

CITY OF ALTOONA COUNCIL MEETING  
TUESDAY, JULY 6, 2021, 6:30 P.M.  
AT THE ALTOONA CITY HALL COUNCIL CHAMBERS

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, Scott Atzen, Dan Scott, Jeff Bierl, Kim Kietzman, and City Attorney Bob Laden.

**Audience Present:** Alex Payne, Matt Kray, David Cusic, Dan Hunt.

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

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

**Roll Call Vote:**

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

3. **Approval of June 21 and 28, 2021 Council Minutes**

**Roll Call Vote:**

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

4. **Citizens request to address council**

No one came forward to speak.

5. **Public hearing to withdraw from the Polk County Aviation Authority**

This is a public hearing to consider withdrawing from the Polk County Aviation Authority (PCAA). The PCAA informed the City of Altoona that under their bylaws, entities are required to hold a public hearing and to adopt by resolution, their intentions to withdraw from the PCAA 28E agreement. It states that the City of Altoona is withdrawing from the PCAA because it no longer serves the public interest. The resolution also states that this action is effective June 30<sup>th</sup>, 2021. City Attorney Bob Laden has reviewed the resolution.

**Open hearing at:** 6:32pm

**Comments:** None

**Closed hearing at:** 6:32pm

6. **Resolution #07-06-2021 # 01 AUTHORIZING WITHDRAWAL FROM THE POLK COUNTY AVIATION AUTHORITY 28E**

**Roll Call Vote:**

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

7. **Resolution #07-06-2021 # 02 TO CONSIDER A FINAL PLAT FOR SPRING CREEK RIDGE PLAT 4**

Stubbs Development is seeking final plat approval for Spring Creek Ridge Plat 4. The property is 7.5 acres in size and is located on the west side 14<sup>th</sup> Avenue SE (NE 80<sup>th</sup> Street in the County), and is an extension of 33<sup>rd</sup> Street SE. The plat consists of 25 single-family lots and it is zoned R-1 (Single-family Residential). The smallest lot is 70 feet wide and totals 8,980 total square feet. Council member Kyle Mertz motioned approval subject to deficiencies being met.

**Roll Call Vote:**

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

8. **Resolution #07-06-2021 # 03\_ TO CONSIDER A FINAL PLAT FOR SPRING CREEK RIDGE NORTH PLAT 2**

Stubbs Development is seeking final plat approval for Spring Creek Ridge Plat 2. The property is 8.83 acres in size and is located on the west side of 14<sup>th</sup> Street SE, on the south side of 24<sup>th</sup> Street SE. The plat consists of 25 single-family lots and it is zoned R-1 (Single-family Residential). The

minimum lot area in the R-1 zoning is 8,750 square feet with a width minimum of 70-feet wide. All of the lots exceed the minimum requirement. The lots backing up to the lake exceed 11,600 sf. Council member Jeremy Boka motioned approval subject to deficiencies being met.

**Roll Call Vote:**

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

9. **Resolution #07-06-2021 # 04 TO CONSIDER A FINAL PLAT FOR MEADOW VISTA WEST PLAT 2**  
Pilgrim Development LLC is requesting final plat approval for Meadow Vista West Plat 2. The property is 25.76 acres in size and is located south Edwin Skinner Parkway in the southwest area of Altoona. The plat consists of 35 single-family lot and is zoned R-5 (PUD). 21 of the lots meet the minimum requirement of being 55 feet wide and have a total area of 6,875 square feet. The other 14 lots are slightly larger than the minimum requirement. Council member Boka motioned approval subject to deficiencies being met.

**Roll Call Vote:**

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

10. **Resolution #07-06-2021 # 05 TO CONSIDER A SITE PLAN FOR CARING HANDS OUTREACH CENTER**  
Caring Hands Outreach Center is requesting site plan approval for their new building. The property is 1.66 acres in size and is located at 201 9<sup>th</sup> Street NE, just east of 1<sup>st</sup> Avenue North. The property is zoned C-2 (General Commercial). They plan to remove the original house, keep the breezeway and garage and construct a new 12,845 sf distribution, retail and office space building. The total facility will be 14,515 sf. Note: staff has been in discussion with Caring Hands officials regarding the possibility of relocating their operation to a different property. They are moving forward with this request in an effort to save time if the other option does not work out. Council member Boka motioned approval subject to deficiencies being met.

**Roll Call Vote:**

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

11. **Resolution #07-06-2021 # 06 TO CONSIDER A PLAT OF SURVEY FOR LOT 9 AND PART OF LOT 10 IN A & J JONES PLAT 1**  
Art and Julia Jones are requesting approval for a plat of survey on their property located east of 14<sup>th</sup> Avenue SE (NE 80<sup>th</sup> Street in the County). The east 15 feet of Lot 10 will be added to Lot 9, and the remainder of Lot 10 will be added to their own home lot, Lot 11. The result will be 2 larger lots.

**Roll Call Vote:**

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

12. **Resolution #07-06-2021 # 07 TO CONSIDER THE RECORD OF LOT TIES FOR JULIA & ARTHUR JONES FAMILY TRUST (ARTHUR AND JULIA JONES) - LOT 11 AN REMNANT OF LOT 10 A & J JONES PLAT 1**

This resolution to consider a Record of Lot Tie is for the above described property. This simply states that no portion of the said properties shall be transferred, sold or conveyed without the written approval of the City Council of the City of Altoona.

**Roll Call Vote:**

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

13. **Resolution approving Loan Agreement, authorizing the issuance of \$5,920,000 General Obligation Urban Renewal Corporate Purpose Bonds, Series 2021, and providing for the levy of taxes to pay the Bonds (Randy)**

This resolution is to authorize the sale of the 2021 series GO Urban Renewal bonds. The purpose for this bond issue is to finance payment to IDOT for bridge construction, street improvements and some golf course improvements.

**Roll Call Vote:**

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

14. **Consider partial assignment of development agreement**

Under the terms of this agreement, the parties agree that the developer, I-80 Business Park will partially assign the economic development payments from the City of Altoona to the lender, Pinnacle Bank, in exchange for the lender making the loan to the developer.

**Roll Call Vote:**

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

**15. Consider event request from Christ the King Lutheran Church for a family friendly social at Haines Park Shelter from 11-2 on Saturday September 18, 2021**

Christ the King Lutheran Church is requesting approval to hold an event at the Haines Park shelter on Saturday, September 18<sup>th</sup>, 2021, from 11am to 2pm. The event is called "Social-Family Friendly Time". They estimate 100 attendees. The Parks Board has recommended approval.

**Roll Call Vote:**

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

**16. Consider Consent Agenda**

a) Allow Bills

b) Pay Apps

B1) Pay App - Edge Commercial, LLC. - Terrace Hills Golf Course - \$492,254.83

B2) Pay App - JAS Concrete, LLC. - Townsend Housing Parking Lot - \$200,355.63

B3) Pay App - Synergy Contracting, LLC. - 1<sup>st</sup> Ave. Reconstruction Phase II - \$476,455.61

B4) Change Order - S.M. Hentges & Sons, Inc. - 8<sup>th</sup> St. SE Water & Sewer Extension Project - \$14,236.58

c) Recurring event request - Relay for Life at Civic Plaza, June 11, 2022

d) Consider approval for confirmation agreement with Metro Net

e) Set Public Hearing for Monday, July 19, 2021 at 6:30 pm to consider a rezoning request from James Franchetti to rezone approximately 2.0 acres from A-1 (Agricultural) to M-1 (Limited Industrial) on 9<sup>th</sup> Street NE

f) Set Public Hearing for Monday, July 19, 2021 at 6:30 pm to consider a rezoning request from Meadowland II LLC to rezone approximately 54.63 acres from M-2 (Heavy Industrial) to M-1 (Limited Industrial) on 9<sup>th</sup> Street NE

g) Set Public Hearing for Monday, July 19, 2021 at 6:30 pm to consider a rezoning request from Meadowland II LLC to rezone approximately 7.92 acres from M-2 (Heavy Industrial) to M-1 (Limited Industrial) on 9<sup>th</sup> Street NE

h) Set Public Hearing for Monday, July 19, 2021 at 6:30 pm to consider a rezoning request from Elle Group LLC to rezone approximately 4.26 acres from A-1 (Agricultural) to M-1 (Limited Industrial) on 9<sup>th</sup> Street NE

i) Beer and liquor permits

J1) Jethro & Jakes Inc. - Class C Liquor License, Catering, Sunday Sales

J2) Cool Basil - Special Class C Liquor License (BW)

J3) Super Stop Liquor and Wine - Class B Wine Permit, Class C Beer Permit, Sunday Sales

J4) Hy-Vee Gas - Class C Beer Permit (BC), Class B Wine Permit, Sunday Sales

J5) Hampton Inn & Suites - Class C Beer Permit, Class B Native Wine Permit, Sunday Sales

**Roll Call Vote:**

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

**16. Department Head Reports & Updates**

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

**17. General Business & Updates**

**18. Adjourn at 7:05pm**

**Roll Call Vote:**

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

Attest to:

\_\_\_\_\_  
Randy Pierce, City Clerk

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Dean O'Connor, Mayor