



**WAUKEE CITY COUNCIL
REGULAR MEETING**

**DATE: MONDAY, APRIL 3, 2023
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=162574&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.

- 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. MONTHLY MAYOR'S REPORT**
- G. PRESENTATIONS: NONE**
- H. PUBLIC HEARINGS:**
 - 1)** On an ordinance to amend Chapter 169, Zoning Regulations, District Regulations, Waukeee, Iowa, by adding consumer fireworks sales as a permitted use to commercial zoning districts
 - 2)** On certain amendments to agreements with Northpointe Development II Corporation for an affordable housing project
 - 3)** On the authorization of the issuance of Bonds or Capital Loan Notes to evidence the obligation of the City thereunder [Not to Exceed \$35,000,000 General Obligation Urban Renewal Bonds or Capital Loan Notes (UR)]

- 4) On hearing on the authorization of the issuance of Bonds or Capital Loan Notes to evidence the obligation of the City thereunder [Not to Exceed \$700,000 General Obligation Bonds or Capital Loan Notes (GCP)]
- 5) On the issuance of Not to Exceed \$25,000,000 General Obligation Local Option Sales Tax Bonds

I. PUBLIC HEARING ACTION ITEMS:

- 1) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 169, Zoning Regulations, District Regulations, Waukee, Iowa, by adding consumer fireworks sales as a permitted use to commercial zoning districts [introduction; first reading]
- 2) **Affordable Housing Project**
 - A. **RESOLUTION:** Consideration of approval of a resolution approving and executing an Amendment to an Option to Purchase Agreement with Northpointe Development II Corporation
 - B. **RESOLUTION:** Consideration of approval of a resolution approving and executing an Amendment to a Development Agreement with Northpointe Development II Corporation
- 3) **General Obligation Bonds or Capital Loan Notes**
 - A. **RESOLUTION:** Consideration of approval of a resolution instituting proceedings to take additional action [Not to Exceed \$35,000,000 General Obligation Urban Renewal Bonds or Capital Loan Notes (UR)]
 - B. **RESOLUTION:** Consideration of approval of a resolution instituting proceedings to take additional action [Not to Exceed \$700,000 General Obligation Bonds or Capital Loan Notes (GCP)]
 - C. **RESOLUTION:** Consideration of approval of a resolution instituting proceedings to take additional action [Not to Exceed \$25,000,000 General Obligation Local Option Sales Tax Bonds]

J. ACTION ITEMS:

- 1) **CONSENT AGENDA PART 1** [All items listed under the Consent Agenda will be considered for approval through one motion and second. 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 04/03/2023 Bill List; 03/31/2023 Payroll
 - B. Consideration of approval of City Council Minutes of 03/20/2023 Regular Meeting, 03/27/2023 Special Meeting
 - C. Receipt and File:
 1. Consideration of approval of receipt and file of a Mayor's Proclamation recognizing 2022 Citizen of the Year Todd McDonald
 2. Consideration of approval of receipt and file of Board of Adjustment Minutes of 03/23/2023 meeting
 3. Consideration of approval of receipt and file of the purchase of a Chevrolet Silverado 1500 4WD Crew Cab 157" Work Truck from Karl Chevrolet of Ankeny, IA, in the amount of \$38,471.50 [Waukee Public Works Department]
 - D. Consideration of approval of a resolution approving the temporary closing of SE Applewood Lane from SE Olson Drive south to the terminus of the cul-de-sac on Monday, July 3, 2023, between the hours of 5:00 p.m. and 11:00 p.m. for the purpose of a neighborhood block party
 - E. 4th of July Celebration:
 1. Consideration of approval of a resolution approving the temporary closing of certain public streets for the City of Waukee Celebration of Independence
 2. Consideration of approval of a resolution approving temporary parking along SE Booth Avenue from S. Warrior Lane east to its terminus on July 4, 2023, for the City of Waukee Celebration of Independence
 3. Consideration of approval of a motion approving an Agreement between J & M Displays and the City of Waukee for July 4, 2023, Fireworks Display
 4. Consideration of approval of a motion approving Fireworks Display Permit for the City of Waukee for July 4, 2023, in Centennial Park (rain date July 5, 2023)
 - F. Contracts, Agreements:

1. Consideration of approval of a resolution approving Agreement for Professional Consulting Services with Veenstra & Kimm, Inc. [Bluestem Trunk Sewer Phase 2 Project]
2. Consideration of approval of a resolution approving Supplemental Agreement No. 1 for Professional Consulting Services with Snyder & Associates, Inc. [Traffic Signal Enhancements Project]
3. Consideration of approval of a resolution approving Acknowledgment of Satisfaction and Termination of Agreements between the City of Waukee and the Waukee Community School District [Triumph Park/Waukee Northwest High School]
- G. Change Orders, Payment Estimates, Acceptance of Public Improvements, Releases of Retainage:
 1. Consideration of approval of Payment Estimate No. 8 (Final) to Core Construction Services, LLC, for the Waukee Public Works 2nd Floor Expansion Project in the amount of \$1,544.70
 2. Consideration of approval of a resolution accepting public improvements [Waukee Public Works 2nd Floor Expansion Project]
 3. Consideration of approval of release of retainage to Iowa Signal, Inc., for the Traffic Signal Enhancement Project, Detection Upgrades, in the amount of \$17,820.48
 4. Consideration of approval of release of retainage to Traffic Control Companies for the Traffic Signal Enhancement Project, Software, in the amount of \$9,052.95
- H. Fixing Dates for Public Hearings:
 1. Consideration of approval of a motion setting May 15, 2023, as the date of public hearing on an amendment to the FY2023 budget
 2. Consideration of approval of a resolution ordering construction of Hickman Road (US 6) & 161st Street/SE Legacy Pointe Blvd. Intersection Improvements Phase 1 Project and fixing a date for hearing thereon and taking bids therefor
- I. Consideration of approval of a resolution approving Public Utility Easement [Courtyards at Parkside Plat 2, Outlot Z]
- J. Consideration of approval of a resolution approving IEDA Community Catalyst Building Remediation Program grant full application
- K. Consideration of approval of a resolution approving and adopting the City of Waukee Economic Development Business Retention and Expansion (BRE) Action Plan

2) CONSENT AGENDA PART 2 [All items listed under the Consent Agenda will be considered for approval through one motion and second. 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. \$13,200,000 Sewer Revenue Capital Loan Notes, Series 2023A:
 1. Consideration of approval of a motion to file and approve the form of Tax Exemption Certificate and Loan and Disbursement Agreement
 2. Consideration of approval of a resolution approving and authorizing a form of Loan and Disbursement Agreement by and between the City of Waukee, Iowa, and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of \$13,200,000 Sewer Revenue Capital Loan Notes, Series 2023A, of the City of Waukee, Iowa, under the provisions of the Code of Iowa, and providing for a method of payment of said Notes

- 3) MAYOR'S APPOINTMENT AND RESOLUTION:** Consideration of approval of a resolution approving mayor's appointment of a citizen member to the Board of Adjustment for an unexpired term ending January 31, 2024
- 4) MAYOR'S APPOINTMENT AND RESOLUTION:** Consideration of approval of a resolution approving mayor's appointment of a citizen member to the Planning and Zoning Commission for an unexpired term ending January 31, 2025
- 5) ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 68, Parking Regulations, by repealing and replacing Section 68.13, Parking Restrictions in Residential Districts [introduction; first reading]
- 6) ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 169, Zoning Regulations, District Regulations, by amending Chapter 169.01, Districts Established; and Chapter 169.02, Official Zoning Map, by repealing said sections and enacting in lieu thereof the re-adoption of the Official Zoning Map [second, third (final) readings]
- 7) RESOLUTION:** Consideration of approval of a resolution approving the purchase of a 2025 Emergency One (E-1) fire engine from Banner Fire Equipment, Inc., of Roxana, IL, in the amount of \$885,822.00 [Waukee Fire Department]
- 8) RESOLUTION:** Consideration of approval of a resolution approving final plat for Prairie Village Plat 1

9) **RESOLUTION:** Consideration of approval of a resolution approving site plan for Waukee Family Townhomes Maintenance Building [1315 SE Jacob Drive]

10) **RESOLUTION:** Consideration of approval of a resolution approving site plan for Lot 2, Waukee Towne Center Plat 2 [980 SE Laurel Street]

11) ***Waukee Towne Center Plat 3***

A. **RESOLUTION:** Consideration of approval of a resolution approving preliminary plat

B. **RESOLUTION:** Consideration of approval of a resolution approving construction drawings

C. **RESOLUTION:** Consideration of approval of a resolution approving final plat

- K. **REPORTS:**
- A. City Administrator Report
 - B. City Attorney Report
 - C. Council Member Reports

ADJOURNMENT

*Pursuant to §21.4(2) of the Code of Iowa (2023), 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 515-978-7904 or email bschueff@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 bschueff@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.