

**CITY OF ALTOONA COUNCIL MEETING
MONDAY, OCTOBER 6, 2025, 6:30 P.M.
AT THE ALTOONA CITY HALL**

1. CALL TO ORDER

Roll Call at 6:30 pm

Mayor O'Connor- absent

Evans - present

Boka - present

Mertz - present

Duer - present

Stewart - present

City Officials Present: Randy Pierce, Greg Stallman, Jared Ogbourne, Dan Scott, Scott Atzen, John Dostart, John Shaw, Chad Quick, Kim Kietzman, Jeff Bierl, Andy Lent, and City Attorney Dariann Garrison-Nickerson.

Audience Present: Gene Larson, David Phelps, Harold Capps JR, Steve McClannahan, Irvin Rozenboom, Ruth & Al Diaz, Jayme McFadden, Chelsey Olson, David Rogers, Linda Cosner, John Cosner, Angie Forsberg, Dorrance Brezina, Phyllis Murphy, Joe Shepherd, Penny Shepherd, Shannon Waskel, Dan Waskel, Kirk & Teri Janes, David Gratt, David Cusic, Jeff Nelson, Christine Winedly, Steve Jones, Kenny Ennis, Julie Ennis, Gary Jones, T. Forsberg, Patrick Nigon, Christina Nigon.

2. Perfecting and approval of the agenda

Mayor Pro Tem Boka requested agenda be approved as presented.

Roll Call Vote:

Y Boka Y Duer 1 Evans 2 Mertz Y Stewart (5-0)

3. Approval of September 15, 2025, and September 22, 2025, Council Minutes.

Roll Call Vote:

Y Boka Y Duer 1 Evans 2 Mertz Y Stewart (5-0)

4. Citizens request to address council - None

5. Proclamation for 2025 Fire Prevention Week.

Mayor Pro Tem Boka proclaimed October 5-11, 2025, as Fire Prevention Week in Altoona.

6. Public hearing to consider an 80/20 Annexation of approximately 960 acres within an urbanized area located just east of the existing Altoona boundary.

Community Development Director John Shaw stated this annexation is an 80/20 voluntary annexation under the state code where 80 percent of the land area is petitioned voluntarily, and 20 percent can be taken involuntarily to eliminate islands and square up boundary lines. With this the city council has previously stated they will offer all the property owners in this area free hook up to city water and access to sanitary sewer when it is available. In accordance with state law, tax abatement on the city portion of their taxes will be in place for a ten-year period. This area is within our growth boundaries.

Hearing opened at 6:35pm

Comments:

Gene Larson, 8392 NE 54th Avenue, Altoona, IA outlined the timing of notification for his property. He also discussed his contacts with staff and receiving information. Copy of documents he read from were given to council.

John Cosner, 8109 NE 50th Avenue, Altoona, IA stated he would like to submit a petition that reflects opposition to the annexation. Mr. Cosner stated he would like it to be put into the record.

City Administrator Randy Pierce stated for the record that the petition has been received. The petition will be filed with the Clerk's Office for official records.

Joe Shepherd, 8324 NE 46th Avenue, Altoona, IA asked a question about current property uses like burning or hunting?

Community Development Director John Shaw stated that everything that is legal as far as land use out on your property today with County regulations comes in grandfathered.

Police Chief Greg Stallman stated he would have to look up hunting regulations.

Patrick Nigon, 8226 NE 46th Avenue, Altoona, IA stated he wanted to say that he hopes to continue his way of life and hopes that this annexation tries to be kind to the residents being annexed. He had questions about septic systems and sanitary sewer hookup.
Conversations continued between a few residents and staff regarding septic systems and sanitary sewer hookups.

Hearing closed at 6:49pm

7. **Resolution approving the voluntary annexation of the land depicted on the attached map including land without the owner's consent (to create more uniform boundaries and or to avoid the creation of islands) in an Urbanized Area into the Corporate Limits of Altoona.**

Roll Call Vote:

Y Boka Y Duer 1 Evans 2 Mertz Y Stewart (5-0)

8. **Public hearing to consider plans, specifications and form of contract for Adventureland Drive Water Storage Tank Painting Project.**

Public Utilities Director Dan Scott stated the city received public bids for the City's Adventureland Drive Water Storage Tank Painting project on September 30, 2025. Viking Industrial Painting submitted the lowest bid of \$155,700.00. The design engineer for the project is recommending award of this project to Viking Industrial Painting.

Hearing opened at 6:54pm

Comments: No one came forward to speak.

Hearing closed at 6:54pm

9. **Resolution to approve the plans, specifications, form of contract for Adventureland Drive Water Storage Tank Painting Project.**

Councilmember Mertz motioned to approve subject to legal review.

Roll Call Vote:

2 Boka Y Duer Y Evans 1 Mertz Y Stewart (5-0)

10. **Resolution to approve the contract and bond for Adventureland Drive Water Storage Tank Painting Project.**

Councilmember Mertz motioned to approve subject to legal review.

Roll Call Vote:

2 Boka Y Duer Y Evans 1 Mertz Y Stewart (5-0)

11. **Resolution making award of the contract for Adventureland Drive Water Storage Tank Painting Project.**

Councilmember Mertz motioned to approve subject to legal review.

Roll Call Vote:

2 Boka Y Duer Y Evans 1 Mertz Y Stewart (5-0)

12. **Public hearing to consider approving Easement payment from Mid-American for land in Greenway Park.**

City Engineer John Dostart stated as part of the electrical undergrounding on the Adventureland Drive widening project, MidAmerican has requested that the City grant them an easement to place primary enclosures on the ground of City property. By law the city is required to hold a public hearing before granting a private easement to receive comments. Additionally, the City must receive fair market value for the easement, unless property rights are provided to a public agency. For this agreement, the proposed compensation for 600 sq. ft. of permanent easement is \$992.00.

Hearing opened at 6:56pm

Comments: No one came forward to speak.

Hearing closed at 6:56pm

13. **Consider approval of MidAmerican Energy Company Electric Easement.**

Roll Call Vote:

2 Boka Y Duer Y Evans 1 Mertz Y Stewart (5-0)

14. Resolution to approve a site plan for Meta PCI-7 and the conversion of ATN-7 from a temporary to permanent structure.

Jeff Nelson, Turner Construction, 6815 Mark Twain Court, Johnston, IA stated that Meta Platforms Inc. proposes to construct a prefabricated permanent structure. As a part of this application, the existing prefabricated membrane structure on site is requested to be converted from a temporary structure to a permanent structure.

Roll Call Vote:

2 Boka Y Duer Y Evans 1 Mertz Y Stewart (5-0)

15. Resolution to approve a conditional site plan for temporary structures on the Meta Campus.

Jeff Nelson, Turner Construction, 6815 Mark Twain Court, Johnston, IA stated a site plan was submitted that proposes temporary tents just west of the existing parking lot. These tents would mimic the design of the proposed and existing structures and would be used during construction.

Roll Call Vote:

2 Boka Y Duer Y Evans 1 Mertz Y Stewart (5-0)

16. Consider Consent Agenda

a) Allow Bills

b) Pay Apps

B1) Change Order #4 - Absolute Group - 8th Street SW Reconstruction-Phase 2 - \$(17,594.12).

B2) Change Order #2 - Shive-Hattery - Altoona Public Works Facility - \$10,275.68.

B3) Pay App #12 - Absolute Group - 8th Street SW Reconstruction-Phase 2 - \$246,498.40.

B4) Pay App #4 - DCI Group Inc. - Altoona Fire Station - \$317,789.83.

B5) Pay App #1 - OPUS Design Building, LLC - 32467-Sam Wise Youth Complex - \$8,255.92.

B6) Pay App #4 - Concrete Connection LLC - Olde Town Plaza-Altoona - \$78,137.50.

B7) Pay App #5 - DCI Group Inc. - Altoona Fire Station - \$53,943.79.

c) Consider approving Professional Services Agreement with Shive-Hattery, Inc. for the City of Altoona - Public Works Facility.

d) Consider approving a 28E Agreement for the facility use of the Townsend Community Center between City of Altoona and Iowa County of Polk.

e) Consider a Mid-American agreement for new gas service to Altoona Public Works Facility.

f) Consider approving an easement agreement from Landworks L.L.C. to the City of Altoona.

g) Consider approving an easement agreement from Borseth Properties Ltd. to the City of Altoona.

h) Consider approving a Professional Services Agreement with Black & Veatch for Engineering Services to update the Water Master Plan.

i) Set a public hearing for October 20, 2025, at 6:30 PM to amend Chapter 165, Zoning Code - General Provisions to add a definition for shipping containers.

j) Set a public hearing for October 20, 2025, at 6:30 PM to amend Chapter 168, Zoning Code - District Regulations to require basements with new detached single family residential construction.

k) Resolution Setting Date for Public Hearing on Designation of the Expanded Altoona Urban Renewal Area and on Urban Renewal Plan Amendment.

l) Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with PC Power Center LLC, Including Annual Appropriation Tax Increment Payments.

m) Resolution accepting warranty deed from Cramer and Associates on Geoparcel 7923.25.451.018.

n) Resolution accepting permanent sidewalk easement from D.R. Horton-Iowa, LLC on Geoparcel 7922-18-251-020.

o) Consider a Professional Service Agreement from JCG Land Services, Inc. for Altoona RWTM & FWTM (ROW Acquisition Services).

p) Consider Event Request -

1) Texas Roadhouse Trunk or Treat - Oct 28, 2025 - 4:00 p.m. to 6:00 p.m.

q) Beer and Liquor Permits

- 1) Hawk Heaven Tavern - Class C Retail Alcohol License
- 2) Murphy USA #7776 - Class B Retail Alcohol License
- 3) Texas Roadhouse - Class C Retail Alcohol License

Roll Call Vote:

2 Boka Y Duer Y Evans 1 Mertz Y Stewart (5-0)

17. Department Head Reports & Updates

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

18. General Business

19. Adjourn at 7:03pm

Roll Call Vote:

2 Boka Y Duer Y Evans 1 Mertz Y Stewart (5-0)

Attest to:

Randy Pierce, City Clerk

Jeremy Boka, Mayor Pro Tem