

CITY OF ALTOONA COUNCIL MEETING
MONDAY, JUNE 15, 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- present
Boka - present

Burns-Thompson - present
Duer - present

Mertz- present
Willey - present

City Officials Present: Jeff Mark, Randy Pierce, Jared Ogbourne, Greg Stallman, John Shaw, John Dostart, Jim Utter, Jeff Bierl, Amy Hill and City Attorney Bob Laden

Audience Present: no one in attendance.

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 Y Duer Y Mertz 2 Willey (5-0)

3. Consider approval of June 1, 2020 Council Minutes

Roll Call Vote:

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

4. Citizens request to address council

No one spoke.

5. Ordinance #03-16-2020 #02 (542) AMENDING THE "CODE OF ORDINANCES" OF THE CITY OF ALTOONA, IOWA, 2004, CHAPTER 165, TO CHANGE OF THE OFFICIAL ZONING MAP TO REZONE CERTAIN PROPERTIES (STONEBRIDGE)(2ND READING)

Community Development Director John Shaw explained the owner/developer, Cramer and Associates, is proposing a residential development called "Stonebridge". The property is approximately 122 acres in size. The land was annexed in the fall of 2019 and called for low density residential at that time. The developer is seeking an amendment to the land use map for 6.59 acres of the development to medium density residential.

Roll Call Vote (2nd Reading):

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

Roll Call Vote (To waive 3rd Reading):

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

Roll Call Vote (To Publish):

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

6. Public Hearing to consider a development plan from Cramer and Associates, Inc. for Stonebridge residential development for 122.02 acres

Doug Mandernach with CDA located at 3405 Crossroads Dr. #G, Grimes, explained this is a public hearing to consider the development plan for the Stonebridge residential development. The overall layout shows an entirely single-family development of 319 lots.

Open hearing at 6:36pm

Comments: No one commented.

Closed hearing at 6:36pm

7. Resolution #06-15-2020 #01 TO APPROVE A DEVELOPMENT PLAN FROM CRAMER AND ASSOCIATES, INC. FOR STONEBRIDGE RESIDENTIAL DEVELOPMENT FOR 122.02 ACRES

Roll Call Vote:

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

8. Resolution #06-15-2020 #02 TO CONSIDER A PRELIMINARY PLAT FOR STONEBRIDGE PLAT 1
Director Shaw explained this is the resolution to consider approval of the preliminary plat for Stonebridge Plat 1. No City services are currently extended into this area. A sanitary sewer on the far north portion could flow via gravity to the north. However, the area would best be served with a gravity sewer main coming from Pleasant Hill to the south.

Roll Call Vote:

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

9. Public Hearing to consider a rezoning request from Siculus, Inc. to rezone approximately 154.61 acres from A-1 (Agricultural) to M-1 (Limited Industrial)
Director Shaw explained Siculus has requested that the City Council not take action on this item at this time. They are still making modifications to their plan.

Open hearing at 6:39pm

Council Member Vern Willey motioned to continue the public hearing.

Roll Call Vote:

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

10. Public Hearing to consider a rezoning request from Valley Development Company to rezone approximately 75.38 acres from A-1 (Agricultural) to M-1 (Limited Industrial)
Brent Culp with Snyder and Associates located at 2727 Snyder Blvd., Ankeny, explained Valley Development is seeking to rezone approximately 75.38 acres from A-1 (Agricultural) to M-1 (Limited Industrial). Brice Harrison with VanTrust Real Estate located at 4900 Main St., Suite 400, Kansas City, Missouri, explained the conceptual drawings showing a warehouse facility on the property.

Open hearing at 6:50pm

Comments: No one commented.

Closed hearing at 6:50pm

11. Ordinance #06-15-2020 #01 (548) TO APPROVE A REZONING REQUEST FROM VALLEY DEVELOPMENT COMPANY TO REZONE APPROXIMATELY 75.38 ACRES FROM A-1 (AGRICULTURAL) TO M-1 (LIMITED INDUSTRIAL)(1ST READING)

Roll Call Vote (1st Reading):

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

Roll Call Vote (To waive 2nd & 3rd Reading):

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

Roll Call Vote (To Publish):

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

12. Public hearing to consider an amendment to the City of Altoona's Urban Renewal Plan
City Clerk Randy Pierce explained this is a public hearing to consider amending the Urban Renewal Plan to include Terrace Hills Golf Course and related right-of-way, and an urban renewal project involving the construction and financing of a new golf course club house. The resolution also provides notification to the Polk County Board of Supervisors that this property is within the two-mile limit of the City of Altoona.

Open hearing at 6:53pm

Comments: No one commented.

Closed hearing at 6:53pm

13. Resolution #06-15-2020 #03 TO APPROVE AN AMENDMENT TO THE CITY OF ALTOONA'S URBAN RENEWAL PLAN

Roll Call Vote:

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

14. **Public hearing to consider approval of plans, specifications, and form of contract for Townsend Community Center parking lot**
City Engineer John Dostart explained the City of Altoona received bids for the Townsend Community Center parking lot. All Star Concrete of Ankeny submitted the low bid with the base bid and alternate B which included driveway expansion with asphalt overall. JAS of Altoona submitted the low bid with the base bid and alternate A which included the driveway expansion paved in all concrete.
Open hearing at 6:56pm
Comments: No one commented.
Closed hearing at 6:56pm
15. **Resolution #06-15-2020 #04 TO APPROVE THE PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATED COSTS FOR TOWNSEND COMMUNITY CENTER PARKING LOT**
Roll Call Vote:
1 Boka Y Burns-Thompson 2 Duer Y Mertz Y Willey (5-0)
16. **Resolution #06-15-2020 #05 TO APPROVE THE CONTRACT AND BOND FOR TOWNSEND COMMUNITY CENTER PARKING LOT**
Council Member Vern Willey motioned approval subject to City Attorney's review.
Roll Call Vote:
2 Boka Y Burns-Thompson Y Duer Y Mertz 1 Willey (5-0)
17. **Resolution #06-15-2020 #06 MAKING AWARD OF THE CONTRACT FOR TOWNSEND COMMUNITY CENTER PARKING LOT**
Council Member Jeremy Boka motioned approval for an all concrete driveway.
Roll Call Vote:
1 Boka Y Burns-Thompson 2 Duer Y Mertz Y Willey (5-0)
18. **Resolution #06-15-2020 #07 AUTHORIZING THE SALE OF 2020B SERIES BONDS**
City Clerk Randy Pierce explained this is a resolution to authorize the sale of 2020B series bonds for the purpose of financing projects in the Urban Renewal Area for the construction of street improvements on 1st Avenue North and 8th Street SW. Bonds will be issued in the total aggregate principal amount of \$7,845,000.
Roll Call Vote:
2 Boka Y Burns-Thompson Y Duer Y Mertz 1 Willey (5-0)
19. **Bruce Mason to discuss opening and managing of the Altoona Aquatics Park for the 2020 summer season**
Executive Director Bruce Mason with the Altoona Campus, 1500 8th St. SW, which manages the Altoona Aquatics Park provided the council with recommendations for opening the pool. Council provided feedback on their recommendations.
20. **Request to waive late fee and penalty - 2121 Timberline Ln.**
Council Member Kyle Mertz motioned to deny the request.
Roll Call Vote:
Y Boka Y Burns-Thompson 2 Duer 1 Mertz Y Willey (5-0)
21. **Consider Consent Agenda**
 - a) Allow Bills
 - b) Capital Projects
 - B1) Pay App - McAninch Corp. - NE 62nd Ave. Grading Expansion Project - \$65,679.75
 - B2) Change Order #4 - Jackson Creek Enterprises, L.C. - 2018 Water Main Project - extended completion date
 - B3) Pay App - Jackson Creek Enterprises, L.C. - 2018 Water Main Project - \$71,650.90
 - c) Resolution #06-15-2020 #08 AUTHORIZING FISCAL YEAR 2020/2021 SALARIES

- d) Consider approval of employment contract for City Administrator
- e) Consider first addendum to lease agreement between the City of Altoona, Iowa and Polk County for Lions Park Shelter
- f) Consider additional day of July 3rd for fireworks display for Adventureland Parks of America
- g) Consider approval of MidAmerican Energy Company Underground Electric Easement
- h) Consider approval of agreement with MidAmerican Energy Company for three-phase underground electric service pump station at 3701 Adventureland Drive
- i) Consider approval of the development agreement with Oakstone Home of Iowa, Inc.
- j) Consider approval of professional services agreement with Snyder and Associates for Sam Wise Sports Complex Storm Water Study
- k) Resolution #06-15-2020 #09 ACCEPTING PUBLIC IMPROVEMENTS (VENBURY DRIVE SEWER EXTENSION - 2019)
- l) Resolution #06-15-2020 #10 ACCEPTING PERMANENT ELECTRIC EASEMENT FOR CONSTRUCTION OF THE 1ST AVENUE RECONSTRUCTION PROJECT (Board of Trustees of Christ the King Lutheran Church - \$75.00)
- m) Resolution #06-15-2020 #11 ACCEPTING PERMANENT PUBLIC UTILITY EASEMENT FOR CONSTRUCTION OF THE 1ST AVENUE RECONSTRUCTION PROJECT (BOARD OF TRUSTEES OF CHRIST THE KING LUTHERAN CHURCH - \$3000.00)
- n) Resolution #06-15-2020 #12 ACCEPTING TEMPORARY CONSTRUCTION EASEMENT FOR CONSTRUCTION OF THE 1ST AVENUE RECONSTRUCTION PROJECT (BOARD OF TRUSTEES OF CHRIST THE KING LUTHERAN CHURCH - \$7900.00)
- o) Resolution #06-15-2020 #13 TO PURCHASE LAND BY WARRANTY DEED FOR CONSTRUCTION OF THE 1ST AVENUE RECONSTRUCTION PROJECT (BOARD OF TRUSTEES OF CHRIST THE KING LUTHERAN CHURCH - \$300.00)
- p) Resolution #06-15-2020 #14 ACCEPTING PERMANENT ELECTRIC EASEMENT FOR CONSTRUCTION OF THE 1ST AVENUE RECONSTRUCTION PROJECT (MTS PROPERTIES, LLC. - \$788.00)
- q) Resolution #06-15-2020 #15 ACCEPTING TEMPORARY CONSTRUCTION EASEMENT FOR CONSTRUCTION OF THE 1ST AVENUE RECONSTRUCTION PROJECT (MTS PROPERTIES, LLC. - \$2040.00)
- r) Resolution #06-15-2020 #16 ACCEPTING PERMANENT PUBLIC UTILITY EASEMENT FOR CONSTRUCTION OF THE 1ST AVENUE RECONSTRUCTION PROJECT (MTS PROPERTIES, LLC. - \$12,737.00)
- s) Resolution #06-15-2020 #17 ACCEPTING TENANT CONSENT FOR CONSTRUCTION OF THE 9TH STREET NE UNDERGROUND ELECTRIC INSTALLATION PROJECT (CLAY AG ENTERPRISES - \$500.00)
- t) Resolution #06-15-2020 #18 ACCEPTING PERMANENT ELECTRIC AND GAS EASEMENT AND TEMPORARY ACCESS AND CONSTRUCTION EASEMENT FOR CONSTRUCTION OF 9TH STREET NE UNDERGROUND ELECTRIC INSTALLATION PROJECT (KIRK D. & CINDY M. SCHNOEBELEN - \$1,100.00)
- u) Resolution #06-15-2020 #19 TO FIX A DATE FOR A PUBLIC HEARING ON MONDAY, JULY 6 AT 6:30PM ON GENERAL URBAN RENEWAL GOLF COURSE CLUB HOUSE LOAN AGREEMENT AND ISSUANCE OF GENERAL OBLIGATION BONDS IN AMOUNT NOT TO EXCEED \$3,700,000
- v) Set a public hearing for July 6, 2020 at 6:30 pm to consider the vacation and sale of approximately 0.75 acres of land from the City of Altoona to Meadowlands, LLC
- w) Resolution #06-15-2020 #20 SETTING A DATE OF JULY 6, 2020 AT 6:30 PM FOR A PUBLIC HEARING ON AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH ALTOONA LION DEVELOPMENT GROUP, LLC, INCLUDING ANNUAL APPROPRIATION ECONOMIC DEVELOPMENT PAYMENTS IN AN AMOUNT NOT TO EXCEED \$2,319,118
- x) Beer and Liquor Permits
 - X1)Guadalajara Mexican Restaurant - Class C Liquor License, Sunday Sales
 - X2)Burger Shed - Class C Liquor license (LC)(Commercial), Catering Privilege, Class B Native Wine Permit, Sunday & Outdoor Sales
 - X3)Rio Nail Bar - Special Class C Liquor License (BW)(Beer/Wine), New License
 - X4)Oasis - Class C Liquor License (LC)(Commercial)

Roll Call Vote:

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

14. Department Head Reports & Updates

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

15. General Business & Updates

*Council Member Jeremy Boka expressed his thanks to public safety for the extra work required during the pandemic and safety concerns in the community.

*Council Member Scott Duer requested that council review the restriction of alcohol in public parks or rental facilities.

*Council Member Elizabeth Burns-Thompson shared that BRAVO awarded Altoona funding for the City Hall mural.

*Mayor O'Connor shared Spring Clean-up has been rescheduled for July 11 and 18.

16. Adjourn at 7:34pm

Roll Call Vote:

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

Attest to:

Amy S. Hill, Secretary

Dean O'Connor, Mayor