



**WAUKEE CITY COUNCIL
REGULAR MEETING**

**DATE: MONDAY, MARCH 3, 2025
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:**
1) Ankeny Sanitation, Inc., annual report
- 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 M-1, a property addressed as 33263 Ute Avenue
2) On a proposed Amendment No. 15 to the Waukee Unified Urban Renewal Plan
- 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 M-1, a property addressed as 33263 Ute Avenue [introduction; first reading]
2) **RESOLUTION:** Consideration of approval of a resolution determining an area of the City to be an economic development and blighted area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents

of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 15 to the Waukee Unified Urban Renewal Plan

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 by City Council for separate consideration.]

- A. Consideration of approval of 03/03/2025 Bill List; 02/28/2025 Payroll
- B. Consideration of approval of City Council Minutes of 02/18/2025 Regular Meeting
- C. Retail Alcohol License Applications, Renewals:
 - 1. Consideration of approval of a motion approving ownership updates associated with Retail Alcohol Licenses for Hy-Vee, Inc., d/b/a as Hy-Vee [1005 E. Hickman Road], Hy-Vee Market Grille [1005 E. Hickman Road], Hy-Vee Fast and Fresh [1025 E. Hickman Road], Hy-Vee Fast and Fresh [2855 Grand Prairie Parkway], and Hy-Vee Fast and Fresh #2 [155 W. Hickman Road]
 - 2. Consideration of approval of a motion approving renewal of 12-month Class C Retail Alcohol License with Outdoor Service privilege for MDS, LLC, d/b/a The 'Kee [360 & 370 6th Street], pending proof of dram insurance and fire marshal approval
- D. Temporary Street Closures:
 - 1. Consideration of approval of a resolution approving the temporary closing of certain portions of public streets on Saturday, July 19, 2025, from 7:30 a.m. to 12:00 p.m. for the RipRoar Waukee Youth Triathlon event (amended)
 - 2. Consideration of approval of a resolution approving the temporary closing of certain portions of public streets on Saturday, July 19, 2025, from 6:30 a.m. to 9:00 a.m. for the Waukee Arts Festival "Fine Arts Footrace"
- E. Consideration of approval of a resolution approving temporary parking along SE Booth Avenue from SE L.A. Grant Parkway east to its terminus on May 17, 2025, for the Waukee Firefighters Association Pancake Breakfast
- F. Contracts, Agreements, Quotes:
 - 1. Consideration of approval of a resolution approving and authorizing execution of a First Amendment to the Amended and Restated Agreement for Private Development with Waukee Towne Center, LLC, and Waukee Towne Center II, LLC
 - 2. Consideration of approval of a resolution approving Intergovernmental Agreement Between the City of Clive and the City of Waukee for the Alice's Road Phase 1A Improvement Project
 - 3. Consideration of approval of a resolution approving Agreement for Professional Consulting Services with Snyder & Associates, Inc. [SE L.A. Grant Parkway-SE Esker Ridge Drive Traffic Signal Project]
 - 4. Consideration of approval of a resolution approving Agreement for Professional Consulting Services with Short Elliott Hendrickson, Inc. [FY2026/2027 HMA Resurfacing Project]
 - 5. Consideration of approval of a resolution approving Agreement for Professional Consulting Services with Afton Energy, LLC [Waukee Public Safety Geothermal Consultation and Services]
 - 6. Consideration of approval of a resolution approving Amendment No. 2 to Professional Consulting Services Agreement with Genus Landscape Architects [Painted Woods West Park Project, Spring Crest Park Project]
 - 7. Consideration of approval of a resolution approving Independent Administrative Services Agreement with Hart Halsey, LLC, d/b/a Extra Duty Solutions [Waukee Police Department Extra Duty/Off Duty Assignments]
 - 8. Consideration of approval of a resolution awarding quote [2025 Median and Right-of-Way (ROW) Maintenance]
 - 9. Consideration of approval of a resolution approving contract and bond [Alice's Road Improvements Phase 1A Project]
 - 10. Consideration of approval of a resolution approving various Agreements Concerning Construction of Fence
- G. Consideration of approval of a resolution approving Purchase Agreement and Easement between Doralyn Underberg Revocable Trust and the City of Waukee [Alice's Road Improvements Phase 1A Project]
- H. Consideration of approval of a resolution approving Warranty Deed from Alice's, LC [Alice's Road Improvements Phase 1A Project]
- I. Consideration of approval of a motion approving Payment Estimate No. 7/Release of Retainage to Grimes Asphalt and Paving Corporation for the Street Resurfacing Project, Ashworth Drive from 2nd Street to 4th Street/Waco Place from Ashworth Road to Wilson Street, in the amount of \$22,927.69
- J. Fixing Dates for Public Hearing:
 - 1. Consideration of approval of a resolution fixing date for a public hearing on the proposal to enter into a Development Agreement with SJC Properties, LLC
 - 2. Consideration of approval of a motion setting April 7, 2025, 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 and Highway Service Commercial District] to M-1 [Light Industrial District] (I-80 West Industrial)

3. Consideration of approval of a motion setting April 7, 2025 (City Council Special Meeting) as the date of public hearing on the Proposed Property Tax Levy for the City of Waukee FY2026 budget
- 2) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 122, Peddlers and Solicitors, by amending Section 122.04, Application for License, and by amending Section 122.06, Bond Required [introduction; first reading]
- 3) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 27, Sugar Creek Municipal Golf Course, by amending Section 27.05, Concession Area, to revise concessions offered and restrict certain outside activities [second, third (final) readings]
- 4) **RESOLUTION:** Consideration of approval of a resolution approving site plan for KeeTown Loop – F4 Ashworth [2980 Grand Prairie Parkway]
- 5) **Walnut Crossing/Walnut Crossing Townhomes**
 - A. **RESOLUTION:** Consideration of approval of a resolution approving preliminary plat
 - B. **RESOLUTION:** Consideration of approval of a resolution approving construction drawings
 - C. **RESOLUTION:** Consideration of approval of a resolution approving final plat
 - D. **RESOLUTION:** Consideration of approval of a resolution approving site plan

J. REPORTS

ADJOURNMENT

Pursuant to Iowa Code Section 21.4(2), 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 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 the Public Hearing portion of the meeting 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.