

**CITY OF ALTOONA COUNCIL MEETING  
TUESDAY, SEPTEMBER 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:** Randy Pierce, Greg Stallman, Jared Ogbourne, Chad Quick, Dan Scott, Scott Atzen, John Shaw, John Dostart, Kim Kietzman, Jeff Bierl, City Attorney Bob Laden

**Audience Present:** Joel Templeman, Seth Sunderman, Don Marner, Herb Phillips, Alex Payne, Ronald Stanley, Candy Stanley, Cody Weaver

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

Mayor Dean O'Connor requested approve the agenda as presented

**Roll Call Vote:**

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

**3. Approval of August 15 and 22, 2022 Council Minutes**

Mayor O'Connor requested to approve the council minutes as presented.

**Roll Call Vote:**

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

**4. Citizens request to address council**

No one came forward to speak.

**5. Public hearing to consider development agreement with Wolf Pack LLC.**

City Engineer John Dostart explained that staff is continuing to work with Adam Grubb on the development agreement for the Prairie Landing subdivision.

**Open hearing:** 6:31pm

Council Member Scott Duer motioned to continue the public hearing.

**Roll Call Vote:**

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

**6. Public Hearing to consider an 80/20 voluntary annexation of 580.362 acres of territory within an urbanized area to include non-consenting property**

Community Development Director John Shaw explained this annexation proposal is for territory north/northwest of Altoona. The voluntary acres now consist of 98.54% of the land area. The involuntary acres consist of three single-family homes totaling 8.196 acres.

**Open hearing:** 6:32pm

**Comments:** Interim City Administrator Randy Pierce explained that at the 8-15-2022 council meeting, Mr. Schuling stated that he did not want to be annexed into the City of Altoona. Administrator Pierce stated that he told Mr. Schuling that his request would be recorded at the 9-6-2022 public hearing on this issue.

\*Ronald Stanley, 6590 NE 64<sup>th</sup> St., Altoona, asked questions in regards to the annexation and tax abatement.

\*Frank Smith with Frank Smith Law Office, 4215 Hubbell Ave., Des Moines, responded to the questions and explained the 80/20 annexation regulations in Iowa. He shared the services extended to annexed properties and how it compares in the Des Moines Metro.

**Closed hearing:** 6:38pm

**7. Resolution #09-06-2022 #01 TO APPROVE AN 80/20 VOLUNTARY ANNEXATION OF 580.362 ACRES OF TERRITORY WITHIN AN URBANIZED AREA TO INCLUDE NON-CONSENTING PROPERTY**

**Roll Call Vote:**

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

8. **Resolution #09-06-2022 #02 APPROVING THE PRELIMINARY PLAT FOR HOME 2 SUITES HOTEL**  
Don Marner with Snyder and Associates located at 2727 Snyder Blvd., Ankeny explained the owner, Patriot Hospitality, submitted a preliminary plat for the 90-room Home 2 Suites Hotel on Lots 3 and 4 of Eastpointe Parkway Plat 2. The site is zoned C-2 and is 3.21 acres in size, and located south of Hampton Inn and Suites. Council Member Jeremy Boka motioned approval subject to deficiency items being resolved with city staff.

**Roll Call Vote:**

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

9. **Resolution #09-06-2022 #03 APPROVING THE FINAL PLAT FOR THE HOME 2 SUITES HOTEL**  
Council Member Boka motioned approval subject to deficiency items being resolved with city staff.

**Roll Call Vote:**

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

10. **Resolution #09-06-2022 #04 APPROVING THE SITE PLAN FOR HOME 2 SUITES SITE PLAN**  
Council Member Duer motioned approval subject to deficiency items being resolved with city staff.

**Roll Call Vote:**

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

11. **Resolution #09-06-2022 #05 APPROVING THE SITE PLAN FOR ADVENTURELAND AMUSEMENT ATTRACTION (John Shaw)**  
Cody Weaver, Civil Engineering Consultants located at 2400 86<sup>th</sup> St. #12, Urbandale, explained the owner, Festival Fun Parks LLC, submitted a site plan for two new rides at Adventureland Amusement Park. They are proposing minor changes to their current site plan by removing two existing rides, located southeast of “Rockin’ Rainbow” and “Red Barons”, and install one new ride. The installation will be in the center of the park, north of “The Underground” ride. Council Member Boka motioned approval subject to deficiency items being resolved with city staff.

**Roll Call Vote:**

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

12. **Resolution #09-06-2022 #06 APPROVING THE RELOCATION OF THE PRAIRIE MEADOWS VALET CANOPY**  
Director Shaw explained the owner, Prairie Meadows, wants to relocate their valet parking (115 stalls) from the north to the south. The applicant is proposing to enclose the parking area with jersey barriers to avoid car accidents. The canopy will be moved from the valet parking in the north to the new location in the south.

**Roll Call Vote:**

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

13. **Resolution #09-06-2022 #07 APPROVING THE NATIONWIDE SITE PLAN**  
Seth Sunderland, Bishop Engineering of Central Iowa, 3501 104<sup>th</sup> St. Urbandale, explained the owner, Nationwide Trailer Company, submitted a site plan for a new site for trailer sales and services. The business model is located on the NE corner of Northridge Circle NE and consists of trailer sales, with units displayed outside. Nationwide is seeking a variance from the Altoona Board of Adjustment for Overhead doors facing a public street. Council Member Duer motioned approval subject to the Board of Adjustment granting the variance.

**Roll Call Vote:**

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

14. **Consider request to waive sewer fees for 918 8<sup>th</sup> Ave. NW**  
Administrator Randy Pierce explained the homeowner explained in the email received from the homeowner. The Utility Department has been unable to verify the outside loss of water. Council Member Duer motioned to deny the request to waive the sewer fees.

Roll Call Vote:

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

15. Consider Consent Agenda

- a) Allow Bills
- b) Pay Apps
  - B1) Change Order - Iowa Sports Turf - Sam Wise Sports Field Renovation - \$5,465.00
  - B2) Pay App - Iowa Sports Turf - Sam Wise Sports Field Renovation - \$251,355.75
  - B3) Change Order - Graff Excavating Inc. - Muchikinock Trunk Sewer Line - Phase I - \$13,920.00
  - B4) Pay App - Graff Excavating Inc. - Muchikinock Trunk Sewer Line - Phase I - \$695,927.44
  - B5) Pay App - Landmark Structures I, LP - North Water Tower Project - \$321,821.87
  - B6) Change Order - Synergy Contracting, Inc. - 1<sup>st</sup> Ave. Reconstruction - Phase 2 - (\$6,355.88)
  - B7) Pay App - Synergy Contracting, Inc. - 1<sup>st</sup> Ave. Reconstruction - Phase 2 - \$388,277.40
- c) Resolution #09-06-2022 #08 APPROVE THE JUNE 30, 2022, ROAD USE REPORT
- d) Resolution #09-06-2022 #09 TO APPROVE AN APPLICATION TO THE COMMUNITY FORESTRY GRANT PROGRAM AND TO CONTRIBUTE MATCHING FUNDS
- e) Resolution #09-06-2022 #10 TO ACCEPT PUBLIC IMPROVEMENTS (1<sup>st</sup> Ave. South Sewer)
- f) Consider approval of payment to Cramer and Associates for 1<sup>st</sup> Ave. South Sewer Improvements (\$770,315.00)
- g) Consider approval of time extension of footing drain tile connections
- h) Consider approval of supplement to agreement for services with Terracon (P08225085)
- i) Consider amendment for professional services with Veenstra & Kimm, Inc. for Water Plant No. 1 Expansion - Conceptual Design
- j) Consider Enterprise Agreement with Heartland Business Solutions for the Renewal and Addition of Cisco Cyber Security Software and Support
- k) Consider amending Altoona Employee Handbook to include new policy of Donated Leave for Employees
- l) Consider approval of Townsend Community Center Management Agreement with Greater Altoona Campus
- m) Set a public hearing for Monday, September 19, 2022, at 6:30pm to consider the rezoning request from Stubbs Development to rezone 74.52 acres (located west of Spring Creek Ridge Plat 1, 2 and 3) from A-1 to R-5 (PUD)
- n) Set a public hearing for Monday, September 19, 2022, at 6:30pm to consider the development plan approval request from Stubbs Development for the Spring Creek Ridge West (located west of Spring Creek Ridge Plat 1, 2, and 3)
- o) Set a public hearing for Monday, September 19, 2022, at 6:30pm to consider ordinance amendment to the City of Altoona Code of Ordinances 2004 - Chapter 63 (Speed Regulations)(Speed Limit Change on 14th Avenue SE)
- p) Set a public hearing for Monday, September 19, 2022, at 6:30pm to consider ordinance amendment to the City of Altoona Code of Ordinances 2004 - Chapter 69.08 (No parking Zones)
- q) Beer and Liquor Permits
  - Q1) Kwik Star #1186 (2030 21<sup>st</sup> St. NW) - NEW - Class E Liquor License, Class C Beer Permit, Class B Wine Permit
- r) Cigarette/Tobacco Permit
  - R1) Kwik Star #1186 - Sept. 12, 2022 - June 30, 2023

Roll Call Vote:

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

16. Department Head Reports & Updates

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

17. General Business

\*Council Member Boka offered appreciation to staff and volunteers for the past several weeks of community events that have taken place.

\*Mayor O'Connor provided a brief update on the Des Moines International Airport reconstruction meeting

18. Adjourn at 7:08pm

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