



**WAUKEE CITY COUNCIL  
REGULAR MEETING**

**DATE: MONDAY, APRIL 4, 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.waukee.org/Public/Browse.aspx?id=179133&dbid=0&repo=Waukee>**

**\*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 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. Please refer to the footnotes on this agenda for more detailed Open Forum procedures\*\*.]
- E. AGENDA APPROVAL**
- F. MONTHLY MAYOR'S REPORT**
- G. PRESENTATIONS: NONE**
- H. PUBLIC HEARINGS:**
  - 1) On an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from A-1 and R-1/PD-1 to R-1, a parcel known as Broderick Holdings Property
  - 2) On the vacation and disposal of public property pursuant to Iowa Code Sections 354.23 and 364.7 (2021), a property known as Outlot Y of Clayton Estates Plat 2
  - 3) On plans, specifications, form of contract and estimate of cost [NW Meredith Drive Overlay Project, NW 10<sup>th</sup> Street to N Warrior Lane]
- I. 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 R-1/PD-1 to R-1, a parcel known as Broderick Holdings Property [introduction; first reading]
- 2) **RESOLUTION:** Consideration of approval of a resolution approving the vacation and disposal of public property pursuant to Iowa Code Sections 354.23 and 364.7 (2021), [Outlot Y of Clayton Estates Plat 2]
- 3) **NW Meredith Drive Overlay Project, NW 10<sup>th</sup> Street to N Warrior Lane**
  - 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

**J. 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 there is a motion and second by Council for an item or items to be considered as separate action items.]
  - A. Consideration of approval of 04/04/2022 Bill List; 04/01/2022 Payroll
  - B. Consideration of approval of City Council Minutes of 03/21/2022 Regular Meeting
  - C. 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 Hy-Vee, Inc., d/b/a Hy-Vee Fast and Fresh [2855 Grand Prairie Parkway]
  - D. Consideration of approval of a resolution approving the temporary closing of certain public streets for the City of Waukee Celebration of Independence
  - E. Consideration of approval of a resolution approving temporary parking along SE Booth Avenue from S. Warrior Lane east to its terminus on July 4, 2022, for the City of Waukee Celebration of Independence
  - F. Consideration of approval of a resolution approving amended effected date of the Compensation Plan for City of Waukee Limited Part-Time/Seasonal/Intern Employees
  - G. Contracts, Agreements:
    1. Consideration of approval of a resolution approving Memorandum of Understanding with the City of Clive for the Design of the U.S. Highway 6 (Hickman Road) and NW 161<sup>st</sup> Street/SE Legacy Pointe Boulevard Intersection Improvements Project
    2. Consideration of approval of a resolution approving Agreement for Professional Consulting Services with Shive-Hattery, Inc. [Heart of the Warrior Trailhead Enhancement Project]
    3. Consideration of approval of a resolution approving Agreement for Professional Consulting Services with Calhoun-Burns and Associates, Inc. [N. Warrior Lane Bridge Over Little Walnut Creek]
    4. Consideration of approval of a resolution approving Agreement for Professional Consulting Services with RDG Planning & Design, Inc. [Community Development Plan Review – On Call Services]
    5. Consideration of approval of a resolution approving Agreement for Professional Consulting Services with Veenstra & Kimm, Inc. [2022/2023 Manhole Rehabilitation]
    6. Consideration of approval of a resolution approving Building Department Services Agreement with Veenstra & Kimm, Inc. [Contracted Building Inspection]
  - H. Easements:
    1. Consideration of approval of a resolution approving Purchase Agreement and Easements between Temple Holdings, LP, and the City of Waukee [Little Walnut Creek Sewer Extension Phase 5 Project]
    2. Consideration of approval of a resolution approving Temporary Construction Easement between Fox Creek Meadows, LLC, and the City of Waukee [Little Walnut Creek Sewer Extension Phase 5 Project]
  - I. Fixing Dates for Public Hearings:
    1. Consideration of approval of a motion setting May 2, 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] (Hamilton Ridge Plat 12)
    2. Consideration of approval of a motion setting May 16, 2022, as the date of public hearing on an amendment to the FY2022 budget
  - J. Consideration of approval of a resolution approving construction drawings [Hamilton Ridge Plat 9]
- 2) **CONSENT AGENDA PART 2** [All items listed under the Consent Agenda will be enacted by one motion. There will be no separate discussion of these items unless there is a motion and second by Council for an item or items to be considered as separate action items.]
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- A. Consideration of approval of a resolution fixing date of public hearing on the proposition of the issuance of Not to Exceed \$18,500,000 General Obligation Bonds (ECP-1) of the City of Waukee, State of Iowa (for essential corporate purposes), and providing for publication of notice thereof
  - B. Consideration of approval of a resolution fixing date of public hearing on the proposition of the issuance of Not to Exceed \$700,000 General Obligation Bonds (GCP-2) of the City of Waukee, State of Iowa (for general corporate purposes), and providing for publication of notice thereof
  - C. Consideration of approval of a resolution fixing date of public hearing on the proposition of the issuance of Not to Exceed \$700,000 General Obligation Bonds (GCP-3) of the City of Waukee, State of Iowa (for general corporate purposes), and providing for publication of notice thereof
  - D. Consideration of approval of a resolution fixing date of public hearing on the proposition of the issuance of Not to Exceed \$700,000 General Obligation Bonds (GCP-4) of the City of Waukee, State of Iowa (for general corporate purposes), and providing for publication of notice thereof
  - E. Consideration of approval of a resolution fixing date of public hearing on the proposition of the issuance of Not to Exceed \$6,750,000 General Obligation Urban Renewal Bonds (ECP/UR-5) of the City of Waukee, State of Iowa (for essential corporate urban renewal purposes), and providing for publication of notice thereof
  - F. Consideration of approval of a resolution fixing date of public hearing on the proposition to authorize a Master Services and Purchasing Agreement, payable from the General Fund in the principal amount of \$380,373.93 for personal property for use by the City, and providing for publication of notice thereof
- 3) MAYOR'S APPOINTMENT AND RESOLUTION:** Consideration of approval of a resolution approving mayor's appointment of City of Waukee representation to the Wastewater Reclamation Authority (WRA) Policy Board for the remainder of 2022
- 4) ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 92, Water Rates, by amending Section 92.02, Water Rates, as specified [introduction; first reading]
- 5) ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 98, Sewer Service Charges, by amending Section 98.01, Sewer Service Charges Required, as specified [introduction; first reading]
- 6) ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 100, Stormwater Management Utility, by amending Section 100.05, Stormwater Service Rates and Charges, as specified [introduction; first reading]
- 7) ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 106, Collection of Solid Waste, by amending Section 106.10, Collection Charges, as specified [introduction; first reading]
- 8) 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 AR, a parcel known as the Dowell Property [second reading]
- 9) 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 C-1 to R-3/PD-1, a parcel to be known as West Light [second reading]
- 10) 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, a parcel to be known as Tanglewoods Acres Plat 3 [second, third (final) readings]
- 11) ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from C-1 to M-1, a property to be known as Legacy Park West [third (final) reading]
- 12) ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from R-2 to R-2/PD-1 and R-4, a property to be known as Indi Run Plat 4 [third (final) reading]
- 13) ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from R-4 to R-3/PD-1, a property to be known as RealtyLink [third (final) reading]
- 14) ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from C-1 to R-3, a property known as Stratford Crossing Plat 1, Outlot W [third (final) reading]
- 15) RESOLUTION:** Consideration of approval of a resolution approving preliminary plat for Coffee Bean Addition Plat 1

- 16) RESOLUTION:** Consideration of approval of a resolution approving final plat for Coffee Bean Addition Plat 1
- 17) RESOLUTION:** Consideration of approval of a resolution approving preliminary plat for Vintage Estates of Waukee Plat 1
- 18) RESOLUTION:** Consideration of approval of a resolution approving final plat for Vintage Estates of Waukee Plat 1
- 19) RESOLUTION:** Consideration of approval of a resolution approving site plan for Vintage Estates of Waukee
- 20) RESOLUTION:** Consideration of approval of a resolution approving final plat for Kettlestone Peak
- 21) RESOLUTION:** Consideration of approval of a resolution approving final plat for The Crossing at Alice's Road Plat 5
- 22) RESOLUTION:** Consideration of approval of a resolution approving site plan for Hy-Vee Expansion 2022 [1005 E. Hickman Road]
- 23) RESOLUTION:** Consideration of approval of a resolution approving site plan for Project Morgan WKE Site [2995 W. Hickman Road]

- K. 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.