



**WAUKEE CITY COUNCIL  
REGULAR MEETING AGENDA**

**DATE: TUESDAY, FEBRUARY 16, 2021  
TIME: 5:30 P.M.**

**PLACE: WAUKEE CITY HALL, WEST CONFERENCE ROOM,  
230 W. HICKMAN RD., WAUKEE, IA 50263**

**\*Due to public health concerns and guidance, in accordance with Iowa Code Sections 21.4(1)(b) and 21.8, this meeting of the Waukee City Council will be conducted electronically as holding the meeting in person is impossible or impractical. However, the public is encouraged to access the meeting electronically in the manner specified below. The meeting shall be conducted via Zoom at the following link or phone numbers:**

**<https://zoom.us/j/352651371>  
Meeting ID: 352-651-371**

**Or by phone:**

**+1 646-558-8656 or  
+1 312-626-6799 or  
+1 301-715-8592**

**All persons wishing to observe or participate in this meeting may do so via Zoom or telephone. Please contact the City Clerk's office at 978-7904 or [bschuett@waukee.org](mailto:bschuett@waukee.org) if you have questions or electronic accessibility issues.**

**A. CALL TO ORDER**

***B. PLEDGE OF ALLEGIANCE IS TEMPORARILY SUSPENDED***

**C. ROLL CALL**

**D. OPEN FORUM**

[Pursuant to City Council Rules of Procedure, presentations under Open Forum shall be limited to three (3) minutes per individual. Please refer to the footnotes on this agenda for more detailed Open Forum procedures (REVISED OCTOBER 2018).]

**E. AGENDA APPROVAL**

Documents:

[02162021\\_AGENDA.PDF](#)

**F. PRESENTATIONS**

**G. PUBLIC HEARINGS**

- G.1. On An Ordinance To Amend Chapter 169, Zoning Ordinance, City Of Waukee, Iowa, By Rezoning Certain Property From A-1 To R-2 And R-2/PD-1, A Parcel To Be Known As Fox Valley

Documents:

[G01.PDF](#)

- G.2. On An Ordinance To Amend Chapter 169, Zoning Ordinance, City Of Waukee, Iowa, By Rezoning Certain Property From A-1 To R-4, A Parcel Known As Broderick Property

Documents:

[G02.PDF](#)

- G.3. On An Ordinance To Amend Chapter 160 Site And Building Development Standards, Chapter 165, Zoning Regulations, Definitions And General Regulations And Chapter 169 Zoning Regulations, District Regulations By Incorporating Regulations For Interior Storage Uses

Documents:

[G03.PDF](#)

- G.4. On A General Obligation Lease Purchase Agreement In The Amount Of Not To Exceed \$50,000 For The Acquisition Of Golf Course Equipment

Documents:

[G04.PDF](#)

#### **H. PUBLIC HEARING ACTION ITEMS**

- H.1. ORDINANCE: Consideration Of Approval Of An Ordinance To Amend Chapter 169, Zoning Ordinance, City Of Waukee, Iowa, By Rezoning Certain Property From A-1 To R-2 And R-2/PD-1, A Parcel To Be Known As Fox Valley [Introduction; First Reading]

Documents:

[H01.PDF](#)

- H.2. ORDINANCE: Consideration Of Approval Of An Ordinance To Amend Chapter 169, Zoning Ordinance, City Of Waukee, Iowa, By Rezoning Certain Property From A-1 To R-4, A Parcel Known As Broderick Property [Introduction; First Reading]

Documents:

[H02.PDF](#)

- H.3. ORDINANCE: Consideration Of Approval Of An Ordinance To Amend Chapter 160 Site And Building Development Standards, Chapter 165, Zoning Regulations, Definitions And General Regulations And Chapter 169 Zoning Regulations, District Regulations By Incorporating Regulations For Interior Storage Uses [Introduction; First Reading]

Documents:

[H03.PDF](#)

- H.4. \$47,750 General Obligation Lease Purchase Agreement (Golf Course Equipment)

- H.4.A. *RESOLUTION: Consideration Of Approval Of A Resolution Instituting Proceedings To Take Additional Action For The Authorization And Issuance Of A General Obligation Lease Purchase Agreement In The Amount Of Not To Exceed \$50,000*

*For The Acquisition Of Golf Course Equipment*

Documents:

[H04A.PDF](#)

- H.4.B. *MOTION: Consideration Of Approval Of A Motion That The Form Of Tax Exemption Certificate Be Placed On File And Approved*

Documents:

[H04B.PDF](#)

- H.4.C. *RESOLUTION: Consideration Of Approval Of A Resolution Authorizing Action To Enter Into A Lease Purchase Agreement And Levying A Tax To Pay Said Lease Purchase Agreement*

Documents:

[H04C.PDF](#)

**I. ACTION ITEMS**

I.1. CONSENT AGENDA PART 1

- I.1.A. *Consideration Of Approval Of 02/16/2021 Bill List; 01/31/2021 Payroll*

Documents:

[I01A.PDF](#)

- I.1.B. *Consideration Of Approval Of City Council Minutes Of 02/01/2021 Regular Meeting, 02/08/2021 Work Session*

Documents:

[I01B.PDF](#)

- I.1.C. *Consideration Of Approval Of Renewal Of 12-Month Class E Liquor License (LE) With Class B Wine Permit, Class C Beer Permit (Carryout Beer) And Sunday Sales Privileges For Casey's Marketing, D/B/A Casey's General Store #2179 [1955 SE University Avenue]*

Documents:

[I01C.PDF](#)

- I.1.D. *Consideration Of Approval Of Renewal Of 12-Month Class E Liquor License (LE) With Class B Wine Permit, Class C Beer Permit (Carryout Beer) And Sunday Sales Privileges For Casey's Marketing, D/B/A Casey's General Store #2538 [20 W. Hickman Road]*

Documents:

[I01D.PDF](#)

- I.1.E. *Consideration Of Approval Of Renewal Of 12-Month Class E Liquor License (LE)*

*With Class B Wine Permit, Class C Beer Permit (Carryout Beer) And Sunday Sales Privileges For Kum & Go, LC, D/B/A Kum & Go #540 [3105 Grand Prairie Parkway]*

Documents:

[I01E.PDF](#)

- I.1.F. *Consideration Of Approval Of Renewal Of 12-Month Class B Beer Permit (BB) (Includes Wine Coolers) With Class C Native Wine Permit (On-Premise), Outdoor Service And Sunday Sales Privileges For A Boy & His BBQ, LLC, D/B/A Kue'd Smokehouse [245 E. Hickman Road], Pending Proof Of Dram Insurance And Fire Marshal Approval*

Documents:

[I01F.PDF](#)

- I.1.G. *Consideration Of Approval Of A Motion To Receive And File The Purchase Of A 2022 International Dump Truck/Snow Plow And Deicing Trailer From O'Halloran International Of Altoona, IA, In The Amount Of \$189,777.00 [Waukee Public Works Department, Streets Division]*

Documents:

[I01G.PDF](#)

- I.1.H. *Consideration Of Approval Of A Resolution Approving Temporary Use Permit For Clayton Properties Group, Inc. [1282 NW Bennington Drive]*

Documents:

[I01H.PDF](#)

- I.1.I. *Consideration Of Approval Of A Resolution Approving Easements Between Painted Woods Development, LC, And The City Of Waukee [Southwest Area Trunk Sewer Extension Phase 2 Project]*

Documents:

[I01I.PDF](#)

- I.1.J. *Consideration Of Approval Of A Resolution Approving Easements Between CMBK, LC, And The City Of Waukee [Southwest Area Trunk Sewer Extension Phase 2 Project]*

Documents:

[I01J.PDF](#)

- I.1.K. *Consideration Of Approval Of A Resolution Approving Temporary Construction Easement Between JWET Holdings, LLC, And The City Of Waukee [Southwest Area Trunk Sewer Extension Phase 2 Project]*

Documents:

[I01K.PDF](#)

- I.1.L. *Consideration Of Approval Of A Resolution Approving Contract, Bond [Little Walnut Creek North Trunk Sewer Phase 1 And Water Main Extensions Project]*

Documents:

[I01L.PDF](#)

- I.1.M. *Consideration Of Approval Of Payment Estimate No. 4 To Larson Construction Company, Inc., For The Triumph Park Project In The Amount Of \$745,552.43*

Documents:

[I01M.PDF](#)

- I.1.N. *Consideration Of Approval Of Change Order No. 1 To JT Concrete For The 2020 ADA Sidewalk Improvements Project Decreasing The Contract In The Amount Of \$4,580.00*

Documents:

[I01N.PDF](#)

- I.1.O. *Consideration Of Approval Of Payment Estimate No. 3 (Final) To JT Concrete For The 2020 ADA Sidewalk Improvements Project In The Amount Of \$0.00*

Documents:

[I01O.PDF](#)

- I.1.P. *Consideration Of Approval Of A Resolution Accepting Public Improvements [2020 ADA Sidewalk Improvements Project]*

Documents:

[I01P.PDF](#)

- I.1.Q. *Consideration Of Approval Of A Resolution Approving Construction Drawings For Ashworth Acres Plat 3*

Documents:

[I01Q.PDF](#)

- I.1.R. *Consideration Of Approval Of A Resolution Ordering Construction Of The 2021 Well Rehabilitation Project And Fixing A Date For Hearing Thereon And Taking Bids Therefor*

Documents:

[I01R.PDF](#)

- I.1.S. *Consideration Of Approval Of A Motion Setting March 15, 2021, As The Date Of Public Hearing On An Ordinance To Amend Chapter 169, Zoning Ordinance, City Of Waukee, Iowa, By Rezoning Certain Property From A-1 (Agricultural District) And COS (Conservation & Open Space District) To R-2 (One & Two Family Residential District), R-2 (One & Two Family Residential District)/ PD-1 (Planned Development Overlay District), And R-3 (Multi-Family Residential District) [Prairie Rose Phase II]*

Documents:

[I01S.PDF](#)

I.2. CONSENT AGENDA PART 2

- I.2.A. *Consideration Of Approval Of A Motion Approving Waiver And Consent With Ahlers & Cooney, P.C.*

Documents:

[I02A.PDF](#)

- I.2.B. *Consideration Of Approval A Resolution Approving Ahlers & Cooney, P.C., Engagement Agreement, 2021 Public Improvement Contract Proceedings*

Documents:

[I02B.PDF](#)

- I.2.C. *Consideration Of Approval Of A Resolution Directing The Advertisement For Sale And Approving Electronic Bidding Procedures And Official Statement [\$17,725,000 General Obligation Bonds, Series 2021A]*

Documents:

[I02C.PDF](#)

- I.3. ORDINANCE: Consideration Of Approval Of An Ordinance To Amend Chapter 169, Zoning Ordinance, City Of Waukee, Iowa, By Rezoning Certain Property From A-1 To R-1/PD-1, A Property To Be Known As Timber Creek Plat 1 [Second Reading]

Documents:

[I03.PDF](#)

- I.4. ORDINANCE: Consideration Of Approval Of An Ordinance To Amend Chapter 169, Zoning Ordinance, City Of Waukee, Iowa, By Rezoning Certain Property From A-1, R-2 And C-1 To K-MF Rowhouse, K-MF-Stacked Med, K-MF-Stacked High, K-RC, K-OF And COS, A Property Known As Lolowau Love Properties [Second Reading]

Documents:

[I04.PDF](#)

- I.5. RESOLUTION: Consideration Of Approval Of A Resolution Approving Site Plan For Hyper Energy Bar [1025 SE Laurel Street]

Documents:

[I05.PDF](#)

- I.6. RESOLUTION: Consideration Of Approval Of A Resolution Approving The Extension Of A Solid Waste Services Contract With Ankeny Sanitation, Inc.

Documents:

I06.PDF

- I.7. RESOLUTION: Consideration Of Approval Of A Resolution Authorizing An Application To The Des Moines Area Metropolitan Planning Organization (MPO) Transportation Alternatives Program (TAP) [School And Trail Crossing Improvements Project]

Documents:

I07.PDF

## J. REPORTS

- A. City Administrator Report
- B. City Attorney Report
- C. Council Member Reports

## K. ADJOURNMENT

\*Pursuant to §21.4(2) of the Code of Iowa (2021), the City has the right to amend this agenda up until 24 hours before the posted meeting time.

The City of Waukee is pleased to provide accommodations to disabled individuals or groups and encourages their participation in city government. Should special accommodations be required, please contact the Clerk's office at least 48 hours in advance at 978-7904 or email [bschuett@waukee.org](mailto:bschuett@waukee.org) to have reasonable accommodations provided.

\*\*Rules of Order and Decorum for this Zoom Meeting\*\*

Any member of the public who would like to ask questions or make comments during either the Open Forum or Public Hearing portions of the meeting may participate by using the RAISE HAND feature. Participants must be recognized by the presiding officer and must state their full name and address before addressing the City Council. If you are participating via phone, the raise and lower hand feature can be activated by using \*9. After you are recognized, use \*6 to unmute your audio. The Chat and Q&A functions will be turned off during the meeting.

Questions or comments for the Public Hearing portion of the meeting may also be submitted in advance by emailing [bschuett@waukee.org](mailto:bschuett@waukee.org) before 5:00 p.m. the day of the meeting. Any questions or comments submitted by this deadline will be read aloud by City staff during that particular Public Hearing.