



WAUKEE CITY COUNCIL
REGULAR MEETING

DATE: MONDAY, JANUARY 5, 2026

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=162574&dbid=0&repo=Waukeee>**

*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. 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 plans, specifications, form of contract and estimate of cost [Waukeee Public Safety Building Renovation Project, Bid Package No. 1 – Exterior Glass and Glazing]
 - 2) On plans, specifications, form of contract and estimate of cost [University Avenue Area Improvements Phase 2 Project]

 - H. PUBLIC HEARING ACTION ITEMS:
 - 1) *Waukeee Public Safety Building Renovation Project, Bid Package No. 1 – Exterior Glass and Glazing*
 - A. RESOLUTION: Consideration of approval of a resolution approving plans, specifications, form of contract and estimate of cost
 - B. RESOLUTION: Consideration of approval of a resolution awarding contract

2) University Avenue Area Improvements Phase 2 Project

- A. RESOLUTION:** Consideration of approval of a resolution approving plans, specifications, form of contract and estimate of cost
- B. RESOLUTION:** Consideration of approval of a resolution awarding contract

I. ACTION ITEMS:

1) CONSENT AGENDA

[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 for separate consideration.]

- A. Consideration of approval of 01/05/2026 Bill List; 12/19/2025, 01/02/2026 Payrolls
- B. Consideration of approval of City Council Minutes of 12/15/2025 Regular Meeting
- C. Consideration of approval of a motion approving ownership updates associated with and renewal of 12-month Class C Retail Alcohol License (LC) for Broheim's Indoor Golf & Pub, LLC, d/b/a Broheim's Indoor Golf & Pub, LLC [53 & 57 NE Carefree Lane], pending proof of dram insurance
- D. Contracts, Agreements, Easements:
 - 1. Consideration of approval of a resolution approving 28E Agreement with the Iowa Department of Revenue for Tobacco, Alternative Nicotine and Vapor Product Enforcement (I-PLEDGE)
 - 2. Consideration of approval of a resolution to approve an Administrative Services Agreement [MissionSquare Retirement]
 - 3. Consideration of approval of a resolution approving Ahlers & Cooney, P.C., Engagement Agreement, 2026 Public Improvement Contract Proceedings
 - 4. City of Waukee Gas Utility Sale:
 - a) Consideration of approval of a resolution approving Purchase Agreement and Easement between Gregg Edwards and the City of Waukee
 - b) Consideration of approval of a resolution approving Purchase Agreement, Tenant Purchase Agreement and Easement between Stivers Iowa Real Estate, LLC, and the City of Waukee
 - c) Consideration of approval of a resolution approving Purchase Agreement and Easement between D & L Estates, LLC, and the City of Waukee
 - 5. Consideration of approval of a resolution approving Temporary Construction Easement with PlaPropUte, LLC [10th Street Extension Project]
 - 6. Agreement Releases:
 - a) Consideration of approval of a resolution approving Partial Release of Development Agreement with Caliber Land Company, LLC [SE Tallgrass Lane]
 - b) Consideration of approval of a resolution approving Partial Release of Development Agreement with Caliber Land Company, LLC [SE Westown Parkway]
 - c) Consideration of approval of a resolution approving Release and Satisfaction of Agreement to Complete Public Improvements [Autumn Ridge Plat 1]
 - d) Consideration of approval of a resolution approving Release and Satisfaction of Development Agreement with Autumn Ridge Apartments, LC [SE Olson Drive]
 - 7. Consideration of approval of a resolution approving crop damage claim [Broderick Farm Co.]
- E. Construction Drawings:
 - 1. Consideration of approval of a resolution approving construction drawings for The South 60 Plat 1
 - 2. Consideration of approval of a resolution approving construction drawings for Remington Pointe Plat 5
- F. Change Orders, Payment Estimates, Acceptances of Public Improvements, Releases of Retainage:
 - 1. Consideration of approval of a motion approving Change Order No. 22/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. 21 (Combined) for the Waukee Public Safety Building Project, increasing the contract in the amount of \$6,315.13
 - 3. Consideration of approval of a motion approving Change Order No. 1 to Wendler, Inc., f/k/a WRH, Inc., for the Lift Stations No. 4 & 6 Rehabilitation Project, increasing the contract in the amount of \$11,991.11
 - 4. Consideration of approval of a motion approving Payment Estimate No. 10/partial release of retainage to Concrete Connection, LLC, for the Painted Woods West Park Project in the amount of \$63,905.48
 - 5. Consideration of approval of a motion approving release of retainage to Absolute Group for the Prairie Rose Trail Project in the amount of \$77,142.80
- G. Consideration of approval of a resolution ordering construction of the Alice's Road Improvements Phase 1B Project and fixing a date for hearing thereon and taking of bids therefor

- 2) MAYOR'S APPOINTMENT AND RESOLUTION:** Consideration of approval of a resolution approving mayor's appointment of City of Waukee representation to the Wastewater Reclamation Authority (WRA) Finance Committee for 2026

- 3) **ORDINANCE:** Consideration of approval of an ordinance to adopt and establish Chapter 29, Waukee Civil Rights Commission [second reading]
- 4) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 70, Traffic Code Enforcement Procedures, by amending Section 70.03, Parking Violations: Alternate, to amend fees [second reading]
- 5) **ORDINANCE:** Consideration of approval of an ordinance imposing a franchise fee of 2% of the gross revenues derived by the MidAmerican Energy Company from the transmission or distribution of electricity and natural gas to customers within the corporate limits of the city pursuant to Iowa Code section 364.2 [third (final) reading]
- 6) **RESOLUTION:** Consideration of approval of a resolution approving site plan for US Signal – Addition [390 NE Alice’s Road]
- 7) **RESOLUTION:** Consideration of approval of a resolution approving Agreement for Professional Consulting Services with Ryan Companies US, Inc. [Existing Fire/Police Building Renovation Project]
- 8) **RESOLUTION:** Consideration of approval of a resolution approving the purchase of a 2029 Life Line ambulance from Legacy Emergency Vehicle Sales of Prole, IA, in the amount of \$343,344.00 [Waukee Fire Department]

J. REPORTS

ADJOURNMENT

Pursuant to Iowa Code Section 21.4(2), the City has the authority to amend this agenda up until 24 hours before the posted meeting time.

The City of Waukee is pleased to provide accommodation to persons with disabilities. Should such accommodations be required, please contact the City 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 any Public Hearing item 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.