



WAUKEE CITY COUNCIL
REGULAR MEETING

DATE: MONDAY, MARCH 16, 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.waukeee.org/Public/Browse.aspx?id=162574&dbid=0&repo=Waukeee>

*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. 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 plans, specifications, form of contract and estimate of cost [Waukeee City Building Project (410 6th Street)]
2) On plans, specifications, form of contract and estimate of cost [Little Walnut Creek Headwaters Wetland and Greenway Project]
3) On the vacation of a Gas Main Easement [HQB Enterprises, LLC]
- H. PUBLIC HEARING ACTION ITEMS:
1) ***Waukeee City Building Project (410 6th Street)***
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

2) Little Walnut Creek Headwaters Wetland and Greenway 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

- 3) RESOLUTION:** Consideration of approval of a resolution approving the vacation of a Gas Main Easement [HZB Enterprises, LLC]

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 03/16/2026 Bill List; 03/13/2026 Payroll
- B. Consideration of approval of City Council Minutes of 03/02/2026 Regular Meeting
- C. Retail Alcohol License Applications, Renewals:
1. Consideration of approval of a motion approving ownership updates associated with 12-month Class C Retail Alcohol License (LC) for Los Tres Amigos, Inc., d/b/a Los Tres Amigos, Inc. [63 NE Carefree Lane]
 2. Consideration of approval of a motion approving Class C Retail Alcohol License (LC) Application with Outdoor Service privilege for GPP Sports, LLC, d/b/a The Huddle [2285 Grand Prairie Parkway, Suite 100], pending proof of dram insurance, fire marshal approval and issuance of a certificate of occupancy
 3. Consideration of approval of a motion approving Class C Retail Alcohol License (LC) Application with Outdoor Service privilege for Waukee Breakfast, LLC, d/b/a The Breakfast Club [2285 Grand Prairie Parkway, Suite 180], pending proof of dram insurance, fire marshal approval and issuance of a certificate of occupancy
 4. Consideration of approval of a motion approving renewal of 12-month Class C Retail Alcohol License (LC) with Outdoor Service privilege for MDS, LLC, d/b/a The 'Kee [360 & 370 6th Street], pending fire marshal approval
 5. Consideration of approval of a motion approving renewal of 12-month Class C Retail Alcohol License (LC) for Divine Nails Bar, LLC, d/b/a Divine Nail Bar [1462 SE University Avenue], pending fire marshal approval
- D. Temporary Street Closings:
1. Consideration of approval of a resolution approving the use of Triangle Park and the temporary closing of certain portions of public streets for the 2026 Farmers Market (Partial Season)
 2. Consideration of approval of a resolution approving the temporary closing of certain portions of public streets on Saturday, June 13, 2026, from 9:30 a.m. to 2:00 p.m. for the RipRoar Waukee Youth Triathlon event
- E. 2026 Independence Day Celebration:
1. Consideration of approval of a resolution approving band agreement with Joshua Sinclair
 2. Consideration of approval of a resolution approving band agreement with The Sheet
- F. Contracts, Agreements:
1. Consideration of approval of a resolution approving Agreement with Professional Billing Services of Illinois, Inc., for EMS billing services
 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 1B Improvement Project
 3. Consideration of approval of a resolution awarding contract and bond [Alice's Road Improvements Phase 1B Project]
 4. Consideration of approval of a resolution approving various Agreements Concerning Construction of Fence
- G. Purchase Agreements, Easements:
1. Consideration of approval of a resolution approving Purchase Agreement between Miguel F. Deanda and Janet I. Blazanin and the City of Waukee [N. Warrior Lane Bridge Over Little Walnut Creek Project]
 2. Alice's Road Improvements Phase 1B:
 - a) Consideration of approval of a resolution approving Purchase Agreement and Easement between Shadow Creek II, LLC, and the City of Waukee
 - b) Consideration of approval of a resolution approving Purchase Agreement and Easement between Village at Shadow Creek Plat 1 Townhomes Association and the City of Waukee
- H. Change Orders, Payment Estimates, Acceptances of Public Improvements, Releases of Retainage:
1. Consideration of approval of a motion approving Change Order No. 1 to All Iowa Roofing for the Sugar Creek Municipal Golf Course Clubhouse Window Replacement Project, increasing the contract in the amount of \$2,650.00

2. Consideration of approval of a motion approving Payment Estimate No. 27 (Combined) for the Waukee Public Safety Building Project in the amount of \$238,994.70
3. Consideration of approval of a motion approving Payment Estimate No. 12 to Wendler, Inc., f/k/a WRH, Inc., for the Lift Stations No. 4 & 6 Rehabilitation Project in the amount of \$158,595.00
4. Consideration of approval of a motion approving Payment Estimate No. 3 to S.M. Hentges & Sons Co., Inc., for the West Area Trunk Sewer Extension Phase 3 Project in the amount of \$723,463.23
5. Consideration of approval of a motion approving Release of Retainage to Howser Concrete Unlimited for the 2025 Pavement Patching Project in the amount of \$6,147.28
6. Consideration of approval of a resolution accepting public improvements [Prairie Village Apartments Public Improvements]
- I. Consideration of approval of a resolution approving City of Waukee Procurement Policy for Sustainability
- J. Consideration of approval of a resolution amending addresses [Lot 16 and Lot 17, Edgeland Waukee Plat 1]
- K. Fixing Dates for Public Hearing:
 1. Consideration of approval of a motion setting April 20, 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] and R-4 [Row Dwelling and Townhome Dwelling District] (Silverleaf)
 2. Consideration of approval of a motion setting April 20, 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-1 [Single Family Residential District], R-2 [One and Two Family Residential District], R-3 [Multi-Family Residential District] and R-4 [Row Dwelling and Townhome Dwelling District] (Sugar Creek Landing)

- 2) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 55, Animal Protection and Control, by repealing the current chapter in its entirety and enacting in lieu thereof Chapter 55, Animal Protection and Control [second reading]
- 3) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 65, Stop or Yield Required, City of Waukee, Iowa, by amending Section 65.01, Through Streets; Stop Intersections; and by amending Section 65.03, Four-Way Stop Intersections [second 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 R-2, R-2/PD-1, R-3, R-4 and C-1A, a parcel to be known as Alderbrook [second reading], tabled during the March 2, 2026, regular city council meeting
- 5) **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 [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 A-1 to R-2, a parcel to be known as Timberline Estates [third (final) reading]
- 7) **RESOLUTION:** Consideration of approval of a resolution approving Development Agreement with Timberline Estates, LLC, and Hubbell Realty Company [S. Warrior Lane/SE Westown Parkway Public Improvements]
- 8) **RESOLUTION:** Consideration of approval of a resolution approving site plan for Trailridge Baseball/Softball Storage [1455 NW Douglas Parkway]
- 9) **RESOLUTION:** Consideration of approval of a resolution approving site plan for Big O Tires [805 SE Alice's Road]
- 10) **RESOLUTION:** Consideration of approval of a resolution approving Agreement for Professional Consulting Services with Fourth Economy Consulting, Inc., [City of Waukee Economic Development Plan Update]
- 11) **RESOLUTION:** Consideration of approval of a resolution approving a collective bargaining agreement with International Brotherhood of Teamsters Local 238

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.