



**WAUKEE CITY COUNCIL
REGULAR MEETING**

**DATE: MONDAY, APRIL 18, 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.

- 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. PRESENTATIONS: NONE**
- G. PUBLIC HEARINGS:**
 - 1) On 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)**
 - 2) On 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)**
 - 3) On 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)**
 - 4) On 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)**

- 5) On 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)
- 6) On the authorization of 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
- 7) On plans, specifications, form of contract and estimate of cost [Lift Station No. 2 Rehabilitation Project]
- 8) On plans, specifications, form of contract and estimate of cost [Little Walnut Creek Trunk Sewer Extension Phase 5 Project]

H. PUBLIC HEARING ACTION ITEMS:

- 1) **RESOLUTION:** Consideration of approval of a resolution instituting proceedings to take additional action for the issuance of Not to Exceed \$18,500,000 General Obligation Bonds (ECP-1)
- 2) **RESOLUTION:** Consideration of approval of a resolution instituting proceedings to take additional action for the issuance of Not to Exceed \$700,000 General Obligation Bonds (GCP-2)
- 3) **RESOLUTION:** Consideration of approval of a resolution instituting proceedings to take additional action for the issuance of Not to Exceed \$700,000 General Obligation Bonds (GCP-3)
- 4) **RESOLUTION:** Consideration of approval of a resolution instituting proceedings to take additional action for the issuance of Not to Exceed \$700,000 General Obligation Bonds (GCP-4)
- 5) **RESOLUTION:** Consideration of approval of a resolution instituting proceedings to take additional action for the issuance of Not to Exceed \$6,750,000 General Obligation Urban Renewal Bonds (ECP/UR-5)
- 6) **RESOLUTION:** Consideration of approval of a resolution instituting proceedings to take additional action for the authorization and issuance of a Master Services and Purchasing Agreement (General Fund) in the amount of \$380,373.93
- 7) **RESOLUTION:** Consideration of approval of a resolution authorizing a Master Services and Purchasing Agreement and pledging the General Fund as security thereof
- 8) ***Lift Station No. 2 Rehabilitation 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
- 9) ***Little Walnut Creek Trunk Sewer Extension Phase 5 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
 - C. **RESOLUTION:** Consideration of approval of a resolution approving contract and bond

I. 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 04/18/2022 Bill List; 04/15/2022 Payroll
 - B. Consideration of approval of City Council Minutes of 04/04/2022 Regular Meeting, 04/11/2022 Special Meeting
 - C. Contracts, Agreements:
 1. Consideration of approval of a resolution approving 28E Agreement Between the City of Waukee and the Waukee Community School District [Waukee Middle School Parking Lot Improvements]
 2. Consideration of approval of a resolution approving Agreement for Professional Consulting Services with Foth Infrastructure and Environment, LLC [T Avenue Corridor Improvements, W. Hickman Road to NW Douglas Parkway]
 3. Consideration of approval of a resolution approving contract and bond [NW Meredith Drive Overlay Project, NW 10th Street to N Warrior Lane]

4. Consideration of approval of a release and satisfaction for Purchase Agreement with Stratford Crossing, LLC
- D. Change Orders, Payment Estimates, Acceptance of Public Improvements, Releases of Retainage:
 1. Consideration of approval of Payment Estimate No. 5 to Concrete Connections, Inc., for the Sugar Creek Park Project in the amount of \$36,887.55
 2. Consideration of approval of Change Order No. 7 to Larson Construction Company, Inc., for the Triumph Park Project increasing the contract in the amount of \$39,666.62
 3. Consideration of approval of Payment Estimate No. 18 to Larson Construction Company, Inc., for the Triumph Park Project in the amount of \$434,168.27
 4. Consideration of approval of Payment Estimate No. 8 to Larson Construction Company, Inc., for the Triumph Park Fishing Pier Project in the amount of \$9,681.98
 5. Consideration of approval of Payment Estimate No. 1 to Absolute Concrete Construction, Inc., for the Warrior Lane Improvements Phase 2 Project in the amount of \$18,620.00
 6. Consideration of approval of Payment Estimate No. 8 to Elder Corporation for the NW Douglas Parkway Construction Project, NW 10th Street to NW 2nd Street, in the amount of \$42,575.84
 7. Consideration of approval of Payment Estimate No. 9 to Elder Corporation for the NW 2nd Street Construction Project, NW Venture Drive to NW Douglas Parkway, in the amount of \$102,613.30
 8. Consideration of approval of Payment Estimate No. 3 to Core Construction Services, LLC, for the Waukee Public Works Site Expansion Phase 1 Project in the amount of \$135,823.40
 9. Consideration of approval of Payment Estimate No. 8 to C.L. Carroll Co., Inc., for the 2021 Well Rehabilitation Phase 2 Project in the amount of \$94,050.00
 10. Consideration of approval of Change Order No. 4 (Final) to Absolute Concrete Construction, Inc., for the Alice's Rd. PCC Pavement Widening, 400-ft North of SE Olson Drive to NE Horizon Drive, increasing the contract in the amount of \$3,590.94
 11. Consideration of approval of Payment Estimate No. 17 (Final) to Absolute Concrete Construction, Inc., for the Alice's Rd. PCC Pavement Widening, 400-ft North of SE Olson Drive to NE Horizon Drive, in the amount of \$6,447.70
 12. Consideration of approval of a resolution accepting public improvements [Alice's Rd. PCC Pavement Widening, 400-ft North of SE Olson Drive to NE Horizon Drive]
 13. Consideration of approval of a resolution accepting public improvements [Ashley Acres Plat 1]
- E. Easements:
 1. Consideration of approval of a resolution approving Purchase Agreement and Easements between John Charles & Barbara Jean Shoeman, Trustee of Shoeman Family Trust U/A Dated 11-12-2003, and the City of Waukee [Little Walnut Creek Sewer Extension Phase 5 Project]
 2. Consideration of approval of a resolution approving Public Sanitary Sewer Easement [Charlotte R. Broderick, LLC; Philip E. Broderick, LLC]
 3. Consideration of approval of a resolution approving Public Use and Facilities Easement [Dallas County Conservation]
- F. Consideration of approval of a resolution approving construction drawings [Waukee Crossing Plat 3]

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.]

- A. Consideration of approval of a motion approving waiver and consent with Ahlers & Cooney, P.C

- 3) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 92, Water Rates, by amending Section 92.02, Water Rates, as specified [second reading]
- 4) **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 [second reading]
- 5) **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 [second reading]
- 6) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 106, Collection of Solid Waste, by amending Section 106.10, Collection Charges, as specified [second reading]
- 7) **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 [second, third (final) readings]

- 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 [third (final) 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 [third (final) reading]
- 10) **RESOLUTION:** Consideration of approval of a resolution approving preliminary plat for KeeTown Loop Plat 1
- 11) **RESOLUTION:** Consideration of approval of a resolution approving final plat for KeeTown Loop Plat 1
- 12) **RESOLUTION:** Consideration of approval of a resolution approving site plan for KeeTown Loop [2938 Grand Prairie Parkway]
- 13) **RESOLUTION:** Consideration of approval of a resolution approving preliminary plat for Fareway Stratford Crossing
- 14) **RESOLUTION:** Consideration of approval of a resolution approving final plat for Stratford Commercial Plat 1
- 15) **RESOLUTION:** Consideration of approval of a resolution approving site plan for Fareway Stratford Crossing [350 NW 10th Street]

- J. **REPORTS:**
 - A. City Administrator Report
 - B. City Attorney Report
 - C. Council Member 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 §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 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 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.