



**WAUKEE CITY COUNCIL  
REGULAR MEETING**

**DATE: MONDAY, OCTOBER 3, 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 to R-2, R-2/PD-1, R-3, R-4 and C-1, a property to be known as Remington Pointe**
  - 2) On plans, specifications, form of contract and estimate of cost [NW Douglas Parkway Traffic Signals Project, NW 10<sup>th</sup> Street and N Warrior Lane]**
  - 3) On plans, specifications, form of contract and estimate of cost [Kettlestone Area Traffic Signals Project]**

**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 to R-2, R-2/PD-1, R-3, R-4 and C-1, a property to be known as Remington Pointe [introduction; first reading]
- 2) ***NW Douglas Parkway Traffic Signals Project, NW 10<sup>th</sup> Street and 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
- 3) ***Kettlestone Area Traffic Signals 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

**J. ACTION ITEMS:**

- 1) **CONSENT AGENDA PART 1** [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 10/03/2022 Bill List; 09/30/2022 Payroll
  - B. Consideration of approval of City Council Minutes of 09/19/2022 Regular Meeting
  - C. Consideration of approval of a motion approving Fireworks Display Permit for October 15, 2022 [Waukee Marching Band Invitational]
  - D. Receipt and File:
    1. Consideration of receipt and file of Mayor's Proclamation of October 2022 as National Code Compliance Month
    2. Consideration of receipt and file of Mayor's Proclamation of October 9-15, 2022, as Fire Prevention Week
  - E. Consideration of approval of a resolution approving Policy for Examination and Copying of Public Records, Amendment No. 4
  - F. Consideration of approval of a resolution awarding quote [2022 Community Marker and Park Signage Fabrication and Installation]
  - G. Contracts, Agreements:
    1. Consideration of approval of a resolution approving Conduit Purchase Agreement, SE Ashworth Road [mi-fiber, LLC]
    2. Consideration of approval of a resolution approving Conduit Purchase Agreement, NW Douglas Parkway [mi-fiber, LLC]
    3. Consideration of approval of a resolution approving Purchase Agreement and Easements between Timothy and Denise Gerdis Joint Revocable Trust dated May 25, 2021, and the City of Waukee [West Area Trunk Sewer Extension Phase 2 Project]
    4. Consideration of approval of a resolution approving Public Storm Sewer and Surface Water Flowage Easement [John A. and Danielle M. Griesenbrock]
    5. Consideration of approval of a resolution approving contract and bond [Waukee City Hall Security Upgrades Project]
  - H. Change Orders, Payment Estimates, Acceptance of Public Improvements, Releases of Retainage:
    1. Consideration of approval of Change Order No. 2 to Turnbull's Tree Service for the Ash Tree Removal Project increasing the contract in the amount of \$875.00
    2. Consideration of approval of Payment Estimate No. 4 to Turnbull's Tree Service for the Ash Tree Removal Project in the amount of \$18,298.74
    3. Consideration of approval of Change Order No. 1 to Core Construction Services, Inc., for the Waukee Public Works 2<sup>nd</sup> Floor Expansion Project, increasing the contract in the amount of \$2,611.11
    4. Consideration of approval of Change Order No. 2 to C.L. Carroll Co., Inc., for the 2021 Well Rehabilitation Phase 2 Project, increasing the contract in the amount of \$26,986.01
    5. Consideration of approval of Change Order No. 1 to J&K Contracting for the Ashworth Road Water Main Lowering Project, increasing the contract in the amount of \$10,000.00
    6. Consideration of approval of Payment Estimate No. 1 (Final) to J&K Contracting for the Ashworth Road Water Main Lowering Project in the amount of \$78,000.00
    7. Consideration of approval of a resolution accepting public improvements [Ashworth Road Water Main Lowering]
    8. Consideration of approval of a resolution accepting public improvements [NW Meredith Drive Overlay Project, NW 10<sup>th</sup> Street to N Warrior Lane]

- 9. Consideration of approval of a resolution accepting public improvements [Little Walnut Creek North Trunk Sewer Phase 1 and Water Main Extensions Project]
- 10. Consideration of approval of a resolution accepting public improvements [Little Walnut Creek North Trunk Sewer Phase 1 Completion Project]
- 11. Consideration of approval of a resolution accepting public improvements [Painted Woods West Plat 4]
- I. Consideration of approval of a resolution adopting City of Waukee 2022 Fee Schedule, Revision No. 3
- J. Consideration of approval of a motion setting November 7, 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) CONSENT AGENDA PART 2** [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 a resolution fixing date for a meeting on the proposition to authorize a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligations of the City thereunder [Not to exceed \$15,000,000 Sewer Revenue Capital Loan Notes]

- 3) 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) [introduction; first reading]
- 4) 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) [introduction; first reading]
- 5) ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 63, Speed Regulations, by amending Section 63.03, Special Speed Zones [introduction; first reading]
- 6) ORDINANCE:** Consideration of approval of an ordinance to amend Chapter 169, Zoning Ordinance, City of Waukee, Iowa, by rezoning certain property from C-4, R-3 and R-4 to K-RR and K-MF-Stacked High/PD-1, a property to be known as Kettlestone Central North [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 C-4, R-4 and A-1 to K-RC, K-MU and K-MF-Stacked Med, a property to be known as Kettlestone Central South [second 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 R-2, R-2/PD-1, R-3 and R-4, a property to be known as The South 60 [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 R-3 to R-2, a property known as Fox Creek Meadows [second reading]
- 10) ORDINANCE:** Consideration of approval of an ordinance amending Chapter 75, Waukee Municipal Code, regarding the use of all-terrain vehicles and off-road utility vehicles within the city [third (final) reading]
- 11) RESOLUTION:** Consideration of approval of a resolution approving final plat for Hamilton Ridge Plat 6
- 12) RESOLUTION:** Consideration of approval of a resolution approving final plat for Hamilton Ridge Plat 8
- 13) RESOLUTION:** Consideration of approval of a resolution approving site plan for The Peak at Kettlestone Apartments Phase 1 [1305 SE Pleasant View Drive]
- 14) RESOLUTION:** Consideration of approval of a resolution approving site plan for Mister Carwash Waukee [555 E. Hickman Road]

**15) Waukee Primary & Specialty Care Clinic/Ashworth North Plat 2**

- 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

**16) The Iowa Clinic Waukee Plat 1**

- 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

- 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.