



**WAUKEE CITY COUNCIL  
REGULAR MEETING**

**DATE: TUESDAY, FEBRUARY 22, 2022**

**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=179133&dbid=0&repo=Waukeee>**

**\*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. PRESENTATIONS:**
  - 1) Paving industry awards**
- 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 K-MF Stacked Medium to K-MF Stacked Medium /PD-1, a property to be known as Edencrest at Kettlestone**
  - 2) On an ordinance to amend Chapter 165, Zoning Regulations, Definitions and General Regulations, by adding provisions for Mobile Food Units**
  - 3) On plans, specifications, form of contract and estimate of cost [Warrior Lane Improvements Phase 2 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 and K-MF Stacked Medium to K-MF Stacked Medium /PD-1, a property to be known as Edencrest at Kettlestone [introduction; first reading]
- 2) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 165, Zoning Regulations, Definitions and General Regulations, by adding provisions for Mobile Food Units [introduction; first reading]
- 3) **Warrior Lane 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
  - C. **RESOLUTION:** Consideration of approval of a resolution approving contract and bond

**I. ACTION ITEMS:**

- 1) **CONSENT AGENDA PART 1** [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 02/22/2022 Bill List; 02/18/2022 Payroll
  - B. Consideration of approval of City Council Minutes of 02/07/2022 Regular Meeting, 02/14/2022 Work Session
  - C. Consideration of approval of a resolution approving job description and pay grade [Police Officer – Crisis Intervention]
  - D. Liquor License Applications, Renewals:
    1. Consideration of approval of Ownership Update of 12-month Class E Liquor License with Class C Beer Permit, Class B Wine Permit and Sunday Sales privileges for Kum & Go, LC, d/b/a Kum & Go #59 [400 Prairie Bluff Drive]
    2. Consideration of approval of Ownership Update of 12-month Class E Liquor License with Class C Beer Permit, Class B Wine Permit and Sunday Sales privileges for Kum & Go, LC, d/b/a Kum & Go #75 [350 SE University Avenue]
    3. Consideration of approval of Ownership Update of 12-month Class E Liquor License with Class C Beer Permit, Class B Wine Permit and Sunday Sales privileges for Kum & Go, LC, d/b/a Kum & Go #1202 [650 W. Hickman Road]
    4. Consideration of approval of renewal of 12-month Class E Liquor License with Class C Beer Permit, Class B Wine Permit and Sunday Sales privileges for Casey's Marketing Company, d/b/a Casey's General Store #2179 [1955 SE University Avenue]
    5. Consideration of approval of Ownership Update and renewal of 12-month Special Class C Liquor License with Class B Native Wine Permit and Outdoor Service privileges for Old Station Craft Meats, LLC, d/b/a Old Station Craft Meats [450 6<sup>th</sup> Street]
    6. Consideration of approval of an extended outdoor service area for March 17, 2022 in conjunction with a Class C Liquor License (LC) (Commercial) held by Cork & Kerry, Inc., d/b/a Mickey's Irish Pub [50 SE Laurel Street]
  - E. Contracts, Agreements:
    1. Consideration of approval of a resolution approving Waukee Police Department Cleaning Contract with Stratus Building Solutions/Perez Cleaning Services, LLC
    2. Consideration of approval of a motion approving an Agreement between J & M Displays and the City of Waukee for July 4, 2022, Fireworks Display
    3. Consideration of approval of a resolution approving Agreement between the City of Waukee, Iowa, and Des Moines Skydivers, LLC
    4. Consideration of approval of a resolution approving Amendment No. 1 to Agreement for Professional Consulting Services with Bolton & Menk, Inc. [Sugar Creek Park]
    5. Consideration of approval of a resolution approving Agreement for Professional Consulting Services with Foth Infrastructure and Environment, LLC [NW 6<sup>th</sup> Street RCB Culvert Over Little Walnut Creek]
    6. Consideration of approval of a resolution approving Proposal for Services for Construction Testing and Inspection Services with TEAM Services
    7. Consideration of approval of a resolution approving 28E Agreement Between the City of Clive, Iowa, and the City of Waukee, Iowa [Joint Roadway Maintenance]
    8. Consideration of approval of a resolution approving Temporary Construction Agreement from Waukee Community School District [Warrior Lane Improvements Phase 2 Project]
  - F. Change Orders, Payment Estimates, Acceptance of Public Improvements, Releases of Retainage:
    1. Consideration of approval of Payment Estimate No. 4 to Concrete Connection, LLC, for the Sugar Creek Park Project in the amount of \$44,651.37

2. Consideration of approval of Payment Estimate No. 16 to Larson Construction Company, Inc., for the Triumph Park Project in the amount of \$141,159.92
  3. Consideration of approval of Payment Estimate No. 6 to Larson Construction Company, Inc., for the Triumph Park Fishing Pier Project in the amount of \$19,364.33
  4. Consideration of approval of Payment Estimate No. 1 to Core Construction Services, LLC, for the Waukee Public Works Site Expansion Phase 1 Project in the amount of \$45,961.00
  5. Consideration of approval of Payment Estimate No. 10 to Alliance Construction Group, LLC, for the SE Ashworth Road Corridor Improvement Project, SE Parkview Crossing Drive to SE Glacier Trail, in the amount of \$44,002.01
  6. Consideration of approval of Payment Estimate No. 7 to Elder Corporation for the NW Douglas Parkway Construction Project, NW 10<sup>th</sup> Street to NW 2<sup>nd</sup> Street, in the amount of \$8,525.68
  7. Consideration of approval of Payment Estimate No. 8 to Elder Corporation for the NW 2<sup>nd</sup> Street Construction Project, NW Venture Drive to NW Douglas Parkway, in the amount of \$110,649.40
  8. Consideration of approval of Payment Estimate No. 3 to Iowa Signal, Inc., for the Traffic Signal System Enhancement Project in the amount of \$79,895.02
  9. Consideration of approval of Payment Estimate No. 3 to Northway Well and Pump Company for the 2021 Well Rehabilitation Phase 1 Project in the amount of \$34,200.00
  10. Consideration of approval of Payment Estimate No. 6 to C.L. Carroll Co., Inc., for the 2021 Well Rehabilitation Phase 2 Project in the amount of \$147,250.00
  11. Consideration of approval of Payment Estimate No. 3 to Meade, Inc., for the 10-inch Gas Distribution Main 2021, Meredith/NW 10<sup>th</sup> Street Project, in the amount of \$376,695.45
  12. Consideration of approval of a resolution accepting public improvements [Hamilton Ridge Plat 7]
- G. Fixing Dates for Public Hearings:
1. Consideration of approval of a motion setting March 21, 2022, 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 AR [Single-Family Acreage District] (Dowell Property)
  2. Consideration of approval of a motion setting March 21, 2022, 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-1 [Single Family Residential District] (Tanglewoods Acres Plat 3)
  3. Consideration of approval of a motion setting March 21, 2022, 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] and C-1 [Community & Highway Service Commercial District] to R-3 [Multi-Family Residential District]/PD-1 [Planned Development Overlay] (West Light)

- 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, R-2/PD-1 and R-4, a property to be known as Painted Woods West Phase 2 [second reading]
- 3) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from R-3 to R-4, a property known as Prairie Village Townhomes Plat 1 [third (final) reading]
- 4) **RESOLUTION:** Consideration of approval of a resolution approving preliminary plat for Waukee Crossing Plat 2, Outlot W
- 5) **RESOLUTION:** Consideration of approval of a resolution approving preliminary plat for Prairie Village Overall
- 6) **RESOLUTION:** Consideration of approval of a resolution approving construction drawings for Prairie Village Plat 3
- 7) **RESOLUTION:** Consideration of approval of a resolution approving construction drawings for Prairie Village Plat 3, University Avenue Improvements
- 8) **RESOLUTION:** Consideration of approval of a resolution approving the completion and submission of an application to the Iowa Department of Natural Resources (IDNR) for an Iowa State Revolving Fund (SRF) Water Resource Sponsored Project [Little Walnut Creek Streambank Restoration Project]

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

## ADJOURNMENT

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\*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](mailto: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](mailto: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.