



**WAUKEE CITY COUNCIL
REGULAR MEETING**

**DATE: MONDAY, JUNE 20, 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 R-4/PD-1 and R-2/PD-1 to R-4/PD-1, a parcel to be known as Petersen Townhomes
 - 2)** On plans, specifications, form of contract and estimate of cost [2022/2023 Manhole Rehabilitation Project]
 - 3)** On plans, specifications, form of contract and estimate of cost [West Area Trunk Sewer Extension Phase 2 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 R-4/PD-1 and R-2/PD-1 to R-4/PD-1, a parcel to be known as Petersen Townhomes [introduction; first reading]
- 2) **2022/2023 Manhole Rehabilitation 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
- 3) **West Area Trunk Sewer Extension Phase 2 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

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 06/20/2022 Bill List; 06/10/2022 Payroll
 - B. Consideration of approval of City Council Minutes of 06/06/2022 Regular Meeting, 06/13/2022 Special Meeting, 06/16/2022 Work Session
 - C. Liquor License Applications, Renewals:
 1. Consideration of approval of renewal of 12-month Class C Beer Permit with Class B Wine Permit and Sunday Sales privileges for Kwik Trip, Inc., d/b/a Kwik Star #1056 [855 SE Alice's Road]
 2. Consideration of approval of renewal of 12-month Class B Beer Permit with Outdoor Service and Sunday Sales privileges for FMWAUK, LLC, d/b/a Pancheros Mexican Grill [757 E. Hickman Road]
 - D. Consideration of approval of a Fiscal Year 2023 Iowa Retail Permit Application for Cigarette/Tobacco/Nicotine/Vapor for the following businesses:
 1. Casey's Marketing Co., d/b/a Casey's General Store #2179
 2. Casey's Marketing Co., d/b/a Casey's General Store #2538
 3. Casey's Marketing Co., d/b/a Casey's General Store #3640
 4. Kwik Trip, Inc., d/b/a Kwik Star #1056
 5. Kum & Go, LC, d/b/a Kum & Go #59
 6. Kum & Go, LC, d/b/a Kum & Go #75
 7. Kum & Go, LC, d/b/a Kum & Go #540
 8. Kum & Go, LC, d/b/a Kum & Go #1202
 9. Fareway Stores, Inc., d/b/a Fareway Stores, Inc. #989
 10. Hy-Vee, Inc., d/b/a Hy-Vee
 11. Hy-Vee, Inc., d/b/a Hy-Vee C-Store
 12. Hy-Vee, Inc., d/b/a Hy-Vee Fast and Fresh
 13. Hy-Vee, Inc., d/b/a Hy-Vee Fast and Fresh #2
 14. Guns N Roeses, Inc., d/b/a Kenny's
 15. Fleet Farm Wholesale Supply Co., LLC, d/b/a Fleet Farm
 16. Fleet Farm Wholesale Supply Co., LLC, d/b/a Fleet Farm Fuel
 17. Waukee Convenience, LLC, d/b/a World Liquor & Tobacco + Vapors
 18. Leaf Brothers Cigars, LLC, d/b/a Leaf Brothers Cigars
 19. RAYA, Inc., d/b/a Waukee Liquor & Food Mart
 20. Kranto Kollection, d/b/a BUDU\BU Smokeshop (new)
 - E. Block Party Permit Applications, Temporary Street Closures:
 1. Consideration of approval of a resolution approving the temporary closing of NW Pine Bluff Circle from NW Lexington Drive north to its terminus on Saturday, July 2, 2022, with an alternate date of Sunday, July 3, 2022, between the hours of 1:00 p.m. and 11:45 p.m. for the purpose of a neighborhood block party
 2. Consideration of approval of a resolution approving the temporary closing of Snyder Street from Aidan Street to Emerson Lane on Saturday, July 2, 2022, with an alternate date of Sunday, July 3, 2022, between the hours of 2:00 p.m. and 11:00 p.m. for the purpose of a neighborhood block party
 3. Consideration of approval of a resolution approving the temporary closing of NE Bowman Drive from 485 NE Bowman Drive to 510 NE Bowman Drive on Sunday, July 3, 2022, between the hours of 11:00 a.m. and 11:00 p.m. for the purpose of a neighborhood block party
 4. Consideration of approval of a resolution approving the temporary closing of SE Madrone Lane from 630 SE Madrone Lane to SE Crabapple Court on Sunday, July 3, 2022, between the hours of 3:00 p.m. and 10:00 p.m. for the purpose of a neighborhood block party

5. Consideration of approval of a resolution approving the temporary closing of SE Peachtree Drive from 2145 SE Peachtree Drive to 2185 SE Peachtree Drive on Monday, July 4, 2022, between the hours of 2:00 p.m. and 11:00 p.m. for the purpose of a neighborhood block party
6. Consideration of approval of a resolution approving the temporary closing of NE Fox Run Trail from 45 NE Fox Run Trail west to N. Warrior Lane on Monday, July 4, 2022, between the hours of 5:00 p.m. and 10:00 p.m. for the purpose of a neighborhood block party
7. Consideration of approval of a resolution approving the temporary closing of SE Carefree Lane from SE Melrose Drive to SE Marshall Drive on Monday, July 4, 2022, between the hours of 5:30 p.m. and 11:30 p.m. for the purpose of a neighborhood block party
8. Consideration of approval of a resolution approving the temporary closing of SE Oak Leaf Lane from SE Olson Drive north to SE Hawthorne Ridge Drive on Friday, July 22, 2022, between the hours of 5:30 p.m. and 10:00 p.m. for the purpose of a neighborhood block party
9. Consideration of approval of a resolution approving the temporary closing of SE Parkview Crossing Drive from SE Tallgrass Lane to SE Esker Ridge Drive on Thursday, June 30, 2022, between the hours of 3:00 p.m. and 11:00 p.m. for the Myriad Advisor Solutions ribbon cutting event
10. Consideration of approval of a resolution approving the temporary closing of certain portions of public streets on Thursday, September 29, 2022, for the Waukee Community School District Homecoming Parade
- F. Consideration of approval of a resolution agreement with Dr. Thomas Wernimont [Medical Director]
- G. Consideration of approval of a resolution approving Policy for Examination and Copying of Public Records, Amendment No. 3
- H. Consideration of approval of a resolution adopting City of Waukee 2022 Fee Schedule, Revision No. 1
- I. Consideration of approval of a resolution appointing Paying Agent, Bond Registrar, and Transfer Agent, Approving the Paying Agent and Bond Registrar and Transfer Agent Agreement and Authorizing the Execution of the Agreement [\$11,755,000 General Obligation Bonds, Series 2022A]
- J. Consideration of approval of a resolution authorizing and providing for the issuance, and levying a tax to pay the Bonds; Approval of the Tax Exemption Certificate and Continuing Disclosure Certificate [\$11,755,000 General Obligation Bonds, Series 2022A]
- K. Consideration of approval of a resolution approving Agreement for Professional Consulting Services Amendment No. 1 with Genus Landscape Architects [Stratford Crossing Neighborhood Park]
- L. Change Orders, Payment Estimates, Acceptance of Public Improvements, Releases of Retainage:
 1. Consideration of approval of Payment Estimate No. 20 to Larson Construction Company, Inc., for the Triumph Park Project in the amount of \$1,254,421.72
 2. Consideration of approval of Payment Estimate No. 10 (Final) to Larson Construction Company, Inc., for the Triumph Park Fishing Pier Project in the amount of \$39,090.54
 3. Consideration of approval of Payment Estimate No. 2 to Core Construction Services, LLC, for the Waukee Public Works 2nd Floor Expansion Project in the amount of \$20,517.15
 4. Consideration of approval of Payment Estimate No. 5 to Core Construction Services, LLC, for the Waukee Public Works Site Expansion Phase 1 Project in the amount of \$160,731.45
 5. Consideration of approval of Change Order No. 2 to NPL Construction Co. for the 170th Street Transmission Line Relocation Phase 2 Project increasing the contract amount by \$12,500.00
 6. Consideration of approval of Payment Estimate No. 2 to MNM Concrete Specialists for the 2021/2022 ADA Sidewalk Improvement Project in the amount of \$25,247.01
 7. Consideration of approval of Payment Estimate No. 13 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 \$135,744.55
 8. Consideration of approval of Payment Estimate No. 11 to Elder Corporation for the NW 2nd Street Project, NW Venture Drive to NW Douglas Parkway, in the amount of \$138,078.67
 9. Consideration of approval of Payment Estimate No. 10 to Elder Corporation for the NW Douglas Parkway Project, NW 10th Street to NW 2nd Street, in the amount of \$117,522.56
 10. Consideration of approval of Payment Estimate No. 3 to Absolute Concrete Construction, Inc., for the Warrior Lane Improvements Phase 2 Project in the amount of \$141,535.04
 11. Consideration of approval of Payment Estimate No. 7 to Concrete Technologies, Inc., for the Ute Avenue & Ashworth Road Intersection Improvements Project in the amount of \$222,844.14
 12. Consideration of approval of Payment Estimate No. 2 to Elder Corporation for the NW Douglas Parkway Culvert and Pond Improvements Project in the amount of \$490,372.76
 13. Consideration of approval of Payment Estimate No. 10 to C.L. Carroll Co., Inc., for the 2021 Well Rehabilitation Phase 2 Project in the amount of \$92,497.70
- M. Consideration of approval of a resolution ordering construction of NW Douglas Parkway Project – Grade, Partial Pave and Joint Utility Trench and fixing a date for hearing thereon and taking bids therefor
- N. Consideration of approval of a resolution ratifying, confirming, and approving the change in date for submission of bids and for public hearing on plans, specifications, form of contract and estimate of costs [U.S. 6 (Hickman Road) & Berkshire Parkway/SE Waco Place Intersection Improvements Project]

- 2) **MAYOR'S APPOINTMENT AND RESOLUTION:** Consideration of approval of a resolution approving the mayor's appointment of citizen members to the Library Board of Trustees for three-year terms to end June 30, 2025
- 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-2 and R-3, a parcel to be known as Fox Creek Meadows [second reading]
- 4) **RESOLUTION:** Consideration of approval of a temporary use permit for Jake's Fireworks, Inc. [1356 E. Hickman Road]
- 5) **RESOLUTION:** Consideration of approval of a resolution approving site plan for RJ Lawn & Landscape Expansion [655 Interstate Parkway]
- 6) **RESOLUTION:** Consideration of approval of a resolution approving final plat for Spring Crest Townhomes Plat 2
- 7) **RESOLUTION:** Consideration of approval of a resolution approving site plan for Spring Crest Townhomes Plat 2
- 8) **RESOLUTION:** Consideration of approval of a resolution approving site plan for Lot 3 of Stone Prairie Plat 7 [295 SE Westown Parkway]
- 9) **RESOLUTION:** Consideration of approval of a resolution approving wage or salary rates of non-represented City of Waukee employees as of July 3, 2022
- 10) **MOTION:** Consideration of approval of Change Order No. 1 to Absolute Concrete for the NE Douglas Parkway Extension Project, increasing the contract in the amount of \$52,483.10
- 11) **MOTION:** Consideration of approval of Payment Estimate No. 7 to Absolute Concrete for the NE Douglas Parkway Extension Project in the amount of \$24,290.46

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

- K. **CLOSED SESSION:** Pursuant to Code of Iowa §21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation

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.