

CITY OF ALTOONA COUNCIL MEETING
MONDAY, OCTOBER 17, 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, Jared Ogbourne Chad Quick, Dan Scott, Scott Atzen, John Shaw, John Dostart, Jeff Bierl, City Attorney Bob Laden

Audience Present: Phyllis Murphy, Jeff Nesvik, Angela Standlee

2. Perfecting and approval of the agenda

Mayor Dean O'Connor requested approve the agenda as presented

Roll Call Vote:

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

3. Approval of October 3, 2022 Council Minutes

Roll Call Vote:

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

4. Citizens request to address council

*No one came forward to speak.

5. Public hearing 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)

Community Development Director John Shaw explained the owner, Eagle Knoll Estates, LLC is proposing to rezone 3.8 acres (Outlot W) from A-1 (Agricultural) to R-1 (Single-Family Residential). The property is located south of Eagle Knoll Estates Plat 1 and north of Meadow Vista South Plat 2. The comprehensive plan calls for low-density residential and that is what is being proposed.

Open hearing: 6:31pm

Comments: Jeff Nesvik with Civil Design Advantage located at 4121 NW Urbandale Dr., Urbandale, provided overview information about the project.

Closed hearing: 6:32pm

6. Ordinance #10-17-2022 #01 (615) AMENDING THE "CODE OF ORDINANCES" OF THE CITY OF ALTOONA, IOWA, 2004, CHAPTER 165, TO CHANGE THE OFFICIAL ZONING MAP TO THE REZONE CERTAIN PROPERTIES (FIRST READING)

Roll Call Vote (1st Reading):

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

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

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

Roll Call Vote (To publish):

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

7. Resolution #10-17-2022 #01 APPROVING THE PRELIMINARY PLAT FOR EAGLE KNOLL ESTATES PLAT 2

Jeff Nesvik explained the development, called Eagle Knoll Estates Plat 2, shows 10 single-family homes. The proposed zoning is R-1 so the minimum lot size is 8,750 square feet. The minimum floor area will be 1,150 SF for one-story houses, and 1,350 SF for 2+ story houses. The minimum lot width is 70', minimum corner lot width is 75'. The site has access off 25th Avenue SW.

Roll Call Vote:

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

8. **Resolution #10-17-2022 #02 AUTHORIZING AND APPROVING A LOAN AGREEMENT, PROVIDING FOR ISSUANCE OF \$7,035,000 GENERAL OBLIGATION URBAN RENEWAL PURPOSE BONDS, SERIES 2022 AND PROVIDING FOR THE LEVY OF TAXES TO PAY THE SAME**

City Administrator Randy Pierce explained this resolution is to authorize the sale of the 2022 series GO Urban Renewal bonds. The purpose for this bond issue is to finance the following projects: 1st Ave N. - Phase 3 and 8th St SE widening and other smaller road projects.

Roll Call Vote:

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

9. **Resolution #10-17-2022 #03 TO CONSIDER PURCHASE OF PROPERTY AT 113 2ND STREET SE**
Economic Development Director Chad Quick explained this is the dilapidated property in Olde Town that was part of our planning for improvements in the area. The City has budgeted \$250,000 this year for projects in Olde Town and this purchase and demo costs will come from that budgeted amount. The final purchase price is \$43,000.00. The original amount was \$58,000, but our agreement with the seller was to split the demo costs which are estimated at just under \$30,000 for abatement and demo. City Attorney Bob Laden has reviewed the agreement. We are awaiting the abstract to review before finalizing the purchase.

Roll Call Vote:

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

10. **Request a credit to YES! Communities for over payment (John Shaw)**

Angela Standlee with Country Club Crossing, 1101 Hickory Blvd., Altoona, requested YES! Communities to be credited the \$620.00 they over paid on rental certificate applications. In the beginning of June 2022, the Community Manager passed away. In the process of trying to get all the communities rentals back on track, the Field Manager whom assisted in the interim paid for rental applications on properties that had been sold. All of these properties were sold prior to the rental expiration dates.

Roll Call Vote:

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

11. **Consider Consent Agenda**

a) Allow Bills

b) Pay Apps

B1) Change Order - Jackson Creek Enterprises, L.C. - 2021 Water Main Replacement Project - (\$48,711.00)

B2) Pay App - Jackson Creek Enterprises, L.C. - 2021 Water Main Replacement Project - \$49,081.94

B3) Pay App - Jackson Creek Enterprises, Inc. - Heritage Homes Storm Water Improvements - Phase 2 - \$5,000

B4) Change Order - Iowa Sports Turf - Sam Wise Sports Complex Field Renovations - Phase 2 - \$2,419.60

B5) Pay App - Synergy Contracting LLC. - 1st Avenue Reconstruction Phase II - \$121,048.95

c) Consider approval of Water Infrastructure Fund Grant Agreement Between the Iowa Finance Authority and the City of Altoona, Iowa

d) Consider approval of professional services agreement with Foth for wetland services and Tuscany Pond dredging

e) Consider approval of professional services agreement with Foth for wetland services and Hy-Vee Pond dredging

f) Consider approval of professional services agreement with Shive-Hattery for Public Works Facility Pre-Design

g) **Resolution #10-17-2022 #04 APPROVING THE PLAT OF SURVEY FOR PARCEL 2022-1174 CONSISTING OF 0.10 ACRES OF LAND (4,415 SF) OWNED BY DRAGONFLY HOSPITALITY LLC**

- h) Consider approval of the second amendment to infrastructure agreement with META (formerly Facebook)
- i) Resolution #10-17-2022 #05 SETTING DATE FOR PUBLIC HEARING ON DESIGNATION OF THE EXPANDED ALTOONA URBAN RENEWAL AREA AND ON URBAN RENEWAL PLAN AMENDMENT
- j) Set a public hearing for Monday, November 7, 2022, at 6:30pm to consider approval of plans, specifications, and form of contract for the 2022 Water Main Replacement Project
- k) Set a public hearing for Monday, November 7, 2022, at 6:30pm to consider approval of plans, specifications, and form of contract for the Townsend Watershed Project
- l) Set a public hearing for Monday, November 7, 2022, at 6:30pm to consider approval of the 10' Public Utilities Easement Vacation request from Opus Development Company, LLC for Lots 9, 11-12, I -80 Business Park Plat 1. The addresses are: 2131 21st Street NW, 2220 20th Avenue NW, and 2450 20th Avenue NW Altoona, Iowa.
- m) Beer and Liquor Permits
 - M1) Texas Roadhouse - NEW - Class C Liquor License (LC), Catering, Sunday Sales & Outdoor Sales

Roll Call Vote:

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

12. Department Head Reports & Updates

The following gave updates: Fire Department - Jared Ogbourne, Public Utilities - Dan Scott, Public Works - Scott Atzen, Engineering - John Dostart, Community Development - John Shaw, Economic Development - Chad Quick, IT - Jeff Bierl, Administration - Randy Pierce

13. General Business

14. Adjourn at 6:49pm

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