

CITY OF ALTOONA COUNCIL MEETING  
MONDAY, APRIL 20, 2020, 6:30 P.M.  
AT THE ALTOONA CITY HALL  
via GoToMeeting  
Due to COVID-19 epidemic

1. CALL TO ORDER

Roll Call at 6:30 pm

Mayor O'Connor- absent  
Boka - present

Burns-Thompson - present  
Duer - present

Mertz- absent  
Willey - present

City Officials Present: Jeff Mark, Randy Pierce, Jared Ogbourne, Greg Stallman, John Shaw, John Dostart, Scott Atzen, Jim Utter, Kim Kietzman, Jeff Bierl, Amy Hill, Chad Quick, and Bob Laden

Audience Present: none present.

2. Perfecting and approval of the agenda

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

Roll Call Vote:

1 Boka Y Burns-Thompson 2 Duer A Mertz Y Willey (4-0)

3. Consider approval of April 6, 2020 Council Minutes

Roll Call Vote:

Y Boka 2 Burns-Thompson 1 Duer A Mertz Y Willey (4-0)

4. Citizens request to address council

No one spoke.

5. Proclamation of Emergency continued

Mayor O'Connor reissued the Proclamation of Emergency for Altoona.

**\*\*Council Member Kyle Mertz arrived via phone at 6:33am**

6. Public hearing to consider vacating a two-foot wide portion of a storm water flowage and drainage easement in Lions Gate Square

Community Development Director John Shaw explained this easement is to vacate the westerly two feet of an existing 26-foot wide storm water easement in the creek portion of the Lions Gate project. The easement will remain at 26-feet wide as the two feet vacated from the west side will be added to the east side, so there is no loss of total easement width. This still allows the City the room needed to make repairs in the future. The vacation of the westerly two feet allows Firestone to build in the best situation and fit in the building they need. They will construct an extra deep footing for the SE corner of their building that will get close to the easement.

Open hearing at 6:33pm

Comments: No comments.

Closed hearing at 6:33pm

7. Ordinance #04-20-2020 #01 (546) TO VACATE A TWO-FOOT WIDE PORTION OF A STORM WATER FLOWAGE AND DRAINAGE EASEMENT IN LIONS GATE SQUARE

Roll Call Vote (1<sup>st</sup> Reading):

1 Boka Y Burns-Thompson 2 Duer Y Mertz Y Willey (5-0)

Roll Call Vote (To waive 2<sup>nd</sup> & 3<sup>rd</sup> Reading):

2 Boka Y Burns-Thompson 1 Duer Y Mertz Y Willey (5-0)

Roll Call Vote (To Publish):

Y Boka 2 Burns-Thompson Y Duer Y Mertz 1 Willey (5-0)

8. **Public hearing to consider a comprehensive plan land use map amendment to change 16.2 acres from Commercial/Industrial and High Density Residential to Mixed Use I (The Emory Altoona)**  
Director Shaw explained the owner, Lemar Koethe and the developer, Haverkamp Properties are seeking an amendment to the comprehensive plan land use map for the property located on the west side of 34<sup>th</sup> Avenue SW, south of Target and adjacent to Hwy 65. The property is 16.2 acres in size and is currently used for row crops. The comprehensive plan land use map amendment is requesting to change the property from Commercial/Industrial Mixed Use and High Density Residential to Mixed Use I. The developer plans to construct seven apartment buildings with 300 total units.  
Open hearing at 6:36pm  
Comments: No comments  
Closed hearing at 6:36pm
9. **Resolution #04-20-2020 #01 TO AMEND THE COMPREHENSIVE PLAN LAND USE MAP TO CHANGE 16.2 ACRES FROM COMMERCIAL/INDUSTRIAL AND HIGH DENSITY RESIDENTIAL TO MIXED USE I (THE EMORY ALTOONA)**  
Roll Call Vote:  
1 Boka Y Burns-Thompson 2 Duer Y Mertz Y Willey (5-0)
10. **Public hearing to consider a rezoning request to change 16.2 acres from A-1 (Agricultural) and R-3 (Multi-family) to R-5 (PUD) (The Emory Altoona)**  
Director Shaw explained the owner and developer of the previously described property are also requesting to rezone this property from A-1 (Agricultural) and R-3 (Multi-family) to R-5 (PUD).  
Open hearing at 6:37pm  
Comments: No comments.  
Closed hearing at 6:38pm
11. **Ordinance #04-20-2020 #02 (547) TO REZONE 16.2 ACRES FROM A-1 (AGRICULTURAL) AND R-3 (MULTI-FAMILY) TO R-5 (PUD) (THE EMORY ALTOONA)(1<sup>ST</sup> READING)**  
Roll Call Vote (1<sup>st</sup> Reading):  
Y Boka Y Burns-Thompson 2 Duer Y Mertz 1 Willey (5-0)  
Roll Call Vote (To waive 2<sup>nd</sup> & 3<sup>rd</sup> Reading):  
2 Boka Y Burns-Thompson 1 Duer Y Mertz Y Willey (5-0)  
Roll Call Vote (To Publish):  
2 Boka Y Burns-Thompson 1 Duer Y Mertz Y Willey (5-0)
12. **Public hearing to consider a development plan called The Emory Altoona proposing 300 apartment units**  
Director Shaw explained the owner and the developer are requesting approval for a development plan called The Emory. This is the same property described in items #7 & #9. The developer is proposing to construct 7 apartment building with 300 total units on 16.2 acres. The development plan shows 652 parking stalls, of which 150 are garage spaces. Only 542 are required.  
Open hearing at 6:41pm  
Comments: No comments.  
Closed hearing at 6:41pm
13. **Resolution #04-20-2020 #02 TO APPROVE A DEVELOPMENT PLAN FOR THE EMORY ALTOONA PROPOSING 300 APARTMENT UNITS**  
Roll Call Vote:  
1 Boka Y Burns-Thompson 2 Duer Y Mertz Y Willey (5-0)
14. **Resolution #04-20-2020 #03 TO CONSIDER A PRELIMINARY PLAT FOR THE EMORY ALTOONA**  
Roll Call Vote:  
2 Boka Y Burns-Thompson 1 Duer Y Mertz Y Willey (5-0)

15. Resolution #04-20-2020 #04 TO CONSIDER A FINAL PLAT FOR THE EMORY ALTOONA  
Council Member Jeremy Boka motioned approval subject to legal documents being received and reviewed.  
Roll Call Vote:  
1 Boka Y Burns-Thompson 2 Duer Y Mertz Y Willey (5-0)
16. Resolution #04-20-2020 #05 TO CONSIDER A SITE PLAN FOR THE EMORY ALTOONA  
Council Member Jeremy Boka motioned approval with the landscape agreement included.  
Roll Call Vote:  
1 Boka Y Burns-Thompson 2 Duer Y Mertz Y Willey (5-0)
17. Public hearing to consider approval of plans, specifications and form of contract for NE 62<sup>nd</sup> Avenue Grading Expansion Project  
City Engineer John Dostart explained the City received bids for the NE 62<sup>nd</sup>, Avenue Grading Expansion project on April 14, 2020. Six bids were received with the low bid of \$1,185,285.43 being submitted by McAninch Corporation. The engineers estimate was \$1,611,813. This project requires wetlands mitigation and our engineer is recommending that the City purchase offsite credits in the amount of \$28,800.  
Open hearing at 6:46pm  
Comments: No comments.  
Closed hearing at 6:46pm
18. Resolution #04-20-2020 #06 TO APPROVE THE PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATED COSTS FOR NE 62<sup>ND</sup> AVENUE GRADING EXPANSION PROJECT  
Roll Call Vote:  
1 Boka Y Burns-Thompson 2 Duer Y Mertz Y Willey (5-0)
19. Resolution #04-20-2020 #07 TO APPROVE THE CONTRACT AND BOND FOR NE 62<sup>ND</sup> AVENUE GRADING EXPANSION PROJECT  
Roll Call Vote:  
Y Boka 2 Burns-Thompson 1 Duer Y Mertz Y Willey (5-0)
20. Resolution #04-20-2020 #08 MAKING AWARD OF THE CONTRACT FOR NE 62<sup>ND</sup> AVENUE GRADING EXPANSION PROJECT  
City Engineer John Dostart recommends awarding the contract to McAninch Corporation in the amount of \$1,185,285.43.  
Roll Call Vote:  
2 Boka Y Burns-Thompson 1 Duer Y Mertz Y Willey (5-0)
21. Public Hearing to consider an amendment to the urban renewal plan (Randy)  
City Clerk Randy Pierce explained this is a required public hearing to amend the urban renewal plan to include improvements to 1<sup>st</sup> Avenue North and the 8<sup>th</sup> Street SW improvements.  
Open hearing at 6:49pm  
Comments: No comments.  
Closed hearing at 6:49pm
22. Resolution #04-20-2020 #09 TO APPROVE 2020A AMENDMENT TO URBAN RENEWAL PLAN FOR THE ALTOONA URBAN RENEWAL AREA  
Roll Call Vote:  
Y Boka Y Burns-Thompson 2 Duer Y Mertz 1 Willey (5-0)
23. Resolution #04-20-2020 #10 TO CONSIDER A PRELIMINARY PLAT FOR BLUE RIDGE PLAT 2  
Director Shaw explained the owner of this property is seeking approval of a preliminary plat for the property located on the north side of Adventureland Drive, northeast of the ISU Extension building. The property is 23.84 acres in size. The preliminary plat shows a development consisting of

apartment buildings that are three-story in height and townhome units. All totaled, there are 324 housing units in the development. Utilities are available to the site.

Roll Call Vote:

2 Boka Y Burns-Thompson 1 Duer Y Mertz Y Willey (5-0)

24. Resolution #04-20-2020 #11 TO CONSIDER A FINAL PLAT FOR BLUE RIDGE PLAT 2

Council Member Scott Duer motioned approval subject to legal documents being received and reviewed.

Roll Call Vote:

Y Boka 2 Burns-Thompson 1 Duer Y Mertz Y Willey (5-0)

25. Resolution #04-20-2020 #12 TO CONSIDER A SITE PLAN FOR BLUE RIDGE PLAT 2

Director Shaw explained this is the site plan for the 2 previously described items on the agenda. The developer is proposing 4 three-story apartment buildings and 22 townhome buildings with 124 units. There will also be a clubhouse and two accessory garage buildings on the west side of the property that will require a variance from the Board of Adjustments. Staff supports this variance. Council Member Boka motioned approval if the applicant is granted a variance for placing an accessory structure in the side yard and legal documents be received and reviewed.

Roll Call Vote:

1 Boka Y Burns-Thompson 2 Duer Y Mertz Y Willey (5-0)

26. Resolution #04-20-2020 #13 ACCEPTING A PROPOSAL FROM SYNERGY CONTRACTING LLC IN THE AMOUNT OF \$67,760.00 FOR VENBURY DRIVE SEWER EXTENSION

City Engineer Dostart explained this project is to convert a 4" residential sanitary sewer service to an 8" commercial sanitary sewer service as part of the Dawson Chiropractic redevelopment. The developer is responsible for the cost of the 6" private lateral to the public sewer. Staff has been trying to obtain competitive quotes for the public improvement. Five contractors were contacted for bids. Only two contractors responded and one of those discovered errors in their bid and withdrew. This leaves the City with only one responsive proposal. That was submitted by Synergy Contracting LLC, in the amount of \$67,760.

Roll Call Vote:

1 Boka Y Burns-Thompson 2 Duer Y Mertz Y Willey (5-0)

27. Consider Consent Agenda

a) Allow Bills

b) Resolution #04-20-2020 #14 ACCEPTING PERMANENT ELECTRIC EASEMENT FOR CONSTRUCTION OF THE 1<sup>ST</sup> AVE. RECONSTRUCTION PROJECT (BOBBY BOYDSTON - \$175.00)

c) Resolution #04-20-2020 #15 ACCEPTING PERMANENT ELECTRIC EASEMENT FOR CONSTRUCTION OF THE 1<sup>ST</sup> AVE. RECONSTRUCTION PROJECT (JORDAN AND ANN ATTERBERRY - \$100.00)

d) Resolution #04-20-2020 #16 ACCEPTING A PROPOSAL FROM THE TMI COATINGS, INC. IN THE AMOUNT OF \$38,500.00 FOR PAINTING THE ROOF OF THE WEST WATER TOWER

e) Consider approval of Wetland Mitigation Bank Credit Purchase Agreement - \$28,800.00

Roll Call Vote:

Y Boka 2 Burns-Thompson 1 Duer Y Mertz Y Willey (5-0)

28. Department Head Reports & Updates

The following gave updates: Police Department - Greg Stallman, Fire Department - Jared Ogbourne, Public Utilities - Jim Utter, Public Works - Scott Atzen, Engineering - John Dostart, Community Development - John Shaw, Library - Kim Kietzman, Finance - Randy Pierce, Administration - Jeff Mark

29. General Business & Updates

\*Council Member Boka expressed his thanks to Public Safety and staff for the work during this difficult emergency situation.

\*Council Member Duer provided an update on EPIC.

\*Council Member Elizabeth Burns-Thompson provided updates on BRAVO, Altoona Arts Council and Altoona downtown study.

\*Council Member Vern Willey provided updates on DART and Watershed Planning Grant.

\*Mayor O'Connor echoes Council Member Boka's comments and expressed his thanks to Boka for his liaison work with the Emergency Operations.

30. Adjourn at 7:12pm

Roll Call Vote:

2 Boka 1 Burns-Thompson Y Duer Y Mertz Y Willey (5-0)

Attest to:

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Amy Hill, Secretary

\_\_\_\_\_  
Dean O'Connor, Mayor