

CITY OF ALTOONA COUNCIL MEETING
MONDAY, JUNE 6, 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, Greg Stallman, John Shaw, John Dostart, Chad Quick, Jeff Bierl, City Attorney Bob Laden

Audience Present: Phyllis Murphy, Alex Payne, Mackenzie Bills, Lorena Wasion, Brent Culp

2. Perfecting and approval of the agenda

Mayor Dean O'Connor requested approve the agenda as presented

Roll Call Vote:

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

3. Approval of May 16 and 23, 2022 Council Minutes

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

Roll Call Vote:

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

4. Citizens request to address council

No one came forward.

5. Swear in new police officer

Mayor O'Connor to swear in new police officer, Victoria Figge.

6. Public hearing on proposal to enter a general obligation urban renewal corporate purpose loan agreement and to borrow money thereunder

City Administrator John Harrenstein explained this public hearing is to consider issuing General Obligation Urban Renewal Corporate Purpose Bonds not to exceed \$8,800,000. This issuance is to cover the costs of street improvements on 1st Ave. N., and 8th St. SE, some smaller street projects and acquiring some land.

Open hearing: 6:37pm

Comments: No one came forward to speak.

Closed hearing: 6:38pm

7. Resolution #06-06-2022 #01 TAKING ADDITIONAL ACTION ON PROPOSAL TO ENTER INTO GENERAL OBLIGATION URBAN RENEWAL LOAN AGREEMENT

Council Member Scott Duer motioned approval subject to increasing the 'not to exceed amount to \$8,800,000.

Roll Call Vote:

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

8. Reopen public hearing to consider 28E agreement with Southeast Polk Community School District

City Engineer John Dostart explained the City and the Southeast Polk School District have developed an agreement that addresses the construction and cost share of several pieces of infrastructure associated with the construction of the District's new 6th and 7th Grade center. The agreement specifically addresses cost sharing of a 16-inch waterline along 14th Ave. SE (County NE 80th St.), construction of Falcon Drive SE, pedestrian trails, and electrical undergrounding in the vicinity of Falcon Drive. The City will reimburse the District for its share of the construction costs over five years. The first two payments will total \$344,086.58 in August 2023 and 2024. The final three years

of repayments will total \$292,378.58 in August 2025-2027. The School District has approved this agreement.

Reopen hearing: 6:39pm

Comments: No one came forward to speak.

Closed hearing: 6:40pm

9. Consider approval of 28E agreement with Southeast Polk Community School District

Roll Call Vote:

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

10. Resolution #06-06-2022 #02 APPROVING THE PRELIMINARY PLAT FOR TOWNSEND FARMS PLAT 1

Lorena Wasion with Snyder and Associates, PC. at 2121 Snyder Blvd., Ankeny, representing Summit Products which is seeing growth as a business and is proposing to construct a new building on their site. The revised site plan was approved by the City Council on April 4th 2022. The complex is on three parcels. The goal of this plat is to combine the three parcels into one lot and eliminate some non-conformities of the property and building code conflicts.

Roll Call Vote:

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

11. Resolution #06-06-2022 #03 APPROVING THE FINAL PLAT FOR TOWNSEND FARMS PLAT 1

Council Member Vern Willey motioned approval subject to deficiency items being resolved with City staff.

Roll Call Vote:

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

12. Resolution #06-06-2022 #04 approving the Preliminary Plat for Altus Commerce Center Plat 3

Brent Culp with Snyder and Associates, PC. representing KCI Altoona Industrial Land, LLC which is proposing to construct a third large commerce center on the corner of the 25th Street NW and 20th Avenue NW. The site is a vacant lot located north of I-80 Business park, west of the Altus Commerce Center Plat 2. KCI Altoona Industrial Land, LLC is proposing to construct a third large commerce center on the corner of the 25th Street NW and 20th Avenue NW. They will construct a one-story structure with a building footprint of 328,427 SF. The lot is 16.56 acres in size and is zoned as M-1 (Limited Industrial), allowing for a warehouse.

Roll Call Vote:

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

13. Resolution #06-06-2022 #05 approving the Final Plat for Altus Commerce Center Plat 3

Council Member Duer motioned approval subject to deficiency items being resolved with City staff.

Roll Call Vote:

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

14. Resolution #06-06-2022 #06 approving the Site Plan for Altus Commerce Center Plat 3

Council Member Duer motioned approval subject to deficiency items being resolved with City staff.

Roll Call Vote:

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

15. Resolution #06-06-2022 #07 approving the Preliminary Plat for Adventure Village Plat 7

Community Development Director Shaw explained the site is 2.15 acres. They are combining Lot 2 and Lot 3 with the goal of building a restaurant on two lots. Bulk regulations are 50' front yard setback, 25' rear yard setback, side yard setback is not required. Council Member Duer motioned approval subject to deficiency items being resolved with City staff.

Roll Call Vote:

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

16. Resolution #06-06-2022 #08 approving the Final Plat for Adventure Village Plat 7

Council Member Duer motioned approval subject to deficiency items being resolved with City staff.

Roll Call Vote:

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

17. Resolution #06-06-2022 #09 approving the Site Plan for Texas Road House

Council Member Duer motioned approval subject to deficiency items being resolved with City staff.

Roll Call Vote:

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

18. Resolution #06-06-2022 #10 to accepting a proposal from Breton Electric in the amount of \$100,074.00 for the residential electric conversions from overhead to underground on 1st Ave. S
City Engineer Dostart explained as part of the 1st Ave. Phase 3 project, the City is burying the overhead electric lines along 1st Ave. MidAmerican is currently finishing burying their lines. One of the last steps is to convert the overhead electric service to underground service for the affected homes and businesses along the project's length. This work is not performed by MidAmerican Energy. The City has requested competitive quotes for this work. Two quotes were received with Brenton Enterprises submitting the low quote. Kirkham Michael, the design engineer, on the project has reviewed and is recommending aware of the contract to Brenton Enterprises.

Roll Call Vote:

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

19. Consider request to waive irrigation meter utility bill for 818 33rd Ct. SW

City Administrator Harrenstein explained the resident of 818 33rd Ct. SW is requesting to have their utility water bill be reduced. This residence installed an irrigation meter last summer and it was programmed incorrectly. The costs of the water used last year is \$720.72. and this was never billed to the resident. Council Member Duer motioned to deny the request to waive the amount but to extend an offer to the resident to pay stated amount over 12-month period.

Roll Call Vote:

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

20. Consider Consent Agenda

a) Allow Bills

b) Pay Apps

B1) Pay App - Edge Commercial, LLC. - Terrace Hills Golf Clubhouse - \$202,856.92

B2) Change Order - Jackson Creek Enterprises, L.C. - Heritage Homes Storm Water Improvements - Phase 3 - (49,252.00)

B3) Pay App - Jackson Creek Enterprises, L.C. - Heritage Homes Storm Water Improvements - Phase 3 - \$14,240.74

B4) Change Order - Synergy Contracting, Inc. - 1st Ave. Reconstruction - Phase 2 - \$38,593.61

B5) Pay App - Synergy Contracting, Inc. - 1st Ave. Reconstruction - Phase 2 - \$316,356.12

B6) Pay App - Landmark Structures, L.P. - Altoona Water Tank - \$354,029.15

B7) Pay App - Graff Excavating, Inc. - Muchikinock Creek Trunk Sewer - Phase 1 - \$155,815.20

c) Resolution #06-06-2022 #11 to purchase land by warranty deed for 9th St. NE Reconstruction Project (SR Holdings II, LLC. - \$0.00)

d) Resolution #06-06-2022 #12 accepting permanent public utility easement for 9th St. Reconstruction Project (SR Holdings II, LLC. - \$0.00)

e) Resolution #06-06-2022 #13 to purchase land by warranty deed for 9th St. NE Reconstruction Project (Z Holdings, LLC. - \$0.00)

f) Resolution #06-06-2022 #14 accepting temporary construction easement for 9th St. NE Reconstruction Project (Z Holdings, LLC. - \$0.00)

g) Resolution #06-06-2022 #15 to purchase land by warranty deed for 9th St. Reconstruction Project (East Polk, LLC, - \$0.00)

h) Resolution #06-06-2022 #16 accepting permanent public utility easement for 9th St. Reconstruction Project (East Polk, LLC. - \$0.00)

i) Resolution #06-06-2022 #17 to purchase land by warranty deed for 9th St. Reconstruction Project (Meadowland II, LLC. - \$0.00 - GEO parcel #7922-18-101-011)

j) Resolution #06-06-2022 #18 accepting permanent public utility easement for 9th St.

- Reconstruction Project (Meadowland II, LLC. - \$0.00 - GEO parcel #7922-18-101-011)
- k) Resolution #06-06-2022 #19 accepting temporary construction easement for 9th St. NE Reconstruction Project (Meadowland II, LLC. - \$0.00 - #1, 23, 25, 26 & 28)
- l) Resolution #06-06-2022 #20 to purchase land by warranty deed for 9th St. Reconstruction Project (Meadowland II, LLC. - \$0.00 - GEO parcel #7922-18-620-003)
- m) Resolution #06-06-2022 #21 accepting permanent public utility easement for 9th St. Reconstruction Project (Meadowland II, LLC. - \$0.00 - GEO parcel #7922-18-201-001)
- n) Resolution #06-06-2022 #22 accepting public improvements (Heritage Homes Storm Water Improvements Project - Phase 3)
- o) Resolution #06-06-2022 #23 consenting to assignment of development agreement and tax increment payments (Meadowland II, LLC. and Skivey, LLC.)
- p) Consider approval of ROW Acquisition Services with JCG Land Services, Inc.
- q) Consider approval of MidAmerican Energy Company Underground Electric Easement (\$1.00 - W ½ of the SE ¼ of Section 19, Township 79 North, Range 22 West of the 5th P.M., Polk County, Iowa
- r) Consider approval of application for Intelligent Transportation System Grant - Iowa Clean Air Attainment Grant Application using Bolten & Menk services
- s) Consider approval of scope amendment with Kirkham Michael for engineering inspection services on 1st Ave. - Phase 2
- t) Consider approval of waste hauler permits
- u) Consider approval of cigarette permits
- v) Beer and Liquor Permits
 - V1)Guadalajara, LCC. - Class C Liquor License, Sunday and Outdoor Sales
 - V2)Thirsty Pigs, LLC. - Class C Beer Permit, Sunday Sales
 - V3)Burger Shed - Class C Liquor License, Catering, Sunday and Outdoor Sales
 - V4)Za-Ga-Zig Temple dba Oasis - Class C Liquor License, Sunday and Outdoor Sales

Roll Call Vote:

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

11. Department Head Reports & Updates

The following gave updates: Police Department - Greg Stallman, Engineering - John Dostart, Economic Development - Chad Quick, Community Development - John Shaw, IT - Jeff Bierl, Administration - John Harrenstein

12. General Business

*Council Member Burns-Thompson arts and culture looking at commemorating 100 years of Seed corn.

13. Adjourn at 7:22pm

Roll Call Vote:

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

Attest to: _____
Randy Pierce, City Clerk

Dean O'Connor, Mayor