

CITY OF ALTOONA COUNCIL MEETING
MONDAY, OCTOBER 7, 2024, 6:30 P.M.
AT THE ALTOONA CITY HALL

1. CALL TO ORDER

Roll Call at 6:30 pm

Mayor O'Connor- present

Boka - absent

Duer - present

Dunwoody - present

Evans - present

Stewart - present

City Officials Present: Randy Pierce, Greg Stallman, Jared Ogbourne, John Shaw, Dan Scott, John Dostart, Chad Quick, Andy Lent, Kim Kietzman, Patti Murray, Jeff Bierl, City Attorney Bob Laden.

Audience Present: Michael Kohne, Jeff Kuney, Amanda & Ryan Eggers, Tracey Carr, Sarah Kavalier, Kyle Clarkson, Maggie Crabb, Lance & Michelle Hudson, Jennifer Ellison, David & Libby Miller, Tom Johannsen.

2. Perfecting and approval of the agenda

Mayor O'Connor requested the agenda be approved as presented.

Roll Call Vote:

A Boka 1 Duer 2 Dunwoody Y Evans Y Stewart (4-0)

3. Approval of September 16, 2024, and September 23, 2024, Council Minutes

Roll Call Vote:

A Boka 2 Duer 1 Dunwoody Y Evans Y Stewart (4-0)

4. Citizens request to address council.

None.

5. Resolution to approve a preliminary plat for Prairie Crossing Plat 9.

Community Development Director John Shaw - Stated since the last meeting, where this item was deferred, PCII and staff have updated all necessary documents.

Roll Call Vote:

A Boka 2 Duer 1 Dunwoody Y Evans Y Stewart (4-0)

6. Resolution to approve a final plat for Prairie Crossing Plat 9.

City Administrator Randy Pierce thanked Heart of America for working with staff to get through all the items.

Roll Call Vote:

A Boka 2 Duer 1 Dunwoody Y Evans Y Stewart (4-0)

7. Resolution to approve a site plan for Starbucks Corporation.

Community Development Director John Shaw - Explained that Starbucks has submitted a site plan for the lot at 501 8th St SW, where the Family Video has been.

Michael Kohne, 1744 Ballinamore Pl De Pere, WI 54115 - stated looking at the City's website the model is a Development Friendly Community. We are property owners here and looking to do a development. I wanted to say the staff has been great to work with and very responsive. Staff has come back with comments and have taken a lot of the citizens' comments into account. We have worked on spacing and addressing traffic flows. We have addressed every comment the city has had for us. I would appreciate your yes vote.

Councilmember Evans - Asked about the easements and the amount of space when exiting onto 5th Avenue.

Tom Johannsen, 607 3rd Avenue SW, Altoona - Asked the question how many cars can be stacked up before it becomes an issue?

Mayor O'Connor answered 21 vehicles.

Maggie Crabb, 6583 41st Avenue NE, Altoona - Stated she appreciated all the time and effort staff and leadership put into creating the best environment possible. Her concern is not with the business itself but with the location. She stated her question is are you willing to allow a business that has a high volume and car traffic with peak times that are during the hours when children and families are coming and going to school? I appreciate you listening. Would Starbucks be there without a drive thru and would Starbucks look at other locations?

Amanda Eggers, 2119 9th Street SW, Altoona - Longevity question, if Starbucks does go there and a traffic problem is created who will deal with it the City or Starbucks?

Mayor O'Connor answered the City would deal with the streets or traffic issues.

Michelle Hudson, 3119 4th Avenue SE, Altoona - Asked the question about demolition and site grading happening during the school season?

Mayor O'Connor - stated the site would be fenced off.

Councilmember Duer - moved to defer until November 4, 2024

Roll Call Vote:

A Boka 1 Duer 2 Dunwoody Y Evans Y Stewart (4-0)

8. Resolution to approve a final plat for Brookhaven Estates Plat 5.

Community Development Director John Shaw - Civil Design Advantage has submitted for final plat approval of Brookhaven Estates Plat 5.

Roll Call Vote:

A Boka 1 Duer 2 Dunwoody Y Evans Y Stewart (4-0)

9. Consider approving Iowa Economic Development Authority - IEDA Grant (Community Catalyst & Remediation Grant Program).

Economic Development Director Chad Quick - This is a grant contract between the city and IEDA Community Catalyst program for the Morgan project in Olde Town. You will recall that the city pledged \$100,000 as the match for this project to receive the \$100,000 of grant funds.

Roll Call Vote:

A Boka 1 Duer 2 Dunwoody Y Evans Y Stewart (4-0)

10. Consider Consent Agenda

a) Allow Bills

b) Pay Apps

B1) Change Order #6 - Alliance Construction - 8th Street Widening-7th Avenue SE to Falcon Avenue - \$65,199.47.

B2) Pay App #10 -Alliance Construction - 8th Street Widening-7th Avenue SE to Falcon Drive SE - \$80,642.55.

c) Consider agreement with Bailey Roofing Contractors, Inc. for roof work at 901 17th Ave. SW (Water Treatment Facility #3) for the sum of \$58,600.00.

d) Consider agreement with Bailey Roofing Contractors, Inc. for roof work at 1108 8th St. SW (Wastewater Office) for the sum of \$79,500.00.

e) Resolution approving provider participation agreement Iowa Department of Health and Human Services (IHHS) Iowa Medicaid Enterprise (IME) Ground Emergency Medical Transportation (GEMT) Uncompensated Cost Prospective Payment Program.

f) Resolution approving Intergovernmental Transfer of Public Funds Agreement between the Iowa Department of Health and Human Services and City of Altoona.

g) Consider Settlement Agreement (the "Agreement") is made and entered into effective as of the date of 16th of September (the "Effective Date"), by and between Prairie Crossing Investment Inc. ("PCII"), and the City of Altoona, Iowa ("the City").

h) Set a public hearing for October 21st, 2024, at 6:30 pm for a conditional rezoning from R-3 (Multi-Family Residential) to C-4 (Village Commercial) for the property at 202 2nd Street SE, legally described as Lots 3 and 4 in Block 4, Town of Altoona, an Official Plat, now included in and forming a part of the City of Altoona, Polk County, Iowa.

i) Set a public hearing for October 21st, 2024, at 6:30 PM for comprehensive plan amendment from Medium-Density Residential to Mixed-Use 1 (Neighborhood Center) for the property

located at 202 2nd Street SE, legally described as Lots 3 and 4 in Block 4, Town of Altoona, an Official Plat, now included in and forming a part of the City of Altoona, Polk County, Iowa.

- j) Set a public hearing for October 21st, 2024, at 6:30 PM to amend the C-7 District in Chapter 159, Sign Code.
- k) Consider an Indemnification and Hold Harmless Agreement between the City of Altoona and Siculus, Inc.
- l) Consider an Indemnification and Hold Harmless Agreement between City of Altoona and Gregory & Andrea Morse Revocable Trust, Gregory V. Morse and Andrea L. Morse.
- m) Resolution accepting Public Utility Easement from Karla J. Van and Kenton R. Shivers, as Co-Trustees of the Shivers Family Farm for the easement on Geoparcel 7923-25-300-001, 7923-25-100-004 in the amount of \$40,973.00.
- n) Consider approving Amendment 2 to Exhibit A Scope of Services - 9th Street NE Reconstruction and Widening Rise Project, Altoona, IA.
- o) Resolution to approve writing off rescue fees for bad debt accounts - collection fees from 7-1-2024 through 9-30-2024.
- p) Consider Event Request -
 - 1) None
- q) Beer and Liquor Permits
 - 1) Texas Roadhouse - Class C Retail Alcohol License
 - 2) Scornovacca's Altoona - Special Class C Retail Alcohol License

Roll Call Vote:

A Boka 1 Duer 2 Dunwoody Y Evans Y Stewart (4-0)

11. Department Head Reports & Updates

The following gave updates: Police Department-Greg Stallman, Fire Department-Jared Ogbourne, Public Utilities-Dan Scott, Engineering-John Dostart, Community Development-John Shaw, Economic Development-Chad Quick, Library-Kim Kietzman, HR-Patti Murray, IT-Jeff Bierl, Finance-Andy Lent, City Administrator-Randy Pierce.

12. General Business

13. Adjourn at 6:54pm

Roll Call Vote:

A Boka 1 Duer 2 Dunwoody Y Evans Y Stewart (4-0)

Attest to:

Randy Pierce, City Clerk

Dean O'Connor, Mayor