

CITY OF ALTOONA COUNCIL MEETING
MONDAY, FEBRUARY 21, 2022, 6:30 P.M.
AT THE ALTOONA CITY HALL COUNCIL CHAMBERS

1. **CALL TO ORDER**

Roll Call at 6:30 pm

Mayor O'Connor- absent
Boka - present

Burns-Thompson - absent
Duer - present

Dunwoody- present
Willey - absent

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

Audience Present: Phyllis Murphy, David Cusic, Alex Payne, Joel Jackson, Brian McCracken, Michael Danburg

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

Mayor Pro-Tem Jeremy Boka requested to approve the agenda as presented.

Roll Call Vote:

2 Boka A Burns-Thompson Y Duer 1 Dunwoody A Willey (3-0)

3. **Approval of February 5, 7, 14 and 17, 2022 Council Minutes**

Mayor Pro-Tem Boka requested to approve the agenda as presented.

Roll Call Vote:

2 Boka A Burns-Thompson Y Duer 1 Dunwoody A Willey (3-0)

4. **Citizens request to address council**

*No one came forward to speak.

*Council Member Vern Willey - present at 6:33pm.

5. **Public hearing for plans, specifications, form of contract for Muchikinock Creek Trunk Sewer Projects**

Public Utilities Director Dan Scott explained this is a public hearing to consider approval of the Muchikinock Creek Trunk Sewer Project. The City received three bids on February 10th, with the \$5,451,558.00 low bid being submitted by Graff Excavating, Inc. from Toledo, Iowa. Staff would recommend awarding the project to the low bidder pending Bob Laden's review of the bonds and contract. Staff also has a copy of a letter from Meta (Facebook) agreeing to amend our agreement with them to cover the increase in costs. Our attorney has reviewed this letter and is comfortable with the council moving forward with the awarding of this bid.

Open hearing: 6:33pm

Comments: No one came forward to speak.

Closed hearing: 6:33pm

6. **Resolution #02-21-2022 #01 TO APPROVE PLANS, SPECIFICATIONS, AND FORM OF CONTRACT FOR MUCHIKINOCK CREEK TRUNK SEWER PROJECTS**

Roll Call Vote:

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

7. **Resolution #02-21-2022 #02 TO APPROVE THE CONTRACT AND BOND FOR MUCHIKINOCK CREEK TRUNK SEWER PROJECTS**

Council Member Vern Willey motioned approval subject to Bob Laden's review.

Roll Call Vote:

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

8. **Resolution #02-21-2022 #03 TO AWARD THE CONTRACT FOR MUCHIKINOCK CREEK TRUNK SEWER PROJECTS**
Council Member Willey motioned awarding the contract to Graff Excavating subject to Bob Laden's review.
Roll Call Vote:
Y Boka A Burns-Thompson Y Duer 2 Dunwoody 1 Willey (4-0)
9. **Resolution #02-21-2022 #04 TO APPROVE A SITE PLAN FOR ROCKET CAR WASH**
Brian McCracken with TAK Architects, 2922 N 61 St., Studio 1, Omaha, NE, explained the owner, City ventures, LLC, is seeking a site plan approval for the Rocket Car Wash. The site address is 737 34th Avenue SW, the lot is 1.8 acres in size. This will be a drive-through automatic carwash. The building will be 6,578 SF and about 40' tall. The carwash will have 22 vacuum stalls and they expect all of them to be used at peak times. Michael Danburg also with Tak Architects explained due to the site layout, they are not able to meet the 50' front setback required in the C-2 General Commercial District. They submitted a variance to the Board of Adjustment to have a 25' front yard setback, to place the canopy as proposed. On Feb.1, 2022, the Board of Adjustment voted 4-0 to approve the variance. Council Member Josh Dunwoody motioned approval subject to deficiency items being resolved.
Roll Call Vote:
Y Boka A Burns-Thompson 2 Duer 1 Dunwoody Y Willey (4-0)
10. **Resolution #02-21-2022 #05 TO APPROVE A PRELIMINARY PLAT FOR SOUTHEAST POLK MIDDLE SCHOOL**
Joel Jackson with Bishop Engineering, 3501 104th St., Urbandale, explained Southeast Polk Community School District is seeking preliminary plat approval for the Southeast Polk Middle School for 6 and 7 grades. The school will be built on Lot 1 located east of the Sam Wise Youth Complex. The lot is 38.05-acres in size and the proposed impervious area is 458,962 square feet. Council Member Willey motioned approval subject to deficiency items being resolved.
Roll Call Vote:
Y Boka A Burns-Thompson 2 Duer Y Dunwoody 1 Willey (4-0)
11. **Resolution #02-21-2022 #06 TO APPROVE A FINAL PLAT FOR SOUTHEAST POLK MIDDLE SCHOOL**
Council Member Willey motioned approval subject to deficiency items being resolved.
Roll Call Vote:
Y Boka A Burns-Thompson 2 Duer Y Dunwoody 1 Willey (4-0)
12. **Resolution #02-21-2022 #07 TO APPROVE A SITE PLAN FOR SOUTHEAST POLK MIDDLE SCHOOL**
Council Member Scott Duer motioned approval subject to deficiency items being resolved.
Roll Call Vote:
Y Boka A Burns-Thompson 1 Duer Y Dunwoody 2 Willey (4-0)
13. **Consider Consent Agenda**
- a) Allow Bills
 - b) Resolution #02-21-2022 #08 APPROVING REQUESTS FOR TAX ABATEMENT
 - c) Resolution #02-21-2022 #09 TO PURCHASE LAND BY WARRANTY DEED FOR 1ST AVENUE RECONSTRUCTION PROJECT (THOMAS REX STEWART & TARRA ANN STEWART - \$1,325.00)
 - d) Resolution #02-21-2022 #10 ACCEPTING PERMANENT PUBLIC UTILITY EASEMENT FOR 1ST AVENUE RECONSTRUCTION PROJECT (THOMAS REX STEWART & TARRA ANN STEWART - \$1,100.00)
 - e) Resolution #02-21-2022 #11 TO PURCHASE LAND BY WARRANTY DEED FOR 1ST AVENUE RECONSTRUCTION PROJECT (INGA ELLEN CLAYTON BROWN - \$1,945.00)
 - f) Resolution #02-21-2022 #12 ACCEPTING TEMPORARY CONSTRUCTION EASEMENT FOR 1ST AVENUE RECONSTRUCTION PROJECT (INGA ELLEN CLAYTON BROWN - \$0.00)
 - g) Resolution #02-21-2022 #13 ACCEPTING PERMANENT PUBLIC UTILITY EASEMENT FOR 1ST AVENUE RECONSTRUCTION PROJECT (INGA ELLEN CLAYTON BROWN - \$1,620.00)

- h) Resolution #02-21-2022 #14 TO PURCHASE LAND BY WARRANTY DEED FOR 1ST AVENUE RECONSTRUCTION PROJECT (JERRY GLENN & MARCIA A. GLENN - \$1,795.00)
- i) Resolution #02-21-2022 #15 ACCEPTING PERMANENT PUBLIC UTILITY EASEMENT FOR 1ST AVENUE RECONSTRUCTION PROJECT (JERRY GLENN & MARCIA A. GLENN - \$1,500.00)
- j) Resolution #02-21-2022 #16 TO PURCHASE LAND BY WARRANTY DEED FOR 1ST AVENUE RECONSTRUCTION PROJECT (DENNIS F. DUBOIS - \$1,805.00)
- k) Resolution #02-21-2022 #17 ACCEPTING PERMANENT PUBLIC UTILITY EASEMENT FOR 1ST AVENUE RECONSTRUCTION PROJECT (DENNIS F. DUBOIS - \$1,500.00)
- l) Resolution #02-21-2022 #18 TO PURCHASE LAND BY WARRANTY DEED FOR 1ST AVENUE RECONSTRUCTION PROJECT (MICHAEL LAVERNE STEVENS - \$2,995.00)
- m) Resolution #02-21-2022 #19 ACCEPTING PERMANENT PUBLIC UTILITY EASEMENT FOR 1ST AVENUE RECONSTRUCTION PROJECT (MICHAEL LAVERNE STEVENS - \$1,600.00)
- n) Resolution #02-21-2022 #20 ACCEPTING TEMPORARY CONSTRUCTION EASEMENT FOR 1ST AVENUE RECONSTRUCTION PROJECT (GIT-N-GO CONVENIENCE STORES, INC. - \$1,690.00)
- o) Resolution #02-21-2022 #21 TO APPROVE POPULATION COUNT FOR RECENT ANNEXATION - NC21-38
- p) Resolution #02-21-2022 #22 AUTHORIZING THE PURCHASE OF REAL ESTATE FOR NEW WATER TOWER
- q) Consider approving payment of \$1,200 per week to Finance Officer/City Clerk Randy Pierce for acting as interim city administrator
- r) Consider amendment #1 of professional services agreement with Olsson, Inc. for Altoona Phase 1 Fiber Optic Deployment Construction Staking
- s) Consider professional services agreement with Shuck-Britson, Inc. for 2022 City of Altoona Bridge Inspections
- t) Consider amendment request for professional services agreement with Team Services inspection services for 1st Avenue Reconstruction Project - Phase II
- u) Consider amendment to scope of services agreement with Bolten & Menk for traffic impact study for Blue Ridge apartments development
- v) Set public hearing for Monday, March 7, 2022 at 6:30pm to consider Fiscal Year 2023 budget
- w) Set public hearing for Monday, March 7, 2022 at 6:30pm to consider 28E agreement with Southeast Polk Community School District
- x) Beer and Liquor Permits
 - X1) Git N Got Convenience Stores Inc. #17 - Class C Beer Permit, Sunday Sales

Roll Call Vote:

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

14. 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, Economic Development - Chad Quick, IT - Jeff Bierl, Finance - Randy Pierce

15. General Business & Updates

16. Adjourn at 6:52pm

Roll Call Vote:

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

Attest to:

Amy S. Hill, Secretary

Jeremy Boka, Mayor Pro-Tem