



**WAUKEE CITY COUNCIL
REGULAR MEETING**

DATE: MONDAY, APRIL 17, 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.waukee.org/Public/Browse.aspx?id=162574&dbid=0&repo=Waukee>**

***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 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 Waukee 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 (Waukee.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. PRESENTATIONS: NONE**
- G. PUBLIC HEARINGS:**
 - 1) On an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from C-1A/PD-1 to C-1/ PD-1, a parcel known as Waukee Towne Center
 - 2) On a proposed City of Waukee FY2024 budget
 - 3) On a proposed Capital Improvement Program for Fiscal Years 2024-2028
- 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 C-1A/PD-1 to C-1/ PD-1, a parcel known as Waukee Towne Center [introduction; first reading]
 - 2) **RESOLUTION:** Consideration of approval of a resolution adopting the City of Waukee FY2024 budget

- 3) **RESOLUTION:** Consideration of approval of a resolution approving City of Waukee Capital Improvement Program for Fiscal Years 2024-2028
- 4) **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
- 5) **RESOLUTION:** Consideration of approval of a resolution adopting the City of Waukee 2023 Fee Schedule

I. ACTION ITEMS:

- 1) **CONSENT AGENDA** [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 04/17/2023 Bill List; 04/14/2023 Payroll
 - B. Consideration of approval of City Council Minutes of 04/03/2023 Regular Meeting, 04/10/2023 Special Meeting
 - C. Consideration of approval of 8-month Class C Retail Alcohol License with Outdoor Service privilege for Underdogs, Inc., d/b/a Mullets [890 SE Olson Drive], pending approved temporary site use permit
 - D. Consideration of approval of a resolution approving temporary parking along SE Booth Avenue from S. Warrior Lane east to its terminus on May 13, 2023, for the Waukee Firefighters Association Pancake Breakfast
 - E. Consideration of approval of a resolution approving the use of Triangle Park and the temporary closing of certain public streets for the 2023 Farmers Market
 - F. Consideration of approval of receipt and file of the purchase of a 2023 Chevrolet 1500 Crew Cab truck via Iowa Department of Transportation Bidding from Karl Chevrolet of Ankeny, IA, in the amount of \$40,040.70 [Waukee Parks & Recreation Department]
 - G. Contracts, Agreements:
 - 1. Consideration of approval of a resolution approving Facilities Reimbursement Agreement, Waukee No. 2 Station Rebuild to Unregulated Station [Northern Natural Gas Company]
 - 2. Consideration of approval of a resolution approving Master Services Agreement between City of Waukee and CivicServe [Waukee Economic Development Department]
 - H. Change Orders, Payment Estimates, Acceptance of Public Improvements, Releases of Retainage:
 - 1. Consideration of approval of Change Order No. 2 to Bergstrom Construction, Inc., for the Waukee City Hall Security Upgrades Project, increasing the contract in the amount \$2,997.00
 - 2. Consideration of approval of Payment Estimate No. 3 to Bergstrom Construction, Inc., for the Waukee City Hall Security Upgrades Project in the amount of \$40,418.70
 - 3. Consideration of approval of Payment Estimate No. 15 to Core Construction Services, LLC, for the Waukee Public Works Site Expansion Phase 1 Project in the amount of \$48,179.16
 - 4. Consideration of approval of Change Order No. 3 to WRH, Inc., for the Lift Station No. 2 Rehabilitation Project, increasing the contract in the amount of \$11,435.35
 - 5. Consideration of approval of Payment Estimate No. 8 to WRH, Inc., for the Lift Station No. 2 Rehabilitation Project in the amount of \$132,281.31
 - 6. Consideration of approval of Payment Estimate No. 7 to Rognes Corporation for the West Area Trunk Sewer Extension Phase 2 Project in the amount of \$297,682.86
 - 7. Consideration of approval of Payment Estimate No. 1 to S.J. Louis Construction, Inc., for the NE Outfall Sewer Project in the amount of \$120,695.79
 - 8. Consideration of approval of Payment Estimate No. 2 to Concrete Technologies, Inc., for the NW Douglas Parkway Grade, Partial Pave and JUT Project in the amount of \$3,151.15
 - 9. Consideration of approval of Payment Estimate No. 16 to Concrete Technologies, Inc., for the Ute Avenue and Ashworth Road Intersection Project in the amount of \$17,135.48
 - 10. Consideration of approval of Payment Estimate No. 12 to Absolute Concrete Construction, Inc., for the Warrior Lane Improvements Phase 2 Project in the amount of \$14,297.97
 - 11. Consideration of approval of Payment Estimate No. 11/release of retainage to Larson Construction, Co., Inc., for the Triumph Park Fishing Pier Project in the amount of \$30,500.00
 - 12. Consideration of approval of a resolution accepting public improvements [Ashley Acres Plat 2]
 - 13. Consideration of approval of a resolution accepting public improvements [Ashley Acres Plat 3]
 - I. Consideration of approval of a resolution approving and adopting the City of Waukee Small Business Attraction Action Plan
 - J. Consideration of approval of a resolution approving various Agreements Concerning Construction of Fence
- 2) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 92, Water Rates, by amending Section 92.02, Water Rates, as specified; by amending Section

- 92.04, Irrigation Water Rates, as specified; and by amending Section 92.07, Service Discontinued, by amending Subsection 92.07(2), Notice to Landlords [introduction; first reading]
- 3) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 98, Sewer Service Charges, by amending Section 98.01, Sewer Service Charges Required, as specified [introduction; first reading]
- 4) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 100, Stormwater Management Utility, by amending Section 100.05, Stormwater Service Rates and Charges, as specified [introduction; first reading]
- 5) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 106, Collection of Solid Waste, by amending Section 106.10, Collection Charges, as specified [introduction; first reading]
- 6) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 110, Natural Gas Service Rates and Charges, by amending Section 110.02, Monthly Rates, as specified [introduction; first reading]
- 7) **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 [second, third (final) readings]
- 8) **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 [second, third (final) readings]
- 9) **RESOLUTION:** Consideration of approval of a resolution approving final plat for KeeTown Loop Plat 3
- 10) **RESOLUTION:** Consideration of approval of a resolution approving site plan for KeeTown Loop – R1 [2856 Grand Prairie Parkway]
- 11) **RESOLUTION:** Consideration of approval of a resolution approving extension of site plan for Fareway Stratford Crossing [350 NW 10th Street]

- 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 (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 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.