

CITY OF ALTOONA COUNCIL MEETING
MONDAY, NOVEMBER 16, 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 - absent

Burns-Thompson - present
Duer - present

Mertz- present
Willey - present

City Officials Present: Jeff Mark, Randy Pierce, Greg Stallman, John Shaw, John Dostart, Scott Atzen, Jeff Bierl, Kim Kietzman, Amy Hill and City Attorney Bob Laden

Audience Present: none

2. Perfecting and approval of the agenda

Mayor Dean O'Connor requested an addition of item 7a.

Roll Call Vote:

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

3. Approval of November 2, 2020 Council Minutes

Roll Call Vote:

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

4. Citizens request to address council

None

5. Greg Edwards to present annual update on Greater Des Moines Partnership

Mr. Edwards was unable to join us for an update.

6. Public hearing for 2020D amendment to urban renewal plan for Altoona Urban Renewal Area
City Clerk Randy Pierce explained this is a public hearing to consider amending the Urban Renewal Plan to include the land where the I-80 Business Park is planned for and also the land just to the north where Van Trust is looking to build some warehousing. By amending the plan, the city can now consider entering into development agreements and to use TIF rebates as an economic development tool.

Open hearing at 6:32pm

Comments: None

Closed hearing at 6:32pm

7. Resolution #11-16-2020 #01 TO APPROVE 2020D AMENDMENT TO URBAN RENEWAL PLAN FOR THE ALTOONA URBAN RENEWAL AREA

Roll Call Vote:

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

7a. Ordinance #11-06-2020 #01 (562) PROVIDING FOR THE DIVISION OF TAXES LEVIED ON CERTAIN TAXABLE PROPERTY IN THE ALTOONA URBAN RENEWAL AREA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA

Roll Call Vote (1st Reading):

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

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

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

Roll Call Vote (To Publish):

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

8. **Public Hearing to consider a development plan amendment for the Stonebridge Development to change 14.1 acres from 70-ft wide lots to 60-ft wide lots and reduce lot area and side yard setback within Area D**
Community Development Director John Shaw explained the owner/developer, Cramer and Associates, are proposing to amend the Stonebridge development plan. The development is located south of 36th Street SW and west of 1st Avenue South. The property is 122.02 acres in size. They are requesting that 56 lots that are currently approved at 70-feet wide, be amended to 66 lots that are 60-feet wide. The change is located south-central portion of the development and does not abut any of the existing single-family homes on the south side of 36th Street SW.
Open hearing at 6:35pm
Comments: None
Closed hearing at 6:35pm
9. **Resolution to amend the Stonebridge Development Plan - Area D**
Doug Mandernach with Civil Design Advantage, 3405 SE Crossroads Dr., Ste G, Grimes, answered council's questions in regards to lot sizes. Council Member Vern Willey motioned to move the resolution to the December 7, 2020, council meeting.
Roll Call Vote:
A Boka Y Burns-Thompson 2 Duer Y Mertz 1 Willey (4-0)
10. **Public Hearing to consider a rezoning request from the City of Altoona to rezone the old Police Station at 700 1st Avenue South from R-2 (One and Two-family Residential) to Conditional C-4 (Village Commercial)**
Director John Shaw stated this is a City initiated rezoning of the City owned property where the old Police Station is located at 700 1st Avenue South. The property is currently zoned R-2 (One and Two-family Residential). This is most likely the original zoning from when the old Library was constructed on this site. The City plans to sell this property and its highest best use would be for commercial development. Staff is recommending that the property be rezoned to C-4 (Village Commercial). This is because the parking lots size and the setbacks for the existing building will not meet the C-2 (General Commercial).
Open hearing at 6:51pm
Comments: None
Closed hearing at 6:51pm
11. **Ordinance #11-16-2020 #02 (563) TO REZONE THE OLD POLICE STATION AT 700 1ST AVENUE SOUTH FROM R-2 (ONE AND TWO-FAMILY RESIDENTIAL) TO CONDITIONAL C-4 (VILLAGE COMMERCIAL)**
Roll Call Vote (1st Reading):
A Boka 2 Burns-Thompson Y Duer 1 Mertz ___ Willey (4-0)
Roll Call Vote(Waive 2nd & 3rd Reading):
A Boka Y Burns-Thompson 1 Duer Y Mertz 2 Willey (4-0)
Roll Call Vote (To Publish):
A Boka 2 Burns-Thompson 1 Duer Y Mertz Y Willey (4-0)
12. **Resolution #11-16-2020 #02 TO APPROVE A PLAT OF SURVEY FOR MCCONNELL PROPERTY, PARCELS 2020-150 AND 2020-151**
Teri Coody of Snyder Associates, P.C., 2727 Snyder Blvd., Ankeny, explained the McConnell family is proposing to re-configure the two existing parcels via a plat of survey. The property is located north of 70th Avenue in the county, north of Facebooks next phase. The properties are approximately 45.27 acres in size. The plat of survey will allow the two split lots to be joined with a lot tie, allowing for one buildable future house parcel that is approximately 2-acres in size and one farmland parcel that will be 43.27 acres in size. Council Member Willey motioned approval subject to sub-division notes language be used when recorded.
Roll Call Vote:
A Boka Y Burns-Thompson 2 Duer ___ Mertz 1 Willey (4-0)

13. Resolution #11-16-2020 #03 TO APPROVE A PLAT OF SURVEY FOR MCCONNELL PROPERTY, PARCELS 2020-196, 2020-197, AND 2020-198 (John S.)
Council Member Willey motioned approval subject to sub-division notes language be used when recorded.

Roll Call Vote:

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

14. Consider Consent Agenda

a) Allow Bills

b) Capitol Projects

B1) Pay App - Koester Construction, Inc. - Northwest Development Area Booster - \$51,281.47

B2) Change Order - Koester Construction, Inc. - Northwest Development Area Booster - extension of contract

B3) Change Order - Edge Commercial - Terrace Hills Clubhouse - \$30,504.00

B4) Change Order - Koester Construction, Inc. - Northwest Development Area Booster - \$12,669.00

B5) Change Order - Elder Corporation - 8th Street SW Reconstruction - Phase 1 - \$15,858.14

B6) Change Order - Elder Corporation - 8th Street SW Reconstruction - Phase 1 - \$60,598.20

B7) Pay App - Elder Corporation - 8th Street SW Reconstruction - Phase 1 - \$579,587.20

~~B8) Change Order - Koester Construction, Inc. - Northwest Development Area Booster - \$3,734.00 - Removed for further discussion~~

B9) Change Order - Bolton & Menk - Townsend House Parking Lot - \$10,755.00

c) Resolution #11-16-2020 #04 OBLIGATING FUNDS FROM THE URBAN RENEWAL TAX REVENUE FUND FOR APPROPRIATION TO THE PAYMENT OF ANNUAL APPROPRIATION TAX INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR (GO ANNUAL APPROPRIATION URBAN RENEWAL BONDS, SERIES 2016C - \$2,703,550.00)

d) Resolution #11-16-2020 #05 OBLIGATING FUNDS FROM THE URBAN RENEWAL REVENUE FUND FOR APPROPRIATION TO THE PAYMENT OF ANNUAL APPROPRIATION TAX INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR (EDGE BUSINESS CONTINUITY CENTER- \$265,880.00)

e) Resolution #11-16-2020 #06 OBLIGATING FUNDS FROM THE URBAN RENEWAL REVENUE FUND FOR APPROPRIATION TO THE PAYMENT OF ANNUAL APPROPRIATION TAX INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR (ALTOONA ECONOMIC DEVELOPMENT CORPORATION - \$300,000.00)

f) Resolution #11-16-2020 #07 OBLIGATING FUNDS FROM THE URBAN RENEWAL REVENUE FUND FOR APPROPRIATION TO THE PAYMENT OF ANNUAL APPROPRIATION TAX INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR (PRATT REAL ESTATE - \$39,884.00)

g) Resolution #11-16-2020 #08 OBLIGATING FUNDS FROM THE URBAN RENEWAL REVENUE FUND FOR APPROPRIATION TO THE PAYMENT OF ANNUAL APPROPRIATION TAX INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR (PRAIRIE MEADOWS - \$200,000.00)

h) Resolution #11-16-2020 #09 OBLIGATING FUNDS FROM THE URBAN RENEWAL REVENUE FUND FOR APPROPRIATION TO THE PAYMENT OF ANNUAL APPROPRIATION TAX INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR (CCRC OF ALTOONA - \$300,000.00)

i) Resolution #11-16-2020 #10 OBLIGATING FUNDS FROM THE URBAN RENEWAL REVENUE FUND FOR APPROPRIATION TO THE PAYMENT OF ANNUAL APPROPRIATION TAX INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR (CARPENTERS UNION - \$500,000.00)

j) Resolution #11-16-2020 #11 OBLIGATING FUNDS FROM THE URBAN RENEWAL REVENUE FUND FOR APPROPRIATION TO THE PAYMENT OF ANNUAL APPROPRIATION TAX INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR (ALTOONA HOSPITALITY - \$100,000.00)

- k) Resolution #11-16-2020 #12 OBLIGATING FUNDS FROM THE URBAN RENEWAL REVENUE FUND FOR APPROPRIATION TO THE PAYMENT OF ANNUAL APPROPRIATION TAX INCREMENT FINANCED OBLIGATIONS WHICH SHALL COME DUE IN THE NEXT SUCCEEDING FISCAL YEAR (NEW ENGLAND DEVELOPMENT - \$1,666,667.00)
- l) Resolution #11-16-2020 #13 APPROVING THE TRANSFER OF FUNDS FOR BOND AND INTEREST PAYMENTS
- m) Resolution #11-16-2020 #14 ACCEPTING PERMANENT PUBLIC UTILITY AND SIDEWALK TRAIL EASEMENT FOR CONSTRUCTION OF THE 1ST AVENUE RECONSTRUCTION PROJECT
- n) Consider approval of professional services agreement with JCG Land Services, Inc. for 9th Street Water Main Project
- o) Consider approval of professional services agreement with Kirkham Michael for 9th Street Water Main Project
- p) Resolution #11-16-2020 #15 SETTING A PUBLIC HEARING FOR MONDAY, DECEMBER 7, 2020, AT 6:30PM TO CONSIDER A DEVELOPMENT AGREEMENT WITH I-80 BUSINESS PARK, INCLUDING ANNUAL APPROPRIATION ECONOMIC DEVELOPMENT PAYMENTS IN AN AMOUNT NOT TO EXCEED \$2,500,000
- q) Resolution #11-16-2020 #16 SETTING A PUBLIC HEARING FOR MONDAY, DECEMBER 7, 2020, AT 6:30PM TO CONSIDER DEVELOPMENT AGREEMENT WITH VANTRUST REAL ESTATE, INCLUDING ANNUAL APPROPRIATION ECONOMIC DEVELOPMENT PAYMENTS IN AN AMOUNT NOT TO EXCEED \$2,700,000
- r) Beer & Liquor Permits
 - R1) Brick & Ivy Rooftop - Class C Liquor License (LC)(Commercial), Sunday & Outdoor Sales
 - R2) Hy-Vee Fast and Fresh - Class E Liquor License (LE), Class B Wine Permit (Carryout Wine-Includes Native Wine), Class C Beer Permit (Carryout Beer), Sunday Sales

Roll Call Vote:

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

B8) Change Order - Koester Construction, Inc. - Northwest Development Area Booster - \$3,734.00

Council Member Willey had a question about the process of creating the specifications for the project.

Roll Call Vote:

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

15. Department Head Reports & Updates

The following gave updates: Police Department - Tony Chambers, Public Works - Scott Atzen, Engineering - John Dostart, Community Development - John Shaw, IT - Jeff Bierl, Library - Kim Kietzman, Finance - Randy Pierce, Administration - Jeff Mark

16. General Business & Updates

*Council Member Willey shared his appreciation with the pedestrian crossing traffic control device on 1st Ave. S by the Enabling Gardens.

17. Adjourn at 7:05pm

Roll Call Vote:

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

Attest to:

Amy S. Hill, Secretary

Dean O'Connor, Mayor