

**CITY OF ALTOONA COUNCIL MEETING
MONDAY, APRIL 18, 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- present

Boka - present

Burns-Thompson - present

Duer - present

Dunwoody- present

Willey - present

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

Audience Present: Phyllis Murphy, Rich Carnhan, Dave Thompson, Laurie Harris, Mackenzie Bills, Joe Shepherd, Chris Trospen, Chris Lybarger, Erin Ollendike, Steven Boka, David Cusic, Steve Hanson, Kyle Mensen, Connie Kennedy, Dany Gamarra, Jody Stanley, Alex Payne, Shannon Terry, Ryan Mertens, Jessica Clear, David Nestler, Mike Ryan, Shannon Terry, Jared Murray, Wally Pelds, Adam Grubb

2. Perfecting and approval of the agenda

Mayor O'Connor requested approve the agenda as presented

Roll Call Vote:

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

3. Approval of April 4, 2022 Council Minutes

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

Roll Call Vote:

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

4. Citizens request to address council

Mike Ryan, 201 5th St. SW, Altoona, asked if council would consider UTV to be driven on Altoona city streets. Council instructed for the item to be put on the next work session agenda.

5. Swear in new police officers

Mayor O'Connor swore in new Officers Patricia Mason and Duane (DJ) Reed.

*Mayor O'Connor presented to Captain Tony Chambers with his bachelor's degree in business management.

6. Continued Public hearing to consider a public improvement project which may require acquisition of agricultural land (Adventureland Dr. Public Improvements)

Reopen hearing: 6:44pm

Comments: No one came forward to speak.

Closed hearing: 6:44pm

7. Resolution #04-18-2022 #01 AUTHORIZING PUBLIC IMPROVEMENT WHICH MAY REQUIRE ACQUISITION OF AGRICULTURAL LAND

Roll Call Vote:

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

8. Public hearing for plans, specifications, form of contract for the North Water Tower Project

Public Utilities Director Dan Scott explained this is a public hearing to consider approval of the North Water Tower Project. The City received four bids on March 29th, with the \$4,028,000.00 low bid being submitted by Landmark Structures, LP from Fort Worth, Texas. Staff would recommend awarding the project to the low bidder pending Bob Laden's review of the bonds and contract. Staff also has a letter from Meta (Facebook) agreeing to amend our agreement with them to cover the increase in costs.

Open hearing: 6:45pm

Comments: No one came forward to speak.

Closed hearing: 6:45pm

9. **Resolution #04-18-2022 #02 TO APPROVE PLANS, SPECIFICATIONS, AND FORM OF CONTRACT FOR THE NORTH WATER TOWER PROJECT**

Council Member Vern Willey motioned approval subject to City Attorney Bob Laden reviewing the contracts.

Roll Call Vote:

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

10. **Resolution #04-18-2022 #03 TO APPROVE THE CONTRACT AND BOND FOR THE NORTH WATER TOWER PROJECT**

Council Member Scott Duer motioned approval subject to City Attorney Laden reviewing the contracts.

Roll Call Vote:

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

11. **Resolution #04-18-2022 #04 TO AWARD THE CONTRACT FOR THE NORTH WATER TOWER PROJECT**

Council Member Willey motioned approval subject to City Attorney Laden reviewing the contracts.

Roll Call Vote:

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

12. **Public hearing to consider amending Chapter 69.08 No Parking to remove signs for a portion of 4th Street SW, west of Willowbrook Elementary**

Police Chief Greg Stallman explained this is a public hearing to consider allowing a portion of 4th Street SW to be parked on. This short stretch of 4th Street SW that would be allowed for year round, on-street parking is from 19th Ave SW to the west edge of the Willowbrook Elementary parking lot exit. The reasoning is that busses no longer park along here, they park within the school drive lane. The no parking signs will remain from the driveway exit to 17th Avenue to allow busses room to exit the school parking lot.

Open hearing: 6:47pm

Comments: No one came forward to speak.

Closed hearing: 6:47pm

13. **Ordinance #04-18-2022 #01 (601) AMENDING THE 2004 CITY OF ALTOONA CODE OF ORDINANCES CHAPTER 69.08 (NO PARKING ZONES)(1ST READING)**

Roll Call Vote (1st Reading):

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

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

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

Roll Call Vote (To Publish):

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

14. **Public hearing to consider amending Chapter 144.03 to set new basic rates for Stormwater Service Charges**

Director Scott explained staff has reviewed the surrounding Des Moines metro area stormwater rates and learned that the current Altoona rate should be increased \$1.00 per ERU to provide necessary revenue for upcoming expenses. Staff recommends the new rate of \$6.00 per ERU go into effect July 1, 2022.

Open hearing: 6:48pm

Comments: No one came forward to speak.

Closed hearing: 6:48pm

15. Ordinance #04-18-2022 #02 (602) AMENDING THE 2004 CITY OF ALTOONA CODE OF ORDINANCES CHAPTER 144.03 (STORMWATER SERVICE CHARGES - BASIC RATE)(1ST READING)
 Roll Call Vote (1st Reading):
2 Boka Y Burns-Thompson 1 Duer Y Dunwoody Y Willey (5-0)
 Roll Call Vote (To waive 2nd & 3rd Reading):
2 Boka Y Burns-Thompson 1 Duer Y Dunwoody Y Willey (5-0)
 Roll Call Vote (To Publish):
2 Boka Y Burns-Thompson 1 Duer Y Dunwoody Y Willey (5-0)
16. Public hearing to consider the vacation and sale of approximately 484 sf of land in the NE corner of Townsend Park at 101 4th St SE
Community Development Director John Shaw explained this ordinance would have the City vacate a 11'x44' rectangle in the NE corner of Townsend Park in Olde Town and "sell" it to the neighboring property owner (Des Moines Supply, aka Stan Kranovich). Stan is proposing to demolish the old rental house and construct a new home that he will live in. The ordinance includes a requirement that Des Moines Supply construct and maintain a six-foot tall privacy fence along the new property line to screen his rear yard from the future parking lot the City plans to construct at the north end of the park.
 Open hearing: 6:50pm
 Comments: No one came forward to speak.
 Closed hearing: 6:50pm
17. Ordinance #04-18-2022 #03 (603) TO VACATE AND SELL APPROXIMATELY 484 FEET OF LAND IN THE NE CORNER OF TOWNSEND Park at 101 4th Street SE
 Roll Call Vote (1st Reading):
Y Boka Y Burns-Thompson Y Duer 2 Dunwoody 1 Willey (5-0)
 Roll Call Vote (To waive 2nd & 3rd Reading):
1 Boka Y Burns-Thompson Y Duer Y Dunwoody 2 Willey (5-0)
 Roll Call Vote (To Publish):
Y Boka Y Burns-Thompson Y Duer 2 Dunwoody 1 Willey (5-0)
18. Public hearing to consider an amendment to Chapter 168.13 - C-7 Regional Commercial to amend the Principal Permitted Uses to add a car wash
Chris Trospen, representing the Heart of America, 515 East Locust, Des Moines, explained the owner of the Prairie Crossing property wants the city to consider amending Chapter 168.13 to allow car washes as a permitted use. The parcel is 3.43 acres in size, Lot 1 is 1.93 acres and Lot 2 is 1.5 acres. The property is zoned C-7 (Regional Commercial). The two lots are located within the Prairie Crossing Development and are subject to its development guidelines.
 Open hearing: 6:51pm
 Comments: No one came forward to speak.
 Closed hearing: 6:51pm
19. Ordinance #04-18-2022 #04 (604) TO AMEND CHAPTER 168.13 - C-7 REGIONAL COMMERCIAL TO ADD CAR WASH AS A PRINCIPAL PERMITTED USE
 Roll Call Vote (1st Reading):
Y Boka Y Burns-Thompson 2 Duer 1 Dunwoody Y Willey (5-0)
 Roll Call Vote (To waive 2nd & 3rd Reading):
1 Boka 2 Burns-Thompson Y Duer Y Dunwoody Y Willey (5-0)
 Roll Call Vote (To Publish):
1 Boka 2 Burns-Thompson Y Duer Y Dunwoody Y Willey (5-0)
20. Public hearing to consider a rezoning request from I-80 Business Park, LLC to rezone approximately 49.91 acres from A-1 (Agricultural) to M-1 (Limited Industrial)
Jared Murray of CDA at 4121 NW Urbandale Dr., Urbandale, represented I-80 Business Park LLC and explained they propose to develop two lots located west of 21st Street NW. The two lots are now

zoned as A-1 (Agricultural District). They want to rezone these two lots as M-1 (Limited Industrial) and will plat each lot. They will extend 21st Street NW through the two lots to connect it in the east and in the west.

Open hearing: 6:53pm

Comments: No one came forward to speak.

Closed hearing: 6:53pm

21. Ordinance #04-18-2022 #05 (605) TO REZONE 49.91 ACRES FROM A-1 (AGRICULTURAL) TO M-1 (LIMITED INDUSTRIAL)(1ST READING)

Roll Call Vote (1st Reading):

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

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

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

Roll Call Vote (To Publish):

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

22. Public hearing to consider the development plan approval for the Altoona Townhomes located north of Scenic Ridge Plat 1, south of 8th Street SE.

Wally Pelds with Pelds Engineering located at 2323 Dixon Street, Des Moines, explained the applicant is proposing to construct townhomes on this lot Terrace View, LLC is seeking development plan approval of the Altoona Townhomes. The owners are looking to ultimately construct 32 townhomes on this lot.

Open hearing: 6:54pm

Comments: No one came forward to speak.

Closed hearing: 6:54pm

23. Resolution #04-18-2022 #05 TO APPROVE DEVELOPMENT PLAN FOR THE ALTOONA TOWNHOMES
Roll Call Vote:

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

24. Public hearing to consider a rezoning request from Cheryl L Humphrey and Jerry's Homes to rezone approximately 67.7 acres from A-1 (Agricultural) to R-5 (PUD) located east of Fieldstone Estates, south of Prairie Vista, north of 36th Street SE

Adam Grubb, 935 66th West Des Moines explained he is the owner of Jerry Homes and managing partner of the development group. We are looking to rezone 67.7 acres from A-1 (Agricultural) to R-5 (PUD). Jerry's Homes plans to ultimately construct single-family houses on this lot. This lot is located to the south of Prairie Vista Plat 4, zoned R-2 (One and Two-Family Residential), and to the east of Fieldstone Estates Plat 4, zoned R-2 (One and Two-Family Residential).

Open hearing: 7:00pm

Comments: The following individuals spoke from the community in regards to the development:

Shannon Terry, 3401 4th Ave. SE, Altoona; Kyle Mensen, 3430 Lost Creek Ln. SE, Altoona; Danny Gamarra, 2805 6th Ave. SE, Altoona; Steve Hanson, 7510 NE 27th Ave., Altoona.

Closed hearing: 7:17pm

25. Public hearing to consider a development plan (R-5, Planned Unit Development) for Prairie Landing located east of Fieldstone Estates, south of Prairie Vista, north of 36th Street SE to include approximately 194 single-family

Director Shaw stated that since the developer is open to hearing the comments and working with staff to adjust the development, it would be council's interest to open the public hearing and continue it to allow for changes.

Open hearing: 7:18pm

Council Member Duer motioned to continue the public hearing.

Roll Call Vote:

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

26. Consider Consent Agenda

a) Allow Bills

b) Pay Apps

B1) Pay App - McAninch Corp. - NE 62nd Ave. Grading/Expansion Project - \$6,000.00

B2) Pay App - Jackson Creek Enterprises - 2018 Water Main Project - \$5,000.00

B3) Pay App - Jackson Creek Enterprises - 2021 Water Main Replacement Project - \$41,753.35

c) Resolution #04-18-2022 #06 ACCEPTING TEMPORARY CONSTRUCTION EASEMENT FOR THE MUCHIKINOCK CREEK TRUNK SEWER (JOSHUA & AMANDA LINDSTROM - \$16,471.00)

d) Resolution #04-18-2022 #07 ACCEPTING TEMPORARY CONSTRUCTION EASEMENT FOR THE 1ST AVE. SOUTH SEWER EXTENSION (TEMPLE HOLDINGS, LP. - \$1.00)

e) Resolution #04-18-2022 #08 ACCEPTING PERMANENT PUBLIC UTILITY EASEMENT FOR THE 1ST AVE. SOUTH SEWER EXTENSION (TEMPLE HOLDINGS, LP. - \$1.00)

f) Consider approval of Right of Entry between City of Altoona and Polk County for the installation of fiber utilities

g) Consider approval of the professional services agreement with Kirkham Michael for Drager Fire Training Structure Foundation Design

h) Consider approval of Outlets of Des Moines event on Saturday, May 14th from 9:30am - 12:00pm for Cystic Fibrous Walk

Subject to police and fire approving the road closures

i) Consider approval of Outlets of Des Moines event on Friday, May 6th from 4 - 8pm for Car Show & Craft Beer Event

j) Set a public hearing for Monday, May 2nd, 2022, at 6:30pm to consider approval of Fiscal Year 2022 Budget Amendment

k) Beer and Liquor Permits

k1) Walgreens #09791 - Class E Liquor License, Class C Beer Permit, Class B Wine Permit Sunday Sales

k2) Big Steer Restaurant and Lounge - Class C Liquor License, Sunday & Outdoor Sales

k3) Casey's General Store #1938 - Class E Liquor License, Class C Beer Permit, Class B Wine Permit, Sunday Sales

k4) Hy-Vee Market Grill - Class C Liquor License, Catering, Sunday and Outdoor Sales

k5) Hy-Vee Food Store - Class E Liquor License, Class C Beer Permit, Class B Wine Permit, Sunday Sales

Roll Call Vote:

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

27. Department Head Reports & Updates

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

28. General Business

Council Member Willey shared he attended the recent watershed meeting and the coordinator has been hired.

Mayor O'Connor provided an update for water trails funding on projects.

29. Adjourn at 7:29pm

Roll Call Vote:

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

Attest to:

Randy Pierce, City Clerk

Dean O'Connor, Mayor