



**WAUKEE CITY COUNCIL
REGULAR MEETING**

**DATE: MONDAY, SEPTEMBER 19, 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 C-4, R-3 and R-4 to K-RR and K-MF-Stacked High/PD-1, a property to be known as Kettlestone Central North
 - 2)** On an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from C-4, R-4 and A-1 to K-RC, K-MU and K-MF-Stacked Med, a property to be known as Kettlestone Central South
 - 3)** On an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from A-1 to R-2, R-2/PD-1, R-3 and R-4, a property to be known as The South 60

- 4) On an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from R-3 to R-2, a property 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 C-4, R-3 and R-4 to K-RR and K-MF-Stacked High/PD-1, a property to be known as Kettlestone Central North [introduction; first reading]
- 2) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from C-4, R-4 and A-1 to K-RC, K-MU and K-MF-Stacked Med, a property to be known as Kettlestone Central South [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 A-1 to R-2, R-2/PD-1, R-3 and R-4, a property to be known as The South 60 [introduction; first reading]
- 4) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from R-3 to R-2, a property 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 09/19/2022 Bill List; 09/16/2022 Payroll
 - B. Consideration of approval of City Council Minutes of 09/06/2022 Regular Meeting, 09/12/2022 Special Meeting
 - C. Liquor License Applications, Renewals:
 1. Consideration of approval of renewal of 12-month Class C Liquor License with Outdoor Service and Sunday Sales privileges for Gleason Gastronomy, LLC, d/b/a Gastro Grub & Pub [1378 E. Hickman Road], pending proof of dram insurance
 2. Consideration of approval of renewal of 12-month Class C Liquor License with Catering, Outdoor Service and Sunday Sales privileges for Rube's III, Inc., d/b/a Rube's Steakhouse Waukee [3309 Ute Avenue], pending proof of dram insurance
 - D. Block Party Permit, Temporary Street Closure Applications:
 1. Consideration of approval of a resolution approving the temporary closing of certain portions of public streets on Sunday, October 2, 2022, from 6:00 a.m. to 1:00 p.m. for the Fighting Through Kinship 5K event
 2. Consideration of approval of a resolution amending temporary public street closing for the Waukee Area Historical Society Wauktoberfest Event
 - E. Contracts, Agreements:
 1. Consideration of approval of a resolution approving renewal of Agreement for Fifth Asset, Inc., d/b/a DebtBook
 2. Consideration of approval of a resolution approving Iowa Department of Transportation Federal-Aid Agreement for an Iowa's Transportation Alternatives Program (Iowa's TAP) Project [TAP-T-8177(601)—8V-25]
 - F. Change Orders, Payment Estimates, Acceptance of Public Improvements, Releases of Retainage:
 1. Consideration of approval of Payment Estimate No. 5 to Core Construction Services, Inc., for the Waukee Public Works 2nd Floor Expansion Project in the amount of \$51,657.20
 2. Consideration of approval of Payment Estimate No. 8 to Core Construction Services, Inc., for the Waukee Public Works Site Expansion Phase 1 Project in the amount of \$1,124,599.38
 3. Consideration of approval of Payment Estimate No. 4 to Grimes Asphalt and Paving Corp. for the 2021 Asphalt Overlay Improvement Project in the amount of \$61,655.04
 4. Consideration of approval of Payment Estimate No. 16 to Alliance Construction Group, LLC, for the SE Ashworth Road Corridor Improvements, SE Parkview Crossing Drive to SE Glacier Trail, in the amount of \$974,657.56
 5. Consideration of approval of Change Order No. 2 to Absolute Concrete Construction, Inc., for the Warrior Lane Improvements Phase 2 Project, increasing the contract in the amount of \$2,024.00
 6. Consideration of approval of Payment Estimate No. 6 to Absolute Concrete Construction, Inc., for the Warrior Lane Improvements Phase 2 Project in the amount of \$408,343.51
 7. Consideration of approval of Payment Estimate No. 10 to Absolute Concrete Construction, Inc., for the Douglas Parkway Extension Project in the amount of \$109,584.40
 8. Consideration of approval of Payment Estimate No. 10 to Concrete Technologies, Inc., for the Ute Avenue and Ashworth Road Intersection Project in the amount of \$471,287.64
 9. Consideration of approval of Payment Estimate No. 2 to WRH, Inc., for the Lift Station No. 2 Rehabilitation Project in the amount of \$7,125.02

10. Consideration of approval of Payment Estimate No. 3 to J&K Contracting, LLC, for the Little Walnut Creek Trunk Sewer Extension Phase 5 Project in the amount of \$382,640.92
 11. Consideration of approval of Payment Estimate No. 12 to C.L. Carroll Co., Inc., for the 2021 Well Rehabilitation Phase 2 Project in the amount of \$25,552.63
 12. Consideration of approval of Payment Estimate No. 5 to Elder Corporation for the NW Douglas Parkway Culvert and Pond Improvement Project in the amount of \$413,697.68
 13. Consideration of approval of Change Order No. 9 to Elder Corporation for the Waukee Public Library Stormwater Improvement Project decreasing the contract in the amount of \$42,127.50
 14. Consideration of approval of Payment Estimate No. 11 (Final) to Elder Corporation for the Waukee Public Library Stormwater Improvement Project in the amount of \$50,348.00
 15. Consideration of approval of a resolution accepting public improvements [Waukee Public Library Stormwater Improvement Project]
 16. Consideration of approval of Change Order No. 3 to Caliber Concrete, LLC for the Kettlestone Greenway Improvements Phase 2 Project decreasing the project in the amount of \$28,060.23
 17. Consideration of approval of Payment Estimate No. 5 (Final) to Caliber Concrete, LLC for the Kettlestone Greenway Improvements Phase 2 Project in the amount of \$52,943.50
 18. Consideration of approval of a resolution accepting public improvements [Kettlestone Greenway Improvements Phase 2 Project]
 - G. Consideration of approval of a resolution amending addresses [Lot 5 and Lot 6 of Kettlestone Peak]
 - H. Consideration of approval of a motion setting October 17, 2022, as the date of public hearing on an ordinance to amend Chapter 170, Floodplain Management
- 2) **ORDINANCE:** Consideration of approval of an ordinance amending Chapter 75, Waukee Municipal Code, regarding the use of all-terrain vehicles and off-road utility vehicles within the city [second reading]
- 3) **RESOLUTION:** Consideration of approval of a resolution approving final plat for Prairie Rose Plat 4
- 4) **Waukee Crossing Plat 4**
- 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
- 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.