



**WAUKEE CITY COUNCIL
REGULAR MEETING**

**DATE: MONDAY, JUNE 6, 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.waukee.org/Public/Browse.aspx?id=179133&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 A-1 to R-2 and R-3, a parcel to be known as Fox Creek Meadows**
- 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 R-2 and R-3, a parcel to be known as Fox Creek Meadows [introduction; first reading]
- 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 06/06/2022 Bill List; 05/27/2022 Payroll
 - B. Consideration of approval of City Council Minutes of 05/16/2022 Regular Meeting
 - C. Consideration of approval of a resolution recognizing error in the 05/16/2022 Consent Agenda and ratifying approval of the Construction Drawings for Stratford Crossing Plats 12 and 13
 - D. Consideration of approval of a resolution approving a job description and pay grade [Economic Development Director]
 - E. Consideration of approval of a resolution approving FY2022 Transfers
 - F. Consideration of approval of a resolution approving City of Waukee Natural Gas Emergency Response Plan, Operations and Maintenance Requirements and Recommendations, Operations and Maintenance Written Procedures
 - G. Liquor License Applications, Renewals:
 - 1. Consideration of approval of 12-month Class C Liquor License for TASTE OF NEW YORK WAUKEE, LLC, d/b/a Taste of New York Waukee [769 SE Alice's Road], pending issuance of Certificate of Occupancy
 - 2. Consideration of approval of renewal of 12-month Class C Liquor License with Outdoor Service and Sunday Sales privileges for Cork & Kerry, Inc., d/b/a Mickey's Irish Pub [50-54 Laurel Street], pending approval by Fire Marshal
 - 3. Consideration of approval of ownership update and renewal of 12-month Class C Beer Permit with Class B Wine Permit and Sunday Sales privileges for Fleet Farm Wholesale Supply Co., LLC, d/b/a Fleet Farm [1300 SE Kettlestone Boulevard]
 - 4. Consideration of approval of ownership update and renewal of 12-month Class C Beer Permit with Class B Wine Permit and Sunday Sales privileges for Fleet Farm Wholesale Supply Co., LLC, d/b/a Fleet Farm Fuel [1240 SE Kettlestone Boulevard]
 - 5. Consideration of approval of renewal of 12-month Class E Liquor License with Class C Beer Permit, Class B Wine Permit and Sunday Sales privileges for Hy-Vee, Inc., d/b/a Hy-Vee [1005 E. Hickman Road]
 - 6. Consideration of approval of renewal of 12-month Class C Liquor License with Outdoor Service and Sunday Sales privileges for Hy-Vee, Inc., d/b/a Hy-Vee Market Grille [1005 E. Hickman Road, Café Area]
 - 7. Consideration of approval of renewal of 12-month Class E Liquor License with Class B Wine Permit, Class B Beer Permit and Sunday Sales privileges for Hy-Vee, Inc., d/b/a Hy-Vee Fast and Fresh #2 [155 W. Hickman Road]
 - H. Contracts, Agreements:
 - 1. Consideration of approval of a resolution approving Agreement for Professional Consulting Services with Stantec Consulting Services, Inc. [NE Outfall Sewer Project, Little Walnut Creek Coordination]
 - 2. Consideration of approval of a resolution approving Agreement for Professional Consulting Services with WHKS & Co. [NW Sunrise Drive Culvert Design]
 - 3. Consideration of approval of a resolution approving Professional Consulting Services Amendment No. 1 with Foth Infrastructure and Environment, LLC [Kettlestone Burt Property Environmental Services]
 - 4. Consideration of approval of a resolution approving various Agreements Concerning Construction of Fence
 - I. Change Orders, Payment Estimates, Acceptance of Public Improvements, Releases of Retainage:
 - 1. Consideration of approval of Change Order No. 2 to Concrete Connections, Inc., for the Sugar Creek Park Project, increasing the contract in the amount of \$2,684.00
 - 2. Consideration of approval of Payment Estimate No. 6 to Concrete Connections, Inc., for the Sugar Creek Park Project in the amount of \$61,011.66
 - 3. Consideration of approval of Change Order No. 2 to Elder Corporation for the NW Douglas Parkway Construction Project, NW 10th Street to NW 2nd Street, increasing the contract in the amount of \$1,860.00
 - 4. Consideration of approval of Change Order No. 1 to The Concrete Contracting Company for the 2022 Ashworth Road Pavement Patching Project, increasing the contract in the amount of \$5,740.80
 - 5. Consideration of approval of Payment Estimate No. 1 (Final) to The Concrete Contracting Company for the 2022 Ashworth Road Pavement Patching Project in the amount of \$178,993.82
 - 6. Consideration of approval of a resolution accepting public improvements [2022 Ashworth Road Pavement Patching Project]
 - 7. Consideration of approval of Change Order No. 2 to Busy Bee Construction, LLC, for the Transite Water Main Replacement Phase 2 Project, decreasing the contract in the amount of \$8,462.82
 - 8. Consideration of approval of Payment Estimate No. 4 (Final) to Busy Bee Construction, LLC, for the Transite Water Main Replacement Phase 2 Project in the amount of \$25,175.00
 - 9. Consideration of approval of a resolution accepting public improvements [Transite Water Main Replacement Phase 2 Project]
 - J. Fixing Dates for Public Hearings:
 - 1. Consideration of approval of a motion setting July 5, 2022, 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] to K-MF Stacked Med [Kettlestone Multi-Family Stacked Medium District] (Launch Townhomes at Kettlestone)

2. Consideration of approval of a motion setting July 5, 2022, as the date of public hearing on an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from C-1 [Community and Highway Service Commercial District]/PD-1 [Planned Development Overlay District] and C-1A [Neighborhood Commercial District]/PD-1 [Planned Development Overlay District] to C-1 [Community and Highway Service Commercial District]/PD-1 [Planned Development Overlay District] (Waukee Towne Center)
3. Consideration of approval of a resolution ordering construction of U.S. 6 (Hickman Road) & Berkshire Parkway/SE Waco Place Intersection Improvements Project and ratifying, confirming and approving deadline for submission of bids and fixing a date for hearing therefor

- 2) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 100, Stormwater Management Utility, by amending Section 100.05, Stormwater Services Rates and Charges, to correct a scrivener's error repealing Subsections 100.05(1) and 100.05(3) [introduction; first, second, third (final) readings]
- 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, a parcel to be known as Hamilton Ridge Plat 12 [third (final) reading]
- 4) **RESOLUTION:** Consideration of approval of a resolution directing sale of \$11,755,000 (subject to adjustment per terms of offering) General Obligation Bonds, Series 2022A
- 5) **RESOLUTION:** Consideration of approval of a resolution approving a site plan for Dupaco Community Credit Union [1090 E. Hickman Road]
- 6) **RESOLUTION:** Consideration of approval of a resolution approving preliminary plat for New Creations
- 7) **RESOLUTION:** Consideration of approval of a resolution approving final plat for New Creations
- 8) **RESOLUTION:** Consideration of approval of a resolution approving site plan for New Creations [801 and 831 NE Venture Drive]
- 9) **RESOLUTION:** Consideration of approval of a resolution approving final plat for Edencrest Kettlestone Plat 1
- 10) **RESOLUTION:** Consideration of approval of a resolution approving site plan for Edencrest Kettlestone [805 SE Tallgrass Lane]
- 11) **RESOLUTION:** Consideration of approval of a resolution approving preliminary plat for Prairie Village Townhomes Plat 1
- 12) **RESOLUTION:** Consideration of approval of a resolution approving final plat for Prairie Village Townhomes Plat 1
- 13) **RESOLUTION:** Consideration of approval of a resolution approving site plan for Prairie Village Townhomes Plat 1
- 14) **RESOLUTION:** Consideration of approval of a resolution approving final plat for Painted Woods West Plat 4
- 15) **RESOLUTION:** Consideration of approval of a resolution approving Agreement for Professional Consulting Services with Ryan Companies US, Inc. [Public Safety Facility Project, Construction Manager as Agent]
- 16) **RESOLUTION:** Consideration of approval of a resolution approving and adopting City of Waukee Trails Master Plan

- 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 (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 bschueft@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.