



**WAUKEE CITY COUNCIL
REGULAR MEETING**

**DATE: MONDAY, MAY 16, 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.waukeee.org/Public/Browse.aspx?id=179133&dbid=0&repo=Waukeee>**

***Due to public health concerns and guidance, 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. 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 a proposal to enter into a Development Agreement with JACE Properties, LLC, and Access Technologies, Inc., d/b/a Access Systems, Inc.
 - 2) On a proposed budget amendment for the City of Waukeee for Fiscal Year 2022
 - H. PUBLIC HEARING ACTION ITEMS:**
 - 1) **RESOLUTION:** Consideration of approval of a resolution approving and authorizing execution of a Development Agreement by and among the City of Waukeee, JACE Properties, LLC, and Access Technologies, Inc., d/b/a Access Systems, Inc.

- 2) **RESOLUTION:** Consideration of approval of a resolution approving budget amendment for the City of Waukee for Fiscal Year 2022

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 05/16/2022 Bill List; 05/13/2022 Payroll
 - B. Consideration of approval of City Council Minutes of 05/02/2022 Regular Meeting, 05/05/2022 Work Session, 05/06/2022 Work Session, 05/09/2022 Special Meeting
 - C. Consideration of approval of receipt and file of a Mayor's Proclamation recognizing May 15-21, 2022, as National Public Works Week
 - D. Consideration of approval of a resolution approving Non-Union, Skilled, Library, Police, Fire and Director Compensation Plans
 - E. Consideration of approval of a resolution approving the temporary closing of SE Woodcreek Drive between 660/665 SE Woodcreek Drive and 705/720 SE Woodcreek Drive on Saturday, June 4, 2022, between the hours of 3:00 p.m. and 10:00 p.m. for the purpose of a neighborhood block party
 - F. Liquor License Applications, Renewals:
 - 1. 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 C-Store [1025 E. Hickman Road]
 - 2. Consideration of approval of renewal of 12-month Class C Liquor License with Outdoor Service and Sunday Sales privileges for RYNO'S PUB, LLC, d/b/a Norm's Pub [400 6th Street], pending proof of dram insurance
 - 3. Consideration of approval of renewal of 12-month Class C Liquor License with Catering, Outdoor Service and Sunday Sales privileges for Central Standard Waukee, LLC, d/b/a Central Standard [1222 SE University Avenue], pending proof of dram insurance
 - G. Contracts, Agreements:
 - 1. Consideration of approval of a resolution approving 28E Agreement between Heart of Iowa Region and the City of Waukee, Iowa [Law Enforcement Crisis Intervention Program]
 - 2. Consideration of approval of a resolution approving funding pursuant to a 28E Agreement with Waukee Area Arts Council, Inc.
 - 3. Consideration of approval of a resolution approving funding pursuant to a 28E Agreement with Waukee Family YMCA
 - 4. Consideration of approval of a resolution approving funding pursuant to a 28E Agreement with Central Iowa Shelter and Services, Inc.
 - 5. Consideration of approval of a resolution approving funding pursuant to an Amended and Substituted 28E Agreement with Waukee Area Christian Services
 - 6. Consideration of approval of a resolution approving Promotion and Marketing Agreement [Waukee Area Chamber of Commerce]
 - 7. Consideration of approval of a resolution approving Promotion and Marketing Agreement [Waukee Leadership Institute, Inc.]
 - 8. Consideration of approval of a resolution approving contract and bond [Lift Station No. 2 Rehabilitation Project]
 - 9. Consideration of approval of a resolution approving contract and bond [Little Walnut Creek Trunk Sewer Extension Phase 5 Project]
 - 10. Consideration of approval of a resolution approving contract and bond [2022 Ashworth Road Pavement Patching Project]
 - H. Change Orders, Payment Estimates, Acceptance of Public Improvements, Releases of Retainage:
 - 1. Consideration of approval of Payment Estimate No. 19 to Larson Construction Company, Inc., for the Triumph Park Project in the amount of \$676,077.77
 - 2. Consideration of approval of Payment Estimate No. 9 to Larson Construction Company, Inc., for the Triumph Park Fishing Pier Project in the amount of \$35,894.32
 - 3. Consideration of approval of Payment Estimate No. 1 to MNM Concrete Specialists for the 2021/2022 ADA Sidewalk Improvements Project in the amount of \$61,216.95
 - 4. Consideration of approval of Payment Estimate No. 1 to Core Construction Services, Inc., for the Waukee Public Works 2nd Floor Expansion Project in the amount of \$6,314.65
 - 5. Consideration of approval of Change Order No. 1 to Core Construction Services, Inc., for the Waukee Public Works Site Expansion Phase 1 Project, increasing the contract in the amount of \$15,712.16
 - 6. Consideration of approval of Payment Estimate No. 4 to Core Construction Services, Inc., for the Waukee Public Works Site Expansion Phase 1 Project in the amount of \$116,946.90
 - 7. Consideration of approval of Payment Estimate No. 9 to C.L. Carroll Co., Inc., for the 2021 Well Rehabilitation Phase 2 Project in the amount of \$124,426.25
 - 8. Consideration of approval of Change Order No. 2 to Grimes Asphalt and Paving Corporation for the 2021 Asphalt Overlay Improvements Project, increasing the contract in the amount of \$4,537.50

9. Consideration of approval of Payment Estimate No. 2 to Grimes Asphalt and Paving Corporation for the 2021 Asphalt Overlay Improvements Project in the amount of \$26,457.50 and changing the completion date to June 30, 2022
 10. Consideration of approval of Payment Estimate No. 1 to Elder Corporation for the NW Douglas Parkway Culvert and Pond Improvements Project in the amount of \$289,968.07
 11. Consideration of approval of Payment Estimate No. 9 to Elder Corporation for the NW Douglas Parkway Construction Project, NW 10th Street to NW 2nd Street, in the amount of \$156,910.28
 12. Consideration of approval of Payment Estimate No. 10 to Elder Corporation for the NW 2nd Street Construction Project, NW Venture Drive to NW Douglas Parkway, in the amount of \$289,986.67
 13. Consideration of approval of Change Order No. 3 to Alliance Construction Group, LLC, for the SE Ashworth Road Corridor Improvement Project, SE Parkview Crossing Drive to SE Glacier Trail, revising the contract in the amount of \$0.00
 14. Consideration of approval of Payment Estimate No. 12 to Alliance Construction Group, LLC, for the SE Ashworth Road Corridor Improvement Project, SE Parkview Crossing Drive to SE Glacier Trail, in the amount of \$134,778.56
 15. Consideration of approval of Change Order No. 3 to Concrete Technologies, Inc., for the Ute Avenue & Ashworth Road Intersection Improvements Project, increasing the contract in the amount of \$772.63
 16. Consideration of approval of Payment Estimate No. 6 to Concrete Technologies, Inc., for the Ute Avenue & Ashworth Road Intersection Improvements Project in the amount of \$225,790.94
 17. Consideration of approval of Change Order No. 1 to Absolute Concrete Construction, Inc., for the Warrior Lane Improvements Phase 2 Project, increasing the contract in the amount of \$12,630.58
 18. Consideration of approval of Payment Estimate No. 2 to Absolute Concrete Construction, Inc., for the Warrior Lane Improvements Phase 2 Project in the amount of \$6,080.00
 19. Consideration of approval of Payment Estimate No. 6 to Absolute Concrete Construction, Inc., for the NE Douglas Parkway Extension Project in the amount of \$26,290.89
 20. Consideration of approval of Payment Estimate No. 18/Release of Retainage 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 \$30,000.00
- I. Construction Drawings:
 1. Consideration of approval of a resolution approving construction drawings [Tanglewoods Acres Plat 3]
 2. Consideration of approval of a resolution approving construction drawings [Stratford Crossing Plat 12]
 3. Consideration of approval of a resolution approving construction drawings [Stratford Crossing Plat 14]
 - J. Fixing Dates for Public Hearings:
 1. Consideration of approval of a motion setting June 20, 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 R-4 [Row Dwelling and Townhome Dwelling District]/PD-1 [Planned Development Overlay District] and R-2 [One and Two Family Residential District]/PD-1 [Planned Development Overlay District] to R-4 [Row Dwelling and Townhome Dwelling District]/PD-1 [Planned Development Overlay District] (Petersen Townhomes)
 2. Consideration of approval of a resolution ordering construction of West Area Trunk Sewer Extension Phase 2 Project and fixing a date for hearing thereon and taking bids therefor
 3. Consideration of approval of a resolution ordering construction of 2022/2023 Manhole Rehabilitation Project and fixing a date for hearing thereon and taking bids therefor
- 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 resolution directing the advertisement for sale and approving electronic bidding procedures and Official Statement [\$11,755,000 General Obligation Bonds, Series 2022A]
- 3) 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 Hamilton Ridge Plat 12 [second reading]
 - 4) ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 7, Fiscal Management, by amending Section 7.02(4), Cash Control, Change Funds, by adding Subsection G, Triumph Park [introduction; first, second, third (final) readings]
 - 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 [second, third (final) readings]
 - 6) 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 [introduction; first, second, third (final) readings]

- 7) **RESOLUTION:** Consideration of approval of a resolution approving Development Agreement with Indi Run West, LLC [Indi Run]
- 8) **RESOLUTION:** Consideration of approval of a resolution approving preliminary plat for Indi Run Plat 4
- 9) **RESOLUTION:** Consideration of approval of a resolution approving preliminary plat for Alder Point
- 10) **RESOLUTION:** Consideration of approval of a resolution approving preliminary plat for Edencrest Kettlestone
- 11) **RESOLUTION:** Consideration of approval of a resolution approving final plat for Prairie Crossing Plat 9
- 12) **RESOLUTION:** Consideration of approval of a resolution approving preliminary plat for Westgate Business Park Plat 5
- 13) **RESOLUTION:** Consideration of approval of a resolution approving final plat for Westgate Business Park Plat 5
- 14) **RESOLUTION:** Consideration of approval of a resolution approving site plan for Access Systems [1055 SE Olson Drive]

- 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.