



**WAUKEE CITY COUNCIL
REGULAR MEETING**

DATE: TUESDAY, FEBRUARY 17, 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.

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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 an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from A-1 to R-2, R-2/PD-1, R-3, R-4 and C-1A, a parcel to be known as Alderbrook
- 2) On an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from A-1 to R-2, a parcel to be known as Timberline Estates
- 3) On the vacation of a Temporary Storm Sewer and Detention Easement [The Shops at Kettlestone North Plat 4]
- 4) On plans, specifications, form of contract and estimate of cost [Alice's Road Improvements Phase 1B Project]

- 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 to R-2, R-2/PD-1, R-3, R-4 and C-1A, a parcel to be known as Alderbrook [introduction; first reading]

- 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 R-2, a parcel to be known as Timberline Estates [introduction; first reading]
- 3) **RESOLUTION:** Consideration of approval of a resolution approving the vacation of a Temporary Storm Sewer and Detention Easement [The Shops at Kettlestone North Plat 4]
- 4) ***Alice's Road Improvements Phase 1B 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 concurring with 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 02/17/2026 Bill List; 02/13/2026 Payroll
- B. Consideration of approval of City Council Minutes of 02/02/2026 Regular Meeting, 02/09/2026 Work Session
- C. Receipt and File:
 - 1. Consideration of approval of a motion approving receipt and file of FY2025 Westcom Emergency Communications Financial Report and Financial & Compliance Audit Summary
 - 2. Consideration of approval of a motion approving receipt and file of the purchase of one (1) 2026 Chevrolet Traverse from Karl Chevrolet of Ankeny, IA, in the amount of \$38,979.78 [Waukee Police Department]
- D. Consideration of approval of a motion approving renewal of 12-month Class E Retail Alcohol License for Maverik Group, LLC, d/b/a Maverik #5284 [3105 Grand Prairie Parkway], pending fire marshal approval
- E. Consideration of approval of a resolution approving job description and pay grade [Accountant, Finance Department]
- F. Contracts, Agreements, Quotes:
 - 1. Consideration of approval of a resolution approving and authorizing execution of a Sixth Amendment to the Agreement for Private Development and Minimum Assessment Agreement with The Quarter at Waukee, LLC
 - 2. Consideration of approval of a resolution approving and authorizing execution of a Partial and Limited Assignment and Assumption of Agreement for Private Development and Minimum Assessment Agreement between The Quarter at Waukee, LLC, and KTL F4, LLC
 - 3. Consideration of approval of a resolution approving Amendment to Beverage Agreement with Bottling Group, LLC, f/k/a PepsiCo Beverage Sales, LLC
 - 4. Consideration of approval of a resolution awarding quote [2026 Waukee Cemetery Mowing and Turf Maintenance Services]
 - 5. Consideration of approval of a resolution approving various Agreements Concerning Construction of Fence
- G. Purchase Agreements, Easements:
 - 1. City of Waukee Gas Utility Sale:
 - a) Consideration of approval of a resolution approving Purchase Agreement and Easement between HZB Enterprises, LLC, and the City of Waukee
 - b) Consideration of approval of a resolution approving Purchase Agreement and Easement between Michael Broderick Revocable Trust and the City of Waukee
 - c) Consideration of approval of a resolution approving Purchase Agreement and Easement between John Broderick and the City of Waukee
 - 2. Consideration of approval of a resolution approving Purchase Agreement and Easements between NBT Development, LLC, and the City of Waukee [10th Street Extension Project]
 - 3. Consideration of approval of a resolution accepting Offsite Public Utility Easement [JJR Holdings, LLC]
- H. Change Orders, Payment Estimates, Acceptances of Public Improvements, Releases of Retainage:
 - 1. Consideration of approval of a motion approving Payment Estimate No. 26 (Combined) for the Waukee Public Safety Building Project in the amount of \$425,208.64
 - 2. Consideration of approval of a motion approving Payment Estimate No. 11 to Wendler, Inc., f/k/a WRH, Inc., for the Lift Stations No. 4 & 6 Rehabilitation Project in the amount of \$21,291.52
 - 3. Consideration of approval of a motion approving Payment Estimate No. 3 to Holzworth Concrete for the NW 6th Street Culvert Over Little Walnut Creek Project in the amount of \$222,516.42
 - 4. Consideration of approval of a motion approving Payment Estimate No. 11 to Elder Corporation for the University Avenue Area Improvements Phase 1 Project in the amount of \$115,530.88
- I. \$10,460,000 General Obligation Bonds, Series 2026A:
 - 1. 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

2. 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
- J. Fixing Dates for Public Hearings:
 1. Consideration of approval of a motion setting March 16, 2026, as the date of public hearing on the vacation of a Gas Main Easement [HZB Enterprises, LLC]
 2. Consideration of approval of a resolution ordering construction of the Little Walnut Creek Headwaters Wetland and Greenway Project and fixing a date for hearing thereon and taking bids therefor
 3. Consideration of approval of a resolution ordering construction of the 10th Street Extension Project and fixing a date for hearing thereon and taking of bids therefor
 4. Consideration of approval of a resolution setting date of public hearing and authorizing mailing and publication of Notice of Intent to Commence a Public Improvement Project to construct the 10th Street Extension Project, to fund the final site specific design, make the final site selection and route, to acquire land for the project or, if necessary, by eminent domain
- K. Consideration of approval of a resolution approving and authorizing the application for a Department of Transportation BUILD Discretionary Grant [University Avenue Connection]

- 2) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 68, Parking Regulations, City of Waukee, Iowa, by amending Section 68.09, No Parking Zones, as specified [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 C-1, a parcel to be known as Orange Commercial Development [third (final) reading]
- 4) **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 [third (final) reading]
- 5) **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 [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 R-4/PD-1 to R-4/PD-1, a parcel known as Vintage Estates of Waukee [third (final) reading]
- 7) **Big O Tires/Autumn Ridge Plat 2**
 - A. **RESOLUTION:** Consideration of approval of a resolution approving preliminary plat
 - B. **RESOLUTION:** Consideration of approval of a resolution approving final plat
- 8) **RESOLUTION:** Consideration of approval of a resolution approving Agreement for Professional Consulting Services with Confluence [Grand Prairie Parkway Streetscapes Phase I (Survey) and II (Streetscape/Signage)]

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.