



**WAUKEE CITY COUNCIL
REGULAR MEETING**

**DATE: MONDAY, MARCH 21, 2022
TIME: 5:30 P.M.**

PLACE: WAUKEE CITY HALL, 230 W. HICKMAN RD., WAUKEE, IA 50263

****Full City Council meeting packet is available at
<https://rms.waukeee.org/Public/Browse.aspx?id=179133&dbid=0&repo=Waukeee>**

***Due to public health concerns and guidance, in accordance with Iowa Code Sections 21.4(1)(b) and 21.8, this meeting of the Waukeee City Council will be conducted with two different options for public participation: 1) Members of the public wishing to attend in person may do so in the Council Chambers at Waukeee City Hall. 2) Members of the public wishing to participate electronically may do so 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**

In-person meetings are subject to change under certain circumstances, including but not limited to higher than average participation or changes in health guidelines. If the meeting shall be held electronically only, notice shall be posted to the City website (Waukeee.org) and City social media. Questions regarding meeting format may also be directed to the City Clerk's office at 515-978-7904.

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- A. CALL TO ORDER**
 - B. PLEDGE OF ALLEGIANCE**
 - 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**.]
 - E. AGENDA APPROVAL**
 - F. PRESENTATIONS:**
 - 1) Waukeee Leadership Institute class project review
 - G. PUBLIC HEARINGS:**
 - 1) On an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukeee, Iowa, by rezoning certain property from A-1 to AR, a parcel known as the Dowell Property
 - 2) On an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukeee, Iowa, by rezoning certain property from A-1 to R-1, a parcel to be known as Tanglewoods Acres Plat 3
 - 3) On an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukeee, Iowa, by rezoning certain property from A-1 and C-1 to R-3/PD-1, a parcel to be known as West Light
 - 4) On a proposed City of Waukeee FY2023 budget
 - 5) On a proposed Capital Improvement Program for Fiscal Years 2023-2027
 - 6) On plans, specifications, form of contract and estimate of cost [Public Works 2nd Floor Expansion Project]

H. PUBLIC HEARING ACTION ITEMS:

- 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 AR, a parcel known as the Dowell Property [introduction; first reading]
- 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-1, a parcel to be known as Tanglewoods Acres Plat 3 [introduction; first reading]
- 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 and C-1 to R-3/PD-1, a parcel to be known as West Light [introduction; first reading]
- 4) **RESOLUTION:** Consideration of approval of a resolution adopting the City of Waukee FY2023 budget
- 5) **RESOLUTION:** Consideration of approval of a resolution approving City of Waukee Capital Improvement Program for Fiscal Years 2023-2027
- 6) **RESOLUTION:** Consideration of approval of a resolution declaring an Official Intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects
- 7) **RESOLUTION:** Consideration of approval of a resolution adopting the City of Waukee 2022 Fee Schedule

- 8) **Public Works 2nd Floor Expansion Project**
 - A. **RESOLUTION:** Consideration of approval of a resolution approving plans, specifications, form of contract and estimate of cost
 - B. **RESOLUTION:** Consideration of approval of a resolution awarding contract
 - C. **RESOLUTION:** Consideration of approval of a resolution approving contract and bond

I. ACTION ITEMS:

- 1) **CONSENT AGENDA** [All items listed under the Consent Agenda will be enacted by one motion. There will be no separate discussion of these items unless there is a motion and second by Council for an item or items to be considered as separate action items.]
 - A. Consideration of approval of 03/21/2022 Bill List; 03/18/2022 Payroll
 - B. Consideration of approval of City Council Minutes of 03/07/2022 Regular Meeting
 - C. Consideration of approval of a resolution setting forth check authorization procedures and authorized signatories for City of Waukee accounts in accordance with generally accepted accounting standards
 - D. Consideration of approval of a resolution combining Resolutions #2022-073 and 2022-074 concerning voluntary annexation at the direction of the Iowa Economic Development Authority [William Fox Farm Company; Waukee Community School District; Fox Creek Meadows, LLC; Shoeman Family Trust]
 - E. Receipt and File of Vehicle, Equipment Purchases:
 1. Consideration of approval of receipt and file of the purchase of a 2022 Chevy Traverse from Shottenkirk Chevrolet of Waukee, Iowa, in the amount of \$29,993.20 [Waukee Public Works Department, Engineering Division]
 2. Consideration of approval of receipt and file of the purchase of a Chevy 3500HD truck from Shottenkirk Chevrolet of Waukee, Iowa, in the amount of \$38,118.00 [Waukee Parks & Recreation Department]
 3. Consideration of approval of receipt and file of the purchase of a Chevy 1500 LTD crew cab truck from Shottenkirk Chevrolet of Waukee, Iowa, in the amount of \$36,591.40 [Waukee Parks & Recreation Department]
 - F. Liquor License Applications, Renewals:
 1. Consideration of approval of renewal of 12-month Class B Beer Permit with Class C Native Wine Permit and Sunday Sales privileges for A Boy & His BBQ, LLC, d/b/a Kue'd Smokehouse [245 E. Hickman Road]
 2. Consideration of approval of 12-month liquor license amendment for Central Standard Waukee, LLC, d/b/a Central Standard [1222 SE University Avenue], adding a Catering privilege
 - G. Contracts, Agreements:
 1. Consideration of approval of a resolution approving Beverage Agreement with PepsiCo Beverage Sales, LLC [Triumph Park]
 2. Consideration of approval of a resolution approving Polling Place Agreement between the Dallas County Commissioner of Elections and City of Waukee [Waukee Precinct 10]
 3. Consideration of approval of a resolution approving Agreement for Professional Consulting Services with OPN Architects [Waukee City Hall Renovation and Security Upgrades Project]
 4. Consideration of approval of a resolution approving OpenGov Citizen Request Management (CRM) software services agreement and project scope

5. Consideration of approval of a resolution approving Streetlight Proposal from MidAmerican Energy Company [NW 2nd Street, NW Sunrise Drive and NW Sawyer Drive, WMIS #2902076]
6. Consideration of approval of a resolution approving various Agreements Concerning for Construction of Fence
- H. Change Orders, Payment Estimates, Acceptance of Public Improvements, Releases of Retainage:
 1. Consideration of approval of Payment Estimate No. 17 to Larson Construction Company, Inc., for the Triumph Park Project in the amount of \$267,393.27
 2. Consideration of approval of Payment Estimate No. 7 to Larson Construction Company, Inc., for the Triumph Park Fishing Pier Project in the amount of \$9,682.16
 3. Consideration of approval of Payment Estimate No. 2 to Core Construction Services, LLC, for the Waukee Public Works Site Expansion Phase 1 Project in the amount of \$1,793.60
 4. Consideration of approval of Payment Estimate No. 1 to Traffic Control Corporation for the Traffic Signal Enhancement Project – Management Software [DOT Project No.:ICAAP-SWAP-8177(624--SH-25), in the amount of \$292,712.05
 5. Consideration of approval of Payment Estimate No. 11 to Alliance Construction Group, LLC, for the SE Ashworth Road Corridor Improvement Project, SE Parkview Crossing Drive to SE Glacier Trail, in the amount of \$12,711.09
 6. Consideration of approval of Payment Estimate No. 7 to C.L. Carroll Co., Inc., for the 2021 Well Rehabilitation Phase 2 Project in the amount of \$92,150.00
 7. Consideration of approval of a resolution accepting public improvements [Autumn Valley Plat 1]
- I. Awards of Quote:
 1. Consideration of approval of a resolution awarding quote for demolition [500 N. Warrior Lane]
 2. Consideration of approval of a resolution awarding quote for Street Median Landscape Maintenance
 3. Consideration of approval of a resolution awarding quote for Waukee City Hall Wall Repair
 4. Consideration of approval of a resolution rejecting quote for Southfork Drive Culvert Repairs
- J. Fixing Dates for Public Hearings:
 1. Consideration of approval of a resolution ordering construction of Lift Station No. 2 Rehabilitation Project and fixing a date for hearing thereon and taking bids therefor
 2. Consideration of approval of a resolution ordering construction of Little Walnut Creek Trunk Sewer Extension Phase 5 Project and fixing a date for hearing thereon and taking bids therefor
- K. Consideration of approval of a resolution approving construction drawings [Maple Grove Place]
- L. Consideration of approval of a resolution approving revised construction drawings [Waukee Crossing Plat 2]

- 2) **MAYOR'S APPOINTMENT AND RESOLUTION:** Consideration of approval of a resolution approving mayor's appointment of City of Waukee representation to the Mid-Iowa Planning Alliance (MIPA) Board of Directors for 2022
- 3) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from C-1 to M-1, a property to be known as Legacy Park West [second reading]
- 4) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from R-2 to R-2/PD-1 and R-4, a property to be known as Indi Run Plat 4 [second reading]
- 5) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from R-4 to R-3/PD-1, a property to be known as RealtyLink [second reading]
- 6) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from C-1 to R-3, a property known as Stratford Crossing Plat 1, Outlot W [second reading]
- 7) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 77, Waukee Municipal Code, regarding the use of skateboards on public rights of way [second, third (final) readings]
- 8) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from A-1 and K-MF Stacked Medium to K-MF Stacked Medium /PD-1, a property to be known as Edencrest at Kettlestone [third (final) reading]
- 9) **RESOLUTION:** Consideration of approval of a resolution approving and adopting Northwest Neighborhood Phase 1 Plan and Neighborhood Design Guidelines

- J. **REPORTS:**
- A. City Administrator Report
 - B. City Attorney Report

C. Council Member Reports

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 to have reasonable accommodations provided.

Rules of Order and Decorum for the 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 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.