



**WAUKEE CITY COUNCIL  
REGULAR MEETING AGENDA**

**DATE: MONDAY, MARCH 1, 2021  
TIME: 5:30 P.M.**

**PLACE: WAUKEE CITY HALL, WEST CONFERENCE ROOM,  
230 W. HICKMAN RD., WAUKEE, IA 50263**

**\*Due to public health concerns and guidance, in accordance with Iowa Code Sections 21.4(1)(b) and 21.8, this meeting of the Waukee City Council will be conducted electronically as holding the meeting in person is impossible or impractical. However, the public is encouraged to access the meeting electronically in the manner specified below. The meeting shall be conducted 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**

**All persons wishing to observe or participate in this meeting may do so via Zoom or telephone. Please contact the City Clerk's office at 978-7904 or [bschuett@waukee.org](mailto:bschuett@waukee.org) if you have questions or electronic accessibility issues.**

**A. CALL TO ORDER**

***B. PLEDGE OF ALLEGIANCE IS TEMPORARILY SUSPENDED***

**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 (REVISED OCTOBER 2018).]

**E. AGENDA APPROVAL**

Documents:

[03012021\\_AGENDA.PDF](#)

**F. MONTHLY MAYOR'S REPORT**

**G. PRESENTATIONS**

G.1. Ankeny Sanitation, Inc., Annual Report

Documents:

[G01.PDF](#)

## **H. PUBLIC HEARINGS**

- H.1. On Plans, Specifications, Form Of Contract And Estimate Of Cost [Southwest Area Trunk Sewer Extension Phase 2 Project]

Documents:

[H01.PDF](#)

## **I. PUBLIC HEARING ACTION ITEMS**

- I.1. Southwest Area Trunk Sewer Extension Phase 2 Project

- I.1.A. *RESOLUTION: Consideration Of Approval Of A Resolution Approving Plans, Specifications, Form Of Contract And Estimate Of Cost*

Documents:

[I01A.PDF](#)

- I.1.B. *RESOLUTION: Consideration Of Approval Of A Resolution Awarding Contract*

Documents:

[I01B.PDF](#)

## **J. ACTION ITEMS**

- J.1. CONSENT AGENDA

- J.1.A. *Consideration Of Approval Of 03/01/2021 Bill List; 02/15/2021 Payroll*

Documents:

[J01A.PDF](#)

- J.1.B. *Consideration Of Approval Of City Council Minutes Of 02/16/2021 Regular Meeting*

Documents:

[J01B.PDF](#)

- J.1.C. *Consideration Of Approval Of Renewal Of 12-Month Class C Liquor License (LC) (Commercial) With Outdoor Service And Sunday Sales Privileges For MDS, LLC, D/B/A The 'Kee [360 And 370 6th Street], Pending Proof Of Dram Insurance*

Documents:

[J01C.PDF](#)

- J.1.D. *Consideration Of Approval Of A Motion To Receive And File 02/15/2021 Correspondence From The City Of Des Moines Office Of The Mayor Regarding Central Iowa Water Trails*

Documents:

[J01D.PDF](#)

J.1.E. *Consideration Of Approval Of A Motion Approving An Agreement Between J & M Displays And The City Of Waukee For July 4, 2021, Fireworks Display*

Documents:

[J01E.PDF](#)

J.1.F. *Consideration Of Approval Of A Motion Approving Fireworks Display Permit For The City Of Waukee For July 4, 2021, In Centennial Park (Rain Date July 5, 2021)*

Documents:

[J01F.PDF](#)

J.1.G. *Consideration Of Approval Of A Resolution Approving Purchase Agreement And Easements Between Oakleaf Properties, LC, And The City Of Waukee [SE Ashworth Road Corridor Improvements Project, SE Parkview Crossing Drive To SE Glacier Trail]*

Documents:

[J01G.PDF](#)

J.1.H. *Consideration Of Approval Of A Resolution Approving Purchase Agreement And Easements Between Shadow Creek Estates, LLC, And The City Of Waukee [10-Inch Gas Main Project]*

Documents:

[J01H.PDF](#)

J.1.I. *Consideration Of Approval Of A Resolution Approving Purchase Agreement And Easements Between Nelson Revocable Trust Agreement Dated Oct. 8, 1999, As Amended, James A. Nelson, Trustee; And The City Of Waukee [10-Inch Gas Main Project]*

Documents:

[J01I.PDF](#)

J.1.J. *Consideration Of Approval Of A Resolution Approving Purchase Agreement And Easements Between Michael D. Miller, Brooke N. Miller And The City Of Waukee [10-Inch Gas Main Project]*

Documents:

[J01J.PDF](#)

J.1.K. *Consideration Of Approval Of Payment Estimate No. 1 To Concrete Technologies, Inc., For The Warrior Lane Improvements Phase 1 Project In The Amount Of \$12,610.00*

Documents:

[J01K.PDF](#)

J.1.L. *Consideration Of Approval Of A Resolution Approving Construction Drawings [NW Douglas Parkway Extension]*

Documents:

[J01L.PDF](#)

J.1.M. *Consideration Of Approval Of A Motion Setting April 19, 2021, As The Date Of Public Hearing On Consideration Of An Annexation Moratorium Agreement Between The City Of Waukee, Iowa, And The City Of Urbandale, Iowa*

Documents:

[J01M.PDF](#)

J.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 And R-2/PD-1, A Parcel To Be Known As Fox Valley [Second Reading]

Documents:

[J02.PDF](#)

J.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 R-4, A Parcel Known As Broderick Property [Second Reading]

Documents:

[J03.PDF](#)

J.4. 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 [Second Reading]

Documents:

[J04.PDF](#)

J.5. 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-1/PD-1, A Property To Be Known As Timber Creek Plat 1 [Third (Final) Reading]

Documents:

[J05.PDF](#)

J.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, R-2 And C-1 To K-MF Rowhouse, K-MF-Stacked Med, K-MF-Stacked High, K-RC, K-OF And COS, A Property Known As Lolowau Love Properties [Third (Final) Reading]

Documents:

[J06.PDF](#)

J.7. RESOLUTION: Consideration Of Approval Of A Resolution Directing Sale Of \$17,725,000 (Subject To Adjustment Per Terms Of Offering) General Obligation Bonds, Series 2021A

Documents:

[J07.PDF](#)

J.8. RESOLUTION: Consideration Of Approval Of A Resolution Authorizing The Redemption Of Outstanding General Obligation Bonds, Series 2013B, Dated May 28, 2013

Documents:

[J08.PDF](#)

J.9. RESOLUTION: Consideration Of Approval Of A Resolution Authorizing The Redemption Of Outstanding General Obligation Urban Renewal Bonds, Series 2013D, Dated December 12, 2013

Documents:

[J09.PDF](#)

J.10. RESOLUTION: Consideration Of Approval Of A Resolution Approving Site Plan For Shine Shop Carwash [1400 SE University Avenue]

Documents:

[J10.PDF](#)

J.11. RESOLUTION: Consideration Of Approval Of A Resolution Approving Allocating Additional Funding To Waukee Area Christian Services For Qualifying Low-Income Resident Utility Billing Assistance

Documents:

[J11.PDF](#)

J.12. RESOLUTION: Consideration Of Approval Of A Resolution Approving Additional Allocation To Supplement The Low-Income Home Energy Assistance Program (LIHEAP)

Documents:

[J12.PDF](#)

## **K. REPORTS**

- A. City Administrator Report
- B. City Attorney Report
- C. Council Member Reports

**L. CLOSED SESSION: Pursuant To Code Of Iowa §21.5(1)(J) To Discuss The Purchase Or Sale Of Particular Real Estate Only Where Premature Disclosure Could Be Reasonably Expected To Increase The Price The Governmental Body Would Have To Pay For That Property Or Reduce The Price The Governmental Body Would Receive For That Property**

Documents:

[L.PDF](#)

**M. CLOSED SESSION: Pursuant To Code Of Iowa §21.5(1)(C) To Discuss Strategy With Counsel In Matters That Are Presently In Litigation Or Where Litigation Is Imminent Where Its Disclosure Would Be Likely To Prejudice Or Disadvantage The Position Of The Governmental Body In That Litigation**

Documents:

[M.PDF](#)

**N. ADJOURNMENT**

\*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 this 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.