



**WAUKEE CITY COUNCIL
REGULAR MEETING**

**DATE: MONDAY, JANUARY 19, 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.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.

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:

- 1) Independent Auditor's Final Report for the fiscal year ending June 30, 2025
- 2) **RESOLUTION:** Consideration of approval of the Independent Auditor's Final Report for the fiscal year ending June 30, 2025

G. PUBLIC HEARINGS:

- 1) On the annexation of consenting and non-consenting properties by the City of Waukee, Iowa [Hubbell Realty Company/New Pioneer Gun Club/Jerome Aldrich]
- 2) On an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from A-1 to C-1, a parcel to be known as Orange Commercial Development
- 3) On an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from A-1 to K-RC, a parcel to be known as B. Krumm Farms
- 4) On an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from C-1A to C-1, a parcel to be known as WCSD Admin Building Expansion
- 5) On an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from R-4/PD-1 to R-4/PD-1, a parcel known as Vintage Estates of Waukee

H. PUBLIC HEARING ACTION ITEMS:

- 1) **RESOLUTION:** Consideration of approval of a resolution approving the annexation of property by the City of Waukee, Iowa
- 2) **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 C-1, a parcel to be known as Orange Commercial Development [introduction; first reading]
- 3) **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 K-RC, a parcel to be known as B. Krumm Farms [introduction; first reading]
- 4) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from C-1A to C-1, a parcel to be known as WCSD Admin Building Expansion [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-4/PD-1 to R-4/PD-1, a parcel known as Vintage Estates of Waukee [introduction; first reading]

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 01/19/2026 Bill List; 01/16/2026 Payroll
- B. Consideration of approval of City Council Minutes of 01/05/2026 Regular Meeting, 01/12/2026 Work Session
- C. Retail Alcohol License Applications, Renewals:
 1. Consideration of approval of a motion approving Class C Retail Alcohol License (LC) Application with Outdoor Service privilege for LTJ Group, LLC, d/b/a Lux Asian Restaurant & Bar [3150 Grand Prairie Parkway], pending proof of dram insurance, 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 (LC) for City of Waukee, d/b/a Sugar Creek Municipal Golf Course [1505 6th Street]
- D. Easements:
 1. Consideration of approval of a resolution approving Public Water Main Easement [Brookridge Townhomes Plat 1 Owners Association]
 2. Consideration of approval of a resolution approving Public Sanitary Sewer Easement [Brookridge Townhomes Plat 1 Owners Association]
- E. Contracts, Agreements:
 1. Consideration of approval of a resolution approving agreement with Greater Des Moines Habitat for Humanity, Inc. related to disposal of property [1300 SE L.A. Grant Parkway]
 2. Consideration of approval of a resolution approving Iowa Municipalities Workers' Compensation Association (IMWCA) Criteria for Fire Departments Agreement
 3. Consideration of approval of a resolution approving contract and bond [Waukee Public Safety Building Renovation Project, Bid Package No. 1 – Exterior Glass and Glazing]
 4. Consideration of approval of a resolution approving contract and bond [University Avenue Area Improvements Phase 2 Project]
- F. Change Orders, Payment Estimates, Acceptances of Public Improvements, Releases of Retainage:
 1. Consideration of approval of a motion approving Change Order No. 23/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. 22 (Combined) for the Waukee Public Safety Building Project, increasing the contract in the amount of \$4,276.72
 3. Consideration of approval of a motion approving Payment Estimate No. 25 (Combined) for the Waukee Public Safety Building Project in the amount of \$2,193.55
 4. Consideration of approval of a motion approving Payment Estimate No. 24 to Landmark Structures for the 3rd Street Elevated Storage Tank Replacement Project in the amount of \$119,640.62
 5. Consideration of approval of a motion approving Payment Estimate No. 10 to Wendler, Inc., f/k/a WRH, Inc., for the Lift Stations No. 4 & 6 Rehabilitation Project in the amount of \$37,205.04
 6. Consideration of approval of a motion approving Payment Estimate No. 10 to Elder Corporation for the University Avenue Area Improvements Phase 1 Project in the amount of \$109,967.06

7. Consideration of approval of a resolution accepting public improvements (water and sanitary sewer mains only) [Brookridge Townhomes Plat 1]
8. Consideration of approval of a motion approving release of retainage to Grimes Asphalt and Paving Corporation for the 10th Street Crack and Seat Project, NW Douglas Parkway to 260th Street, in the amount of \$77,909.73
- G. Consideration of approval of a resolution approving construction drawings for Trailridge Creek Plat 2
- H. Consideration of approval of a resolution approving job description and pay grade [Budget and Finance Analyst, Finance Department]
- I. Consideration of approval of a resolution directing the advertisement for sale and approving electronic bidding procedures and Official Statement [\$10,460,000 General Obligation Bonds, Series 2026A]
- J. Fixing Dates for Public Hearings:
 1. Consideration of approval of a motion setting February 17, 2026, 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/PD-1 [One and Two Family Residential District with a Planned Development Overlay], R-3 [Multi-Family Residential District], R-4 [Row Dwelling and Townhome Dwelling District] and C-1 [Community and Highway Service Commercial District] (Alderbrook)
 2. Consideration of approval of a motion setting February 17, 2026, 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] (Timberline Estates)

- 2) **MAYOR'S APPOINTMENT AND RESOLUTION:** Consideration of approval of a resolution approving mayor's appointment or reappointment of citizen members to the various City boards and commissions
- 3) **ORDINANCE:** Consideration of approval of an ordinance to adopt and establish Chapter 29, Waukee Civil Rights Commission [third (final) 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 [third (final) reading]
- 5) **RESOLUTION:** Consideration of approval of a resolution approving final plat for Kettlestone Lakes Plat 1
- 6) **RESOLUTION:** Consideration of approval of a resolution approving final plat for Painted Woods West Plat 6

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.