



**WAUKEE CITY COUNCIL
REGULAR MEETING**

**DATE: MONDAY, OCTOBER 17, 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:**
 - 1) On an ordinance to amend Chapter 170 of the Municipal Code of the City of Waukeee, Iowa, by removing and replacing Chapter 170, Floodplain Management
- H. PUBLIC HEARING ACTION ITEMS:**
 - 1) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 170 of the Municipal Code of the City of Waukeee, Iowa, by removing and replacing Chapter 170, Floodplain Management [introduction; first reading]
- 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 10/17/2022 Bill List; 10/14/2022 Payroll
- B. Consideration of approval of City Council Minutes of 10/03/2022 Regular Meeting, 10/10/2022 Work Session
- C. Consideration of receipt and file of Mayor's Proclamation of October 19, 2022, as Support Your Local Chamber Day
- D. Liquor License Applications, Renewals:
 - 1. Consideration of approval of renewal of 12-month Class C Liquor License with Sunday Sales privilege for Purple Pin Marketing, Inc., d/b/a Warrior Lanes [190 SE Laurel Street], pending proof of dram insurance
 - 2. Consideration of approval of renewal of 12-month Class C Liquor License with Outdoor Service and Sunday Sales privileges for House Divided, LLC, d/b/a Poncho's Friendly Confines [292 W. Hickman Road], pending proof of dram insurance
- E. Contracts, Agreements:
 - 1. Waukee Crossing, LLC/Waukee Crossing Plat 2:
 - a. Consideration of approval of a resolution approving Amendment to Developer's Agreement [Waukee Crossing, LLC]
 - b. Consideration of approval of a resolution accepting public improvements [Waukee Crossing Plat 2]
 - c. Consideration of approval of a resolution approving Satisfaction of Developer's Agreement [Waukee Crossing Plat 2]
 - 2. Consideration of approval of a resolution approving Satisfaction of Developer's Agreement [Legacy Pointe at Waukee Plat 1, Lot 2]
 - 3. Consideration of approval of a resolution approving Agreement for Professional Consulting Services with Veenstra & Kimm, Inc. [Little Walnut Creek Headwaters Wetland]
 - 4. Consideration of approval of a resolution approving Amendment No. 1 to Agreement for Professional Consulting Services with Calhoun-Burns and Associates, Inc. [N. Warrior Lane Bridge Over Little Walnut Creek]
 - 5. Consideration of approval of a resolution approving contract and bond [NW Douglas Parkway Traffic Signals Project, NW 10th Street and N Warrior Lane]
 - 6. Consideration of approval of a resolution approving contract and bond [Kettlestone Area Traffic Signals Project]
 - 7. Consideration of approval of a resolution approving 2023 Lobbying/Consultant Agreement
- F. Change Orders, Payment Estimates, Acceptance of Public Improvements, Releases of Retainage:
 - 1. Consideration of approval of Change Order No. 2 to Core Construction Services, LLC, for the Waukee Public Works 2nd Floor Expansion Project, increasing the contract in the amount of \$1,359.74
 - 2. Consideration of approval of Payment Estimate No. 6 to Core Construction Services, LLC, for the Waukee Public Works 2nd Floor Expansion Project in the amount of \$72,742.55
 - 3. Consideration of approval of Payment Estimate No. 9 to Core Construction Services, LLC, for the Waukee Public Works Site Expansion Phase 1 Project in the amount of \$1,101,997.14
 - 4. Consideration of approval of Payment Estimate No. 1 to Rognes Corporation for the West Area Trunk Sewer Extension Phase 2 Project in the amount of \$576,979.84
 - 5. Consideration of approval of Payment Estimate No. 3 to WRH, Inc., for the Lift Station No. 2 Rehabilitation Project in the amount of \$7,125.00
 - 6. Consideration of approval of Payment Estimate No. 13 to C.L. Carroll Co., Inc., for the 2021 Well Rehabilitation Phase 2 Project in the amount of \$100,901.41
 - 7. Consideration of approval of Payment Estimate No. 6 to Elder Corporation for the NW Douglas Parkway Culvert and Pond Improvements Project in the amount of \$200,105.95
 - 8. Consideration of approval of Payment Estimate No. 7 to Absolute Concrete Construction, Inc., for the Warrior Lane Improvements Phase 2 Project in the amount of \$116,470.95
 - 9. Consideration of approval of Payment Estimate No. 17 to Alliance Construction Group, LLC, for the SE Ashworth Corridor Improvement Project, SE Parkview Crossing Drive to SE Glacier Trail, in the amount of \$252,556.69
 - 10. Consideration of approval of Change Order No. 5 to Concrete Technologies, Inc., for the Ute Avenue and Ashworth Road Intersection Project, increasing the contract in the amount of \$18,860.00
 - 11. Consideration of approval of Payment Estimate No. 11 to Concrete Technologies, Inc., for the Ute Avenue and Ashworth Road Intersection Project in the amount of \$431,682.36
 - 12. Consideration of approval of Change Order No. 4 to Elder Corporation for the NW 2nd Street Project, NW Venture Drive to NW Douglas Parkway, decreasing the contract in the amount of \$143,228.40
 - 13. Consideration of approval of Payment Estimate No. 14 (Final) to Elder Corporation for the NW 2nd Street Project, NW Venture Drive to NW Douglas Parkway, in the amount of \$24,391.15
 - 14. Consideration of approval of a resolution accepting public improvements [NW 2nd Street Project, NW Venture Drive to NW Douglas Parkway]
 - 15. Consideration of approval of Change Order No. 2 to J&K Contracting, LLC, for the Little Walnut Creek North Trunk Sewer Extension Phase 2 Project, increasing the contract in the amount of \$1,274.90

16. Consideration of approval of Payment Estimate No. 7 (Final) to J&K Contracting, LLC, for the Little Walnut Creek North Trunk Sewer Extension Phase 2 Project in the amount of \$1,211.15
17. Consideration of approval of a resolution accepting public improvements [Little Walnut Creek North Trunk Sewer Extension Phase 2 Project]
18. Consideration of approval of Payment Estimate No. 4 to J&K Contracting, LLC, for the Little Walnut Creek Trunk Sewer Extension Phase 5 Project in the amount of \$233,201.98
19. Consideration of approval of release of retainage to Concrete Connections, Inc., for the Sugar Creek Park Project in the amount of \$30,649.31
- G. Construction Drawings:
 1. Consideration of approval of a resolution approving construction drawings [Painted Woods West Plat 5]
 2. Consideration of approval of a resolution approving construction drawings [Kettlestone Central – SE Tallgrass Lane Extension]
- H. Fixing Dates for Public Hearings:
 1. Consideration of approval of a resolution determining the necessity and setting dates of a consultation and a public hearing on a proposed Towne Center Commercial Urban Renewal Plan for a proposed Urban Renewal Area in the City of Waukee, State of Iowa
 2. Consideration of approval of a resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 6 to the Waukee Consolidated Urban Renewal Plan in the City of Waukee, State of Iowa
 3. Consideration of approval a resolution setting dates of a consultation and a public hearing on a proposed Amendment No. 12 to the Waukee Unified Urban Renewal Plan in the City of Waukee, State of Iowa
 4. Consideration of approval of a motion setting November 21, 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) and R-4 (Row Dwelling and Townhome Dwelling District) [Autumn Valley West]
- I. Consideration of approval of a resolution amending address [Prairie Crossing Plat 10, Lot 1]
- J. Consideration of approval of a resolution approving waiver of Annual Certification with Apple, Inc. for 2022 and 2023
- K. Consideration of approval of a resolution approving 2023 legislative priorities
- L. Consideration of approval of a resolution approving FY2024 Budget Directives and Calendar

- 2) **ORDINANCE:** Consideration of approval of an ordinance amending City of Waukee ordinances as specified for the division of revenues from general property taxes levied and collected each year on certain property located within the Amended Waukee Unified Urban Renewal Area (Amendment No. 12) [introduction; first reading]
- 3) **ORDINANCE:** Consideration of approval of an ordinance for the division of revenues from general property taxes levied and collected each year on certain property located within the North Waukee Residential Urban Renewal Area (2022 Ordinance Parcels) [second reading]
- 4) **ORDINANCE:** Consideration of approval of an ordinance for the division of revenues from general property taxes levied and collected each year on certain property located within the Waukee Consolidated Urban Renewal Area (2022 Ordinance Parcels) [second reading]
- 5) **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, R-4 and C-1, a property to be known as Remington Pointe [second reading]
- 6) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 63, Speed Regulations, by amending Section 63.03, Special Speed Zones [second, third (final) readings]
- 7) **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 [third (final) reading]
- 8) **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 [third (final) reading]
- 9) **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 [third (final) reading]

- 10) 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 [third (final) reading]
- 11) RESOLUTION:** Consideration of approval of a resolution approving final plat for Trailridge School
- 12) RESOLUTION:** Consideration of approval of a resolution approving final plat for KeeTown Loop Plat 2
- 13) RESOLUTION:** Consideration of approval of a resolution approving site plan for Prairie Crossing Plat 10 Retail [505 E. Hickman Road]
- 14) RESOLUTION:** Consideration of approval of a resolution approving site plan for Guadalajara Restaurant [185 W. Hickman Road]

15) James Pointe Plat 3, Lot 1

- 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

- 16) RESOLUTION:** Consideration of approval of a resolution approving Developer's Agreement between the City of Waukee and Metro Acquisitions II, LLC

- 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 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.