

**CITY OF ALTOONA COUNCIL MEETING
MONDAY, FEBRUARY 1, 2021, 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- present

Willey - present

City Officials Present: Jeff Mark, Randy Pierce, Greg Stallman, Jared Ogbourne, John Shaw, John Dostart, Scott Atzen, 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 approve the agenda as presented.

Roll Call Vote:

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

3. Approval of January 18, 2021 Council Minutes

Roll Call Vote:

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

4. Citizens request to address council

None

5. Public Hearing to consider proposed property tax levy

City Clerk Randy Pierce discussed this is the first of two public hearings that are now required by state code. This public hearing establishes the total maximum general fund property tax dollars and the maximum general fund tax levy for the FY 21/22 for the City.

Open hearing at: 6:32pm

Comments: None

Closed hearing at: 6:32pm

6. Resolution #02-01-2021 #01 APPROVING THE MAXIMUM PROPERTY TAX DOLLARS FOR FY 21/22

Roll Call Vote:

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

7. Public hearing on a development agreement with NoDak Investments, LLC, including

Annual appropriation economic development payments in an amount not to exceed \$450,000.

City Clerk Randy Pierce explained this development agreement with NoDak (Contractors Solutions) is for 10 years and in an amount not to exceed \$450,000. This agreement also has a minimum assessment amount of \$2,500,000. The developer is required to build a commercial building that is at least 18,000 square feet. This new facility will be located at the I-80 Business Park.

Open hearing at: 6:33pm

Comments: None

Closed hearing at: 6:33pm

8. **Resolution #02-01-2021 #02 APPROVING DEVELOPMENT AGREEMENT WITH NODAK INVESTMENTS, LLC AND AUTHORIZING ANNUAL APPROPRIATION ECONOMIC DEVELOPMENT PAYMENTS**
Roll Call Vote:
Y Boka Y Burns-Thompson 2 Duer Y Mertz 1 Willey (5-0)
9. **Resolution #02-01-2021 #03 TO APPROVE THE DISPOSAL OF CITY PROPERTY**
City Clerk Randy Pierce explained the city received three sealed bids for the sale of the old police station. Those three bidders were invited to an in-person auction to allow them to raise their bids if they wanted. One bidder dropped out and the remaining two came to City Hall for the in-person auction. The second place bidder (Goldfinch Growth) raised their bid from \$260,000 up to \$355,000. The other bidder declined to raise their bid. So this resolution is asking council to consider approving the highest bid of \$355,000 from Goldfinch Growth. The city did have the building appraised and that appraisal was \$460,000.
Roll Call Vote:
1 Boka Y Burns-Thompson 2 Duer Y Mertz Y Willey (5-0)
10. **Resolution #02-01-2021 #04 TO CONSIDER A SITE PLAN FOR GRAHAM WAREHOUSE BUILDING 3**
Paul Clausen, Engineer at Civil Engineering Consultants Inc., 2400 86th St #12, Urbandale, IA 50322. He explained that the site plan for the Graham Warehouse Building 3 would like to extend the parking lot and add a landscape buffer which will decrease the square footage of the Building 3 from 330,000 square feet to 300,000 square feet. The property is located on the east side of 34th Avenue NW, east of Facebook, and is 18.95 acres in size. The first two buildings are already constructed. This is the site plan submittal for their third warehouse building.
Roll Call Vote:
1 Boka Y Burns-Thompson 2 Duer Y Mertz Y Willey (5-0)
11. **Consider addendum to city hall public art project implementation agreement with Group Creative**
City Administrator Jeff Mark discussed if council approves the agreement, the contract with Group Creative and the Artist will be terminated with all parties agreeing to release and waive any and all claims against each other, separately or together. This will allow the City, with the guidance of the Arts Committee, to move forward with a new concept for the City Hall Public Art Project. As for the BRAVO grant awarded to the City for this project, we have received an extension thru June of 2021. There is certainly a chance that we will ultimately surrender the grant, but we can re-apply if needed when we have a new project, and there are no guarantees that we will get the grant again. To date, we have paid Group Creative \$24,000 of a \$40,000 contract for services provided. The balance would be due upon completion of the project.
Roll Call Vote:
Y Boka 1 Burns-Thompson 2 Duer Y Mertz Y Willey (5-0)
12. **Consider Consent Agenda**
- a. Allow Bills
 - b. Pay Apps
 - B1) Pay App - Edge Commercial LLC. - Terrace Hills Golf Clubhouse - \$348,431.78
 - B2) Change Order - Edge Commercial LLC. - Terrace Hills Golf Clubhouse - \$1,796.00
 - B3) Change Order - Koester - NW Booster Station - time extension request
 - c. Set a public hearing for Monday, February 15, 2021 at 6:30pm for plans, specifications and form of contract for 1st Avenue North Reconstruction Project
 - d. Consider approval of Adventureland Parks of America fireworks permit for July 3rd and 4th, 2021 at approximately 9:30 pm, and September 25th at 9:45 pm
 - e. Beer and Liquor Permits
 - E1) Fireside Grille LLC - Class C Liquor License (LC)(Commercial), Catering Privilege, Sunday & Outdoor Sales
 - E2) Claxons Smokehouse & Grill - Class C Liquor License (LC)(Commercial), Catering Privilege, Sunday & Outdoor Sales

E3) Dollar General Store #7234 - Class C Beer Permit (BC) Class B Wine Permit (Carryout wine-includes Native wine), Sunday

Roll Call Vote:

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

13. 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, Kim Kietzman - Library, IT - Jeff Bierl, Finance - Randy Pierce, Administration - Jeff Mark

14. General Business & Updates

Administrator Jeff Mark discussed Terrace Hill signage and the Club House fireplace. There will be a simple monument sign out by the entrance. Terrace Hill management also asked if they could add stonework to bring the fireplace into a focal point in the Club House. Council was okay with them adding stonework.

Councilman Scott Duer said that at the January Park Board meeting, the Altoona Palooza committee would like to again hold this event. The date they are looking at is August 28, 2021.

15. Adjourn at 6:50pm

Roll Call Vote:

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

Attest to:

Jody Phelps, Secretary

Dean O'Connor, Mayor