



**WAUKEE CITY COUNCIL
REGULAR MEETING**

**DATE: MONDAY, NOVEMBER 7, 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.

- 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 the authorization of a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligation of the City thereunder [Not to exceed \$15,000,000 Sewer Revenue Capital Loan Notes]**
- I. PUBLIC HEARING ACTION ITEMS:**
 - 1) RESOLUTION:** Consideration of approval of a resolution instituting proceedings to take additional action [Not to exceed \$15,000,000 Sewer Revenue Capital Loan Notes]

J. ACTION ITEMS:

- 1) **CONSENT AGENDA** [All items listed under the Consent Agenda will be considered for approval through one motion and second. 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 11/07/2022 Bill List; 10/28/2022 Payroll
 - B. Consideration of approval of City Council Minutes of 10/17/2022 Regular Meeting, 10/21/2022 Special Meeting, 10/31/2022 Special Meeting
 - C. Receipt and File:
 1. Consideration of receipt and file of a Mayor's Proclamation recognizing Small Business Saturday 2022
 2. Consideration of receipt and file of the purchase of a 2023 Chevrolet pickup truck from Shottenkirk Chevrolet of Waukee, IA, in the amount of \$45,560.00 [Waukee Public Works Department]
 - D. Consideration of approval of renewal of 12-month Class C Liquor License with Sunday Service privilege for Guns N Roeses, Inc., d/b/a Kenny's [605 Ashworth Drive]
 - E. Consideration of approval of a resolution approving the temporary closing of certain portions of public streets on Friday, December 2, 2022, for the purpose of Waukee WinterFest
 - F. Consideration of approval of a resolution approving service weapon buyback by Retiring Police Chief John Quinn
 - G. Contracts, Agreements:
 1. Consideration of approval of a resolution approving Agreement for Professional Consulting Services with HR Green, Inc. [Pavement Management Study]
 2. Consideration of approval of a resolution approving Settlement Agreement and Release [Ashley Acres, LLC]
 3. Consideration of approval of a resolution approving various Agreements Concerning Construction of Fence
 - H. Change Orders, Payment Estimates, Acceptance of Public Improvements, Releases of Retainage:
 1. Consideration of approval of Change Order No. 2 to Absolute Concrete for the Douglas Parkway Extension Project, increasing the contract in the amount of \$6,283.78
 2. Consideration of approval of Payment Estimate No. 11 to Absolute Concrete for the Douglas Parkway Extension Project in the amount of \$26,011.03
 3. Consideration of approval of Payment Estimate No. 4 to WRH, Inc., for the Lift Station No. 2 Rehabilitation Project in the amount of \$50,826.81
 4. Consideration of approval of a resolution accepting public improvements [2021 Well Rehabilitation Project]
 5. Consideration of approval of a resolution accepting public improvements [10-inch Gas Distribution Main, Meredith/NW 10th Street Project]
 6. Consideration of approval of release of retainage to Meade, Inc., for the 10-inch Gas Distribution Main, Meredith/NW 10th Street Project, in the amount of \$4,999.99
 7. Consideration of approval of release of retainage to Caliber Concrete, LLC for the Kettlestone Greenway Improvements Phase 2 Project in the amount of \$41,331.77
 8. Consideration of approval of release of retainage to InRoads for the NW Meredith Drive Overlay Project, NW 10th Street to N Warrior Lane, in the amount of \$32,225.69
 9. Consideration of approval of release of retainage to Priority Excavating, LLC, for the Little Walnut Creek North Trunk Sewer Phase 1 and Water Main Extensions Project in the amount of \$30,886.96
 - I. Consideration of approval of a resolution approving Public Ingress/Egress Easement [David W. Walters and Jody M. Walters]
 - J. Consideration of approval of a motion setting December 5, 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-2 [One & Two Family Residential District], R-2 [One & Two Family Residential District]/ PD-1 [Planned Development Overlay], and R-4 [Row Dwelling & Townhome District] (Autumn Valley West)
- 2) **MAYOR'S APPOINTMENT AND RESOLUTION:** Consideration of approval of a resolution approving mayor's appointment of members to the Public Art Advisory Commission
- 3) **ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 170 of the Municipal Code of the City of Waukee, Iowa, by removing and replacing Chapter 170, Floodplain Management [second reading]
- 4) **ORDINANCE:** Consideration of approval of an ordinance amending City of Waukee ordinances as specified for the division of revenues from general property taxes levied and collected each year on certain property located within the Amended Waukee Unified Urban Renewal Area (Amendment No. 12) [second, third (final) readings]
- 5) **ORDINANCE:** Consideration of approval of an ordinance for the division of revenues from general property taxes levied and collected each year on certain property located

within the North Waukee Residential Urban Renewal Area (2022 Ordinance Parcels) [third (final) reading]

- 6) **ORDINANCE:** Consideration of approval of an ordinance for the division of revenues from general property taxes levied and collected each year on certain property located within the Waukee Consolidated Urban Renewal Area (2022 Ordinance Parcels) [third (final) 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 to R-2, R-2/PD-1, R-3, R-4 and C-1, a property to be known as Remington Pointe [third (final) reading]
- 8) **Triumph Park**
A. **MOTION:** Consideration of approval of Change Order No. 8 to Larson Construction Co., Inc., Project increasing the contract in the amount of \$182,603.54
B. **MOTION:** Consideration of approval of Payment Estimate No. 22/partial release of retainage to Larson Construction, Co., Inc., for the Triumph Park Project in the amount of \$482,852.47
- 9) **Fox Creek Meadows**
A. **RESOLUTION:** Consideration of approval of a resolution approving revised preliminary plat
B. **RESOLUTION:** Consideration of approval of a resolution approving revised construction drawings
- 10) **Williams Pointe Commercial Plat 1/Gerber Collision & Glass**
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 for Gerber Collision & Glass [950 SE Brick Drive]
- 11) **RESOLUTION:** Consideration of approval of a resolution approving final plat for Ashley Acres Plat 2
- 12) **RESOLUTION:** Consideration of approval of a resolution approving final plat for Ashley Acres Plat 3
- 13) **RESOLUTION:** Consideration of approval of a resolution approving final plat for Hamilton Ridge Plat 5
- 14) **RESOLUTION:** Consideration of approval of a resolution approving site plan for Waukee U-Haul [245 SE Alice's Road]
- 15) **RESOLUTION:** Consideration of approval of a resolution approving Agreement for Professional Consulting Services with OPN Architects [Waukee Public Safety Building No. 2 – Final Design]
- 16) **RESOLUTION:** Consideration of approval of a resolution selecting Northpointe Development Corporation to work in concert with the City of Waukee for the development of an affordable housing project at the Prairie Rose Subdivision and authorizing staff to work with Northpointe Development Corporation to draft a development agreement

- K. **REPORTS:** A. City Administrator Report
B. City Attorney Report
C. Council Member Reports

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 Waukeee 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 515-978-7904 or email bschuett@waukeee.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@waukeee.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.