

**CITY OF ALTOONA COUNCIL MEETING
MONDAY, NOVEMBER 21, 2022, 6:30 P.M.
AT THE ALTOONA CITY HALL**

1. CALL TO ORDER

Roll Call at 6:30 pm

Mayor O'Connor- present

Boka - present

Burns-Thompson - absent

Duer - present

Dunwoody- present

Willey - present

City Officials Present: Randy Pierce, Jared Ogbourne, Greg Stallman, Kim Kietzman, Dan Scott, Scott Atzen, John Dostart, Jeff Bierl, City Attorney Bob Laden

Audience Present: Phyllis Murphy, Steve Hanson

2. Perfecting and approval of the agenda

Roll Call Vote:

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

3. Swear in PD Reserves Troy Cory and Richard Carnahan II

4. Approval of November 7, 2022 Council Minutes

Roll Call Vote:

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

5. Citizens request to address council - None

6. Public hearing on Proposed Amendment to the Altoona Urban Renewal Area

This is a public hearing to consider amending our Urban Renewal Area. We need to add this land to our Urban Renewal area. This allow us to move forward with the development agreement with DM Industrial. This piece of property in North of the interstate on 56th Street and to the East of the most Southern Meta gate. This public hearing covers agenda items # 7 & # 8. We will bring forward to you the development agreement with DM Industrial at our next council meeting.

Open: 6:35 p.m.

Close: 6:35 p.m.

7. Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Altoona Urban Renewal Area

Roll Call Vote:

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

8. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2022 Addition To the Altoona Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

Roll Call Vote: 1ST Reading

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

Roll Call Vote: to waive 2nd Reading

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

Roll Call Vote: to waive 3rd Reading

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

9. Public Hearing to consider a request from Stubbs Development to amend the Altoona Comprehensive Plan Land Use Map to change the land use of the south portion of the Spring Creek Ridge West development

The land is zoned for low-density residential in the Comprehensive Plan Land Use Map that was approved by City Council on March 18, 2022. The developer is proposing to amend the Land Use Map to allow medium-density residential development. They will build 38 medium-density residential townhomes. There will be 6.6 units per acre. The minimum lot size is 1,170SF. Bulk regulations call for a 25' front yard setback and a 30' rear yard setback. The interior street running west to east is currently 26' wide. The applicant was informed by the staff that all streets must be a minimum of 27' wide. A 31' wide collector street will run north to south connecting with NE 27th Avenue. (see staff report)

Open: 6:38 p.m.

Close: 6:39 p.m.

10. Resolution to approve a request from Stubbs Development to amend the Altoona Comprehensive Plan Land Use Map to change the land use of the south portion of the Spring Creek Ridge West development

Council Member Duer motioned approval subject to deficiency items being resolved

Roll Call Vote:

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

11. Public Hearing to consider a request from Stubbs Development to approve a development plan to allow medium-density residential development

Stubbs Development proposes to develop this lot with 38 multi-family townhomes. There will be 6.6 units per acre. The minimum lot size is 1,170SF. Bulk regulations call for a 25' front yard setback and a 30' rear yard setback. The interior street running west to east is currently 26' wide. The applicant was informed by the staff that all streets must be a minimum of 27' wide. A 31' wide collector street will run north to south connecting with NE 27th Avenue. At the October 25th meeting, Planning and Zoning Commission voted 5 to 0 to recommend approval of the Development Plan for Spring Creek Ridge West townhomes pending deficiency items. (see staff report)

Open: 6:40 p.m.

Close: 6:40 p.m.

12. Resolution to approve a request from Stubbs Development to approve a development plan to allow medium-density residential development

Council Member Dunwoody motioned approval subject to deficiency items being resolved

Roll Call Vote:

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

13. Public Hearing to consider a request from I-80 Business Park to vacate a 10-foot public utility easement (P.U.E.) located on Lots 9, 10, 11 and 12 of I-80 Business Park Plat

Opus Development Company, LLC submitted a final plat for I-80 Business Park Plat 2 (18 acres). As a part of the application process, the applicant submitted the easement vacation plat for Lots 9, 11-12, I-80 Business Park Plat 1, with addresses of 2131 21st Street NW, 2220 20th Avenue NW, and 2450 20th Avenue NW in Altoona, Iowa. The property owner, I-80 Business Park, LLC, is working with Opus Development Company, LLC to develop Lots 9-12 as one lot. The existing 10-foot public utility easement on the westerly boundary of I-80 Business Park Plat 1 will be beneath the proposed building and the applicant provided a vacation plat illustrating the portion of the PUE along the westerly boundary that will be vacated. October 25th meeting, Planning and Zoning Commission voted 5 to 0 to recommend approval of the Final Plat for I-80 Business Park Plat 2 pending deficiency items. (see staff memo)

Open: 6:42 p.m.

Close: 6:42 p.m.

14. Ordinance to approve a request from I-80 Business Park to vacate a 10-foot public utility easement (P.U.E.) located on Lots 9, 10, 11 and 12 of I-80 Business Park Plat

Roll Call Vote: 1st Reading

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

Roll Call Vote: to waive 2nd Reading

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

Roll Call Vote: to waive 3rd Reading

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

15. Consider Consent Agenda

a) Allow Bills

b) Resolution setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with DM Industrial Prop, LLC, Including Annual Appropriation Tax Increment Payments

c) Resolution Approving the Transfer of Funds for Bond and Interest Payments

d) Resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year (Graham Warehouse L.P. - \$520,000.00)

e) Resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year (Edge Business Continuity Center - \$291,462.00)

f) Resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year (Altoona Economic Development Corporation - \$300,000.00)

g) Resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year (Carpenters Union - \$500,000.00)

h) Resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year (Altoona Lion Development Group - \$279,890.00)

i) Resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year (I-80 Business Park, LLC. - \$250,000.00)

j) Resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year (NODAK Investments - \$45,000.00)

- k) Resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year (KCI Altoona Industrial Land LLC. - \$270,000.00)
- l) Resolution obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year (City's GO Annual Appropriation Urban Renewal Bonds, Series 2016C - \$3,258,300.00)
- m) Consider approval of Annual Urban Renewal Fiscal Year 2021-2022
- n) Resolution Regarding Payment Requests and Appropriation Regarding Altoona Town Center Development Agreement By and Between The City of Altoona and Moline Plow, LLC
- o) Resolution Accepting Public Improvements - Sam Wise Sports Complex Field Renovations Project, Phase I
- p) Consider approval of professional agreement with Snyder and Associates for 8th Street SW Eastbound Lane Reconstruction project
- q) Consider proposal for structural evaluation of the building at the corner of 1st Avenue south and 2nd Street NW by Forensics for \$1,800.00 (Canning Factory Building)
- r) Set Public Hearing for December 5, 2022 to consider the rezoning of 0.78 acres from A-1 Agriculture to M-1 Light Industrial
- s) Christmas in Olde Town Community Holiday Event

t) Beer and Liquor Permits

- K1) Hy-Vee Fast and Fresh - Class E Liquor License, Class B Wine Permit, Class C Beer Permit, Sunday Sales
- K2) Prairie Meadows - Class E Liquor License

Roll Call Vote:

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

16. Department Head Reports & Updates

17. General Business

18. Adjourn

Roll Call Vote:

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

Attest to: _____
Randy Pierce, City Clerk

Dean O'Connor, Mayor