



**WAUKEE CITY COUNCIL
REGULAR MEETING**

DATE: TUESDAY, SEPTEMBER 7, 2021
TIME: 5:30 P.M.

PLACE: WAUKEE CITY HALL, 230 W. HICKMAN RD., WAUKEE, IA 50263

***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.

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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. Please refer to the footnotes on this agenda for more detailed Open Forum procedures**.]
 - E. AGENDA APPROVAL**
 - F. MONTHLY MAYOR'S REPORT**
 - G. PRESENTATIONS: NONE**
 - H. PUBLIC HEARINGS:**
 - 1) On the annexation of consenting property by the City of Waukeee, Iowa [Phillips-Hamilton Inc./Waukeee Commons LC]**
 - 2) On the disposition and transfer of property by the City of Waukeee to Temple Holdings, LP**
 - 3) On the vacation of a water main easement [Grewell, Johnson properties]**
 - I. PUBLIC HEARING ACTION ITEMS:**
 - 1) RESOLUTION:** Consideration of approval of a resolution approving the annexation of consenting property by the City of Waukeee, Iowa [Phillips-Hamilton Inc./Waukeee Commons LC]
 - 2) RESOLUTION:** Consideration of approval of a resolution authorizing the disposal of real estate in accordance with Iowa Code 364.7(2021)

- 3) **RESOLUTION:** Consideration of approval of a resolution approving vacation of a water main easement [Grewell, Johnson properties]

J. 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 a request is made prior to the time Council votes on the motion.]
- A. Consideration of approval of 09/07/2021 Bill List; 08/20/2021, 09/03/2021 Payrolls
 - B. Consideration of approval of City Council Minutes of 08/16/2021 Regular Meeting, 08/30/2021 Special Meeting
 - C. Consideration of approval of receipt and file of Board of Adjustment Minutes of 08/19/2021 meeting
 - D. Consideration of approval of renewal of 12-month Special Class C Liquor License for Indian Tadka, LLC, d/b/a Indian Tadka [280 W. Hickman Road]
 - E. Consideration of approval of renewal of 12-month Class C Liquor License for Los Tres Amigos, Inc., d/b/a Los Tres Amigos [63 NE Carefree Lane]
 - F. Consideration of approval of renewal of 12-month Class C Liquor License for Cuatro Leon's Corporation, d/b/a Monterrey Express [757 SE Alice's Road]
 - G. Consideration of approval of renewal of 12-month Class C Liquor License for Riley Drive Entertainment XVI, Inc., d/b/a Saints Pub + Patio [87 NE Carefree Lane], pending proof of dram insurance
 - H. Consideration of approval of a motion approving Fireworks Display Permit for October 16, 2021 [Waukee Marching Band Invitational]
 - I. Consideration of approval of a resolution approving the temporary closing of NE Meridian Drive from NE Westgate Drive to NE Archer Avenue on Saturday, September 18, 2021, between the hours of 2:00 p.m. and 10:00 p.m. for the purpose of a neighborhood block party
 - J. Consideration of approval of a motion to approve Notice of Termination with Spectacular Amusements
 - K. Consideration of approval of a resolution approving Promotion and Marketing Agreement [Waukee Leadership Institute, Inc.]
 - L. Consideration of approval of a resolution approving 28E Agreement Between Waukee Area Arts Council, Inc., and the City of Waukee, Iowa
 - M. Consideration of approval of a resolution approving 28E Agreement Between Central Iowa Shelter and Services, Inc., and the City of Waukee, Iowa
 - N. Consideration of approval of a resolution approving Amended and Substituted 28E Agreement Between Waukee Area Christian Services, Inc., and the City of Waukee, Iowa
 - O. Consideration of approval of resolution approving renewal of HVAC maintenance agreements with The Waldinger Corporation
 - P. Consideration of approval of a resolution approving Agreement for Professional Consulting Services with Veenstra & Kimm, Inc. [Little Walnut Creek Trunk Sewer Extension Phase 5 Project]
 - Q. Consideration of approval of a resolution approving Agreement for Professional Consulting Services with Veenstra & Kimm, Inc. [Lift Station No. 2 Rehabilitation Project]
 - R. Consideration of approval of a resolution approving Supplemental Agreement for Additional Services No. 2 with Snyder & Associates, Inc. [Ute Avenue & Ashworth Road Intersection Improvement Project]
 - S. Consideration of approval of a resolution approving contract [Centennial Park Ball Field Fence Replacement Project]
 - T. Consideration of approval of a resolution approving contract [Kettlestone Phase 1 Irrigation Conversion Project]
 - U. Consideration of approval of a resolution approving contract and bond [10-inch Gas Distribution Main 2021, Meredith/NW 10th Street Project]
 - V. Consideration of approval of a resolution approving contract and bond [Street Resurfacing Project, Ashworth Drive and Waco Place]
 - W. Consideration of approval of a resolution approving construction drawings [Hamilton Ridge Plat 6]
 - X. Consideration of approval of a resolution approving construction drawings [Hamilton Ridge Plat 7]
 - Y. Consideration of approval of a resolution approving construction drawings [Kettlestone Ridge Plat 8]
 - Z. Consideration of approval of a resolution accepting public improvements [Waukee Towne Center]
 - AA. Consideration of approval of a resolution approving Certificate of Completion, Developer Public Improvements [Waukee Towne Center, LLC]
 - BB. Consideration of approval of a resolution approving Partial Assignment of Obligation Under Supplemental Developer's Agreement [Temple Holdings, LP; Courtyards at Park Side, LLC]
 - CC. Consideration of approval of Payment Estimate No. 1 to Larson Construction Company, Inc., for the Triumph Park Fishing Pier Project in the amount of \$213,256.00
 - DD. Consideration of approval of Change Order No. 4 to Larson Construction Company, Inc., for the Triumph Park Project increasing the contract in the amount of \$65,005.52
 - EE. Consideration of approval of Change Order No. 2 to Concrete Technologies, Inc., for the Warrior Lane Improvements Phase 1 Project, increasing the contract in the amount of \$45,618.10
 - FF. Consideration of approval of release of retainage to Corell Contractor, Inc., for the SE Laurel Street Extension at Alice's Road Project in the amount of \$33,604.48

- GG. Consideration of approval of release of retainage to Woodruff Construction, Inc., for the Lift Station No. 3 Rehabilitation Phase 3 Wet Well Repairs Project in the amount of \$6,365.00
- HH. Consideration of approval of release of retainage to TD&I Cable Maintenance, Inc., for the Warrior Lane Joint Utility Trench Project in the amount of \$20,656.71
- II. Consideration of approval of release of retainage to Vanderpool Construction, Inc., for the 2020 Downtown Manhole Rehabilitation Project in the amount of \$8,301.23
- JJ. Consideration of approval of a motion setting October 4, 2021, 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 [Rental Multi-Family Residential District], R-4 [Row Dwelling and Townhome Dwelling District], and C-1 [Community and Highway Service Commercial District] (Leach Farm)

- 2) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 68, Parking Regulations, City of Waukee, Iowa, by amending Section 68.04, Angle Parking, and by amending Section 68.09, No Parking Zones [introduction; first reading]
- 3) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 64, Turning Regulations, City of Waukee, Iowa, by amending Section 64.01, Turning at Intersections [introduction; first, second, third (final) readings]
- 4) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 65, Stop or Yield Required, City of Waukee, Iowa, by amending Section 65.03, Four-Way Stop Intersections; by repealing Section 65.04, Five-Way Stop Intersections; and by amending Section 65.05, School Stops [introduction; first, second, third (final) readings]
- 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, a property to be known as Fox Valley Phase 2 [third (final) reading]
- 6) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from K-OF to R-4/PD-1, a property to be known as Vintage Estates of Waukee [third (final) reading]
- 7) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from K-RC to K-RR/PD-1, a property known as KeeTown Loop [third (final) reading]
- 8) **ORDINANCE:** Consideration of approval of an ordinance amending the Code of Ordinances of the City of Waukee, Iowa, by amending provisions pertaining to 2021 legislative changes [third (final) reading]
- 9) **RESOLUTION:** Consideration of approval of a resolution approving preliminary plat for Spring Crest Townhomes Plat 2
- 10) **RESOLUTION:** Consideration of approval of a resolution approving final plat for Autumn Valley Plat 1

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

ADJOURNMENT

Upcoming City Council meetings: 09/13/2021 Work Session, 09/20/2021 Regular Meeting, 10/04/2021 Regular Meeting

*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.