

CITY OF ALTOONA COUNCIL MEETING
MONDAY, DECEMBER 21, 2020, 6:30 P.M.
AT THE ALTOONA CITY HALL
Via GoToMeeting

1. **CALL TO ORDER**

Roll Call at 6:30 pm

Mayor O'Connor- present

Boka - present

Burns-Thompson - present

Duer - present

Mertz- absent

Willey - present

City Officials Present: Jeff Mark, Randy Pierce, Greg Stallman, Jared Ogbourne, John Shaw, John Dostart, Jim Utter, Jeff Bierl, Kim Kietzman, Jody Phelps and City Attorney Bob Laden

Audience Present: none

2. **Perfecting and approval of the agenda**

Mayor Dean O'Connor requested to amend the agenda by adding items 8a - DART to present annual update and 9b7 - Pay App - Edge Commercial.

Roll Call Vote:

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

3. **Approval of December 7 and 14, 2020 Council Minutes**

Roll Call Vote:

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

4. **Citizens request to address council**

None

5. **Public hearing to discuss sale of 700 1st Ave. South**

City Clerk Randy Pierce explained the public hearing is required by Iowa Code anytime a city wants to sell property. The resolution gives staff the authority to move forward with the process to sell the old police station. The timeline is for sealed bids to be opened on January 27, 2021.

Open hearing: 6:32pm

Comments: No comments

Closed hearing: 6:33pm

6. **Resolution #12-21-2020 #01 AUTHORIZING THE SALE OF 700 1ST AVE. SOUTH**

Roll Call Vote:

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

7. **Public hearing to consider a rezoning request from the Eshelman Family and Forret Acres, LLC to rezone approximately 8.51 acres from R-3 (Multi-family Residential) and M-1 (Limited Industrial) to R-3 (Multi-family Residential)**

City Clerk Pierce explained the owner, Eshelman Family, and the Developer, Forret Acres, LLC., are seeking to rezone 8.51 acres of land located on the southeast corner of 5th Avenue NW and 2nd Street NW. Erin Ollendike of Civil Design Advantage located at 3405 SE Crossroads Dr. #G, Grimes explained the property currently has two zoning designations. The western 200 feet is already zoned R-3 (Multi-family Residential) with the remainder being zoned M-1 (Limited Industrial). The applicants are requesting that the entire parcel, all 8.51 acres, be rezoned to R-3 (Multi-family Residential). The developer is proposing to construct a 180-unit apartment complex.

Open hearing: 6:34pm

Comments: No comments

Closed hearing: 6:35pm

8. Ordinance #12-21-2020 #01 (566) AMENDING THE "CODE OF ORDINANCES" OF THE CITY OF ALTOONA, IOWA, 2004, CHAPTER 165, TO CHANGE THE OFFICIAL ZONING MAP TO REZONE CERTAIN PROPERTIES

Roll Call Vote (1st Reading):

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

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

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

Roll Call Vote (To publish):

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

8a. DART to present annual update

Executive Director Elizabeth Presutti provided an update.

9. Consider Consent Agenda

a) Allow Bills

b) Capitol Projects

B1) Pay App - Koester Construction, Inc. - Northwest Development Area Booster Station - \$222,362.24

B2) Pay App - Iowa Civil Contracting, Inc. - 1st Avenue Reconstruction - \$14,936.14

B3) Pay App - Graff Excavating - Townsend House Lift Station - \$30,376.12

B4) Pay App - Edge Commercial, LLC. - Terrace Hills Golf Clubhouse - \$260,104.57

B5) Pay App - JAS Concrete, LLC - Townsend Housing Parking Lot - \$68,444.71

B6) Pay App - Elder Corporation - 8th St. SW Reconstruction Project - \$275,648.88

B7) Pay App - Edge Commercial - Terrace Hills Golf Clubhouse - (\$33,864.69)

c) Resolution #12-21-2020 #02 ACCEPTING PUBLIC IMPROVEMENTS (TOWNSEND HOUSE LIFT STATION & SANITARY SEWER)

d) Resolution #12-21-2020 #03 APPROVING REQUESTS FOR TAX ABATEMENT

e) Resolution #12-21-2020 #04 APPOINTING THE CITY OF ALTOONA'S REPRESENTATION TO THE MPO (MPO POLICY - PRIMARY: ELIZABETH BURNS-THOMPSON; ALTERNATE: VERN WILLEY; MPO TECHNICAL - PRIMARY: JOHN DOSTART, JOHN SHAW; ALTERNATE: SCOTT ATZEN, CHAD QUICK)

f) Resolution #12-21-2020 #05 APPROVING 2020-1 AMENDMENT TO DEVELOPMENT AGREEMENT WITH ALTOONA LION DEVELOPMENT GROUP, LLC

g) Resolution #12-21-2020 #06 APPROVING REIMBURSEMENT FOR CONSTRUCTION RELATED EXPENSES (BURGET MILL - \$182,130.00)

h) Consider amendment to the City of Altoona Procurement Policy

i) Beer & Liquor Permits

1) Prairie Meadows Racetrack & Casino - Class E Liquor License (LE), Sunday Sales

2) Prairie Meadows Racetrack & Casino - Class C Liquor License (LC)(Commercial), Catering Privilege, Class B Wine Permit (Carryout Wine - Includes Native Wine), Outdoor & Sunday Sales

3) Cinemark USA Inc. - Special Class C Liquor License (BW)(Beer/Wine), Sunday Sales

4) Pilot Flying J - Class C Beer Permit (BC), Sunday Sales

5) Aldi #110 Altoona - Special Class C Liquor License (BW)(Beer/Wine), Class b Wine Permit (Carryout wine - includes Native Wine), Sunday Sales

6) La Quinta Altoona - Class B Liquor License (LB)(Hotel/Motel), Living Quarters, Sunday Sales

7) Olde Town Tap - Class C Liquor License (LC)(Commercial), Sunday and Outdoor Sales

Roll Call Vote:

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

10. 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, IT - Jeff Bierl, Finance - Randy Pierce,
Administration - Jeff Mark

11. **General Business & Updates**

*Council Member Jeremy Boka shared happy holidays with all. He also shared that Metro Waste Authority recorded a 47% increase in yard waste.

12. **Adjourn at 7:14pm**

Roll Call Vote:

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

Attest to:

Jody Phelps, Secretary

Dean O'Connor, Mayor