

**CITY OF ALTOONA COUNCIL MEETING
MONDAY, OCTOBER 3, 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 - absent

Burns-Thompson - present
Duer - present

Dunwoody- present
Willey - present

City Officials Present: Randy Pierce, Greg Stallman, Chad Quick, Dan Scott, John Shaw, John Dostart, Kim Kietzman, Jeff Bierl, City Attorney Bob Laden

Audience Present: David Cusic, Mackenzie Bills, Alex Payne, Phillis Murphy, Eric Cannon, Matt Stoffel

2. Perfecting and approval of the agenda

Mayor Dean O'Connor requested approve the agenda as presented

Roll Call Vote:

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

3. Approval of September 19 and 26, 2022 Council Minutes

Roll Call Vote:

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

4. Citizens request to address council

*Mackenzie Bills, 1102 Brookview Dr., Altoona - explained to council that she was running to represent Altoona at the state house.

5. Continued public hearing to consider development agreement with Stubbs Development for Spring Creek Ridge

City Engineer John Dostart explained this development agreement with Stubbs Development is for the Spring Creek Lake West subdivision. At the September 19, 2022, Council meeting, the Council approved the rezoning, development plan, and preliminary plat for this subdivision. The agreement addresses the construction of a stormwater detention basin that will be used as a pond amenity in the development of the Spring Creek Lakes region. The agreement reimburses the Developer for the cost of installation of the streets, storm sewer, water, and sanitary sewer utilities in locations where the City will own land on one or both sides of the roads in the new subdivision. The total cost of the agreement is based on the Developer's engineer's estimate of \$1,683,900 and is a Not to Exceed price.

Open hearing: 6:34pm

Comments: No one came forward to speak.

Closed hearing: 6:34pm

6. Consider approval of development agreement with Stubbs Development for Spring Creek Ridge

Roll Call Vote:

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

7. Public hearing for the sale of General Obligation Urban Renewal Corporate Purpose Bonds, Series 2022 and authorizing the use of the preliminary official statement in connection Therewith

Interim City Administrator Randy Pierce explained the resolution below is to approve the sale of GO Urban Renewal Corporate Purpose Bonds Series 2022. The proceeds from this bond issue will be used to finance the following projects: 1st Ave N. Road Construction Phase 3, 8th St. SE Road Widening Project, and other smaller road improvement projects.

Open hearing: 6:35pm

Comments: No one came forward to speak.
Closed hearing: 6:35pm

8. **Resolution #10-03-2022 #01 AWARDED GENERAL OBLIGATION URBAN RENEWAL CORPORATE PURPOSE BONDS, SERIES 2022**
Matt Stoffel with PFM, 801 Grand Ave., Suite 3300, Des Moines, explained the bids received.
Roll Call Vote:
A Boka Y Burns-Thompson 2 Duer Y Dunwoody 1 Willey (4-0)
9. **Resolution #10-03-2022 #02 AUTHORIZING ADOPTION OF POLICIES AND PROCEDURES REGARDING MUNICIPAL SECURITIES DISCLOSURE**
Administrator Pierce explained as part of issuing these bonds the city needs to update and adopt any changes to the Municipal Securities Disclosure Policies. This adoption will keep the city in compliance with all security rules and policies. PFM and Dorsey help oversee that the city follows and meets all of the disclosure rules.
Roll Call Vote:
A Boka 2 Burns-Thompson 1 Duer Y Dunwoody Y Willey (4-0)
10. **Resolution #10-03-2022 #03 APPROVING THE PRELIMINARY PLAT FOR ALTOONA HOMES PLAT 1 (COUNTY PLAT)**
Community Development Director John Shaw explained the property owner (Donald Timmins) is proposing to plat his property and split off one buildable home lot, shown as Lot 1 (1.99 acres). The purpose of the plat is to create a residential lot for the existing residence on-site. The Outlot X (37.94 acres) will remain agricultural. The lot has frontage on NE 88th Street and NE 50th Avenue. Per staff request, access will be provided only from NE 50th Avenue.
A Boka Y Burns-Thompson Y Duer 2 Dunwoody 1 Willey (4-0)
11. **Resolution #10-03-2022 #04 APPROVING THE FINAL PLAT FOR HOWDLE SUBDIVISION (COUNTY PLAT)**
Director Shaw The property owners (Deb and David Howdle) are proposing to plat their property and split off one buildable home lot, shown as Lot 1. The purpose of the plat is to create a residential lot for the existing residence on-site. The Outlot Z will remain agricultural. Lot 1 is 1.07 acres in size and has frontage on NE 38th Avenue and NE 88th Street. The existing home on Lot 1 will remain as-is. Outlot Z to the north will remain a pasture with a floodway running through it from north to south. Altogether, the plat is 16.11 acres in size. With the plat, Altoona is requiring additional street ROW width to accommodate future development and road widening. Council Member Josh Dunwoody motioned approval subject to deficiency being addressed with city staff.
Roll Call Vote:
A Boka Y Burns-Thompson 2 Duer 1 Dunwoody Y Willey (4-0)
12. **Resolution #10-03-2022 #05 APPROVING THE UPDATED SITE PLAN FOR GURLEY LEEP HONDA**
Eric Cannon with Snyder and Associates, located at 2727 SW Snyder Blvd., Ankeny, explained Gurley Leep Honda is submitting a revised site plan that includes an updated building design. The applicant increased the building footprint from 35,003 SF to 40,260 SF and changed the building design to add seven more overhead doors facing Highway 65 and remove some of the previously added prairie-style design elements.
Roll Call Vote:
A Boka 1 Burns-Thompson Y Duer 2 Dunwoody Y Willey (4-0)
13. **Consider approval of Iowa DNR Administrative Consent Order No. 2022-WW**
City Engineer John Dostart explained this administrative consent order addresses storm water violations caused by the lack of stormwater controls on the 8th St. reconstruction project. Upon notification of the Iowa DNR's concerns, the City took immediate action to address the deficiencies identified by the DNR. The consent order calls for the City to comply with National Pollutant Discharge Elimination System (NPDES) permit that is in place for this project, which has happened,

and to pay an administrative penalty of \$4,000. Because the violation involves the contractor's lack of maintenance of adequate storm water erosion measures and the consultant engineer's failure to adequately require the contractor to maintain the erosion control measures, the City will be withholding payment from each entity that will total the penalty amount.

Roll Call Vote:

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

14. Consider request to waive sewer fees for 2611 Spring Court SE

Administrator Pierce explained a request from the resident living at 2611 Spring Court SE. Council Member Dunwoody motioned to deny the request to waive sewer fees.

Roll Call Vote:

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

15. Consider Consent Agenda

a) Allow Bills

b) Pay Apps

B1) Change Order - Team Services - 1st Ave. Reconstruction - \$3,017.12

B2) Change Order - Landmark Structures - North Water Tower - \$11,949.00

B3) Pay App - Landmark Structures - North Water Tower - \$741,000.00

B4) Pay App - Graff Excavating - Muchikinock Creek Trunk Sewer - Phase I - \$701,174.10

B5) Pay App - Iowa Sports Turf - Sam Wise Youth Complex Renovation - Phase 2 -
\$122,969.90

B6) Pay App - Iowa Sports Turf - Sam Wise Youth Complex Renovation - Phase 2 - \$84,019.90

B7) Pay App - S.M. Hentges & Sons, Inc. - 8th St. SE Water & Sewer Extension Project
- \$1,434.38

c) Resolution #10-03-2022 #06 RE-APPROVAL OF THE SITE PLAN FOR ADVENTURELAND DRIVE RV & BOAT STORAGE

d) Consider approval of employment contract with Randy Pierce for City Administrator

e) Consider approval of time extension of footing drain tile connections

f) Consider approval of scope of services agreement with JCG Land Services for ROW Acquisition Services

g) Set a public hearing for Monday, October 17, 2022, at 6:30pm for to consider a rezoning request for approval from Eagle Knoll, LLC to rezone 3.8 acres from A-1 (Agricultural) to R-1 (Single-Family Residential)

h) Set a public hearing for Monday, October 17, 2022, at 6:30pm for to consider a storm sewer easement vacation (Texas Roadhouse)

i) Resolution #10-03-2022 #07 FIXING DATE A PUBLIC HEARING FOR MONDAY, NOVEMBER 7, 2022, AT 6:30PM FOR PRIOR TO PROJECT APPROVAL TO CONSIDER A PUBLIC IMPROVEMENT PROJECT WHICH MAY REQUIRE ACQUISITION OF PROPERTY

j) Beer and Liquor Permits

J1) Scornovacca's Altoona (opening 10-16-22) - Special Class C Liquor License (BW),
Sunday & Outdoor Sales

J2) Kum & Go #184 - Class E Liquor License, Class B Wine Permit, Class C Beer Permit,
Sunday Sales

J3) Hawk Heaven Tavern - Class C Liquor License, Sunday & Outdoor Sales

J4) Murphy Oil USA Inc. - Class C Beer Permit, Class B Wine Permit, Sunday Sales

Roll Call Vote:

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

16. Department Head Reports & Updates

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

17. General Business

*Mayor O'Connor shared his appreciation to fire and police department staff.

18. Adjourn at 7:02pm

Roll Call Vote:

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

Attest to: _____
Randy Pierce, City Clerk

Dean O'Connor, Mayor