



**WAUKEE CITY COUNCIL
REGULAR MEETING**

**DATE: MONDAY, OCTOBER 20, 2025
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=162574&dbid=0&repo=Waukee>**

***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.

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- 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. Total input on any subject may be limited to a fixed period by the presiding officer.]

 - E. AGENDA APPROVAL**

 - F. PRESENTATIONS: NONE**

 - G. PUBLIC HEARINGS:**
 - 1) On the disposal of certain property interests pursuant to Iowa Code Section 364.7 (2025)
 - 2) On an ordinance granting to MidAmerican Energy Company a non-exclusive franchise to provide and furnish natural gas and associated system facilities within the city limits of the City of Waukee, Iowa

 - H. PUBLIC HEARING ACTION ITEMS:**
 - 1) **RESOLUTION:** Consideration of approval of a resolution authorizing the disposal of real estate in accordance with Iowa Code Section 364.7 (2025)
 - 2) **ORDINANCE:** Consideration of approval of an ordinance granting MidAmerican Energy Company, its successors and assigns, the right and franchise to acquire, construct, erect, maintain and operate in the City of Waukee, Iowa, natural gas system facilities and to furnish and sell natural gas to the City and its inhabitants for a period of 25 years pursuant to Iowa Code Section 364.2 (2025) [introduction; first reading]

I. ACTION ITEMS:

1) CONSENT AGENDA PART 1

[Items listed as part of the Consent Agenda are considered for approval through a single motion and second. There is no discussion of individual items unless a motion is made and seconded by City Council for separate consideration.]

- A. Consideration of approval of 10/20/2025 Bill List; 10/10/2025 Payroll
- B. Consideration of approval of City Council Minutes of 10/06/2025 Regular Meeting, 10/13/2025 Work Session
- C. Consideration of approval of a motion approving receipt and file of a Mayor's Proclamation of October 28, 2025, as National First Responders Day
- D. Retail Alcohol License Applications, Renewals:
 - 1. Consideration of approval of a motion approving 12-month Class C Retail Alcohol License for Olive Garden Holdings, LLC, d/b/a The Olive Garden Italian Restaurant #6526 [420 SE Alice's Road], pending fire marshal approval and issuance of a certificate of occupancy
 - 2. Consideration of approval of a motion approving renewal of 12-month Class C Retail Alcohol License for Gleason Gastronomy, LLC, d/b/a Gastro Grub & Pub [1378 E. Hickman Road], pending proof of dram insurance and fire marshal approval
 - 3. Consideration of approval of a motion approving renewal of 12-month Class C Retail Alcohol License with Outdoor Service privilege for Saints Waukee, LLC, d/b/a Saints Pub & Patio [87 NE Carefree Lane], pending fire marshal approval
 - 4. Consideration of approval of a motion approving renewal of 12-month Class C Retail Alcohol License for Guns N Roeses, Inc., d/b/a Kenny's [605 Ashworth Drive], pending fire marshal approval
- E. Contracts, Agreements, Easements:
 - 1. Consideration of approval of a resolution approving Proposal for Professional Services with TUNE [Waukee Fire Station No. 91 Remodel Project, Systems Commissioning]
 - 2. Consideration of approval of a resolution approving Meter Reading Agreement with MidAmerican Energy Company
 - 3. Consideration of approval of a resolution approving Building Department Services Agreement with Veenstra & Kimm [Contracted Building Inspector]
 - 4. Consideration of approval of a resolution approving contract and bond [FY 26-27 HMA Resurfacing Program Project]
 - 5. Consideration of approval of a resolution approving Purchase Agreement and Easements between F. Scott Wearmouth & Cheryl R.D. Wearmouth Living Trust and the City of Waukee [10th Street Extension Project]
 - 6. Consideration of approval of a resolution approving Purchase Agreement and Easements between IPE1031 REV436, LLC, and the City of Waukee [2025 ADA Sidewalk Improvements Project]
 - 7. Consideration of approval of a resolution approving Purchase Agreement and Easement between OneNeck Data Center Holdings, LLC, and the City of Waukee [Alice's Road Phase 1A Improvements Project]
- F. Change Orders, Payment Estimates, Acceptances of Public Improvements, Releases of Retainage:
 - 1. Consideration of approval of a motion approving Change Order No. 19/Construction Management Services Agreement to Ryan Companies, US, Inc., for the Waukee Public Safety Building Project, amended Schedule of Fees
 - 2. Consideration of approval of a motion approving Change Order No. 18 (Combined) for the Waukee Public Safety Building Project, increasing the contract in the amount of \$1,781.37
 - 3. Consideration of approval of a motion approving Payment Estimate No. 22 (Combined) for the Waukee Public Safety Building Project in the amount of \$238,372.07
 - 4. Consideration of approval of a motion approving Payment Estimate No. 1 to Caliber Concrete, LLC, for the Waco Place Widening Project in the amount of \$63,476.80
 - 5. Consideration of approval of a motion approving Payment Estimate No. 7 to Elder Corporation for the University Avenue Area Improvements Phase 1 Project in the amount of \$545,785.33
 - 6. Consideration of approval of a motion approving Change Order No. 3 to Elder Corporation for the Spring Crest Park Project, increasing the contract in the amount of \$1,050.00
 - 7. Consideration of approval of a motion approving Payment Estimate No. 6 to Elder Corporation for the Spring Crest Park Project in the amount of \$157,369.31
 - 8. Consideration of approval of a motion approving Payment Estimate No. 7 to Concrete Connection, LLC, for the Painted Woods West Park Project in the amount of \$350,818.19
 - 9. Consideration of approval of a motion approving Payment Estimate No. 7 to Wendler, Inc., f/k/a WRH, Inc., for the Lift Stations No. 4 & 6 Rehabilitation Project in the amount of \$63,767.43
 - 10. Consideration of approval of a motion approving Payment Estimate No. 6 to Nagel Construction, LLC, for the 11th and 17th Street Culverts Project in the amount of \$17,646.04
 - 11. Consideration of approval of a motion approving Payment Estimate No. 3 to Nagel Construction, LLC, for the U Place Culvert Project in the amount of \$108,143.65

- 12. Consideration of approval of a motion approving Payment Estimate No. 1 to Howser Concrete Unlimited for the 2025 Pavement Patching Project in the amount of \$72,087.05
- G. Consideration of approval of a resolution approving FY2027 Budget Directives and Calendar
- H. Consideration of approval of a resolution approving a revised City of Waukee Drug-Free Workplace/Drug and Alcohol Testing Policy
- I. Fixing Dates for Public Hearing:
 - 1. Consideration of approval of a resolution fixing date for a meeting on the proposition to authorize a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligations of the City thereunder [Not to exceed \$9,000,000 Water Revenue Capital Loan Notes]
 - 2. Consideration of approval of a resolution fixing date for a public hearing on the proposal to enter into a Development Agreement with Kettlestone Lakes, LLC and AP GPP, L.C.
 - 3. Consideration of approval of a resolution fixing date for a public hearing on the proposal to enter into a First Amendment to the Agreement for Private Development with Caliber Land Company, LLC, Kettlestone Central, L.C., and Iowa Youth Athletic Foundation
 - 4. Consideration of approval of a motion setting November 17, 2025, 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 C-1A [Neighborhood Commercial District] (1926 Waukee Kwik Star)
- J. Consideration of approval of a resolution directing the removal and/or relocation of overhead electric facilities along University Avenue from 11th Street to 6th Street [University Avenue Area Improvements Phase 1 Project]

2) CONSENT AGENDA PART 2

[Items listed as part of the Consent Agenda are considered for approval through a single motion and second. There is no discussion of individual items unless a motion is made and seconded by City Council for separate consideration.]

- A. Consideration of approval of a motion approving two (2) 09/25/2025 legal services invoices
- B. Consideration of approval of a motion approving renewal of 12-month Class C Retail Alcohol License for Purple Pin Marketing, Inc., d/b/a Warrior Lanes [190 SE Laurel Street], pending fire marshal approval

3) ORDINANCE: Consideration of approval of an ordinance to amend Chapter 52, Noise Control, by repealing the current chapter in its entirety and enacting in lieu thereof Chapter 52, Noise Control [introduction; first reading]

4) ORDINANCE: Consideration of approval of an ordinance to amend Chapter 150, Trees, by repealing the current chapter in its entirety and enacting in lieu thereof Chapter 150, Trees [introduction; first reading]

5) ORDINANCE: Consideration of approval of an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from R-2 and R-2/PD-1 to R-2/PD-1 and R-2, a parcel known as Castleton Pointe [third (final) reading]

6) Kettlestone Central North Phase 2

- A. RESOLUTION:** Consideration of approval of a resolution approving revised preliminary plat
- B. RESOLUTION:** Consideration of approval of a resolution approving construction drawings [SE Danbury Place Public Improvements]

7) Giles Property Plat 1

- A. RESOLUTION:** Consideration of approval of a resolution approving preliminary plat
- B. RESOLUTION:** Consideration of approval of a resolution approving construction drawings

8) RESOLUTION: Consideration of approval of a resolution approving site plan for James Pointe Plat 1, Lot 27 [1675 NW Gettysburg Lane]

9) RESOLUTION: Consideration of approval of a resolution approving site plan for Panda Express [910 E Hickman Road]

J. REPORTS

ADJOURNMENT



Pursuant to Iowa Code Section 21.4(2), 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 515-978-7904 or email bschuett@waukee.org no later than 8:00 a.m. the day of the meeting to have reasonable accommodations provided.

Questions or comments for the Public Hearing portion of the meeting may be submitted in advance by emailing bschuett@waukee.org no later than 5:00 p.m. the day of the meeting.

**Rules of Order and Decorum for Zoom Participation*

Any member of the public with questions or comments during the Open Forum or Public Hearing portions of the meeting may participate in Zoom by using the RAISE HAND feature. If participating via phone, the raise hand feature is activated by entering *9 on the keypad. Participants must be recognized by the presiding officer and must state their full name and address before addressing the City Council. The Chat and Q&A functions are turned off during the meeting.