

CITY OF ALTOONA COUNCIL MEETING
MONDAY, NOVEMBER 6, 2023, 6:30 P.M.
at Altoona City Hall Council Chambers

1. Call to Order

Roll Call at 6:30 pm

Mayor O'Connor- present

Boka - present

Duer - present

Dunwoody- present

Sloan - present

Willey - present

City Officials Present: Randy Pierce, Greg Stallman, Jared Ogbourne, Scott Atzen, Dan Scott, John Dostart, John Shaw, Chad Quick, Lyndsay Nielsen, Jeff Bierl, and Attorney Bob Laden

Audience Present: Lonnie & Barbara Majerus, Phyllis Murphy, Connie & Jeff Wright, Dave & Vicki Anstine, Steve Moyna, Laura Gillon, Matt Gillon, Mike Whalen, Jerry Evans, Julie Stewart, Chad Ratashak, David Grossklaus, Scott & Dua Ratliff, Tracy Largey

2. Perfecting and approval of the agenda

Mayor O'Connor requested to approve the agenda as presented.

Roll Call Vote:

2 Boka Y Duer 1 Dunwoody Y Sloan Y Willey (5-0)

3. Approval of October 16, 2023, and October 23, 2023 Council Minutes

Mayor O'Connor requested to approve the minutes as presented.

Roll Call Vote:

Y Boka 1 Duer 2 Dunwoody Y Sloan Y Willey (5-0)

4. Citizens request to address Council on items not on the agenda.

Mayor O'Connor some people here to address council. I know Connie Wright.

Connie Wright, 1503 2nd Ave SW, Altoona, here as a spokesperson along with my neighbors to discuss a snow removal letter regarding sidewalks. Disappointed that it has already been decided. My neighbors and I do not have access. Prefer sidewalk snow removal continue over the city doing the trails.

Scott Ratliff, 1725 2nd Ave SW, Altoona, Newest owner. Concern no access.

Lane Anderson, 1527 2nd Ave SW, Altoona, Residents do pay taxes on that property, and I believe it should be maintained.

Jean Trickett, 1511 2nd Ave SW, Altoona, Feels the area should be taken care of. Just an impossibility.

Barb Majerus, 1803 2nd Ave SW, Altoona, no access, and my husband is disabled.

Rochelle Corson, 1709 2nd Ave SW, Altoona, Connector between two major walking areas.

Jennifer Anderson, 1527 2nd AVE SW, Altoona, Concerns about the consistencies.

Council member Boka stated this was not an easy decision but when evaluating budgets and resources decisions must be made. He stated the council could take a closer look at the trails and school zones.

Mayor O'Connor stated it would be put back on the next council workshop for discussion.

Mayor O'Connor asked if anyone else had anything different. We have Ben Ward. Ben, would you like to speak? If not, we will put that into the record as we always do.

Online chat-

18:30:26 From Ben To Everyone:

Why did the Altoona Police take away my ability to use the non-emergency call line and then lie to the Iowa Civil Rights Commission and say that I requested to have it taken away? I have an October 2022 voicemail from Captain Trobaugh and a March 2023 Incident Report that show that the Police are lying. When will my ability to use the police's non-emergency call line be restored?

18:41:01 From Ben To Everyone:

The City Council recently voted to increase their salary.

18:53:04 From Ben To Everyone:

Why are you refusing to allow me to speak?

19:06:53 From Branden Stubbs To City of Altoona(Privately):

Looks like I just missed Brook Ridge. Was it approved?

5. Presentation of Certificate of Excellence for Grant Gillon (MasterChef Champion)

Mayor O'Connor presented Grant Gillon with an Excellence Award.

Mayor O'Connor stated the City of Altoona received the Technology Community of the Year Award from the TAI organization.

6. Public Hearing on Proposed Amendment to the Altoona Urban Renewal Area.

City Administrator Randy Pierce - This public hearing is to allow us to expand our urban renewal area and to amend our urban renewal plan. We need to expand our area to add property that will include our future public works facility, future fire station property, Graham warehouse property and land around 34th Ave NW. This is the first step in the process. In item #8 you will be asked to approve an ordinance for this new expanded area.

Open: 6:59 pm

No comment.

Close: 6:59 pm

7. Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Altoona Urban Renewal Area.

Roll Call Vote:

1 Boka 2 Duer Y Dunwoody Y Sloan Y Willey (5-0)

8. Ordinance Providing for the Division of Taxes Levied on Taxable Property in November 2023 Addition to the Altoona Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa.

Roll Call Vote:

Y Boka 1 Duer 2 Dunwoody Y Sloan Y Willey (5-0)

Roll Call Vote: waive 2nd and 3rd reading.

1 Boka 2 Duer Y Dunwoody Y Sloan Y Willey (5-0)

Roll Call Vote: to publish.

Y Boka 1 Duer 2 Dunwoody Y Sloan Y Willey (5-0)

9. Public Hearing on Proposed Development Agreement with Graham Group, Inc.

City Administrator Randy Pierce - This public hearing allows us to consider approving a development agreement with Graham Group, Inc. They are proposing to construct a 340,000 sq/ft plus warehouse. This project will be eligible for our industrial tax abatement program. As part of this project Graham will also be putting in street, water, and sewer improvements in this development. The amount of the abatement will not exceed \$4.3million over a 10 year period.

Open: 7:01 pm

No comment.

Close: 7:01 pm

10. Resolution Approving Development Agreement with Graham Group Inc., Authorizing Annual Appropriation Tax Increment Payments, and Pledging Certain Tax Increment Revenues to the Payment of the Agreement.

Roll Call Vote:

1 Boka 2 Duer Y Dunwoody Y Sloan Y Willey (5-0)

11. Resolution to approve site plan for Meadowland Industrial Plat 1.

Community Development Director John Shaw this is an amendment and update to the site plan.

Roll Call Vote:

1 Boka Y Duer 2 Dunwoody Y Sloan Y Willey (5-0)

12. Resolution to approve final plat for Brook Ridge Plat 4.

Community Development Director John Shaw this request is to approve the final plat for Brook Ridge Plat 4 (22 lots), located north of 35th Street SW.

Council member Dunwoody motioned approval subject to deficiencies being met.

Roll Call Vote:

Y Boka 2 Duer 1 Dunwoody Y Sloan Y Willey (5-0)

13. Resolution to approve site plan for Prairie Crossing Plat 6 Lot P.

Mike Whalen, CEO Heart of America Group explained the submitted site plan for Lot P of Prairie Crossing and infrastructure improvements.

Josh Trygstad, Civil Design Advantage, 4121 NW Urbandale Drive, Urbandale not able to add much more than Mike but happy to answer any questions.

Council member Boka motion to defer.

Roll Call Vote:

1 Boka Y Duer 2 Dunwoody Y Sloan Y Willey (5-0)

14. Resolution regarding certification, future payment request, and appropriation regarding Altoona Town Center Development Agreement by and between the City of Altoona and Moline Plow, LLC (now Prairie Crossing Investment, Inc., as successor and assign ("PCII") (the "Agreement").

City Administrator Randy Pierce said this is a request for the forementioned improvements. Past practice of the city would be not to approve reimbursements before a project is completed and we know the actual cost of that project. The resolution allows the council to deny the request as stated currently.

Roll Call Vote:

1 Boka 2 Duer Y Dunwoody Y Sloan Y Willey (5-0)

15. Consider request from Tarah Widaman for relief of sewer fees.

City Administrator Randy Pierce - Ms. Widaman is requesting relief of \$599.02 from her utility bill. City staff investigated and concurred that the hose bib had been left on outside under a deck in the playground area. This water would have never reached the sanitary sewer system therefore staff would recommend approving the request for relief.

Roll Call Vote:

Y Boka 1 Duer 2 Dunwoody Y Sloan Y Willey (5-0)

16. Consider Consent Agenda

a. Allow Bills

b. Pay Apps

B) 1 - Change Order #02 - Confluence - Sam Wise Sports Complex Field Renovation Phase 3 - \$5,450.00.

B) 2 - Pay App #2 - Iowa Sports Turf - Sam Wise Sports Complex Renovation Phase 3 - \$169,120.43.

B) 3 - Change Order #07 - Elder Corporation - 8th Street SW Reconstruction-Phase 1 - \$42,344.53.

B) 4 - Pay App #11 - Elder Corporation - 8th Street SW Reconstruction-Phase - \$159,904.64.

B) 5 - Pay App #17 - Landmark Structures - North Water Tower - \$30,965.25.

B) 6 - Pay App #3 - Alliance Construction Group - 8th Street SE Widening/7th Street SE to Falcon Dr. SE - \$590,873.61.

B) 7 - Pay App #7 - Absolute Concrete Construction, Inc. - 1st Avenue Reconstruction-Phase III - \$877,570.99.

c. Resolution to purchase land by warranty deed for 8th Street SE reconstruction project.

d. Resolution accepting temporary construction easement for 8th Street SE reconstruction.

e. Resolution to purchase land by warranty deed for 8th Street SE reconstruction project.

f. Resolution accepting permanent ingress/egress easement for construction of the 8th Street SE reconstruction project.

g. Resolution accepting temporary construction easement for the Muchikinock Trunk sewer Project.

h. Resolution accepting permanent sanitary easement for the Muchikinock Trunk sewer project.

i. Resolution accepting temporary construction easement for 8th Street SW reconstruction.

j. Resolution accepting temporary construction easement for 8th Street SW reconstruction.

k. Resolution accepting temporary construction easement for 8th Street SE reconstruction.

l. Resolution accepting permanent water main easement for 8th Street SW reconstruction.

m. Consider approval of Annual Urban Renewal Report for FY 22/23.

n. Resolution Authorizing Internal Advances for Funding of Urban Renewal Projects.

- o. Set a Public Hearing for Monday November 20, 2023, at 6:30 pm to consider vacating and selling approximately 0.31 acres of road ROW described as Lot B, Anderson Estates Plat No. 1.
- p. Set a Public Hearing for November 20, 2023, to consider Amendments to Chapter 55.
- q. Consider Event Request
 - 1. - Christmas in Olde Town - November 25, 2023, 2:00 pm
- r. Beer and Liquor Permits
 - 1. - None

Roll Call Vote:

 1 Boka 2 Duer Y Dunwoody Y Sloan Y Willey (5-0)

17. Department Head Reports & Updates

The following gave updates: Police Department-Greg Stallman, Fire Department-Jared Ogbourne, Community Development-John Shaw, Public Works-Scott Atzen, Public Utilities-Dan Scott, Engineering-John Dostart, Economic Development-Chad Quick, HR-Lyndsay Nielsen, IT-Jeff Bierl, and City Administrator-Randy Pierce.

18. General Business

19. Adjourn

Council member Boka motioned to adjourn at 7:37 pm.

Roll Call Vote:

 1 Boka 2 Duer Y Dunwoody Y Sloan Y Willey (5-0)

Attest to:

 Randy Pierce, City Clerk

 Mayor Dean O'Connor