



**WAUKEE CITY COUNCIL
REGULAR MEETING**

DATE: MONDAY, APRIL 6, 2026

TIME: FOLLOWING SPECIAL MEETING

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.

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: NONE

G. PUBLIC HEARINGS:

- 1) On the intent to commence a public improvement project known as 10th Street Extension Project**
- 2) On plans, specifications, form of contract, estimate of costs and enhancement of payment [10th Street Extension Project]**
- 3) On plans, specifications, form of contract, estimate of cost and enhancement of payment [2026 Downtown Street Improvements Project]**
- 4) On plans, specifications, form of contract and estimate of cost [Waukeee Public Safety Building Renovation Project, Bid Packages #02-13]**

H. PUBLIC HEARING ACTION ITEMS:

- 1) RESOLUTION:** Consideration of approval of a resolution approving and authorizing a public improvement project to construct the 10th Street Extension Project, funding of final site-specific design, final route/site selection, to acquire land for the

project by purchase and, if necessary, to authorize the use and acquisition of property by eminent domain

2) 10th Street Extension Project

- A. RESOLUTION:** Consideration of approval of a resolution approving plans, specifications, form of contract, estimate of costs and enhancement of payment
- B. RESOLUTION:** Consideration of approval of a resolution awarding contract
- C. RESOLUTION:** Consideration of approval of a resolution approving contract and bond

3) 2026 Downtown Street Improvements Project

- A. RESOLUTION:** Consideration of approval of a resolution approving plans, specifications, form of contract, estimate of costs and enhancement of payment
- B. RESOLUTION:** Consideration of approval of a resolution awarding contract

4) Waukee Public Safety Building Renovation Project, Bid Packages #02-13

- 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 contracts

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 04/06/2026 Bill List; 03/27/2026 Payroll
- B. Consideration of approval of City Council Minutes of 03/16/2026 Regular Meeting, 03/23/2026 Special Meeting
- C. Receipt and File:
 - 1. Consideration of approval of a motion approving receipt and file of a Mayor's Proclamation for Arbor Day 2026
 - 2. Consideration of approval of a motion approving receipt and file of Public Finance Authority – Waukee Towne Center
- D. Temporary Street Closures:
 - 1. Consideration of approval of a resolution approving the temporary closing of certain portions of public streets on Saturday, May 9, 2026, from 9:30 a.m. to 6:00 p.m. for the Waukee Spring Market event
 - 2. Consideration of approval of a resolution approving a Block Party Permit Application for the temporary closing of Locust Street from its terminus with 5th Street to a point 170 feet to the west on Saturday, June 13, 2026, between the hours of 10:00 a.m. and 10:00 p.m.
 - 3. Consideration of approval of a resolution approving a Block Party Permit Application for the temporary closing of Snyder Street from Aidan Street to Emerson Lane on Saturday, June 27, 2026, between the hours of 12:00 p.m. and 11:00 p.m.
- E. Retail Alcohol License Applications, Renewals:
 - 1. Consideration of approval of a motion approving Class C Retail Alcohol License (LC) Application with Outdoor Service privilege for Mullets 5 Best Friends, LLC, d/b/a Mullets Waukee [1105 SE Pleasant View Drive], pending fire marshal approval and issuance of a certificate of occupancy
 - 2. Consideration of approval of a motion approving renewal of 12-month Class C Retail Alcohol License (LC) with Catering and Outdoor Service privileges for Waukee Hotel, LLC, d/b/a Aloft by Marriott West Des Moines-Waukee [2848 Grand Prairie Parkway], pending proof of dram insurance and fire marshal approval
- F. Contracts, Agreements, Quotes:
 - 1. Consideration of approval of a resolution approving Fee Amendment No. 1 to Agreement for Professional Consulting Services with OPN Architects [Existing Fire/Police Building Renovation Project]
 - 2. Consideration of approval of a resolution approving Fee Amendment No. 1 to Agreement for Professional Consulting Services with SVPA Architects [Waukee City Building Project (410 6th Street)]
 - 3. Consideration of approval of a resolution approving contract and bond [Waukee City Building Project (410 6th Street)]
 - 4. Consideration of approval of a resolution approving contract and bond [Little Walnut Creek Headwaters Wetland and Greenway Project]
 - 5. Consideration of approval of a resolution awarding quote [1565 6th Street Demolition Project]

- G. Change Orders, Payment Estimates, Acceptances of Public Improvements, Releases of Retainage:
 - 1. Consideration of approval of a motion approving Change Order No. 23 (Combined) for the Waukee Public Safety Building Project, decreasing the contract in the amount of \$20.28
 - 2. Consideration of approval of a motion approving Change Order No. 2 to Wendler, Inc., f/k/a WRH, Inc., for the Lift Stations No. 4 & 6 Rehabilitation Project, increasing the contract in the amount of \$9,875.60
 - 3. Consideration of approval of a motion approving Payment Estimate No. 13 to Wendler, Inc., f/k/a WRH, Inc., for the Lift Stations No. 4 & 6 Rehabilitation Project in the amount of \$74,811.25
 - H. Fixing Dates for Public Hearing:
 - 1. Consideration of approval of a motion setting April 20, 2026, as the date of public hearing on an amendment to the City of Waukee FY2026 budget
 - 2. Consideration of approval of a motion setting April 20, 2026, as the date of public hearing on the adoption of the City of Waukee FY2027 budget
 - 3. Consideration of approval of a resolution setting April 20, 2026, as the date of public hearing to consider the proposed Capital Improvement Program for Fiscal Years 2027-2031
 - 4. Consideration of approval of a resolution ordering construction of the Bid Package #13 for Existing Fire/Police Building Renovation, and ratifying, confirming and approving deadline for submission of bids, and fixing a date for hearing therefor
 - 5. Consideration of approval of a resolution approving reasonable competitive bidding procedures for disposition of certain property located within the North Waukee Residential Urban Renewal Area; directing publication of related notices; and declaring the intent of the City to accept the offer submitted by Bluestem Village LLC in the event that no qualified competing proposals are submitted
 - I. Consideration of approval of a resolution approving job description and pay grade [Outreach Librarian, Waukee Public Library]
 - J. Consideration of approval of a resolution approving City of Waukee Statement of Agreement for Facility Rentals [Parks & Recreation Department]
 - K. Consideration of approval of a resolution adopting City of Waukee 2026 Fee Schedule, Revision No. 1 [Parks & Recreation, Shelter Rentals and Waukee Community Center Rentals; Utility Billing, Snowbird Solid Waste Landfill Fee]
- 2) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 26, Park Regulations, by amending Section 26.07, Use of Shelters, as Section 26.07, Use of Rental Facilities [introduction; first, second and third (final) readings]
 - 3) **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 [third (final) reading]
 - 4) **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 [third (final) reading]
 - 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-2, R-2/PD-1, R-3, R-4 and C-1A, a parcel to be known as Alderbrook [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 C-1, a parcel to be known as Orange Commercial Development [third (final) reading], tabled during the February 17, 2026, regular city council meeting
 - 7) **RESOLUTION:** Consideration of approval of a resolution approving site plan for Lot 1, Waukee Towne Center Plat 6 [500 SE Alice's Road]
 - 8) **RESOLUTION:** Consideration of approval of a resolution approving revised site plan for Kettlestone Peak Commercial [1105 SE Pleasant View Drive]
- 9) ***Landing at Kettlestone Plat 2/Waukee CSD – District Office Addition & Renovation***
 - 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

10) Kettlestone Lakes Commercial Plat 2/Kettlestone Lakes Commercial Phase 2

A. RESOLUTION: Consideration of approval of a resolution approving final plat

B. RESOLUTION: Consideration of approval of a resolution approving site plan

J. REPORTS

K. 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

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.