**CITY OF ALTOONA COUNCIL MEETING**
**MONDAY, JUNE 2, 2025, 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 Duer – present
Evans – present Stewart - present

**City Officials Present:** Randy Pierce, Greg Stallman, Jared Ogbourne, John Shaw, Scott Atzen, John Dostart, Chad Quick, Andy Lent, Patti Murray, Jeff Bierl, City Attorney Dan Manning.

**Audience Present**: Ethan Marks, Phyllis Murphy, Heather Sievers, Adam McRoberts, Online-Kristyn Steeples, Sam Bishop and the Tract Team.

2. **Perfecting and approval of the agenda**
Mayor O'Connor requested agenda be approved as presented.
**Roll Call Vote:**
**_1_ Boka _2_ Duer _Y_ Evans _Y_ Stewart (4-0)**

3. **Approval of May 19, 2025, and May 27, 2025, Council Minutes**
**Roll Call Vote:**
**_2_ Boka _1_ Duer _Y_ Evans _Y_ Stewart (4-0)**

4. **Citizens request to address council - None**

5. **Continuation of Public Hearing to consider a request from IALCO Polk County, L.L.C., IALCO Polk County Two, L.L.C., and IALCO Polk County Three, L.L.C., to rezone 373.34 acres from A-1 (Agricultural District) to conditional M-1 (Limited Industrial).**
**Mayor O'Connor requested a motion to reopen the public hearing.**
**Councilmember Boka motioned to reopen the public hearing.**
**Roll Call Vote:**
**_1_ Boka _2_ Duer _Y_ Evans _Y_ Stewart (4-0)**
Community Development Director John Shaw stated this is a rezoning request for 373.34 acres from A-1 (Agricultural District) to conditional M-1 (Limited Industrial). The conditions that have been proposed would restrict heavier industrial uses from being placed on the land.
**Hearing opened at 6:31pm**
**Comments: Online**
Kristyn Steeples, 4061 NE 70th Ave, Ankeny asked if the city was looking to annex them and what was being planned?
Mayor O'Connor stated they were not being annexed, and more information was to follow.
**Hearing closed at 6:33pm**

6. **An Ordinance amending the "Code of Ordinances" of the City of Altoona, Iowa, 2004, Chapter 165, to change the official zoning map to rezone certain properties.**
**Roll Call Vote (1st Reading):**
**1_ Boka _2_ Duer _Y_ Evans _Y_ Stewart (4-0)**
**Roll Call Vote(2nd & 3rd Reading):**
**_1_ Boka _2_ Duer _Y_ Evans _Y_ Stewart (4-0)**
**Roll Call Vote (To Publish):**
**_1_ Boka _2_ Duer _Y_ Evans _Y_ Stewart (4-0)**

7. **Resolution Authorizing Development Agreement among the City, IALCO Polk County, LLC, IALCO Polk County Two, LLC and IALCO Polk County Three, LLC.**
Sam Bishop, Tract, 3200 Cherry Creek S Dr #700, Denver, CO 80209 introduced what Tract does and the proposal for the property is data centers.

Councilmember Evans asked about the limited uses?
Community Development Director John Shaw stated the limited uses are excluded from the M-1 uses of this property and then he listed the excluded uses.
**Roll Call Vote:**
**_1_ Boka _2_ Duer _Y_ Evans _Y_ Stewart (4-0)**

8. **Resolution authorizing and approving a Loan Agreement, providing for issuance of $39,305,000 General Obligation Urban Renewal Bonds, Series 2025A and providing for the levy of taxes to pay the same.**
Finance Director Andy Lent stated this is the final approval of Bond Series 2025A and authorizes the levy of taxes for the annual debt series through the series maturity.
**Roll Call Vote:**
**_1_ Boka _2_ Duer _Y_ Evans _Y_ Stewart (4-0)**

9. **Resolution authorizing and approving a Loan Agreement, providing for issuance of $6,555,000 General Obligation Urban Renewal Bonds, Series 2025B and providing for the levy of taxes to pay the same.**
Finance Director Andy Lent stated this is the final approval of Bond Series 2025B and authorizes the levy of taxes for the annual debt series through the series maturity.
**Roll Call Vote:**
**_2_ Boka _1_ Duer _Y_ Evans _Y_ Stewart (4-0)**

10. **Consider Consent Agenda**

**a) Allow Bills**
**b) Pay Apps**
**B1) Pay App #4 – On Track Construction, LLC – SE Sanitary Sewer Extension Phase 1- $380,147.25.**
**B2) Pay App #13 – Alliance Construction – 8th Street SE Widening - $142,888.21.**
**B3) Pay App #4 – Des Moines Dirt Worx, LLC – Prairie Heritage Civic Center Plaza Pond Improvements - $69, 631.92.**
**B4) Pay App #5 – JAS Concrete – Ironwood Park Pickelball Courts - $2,000.00.**
**c) Resolution to increase Solid Waste Rates.**
**d) Resolution to increase Recycling Collection Rates.**
**e) Resolution to Approve Year-End Fund Transfers.**
**f) Set a Public Hearing for July 7, 2025, at 6:30 pm to consider State Revolving Funding of new water system improvements.**
**g) Consider approving the agreement for two appraisals of city owned property (vacant lot between 704 and 708 1st Ave S, and 401 and 407 8th St SE).**
**h) Resolution authorizing the July 1, 2025 salaries.**
**i) Consider approving Amendment to McClure Engineering design contract to add additional ROW acquisition plats requested by City Engineer.**
**j) Consider approving agreement with Naturion West and payment to them for the required additional Army Corps streambank restoration as part of the Muchikinock Creek Sewer Project.**
**k) Resolution approving the Population Count for the Altoona Voluntary Annexation NC25-07.**
**l) Consider Approval of Waste Hauler Permits.**
**m) Consider Approval of Cigarette/Tobacco Permits.**
**n) Consider the Management Agreement for Townsend Community Center.**
**o) Consider Event Request - None**
**p) Beer and Liquor Permits**
**1)Gettin' Slushed South of 35 – Special Class C Permit - Farmers Market**
**Roll Call Vote:**
**_1_ Boka _2_ Duer _Y_ Evans _Y_ Stewart (4-0)**

11. **Department Head Reports & Updates**

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

12. **General Business**

Mayor O'Connor stated Metro Waste Authority was placing boxes in city halls for lithium battery disposal.

13. **Adjourn at 6:50pm**

**Roll Call Vote:**

**_1_ Boka _2_ Duer _Y_ Evans _Y_ Stewart (4-0)**

**Attest to:** ______________________________ ____________________________________

**Randy Pierce, City Clerk** **Dean O'Connor, Mayor**