



**WAUKEE CITY COUNCIL MINUTES**  
**March 15, 2021**

***\*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 was conducted electronically as holding the meeting in person was impossible or impractical.***

- (A) Call to Order** – The regular meeting of the Waukeee City Council was called to order by Mayor Clarke at 5:30 p.m. at Waukeee City Hall, 230 W. Hickman Rd. and electronically via Zoom pursuant to the electronic meeting provisions of Iowa Code Sections 21.4(1)(b) and 21.8.
- (B) Pledge of Allegiance (temporarily suspended)**
- (C) Roll Call** – The following members were present: Mayor Courtney Clarke; Council Members Anna Bergman (electronically), R. Charles Bottenberg (electronically), Chris Crone, Larry R. Lyon (electronically), Ben Sinclair. Absent: None.

Also in attendance: City Administrator Tim Moerman, Finance Director Linda Burkhart, Development Services Director Brad Deets (electronically), Public Works Director/City Engineer Rudy Koester (electronically), Assistant Parks & Recreation Director Josh VandeKamp (electronically), Human Resources Director Michelle Lindsay (electronically), Marketing & Communications Director Summer Evans (electronically), Police Chief John Quinn (electronically), Police Lt. Jeff Mellencamp, City Clerk Rebecca D. Schuett, City Attorney Steve Brick (electronically).

- (D) Open Forum**
- (E) Agenda Approval** – Council Member Crone moved to approve the agenda; seconded by Council Member Sinclair. Results of vote: Ayes: Bergman, Bottenberg, Crone, Lyon, Sinclair. Nays: None. Motion carried 5 – 0.
- (F) Presentations: None**
- (G) Public Hearings:**

**1) On an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukeee, Iowa, by rezoning certain property from A-1 and COS to R-2, R-2/PD-1, and R-3, a property to be known as Prairie Rose Phase II** – Mayor Clarke opened the public hearing and asked if any written correspondence had been received; City Clerk Schuett replied in the negative. Development Services Director Deets reviewed the application and development concept plan, which show the extension of Douglas Pkwy. and the construction of a north-south road that would connect with the Sahu Acres development. A proposed greenbelt corridor is planned as a more natural park area and includes recreational trails that will connect to the existing trail system. Mr. Deets then addressed several concerns brought up by neighboring property owners during the Planning & Zoning Commission hearing on the application: 1) An existing fence row along the north property line of the Prairie Rose Phase II development will be removed, but property owners to the north would have the opportunity to construct fencing along their property lines. 2) There had been earlier discussions regarding roadway connectivity to Sahu Acres, which City staff believes is needed. There are also plans to improve Warrior Ln. in the area of Sahu Acres at a future date, which would create access issues during construction; a secondary access would help alleviate that issue. While staff recognizes that additional access will lead to additional traffic through Sahu Acres, it is believed to be minimal. If it turns out that there is more traffic heading into Sahu Acres than anticipated, the City would look into ways to mitigate the situation. Erin Ollendike with Civil Design Advantage (CDA) (participating electronically), introduced herself as representing the developer and requested council approval for the rezoning application. Mayor Clarke asked for public comment: 1) Mike DeAnda, 600 N. Little Walnut Creek Dr. (participating electronically), noted that his property directly abuts the fence line and expressed concern that due to the location of his driveway, removal of the fence would encourage use of his

driveway to access the area. He also noted an existing fiber optic line along the fence row that would prevent him from constructing his own fence. When it was initially discussed to extend N. Little Walnut Creek Dr. to the north, the area property owners were concerned about additional traffic, and those concerns have not changed with this new possible connection. He believes that school traffic will use the connection and N. Little Walnut Creek Dr. was not designed for such traffic. Mr. DeAnda then noted his concern with speeding along Warrior Ln., suggesting the speed limit be set at 35 mph. Mayor Clarke reminded all that the proposal under consideration was for rezoning only and that platting and development would be discussed as part of a future submission. 2) Mitch Pinkerton, 600 N. Little Walnut Creek Dr. (participating electronically), also expressed concern with the fence removal, stating that his property had a large pond that he believes will be mistaken as City park property. He echoed Mr. DeAnda's concerns with additional traffic in the area, especially before and after school. He asked that if the secondary access is approved, that it not be constructed until the Douglas Pkwy. extension is in place.

- 2) **On a proposed City of Waukee FY2022 budget** – Mayor Clarke opened the public hearing and asked if any written correspondence had been received; City Clerk Schuett replied in the negative. Finance Director Burkhart highlighted certain aspects of the proposed budget, including projected revenues, expenditures, staffing changes, capital projects and utility rate changes. She noted that the budget included the maintenance of the current tax levy of \$13.30/\$1,000 taxable valuation. Mayor Clarke asked for public comment: 1) Kingslee Velu, 495 SE Sagewood Cir. (participating electronically), asked about the recent gas billing increase, noting it was significantly higher compared with other area communities. Mayor Clarke replied that she had received Mr. Velu's earlier email on the matter and had replied at length. She added that City staff and the council planned to discuss City utilities in depth over the next several months and will be transparent regarding any changes that may come from such discussions. Mayor Clarke concluded that the FY2022 budget did not include a gas rate increase.
- 3) **On a proposed Capital Improvement Program for Fiscal Years 2022-2026** – Mayor Clarke opened the public hearing and asked if any written correspondence had been received; City Clerk Schuett replied in the negative. Finance Director Burkhart reviewed the proposed program, including improvements to parks, trails, roads, utilities and other projects. She then reviewed project funding sources. No comments were made by the public in attendance.
- 4) **On plans, specifications, form of contract and estimate of cost [2021 Well Rehabilitation Project]** – Mayor Clarke opened the public hearing and asked if any written correspondence had been received; City Clerk Schuett replied in the negative. Public Works Director/City Engineer Koester reviewed the project, which is part of the overall Aquifer Storage and Recovery (ASR) project. No comments were made by the public in attendance.

(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 A-1 and COS to R-2, R-2/PD-1, and R-3, a property to be known as Prairie Rose Phase II [introduction; first reading]*** – Council Member Crone introduced the ordinance and moved to approve the first reading in title only; seconded by Council Member Sinclair. Council Member Bottenberg stated his belief that the proposed rezoning is the best use for the property, but noted that he would like to see what could be done to make the roadway connection to Sahu Acres less inviting to traffic in order to cause as little impact as possible in the neighborhood. Results of vote: Ayes: Bergman, Bottenberg, Crone, Lyon, Sinclair. Nays: None. Motion carried 5 – 0.
- 2) **Resolution: *Consideration of approval of a resolution adopting the City of Waukee FY2022 budget*** – Council Member Lyon moved to approve the resolution; seconded by Council Member Sinclair. Results of vote: Ayes: Bergman, Bottenberg, Crone, Lyon, Sinclair. Nays: None. Motion carried 5 – 0. (Resolution #2021-092)
- 3) **Resolution: *Consideration of approval of a resolution approving City of Waukee Capital Improvement Program for Fiscal Years 2022-2026*** – Council Member Crone moved to approve the resolution; seconded by Council Member Sinclair. Results of vote:

Ayes: Bergman, Bottenberg, Crone, Lyon, Sinclair. Nays: None. Motion carried 5 – 0. (Resolution #2021-093)

- 4) **Resolution: Consideration of approval of a resolution declaring an Official Intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects** – Council Member Sinclair moved to approve the resolution; seconded by Council Member Crone. Finance Director Burkhart reviewed the proposed resolution, which allows the City to reimburse itself for engineering and design services, as well as property purchases, for specific public purposes. Council Member Bottenberg stated that he would abstain from voting due to a professional conflict of interest. Results of vote: Ayes: Bergman, Crone, Lyon, Sinclair. Nays: None. Absentions: Bottenberg. Motion carried 4 – 0 – 1. (Resolution #2021-094)
- 5) **Resolution: Consideration of approval of a resolution adopting the City of Waukegan 2021 Fee Schedule** – Council Member Lyon moved to approve the resolution; seconded by Council Member Sinclair. Results of vote: Ayes: Bergman, Bottenberg, Crone, Lyon, Sinclair. Nays: None. Motion carried 5 – 0. (Resolution #2021-095)
- 6) **2021 Well Rehabilitation Project**
- A. **Resolution: Consideration of approval of a resolution approving plans, specifications, form of contract and estimate of cost** – Council Member Crone moved to approve the resolution; seconded by Council Member Sinclair. Results of vote: Ayes: Bergman, Bottenberg, Crone, Lyon, Sinclair. Nays: None. Motion carried 5 – 0. (Resolution #2021-096)
- B. **Resolution: Consideration of approval of a resolution awarding contract** – Council Member Crone moved to approve the resolution; seconded by Council Member Sinclair. Public Works Director/City Engineer Koester reviewed the bid tabulation and engineer’s estimate. He noted that the lone bidder (Northway Well and Pump Co.) has since asked for clarification on some of the specifications; City staff therefore recommend tabling the contract award to allow time to review the matter. Council Member Sinclair asked if this is the type of project with a naturally small pool of prospective bidders; Mr. Koester replied in the affirmative. Council Member Crone amended the motion to table awarding contract until a Mar. 22 special meeting at 12:00 p.m.; Council Member Sinclair amended the second. Results of vote: Ayes: Bergman, Bottenberg, Crone, Lyon, Sinclair. Nays: None. Motion carried 5 – 0.

(I) **Action Items:**

- 1) **Consent Agenda Part 1:** Council Member Lyon moved to approve Consent Agenda Part 1; seconded by Council Member Crone. Results of vote: Ayes: Bergman, Bottenberg, Crone, Lyon, Sinclair. Nays: None. Motion carried 5 – 0.

A. Consideration of approval of 03/15/2021 Bill List; 02/28/2021 Payroll:

Total Unpaid Bills Presented for Approval :	\$884,415.21
Total Checks Issued Prior to Council Approval:	
(A) Prior to Last Council Meeting	5,738.77
(B) After Last Council Meeting	31,182.14
(C) Payroll Taxes & Reimbursements	115,732.00
(D) Utility Refunds	959.48
Payroll Checks Issued:	
(E) 02/28/2021	244,583.54
** Credit Card Detail also included in "F"	
	<b>*TOTAL* \$1,282,611.14</b>

FY 2021 Fund Recap:	Expenditures		Revenues	
	Budgeted	Year To Date	Budgeted	Year To Date
010 General Fund	\$17,557,944	\$9,508,690	\$16,886,337	\$ 7,667,771
011 General Fund-Hotel/Motel Tax	-	6,333	-	12,955
060 Road Use Tax Fund	2,671,322	1,674,515	445,822	1,483,381

070 Firemen's Association	-	-	-	-
080 Library Foundation	-	-	-	-
085 Asset Forfeitures	-	-	-	-
090 North Residential TIF	-	665	-	-
091 Hickman West Indust Park TIF	1,742,506	-	823,245	509,767
092 Enterprise Business Park TIF Fund	-	-	-	-
093 Waukee Urban Renewal Area TIF Fund	2,048,762	4,066	3,731,276	2,091,853
094 Gateway Urban Renewal	869,532	94,015	1,327,728	827,472
095 Autumn Ridge Urban Renewal	374,581	-	711,471	349,521
096 Waukee West Urban Renewal	-	702	-	-
097 Southwest Business Park	-	26,288	71,049	36,705
098 Waukee Central URA	-	-	154,346	-
110 Debt Service Fund	9,518,084	1,208,005	10,975,755	2,589,824
111 Special Assessments Fund	-	-	-	16,727
210 Employee Benefits Fund	2,475,000	-	2,501,444	1,312,462
211 Local Option Sales Tax	523,620	-	2,923,900	2,123,351
212 Public Improvement Fund	2,000,000	-	2,000,000	2,003,916
327 Capital Projects	26,109,000	15,265,847	23,432,370	9,447,674
330 City Wide SA Sidewalk Project	-	-	-	2,582
510 Water Utility Fund	688,232	2,743,490	5,791,584	5,297,787
520 Sewer Utility Fund	3,269,446	5,507,085	1,721,061	5,550,680
521 University Ave Trunk Sewer Project	-	-	-	26,857
522 Waste Water Treatment Pl	-	-	-	82
523 E Area Pump Sta Treatment	-	-	-	286
540 Gas Utility Fund	7,172,989	4,693,717	8,638,750	8,262,422
560 Storm Sewer Utility Fund	1,980,128	2,234,678	1,140,833	884,113
570 Utility Bill Fund	394,960	282,536	395,196	307,817
590 Solid Waste Collect & Rcycl Fund	1,428,400	1,085,088	1,425,900	986,433
750 Golf Course Fund	594,288	301,501	608,500	470,464
810 Equipment Revolving Fund	-	-	15,000	355
<b>*TOTAL*</b>	<b>\$81,418,794</b>	<b>\$44,637,219</b>	<b>\$85,721,567</b>	<b>\$52,263,259</b>

CHECKS ISSUED PRIOR TO COUNCIL APPROVAL 03/15/2021:

CARPENTER, MADISON M	UTILITY REFUND	\$65.80
BANK OF AMERICA	JANUARY 2021 STATEMENT	11,501.86
	PURCHASE AGREEMENT-SE	
BENJAMIN AND WENDY HOLTHAUS	ASHWORTH CORRIDOR	25,000.00
CITY OF WAUKEE	HEALTH INSURANCE DEDUCTION	8,821.74
EFTPS	FICA TAX WITHHOLDING	89,662.32
HALL, VERONICA	UTILITY REFUND	40.48
HATLAND, ERIC L	UTILITY REFUND	68.64
HOGAN, LEXY M	UTILITY REFUND	23.87
ICMA RETIREMENT TRUST 457	ICMA RETIREMENT	10,449.91
IOWA DEPT OF HUMAN SERVICES	CHILD SUPPORT	925.00
LAQUA, HUNTER G	UTILITY REFUND	65.80
MEALS FROM THE HEARTLAND	MEALS FROM HEARTLAND DEDUCTION	46.00
	FEBRUARY 2021 STATEMENT -	
MI-FIBER, LLC	COMMUNITY CENTER	337.75
PURCHASE POWER, INC.	POSTAGE METER REFILL	2,062.20
SAM'S CLUB	FEBRUARY 2021 STATEMENT	120.20
SARCHET, NICK H	UTILITY REFUND	32.66
SIEMSGLUSZ, CHAD M	UTILITY REFUND	27.34
SUNDANCE HOMES	UTILITY REFUND	634.89
TOTAL ADMINISTRATIVE SERVICES		
CORP	SECTION 125 MEDICAL DEDUCTIONS	5,635.21
UNITED WAY CENTRAL IOWA	UNITED WAY DEDUCTION	41.67
US POSTAL SERVICE	JANUARY 2021 ACH & REGULAR BILLS	3,218.62
VERIZON WIRELESS	FEBRUARY 2021 STATEMENT	5,137.14

VIDEO CONFERENCE GEAR	ZOOM ROOM SPARE/BACKUP COMPUTER	1,045.00
WAUKEE AREA CHRISTIAN SERVICES	WAUKEE AREA CHRISTIAN SERVICES DEDUCTION	62.24
WAUKEE BETTERMENT FOUNDATION	WAUKEE BETTERMENT FOUNDATION DEDUCTION	80.00
WAUKEE PUBLIC LIBRARY FRIENDS FOUNDATION	LIBRARY FRIENDS FOUNDATION PAYROLL CONTRIBUTION	7.91
<i>*TOTAL*</i>		<i>\$165,114.25</i>

UNPAID BILLS PRESENTED FOR APPROVAL 3/15/2021:

4IMPRINT, INC.	PEDOMETER WATCHES (20)	\$286.78
72 DEGREES COMFORT COMPANY	FURNACE CHECK AT 1230 S WARRIOR LN	110.00
ACTIVE911, INC.	SUBSCRIPTION FOR WAUKEE FD	468.00
ADEL AUTO PARTS	BRAKE CALIPER/BRAKE HOSE	362.55
AIRGAS USA LLC	OXYGEN	118.00
AMAZON.COM	FENDER FLARE SET	815.59
AMERICAN LIBRARY ASSOCIATION	ANNUAL DUES - K. LARSON	225.00
AMERITAS LIFE INSURANCE COMPANY	MAR '21 VISION INSURANCE PREMIUM	2,317.64
ANKENY SANITATION INC.	MAR '21 STATEMENT	121,691.43
ARNOLD MOTOR SUPPLY	WINSHIELD WASH FLUID - 55 GALLONS	361.83
ASSOCIATION FOR RURAL & SMALL LIBRARIES	MEMBERSHIP RENEWAL THROUGH MARCH 31, 2022	49.00
AUTOZONE	LUCAS HD 80W90	8.81
BAX SALES, INC	DEWALT FLANGES/BULBS/PINS	124.55
BOLTON & MENK, INC	WAUKEE/DOUGLAS PARKWAY EXTENSION	23,430.00
BOOT BARN INC	COAT, JEANS - JOSH MANNING	608.28
BRICK GENTRY BOWERS SWARTZ	FEB '21 STATEMENT	15,880.00
BRODERICK ANIMAL CLINIC	FELINE BOARDING	500.00
BUSINESS PUBLICATIONS	ADVERTISING - ECON. DEVELOPMENT	730.00
CALHOUN-BURNS AND ASSOCIATES, INC	DOUGLAS PARKWAY EXTENSION	12,198.90
CAPITAL SANITARY SUPPLY	TOILET PAPER/TOWELS/HANDWASH	457.55
CERTIFIED POWER INC CO	DROP FLEX CAN CABLE	218.37
CFI SALES INC	TIRE REPAIR	303.28
CITY OF URBANDALE	METRO SALT STORAGE - INSURANCE COST SHARE	148.37
CITY OF WAUKEE	FEB '21 STATEMENT	26,342.92
CITY OF WAUKEE - AR	WARRIOR LANE IMPROVEMENTS PHS 1	262.50
CITY OF WEST DES MOINES	MARCH 2021 WESTCOM	47,006.07
CLAYTON ENERGY CORPORATION	FEB '21 RESERVATION	196,251.20
CMS MARKETING LLC	ENVELOPES	205.52
COLLABORATIVE SUMMBER LIBRARY PROGRAM	TAILS & TALES 2021 MANUAL - ONLINE	10.00
CONSOLIDATED COMMUNICATIONS	FEBRUARY '21 STATEMENT-PUBLIC WORKS	2,708.75
ENTERPRISE SERVICES INC	WATER	59.50
CRYSTAL CLEAR BOTTLED WATER	FEBRUARY 2021 STATEMENT	1,068.00
DALLAS COUNTY RECORDER	SERVICE DOOR AFTER HOURS REPAIR	721.20
DAN'S OVERHEAD DOORS 4	BEDKNIFES	498.56
DAVIS EQUIPMENT CORPORATION	3RD QTR 2020 LP MOON PUMP STATION COSTS	41,929.29
DES MOINES WATER WORKS	FREEZER MEAL WORKSHOP	936.00
DINNER DELIGHTS	FEB '21 STATEMENT	15.50
DIRECTV	ART SUPPLIES	62.47
DISCOUNT SCHOOL SUPPLY	DOG WASTE BAGS	205.80
DOG WASTE DEPOT	SNOW REMOVAL - 105 SE KELLERMAN DR.	100.52
DUAX SNOW REMOVAL & LAWN CARE LLC	TUCA 4'	5,474.75
EJS SUPPLY, LLC		

EMERGENCY APPARATUS MAINTENANCE INC. FOTH INFRASTRUCTURE & ENVIRONMENT LLC GALL'S INC GATEHOUSE MEDIA IOWA HOLDINGS	PUMP SHIFTER #E910 SE ASHWORTH RD CORRIDOR IMPROVEMENTS UNIFORMS - SCHULTZ FEBRUARY '21 PUBLICATIONS ZOOM PROSPECTOR ENTERPRISE - RENEWAL Y STRAINER PUSH ARM PIN GLOVES & DIESEL FUEL TIRE REPAIR HARMONY 7 OZ AEROSOL 2020 FLU SHOT CLINIC KEROTEST POLY BALL VALVE BOOKS 6V BATTERIES INTOXIMETER/MOUTH PIECES FOOD SERVICE LICENSE RENEWAL FIRE EXTINGUISHER INSPECTION ANNUAL SUBSCRIPTION RENEWAL MMPI EVALUATION-SCHULTZ & YOUNG ILEA WINTER PACKAGE-MEEKER PRESENTING "SPRING ORIGAMI FLOWERS" PROGRAM FURNACE REBATE HYD COUPLER	58.37  66,391.54 3,422.48 1,487.50  8,480.00 49.68 96.00 279.28 22.50 59.76 128.00 502.61 2,837.83 57.00 1,204.00 150.00 16.00 18.95 300.00 230.00 163.00 150.00 277.80
GIS PLANNING, INC. GRAINGER PARTS HAWKEYE TRUCK EQUIPMENT HEARTLAND CO-OP HEARTLAND TIRE & AUTO HILLYARD INC HY-VEE PHARMACY INDUSTRIAL SALES COMPANY INC INGRAM LIBRARY SERVICES INTERSTATE ALL BATTERY CENTER INTOXIMETERS INC IOWA DEPT OF INSPECTIONS & APPEALS IOWA FIRE EQUIPMENT COMPANY IOWA HISTORY JOURNAL IOWA LAW ENFORCEMENT ACADEMY IOWA PRISON INDUSTRIES	MONTHLY MAINTENANCE & PRINT GAS METERS FURNACE & THERMOSTATE REBATE IMPACT WRENCH CYLINDERS FEBRUARY '21 STATEMENT FURNACE & THERMOSTATE REBATES VINYL PLANKS PRE-EMP. PHYSICALS - YOUNG & SCHULTZ FEBRUARY '21 STATEMENT ADD WIRING AND CABLE JACK REPLACEMENT WINDSCREENS FROM DERECHO MAR '21 STATEMENT - GOLF COURSE REPAIR ON H98UCF9PW6AN 1G IPERL MTR MAR '21 LIFE & DISABILITY PREMIUM MARCH/APRIL 2021 MYWAUKEE ADVERTISING NAPA 5W30 5 QUART TOILET PAPER/TRASH CAN LINERS APPRAISAL FOR PROP. AT SE CORNER OF HICKMAN & ASHW FEBRUARY '21 WINDOW WASHING ENVELOPES/PAPER/COFFEE/CLEANER '18 INTL 7400 REPAIRS VIN0671 JAN '21 SERVICE - PUBLIC SAFETY FURNACE REBATE ASSOCIATION ANNUAL DUES 1ST QTR 2021 LEASE MAIL/INSERTER	491.11 5,117.10 105.00 260.00 271.14 15.72 180.00 2,158.87 1,907.00 28,142.45 200.00 1,691.57 105.25 560.00 34,524.80 4,808.98 1,200.00 250.36 148.24 2,000.00 210.00 206.98 3,857.58 150.00 75.00 565.00 2,690.61
JOYCE PETRO JUDY SANDAHL KIMBALL MIDWEST KONICA MINOLTA BUSINESS SOLUTIONS USA INC KOONS GAS MEASUREMENT LISA GLAS MARK STUCHEL INC. MATHESON TRI-GAS INC MEDIACOM MEGAN & JUSTIN EDGINGTON MENARDS MERCY CLINICS OCCUPATIONAL MEDICINE CLINIC MID AMERICAN ENERGY MID-IOWA ELECTRIC, INC  MIDWEST SPORTS SUPPLY, INC. MI-FIBER, LLC MOTOROLA SOLUTIONS INC MUNICIPAL SUPPLY INC. MUTUAL OF OMAHA  MYTOWN MAGAZINES NAPA AUTO PARTS STORE NATIONWIDE OFFICE CLEANERS LLC  NELSEN APPRAISAL ASSOCIATES, INC. NIGHT & DAY WINDOW CLEANING OFFICE DEPOT O'HALLORAN INTERNATIONAL INC. ORKIN PEST CONTROL PEGGY HARTEN PIPELINE ASSOCIATION FOR PUBLIC AWARENESS PITNEY BOWES		

POLK COUNTY HEATING & COOLING	WATER HEATER REPAIR AT VINEYARD BUILDING	663.87
REGAL UNDERGROUND CONSTRUCTION, INC.	DIRECTIONAL BORING	1,110.00
RICK'S TOWING	SNOW PLOW TOWING	225.00
ROLLING THUNDER	4TH OF JULY STAGE RENTAL	900.00
SANDRY FIRE SUPPLY LLC	GLOBE REPAIR	19.26
SCHAAL PLUMBING, HEATING & COOLING	FURNACE REBATE - 945 MAPLE ST. WORKSTATION & DOCK - FINANCE MANAGER	75.00
SHI INTERNATIONAL CORP	CAMSHAFT & ALL LIFTERS REPLACEMENT-2015 SILVERADO	6,402.94
SHOTTENKIRK CHEVROLET-PONTIAC SIOUX SALES COMPANY	31 PISTOLS	7,147.77
SNYDER & ASSOCIATES INC	TRAFFIC SIGNAL ENHANCEMENT PROJECT	20,380.36
SPECIALIZED WHOLESALE AND TECHNOLOGY	WINTER DIESEL FUEL ADDITIVE	2,183.00
SPLAW PROPERTIES, LLC	MAR '21 CITY HALL ANNEX LEASE	260.40
STAPLES BUSINESS CREDIT	MEMBERSHIP FEE	4,504.83
STIVERS FORD	UNIVERSAL JOINT KIT/SEAL/OIL	1,858.26
STOR-LOC	DIVIDERS	157.05
STRYKER SALES CORPORATION	AED	122.09
SWAGELOK	STAINLESS STEEL BALL VALVE	1,578.68
TEAM SERVICES INC	CONSTRUCTION TESTING SERVICES	516.37
THE WALDINGER CORP	BI-ANNUAL PREVENTATIVE MAINTENANCE	699.74
TOTAL ADMINISTRATIVE SERVICES	2021 Q2 FSA ADMIN FEES	2,285.06
TREASURER STATE OF IOWA	FEB '21 WATER EXCISE TAX	1,102.50
TREASURER STATE OF IOWA	FEB '21 SEWER SALES TAX	20,667.84
TREASURER STATE OF IOWA	FEB '21 GAS SALES TAX	3,295.56
TREASURER STATE OF IOWA	FEB '21 GOLF SALES TAXES	41,236.21
TREASURER STATE OF IOWA	FEB '21 STORM WATER SALES TAX	3,088.54
TRUCK EQUIPMENT INC	SADDLE BOX	2,462.19
UNITYPOINT CLINIC-OCCUPATIONAL MEDICINE	DRUG SCREENS	1,044.80
UNIVERSAL PRINTING SERVICES	FEB UTILITY BILL INSERT, SPRING CLEAN-UP, GAS WORK	336.00
UPHDM OCCUPATIONAL MEDICINE	DRUG SCREENS	1,833.47
US CELLULAR	FEB '21 STATEMENT	554.00
USGA	ANNUAL DUES - JERMIER	660.16
UTILITY SAFETY AND DESIGN INC.	DESIGN SERVICES	150.00
VALLEY ENVIRONMENTAL SERVICES LLC	PARTS WASHER SERVICE	12,095.00
VEENSTRA & KIMM INC	FEBRUARY 21 STATEMENT	182.50
VENDNOVATION, LLC	EMS - ONE YEAR SOFTWARE LICENSE	40,382.73
WASTE SOLUTIONS OF IA	SPECIAL EVENT TOILETS/HAND WASHES	1,200.00
WAUKEE COMMUNITY SCHOOL - FACILITY RENTALS	YOUTH BASKETBALL GYM RENTAL	2,355.84
WAUKEE HARDWARE & VARIETY	FEB '21 STATEMENT	2,791.25
WAUKEE POWER EQUIPMENT	MOWER MAINTENANCE	454.81
XENIA RURAL WATER DISTR	MAR '21 STATEMENT	588.35
YMCA OF GREATER DES MOINES	50% OF WAUKEE YMCA EVAL & OTHER EXPENSES	276.44
*TOTAL*		13,019.80
		\$884,415.21
<u>PAYROLL 02/28/2021:</u>		
ABRAMOWITZ, LEVI		\$1,976.17
ADKINS, COREY		1,245.76
ADKISSON, JENNIFER		587.01

AHRENS, ELIZA	27.05
ALDRICH, SHAWN	1,875.40
ANDERSON, SARA	1,362.14
ARIAS, HECTOR	1,895.77
BAKER, RANDY	1,588.14
BASYE, JONATHA	938.37
BAUMAN, LISA	1,140.25
BROWN, ANGALEA	1,281.39
BROWN, NATHAN	2,272.44
BRUENING, BENJAMIN	256.28
BRUNS, RACHEL	2,301.87
BURKHART, LINDA	3,245.55
CAMPBELL, SCOTT	1,616.81
CARROLL, JOSEPH	2,243.33
CHRISTENSEN, ABAGAIL	1,113.68
CICHOSKI, KELLI	1,353.42
CLAYTON, EMMA	35.55
CLEMEN, ANTHONY	1,799.14
COGGESHELL, LEE	1,355.63
CORKREAN, JENNIFER	1,544.81
COUGHLIN, TONI	1,330.07
CRAVEN, GAYLA	92.49
CROSS, JONATHAN	605.86
CUNNINGHAM, SCOTT	3,065.21
DANIEL, COLE	1,366.98
DEBOER, MELISSA	1,998.83
DEETS, BRADLY	3,953.90
DEZEEUW, DAVID	2,250.36
DODGE, JUSTIN	2,467.16
EASTCOTT, JOSHUA	1,576.33
EDWARDS, DANAE	2,027.18
ELLIS, NICOLE	684.13
EVANS, SUMMER	2,864.28
FLUGGE-SMITH, JAMIE	1,593.52
FREDERICK, JUSTIN	2,215.78
FREDERICKSEN, BROCK	1,153.61
FROELICH, WILLIAM	710.47
FURRY, ALISSA	450.60
FYFE, JUSTIN	1,113.26
GIBBS, AUSTIN	1,779.35
GIBSON IV, WILLIAM	1,683.66
GILCHRIST, NICHOLAS	1,397.03
GILMORE, JOANNA	23.80
GITZEN, ROBERT	2,618.47
GROVE, BRIAN	58.97
GUESS, CHRISTOPHER	1,265.43
GUESS, KATHRYN	1,517.68
HANSON, LAURA	1,451.96
HARDIN, THOMAS	562.76
HEIMANN, RONALD	1,995.88
HENTGES, ERIC	1,695.76
HERRICK, ROBERT	1,825.94
HILGENBERG, ADAM	2,345.25
HUSTED, TROY	1,624.20
HUTTON, JOSHUA	1,606.49



JACKSON, COLE	1,598.94
JERMIER, MATTHEW	3,342.95
KAPPOS, SARA	2,845.26
KASS, ANDREW	2,391.39
KASZINSKI, BRETT	713.64
KELLER, CHRISTOPHER	1,907.38
KICKBUSH, CHRISTOPHER	1,676.70
KINNEY, SCOTT	1,836.27
KLEINWOLTERINK, COLE	1,321.15
KLEVER, JUDY	1,042.56
KOESTER, RUDY	3,291.14
KREMER, NOAH	849.10
LARSON, KRISTINE	3,081.39
LAUGHRIDGE, DANIEL	1,575.03
LE, SON	3,049.68
LEITCH, JEFFREY	454.20
LEMKE, NEIL	1,333.29
LEVSEN, BRYAN	1,927.48
LINDSAY, MICHELLE	2,991.92
LOFTSGARD, MARA	452.51
LONG, JEREMY	3,100.11
LYNCH, JEREMY	1,229.92
MANNING, JOSHUA	2,175.73
MAREAN, JOSHUA	1,340.64
MAREK, JAMES	1,664.96
MCCAY, BRENDA	234.55
MCCOY, CARA	425.43
MEEKER, BRYCE	1,422.82
MELLENCAMP, JEFFREY	2,906.75
MILBURN, HALEY	906.34
MINAR, VANESSA	673.40
MINIKUS, JOSHUA	1,508.44
MOERMAN, TIMOTHY	4,330.23
MORRIS, ASHLEY	1,210.46
MURRA, BRIAN	1,960.81
NELSON, DAVID	1,282.64
NICHOLS, ANDREW	1,456.71
OLBERDING, MCKENNA	1,976.93
OLDHAM, JAMES	455.15
OSBORN, RYAN	600.69
OSBORN, SARAH	1,515.97
OSTRING, KATHLEEN	1,499.32
PARISH, TONJA	1,321.28
PATTERSON, KEVIN	1,504.88
PAYNE, THOMAS	1,351.79
PERDRIAU, MARIE	560.87
PERKINS, JACOB	1,850.49
PETERSON, KATIE	1,354.35
PETTIT, BRANDON	2,606.64
PIZINGER, JAMES	1,199.75
PORTER, NICKOLAS	574.43
PURVIS, KATHRYN	1,487.08
QUAM, BRADLEY	1,315.41
QUINN, JOHN	3,712.55
RASH, RONALD	1,831.62

RICHARDSON, ELIZABETH	1,504.16
ROBBINS, CORBY	1,941.86
ROBINSON, CLINT	3,797.44
ROYER, TIMOTHY	3,120.21
SAENGKIO, DONNY	2,122.95
SAGER, AARON	343.92
SCHAUFENBUEL, KARI	943.00
SCHETTLER, RODNEY	2,275.56
SCHUETT, REBECCA	2,140.15
SCHULTZ, EMILY	2,239.42
SEDDON, JOSH	1,981.82
SHAFFER, CHET	371.33
SHARON, JEREMIAH	1,072.43
SMITH, BLAKE	1,350.33
SNOW, SUSAN	115.55
SOFEN, NATASHA	34.42
SOUKUP, JESSICA	174.38
SPOSETO, MACKENZIE	2,622.10
STEINKE, KURT	545.05
STEPHENS, CLINT	456.37
STEWARD, ERIC	1,815.14
STIFEL, DALTON	1,587.33
STOTZ, MELISSA	771.97
TAYLOR, CHRISTINA	50.81
TAYLOR, RILEY	15.24
THAYER, CHANDLER	2,107.68
TOBIS, SYDNEY	1,108.88
TYSDAL, THOMAS	3,125.50
VANDEKAMP, JOSHUA	2,236.82
VOEGTLE, TIMOTHY	1,570.08
WASKE, CHARLES	1,911.13
WERTS, DANIEL	2,222.18
WESTON STOLL, KERI	1,937.18
WHITE, JASON	1,425.76
WHITHAM JOHNSON, JENNIFER	508.83
WICKHAM, JOHN	1,252.09
WIGGINS, MATHEW	1,917.25
WILLIAMS, SUSAN	1,593.24
WINTERS, TROY	1,950.76
WISE, NATHAN	2,339.44
WOOD, DANIEL	664.14
YOUNG, JOHNATHAN	1,533.93
YOUSO, ANTHONY	1,525.98
<i>*TOTAL*</i>	<i>\$244,583.54</i>

- B. Consideration of approval of City Council Minutes of 03/01/2021 Regular Meeting, 03/08/2021 Special Meeting
- C. Consideration of approval of a resolution awarding quote [2021 Street Median Landscape Maintenance] (Resolution #2021-098)
- D. Consideration of approval of a motion approving AVI proposal for Council Chambers Technology Improvements Phase 2
- E. Consideration of approval of a resolution approving Agreement between the City of Waukee, Iowa, and Des Moines Skydivers, LLC (Resolution #2021-099)
- F. Consideration of approval of a resolution approving Public Sanitary Sewer and Storm Sewer Easement between Toby Fetters, Tami Fetters and City of Waukee [SE Ashworth Road Corridor Improvements Project, SE Parkview Crossing Drive to SE Glacier Trail] (Resolution #2021-100)

- G. Consideration of approval of a resolution approving contract and bond [Southwest Area Trunk Sewer Extension Phase 2 Project] (Resolution #2021-101)
  - H. Consideration of approval of Payment Estimate No. 5 to Larson Construction Company, Inc., for the Triumph Park Project in the amount of \$664,178.31
  - I. Consideration of approval of Payment Estimate No. 15 to Absolute Concrete Construction, Inc., for the NW 10<sup>th</sup> Street Improvement Project, W. Hickman Road to NW Douglas Parkway, in the amount of \$112,905.84
  - J. Consideration of approval of a resolution approving construction drawings [Stratford Crossing Plat 9] (Resolution #2021-102)
  - K. Consideration of approval of a resolution accepting public improvements [The Commons at Greenway Park Plat 2 Public Improvements Plan] (Resolution #2021-103)
  - L. Consideration of approval of a resolution approving a private street name change within the Redwood Waukee at Hickman Road development from NW Iris Street to NW Olive Street (Resolution #2021-104)
  - M. Consideration of approval of a resolution readopting the City of Waukee Food Trunk Pilot Program (Resolution #2021-105)
  - N. Consideration of approval of a motion setting May 3, 2021, as the date of public hearing on consideration of an annexation moratorium agreement between the City of Waukee, Iowa, and the City of Adel, Iowa
- 2) Consent Agenda Part 2:** Council Member Sinclair moved to approve Consent Agenda Part 2; seconded by Council Member Lyon. Council Member Bottenberg stated that he would abstain from voting due to a professional conflict of interest. Results of vote: Ayes: Bergman, Crone, Lyon, Sinclair. Nays: None. Absentions: Bottenberg. Motion carried 4 – 0 – 1.
- A. Consideration of approval of a motion approving waiver and consent with Ahlers & Cooney, P.C.
  - B. Consideration of approval of a resolution appointing Paying Agent, Bond Registrar, and Transfer Agent, Approving the Paying Agent and Bond Registrar and Transfer Agent Agreement and Authorizing the Execution of the Agreement [\$17,305,000 General Obligation Bonds, Series 2021A] (Resolution #2021-106)
  - C. Consideration of approval of a resolution authorizing and providing for the issuance, and levying a tax to pay the Bonds; Approval of the Tax Exemption Certificate and Continuing Disclosure Certificate [\$17,305,000 General Obligation Bonds, Series 2021A] (Resolution #2021-107)
- 3) Ordinance: *Consideration of approval of an ordinance to amend Chapter 203, Waukee Municipal Code, by repealing the existing rates for water and enacting new rates as specified [introduction; first reading]*** – Council Member Crone introduced the ordinance and moved to approve the first reading in title only; seconded by Council Member Sinclair. Public Works Director/City Engineer Koester reviewed all three proposed utility rate ordinances, which include water and sanitary sewer rate increases and a solid waste rate decrease, equating to an approximate 1% overall increase for an average utility bill. Results of vote: Ayes: Bergman, Bottenberg, Crone, Lyon, Sinclair. Nays: None. Motion carried 5 – 0.
- 4) Ordinance: *Consideration of approval of an ordinance to amend Chapter 204, Waukee Municipal Code, by repealing the existing rates for sewer/wastewater and enacting new rates as specified [introduction; first reading]*** – Council Member Sinclair introduced the ordinance and moved to approve the first reading in title only; seconded by Council Member Crone. Results of vote: Ayes: Bergman, Bottenberg, Crone, Lyon, Sinclair. Nays: None. Motion carried 5 – 0.
- 5) Ordinance: *Consideration of approval of an ordinance to amend Chapter 213A, Waukee Municipal Code, by repealing the existing rates for the collection, processing and marketing of solid waste and recyclable materials and enacting new rates as specified [introduction; first reading]*** – Council Member Crone introduced the ordinance and moved to approve the first reading in title only; seconded by Council Member Sinclair. Results of vote: Ayes: Bottenberg, Crone, Lyon, Sinclair. Nays: None. Motion carried 4 – 0. (Council Member Bergman was unable to cast a vote due to electronic difficulties.)
- 6) 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 and R-***

- 2/PD-1, a parcel to be known as Fox Valley [third (final) reading]** – Council Member Crone moved to approve the third reading of the ordinance in title only and place it on final passage; seconded by Council Member Sinclair. Results of vote: Ayes: Bergman, Bottenberg, Crone, Lyon, Sinclair. Nays: None. Motion carried 5 – 0. (Ordinance #2985)
- 7) 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-4, a parcel known as Broderick property [third (final) reading]** – Council Member Sinclair moved to approve the third reading of the ordinance in title only and place it on final passage; seconded by Council Member Crone. Results of vote: Ayes: Bergman, Bottenberg, Crone, Lyon, Sinclair. Nays: None. Motion carried 5 – 0. (Ordinance #2986)
- 8) Ordinance: Consideration of approval of an ordinance to amend Chapter 160 Site and Building Development Standards, Chapter 165, Zoning Regulations, Definitions and General Regulations and Chapter 169 Zoning Regulations, District Regulations by incorporating regulations for interior storage uses [third (final) reading]** – Council Member Crone moved to approve the third reading of the ordinance in title only and place it on final passage; seconded by Council Member Sinclair. Results of vote: Ayes: Bergman, Bottenberg, Crone, Lyon, Sinclair. Nays: None. Motion carried 5 – 0. (Ordinance #2987)
- 9) Resolution: Consideration of approval of a resolution approving final plat for Vince Meyer Learning Center Plat 1** – Council Member Sinclair moved to approve the resolution; seconded by Council Member Crone. Development Services Director Deets briefly reviewed the proposed plat. Results of vote: Ayes: Bergman, Bottenberg, Crone, Lyon, Sinclair. Nays: None. Motion carried 5 – 0. (Resolution #2021-108)
- 10) Resolution: Consideration of approval of a resolution approving a site plan for Shottenkirk Vehicle Storage Lot and Car Wash [190 NW 6<sup>th</sup> Street]** – Council Member Crone moved to approve the resolution; seconded by Council Member Sinclair. Development Services Director Deets reviewed the site plan, including exterior building elevations. He noted an existing dry-bottomed detention facility which would be extended as part of the proposed site plan improvements. Results of vote: Ayes: Bergman, Bottenberg, Crone, Lyon, Sinclair. Nays: None. Motion carried 5 – 0. (Resolution #2021-109)
- 11) Resolution: Consideration of approval of a resolution approving Development Agreement with Shottenkirk Partnership, LP related to NW 6<sup>th</sup> Street improvements** – Council Member Sinclair moved to approve the resolution; seconded by Council Member Lyon. Development Services Director Deets briefly reviewed the agreement, which defines obligations related to the future paving and expansion of NW 6<sup>th</sup> St. Results of vote: Ayes: Bergman, Bottenberg, Crone, Lyon, Sinclair. Nays: None. Motion carried 5 – 0. (Resolution #2021-110)
- (J) Reports** – Reports made by City Administrator Moerman, Council Member Crone.

Council Member Lyon moved to adjourn; seconded by Council Member Crone. Ayes: All. Nays: None. Motion carried 5 – 0.

Meeting Adjourned at 6:46 p.m.

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Courtney Clarke, Mayor

Attest:

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Rebecca D. Schuett, City Clerk