City Actions	<i>High Priority</i>
3. Columbarium: Concept, Direction and Funding	
4. Economic Development Through the Greater Dallas County Development Alliance: Focus on Alice’s Road Corridor and Berkshire Office Park	

MANAGEMENT ACTIONS 2026 – 2027

	Priority
1. Clive-West Des Moines Schools Collaboration – Indian Hills Greenspace Redevelopment/Master Plan	<i>High Priority</i>
2. University Avenue Corridor Redevelopment: Partnership with the City of West Des Moines on Mall Redevelopment Project	<i>High Priority</i>
3. Housing Preservation Strategy/Policies/Programs: Sharing Existing Programs	
4. Building Code Update: Adoption (Including Response to State Legislative Changes)	

MANAGEMENT IN PROGRESS 2026 – 2027

1. Development Facilitation
 - a. Shadow Creek – Area
 - b. Emerald Isle – Area
2. Courtyard at Shadow Creek Townhomes: Easement Amendment/Gates: Decision
3. University Avenue Business Visits with Clive Chamber
4. Updated Property Address Ordinance: Adoption
(DECISION)

MAJOR PROJECTS 2026 – 2027

1. Neighborhood Park Signs Annual Replacement Program:
Completion – Trail/911 Safety Sign

ON THE HORIZON 2027 – 2031

1. Alice’s Road Park Development
2. Horizon Event Center and Porter Shelter: Visioning and Direction
3. Public Art Program: Direction and Funding Mechanism
4. Playground Reinvestment/Replacement Strategy: Direction and Funding
5. Community Rating System for Upgrade to Class 3: Direction and Completion
6. Substantial Damage/Substantial Improvement Management Plan
7. 10 Acres Development Direction (old Town Center)
8. Dog Park(s): Concept, Best Practices, Options, Locations, Direction and Funding
9. Rental Housing Registration and Inspection Program Expansion: Program Goals, Options, Direction and Funding
10. Aquatic Center Scholarship Program and Regional Pass: Partnership, Direction and Funding
11. Wildlife Issue Resolution: City Role, Direction and City Actions
12. Overall Park Programming: Review and Future Direction
13. Affordable Workforce Housing Policy: Definition, Direction, City Role and Actions (including increased density)
14. Clive Festival Future: Evaluation, Goals/Outcomes, Report with Options including Timing, Direction and City Actions

Goal 5

Distinctive Clive Greenbelt

OBJECTIVES

1. Improve flood mitigation projects and maintenance
2. Connect neighborhoods and businesses to the Clive Greenbelt with effective wayfinding signage and other enhancements
3. Expand community partnerships and funding for capital, operational, maintenance costs and funding for capital and operations items
4. Have well-maintained and safe Clive Greenbelt Trail
5. Use the Clive Greenbelt as an investment and fund-raising opportunity to generate revenues to the City for maintenance, public art, etc.
6. Improve water quality and ecology throughout the watershed
7. Have residents and businesses understanding the value of and City actions associated with the Clive Greenbelt
8. Initiate the planning on Porter Shelter Area and Campbell Park Bridge

VALUE TO RESIDENTS

1. Preservation and enhancement of Clive's major asset – the Greenbelt
2. Opportunities to enjoy the Greenbelt
3. Easy, convenient access to the trail and Greenbelt
4. Beautiful Walnut Creek
5. Clive Greenbelt – a major community destination
6. Clive Greenbelt – our identity and community connection/focal point
7. Healthy and ecological sound Greenbelt

SHORT-TERM CHALLENGES AND OPPORTUNITIES

1. Aging, deteriorating trail needing major repairs, replacement and project funding
2. Managing water quality and flood control, including erosion
3. Solving connectivity problems to Clive Greenbelt in specific neighborhoods
4. Difficulty in speed and etiquette enforcement on the trail
5. Protecting City assets and investment in parks and Greenbelt Trail
6. Determining appropriate businesses at appropriate locations along the Greenbelt
7. Sustaining trail interconnectivity to regional trail system
8. Addressing abandonment of railroad ROW and how to address future direction

LONG-TERM CHALLENGES AND OPPORTUNITIES

1. Developing and sustaining long-term partnerships: Nature Conservancy, Polk County Soil and Water, DNR, Polk County Conservation, ICON and other groups
2. Private property encroachment along Clive Greenbelt and determining City actions
3. Regional projects impacting the Clive Greenbelt especially accessibility to the trail
4. Vegetation control and invasive plant species and City funding
5. Expectations of safe trail crossings for pedestrians and bikes
6. Seeking outside funding sources including grants, wetland banking and private fund raising
7. Successful integration of the Shadow Creek neighborhoods within the Clive Greenbelt

POLICY ACTIONS 2026 – 2027

Priority

1. Protection of Clive’s Parks/Greenbelt Assets: Scope, Investigation, Report with Options, and Direction *High Priority*
2. Railroad ROW Abandonment Integration with Greenbelt: Options for Clive, Direction and Funding
3. Little Walnut Creek Greenbelt Improvement (West of Alice’s Road)– Streambank Restoration and Trail Extension/Connection to Waukee: Design, Construction, Funding and Land Acquisition

MANAGEMENT ACTIONS 2026 – 2027

Priority

1. Wastewater Reclamation Authority (WRA) Parallel Trunk Sewer Installation – Impacts to the Greenbelt – Phase 2: Construction *High Priority*
2. Greenbelt Landing Project: Programming and Business Plan Development

MANAGEMENT IN PROGRESS 2026 – 2027

1. Greenbelt Trail Education Campaign Safety and Etiquette
2. Greenbelt Landing Small Donor (Goal: \$100,000)
3. Future Glow Trail Location: Identification (**CIP Workshop**)
4. Greenbelt Historic Exhibit in City Hall: Implementation
5. e-Bike Ordinance Trail Signage: Implementation

MAJOR PROJECTS 2026 – 2027

1. Greenbelt Restoration: Phase 2
2. Rio Valley Trail Bridge: Design and Permitting

ON THE HORIZON 2027 – 2031

1. Stream Buffer Ordinance: Adoption
2. Soft Trails: Recommendations and Review
3. Campbell Bridge Project: Direction and Funding
4. Porter Shelter Project: Direction and Funding
5. Greenbelt Master Plan Update: Comprehensive Review, Report and Future Projects/Initiatives Prioritization
6. Encroachments Policy/Strategy/City Actions: Policy Development and Implementation Strategy
7. Reducing Barriers to Commercial Development along the Clive Greenbelt: Concept Definition, Locations, Direction, City Role and Next Steps
8. Greenbelt Strategic Land Acquisition: Direction and Funding

CITY OF CLIVE ACTION AGENDA 2026 – 2027

City of Clive

Policy Agenda 2026 – 2027

TOP PRIORITY

Comprehensive Financial Policy and Strategy: Direction and Levy Rate

“Why” Campaign Development and Implementation

**Fire-EMS Collaboration with Multi-Communities Study:
Completion, Reporting and Direction (Including Concept of Fire District)**

**Future Service Collaboration Strategy and Actions Plan:
Opportunities, Potential Partners, Direction and City Actions
(Including Public Safety, Library and Others)**

**Barriers to Release Property Values Strategy and Action Plan:
Policy/Processes/Standards Review and Evaluation,
Report with Options and Recommendations, Direction and Next City Actions**

HIGH PRIORITY

**Hickman Road/I-35 Interchange Project (IDOT Project):
Community Impacts, Communications, Monitoring, City Actions,
Access Management Agreement with DOT/City of Urbandale;
Joint Maintenance of Interchange Agreement with City of Urbandale**

**University Flood Mitigation Plan: Implementation –
Residential Buyout Program; 2024 FMA Buyout;
Railroad Bridge Grant Application; HMA Grant Management**

Protection of Clive’s Parks/Greenbelt Assets: Scope, Investigations, Report with Options, Direction

**Alice’s Road Corridor Plan:
Road Design, Stormwater with Strategy, ROW Acquisition,
rail and Collaboration with the City of Waukee and Funding**

**Major Streets/Crosswalks/More Walkable:
Goals, Direction and Funding (Including SS4A Study Along University Avenue Corridor,
156th/Hickman, 86th/Alice, and 86th SS4A Applicants)**

Northwest Area/Alice’s Road Corridor Property Owner Activation: Direction and City Actions

**Development Infrastructure Policies/SOP for Reducing Development Barriers
(Water, Sewer, Streets and Stormwater): Review and Refinement**

City of Clive Management Agenda 2026 – 2027

TOP PRIORITY

Financial “Dip” Plan Phase 2: Comparison Report

Collective Bargaining Strategy and Negotiation: Direction – Fire and Police

**AI Future Use by City Strategy/Capacity Building:
Sharepoint/Spidustry Initiative and Clive AI Team**

**Harbach Center:
Vision Concept and Operations, Partnership with West Des Moines School District
and Update Report on Experiences and Building Conditions**

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

HIGH PRIORITY

Westcom/PSAP Regional Collaboration and Consolidation

Linnan Park: Next Steps and Recreational Programming

**University Avenue Corridor Redevelopment:
Partnership with the City of West Des Moines on Mall Redevelopment Project**

**Wastewater Reclamation Authority (WRA) Parallel Trunk Sewer Installation Phase 2:
Impacts to the Greenbelt**

GFiber Citywide ROW License Agreement: Direction and Decision

City of Clive

Management in Progress 2026 – 2027

0

Public Works Certification – Traffic Technician

Computer Replacements: Completion – Library

Lucity System/Asset Management Implementation: Park; Fleet

City-State Legislative Agenda 2027: Approval (**DECISION**)

Enterprise GIS System Upgrade: Completion

Technology/Information Annual Security Penetration Testing: Annual Update Report on New Initiatives and Mitigation Actions

Financial Audit FY 25 – 26 Completion

Annual Capital Improvement Plan 2027: Update

Disaster Recovery/Business Continuity of Operations Framework: Document

Back-Up Data Center: Testing

Community Engagement: Annual Report and Plan

Technology Subject Matter Experts Development

2026B/2027A Bond Sales: Completion (Including Bond Rating)

Moving the Library Circulation System from an In-House Server to Innovative Cloud Hosting

Budget FY 27/28: Development

Cross Training between Administrative Services and Community Development for City Hall Reception: Completion*

City-Federal Legislative Agenda 2027 Approval **(DECISION)**

Safety Manual Update: Completion

Breach Reporting Plan and Incident Response Team: Update

Employee Handbook: Annual Update and Decision

City Council Elections 2027 – Candidate Support/Information, Update City Councilmember Orientation Guide

K-9 Replacement: Fundraising*

New Supervisor Orientation Program: Implementation

Fire Department SOP & SOG Merger/Revamp with City of Urbandale

Police CIT Team: Pursue Additional Grant Funding

City Website/Intranet Refresh – Communications Lead, Coordination with Departments

Digital Safety Data Sheet Program: Implement

Laserfiche Cloud Platform: Evaluation and Direction

Wellness Program Enhancement Funding: Budget 27-28 **(DECISION)**

CIT Incorporation with Fire Department: Completion*

Technology Service Leadership Succession: Completion

Public Works Director Onboarding: Completion

Employee Training Video Development: Completion

Large Meter Replacement

Indian Hills Woods Flood Mitigation Grant: Notification

Clive Public Safety Center/City Hall: Maintenance Plan and Annual Review

Berkshire Boston Parkway Tree: Grant Funding and Implementation

MS4 Permitting: New Framework and Reporting

Work Order System for Facilities: Direction and Funding

Sidewalk Program/Policy: Conflict with Street Trees Issue

Wind Event/Debris Mgmt Action Plan: Completion

Off-Road Vehicle/Utility Vehicle Operating on City Streets: Report and Direction

Walnut Creek Baseball Agreement: Completion **(DECISION)**

Snow Policy Revision and Adoption **(DECISION)**

Opportunity Zone Designation for 86th Street Neighborhoods Area: Completion

Polk County CDBG Grant Application for Housing

Development Facilitation: Shadow Creek – Area; Emerald Isle – Area

Courtyard at Shadow Creek Townhomes: Easement Amendment/Gates: Decision

University Avenue Business Visits with Clive Chamber

Updated Property Address Ordinance: Adoption (**DECISION**)

Greenbelt Trail Education Campaign Safety and Etiquette

Greenbelt Landing Small Donor (Goal: \$100,000)

Future Glow Trail Location: Identification (**CIP Workshop**)

Greenbelt Historic Exhibit in City Hall: Implementation

e-Bike Ordinance Trail Signage: Implementation

City of Clive

Major Projects 2026 – 2027

Annual Soil Quality Restoration (SQR) Citywide Cost-Share Project: Completion

Traffic Cabinets with ATC Cabinets Replacement

Annual 2027 Pavement Rehabilitation Projects: Completion

Annual Stormwater Restoration Projects: Completion

Annual Sewer Lining Projects: Completion

Public Works Site Improvements: Design and Approval

Annual Tree Sale

Canary Park Detention Drainage Improvements

2026-27 Curb and Gutter Contract: Completion

156th and Hickman Road Pedestrian Improvements: Completion

Sunset Terrace Reconstruction Design: Completion

Sump Pump Line at 118th Street Automatic Valve Pit Relocation: Completion

Annual Storm Sewer Intake Restoration Project: Completion

Annual Walk/Don't Walk Countdown Signal Project: Completion

City Hall/Library Roof Replacement, Solar Panel Evaluation and EV Chargers: Completion

City Hall/Library Landscaping and North Patio Refresh

NW 86th Street Water Main Replacement Design: Completion

Harbach Boulevard Reconstruction Phase 2 – 82nd to 86th Completion

Alice Avenue/86th St Intersection Pedestrian Enhancements: Review and Direction

Neighborhood Park Signs Annual Replacement Program: Completion – Trail/911 Safety Sign

Greenbelt Restoration: Phase 2

Rio Valley Trail Bridge: Design and Permitting

SECTION 8

ACTION AGENDA 2026 – 2027 [Final Report: 8/30/26]

City of Clive Goals 2031

**FINANCIALLY SOUND CITY PROVIDING SERVICES
VALUED BY THE COMMUNITY**

RESILIENT CITY FACILITIES AND INFRASTRUCTURE

REVITALIZED 86TH STREET NEIGHBORHOODS

**GREAT PLACE TO LIVE:
THE PREMIER LOCATION FOR FAMILIES/
THE PREMIER COMMUNITY**

DISTINCTIVE CLIVE GREENBELT

Definitions of Terms

POLICY –

is an issue that needs direction or a policy decision by the Board of Trustees; or needs a major funding decision by the Board of Trustees; or an issue that needs Board of Trustees leadership by the governing body in the community; or with other governmental bodies (Village government, other Village governments, state government, federal government) – questions of “WHAT: IS THE DIRECTION; IS THE GOAL; IS THE BUDGET OR RESOURCES; IS THE VILLAGE'S POLICY OF REGULATION?”

MANAGEMENT –

a management action which the Board of Trustees has set the overall direction and provided initial funding (e.g., phased project), may require further Board of Trustees action on funding; or a major management project particularly multiple years (e.g., upgrade to the information system) – questions of “HOW: DO WE ADDRESS THE ISSUE, MANAGE THE VILLAGE; IMPLEMENT A DECISION OR PROGRAM; CAN WE IMPROVE THE MANAGEMENT OR ORGANIZATIONAL PROCESS?”

MANAGEMENT IN PROGRESS –

a management or organization action which Board of Trustees has set the direction, needs staff work before going to Board of Trustees for direction next year or beyond, no choice mandated by an outside governmental agency or institution, management process improvement budgeted or funded by the Board of Trustees.

MAJOR PROJECT –

a capital project funded in the CIP or by Board of Trustees action which needs design or to be constructed (e.g., Road project, Village facility project, park project, etc.).

ON THE HORIZON –

an issue or project that will not be addressed during the year by management or the Board of Trustees but should be addressed in the next five years; it could become an action item for this year if another party moves the issue or project forward – it depends on them.

Policy Agenda 2026 – 2027

Targets for Action

City of Clive

TOP PRIORITY

**Comprehensive Financial Policy and Strategy:
Direction and Levy Rate**

**“Why” Campaign:
Development and Implementation**

**Fire-EMS Collaboration with Multi-Communities Study:
Completion, Reporting and Direction (including Concept of Fire District)**

**Future Service Collaboration Strategy and Actions Plan:
Opportunities, Potential Partners, Direction and City Actions (including Public Safety,
Library and Others)**

**Barriers to Release Property Values Strategy and Action Plan:
Policy/Processes/Standards Review and Evaluation, Report with Options and
Recommendations, Direction and Next City Actions**

HIGH PRIORITY

**Hickman Road/I-35 Interchange Project (IDOT Project):
Community Impacts, Communications, Monitoring, City Actions, Access Management
Agreement with DOT/City of Urbandale; Joint Maintenance of Interchange Agreement
with City of Urbandale**

**University Flood Mitigation Plan: Implementation:
Buyout Program: Next Steps and Railroad Bridge Review**

**Protection of Clive's Parks/Greenbelt Assets:
Scope, Investigations, Report with Options, Direction**

**Alice's Road Corridor Plan:
Road Design, Stormwater Strategy, ROW Acquisition, Trail and Collaboration with the
City of Waukee and Funding**

**Major Streets/Crosswalks/More Walkable:
Goals, Direction and Funding (Including SS4A Study along University Avenue Corridor,
156th/Hickman, 86th/Alice, and 86th SS4A Applicants)**

**Northwest Area/Alice's Road Corridor Property Owner Activation:
Direction and City Actions**

**Development Infrastructure Policies/SOP for Reducing Development Barriers (Water,
Sewer, Streets and Stormwater):
Review and Refinement**

City of Clive

Policy Agenda 2026 – 2027

			PRIORITY		
		Priority	Top	High	
1	1. Comprehensive Financial Policy and Strategy: Direction and Levy Rate	TOP	6	-	
1	2. “Why” Campaign Development and Implementation	TOP	6	-	
1	3. Fire-EMS Collaboration with Multi-Communities Study: Completion, Reporting and Direction (including Concept of Fire District)	TOP	5-	-	
1	4. Future Service Collaboration Strategy and Actions Plan: Opportunities, Potential Partners, Direction and City Actions (including Public Safety, Library and Others)	TOP	4	-	
4	5. Barriers to Release Property Values Strategy and Action Plan: Policy/Processes/Standards Review and Evaluation, Report with Options and Recommendations, Direction and Next City Actions	TOP	4	-	
2	6. Hickman Road/I-35 Interchange Project (IDOT Project): Community Impacts, Communications, Monitoring, City Actions, Access Management Agreement with DOT/City of Urbandale; Joint Maintenance of Interchange Agreement with City of Urbandale	HIGH	3	5	
3	7. University Flood Mitigation Plan: Implementation a. Buyout Program: Next Steps b. Railroad Bridge Review	HIGH	3	5	
5	8. Protection of Clive’s Parks/Greenbelt Assets: Scope, Investigations, Report with Options, Direction	HIGH	2	5	

*Number to far-left of area correlates the Goal to the Action listed

City of Clive

Policy Agenda 2026 – 2027

			PRIORITY		
		Priority	Top	High	
2	9. Alice’s Road Corridor Plan: Road Design, Stormwater Strategy, ROW Acquisition, Trail and Collaboration with the City of Waukee and Funding	HIGH	1	4	
2	10. Major Streets/Crosswalks/More Walkable: Goals, Direction and Funding (Including SS4A Study along University Avenue Corridor, 156 th /Hickman, 86 th /Alice, and 86 th SS4A Applicants)	HIGH	1	4	
4	11. Northwest Area/Alice’s Road Corridor Property Owner Activation: Direction and City Actions	HIGH	0	4	
2	12. Development Infrastructure Policies/SOP for Reducing Development Barriers (Water, Sewer, Streets and Stormwater): Review and Refinement	HIGH	0	4	
3	13. Pump Station Relocation and Potential Development: Direction and City Actions		1	2	
4	14. Columbarium: Concept, Direction and Funding		1	2	
5	15. Railroad ROW Abandonment Integration with Greenbelt: Direction and Funding		0	2	
2	16. Water Resources Master Plan Implementation: Re-Evaluation of Stormwater Specifications to Match Desired Development Projects, Direction, and CIP Project Prioritization		0	1	

City of Clive

Policy Agenda 2026 – 2027

		PRIORITY		
		Priority	Top	High
4	17. Economic Development through the Greater Dallas County Development Alliance: Focus on Alice’s Road Corridor and Berkshire Office Park		0	1
5	18. Little Walnut Creek Greenbelt Improvement (West of Alice’s Road) – Streambank Restoration and Trail Extension/Connection to Waukee: Design, Construction, Funding and Land Acquisition		0	1
	19.			
	20.			
	21.			
	22.			
	23.			
	24.			

Management Agenda 2026 – 2027

Targets for Action

City of Clive

TOP PRIORITY

**Financial “Dip” Plan Phase 2:
Comparison Report**

**Collective Bargaining Strategy and Negotiation:
Direction – Fire and Police**

**AI Future Use by City Strategy/Capacity Building:
Sharepoint/Spidustry Initiative and Clive AI Team**

**Harbach Center:
Vision Concept and Operations, Partnership with West Des Moines School District and
Update Report on Experiences and Building Conditions**

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

HIGH PRIORITY

Westcom/PSAP Regional Collaboration and Consolidation

**Linnan Park:
Next Steps and Recreational Programming**

**University Avenue Corridor Redevelopment:
Partnership with the City of West Des Moines on Mall Redevelopment Project**

**Wastewater Reclamation Authority (WRA) Parallel Trunk Sewer Installation Phase 2:
Impacts to the Greenbelt**

**GFiber City-Wide ROW License Agreement:
Direction and Decision**

City of Clive

Management Agenda 2026 – 2027

		Priority	PRIORITY		
			Top	High	
1	1. Financial “Dip” Plan Phase 2: Comparison Report	TOP	6	-	
1	2. Collective Bargaining Strategy and Negotiation: a. Fire b. Police	TOP	5	-	
1	3. AI Future Use by City Strategy/Capacity Building Sharepoint/Spidustry Initiative and Clive AI Team	TOP	4	-	
3	4. Harbach Center: Vision Concept and Operations, Partnership with West Des Moines School District and Update Report on Experiences and Building Conditions	TOP	4	-	
4	5. Clive-West Des Moines Schools Collaboration – Indian Hills Greenspace Redevelopment/Master Plan	TOP	4	-	
1	6. Westcom/PSAP Regional Collaboration and Consolidation	HIGH	2	6	
3	7. Linnan Park: Next Steps and Recreational Programming	HIGH	1	6	
4	8. University Avenue Corridor Redevelopment: Partnership with the City of West Des Moines on Mall Redevelopment Project	HIGH	2	5	

City of Clive

Management Agenda 2026 – 2027

			PRIORITY		
		Priority	Top	High	
5	9. Wastewater Reclamation Authority (WRA) Parallel Trunk Sewer Installation Phase 2 – Impacts to the Greenbelt	HIGH	2	5	
2	10. GFiber City-Wide ROW License Agreement: Direction and Decision	HIGH	1	4	
2	11. Railroad Crossing Swanson Rehabilitation: City Action Plan, Direction, and Actions		1	2	
2	12. West Des Moines University Avenue Stormwater Collaboration		1	2	
5	13. Greenbelt Landing Project: Programming Plan Development		1	2	
1	14. Management and Employee Succession Planning Program: Update Report		0	2	
2	15. Publicly-Owned Pond Maintenance Policy: Continued Implementation and Annual Mailing on Maintenance Policies		0	2	
3	16. Marzetti Property Reinvestment: Direction and Future City Plan		0	2	

City of Clive

Management Agenda 2026 – 2027

		PRIORITY		
		Priority	Top	High
2	17. Right-of-Way Management Policy: Report and Direction		1	1
4	18. Housing Preservation Strategy/Policies/Programs: Sharing Existing Programs		0	1
1	19. Building Permit Fees: Adjustment, Review, and Direction		0	1
1	20. Municipal Utility Rates: Annual Review		0	0
4	21. Building Code Update: Adoption (Including Response to State Legislative Changes)		0	0
	22.			
	23.			
	24.			

Clive

Action Outlines 2026 – 2027

GOAL 1	FINANCIALLY SOUND CITY PROVIDING SERVICES VALUED BY THE COMMUNITY
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ACTION: Comprehensive Financial Policy and Strategy: Direction and Levy Rate

PRIORITY

Policy – Top

Key Issues

Activities/Milestones

Time

- | | | |
|--|---|-------|
| • Impacts on restricted revenue growth from Property Tax Legislation | 1. Kickoff FY 27-28 Budget Development Process | 9/26 |
| • Loss of local control of the General Fund Levy Rate while the City has an ongoing structural General Fund deficit | 2. Departmental Budgets Submitted | 11/26 |
| • The impact of the new homestead exemption reducing the city taxable base | 3. Develop City Manager's Proposed Budget and related strategies | 1/27 |
| • Ability to shift expenses between operating funds | 4. Council Personnel Committee: Discuss adjustments to Non-Union Comp and Benefits | 1/27 |
| • Unknowns of what comes next from the State Legislation, more to come? | 5. BUDGET WORKSHOP: Long-Term Financial Strategy, Impacts of State Legislation Restrictions and Budget Proposals (Road Use Tax, Utilities, General and Trust & Agency) | 2/27 |
| • Consideration of shifting taxing authority from the general fund to trust and agency, road use fund and insurance levy | 6. State Required Mailing by County showing City's Budget Request | 3/27 |
| • Moving expenses does not eliminate the structural deficit | 7. State Mandated Budget Public Meeting | 3/27 |
| • Significant changes to City's previous financial strategy | 8. DECISION: Budget Public Hearing and Budget FY 27-28 Approval | 4/27 |
| • What happens in five years as new construction growth has slowed down? | 9. Present Non-Union Comp and Benefit Changes to staff | 4/27 |
| • Utilizing TIF increment capture to regulate taxable valuation growth | 10. FY 27-28 Begins | 7/27 |
| • Long-Range Financial Planning: Assumptions and Options; forecasting uncertainty | | |
| • Personnel costs are a significant pressure | | |
| • Need to add to the budget process to confirm with the City Council the new course and tax levy policy direction | | |

Responsibility: Administrative Services Director

ACTION: “Why” Campaign Development and Implementation

PRIORITY

Policy – Top

Key Issues

- Differing perceptions of Clive and its priorities among residents, businesses, employees, and regional partners.
- Opportunity to connect strategic decisions, capital investments, and service levels to a shared and re-articulated community purpose.
- Maintaining engagement beyond a one-time storytelling effort.
- Communicating Clive's value proposition in an increasingly challenging financial environment for cities.
- Sustaining trust in local government.
- Sustaining employee engagement and retention by linking work to rearticulated organizational narrative.
- Crafting a story that supports economic development and redevelopment
- Activating audiences that are content with how things are today.
- “Getting through” to audiences with stories that can be very technical and abstract.

Activities/Milestones

1. Incorporate the three “whys” into resident survey data roll out:
 - a. Commitment to delivering high-quality services and infrastructure that support resident and business prosperity and value for taxes paid
 - b. New financial landscape for cities in Iowa presenting annual budget and capital investment challenges
 - c. Clive approaching buildout and becoming a redevelopment focused community; growing need to catalyze development across Clive
2. **PRESENTATION: Annual Community Engagement Plan with Comms Options**
3. Incorporate the “whys” into FY27/28 budget storytelling
4. Staff Briefings on Budget Realities
5. **PRESENTATION: State of the City Storytelling to Residents and Businesses**
6. **PRESENTATION: State of the City Storytelling to Staff**
7. Regular utility newsletter features on service efficiency and possible future changes
8. Create different community engagement campaign options for Council consideration
9. **DECISION: Sets Course for Potential Engagement Campaign at Strategic Planning**
10. Execute campaign

Time

10/26

1/27

2/27

2/27

3/27

4/27

4/27-7/27

7/27

8/27

9/27-11/27

Responsibility: Assistant City Manager

ACTION: Fire-EMS Collaboration with Multi-Communities Study: Completion, Reporting and Direction (Including Concept of Fire District)

PRIORITY

Policy – Top

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Success in the next year will be solidifying an implementation plan for the next collaboration effort following review of the CPSM study results • Challenges with varying service levels between multiple communities • Potential to expand closest unit response • Good communication between elected officials and staff will be key • Being transparent with staff about the potential collaborations and impacts • The results of the study could require legislative advocacy for solutions and law changes • Clive has served as fiscal agent and lead for the CPSM study effort, including Waukee, Urbandale, Clive and Windsor Heights	1. Receive final draft of Fire/EMS Collaborations Study from CPSM 2. Review final draft and provide staff feedback and edits 3. PRESENTATION: CPSM Study Results, Potential for Joint Meeting with Other City Councils or Individual Council Meetings 4. Based on Council feedback to study results staff frame up potential paths/decisions for Clive 5. WORKSHOP: Identify and Discuss Preferred Path for the Communities Involved with Potential Direction 6. Develop detailed implementation schedule with both internal and state legislative actions as needed	9/26 10/26 11/26 1/27 1/27 2/27

Responsibility: Fire Chief

ACTION: Future Service Collaboration Strategy and Actions Plan:
Opportunities, Potential Partners, Direction and City
Actions (Including Public Safety, Library and Others)

PRIORITY

Policy – Top

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Success in the next year is developing realistic concepts for the next set of collaboration efforts beneficial to Clive • Understanding Clive’s core values and what service areas are most ripe for potential collaborations • Taking on the “new course” and being more proactive with collaborations and rethinking potential partners • Positioning Clive to maintain and control leverage in partnerships, to not be limited on options • Recognizing Clive is not always the “driver” but can be a facilitator for collaborations and discussions • Setting ourselves up for “graceful” transitions when the timing is right • School Enrollment	<u>A. West Metro Library Collaborations</u>	
	1. Reconvene Westside Mayors and Library Directors	10/26
	2. Westside Mayors decide on list of focus areas for library collaborations	2/27
	3. Library Directors create consensus on implementation/action steps on the focused list of collaborations	6/27
	4. PRESENTATION: Update/Report on Library Collaborations	6/27
	<u>B. Recreation/Community Education Programming Collaborations</u>	
	1. Develop framework of collaboration effort between West Des Moines Schools, Clive and potentially West Des Moines for recreation and community education programming	1/27
	2. WORKSHOP – Elected Bodies Reviewing And Setting the Goals and Direction for Collaborations	4/27
	3. School and City staff teams brainstorm realistic and implementable actions in response to goals and direction	7/27
	4. Begin implementation on top priority identified	9/27
	<u>C. Development Staff Service Sharing</u>	
	1. Staff identification of staff assets and skill sets for service sharing	11/26
	2. Discussions between communities on needs and matching up with skill sets	1/27
	3. Develop collaboration concept	5/27
	4. PRESENTATION – Service Sharing Collaboration Concept	8/27

Responsibility: City Manager

ACTION: Financial “Dip” Plan Phase 2: Comparison Report

PRIORITY

Mgmt – Top

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
- Identifying a willing and appropriate comparison community - Limited resources available to implement more expensive but potentially impactful strategies, especially regarding redevelopment - Adapting to changing market and political realities - Balancing tax competitiveness with future capital and operational needs - Communicating complex financial scenarios to elected officials, staff, and residents - Risks associated with “picking winners” among developers, different neighborhoods, and specific residents/businesses - Accepting the risk that a given development or broader financial strategy comes up short - Willingness of team to stick with a long-term strategy - Learning from other communities on the transition point of land use regulations from growing to sustain	- Determine if Shoreview, MN is willing to partner with Clive - If Shoreview says no, find alternative city/cities - Prepare pre-visit questionnaire and memo with PFM - Virtual meetings with community and PFM - Post-meeting debrief with PFM and decisions on what comparison community policies and experiences are most appropriate for further discussion/research and inclusion in the findings report - Prepare findings report and executive summary with PFM including the following: - Clive vs comparison community benchmarks for revenues, annual expenses, debt burden, reserve levels, staffing ratios, and capital spending; identify possible target levels for Clive based on comparison community’s experience for the first 10-20 years post-buildout - Analyze potential financial outcomes for Clive under multiple policy/strategy scenarios that were observed in the comparison community; leverage the new financial modeling tool - Possible site visit to comparison community PRESENTATION: Comparison Community Findings Report; Incorporate with “Why” Campaign	10/26 10/26 11/26 12/26 1/27 3/27 5/27 6/27

Responsibility: Assistant City Manager

ACTION: Collective Bargaining Strategy and Negotiation:**Direction**

- a. Fire
- b. Police

PRIORITY*Mgmt – Top*Key Issues

- Has the job market for public safety positions stayed competitive? What are our neighboring communities looking for contracts?
- Ability to keep pace with compensation and benefits as compared to surrounding collective bargaining agencies
- Iowa Legislative property tax reductions impacting revenue available for public safety contracts (2% hard cap)
- May need to consider total compensation and not just wages – incorporation of new non-union employee benefits (Major life event leave) into contracts
- Due to timelines of negotiations likely to include a placeholder in budget for now until negotiations progress
- Avoiding permanent costs supported by temporary reserves
- Concerns that other metro or neighboring cities have more growth capacity to provide competitive wages
- Will union agree to the concept of a “Shared Sacrifice”

Activities/Milestones

1. Police Department and Fire Department union recertification vote process and result
2. Staff research into existing public safety contracts and identifying which contracts are to be negotiated at the same time as Clive
3. **COUNCIL PERSONNEL COMMITTEE: Discussions on Negotiating Strategy**
4. Initiate Collective Bargaining
5. Negotiate Agreements
6. **PRESENTATION/DECISION: Collective Bargaining Agreements and Adoption**

Time

10/26

10/26

11/26

12/26

2/27

3/27

Responsibility: Administrative Services Director

ACTION: AI Future Use by City Strategy/Capacity Building
Sharepoint/Spindustry Initiative and Clive AI Team

PRIORITY

Mgmt -Top

Key Issues

- Need to get more value from expensive Microsoft licenses
- MS365 Suite is becoming more oriented to Copilot and Cowork AI
- Opportunity to improve staff productivity
- Growing cybersecurity risks for cloud-based and local networks
- Difficulty of scheduling a cross-department initiative among other time-consuming priorities.
- Difficulty integrating project into existing Tech Services projects
- Potential for creating a data lake/warehouse that could become part of a future Clive-specific LLM
- Controlling costs associated with data backups/replications

Activities/Milestones

1. Identify funding in existing FY 26-27 budget and prepare budget item for full deployment in FY 27-28
2. Complete Spindustry contract refinement, project scope, and project timeline; sign contract
3. Focused 5S Day on cleanup of department-specific server files
4. **DECISION: Budget FY 27-28 Full Deployment of Implementation Approval**
5. Governance development program
6. AI readiness and governance program
7. Sharepoint site implementation and development as replacement for T-Drive
8. Existing data cleaning
9. Data migration
10. New Sharepoint site active

Time

10/26

12/26

1/27

4/27

5/27

7/27

10/27

10/27

10/27

10/27

11/27

Responsibility: Technology Services Manager

ACTION: Westcom/PSAP Regional Collaboration and Consolidation

PRIORITY

Mgmt – High

Key Issues

- Continued pressure on local government resources to provide financial support for core public safety services
- “DOGE” discussions and multiple dispatch centers within the Greater DSM Metro Area
- Complexity of technology systems to support dispatch centers (CAD, radios, cybersecurity, phones, etc.)
- Uniqueness of Westcom being the only dispatch center in Iowa in multiple counties (4)
- Potential for new funding sources under separate emergency management levy
- Overcoming legacy governance models to find what is best for the region
- Potential for state legislation to “force” consolidation efforts on dispatch centers

Activities/Milestones

1. Formation of Metro Committee to form Emergency Communications Vision and Pathway
2. Develop state legislative advocacy position ahead of 2027 session
3. Provide feedback and response to state legislative proposals
4. Develop Vision and Pathway
5. **PRESENTATION – Emergency Communications Vision and Pathway**

Time

10/26

1/27

4/27

7/27

8/27

Responsibility: City Manager

**ACTION: Management and Employee Succession Planning
Program: Update Report**

PRIORITY

Mgmt

Key Issues

- Success in the next year is preparing the organization for anticipated employee transitions/changes due to retirements
- The process of planning for succession plays a vital role in sustaining business operations and promoting effective leadership performance
- Succession plans reduce talent gaps and improved employee retention
- Create development plans to position internal employees with growth opportunities
- Showing the process and celebrating the promotions shows Clive is an employer of choice
- Sharing potential succession plans builds trust and employee engagement for growth
- Knowing when employees plan to retire helps prepare successors, which can lead to stability when leaders retire
- Succession planning can help determine where the City relies heavily on one employee for a process, system, regulatory responsibility, vendor relationship, or specialized skill
- Technical expertise does not automatically translate into supervisory ability.

Activities/Milestones

1. Directors to have development discussions and educate employees of the succession planning process during the mid-year check-ins
2. Update the succession planning report
3. **Council Personnel Committee: Review of Draft Memo**
4. **REPORT: City Manager to update the 2027 Strategic Planning Issue Memo 1 – Staffing Issues-Retirement Projection**

Time

12/26

4/27

4/27

7/27

Responsibility: Administrative Services Director

ACTION: Building Permit Fees: Adjustment, Review, and Direction**PRIORITY***Mgmt*Key Issues

- Historical methodology may not support current desire to incentivize construction activity
- To the greatest degree possible, permit fee revenue should be aligned with actual costs of service delivery
- Need to be cognizant of having a competitive fee structure with neighboring communities (particularly SF new construction)

Activities/Milestones

1. Review Current Fee Calculation Methodology/Compare with Metro
2. Develop Updated Fee Calculation Methodology
3. **DECISION: 2027 Fee Schedule Adoption**

Time

10/26

11/26

12/26

Responsibility: Community Development Director

ACTION: Municipal Utility Rates: Annual Review

PRIORITY

Mgmt

Key Issues

- Continuing the regular water structure corresponding with how the City is charged for its wholesale water rates
- Adjustments of the utility rates while reviewing each cashflow is a best practice and ensures capital projects and the operations of the department can be funded
- Need to associate ongoing and future CIWW costs into the cashflow
- Consistency for billing with like customers saves time, and confusion, and provides good customer service
- Having clear ordinances for the distribution of services will make enforcement efforts easier and consistent
- Whether the existing stormwater fee provides sufficient resources for the long-term program rather than relying on General Fund support
- Method for data analysis and efficient update
- Having consistent enforcement language regionally for situations such as irrigation bans
- Need to continue evaluating the balance of the fixed versus variable rate structure

Activities/Milestones

1. Research and develop proposals for utility ordinance adjustments
2. Prepare draft ordinance amendments for utilities
3. **BUDGET WORKSHOP: Proposed Ordinance Changes and Updated Cash Flows Presentation and Discussion**
4. **DECISION: Ordinance Amendments/Utility Rates**
5. Implement New Rates
6. Implement public education campaign for rate changes

Time

12/26
2/27
2/27
4/27
5/27
6/27

Responsibility: Administrative Services Director

► Management in Progress 2026 – 2027			DATE
1	1. Citywide Process Improvements: Departmental Reports	CM	On-going
1	2. Public Works Certification – Traffic Technician	PW	9/26
1	3. Computer Replacements: Completion Library	TS	10/26
1	4. Lucity System/Asset Management Implementation	TS	
	a. Park		1/27
	b. Fleet		6/27
1	5. City-State Legislative Agenda 2027: Approval (DECISION)	ACM	12/26
1	6. Enterprise GIS System Upgrade: Completion	TS	10/26
1	7. Technology/Information Annual Security Penetration Testing: Annual Update Report on New Initiatives and Mitigation Actions	TS	11/26
1	8. Financial Audit FY 25 – 26 Completion	AS	11/26
1	9. Annual Capital Improvement Plan 2027: Update	AS	12/26
1	10. Disaster Recovery/Business Continuity of Operations Framework: Document	TS	3/27
1	11. Back-Up Data Center: Testing	TS	1/27
1	12. Community Engagement: Annual Report and Plan	ACM	1/27
1	13. Technology Subject Matter Experts Development	TS	11/26
1	14. 2026B/2027A Bond Sales: Completion (Including Bond Rating)	AS	5/27
1	15. Moving the Library Circulation System from an In-House Server to Innovative Cloud Hosting	LS	1/27
1	16. Budget FY 27/28: Development	AS	4/27
1	17. Cross Training between Administrative Services and Community Development for City Hall Reception: Completion*	AS/CD	5/27
1	18. City-Federal Legislative Agenda 2027 Approval (DECISION)	ACM	4/27
1	19. Safety Manual Update: Completion	AS	5/27
1	20. Breach Reporting Plan and Incident Response Team: Update	TS	2/27
1	21. Employee Handbook: Annual Update and Decision	AS	5/27
1	22. City Council Elections 2027 – Candidate Support/Information, Update City Councilmember Orientation Guide	AS	9/27
1	23. K-9 Replacement: Fundraising*	PD	12/26
1	24. New Supervisor Orientation Program: Implementation	AS	10/26

► Management in Progress 2026 – 2027			DATE
1	25. Fire Department SOP & SOG merger/revamp with City of Urbandale	<i>FD</i>	8/27
1	26. Police CIT Team: Pursue Additional Grant Funding	<i>PD</i>	4/27
1	27. City Website/Intranet Refresh – Communications Lead, Coordination with Departments	<i>ACM</i>	3/27
1	28. Digital Safety Data Sheet Program: Implement	<i>AS</i>	12/26
1	29. Laserfiche Cloud Platform: Evaluation and Direction	<i>AS/TS</i>	3/27
1	30. Wellness Program Enhancement Funding: Budget 27-28 (DECISION)	<i>AS</i>	4/27
1	31. CIT Incorporation with Fire Department: Completion*	<i>PD/FD</i>	1/27
1	32. Technology Service Leadership Succession: Completion	<i>ACM</i>	12/27
1	33. Public Works Director Onboarding: Completion	<i>CM</i>	4/27
1	34. Employee Training Video Development: Completion	<i>AS/ACM</i>	12/26

GOAL 2	RESILIENT CITY FACILITIES AND INFRASTRUCTURE
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ACTION: Hickman Road/I-35 Interchange Project (IDOT Project):
Community Impacts, Communications, Monitoring, City
Actions, Stormwater Facilities Agreement, Access
Management Agreement with DOT/City of Urbandale;
Joint Maintenance of Interchange Agreement with City of
Urbandale, Resolving Love's Property Edge with Project

PRIORITY

Policy – High

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Success in the next year is managing the impacts of this major project on the Clive community through timely monitoring of activities, regular communications to the community and staying engaged with IDOT staff as changes/issues arise • Completion of Phase 3 of the project • Public Engagement for Phase 3 of the project • Completion of the Interchange Maintenance agreement with Urbandale • Updated Access Management agreement with IDOT and Urbandale • Interchange maintenance agreement requires substantial coordination with Leisure Services/Parks Division as plantings likely to be the most maintenance heavy item and will require cost sharing with Urbandale • Significant impact on Clive operations with Hickman Road being closed under the interstate for entire 2027 construction season • Sorting out the tree replanting for Love's Property	A. <u>Interchange Maintenance Agreement</u> 1. Prepare Draft Interchange Maintenance Agreement with Urbandale 2. PRESENTATION/DECISION: Interchange Maintenance Agreement B. <u>Interchange Construction</u> 1. Phase 3 Bid Letting 2. Complete Phase 2 Construction 3. Start Phase 3 Construction 4. Complete Phase 3 Public Engagement with City of Urbandale for impacted businesses and public 5. Complete Phase 3 Construction C. <u>Hickman Access Management Agreement</u> 1. Prepare Draft and negotiate access management agreement with Urbandale and IDOT 2. DECISION: Access Management Agreement Approval D. <u>Love's Property Edge Resolution</u> 3. Research and understand the property owner expectations 4. Discussions with property owner on shared trail edge and maintenance 5. Tree planting compliance communications w/ property owner post project	3/27 6/27 9/26 11/26 3/27 3/27 12/27 1/27 3/27 11/26 1/27 3/27

Responsibility: Public Works Director

ACTION: Alice's Road Corridor Plan: Road Design, Stormwater with Strategy, ROW Acquisition, Trail and Collaboration the City of Waukee and Funding

PRIORITY
Policy – High

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
- Overall project success is reconstruction of Alice's Road corridor including street, stormwater management and trails with a specific focus on Phase 4 - Completion of Phase 1A/B - Finalize Plans and let Phase 4 - Finalize corridor stormwater management plan - Finalize property acquisitions/easements for the Phase 4 and Phase 3 area - Approval of Phase 3 Detailed Design PSA - Maintaining access to existing property owners were possible - Recognizing the significant traffic impacts to City of Waukee along Westgate corridor - Federal funding for Phase 4 requires additional processes and higher acquisition costs - Property Acquisition Framework/Policy developed and approved - Building relationships with large property owners (Kruzich) - Stormwater basin size in Phase 3 - Managing multiple demolitions of older properties (asbestos)	A. Stormwater Management Plan - Engage Property Owners on basin sizing - Finalize basin sizing and related agreements with property owner DECISION – Basin Property Owner Agreements B. Phase 4 Roadway Construction - Finalize ROW Acquisition – Phase 4 - Construction Completion – Phase 1A/B - Develop joint maintenance agreement with City of Waukee for Phase 1 area - Finalize Construction Plans – Phase 4 - Bid Letting for Phase 4 - Complete Demolition prior to Phase 4 DECISION: Alice's Road Phase 4 Construction Award Contract - Hold Virtual Project Meeting for Neighborhood, incl video production - Phase 4 Construction Begins - Phase 4 Construction Completed C. Phase 3 ROW/Acquisition and Design DECISION – ROW Acquisition Policy - Phase 3 ROW Acquisition Offers Made DECISION – Resolution of Necessity (if needed) DECISION – Phase 3 Design PSA - Finalize Phase 3 ROW Acquisitions and demolitions	12/26 2/27 4/27 10/26 11/26 2/27 12/26 2/27 3/27 3/27 4/27 4/28 11/26 12/26 2/27 3/27 12/27

Responsibility: Public Works Director

ACTION: Major Streets/Crosswalks/More Walkable: Goals, Direction and Funding (Including SS4A Study Along University Avenue Corridor, 156th/Hickman, 86th/Alice, and 86th SS4A Applicants)

PRIORITY

Policy – High

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
- Existing paradigm/street design in which car/truck users are prioritized over pedestrians, cyclists, and other users - Timing of improvements to align with other street and trail projects - Partnering with West Des Moines on any University Ave improvements - Preventing deaths and serious injuries - Maintaining crosswalk improvements, specifically markings on the streets - SS4A grant requires a 20% local match for any federal funds received - Establishing a better pedestrian connection to Linnan Park for West 86th Street neighborhoods - Be cognizant of the new DART bus stops along the NW 86th Street corridor	<u>A. Safe Streets For All (SS4A) Activities</u> - Resubmission of SS4A Grant for NW 86th Street with MPO and City of Urbandale - Finalize grant agreement for University SS4A Project with City of West Des Moines and MPO - Select engineering firm for SS4A study - SS4A Grant Announcement (86th Street) - Collaborate with MPO, City of West Des Moines and selected engineering firm on SS4A study PRESENTATION: Update/Report on Status of Project, Selected Firm <u>B. 156th St & Hickman Rd ADA Improvements</u> - Bid Letting DECISION - Award Construction Contract - Begin construction - Complete construction <u>C. 86th St & Alice Ave Improvements</u> - In-house review and design of pedestrian improvements - Finalize plans - Complete improvements	9/26 10/26 12/26 1/27 7/27 8/27 9/26 9/26 10/26 11/26 2/27 4/27 7/27

Responsibility: Public Works Director

ACTION: Development Infrastructure Policies/Standard Operating Procedures for Reducing Development Barriers (Water, Sewer, Streets, Traffic and Stormwater): Review and Refinement

PRIORITY

Policy – High

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Success in the next year is achieving more uniformity across the City for public infrastructure • Based on SUDAS standards • Identifying supplemental specifications for Clive • Focused on public project specifications but also can apply to private development infrastructure • State Legislative threat of adjusting SUDAS standards • More impactful to reinvestment and reconstruction of existing infrastructure	1. Developing and documenting supplemental standards for specifications 2. Finalizing specifications for recommendation 3. DECISION: Public Infrastructure Specifications Approval 4. Developing Standard Operating Procedures (SOP) for each infrastructure category (water, sewer, traffic, stormwater)	12/26 1/27 2/27 6/27

Responsibility: Public Works Director

ACTION: Water Resources Master Plan Implementation:
Re-Evaluation of Stormwater Specifications to Match
Desired Development Projects, Direction, and CIP
Project Prioritization

PRIORITY

Policy

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
- Balancing flood protection, water quality needs, and development flexibility. - Existing stormwater standards may create barriers to redevelopment and economic development. - Significant capital needs exceed available funding. - Coordination among Public Works, Community Development, Parks, developers, and neighboring jurisdictions in the watershed. - Prioritizing projects across multiple measures of value. - Aligning projects with other infrastructure and development projects, specifically street reconstructions. - Manage and possibly reduce future flood risk and long-term maintenance costs. - Improve predictability for all stakeholders - Position projects for grant and regional funding opportunities. - Improve process for stormwater investment decisions.	- Complete recommendation for “In Lieu” policy and get consensus among staff leadership. - Revisit evaluation of different water resources projects identified in the Water Resources Master Plan; prepare list of proposed projects for 5-year CIP DECISION: “In Lieu” Policy; Done in Coordination with State of Clive Water Presentation Approval PRESENTATION: State of Clive Water DECISION: CIP Approval - Multiple advocacy opportunities regarding stormwater and water quality during the state legislative session - Calibrate stormwater manual application and content, and make appropriate additions to the PW Development Infrastructure SOP documents, to reduce development barriers while still achieving desired water quantity and quality outcomes - Clive detention basins and ongoing development of repair and retrofit schedule inspection	10/26 11/26 12/26 12/26 1/27 12/26-4/27 12/26-4/27 1/27

Responsibility: Assistant City Manager

ACTION: GFiber City-Wide ROW License Agreement: Direction and Decision

PRIORITY
<i>Mgmt – High</i>

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Success in the next year would be completion of negotiations for a ROW license agreement between Clive and GFiber along with a defined schedule for GFiber project • Encouraging competition amongst fiber internet providers for Clive residents and businesses • Different than past fiber projects as GFiber will require a ROW license agreement, no work in the Public Utility Easements (backyards) • City has stronger negotiating leverage in this situation versus past projects • Potential for revenue generation and/or co-location of city-owned fiber conduit • Unknown in terms of citywide build or a specific portion of the community • Community communications, specifically with property owners will be critical	1. Complete negotiations with GFiber for ROW License Agreement 2. DECISION –ROW License Agreement Approval 3. Receive project schedule from GFiber 4. Develop community campaign to educate property owners on forthcoming GFiber buildout in Clive 5. Deploy communications campaign along with GFiber efforts 6. Staff processing of proposed ROW permits for GFiber Project	11/26 12/26 3/27 4/27 5/27 8/27

Responsibility: City Manager

ACTION: Railroad Crossing Swanson and 86th Street
 Rehabilitation: City Action Plan, Direction, and Action

PRIORITY
Mgmt

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Success in the next year is being ready for the crossing removal and what the City's next steps are • Private street crossings at certain Clive businesses • Trail crossing near 515 Brewery • Timing of when the railroad removes their facilities and condition the crossings are left in • Cost savings to the City for no longer needing to pay crossing fees • With the crossing removals, how does this change the design of Swanson Road Rehab	1. Establish a schedule and condition of the abandonment. If abandonment is early and leads to undesirable temporary condition additional patching/repair may need to occur ahead of the final design 2. Perform survey 3. Verify if annual crossing fees are no longer occurring. 4. Determine what our desired configurations of the crossing are 5. Develop construction drawings 6. DECISION: Costs and Funding of Crossing Repairs Incorporated in CIP	12/26 4/27 4/27 7/27 9/27 10/27

Responsibility: Public Works Director

ACTION: West Des Moines University Avenue Stormwater Collaboration

PRIORITY

Mgmt

Key Issues

- Ensuring stormwater management is incorporated in the Valley West Mall redevelopment plan
- Challenges measuring the physical effects and financial costs of stormwater conveyed from WDM into Clive that exceed the current agreement
- Risk of leaving something “on the table” should the Clive agree to a one-time resolution of the University Ave stormwater agreement
- Opportunity to leverage the agreement to achieve water conveyance and quality goals, while improving the Greenbelt amenity and trail connectivity to West Des Moines.

Activities/Milestones

1. Water Resources Team prepares draft stormwater collaboration plan, including an estimate of what City of West Des Moines “owes” Clive for exceeding the University Ave agreement and proposals for what those funds could be used for.
2. Ongoing discussion with City of West Des Moines staff about stormwater management, Valley West Mall redevelopment, SW Mixmaster improvements including the University Avenue interchange; and preparations for the University Avenue Overlay and Safety Improvements in FY29-30

Time

5/27

Ongoing

Responsibility: Assistant City Manager

ACTION: Publicly-Owned Pond Maintenance Policy: Continued Implementation and Annual Mailing on Maintenance Policies

PRIORITY

Mgmt

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
- Communicating expectations to residents - Success will be mostly algae free ponds - Adjacent property owner expectations of pond appearance - Uncontrolled inputs from adjacent property owners - Chemicals costs are estimated to be \$2K per pond per year, ongoing financial impacts - Education of homeowners' actions impacting the pond visual appearance - Overall stormwater management system - Pond equity – publicly owned vs privately owned - Property owners adjacent to the ponds changing over time, therefore requiring regular communication	1. Work with Communications Staff to develop an annual strategy (mailing and website) to communicate management plan to all adjacent property owners 2. Finalize Standard Operating Procedures for annual mailing 3. Mail out notices	1/27 2/27 3/27

Responsibility: Leisure Services Director

ACTION: Right-of-Way Management Policy: Report and Direct

PRIORITY

Mgmt

Key Issues

- Success in the next year is adoption of a policy to address all work within the Public Rights-of-Way
- Ensuring clear expectations of those operating in the ROW and defined regulations to rely upon when issues arise
- Fees are generated from ROW permits issued
- Incorporating impacts from ROW license agreement users

Activities/Milestones

1. Complete Draft ROW Policy
2. Review draft policy by legal counsel
3. **PRESENTATION/DECISION: Policy for Private Infrastructure**
4. Update forms and processes
5. New Policy implementation

Time

12/26
2/27
3/27
4/27
4/27

Responsibility: Public Works Director

► Management in Progress 2026 – 2027			DATE
2	1. Large Meter Replacement	<i>PW</i>	Ongoing
2	2. Indian Hills Woods Flood Mitigation Grant: Notification	<i>CD</i>	TBD
2	3. Clive Public Safety Center/City Hall: Maintenance Plan and Annual Review	<i>LS</i>	12/26
2	4. Berkshire Boston Parkway Tree: Grant Funding and Implementation	<i>CD/LS</i>	6/27
2	5. MS4 Permitting: New Framework and Reporting	<i>PW</i>	3/27
2	6. Work Order System for Facilities: Direction and Funding	<i>LS</i>	4/27
2.	7. Sidewalk Program/Policy: Conflict with Street Trees Issue	<i>CD</i>	1/27
2	8. Wind Event/Debris Mgmt Action Plan: Completion	<i>FD</i>	4/27
2	9. Off-Road Vehicle/Utility Vehicle Operating on City Streets: Report and Direction	<i>PD</i>	5/27
2	10. Walnut Creek Baseball Agreement: Completion (DECISION)	<i>ACM</i>	10/26
2	11. Snow Policy Revision and Adoption (DECISION)	<i>PW</i>	11/26
2.	12.		

► Major Projects 2026 – 2027			DATE
2	1. Annual Soil Quality Restoration (SQR) Citywide Cost-Share Project: Completion	ACM	11/26
2	2. Traffic Cabinets with ATC Cabinets Replacement	PW	7/27
2	3. Annual 2027 Pavement Rehabilitation Projects: Completion	PW	11/27
2	4. Annual Stormwater Restoration Projects: Completion	PW	2/27
2	5. Annual Sewer Lining Projects: Completion	PW	3/27
2	6. Public Works Site Improvements: Design and Approval	PW	7/27
2.	7. Annual Tree Sale	LS	5/27
2	8. Canary Park Detention Drainage Improvements	PW	6/27
2	9. 2026-27 Curb and Gutter Contract: Completion	PW	7/27
2	10. 156 th and Hickman Road Pedestrian Improvements: Completion	PW	11/26
2	11. Sunset Terrace Reconstruction Design: Completion	PW	12/27
2.	12. Sump Pump Line at 118 th Street Automatic Valve Pit Relocation: Completion	PW	10/26
2.	13. Annual Storm Sewer Intake Restoration Project: Completion	PW	On-going
2.	14. Annual Walk/Don't Walk Countdown Signal Project: Completion	PW	11/26
2.	15. City Hall/Library Roof Replacement, Solar Panel Evaluation and EV Chargers: Completion	LS/ACM	6/27
2.	16. City Hall/Library Landscaping and North Patio Refresh	LS	7/27
2.	17. NW 86 th Street Water Main Replacement Design: Completion	PW	2/27

GOAL 3

REVITALIZED 86TH STREET NEIGHBORHOODS

ACTION: University Boulevard Flood Mitigation Plan:
Implementation

PRIORITY

Policy – High

- a. Residential Buyout Program
- b. 2024 FMA Buyout
- c. Railroad Bridge Grant Application
- d. HMA Grant Management

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
- Continued CIP financial support for residential buyout program - Continued neighborhood acceptance of interim buyout house conditions - Continued neighborhood property owner interest in buyout program - FEMA funding award decision/timeline - Staff capacity to complete projects following FEMA award - Ability to keep positive momentum towards the broader future vision - Need for cooperation with WRA regarding installation of future Sanitary Trunk Sewer - Availability of future FEMA and/or other funding partnerships (buyouts as well as broader vision opportunities)	A. Residential Buyouts Acquisition & Maintenance 1. DECISION: CIP Approval 2. DECISION: Purchase Agreement Approval (X 2 or 3) 3. Complete Acquisitions (X 2 or 3) B. 2024 FMA Acquisition & Demo (8000 & 7887/7945 University Boulevard) 1. DECISION: Purchase Agreement Approval 2. Solicit Demolition Support Contractor 3. Complete Acquisition 4. Solicit Demolition Contractor 5. Complete Demolition C. 2026 BRIC Project Scoping Grant (Railroad Bridge Removal Evaluation) 1. Develop Grant Application 2. DECISION: Grant Submittal D. HMA Grant Management (Indian Hills, MWA & Pump Station) State/FEMA Coordination	12/26 TBD TBD TBD TBD TBD TBD TBD 11/26 12/26 Ongoing

Responsibility: Community Development Director

**ACTION: Pump Station Relocation and Potential Development:
Direction and City Actions**

PRIORITY
Policy

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
- Critical drinking water infrastructure, needs to be replaced due to age and relocated for flood protection - Success in the next year includes 1) finalizing the location of the replacement pump station, 2) securing grant/external funding for the project and 3) finalizing the replacement construction timeline - Opportunity for flood mitigation grant funding to support most of the costs for the project - Impacts to future redevelopment of University Blvd neighborhood in coordination with flood mitigation efforts - Could be paired with other infrastructure/strategic investments in the neighborhood - Efficiency from coordination with upcoming watermain replacement project (NW 78/80th St)? - Neighborhood acceptance of facility - Acquisition costs could be treated as local match - Short term funding needs for design and site acquisition and potential for longer term financing without grant	- Identify Non-Floodplain Site Location(s) - HMGP Grant Management DECISION: Preferred Site Determination - Preferred Site Acquisition Process (negotiations, due diligence, closing) - Develop Preliminary Site Plan - Develop Demolition Plans/Specs DECISION: Demolition Contract DECISION: HMGP Subaward Agreement Approval <u>For Future Consideration</u> - Neighborhood Conversation - Finalize Plans and Specifications - Permitting/Grant Management - Approval Site Plan (P&Z/Council) - Bid Letting - Pump Station Relocation Completion	11/26 Ongoing 12/26 1/27 4/27 5/27 6/27 7/27 8/27 10/27 11/27 1/28 2/28 12/28

Responsibility: Community Development Director

ACTION: Harbach Center: Vision Concept and Operations,
Partnership with West Des Moines School District and
Update Report on Experiences and Building Conditions

PRIORITY

Mgmt – Top

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Success will be to define how we measure success and determine a vision for the programming versus the building need itself • Costs for renovation of existing facility • What is needed in the neighborhood? • Private investment in current facility if remodeled? • Ongoing staff costs and operation costs for a remodeled facility. • Role of Crestview School of Inquiry in some of these activities • Data collection on uses/users, especially unique users • If we don't have a cheap space to do it would we still want to do it? • Are we financially all in for this in the long term? • How to we define the value of having a branch library? • How should we measure success? • Costs per year to operate building and programming roughly \$220K/year • Services re-location to a mixed-use development	A. Building Conditions and Facility Usage Report 1. Parks/Facilities Team develops report on status on mechanical components at the Harbach Center 2. Recreation/Library Teams develop report on facility usage over the past two years 3. Information incorporated in Options for Building and the Related Services Report B. Partnership with West Des Moines School District 1. Develop better working relationships with local school staff and explore opportunities 2. Back to School Bash at Harbach Center 3. Review possible joint programming opportunities with schools through City-School Collaborations Committee C. Harbach Center Vision 1. Draft measures for success and define space needs for success 2. Report outlining options for building and services 3. PRESENTATION: Options for Building and Related Services	10/26 10/26 5/27 Ongoing 8/27 8/27 12/26 4/27 5/27

Responsibility: Leisure Services Director

ACTION: Linnan Park: Next Steps and Recreational Programming

PRIORITY

<i>Mgmt – High</i>

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Wrapping up construction and punch list items • Operation and maintenance plan development • Programming partnerships • Encouraging the entire neighborhood to utilize the new park facilities • Consider programming to help bring the neighborhood together	1. Construction completed including all punch list items 2. Draft programming plan is revised 3. Budget is developed for consideration 4. Programming begins 5. PRESENTATION: Programming Report	12/26 12/26 2/27 4/27 11/27

Responsibility: Leisure Services Director

ACTION: Marzetti Property Reinvestment: Direction and Future City Plan

PRIORITY
Mgmt

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
- Originally constructed in 1960s, expanded and added onto over the decades - Property owner currently looking at minor improvements to the site - Property sits within the 86th Street overlay zoning district - Lots of zoning compliance issues with any further major construction work outside of the “walls” - All future plans have a different land use on the property - What is the appropriate path for transition of the property and transparency with the property owner? - Loading dock conflicts with Swanson Boulevard traffic flow - Allow for short-term improvements but state long-term plans (beyond 10 years) will be different - In the short-term getting the Marzetti folks more engaged in the community	- Property owner conversation setting expectations of City’s land use goals for the property, allowing for short-term improvements - Submittal of plans for short-term improvements for staff review - Issuance of permits for short-term improvements - Completion of short-term improvements - Discussion with property owner on long-term transition plan	9/26 11/26 1/27 5/27 Ongoing

Responsibility: City Manager

► **Management in Progress 2026 – 2027**

			DATE
3	1. Opportunity Zone Designation for 86 th Street Neighborhoods Area: Completion	CD	12/26
3	2. Polk County CDBG Grant Application for Housing	CD	12/26

► **Major Projects 2026 – 2027**

			DATE
3	1. Harbach Boulevard Reconstruction Phase 2 – 82 nd to 86 th Completion	PW	7/27
3	2. Alice Avenue/86 th St Intersection Pedestrian Enhancements: Review and Direction	PW	7/27

GOAL 4	GREAT PLACE TO LIVE: THE PREMIER LOCATION FOR FAMILIES/THE PREMIER COMMUNITY
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ACTION: Barriers to Release Property Values Strategy and Action Plan: Policy/Processes/Standards Review and Evaluation, Report with Options and Recommendations, Direction and Next City Actions

PRIORITY

Policy – Top

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Building momentum on Council direction for “new course” • Improving land productivity through parking code reforms in the next year • Opportunity to “test” new ideas with enhancements to Alice’s Road corridor development • Cross-departmental staff learnings in the first year and beyond, multi-year effort, not changing everything tomorrow • Delivering greater value for taxes paid, maximizing our remaining greenfield areas • Initial audit focus in the zoning and subdivision ordinance • Stack up wins starting with the parking codes and building to others	A. <u>Phase 1 – Project Initiation</u> 1. Educational sessions quarterly, project review/field trip and attend conferences 2. Staff finalize parking regulation reform 3. Market conversations on parking regulation changes and impact on future development projects 4. Creation of staff collaboration team and setting the vision for this “new course” 5. Present parking regulation reforms to Planning & Zoning Commission 6. DECISION – Parking Regulations Reform Approval B. <u>Phase 2 – Diagnostic Code Audits</u> 1. Review and Report – Zoning and Subdivision Ordinance 2. Market conversations in connection with potential code audits/changes 3. Prioritization of code reforms 4. Identify funding needs for additional technical/consult assistance if needed 5. PRESENTATION – Code Reform Strategy for Zoning and Subdivision Ordinance and Prioritization (SP Workshops)	Ongoing 12/26 12/26 1/27 1/27 3/27 6/27 7/27 7/27 7/27 8/27

Responsibility: Community Development Director

ACTION: Northwest Area/Alice's Road Corridor Property Owner
Activation: Direction and City Actions

PRIORITY

Policy High

Key Issues

Activities/Milestones

Time

- | | | |
|--|---|--------------|
| • Identifying “What’s it going to take for you to sell your property to a developer?” | 1. Update Urban Renewal Plan (UR) and TIF Ordinance | 9/26 |
| • Property Owner Engagement: | 2. Obtain Urban Renewal Ag Exemptions | 10/26 |
| a. Underberg/Royer | 3. Planning & Zoning Commission Review | 10/26 |
| b. Underberg/Jeun | 4. DECISION: Urban Renewal Plan/TIF Ordinance Approval | 12/26 |
| c. Comer/Juergens | 5. Property Owner Engagement: Problem Identification | 3/27 |
| d. Lynch | 6. Research/Analysis: Problem Solving | 6/27 |
| e. Chasye Holdings | 7. DISCUSSION: Alice’s Road Corridor Property Owner Activation Prioritization/Implementation | 8/27 |
| f. Kruzich | | |
| g. Tiges/Lehan/Jamison | | |
| h. Miller/Nelson | | |
| i. Shadow Creek Peak | | |
| • Evaluating the range of tools that the City could leverage to solve the problems identified above? | | |
| • Establishment one of the tools before the end of year shot clock expires (Urban Renewal/TIF) | | |
| • ROI Prioritization Method | | |
| • Capacity and willingness to be more active participant in development process | | |
| • Tax impacts to property owners and family members | | |

Responsibility: Community Development Director

ACTION: Columbarium: Concept, Direction and Funding

PRIORITY

Policy

Key Issues

- Potential for public-private partnership (Churches, neighboring communities)
- Perpetual care fund requirements
- Who provides services?
- Does it need to be in Clive, and does it need to be owned and operated by the City?
- Finding a suitable site and associated zoning requirements
- Sales contracts, disclosures and rules
- Interment, disinterment and permits
- Rules and regulations
- Recordkeeping
- Staffing and administration
- Prioritization over other needs for capital construction and operating priorities

Activities/Milestones

1. Develop report regarding the steps needed to establish a columbarium
2. Conversations with other communities and potential providers in/near Clive
3. **PRESENTATION/DIRECTION: Columbarium Report for Direction**
4. Conduct a demand and market study
5. Develop potential sites and concepts
6. Review capital and operating costs needed to establish columbarium
7. Develop budget proposal (CIP and operating)

Time

12/26

12/26

2/27

6/27

8/27

10/27

11/27

Responsibility: Leisure Services Director

ACTION: Economic Development through the Greater Dallas
County Development Alliance: Focus on Alice’s Road
Corridor and Berkshire Office Park

PRIORITY

Policy

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Competition among metro communities for investment and employers. • Market uncertainty affects office and mixed-use development. • Need to accelerate activity along Alice's Road Corridor and position the corridor as a premier west metro growth area • Limited awareness among site selectors regarding Clive opportunities. • Infrastructure and development-readiness constraints. • Increasing occupancy and reinvestment within Berkshire Office Park • Property owners who are not motivated to act or who have goals that don’t align with Clive’s preferable outcomes • Existing residents and businesses resisting development • Role in helping the City “plus up” development in Alice’s Road Corridor	1. Berkshire Office Park (BOP) owner and tenant meeting regarding HOA responsibilities, new buildings on the horizon, and strategies to catalyze development 2. Establish 2027 work plan for GDCDA 3. Develop updated marketing materials and site profiles for parcels in BOP and along Alice’s Road Corridor; storytelling across City and Alliance communication platforms 4. Conduct coordinated broker and developer outreach meetings 5. Host development roundtable event focused on Alice’s Road Corridor 6. Track prospect activity and quarterly performance metrics 7. PRESENTATION: GDCDA Annual Economic Development Progress Report 8. DECISION: Consideration of GDCDA membership renewal	10/26 12/26 3/27 Ongoing 5/27 Ongoing 7/27 9/27

Responsibility: Assistant City Manager

ACTION: Clive-West Des Moines Schools Collaboration – Indian Hills Greenspace Redevelopment/Master Plan

PRIORITY

Mgmt – Top

Key Issues

- Coordination with school district architect
- Stormwater management for both the park and school expansion projects
- Neighborhood input on proposed improvements
- Operations and maintenance of any shared use park improvements
- Formal agreement between city and school district for funding, maintenance and operations of future park improvements
- Funding for master planning/vision from City already allocated

Activities/Milestones

1. Review proposals
2. Interview finalist proposals
3. **DECISION: School Board and City Indian Hills Master Plan Contract Approval**
4. Master Plan Kickoff
5. Draft master plan concepts
6. Final master plan completed
7. **PRESENTATION/DECISION: School Board and City Council Indian Hills Master Plan Approval**
8. Budget and CIP consideration of implementation

Time

9/26
9/26
10/26

11/26
5/27
7/27
8/27

10/27

Responsibility: Leisure Services Director

ACTION: University Avenue Corridor Redevelopment:
Partnership with the City of West Des Moines on Mall
Redevelopment Project

PRIORITY

Mgmt – High

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Redevelopment decisions occur primarily within West Des Moines jurisdiction. • Potential impacts to Clive businesses and University Avenue corridor properties. • Infrastructure and traffic implications crossing city boundaries. • Managing community expectations regarding timing and outcomes. • Coordination among multiple public and private stakeholders. • Valley West redevelopment could catalyze broader University Avenue reinvestment. • Increased property values and commercial activity along the corridor. • Improved connectivity and placemaking opportunities. • Stronger intergovernmental partnership with West Des Moines. • Potential to influence redevelopment outcomes benefiting Clive residents and businesses. • Tenuous “big box” tenants	1. Schedule and implement regular coordination meetings with City of West Des Moines economic development staff 2. Monitor redevelopment planning, approvals, and infrastructure discussions a. Alignment with City of West Des Moines stormwater agreement compliance discussions b. Alignment with University Avenue Corridor Safety Study and future improvements c. Alignment with FY 29-30 University Avenue overlay project d. Alignment with SW Mixmaster project 3. Clive University Ave business survey and visits with Clive Chamber 4. REPORT: University Ave Business Visits/Survey Results	Ongoing Ongoing 2/27 5/27

Responsibility: Assistant City Manager

ACTION: Housing Preservation Strategy/Policies/Programs:
Sharing Existing Programs

PRIORITY
Mgmt

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
- Connecting Residents with Service Offerings Currently Available in Metro - Availability of other housing programs dependent on housing values and special population status (veterans, seniors, low-income) - Tracking resident inquires following communications and outreach	- Review Metro Support Service Offerings - Refine Consolidated List of Available Support Services - Develop Community Outreach Materials to Inform of Support Service Offerings PRESENTATION/DISCUSSION: Housing Preservation Report on Community Outreach and Initial Community Reactions	12/26 1/27 2/27 8/27

Responsibility: Community Development Director

ACTION: Building Code Update: Adoption (Including Response to State Legislative Changes)

PRIORITY
<i>Mgmt</i>

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Electrical code and addition of radon for new construction homes	1. Coordination with State regarding Administrative Rules	12/26
• State rule making uncertainty	2. Develop updated Codes	1/27
• Consistent enforcement among Metro communities	3. BCAB review	2/27
	4. DECISION: Updated Building Codes Approval	3/27

Responsibility: Community Development Director

► Management in Progress 2026 – 2027			DATE
4	1 Development Facilitation a. Shadow Creek – Area b. Emerald Isle – Area	CD	Ongoing
4	2 Courtyard at Shadow Creek Townhomes: Easement Amendment/Gates: Decision	ACM	11/26
4	3. University Avenue Business Visits with Clive Chamber	ACM	4/27
4	4. Updated Property Address Ordinance: Adoption (DECISION)	CD	10/26

			DATE
4	1. Neighborhood Park Signs Annual Replacement Program: Completion – Trail/911 Safety Sign	LS	10/27

GOAL 5	DISTINCTIVE CLIVE GREENBELT
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ACTION: Protection of Clive's Parks/Greenbelt Assets: Scope, Investigation, Report with Options, and Direction

PRIORITY

Policy – High

Key Issues

- Identify metrics to measure park safety and understanding what neighboring communities are utilizing for surveillance in park spaces
- Policy question about additional surveillance in public parks.
- Protection of Park Assets, prevention of criminal activities, vandalism, improper use of facilities.
- Safety and etiquette on trails, access points to parks and Greenbelt. To include enforcement.
- Identify technology to employ.
- Focused on Linnan Park, Greenbelt Landing and Campbell Recreation Area
- Educational effort along Greenbelt and in Schools and community meetings on the need to protect parks.
- Collaboration between Police and Leisure Services to ensure consistent messaging
- Cost and installation of camera systems tied to City's overall Avigilon camera system

Activities/Milestones

1. Determine key violations and perceived violations seen by the public.
2. Develop patrol patterns to identify and address issues.
3. Parks Board discussion on use of cameras in the park and key policy considerations
4. **WORKSHOP: Use of Cameras in the Key Parks Discussion and Direction**
5. Develop a list of key locations for placement and determine live vs recorded sites.
6. Develop campaign to involve and empower community for better service and reporting.
7. **WORKSHOP/DIRECTION: Report on Potential Costs/Choices for Deploying Active Camera System in Key Park Areas, Seek Direction on Next Steps**

Time

12/26
1/27
2/27
3/27
4/27
5/27
7/27

Responsibility: Police Chief

ACTION: Railroad ROW Abandonment Integration with Greenbelt:
Options for Clive, Direction and Funding

PRIORITY

Policy

Key Issues

Activities/Milestones

Time

- | | | |
|---|---|--------------|
| • Further linkage to Greenbelt trail and regional system | 1. Regional Partners Coordination Meetings | 11/26 |
| • Coordination with multiple communities and entities | 2. DECISION: Acquisition Funding | 11/26 |
| • Unknown timetable and funding needs for acquisition due to railroad abandonment process | 3. Regional Partners Coordination Future Use Planning | 6/27 |
| • Condition of existing structures along the railroad | 4. Acquisition Due Diligence and Negotiations with railroad | 7/27 |
| • Need to remove the railroad bridge in Clive over Walnut Creek corresponding with flood mitigation efforts | 5. Acquisition Completion | 9/27 |
| • Ultimate ownership of the railroad ROW in each community | | |
| • Potential for Polk County Conservation bond funding to support | | |

Responsibility: Community Development Director

ACTION: Little Walnut Creek Greenbelt Improvement (West of Alice's Road)– Streambank Restoration and Trail Extension/Connection to Waukee: Design, Construction, Funding and Land Acquisition

PRIORITY

Policy

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Success for projects is to: · Provide thoroughfare trail connectivity near the creek from Alice's Road to Warrior Lane and neighborhood connections throughout the Shadow Creek neighborhoods · Reduce erosion potential, restore floodplain connectivity, and stabilize stream shape on Little Walnut Creek · Reduce aggressive non-native invasive species and increase native vegetation · Leverage dedicated open space for stream and wetland mitigation credit • Projects span from Alice's Rd to Warrior Lane and have schedule, construction, and permit overlap • Alice's Road Phase 4 reconstruction and Warrior Lane bridge reconstruction (Waukee) overlaps or abuts creek and trail projects • Mitigation Banking Instrument to claim portions of Greenbelt stream and wetland work for credit • Scale of the project and recognizing a team approach to accomplishing the project	A. <u>East of Alice's Road</u> 1. 3-year vegetation establishment monitoring period B. <u>Shadow Creek Trail Bridge</u> 1. Design development 2. Permitting 3. Finalize plans 4. Bid letting 5. DECISION – Award Construction Contract 6. Construction completion C. <u>Stream Restoration West of Alice's Road</u> 1. CIP WORKSHOP: West Streambank 2. Permitting 3. Finalize plans 4. Bid letting 5. DECISION – Award Construction Contract 6. Construction completion 7. 3-year vegetation establishment D. <u>Trail Construction West of Alice's Road</u> 1. CIP WORKSHOP: Trail 2. Permitting 3. Finalize plans 4. Bid letting 5. DECISION – Award Construction Contract 6. Construction completion	11/28 11/26 11/26 2/27 2/27 12/27 11/28 11/26 11/26 11/26 1/27 1/27 11/28 11/32 11/26 11/26 11/26 10/27 10/27 11/28

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Responsibility: Public Works Director

ACTION: Little Walnut Creek Greenbelt Improvement (West of Alice's Road)– Streambank Restoration and Trail Extension/Connection to Waukee: Design, Construction, Funding and Land Acquisition

PRIORITY

Policy

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
Understanding the commitments for owning a Mitigation Bank	(CONTINUED) E. <u>Mitigation Banking Instrument (MBI)</u>	
	1. Finalize instrument with USACE	9/26
	2. CIP WORKSHOP: MBI Land Use and Credit Schedule	11/26
	3. DECISION – Resolution to Adopt MBI	12/26
	4. Stream construction ends	11/29
	5. Credit release and 5-year monitoring	11/34

Responsibility: Public Works

ACTION: Wastewater Reclamation Authority (WRA) Parallel–
Trunk Sewer Installation – Impacts to the Greenbelt –
Phase 2: Construction

PRIORITY

Mgmt – High

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Success in the next year is: • Limit impacts of construction to the Clive community and trail users • Leverage clearing for park environmental restoration • Protection of Greenbelt topsoil, floodplain, and Walnut Creek • Phase 1 (WRA Phase 14, Segment 4) to be completed in 2026. Clive is impacted along Walnut Creek west of 128th to west of Interstate near Love's Travel Stop. • Complete Phase 2 (WRA Phase 14, Segment 3) to be completed in 2026. Clive is impacted along Walnut Creek from west of Interstate near Love's Travel Stop to city limit near 73rd Street	1. DECISION – Phase 2 Easement 2. Finalize Phase 2 plans 3. Provide tree and vegetation management action plan for future restoration 4. Completion of Phase 1 5. Bid letting for Phase 2 6. Community engagement and communications campaign regarding trail closures associated with sewer construction 7. Construction completion for Phase 2	8/26 9/26 11/26 11/26 12/26 2/27 12/28

Responsibility: Public Works Director

ACTION: Greenbelt Landing Project: Programming and Business Plan Development

PRIORITY
<i>Mgmt</i>

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Completion of construction and punch list • Reimbursement of all grants • Partnership development for programming • Ongoing maintenance and upkeep of park • Donation agreements • Small dollar donations for Wetland Walkway • Choice for what we want Greenbelt Landing to be, for regional events/weddings or more community focused? • Potential for public-private partnerships to hosting concerts on event lawn/stage • No major “swings” in first year, see how the community uses the space before major budget requests	1. Construction and punch list items completed 2. Development of operations and maintenance plan 3. Grant reimbursements completed 4. Donation agreements completed 5. Programming and business plan finalized 6. 2027 programming season begins 7. PRESENTATION - 2027 Programming Report and Seek Direction on Potential Adjustments	11/26 12/26 12/26 12/26 12/26 1/27 10/27

Responsibility: Leisure Services Director

► **Management in Progress 2026 – 2027**

			TIME
5	1. Greenbelt Trail Education Campaign Safety and Etiquette	ACM/LS	4/27
5	2. Greenbelt Landing Small Donor (Goal: \$100,000)	ACM/LS	Ongoing
5	3. Future Glow Trail Location: Identification (CIP Workshop)	LS	11/26
5	4. Greenbelt Historic Exhibit in City Hall: Implementation	LS	4/27
5	5. e-Bike Ordinance Trail Signage: Implementation	PD/LS	11/26

► **Major Projects 2026 – 2027**

			TIME
5	1. Greenbelt Restoration: Phase 2	LS	Ongoing
5	2. Rio Valley Trail Bridge: Design and Permitting	LS/PW	12/27

Policy Calendar 2026 – 2027

MONTH

September 2026

1. **DECISION – 156th Street and Hickman Road ADA Project Award Construction Contract**

MONTH

October 2026

1. **DECISION: Incorporate Costs and Funding of Crossing Repairs in CIP**
2. **DECISION: Walnut Creek Baseball Agreement Approval**
3. **DECISION: School Board and City Indian Hills Master Plan Contract Approval**
4. **DECISION: Updated Property Address Ordinance Adoption**

MONTH

November 2026

1. **PRESENTATION: CPSM Study Results, Potential for Joint Meeting with Other City Councils**
2. **COUNCIL PERSONNEL COMMITTEE: Discussions on Negotiating Strategy**
3. **DECISION – Alice’s Road Phase 3 ROW Acquisition Policy**
4. **DECISION: Snow Policy Revision and Adoption**
5. **CIP WORKSHOP:**
 - a. **Stream Restoration West of Alice’s Road**
 - b. **Trail West of Alice’s Road**
 - c. **MBI Land Use and Credit Schedule**
 - d. **Railroad ROW Acquisition**

MONTH

December 2026

1. **DECISION: Approval “In Lieu” Policy; Done in Coordination with State of Clive Water Presentation**
2. **DECISION: Adoption 2027 Fee Schedule**
3. **DECISION: City-State Legislative Agenda 2027: Approval**
4. **DECISION: Pump Station Preferred Site Determination**
5. **PRESENTATION: State of Clive Water**
6. **DECISION: GFiber ROW License Agreement Approval**
7. **DECISION: Residential Buyout CIP Approval**
8. **DECISION: 2026 BRIC Grant Submittal**
9. **DECISION –MBI Resolution Adoption**

10. **DECISION: UR Plan/TIF Ordinance Approval**

11. **DECISION: Shadow Creek Bridge Award Construction Contract**

12. **DECISION: Stream Restoration West of Alice's Road Award Construction Contract**

MONTH

January 2027

1. **WORKSHOP: Identify and Discuss Preferred Path for the Communities Involved with Potential Direction**
2. **DECISION: CIP Approval** - Water Resources Master Plan Implementation
3. **PRESENTATION: Annual Community Engagement Plan with Comms Options**
Incorporate the “Whys

MONTH

February 2027

1. **BUDGET WORKSHOP: Long-Term Financial Strategy, Impacts of State Legislation Restrictions and Budget Proposals (Road Use Tax, Utilities, General and Trust & Agency)** U
2. **BUDGET WORKSHOP: Proposed Ordinance Changes and Updated Cash Flows Presentation and Discussion**
3. **DECISION: Alice's Road Phase 3 Resolution of Necessity (if needed)**
4. **PRESENTATION/DIRECTION: Columbarium Report for Direction**
5. **DECISION: Public Infrastructure Specifications Approval**

MONTH

March 2027

1. **PRESENTATION: State of the City Storytelling to Residents and Businesses**
2. **PRESENTATION/DECISION: Collective Bargaining Agreements and Adoption**
3. **DECISION: Alice's Road Phase 4 Construction Awrad Contract**
4. **DECISION: Alice's Road Phase 3 Design PSA**
5. **DECISION: Hickman Access Management Agreement Approval**
6. **PRESENTATION/DECISION: Policy for Private Infrastructure**
7. **DECISION: Parking Regulations Reform**
8. **DECISION: Updated Building Codes Approval**
9. **WORKSHOP: Use of Cameras in the Key Parks Discussion and Direction**

MONTH

April 2027

1. **DECISION: Budget Public Hearing and Budget FY 27-28 Approval**
 - a. **AI Full Deployment**
 - b. **Wellness Program Enhancement**

2. **WORKSHOP – Elected Bodies Reviewing And Setting the Goals and Direction for Collaborations**

3. **DECISION: Ordinance Amendments/ Utility Rates**

4. **COUNCIL PERSONNEL COMMITTEE: Review of Draft Memo on Succession Planning**

5. **DECISION: City-Federal Legislative Agenda 2027 Approval**

6. **DECISION – Basin Property Owner Agreements on Alice’s Road Corridor**

MONTH

May 2027

1. **PRESENTATION: Harbach Center Options for Building and the Related Services**
2. **REPORT: Results from University Ave Business Visits/Survey**

MONTH

June 2027

1. **PRESENTATION: Update/Report on Library Collaborations**
2. **PRESENTATION: Comparison Community Findings Report; Incorporate with “Why” Campaign**
3. **PRESENTATION/DECISION: Hickman Interchange Maintenance Agreement**
4. **DECISION: Pump Station Demolition Contract**

MONTH

July 2027

1. **REPORT: City Manager to update the 2027 Strategic Planning Issue Memo 1 – Staffing Issues-Retirement Projection**
2. **DECISION: Pump Station HMGP Subaward Agreement Approval**
3. **PRESENTATION: GDCDA Annual Economic Development Progress Report**
4. **WORKSHOP/DIRECTION: Report on Potential Costs/Choices for Deploying Active Camera System in Key Park Areas, Seek Direction on Next Steps**

MONTH

August 2027

1. **DECISION: Sets Course for Potential Engagement Campaign at Strategic Planning**
2. **PRESENTATION – Service Sharing Collaboration Concept**
3. **PRESENTATION – Emergency Communications Vision and Pathway**
4. **PRESENTATION: SS4A Status of Project, Selected Firm**
5. **PRESENTATION – Code Reform Strategy for Zoning and Subdivision Ordinance and Prioritization (SP Workshops)**
6. **DISCUSSION: Alice’s Road Corridor Property Owner Activation Prioritization/Implementation**
7. **PRESENTATION/DISCUSSION: Housing Preservation Report on Community Outreach and Initial Community Reactions**
8. **DECISION: School Board and City Indian Hills Master Plan Contract Approval**

Clive Strategic Plan Action Items

2026-27 Policy Agenda Actions: Top Priority

Target	Milestones	Orig	Rev	Lead	Status
Comprehensive Financial Policy and Strategy: Report, Direction and Tax Rate (CEP Revamp/Financial Adjustment)	Kickoff FY 27-28 Budget Development Process	Sep-26		AS	In Progress
	Departmental Budget Submittals	Nov-26		AS	Not Started
	Development of City Manager's Proposed Budget	Jan-27		AS	Not Started
	Personnel Cmte: Discuss Non-Union Comp and Benefits	Jan-27		AS	Not Started
	Budget Workshops: FY 27/28 budget	Feb-27		AS	Not Started
	State Required Mailing by County, City Tax Rate	Mar-27		AS	Not Started
	State Mandated Budget Public Meeting	Mar-27		AS	Not Started
	Decision: Budget PH and Approve FY 27-28 Budget	Apr-27		AS	Not Started
	Present Non-Union Comp and Benefit Changes to Staff	Apr-27		AS	Not Started
	FY 27-28 Budget Begins	Jul-27		AS	Not Started
"Why" Campaign Development and Implementation	Incorporate the three "whys" into survey data roll out	Oct-26		ACM	Not Started
	Present Annual Community Engagement Plan with Comms	Jan-27		ACM	Not Started
	Incorporate the "whys" into FY 27/28 Budget Storytelling	Feb-27		ACM	Not Started
	Staffing briefings on budget realities	Feb-27		ACM	Not Started
	Present State of the City Storytelling to Community	Mar-27		ACM	Not Started
	Present State of the City Storytelling to Staff	Apr-27		ACM	Not Started
	Regular utility newsletter features on efficiencies/changes	Jul-27		ACM	Not Started
	Create different community engagement campaign option	Jul-27		ACM	Not Started
	Decision: Sets Course for Potential Engagement Campaign	Aug-27		ACM	Not Started
	Execute Campaign	Nov-27		ACM	Not Started
Fire-EMS Collaboration with Multi-Communities Study: Completion, Reporting and Direction	Receive final draft of Fire/EMS Collaborations Study	Sep-26		FD	Not Started
	Review final draft and provide staff feedback and edits	Oct-26		FD	Not Started
	Present CPSM Study Results, Potential for Joint Meeting	Nov-26		FD	Not Started
	Based on Council Feedback frame up potential Clive paths	Jan-27		FD	Not Started
	Workshop: Identify and Discuss Preferred Path for Clive	Jan-27		FD	Not Started
	Develop detailed implementation schedule and actions	Feb-27		FD	Not Started
Future Service Collaboration Strategy and Actions Plan - A: West Metro Library Collaborations. B: Rec/Comm Ed Programming. C: Development Staff Service Sharing	A. Recovene Westside Mayors and Library Directors	Oct-26		CM	Not Started
	A. Westside Mayors decide on list of focus area for collab	Feb-27		CM	Not Started
	A. Library Directors create consensus on action steps	Jun-27		CM	Not Started
	A. Present: Update/report on library collaborations	Jun-27		CM	Not Started
	B. Develop framework for School-City program collab	Jan-27		CM	Not Started
	B. Workshop: Elected bodies review and set goals/direct	Apr-27		CM	Not Started
	B. School/City staff teams brainstorm implementable acts	Jul-27		CM	Not Started
	B. Begin implement on top priority identified	Sep-27		CM	Not Started
	C. Staff identification of staff assets/skills for sharing	Nov-26		CM	Not Started
	C. Discussions between communities on needs/matching	Jan-27		CM	Not Started
	C. Develop collaboration concept	May-27		CM	Not Started
	C. Present service sharing collaboration concept	Aug-27		CM	Not Started
Barriers to Release Property Values Strategy and Action Plan A) Project Initiation B) Diagnostic Code Audits	A. Educational sessions quarterly, project review/field trip	Ongoing		CD	In Progress
	A. Staff finalize parking regulation reform	Dec-26		CD	Not Started
	A. Market conversations on parking reg changes/impacts	Dec-26		CD	Not Started
	A. Creation of staff collaboration team, setting new vision	Jan-27		CD	Not Started
	A. Present parking regulation reforms to P&Z	Jan-27		CD	Not Started
	A. Decision: Parking Regulations Reform Approval	Mar-27		CD	Not Started
	B. Review and Report - Zoning and Subdivision Ordinance	Jun-27		CD	Not Started
	B. Market conversations regarding potential code changes	Jul-27		CD	Not Started

Clive Strategic Plan Action Items

	B. Prioritization of code reforms	Jul-27		CD	Not Started
	B. Identify funding needs for additional tech/consultants	Jul-27		CD	Not Started
	B. Present: Code Reform Strategy for Zoning/Sub Ord	Aug-27		CD	Not Started

2026-27 Policy Agenda Actions: High Priority

Target	Milestones	Orig	Rev	Lead	Status
Hickman Road/I-35 Interchange Project (IDOT Project): A) Interchange Maintenance Agreement B) Interchange Construction C) Hickman Access Management Agreement D) Love's Property Edge Resolution	A. Prepare Draft Interchange Maint Agreement w/ Urb	Mar-27		PW	Not Started
	A. Decision: Interchange Maintenance Agreement	Jun-27		PW	Not Started
	B. Phase 3 Bid Letting	Sep-26		PW	In Progress
	B. Complete Phase 2 Construction	Nov-26		PW	In Progress
	B. Start Phase 3 Construction	Mar-27		PW	Not Started
	B. Complete Phase 3 Public Engagement w/ Urb and DOT	Mar-27		PW	Not Started
	B. Complete Phase 3 Construction	Dec-27		PW	Not Started
	C. Prepare Draft and negotiate access mgmt agreement	Jan-27		PW	Not Started
	C. Decision: Access Management Agreement Approval	Mar-27		PW	Not Started
	D. Research and understand property owner expectations	Nov-26		PW	Not Started
University Flood Mitigation - A) Residential Buyout Program B) 2024 FMA Buyout C) Railroad Bridge Grant Application D) HMA Grant Management	D. Discuss w/ Property Owner on shared trail edge maint	Jan-27		PW	Not Started
	D. Tree planting compliance comms w/ property owner	Mar-27		PW	Not Started
	A. Decision: CIP Approval	Dec-26		CD	Not Started
	A. Decision: Purchase Agreement Approval	TBD		CD	Not Started
	A. Complete Acquisitions	TBD		CD	Not Started
	B. Decision: Purchase Agreement Approval	TBD		CD	Not Started
	B. Solicit Demolition Support Contractor	TBD		CD	Not Started
	B. Complete Acquisition	TBD		CD	Not Started
	B. Solicit Demolition Contractor	TBD		CD	Not Started
	B. Complete Demolition	TBD		CD	Not Started
Alice's Road Corridor Plan: A) Stormwater Management Plan B) Phase 4 Roadway Construction C) Phase 3 ROW/Acquisition and Design	C. Develop Grant Application	Nov-26		CD	In Progress
	C. Decision: Grant Submittal	Dec-26		CD	Not Started
	D. HMA Grant Management State/FEMA Coordination	Ongoing		CD	In Progress
	A. Engage property owners on basin sizing	Dec-26		PW	In Progress
	A. Finalize basin sizing and related agreements w/ owner	Feb-27		PW	Not Started
	A. Decision: Basin Property Owner Agreements	Apr-27		PW	Not Started
	B. Finalize ROW Acquisition - Phase 4	Oct-26		PW	In Progress
	B. Construction Completion - Phase 1A/B	Nov-26		PW	In Progress
	B. Develop joint maintenance agreement w/ Waukee	Feb-27		PW	Not Started
	B. Finalize Construction Plans - Phase 4	Dec-26		PW	Not Started
	B. Bid letting for Phase 4	Feb-27		PW	Not Started
	B. Complete demolition prior to Phase 4	Mar-27		PW	Not Started
	B. Decision: Alice's Road Phase 4 Construction Contract	Mar-27		PW	Not Started
	B. Hold virtual project meeting for neighbors, video prod	Mar-27		PW	Not Started
	B. Phase 4 construction begins	Apr-27		PW	Not Started
	B. Phase 4 construction completed	Apr-28		PW	Not Started
	C. Decision - ROW Acquisition Policy	Nov-26		PW	Not Started
	C. Phase 3 ROW Acquisition Offers Made	Dec-26		PW	Not Started
	C. Decision: Resolution of Necessity (if needed)	Feb-27		PW	Not Started
	C. Decision: Phase 3 Design PSA	Mar-27		PW	Not Started
	C. Finalize Phase 3 ROW Acquisitions and demolitions	Dec-27		PW	Not Started

Clive Strategic Plan Action Items

Major Streets/Crosswalks/More Walkable: A) Safe Streets for All (SS4A) Activities B) 156th St & Hickman Road ADA Improvements C) 86th St & Alice Ave Improvements	A. Resubmission of SS4A Grant for NW 86th St w/ Urb	Sep-26		PW	Done
	A. Finalize grant agreement - Uni Ave SS4A Prjt w/ WDM	Oct-26		PW	In Progress
	A. Select engineering firm for Uni Ave SS4A Study	Dec-26		PW	In Progress
	A. SS4A Grant Announcement (86th Street)	Jan-27		PW	Not Started
	A. Collaborate w/ MPO, WDM and engineering firm	Jul-27		PW	Not Started
	A. Present: Update/Report on Status of Project and Firm	Aug-27		PW	Not Started
	B. Bid letting	Sep-26		PW	In Progress
	B. Decision: Award Construction Contract	Sep-26		PW	In Progress
	B. Begin Construction	Oct-26		PW	Not Started
	B. Complete Construction	Nov-26		PW	Not Started
	C. In-house review and design of pedestrian improvement	Feb-27		PW	Not Started
	C. Finalize plans	Apr-27		PW	Not Started
	C. Complete improvements	Jul-27		PW	Not Started
Development Infrastructure Policies/SOPs: Review and Refinement	Developing and documenting supplemental standards	Dec-26		PW	In Progress
	Finalizing specifications for recommendation	Jan-27		PW	Not Started
	Decision: Public infrastructure specifications approval	Feb-27		PW	Not Started
	Developing SOPs for each infrastructure category	Jun-27		PW	Not Started
Northwest Area/Alice's Road Corridor Property Owner Activation	Update Urban Renewal Plan and TIF Ordinance	Sep-26		CD	In Progress
	Obtain Urban Renewal Ag Exemptions	Oct-26		CD	In Progress
	P&Z Commission Review of Urban Renewal Plan Update	Oct-26		CD	Not Started
	Decision: Urban Renewal Plan/TIF Ordinance	Dec-26		CD	Not Started
	Property owner engagement: Problem Identification	Mar-27		CD	Not Started
	Research/analysis: Problem solving	Jun-27		CD	Not Started
Protection of Clive's Park Assets: Scope, Investigation, Report w/ Options, Direction	Discuss: Alice's Road Corridor Property Owner Activation	Aug-27		CD	Not Started
	Determine key violations and perceived violations seen	Dec-26		PD	Not Started
	Develop patrol patterns to identify and address issues	Jan-27		PD	Not Started
	Parks Board discussion on use of cameras in parks	Feb-27		PD	Not Started
	Workshop: Use of Cameras in the Key Parks/Direction	Mar-27		PD	Not Started
	Develop list of key locations for placement of cameras	Apr-27		PD	Not Started
	Develop campaign to involve and empower community	May-27		PD	Not Started
	Workshop/Direct: Report of potential camera system cost	Jul-27		PD	Not Started

2026-27 Policy Agenda Actions: Low Priority

Target	Milestones	Orig	Rev	Lead	Status
Water Resources Master Plan Implementation: Re-Evaluate Stormwater Specs, Direction and CIP Project Prioritization	Complete recommend for "In Lieu" policy	Sep-26		ACM	In Progress
	Revisit evaluation fo water resources CIP projects list	Nov-26		ACM	Not Started
	Decision: "In Lieu" Policy	Dec-26		ACM	Not Started
	Present State of Clive Water	Dec-26		ACM	Not Started
	Decision: CIP Approval	Jan-27		ACM	Not Started
	State legislative advocacy on stormwater/water quality	Apr-27		ACM	Not Started
	Calibrate stormwater manual application and content	Apr-27		ACM	Not Started
	Clive detention basins and on-going repair and retrofit	Jan-27		ACM	Not Started
	A. 3-Year Vegetation Establishment Monitoring Period	Nov-28		PW	In Progress
	B. Design Development	Nov-26		PW	In Progress
	B. Permitting	Nov-26		PW	In Progress
	B. Finalize Plans	Feb-27		PW	In Progress
	B. Bid letting	Feb-27		PW	Not Started
	B. Decision: Award Construction Contract	Dec-27		PW	Not Started

Clive Strategic Plan Action Items

Little Walnut Creek Improvement A) East of Alice's Road B) Shadow Creek Trail Bridge C) Stream Restoration West of Alice's Road D) Trail Construction West of Alice's Road E) Mitigation Banking Instrument	C. CIP Workshop: West Streambank	Nov-26		PW	Not Started
	C. Permitting	Nov-26		PW	In Progress
	C. Finalize Plans	Nov-26		PW	In Progress
	C. Bid letting	Jan-27		PW	Not Started
	C. Decision: Award Construction Contract	Jan-27		PW	Not Started
	C. Construction completion	Nov-28		PW	Not Started
	C. 3-year vegetation establishment	Nov-32		PW	Not Started
	D. CIP Workshop: Trail	Nov-26		PW	Not Started
	D. Permitting	Nov-26		PW	In Progress
	D. Finalize plans	Nov-26		PW	In Progress
	D. Bid letting	Oct-27		PW	Not Started
	D. Decision: Award Construction Contract	Oct-27		PW	Not Started
	D. Construction completion	Nov-28		PW	Not Started
	E. Finalize instrument with USACE	Sep-26		PW	In Progress
	E. CIP Workshop: MBI Land Use and Credit Schedule	Nov-26		PW	Not Started
	E. Decision: Resolution to Adopt MBI	Dec-26		PW	Not Started
	E. Stream construction ends	Nov-29		PW	Not Started
	E. Credit release and 5-year monitoring ends	Nov-34		LS	Not Started
Pump Station Relocation and Potential Development: Direction and City Actions	Identify Non-Floodplan Site Locations	Nov-26		CD	In Progress
	HMGP Grant Management	Ongoing		CD	In Progress
	Decision: Preferred Site Determination	Dec-26		CD	Not Started
	Preferred Site Acquisition Process	Jan-27		CD	Not Started
	Develop Preliminary Site Plan	Apr-27		CD	Not Started
	Develop Demolition Plans/Specifications	May-27		CD	Not Started
	Decision: Demolition Contract	Jun-27		CD	Not Started
	Decision: HMGP Subaward Agreement Approval	Jul-27		CD	Not Started
Columbarium: Concept, Direction and Funding	Develop report regarding steps needed for columbarium	Dec-26		LS	In Progress
	Conversations with other comms and potential providers	Dec-26		LS	Not Started
	Present/Discuss: Columbarium Report for Direction	Jan-27		LS	Not Started
	Conduct a demand and market study	Jun-27		LS	Not Started
	Develop potential sites and concepts	Aug-27		LS	Not Started
	Review capital and operating costs for columbarium	Oct-27		LS	Not Started
	Develop budget proposal (CIP and operating budget)	Nov-27		LS	Not Started
Economic Development through Greater Dallas County Development Alliance (GDCDA): Alice's Road and Berkshire Office Park	Berkshire Office Park owner and tenant meeting	Oct-26		ACM	In Progress
	Establish 2027 work plan for GDCDA	Dec-26		ACM	Not Started
	Develop marketing materials and site profiles for areas	Mar-27		ACM	Not Started
	Conduct coordinated broker and developer outreach mtgs	Ongoing		ACM	Not Started
	Host development roundtable event focused on Alice's Rd	May-27		ACM	Not Started
	Track prospect activity and quarterly performance metrics	Ongoing		ACM	Not Started
	Present: GDCDA Annual Econ Development Progress	Jul-27		ACM	Not Started
	Decision: Consideration of GDCDA membership renewal	Sep-27		ACM	Not Started
Railroad ROW Abandonment Integration w/ Greenbelt	Regional partners coordination meetings	Nov-26		CD	In Progress
	Decision: Acquisition funding placeholder	Nov-26		CD	Not Started
	Regional partners coordination future use planning	Jun-27		CD	Not Started
	Acquisition due diligence and negotiations w/ railroad	Jul-27		CD	Not Started
	Acquisition completion	Sep-27		CD	Not Started

Clive Strategic Plan Action Items

2026-27 Management Agenda Actions: Top Priority

Target	Milestones	Orig	Rev	Lead	Status
Financial "Dip" Plan Phase 2: Comparison Report	Determine willingness of Shoreview, MN for partnership	Oct-26		ACM	In Progress
	If Shoreview says no, find alternative city/cities	Oct-26		ACM	Not Started
	Prepare pre-visit questionnaire and memo with PFM	Nov-26		ACM	Not Started
	Virtual meetings with community and PFM	Dec-26		ACM	Not Started
	Post-meeting debrief with PFM and next step decisions	Jan-27		ACM	Not Started
	Prepare findings report and executive summary w/ PFM	Mar-27		ACM	Not Started
	Possible site visit to comparison community	May-27		ACM	Not Started
	Present comparison community findings report to Coun	Jun-27		ACM	Not Started
Collective Bargaining Strategy and Negotiation: Direction (Fire and Police)	PD and FD Union Recertification vote process/result	Oct-26		AS	Not Started
	Staff research into existing public safety contracts	Oct-26		AS	Not Started
	Personnel Cmte: Discuss City negotiating strategy	Nov-26		AS	Not Started
	Initiate collective bargaining	Dec-26		AS	Not Started
	Negotiate agreements	Feb-27		AS	Not Started
	Present/Decision: Collective Bargaining Agreements	Mar-27		AS	Not Started
AI Future Use by City Strategy/Capacity Building Sharepoint/Spindustry Initiative and Clive AI Team	Identify funding in FY 26-27 and FY 27-28 implement	Oct-26		TS	Not Started
	Complete Spindustry contract and project scope	Dec-26		TS	Not Started
	Focused 5S Day on cleanup of existing server files	Jan-27		TS	Not Started
	Decision: FY 27-28 Budget for full deployment	Apr-27		TS	Not Started
	Governance development progrma	May-27		TS	Not Started
	AI readiness and governance program	Jul-27		TS	Not Started
	Sharepoint site implementation and development	Oct-27		TS	Not Started
	Existing data cleaning	Oct-27		TS	Not Started
	Data migration	Oct-27		TS	Not Started
	New Sharepoint site active	Nov-27		TS	Not Started
Harbach Center Vision: A) Building Conditions and Facility Usage Report B) Partnership with WDM School District C) Harbach Center Vision	A. Parks/Facilities Team Develops Report on Status	Oct-26		LS	In Progress
	A. Rec/Library Teams Develop report on facility use	Oct-26		LS	Not Started
	A. Info Incorporated into Options for Building Report	May-27		LS	Not Started
	B. Develop working relationship w/ local school staff	Ongoing		LS	Not Started
	B. Back to School Bash at Harbach Center	Aug-27		LS	Not Started
	B. Review possible joint programming thru Schools	Aug-27		LS	Not Started
	C. Draft measures for success and define space need	Dec-26		LS	Not Started
	C. Report outling options for building and services	Apr-27		LS	Not Started
	C. Present: Options for Building and Related Services	May-27		LS	Not Started
Clive-WDM Schools Collaboration - Indian Hills Greenspace Redevelopment and Master Plan	Review proposals	Sep-26		LS	In Progress
	Interview finalist proposals	Sep-26		LS	Not Started
	Decision: School Board and City IH Master Contract	Oct-26		LS	Not Started
	Master Plan Kickoff	Nov-26		LS	Not Started
	Draft master plan concepts	May-27		LS	Not Started
	Final master plan completed	Jul-27		LS	Not Started
	Present: IH Master Plan Approval by Elected Bodies	Aug-27		LS	Not Started
	Budget and CIP consideration of implementation	Oct-27		LS	Not Started

Clive Strategic Plan Action Items

2026-27 Management Agenda Actions: High Priority

Target	Milestones	Orig	Rev	Lead	Status
WRA Parallel Trunk Sewer Phase 2 Installation - Impacts to Greenbelt	Decision: Phase 2 Easements	Aug-26		PW	Done
	Finalize Phase 2 Plans	Sep-26		PW	In Progress
	Provide tree and vegetation mgmt plan for restore	Nov-26		PW	In Progress
	Completion of Phase 1	Nov-26		PW	Not Started
	Bid Letting for Phase 2	Dec-26		PW	Not Started
	Comm Engagement and Comms for trail closures	Feb-27		PW	Not Started
	Construction completion for Phase 2	Dec-28		PW	Not Started
Westcom/PSAP Regional Collaboration and Consolidation	Formation of Metro Committee for Vision/Pathway	Oct-26		CM	In Progress
	Develop state legislative advocacy ahead of 2027	Jan-27		CM	Not Started
	Provide feedback and resposne to legis proposals	Apr-27		CM	Not Started
	Develop Vision and Pathway	Jul-27		CM	Not Started
	Present - PSAP Collaboration Vision and Pathway	Aug-27		CM	Not Started
Gfiber City-Wide ROW License Agreement: Direction and Decision	Complete negotiations with GFiber License Agreee	Nov-26		CM	In Progress
	Decision: ROW License Agreement Approval	Dec-26		CM	Not Started
	Receive project schedule from Gfiber	Mar-27		CM	Not Started
	Develop community campaign on forthcoming prjt	Apr-27		CM	Not Started
	Deploy communications campaign along w/ Gfiber	May-27		CM	Not Started
	Staff processing of proposed ROW permits for Gfiber	Aug-27		CM	Not Started
Linnan Park: Next Steps and Programming	Construction completed including punch list items	Dec-26		LS	In Progress
	Draft programming plan is revised	Dec-26		LS	Not Started
	Budget is developed for consideration	Feb-27		LS	Not Started
	Programming begins	Apr-27		LS	Not Started
	Present: Programming report	Nov-27		LS	Not Started
University Ave Corridor Redevelopment: Partnership with City of WDM/Valley West Mall	Schedule and implement regular coordination mtgs	Ongoing		ACM	Not Started
	Monitor redevelopment planning, approvals, discs	Ongoing		ACM	Not Started
	Clive University Ave business survey with Chamber	Feb-27		ACM	Not Started
	Report: University Ave Business Visits/Survey Result	May-27		ACM	Not Started

2026-27 Management Agenda Actions: Low Priority

Target	Milestones	Orig	Rev	Lead	Status
Management and Employee Succession Planning Program: Update Report	Development discussions and mid-year check ins	Dec-26		AS	Not Started
	Update the succession planning report	Apr-27		AS	Not Started
	CC Report: Council Personnel Committee	Apr-27		AS	Not Started
	CC Report: Updated strategic issue memo to M/CC	Jul-27		AS	Not Started

Clive Strategic Plan Action Items

Building Permit Fees: Adjustment, Review, Direction	Review current fee calc method and metro compare	Oct-26		CD	Not Started
	Develop updated fee calc method	Nov-26		CD	Not Started
	Decision: 2027 Fee Schedule Adoption	Dec-26		CD	Not Started
Municipal Utility Rates: Annual Review	Research/develop proposals for utility adjustments	Dec-26		AS	Not Started
	Prepare draft utility ordinance amendments	Feb-27		AS	Not Started
	Budget Workshop: Review proposed utility rates	Feb-27		AS	Not Started
	Decision: Ordinance Amendments/Utility Rates	Apr-27		AS	Not Started
	Implement new utility rates	May-27		AS	Not Started
	Implement public ed campaign on new utility rates	Jun-27		AS	Not Started
WDM-University Ave Stormwater Collaboration	Prepare draft of stormwater collaboration plan	May-27		ACM	Not Started
	Ongoing discussions w/ WDM re: Plan, Mall Needs	Ongoing		ACM	Not Started
Marzetti Property Reinvestment: Direction and Future City Plan	Property owner conversation setting expectations	Sep-26		CM	Done
	Submittal of plans for short-term improvements	Nov-26		CM	Not Started
	Issuance of permits for short-term improvements	Jan-27		CM	Not Started
	Completion of short-term improvemnts	May-27		CM	Not Started
	Discuss w/ Property Owner on long-term transition	Ongoing		CM	Not Started
Railroad Crossing Swanson and 86th Street Rehab: City Action Plan, Direction	Establish schedule and conditions of abandonment	Dec-26		PW	Not Started
	Perform survey	Apr-27		PW	Not Started
	Verify if annual crossing fees are no longer occurring	Apr-27		PW	Not Started
	Determine what our desired config of crossings are	Jul-27		PW	Not Started
	Develop construction drawings	Sep-27		PW	Not Started
	Decision: Costs and Funding of Crossing Repairs/CIP	Oct-27		PW	Not Started
Publicly-Owned Pond Maintenance Policy	Work w/ Comms Staff to develop annual strategy	Jan-27		LS	Not Started
	Finalize SOPs for annual mailing	Feb-27		LS	Not Started
	Mail out notices	Mar-27		LS	Not Started
Right-of-Way Management Policy	Complete Draft ROW Policy	Dec-26		PW	In Progress
	Review of draft policy by legal counsel	Feb-27		PW	Not Started
	Present/Decision: Policy for private infrastructure	Mar-27		PW	Not Started
	Update forms and processes	Apr-27		PW	Not Started
	New Policy Implementation	Apr-27		PW	Not Started
Housing Preservation Strategy/Policy/Programs to Share Existing Programs	Review Metro Support Service Offerrings	Dec-26		CD	In Progress
	Refine List of Available Support Services	Jan-27		CD	Not Started
	Develop Community Outreach Materials to Inform	Feb-27		CD	Not Started
	Present/Discuss: Initial Community Outreach/reacts	Aug-27		CD	Not Started
Building Code Update: Adoption (State Legislative Changes)	Coordination with State regarding Admin Rules	Dec-26		CD	Not Started
	Develop updated Codes	Jan-27		CD	Not Started
	Building Codes of Appeal Board (BCAB) Review	Feb-27		CD	Not Started
	Decision: Updated Building Codes	Mar-27		CD	Not Started
Greenbelt Landing Project: Programming and Business Plan Development	Construction and punch list items completed	Nov-26		LS	In Progress
	Development of operations and maintenance plan	Dec-26		LS	In Progress
	Grant reimbursements completed	Dec-26		LS	In Progress
	Donation agreements completed	Dec-26		LS	In Progress
	Programming and business plan finalized	Dec-26		LS	Not Started
	2027 programming season begins	Jan-27		LS	Not Started
	Present: 2027 Programming Report/Seek Direction	Oct-27		LS	Not Started

Clive Strategic Plan Action Items

2026-27 Management In Progress

Management Projects	Orig	Rev	Who	Status
Citywide Process Improvements: Departmental Reports	Ongoing		CM	In Progress
Public Works Certification - Traffic Technician	Sep-26		PW	Done
Computer replacements: Library	Oct-26		TS	Not Started
Lucity system/asset management implementation: Parks and Fleet	Jun-27		TS	In Progress
City-State Legislative Agenda 2027: Approval	Dec-26		ACM	Not Started
Enterprise GIS System Upgrade: Completion	Oct-26		TS	In Progress
Technology/Information Annual Security Penetration Testing	Nov-26		TS	Not Started
Financial Audit FY 25-26: Completion	Nov-26		AS	In Progress
Annual Capital Improvement Plan 2027: Update	Dec-26		AS	In Progress
Disaster Recovery/Business Continuity of Opeartions Framework: Document	Mar-27		TS	Not Started
Back-Up Data Center: Testing	Jan-27		TS	Not Started
Annual Community Engagement Plan	Jan-27		ACM	Not Started
Technology Subject Matter Experts Development	Nov-26		TS	Not Started
2026B/2027A Bond Sales: Completion	May-27		AS	In Progress
Moving Library Circulation System from On-Prem to Cloud	Jan-27		LS	Not Started
Budget FY 27-28: Development	Apr-27		AS	Not Started
Cross Training between AS and CD for City Hall Reception: Completion	May-27		AS/CD	In Progress
City-Federal Legislative Agenda 2027: Approval	Apr-27		ACM	Not Started
Safety Manual Update: Completion	May-27		AS	Not Started
Breach Reporting Plan and Incident Response Team: Update	Feb-27		TS	Not Started
Employee Handbook: Annual Update	May-27		AS	Not Started
City Council Elections - Candidate Support/Info, Update Orientation Guide	Sep-27		AS	Not Started
K-9 Replacement: Fundraising	Dec-26		PD	In Progress
New Supervisor Orientation Program: Implementation	Oct-26		AS	In Progress
Fire SOP & SOG merger/revamp with City of Urbandale	Aug-27		FD	In Progress
Police CIT Team: Pursue Additional Grant Funding	Apr-27		PD	Not Started
City Website/Intranet Refresh - Communications Lead, Coordination w/ Depts	Mar-27		ACM	In Progress
Digital Safety Data Sheet Program: Implement	Dec-26		AS	In Progress
Laserfiche Cloud Platform: Evaluation and Direction	Mar-27		AS/TS	In Progress
Wellness Program Enhancemetn Funding: Budget FY 27-28	Apr-27		AS	In Progress
CIT Incorporation with FD: Completion	Jan-27		PD/FD	In Progress
Technology Service Leadership Succession: Completion	Dec-26		ACM	Not Started
Public Works Director Onboarding: Completion	Apr-27		CM	In Progress
Employee Training Video Development: Completion	Dec-26		AS/ACM	Not Started
Large Meter Replacement	Ongoing		PW	In Progress
Indian Hills Woods Flood Mitigation Grant Application: Notification	TBD		CD	Not Started
Clive Public Safety Center/City Hall: Maintenance Plan and Annual Review	Dec-26		LS	In Progress
Berkshire Boston Parkway Tree: Grant Funding and Implementation	Jun-27		CD/LS	In Progress
MS4 Permitting: New Framework and Reporting	Mar-27		PW	Not Started
Work Order System for Facilities: Direction and Funding	Apr-27		LS	Not Started
Sidewalk Program/Policy: Conflict w/ Street Trees Issue	Jan-27		CD	Not Started
Wind Event/Debris Mgmt Action Plan: Completion	Apr-27		FD	In Progress
Off-Road Vehicle/Utility Vehicle Operating on City Streets: Report and Direction	May-27		PD	Not Started

Clive Strategic Plan Action Items

Walnut Creek Baseball Agreement: Completion	Oct-26		ACM	In Progress
Snow Policy Revision and Adoption (New Snow Routes)	Nov-26		PW	In Progress
Opportunity Zone Designation for 86th Street Neighborhoods Area	Dec-26		CD	In Progress
Polk County CDBG Grant Application for Housing	Dec-26		CD	In Progress
Development facilitation - Shadow Creek Area, Emerald Isle	Ongoing		CD	In Progress
Courtyard at Shadow Creek Townhomes: Easement/Gates Decision	Nov-26		ACM	In Progress
University Ave Business Visits w/ Clive Chamber	Apr-27		ACM	Not Started
Updated Property Address Ordinance Adoption	Oct-26		CD	In Progress
Greenbelt Trail Education Campaign: Safety and Etiquette	Apr-27		ACM/LS	Not Started
Greenbelt Landing Individual Donor (Goal: \$100,000)	Ongoing		ACM/LS	In Progress
Future Glow Trail Location: Identification (CIP Workshop)	Nov-26		LS	In Progress
Greenbelt Historic Exhibit in City Hall: Implementation	Apr-27		LS	Not Started
E-Bike Ordinance Trail Signage: Implementation	Nov-26		PD/LS	Not Started

2026-27 Major Projects

Capital Projects	Orig	Rev	Who	Status
Annual Soil Quality Restoration (SQR) Citywide Cost-Share Program	Nov-26		ACM	In Progress
Traffic Cabinets w/ ATC Cabinets Replacement: Funding	Jul-27		PW	Not Started
Annual 2027 Pavement Rehabilitation Projects: Completion	Nov-26		PW	Not Started
Annual Stormwater Restoration Projects: Completion	Feb-27		PW	Not Started
Annual Sanitary Sewer Lining Project	Mar-27		PW	Not Started
Public Works Site Improvements: Design and Approval	Jul-27		PW	Not Started
Annual Tree Sale	May-27		LS	Not Started
Canary Park detention drainage improvements	Jun-27		PW	Not Started
2026-27 Curb and Gutter Contract: Completion	Jul-27		PW	Not Started
156th and Hickman Road Pedestrian Improvements: Completion	Nov-26		PW	Not Started
Sunset Terrace Reconstruction Design - Completion	Dec-27		PW	Not Started
Sump Pump Line at 118th St Automatic Valve Pit Relocation: Completion	Oct-26		PW	Not Started
Annual Storm Sewer Intake Restoration Project: Completion	Ongoing		PW	In Progress
Annual Walk/Don't Walk Countdown Signals: Installation/Completion	Nov-26		PW	In Progress
City Hall/Library Roof Replacement, Solar Panel Evaluation and EV Chargers	Jun-27		LS/ACM	Not Started
City Hall/Library Landscaping and North Patio Refresh	Jul-27		LS	In Progress
NW 86th Street Water Main Replacement Design: Completion	Feb-27		PW	Not Started
Harbach Blvd Reconstruction Phase 2 - 82nd to 86th St Completion	Jul-27		PW	In Progress
Alice Avenue/86th St Intersection Pedestrian Enhancements: Review/Direction	Jul-27		PW	Not Started
Neighborhood park signs annual replacement program: Trail/911 Safety Signs	Oct-27		LS	Not Started
Greenbelt Restoration: Phase 2	Ongoing		LS	In Progress
Rio Valley Trail Bridge: Design and Permitting	Dec-27		LS/PW	Not Started



Memo

TO: Mayor and Council members

FROM: Richard Brown, Leisure Services Director

DATE: September 10, 2026

RE: Clive Festival Recap

SYNOPSIS:

Staff will provide the City Council with a recap of the 2026 Clive Festival. This year's Clive Festival was the first event hosted at the new Greenbelt Landing facilities. The event started off with a ribbon cutting and dedication for Greenbelt Landing followed by a weekend of activities on Friday night and all day Saturday.

Total revenue for the event was \$39,773.000 with expenses being \$47,922.98. It was a warm weekend with temperatures in the 90s both days which likely held down the total attendance and reduced the number of sale for drinks and reduced the total revenue for the event.

Overall, it was a great first year hosting the event at Greenbelt Landing with lots of lessons learned and staff starting to look at preparations for next year's event.

Attachments:

1. Clive Festival Expenses

CLIVE FESTIVAL REVENUE VS. EXPENSES

As of 9/1/26

REVENUE

Type	Amount	Notes
Cash Sponsorships	\$ 22,500.00	
Beverages - Fri	\$ 5,340.00	Total Beverages = \$11,045.00. 1991 drinks sold. 1676 alcohol. 315 soft drinks.
Beverages -Sat	\$ 5,705.00	
Food Trucks	\$ 2,250.00	
Vendors	\$ 3,600.00	
Bingo - Cash	\$ 334.00	\$500 startup. \$834.00 total
Bingo - Credit Card	\$ 44.00	

\$ 39,773.00

EXPENSES

Vendor Name	Cost	Notes
Clive Chamber of Commerce	\$ 3,000.00	15% of sponsorships, does not include Polk County grant. \$18,000 for 2025. Owed \$2,700 but Krisy said to bill \$1,500
Bob's Septic	\$ 1,422.00	6 reg restrooms, 2 handicap restrooms, 2 handwashing stations, 2 sanitizer stations
Golf Cars of Iowa	\$ 775.00	(2) six-person golf cars used for shuttling patrons
Doll Distributing	\$ 3,460.90	Alcohol. Two day total.
Atlantic Bottling	\$ 500.00	Soft Drinks. Two day total. Code to Pool. Didn't sell a ton. Total Coke Invoice - \$1,900 split \$500 to Cfestival
Live Music/Bands	\$ 8,300.00	Four bands
Maly Sound	\$ 2,500.00	Sound Technician and Equipment
Classic Tents & Awnings	\$ 1,485.00	Dance Floor
Ice	\$ 790.00	Home City Ice - Need two ice boxes in 2027
Seasonal Staffing	\$ 750.00	Bev Tent, Campbell Parking, Golf Carts.
Face Painting	\$ 750.00	Rainbow Ray - \$100/hour. 5:00-9:00. 5:00-9:00. 8 hrs
Balloon Twister - Friday	\$ 600.00	Daniel Poe - Friday 5:00-9:30
Balloon Twister - Saturday	\$ 1,350.00	Zoops Fun Zone - Dan. Two twisters 5:00-9:30pm
Dan Paustian	\$ 1,000.00	5 Trailered Tables and Umbrellas - 3 standup trailers, 1 kids trailer, 1 15' picnic trailer
Caricatures	\$ 2,400.00	Kitty Cowgirl/Natalie McDaniels
Cirque Wonderland	\$ 1,000.00	Aerial Apparatus, Stunts, Etc.
Hollywood Pyrotechnics	\$ 16,000.00	Fireworks Display (Year 2 of 2)
Amazon - Kids Giveaways	\$ 414.16	Green neon glow sticks
Amazon - ID Stations	\$ 149.90	ID Wristbands
Fire Department Plastic	\$ 984.77	Giant Waterslide
Competitive Edge	\$ 291.25	Volunteer T-shirts

\$47,922.98

REVENUE \$39,773.00

EXPENSES \$47,922.98

(\$8,149.98)