



**WAUKEE CITY COUNCIL
REGULAR MEETING**

DATE: MONDAY, AUGUST 15, 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.

- 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: NONE**
- H. PUBLIC HEARING ACTION ITEMS: NONE**
- 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 08/15/2022 Bill List; 08/05/2022 Payroll**

- B. Consideration of approval of City Council Minutes of 08/01/2022 Regular Meeting
- C. Consideration of approval of receipt and file of 07/22/2022 correspondence from Mediacom regarding programming changes and rate adjustments
- D. Block Party Permit, Temporary Street Closure Applications:
 - 1. Consideration of approval of a resolution approving the temporary closing of SE Ashton Court from SE Parkview Crossing Drive west to 655 SE Ashton Court on Saturday, August 27, 2022, with an alternate date of Friday, August 26, 2022, between the hours of 3:00 p.m. and 10:00 p.m. for the purpose of a neighborhood block party
 - 2. Consideration of approval of a resolution approving the temporary closing of Walnut Street from 5th Street west to 6th Street beginning Friday, October 8, 2022, at 9:00 a.m. and ending Saturday, October 9, 2022, at 12:00 p.m. for the Waukee Area Historical Society Wauktoberfest event
- E. Liquor License Applications, Renewals:
 - 1. Consideration of approval of renewal of 12-month Class E Liquor License with Class C Beer Permit and Class B Wine Permit privileges for Fareway Stores, Inc., d/b/a Fareway Stores, Inc. #989 [200 SE Laurel Street]
 - 2. Consideration of approval of renewal of 12-month Class C Liquor License with Sunday Service privilege for Cuatro Leon's Corporation, d/b/a Monterrey Express [757 SE Alice's Road], pending proof of dram insurance and Fire Marshal approval
 - 3. Consideration of approval of renewal of 12-month Class C Liquor License with Sunday Service privilege for Los Tres Amigos, Inc., d/b/a Los Tres Amigos [63 NE Carefree Lane], pending proof of dram insurance and Fire Marshal approval
- F. Contracts, Agreements:
 - 1. Consideration of approval of a resolution approving contract and bond [NW Douglas Parkway Project – Grade, Partial Pave and Joint Utility Trench]
 - 2. Consideration of approval of a resolution approving contract and bond [U.S. 6 (Hickman Road) & Berkshire Parkway/SE Waco Place Intersection Improvements Project]
 - 3. Consideration of approval of a resolution approving various Agreements Concerning for Construction of Fence
- G. Construction Drawings:
 - 1. Consideration of approval of a resolution approving construction drawings [Indi Run Plat 4]
 - 2. Consideration of approval of a resolution approving construction drawings [Indi Run Plat 5]
 - 3. Consideration of approval of a resolution approving construction drawings [Indi Run Plat 6]
- H. Change Orders, Payment Estimates, Acceptance of Public Improvements, Releases of Retainage:
 - 1. Consideration of approval of Payment Estimate No. 4 to Core Construction Services, Inc., for the Waukee Public Works 2nd Floor Expansion Project in the amount of \$99,916.25
 - 2. Consideration of approval of Payment Estimate No. 7 to Core Construction Services, Inc., for the Waukee Public Works Site Expansion Phase 1 Project in the amount of \$63,902.70
 - 3. Consideration of approval of Payment Estimate No. 1 to WRH, Inc., for the Lift Station No. 2 Rehabilitation Project in the amount of \$68,223.81
 - 4. Consideration of approval of Change Order No. 1 to C.L. Carroll Co., Inc., for the 2021 Well Rehabilitation Phase 2 Project increasing the contract in the amount of \$990.61
 - 5. Consideration of approval of Payment Estimate No. 11 to C.L. Carroll Co., Inc., for the 2021 Well Rehabilitation Phase 2 Project in the amount of \$129,736.38
 - 6. Consideration of approval of Payment Estimate No. 15 to Alliance Construction Group, LLC, for the SE Ashworth Road Corridor Improvements, SE Parkview Crossing Drive to SE Glacier Tral, in the amount of \$85,626.08
 - 7. Consideration of approval of Payment Estimate No. 13 to Elder Corporation for the NW 2nd Street Project, NW Venture Drive to NW Douglas Parkway, in the amount of \$17,676.94
 - 8. Consideration of approval of Payment Estimate No. 12 to Elder Corporation for the NW Douglas Parkway Project, NW 10th Street to NW 2nd Street, in the amount of \$46,155.80
 - 9. Consideration of approval of Change Order No. 2 to Elder Corporation for the NW Douglas Parkway Culvert and Pond Improvements Project increasing the contract in the amount of \$38,000.00
 - 10. Consideration of approval of Payment Estimate No. 4 to Elder Corporation for the NW Douglas Parkway Culvert and Pond Improvements Project in the amount of \$145,891.27
 - 11. Consideration of approval of Change Order No. 4 to Concrete Technologies, Inc., for the Ute Avenue and Ashworth Road Intersection Project increasing the contract in the amount of \$20,427.50
 - 12. Consideration of approval of Payment Estimate No. 9 to Concrete Technologies, Inc., for the Ute Avenue and Ashworth Road Intersection Project in the amount of \$256,791.79
 - 13. Consideration of approval of Payment Estimate No. 5 to Absolute Concrete Construction, Inc., for the Warrior Lane Improvements Phase 2 Project in the amount of \$597,858.75
 - 14. Consideration of approval of Payment Estimate No. 9 to Absolute Concrete Construction, Inc., for the Douglas Parkway Extension Project in the amount of \$265,346.45
 - 15. Consideration of approval of Change Order No. 4 to Absolute Concrete Construction, Inc., for the NW 10th Street Improvement Project, W. Hickman Road to NW Douglas Parkway, decreasing the contract in the amount of \$113,270.06

16. Consideration of approval of Payment Estimate No. 22 (Final) to Absolute Concrete Construction, Inc., for the NW 10th Street Improvement Project, W. Hickman Road to NW Douglas Parkway, in the amount of \$2,284.87
 17. Consideration of approval of Payment Estimate No. 2 to J&K Contracting, LLC, for the Little Walnut Creek Trunk Sewer Extension Phase 5 in the amount of \$209,746.53
 18. Consideration of approval of early release of retainage to J&K Contracting, LLC, for the Little Walnut Creek North Trunk Sewer Extension Phase 1 Project in the amount of \$54,279.88
 19. Consideration of approval of early partial release of retainage to J&K Contracting, LLC, for the Little Walnut Creek North Trunk Sewer Extension Phase 2 Project in the amount of \$60,657.76
 - I. Consideration of receipt and file of the purchase of a 2023 Ford F-150 Crew Cab truck via Iowa Department of Transportation Bidding from Stivers Ford Lincoln of Waukee, IA, in the amount of \$46,908.00 [Waukee Parks & Recreation Department]
 - J. Consideration of approval of a resolution approving a job description and pay grade [Engineering Technician Lead]
 - K. Consideration of approval of a resolution approving Senior Bond Issuance Certificate of WRA Participating Community
 - L. Fixing Dates for Public Hearings:
 1. Consideration of approval of a resolution fixing date for a public hearing on the proposal to enter into a Development Agreement with TIC Properties, LLC, and providing for publication of notice thereof
 2. Consideration of approval of a motion setting September 19, 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-4 [Office Park Commercial District], R-3 [Multi-Family Residential District] and R-4 [Row Dwelling & Townhome District] to K-RR [Kettlestone Retail Regional District] and K-MF-Stacked High [Kettlestone Multi-Family Stacked High District] (Kettlestone Central North)
 3. Consideration of approval of a motion setting September 19, 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-4 [Office Park Commercial District], R-4 [Row Dwelling & Townhome District] and A-1 [Agricultural District] to K-RC [Kettlestone Retail Community District], K-MU [Kettlestone Mixed Use District] and K-MF-Stacked Med [Kettlestone Multi-Family Stacked Medium District] (Kettlestone Central South)
 4. Consideration of approval of a motion setting September 19, 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 R-2 [One and Two-Family Residential District], R-2 [One and Two-Family Residential District]/PD-1 [Planned Development Overlay District], R-3 [Multi-Family Residential District] and R-4 [Row Dwelling and Townhome Dwelling District] (The South 60)
 5. Consideration of approval of a motion setting September 19, 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 R-3 [Multi-Family Residential District] to R-2 [One and Two-Family Residential District] (Fox Creek Meadows)
- 2) **ORDINANCE:** Consideration of approval of an ordinance amending Code of Ordinances of the City of Waukee, Iowa, by amending provisions within Chapter 104, Regulation of Industrial Wastewater, Commercial Wastewater and Hauled Waste [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 C-1/PD-1 and C-1A/PD-1 to C-1/PD-1, a parcel to be known as Waukee Towne Center [second reading]
 - 4) **ORDINANCE:** Consideration of approval of an ordinance amending Code of Ordinances of the City of Waukee, Iowa, by amending provisions within Chapter 45, Alcohol Consumption and Intoxication, pertaining to alcoholic beverage control [second, third (final) readings]
 - 5) **ORDINANCE:** Consideration of approval of an ordinance to adopt Chapter 25, Establishing a Public Art Advisory Commission [third (final) reading]
 - 6) **RESOLUTION:** Consideration of approval of a resolution approving preliminary plat for Painted Woods West Phase 2
 - 7) **RESOLUTION:** Consideration of approval of a resolution approving final plat for Stratford Crossing Plat 10
 - 8) **RESOLUTION:** Consideration of approval of a resolution approving final plat for Prairie Crossing Plat 10
 - 9) **West Light Plat 1 [1345 E. Hickman Road]**
 - A. **RESOLUTION:** Consideration of approval of a resolution approving preliminary plat

- B. RESOLUTION:** Consideration of approval of a resolution approving final plat
- C. RESOLUTION:** Consideration of approval of a resolution approving site plan

10) *Courtyards at Parkside Plat 2*

- 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
- D. **RESOLUTION:** Consideration of approval of a resolution approving site plan

- 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.