

CITY OF ALTOONA COUNCIL MEETING  
MONDAY, DECEMBER 18, 2023, 6:30 P.M.  
AT THE ALTOONA CITY HALL

1. CALL TO ORDER

Roll Call at 6:30 pm

Mayor O'Connor- absent

Boka - present

Duer - present

Dunwoody - present

Sloan - present

Willey - present

City Officials Present: Greg Stallman, Jared Ogbourne, Lyndsey Nielsen, Chad Quick, John Dostart, John Shaw, Jeff Bierl, Randy Pierce

Audience Present: Phyllis Murphy, Jerry Evans, Julie Stewart, Ben Ward, Susie Wilson, Max Kenkel, Jason Leddens, Brad Kuehl, David Darrell, and Gwendolyn Stenoien.

2. Perfecting and approval of the agenda

Mayor Pro Tem Boka requested to approve the agenda as presented.

Roll Call Vote:

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

3. Consider approval of December 4, 2023, and December 11, 2023, Council Minutes

Roll Call Vote:

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

4. Presentation to Michelle Sloan and Vern Willey for service to the City of Altoona.

Mayor Pro Tem Boka Thanked Michelle for finishing Elizabeth Burns Thompson's term and Thanked Vern for his 50 years of service. They were each presented with a plaque for their service to the Council. Councilmember Willey then presented a check from the Altoona Road Riders in the amount of \$8,815.00 for the Parks Trust fund.

5. Citizens request to address council

Mayor Pro Tem Boka - I see Ben Ward has typed some things in we will put into the record.

Ben would you like to speak? Anyone else online like to speak?

Online chat-

18:34:04 From Ben to Everyone:

On 12/08/23, Chief Stallman responded to an email between me and Detective Tia Frederick that I had filed regarding fraud done by Chief Stallman. His conduct was inappropriate, unprofessional, threatening, and has prejudiced any possible investigation into Chief Stallman's crime.

Chief Stallman also made it clear that he has taken over the Criminal Investigation of my report of fraud done by him by writing, "Detective Frederick will not be clarifying anything for you." The Police Chief's conduct was done to harass, harm, and prevent any attempt at investigating his crime as he menacingly wrote, "Back to only corresponding with me, Ben."

Why is Chief Stallman engaging in Harassment, Retaliation (Iowa Code 708.7), Obstructing Justice (Iowa Code Chapter 719), and Interference with official acts (Iowa Code 719.1)?

18:51:58 From Max Kenkel to Everyone:

One thing I forgot to mention. One of the members of the planning committee works in Ankeny right by the location up there and he was opposed for the same reasons we are.

18:57:40 From Max Kenkel to Everyone:

Thank you.

6. **Public hearing to consider a development plan amendment from HOA RE LLC for the property at 950 Bass Pro Drive (Honda of Altoona) regarding the freestanding signage.**  
Jason Leddens, with Snyder & Associates and a representative with Honda was online discussing the application for Honda of Altoona to allow larger freestanding signage along Bass Pro Drive for the dealership as the proposed signage exceeds what is currently permitted in the C-7 zoning district. Community Development, John Shaw added that the sign originally was parallel to Bass Pro but this change will make it perpendicular to Bass Pro making it more visible. The setback was 20 feet and now will be 16 feet because of this change.  
Open: 6:36 pm  
Comments - None  
Close: 6:37 pm

7. **Resolution to approve a Development Plan for Honda of Altoona at Prairie Crossing.**  
Roll Call Vote:  
Y Boka Y Duer 2 Dunwoody Y Sloan 1 Willey (5-0)

8. **Public hearing to consider a request from Newblood Development LLC to amend the zoning restrictions for the property at 1250 1<sup>st</sup> Ave North from Conditional C-2 to Conditional C-2 permitting Automotive Service Stations.**  
The property owner applied to rezone 1.5 acres from Conditional C-2 to Conditional C-2 permitting Automotive Service Stations. Christian Brothers Automotive is looking to construct a 5,100 SF building on the property and per the current zoning, this type of use is not permitted. At the November 28<sup>th</sup> Planning and Zoning meeting, the commission voted 3-1 to recommend approval of the rezoning.  
Open: 6:39 pm

Comments - David Darrell, 201 11<sup>th</sup> St NW, is concerned about the rezoning to allow the service center to come in. The traffic is heavy enough now and does not feel this property is best suited for this. Believes there is no reason to change the zoning of this property. Max Kenkel, 204 11<sup>th</sup> St NW, has many concerns as well. He also does not feel this should be rezoned to allow the service center, not only will bring in additional noise, but the environmental pollution problems with oil run off from the street. Max went to Ankeny and looked at the business there and there was oil in the lot, loud noises and unsightly cars parked everywhere and not only in the lot but also on the frontage road beside the business. Suzy Wilson, 209 11<sup>th</sup> St NW, also does not feel this the best area for this business and is against the rezoning for this reason and added traffic that it will bring. She also added that if it would pass she would like to see sidewalks in this area and added trees on the berm to help block the area. Gwendolyn Stenoien, 205 11<sup>th</sup> St NW, would like to add that she is concerned about the safety of the children with the excess traffic, neighborhood children use this area to fly kites and fish in the pond and enjoy the area and for this reason does not want this to be rezoned. Mayor Pro Tem Boka, also commented that he believes there are other properly zoned areas to have this business locate. He also lives in the area and understands the residents' concerns. Councilmember Duer commented that he welcomes and supports this business coming to Altoona but believes there are better suited locations that are zoned for this type of business. Councilmember Willey commented that no matter who comes in they will bring traffic, but the road is designed to handle that traffic in the area.

Close: 6:55 pm

9. **Ordinance an Amending the "Code of Ordinances" of the City of Altoona, Iowa, 2004, Chapter 165, to change the official zoning map to rezone certain properties.**  
Christian Brothers Automotive is seeking site plan approval to construct a 5,100 SF single story automotive shop on the 1.5 acre parcel located at 1250 1<sup>st</sup> Ave N. The applicant intends to construct a front office and repair shop with nine service bays to face away from the public ROW. At the November 28<sup>th</sup> Planning and Zoning meeting, the Commissioners voted 3-1 to recommend approval of the site plan subject to deficiencies. See staff report for full recommendation. Motion to Deny.

Roll Call Vote:

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

10. Resolution approving the site plan for "Christian Brothers Automotive".  
No Action Taken

11. Consider Consent Agenda

- a. Allow Bills
- b. Pay Apps
  - B) 1 - Change Order #8 - Veenstra & Kimm Inc.- Muchikinock Creek Trunk Sewer-Phase - \$27,884.00.
  - B) 2 - Pay App #18 - Graff Excavating Inc. - Muchikinock Creek Trunk Sewer - \$126,981.80.
  - B) 3 - Pay App #9 - Absolute Concrete Construction, Inc. - 1<sup>st</sup> Avenue Reconstruction-Phase III - \$661,184.57.
  - B) 4 - Pay App #2 - The Henley Group, LLC - Haines Park Splash Pad - \$44,175.00.
- c. Set a Public Hearing for January 2, 2024, at 6:30 pm to consider amendments to Chapter 62.11 (windshields and windows)
- d. Set a Public Hearing for January 2, 2024, at 6:30 pm to consider adding section 1010 to Chapter 155.03.
- e. Resolution appointing the City of Altoona's representation to the MPO.
- f. Resolution appointing the City of Altoona's ADA and Title VI coordinators.
- g. Consider approving Title VI Non-Discrimination Agreement with IDOT.
- h. Professional services amendment for Right of Way Services Agreement with JCG Land Services in the amount of \$13,800.
- i. Consider Event Request
  1. - None
- j. Beer and Liquor Permits
  - 1) Aldi #110 - Class B Retail Alcohol License & Sunday Sales

Roll Call Vote:

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

12. Department Head Reports & Updates

- a) **Police Department – Greg Stallman**
- b) **Fire Department – Jared Ogbourne**
- c) **Public Works – Scott Atzen**
- d) **Engineering – John Dostart**
- e) **Community Development – John Shaw**
- f) **Economic Development – Chad Quick**
- g) **HR - Lyndsay Nielsen**
- h) **IT – Jeff Bierl**
- i) **City Administrator – Randy Pierce**

13. General Business - Everyone thanked Michelle for filling in the last 6 months and Vern very much for all he has done in all capacities of the City. Best of Luck to Both of You.

14. Adjourn

Council Member Boka motioned to adjourn at 7:05 pm.

Roll Call Vote:

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

Attest to:

\_\_\_\_\_  
Randy Pierce, City Clerk

\_\_\_\_\_  
Mayor Pro Tem Jeremy Boka