

**CITY OF ALTOONA COUNCIL MEETING  
MONDAY, JULY 7, 2014, 6:30 P.M.  
AT THE ALTOONA CITY HALL**

**1. CALL TO ORDER**

Roll Call at 6:30 pm

Mayor Conkling – present

Boka – present

Harmeyer – present

Mertz- present

O'Connor – present

Sloan- present

**City Officials Present:** Randy Pierce, Jody Matherly, Jerry Whetstone, Vern Willey, John Shaw, Karen Oppelt, Amy Hill, City Attorney Bob Laden

**Audience Present:** Brent Culp, Don Marner, Melissa Horton, Dharl Bagley, Steve Johnson, Eric Cannon, Jaime Chambers, Don Marner

**2. Perfecting and approval of the agenda**

Mayor Skip Conkling requested approval of the agenda as presented.

Roll Call Vote:

Y Boka Y Harmeyer Y Mertz 1 O'Connor 2 Sloan (5-0)

**3. Proclamation of Water and Wastewater Workers of Iowa Week – July 20-26**

Mayor Conkling stated his support for the Governor's initiative to proclaim July 20-26 Water and Wastewater Workers of Iowa Week.

**4. Approval June 16 and 23, 2014, Council Minutes**

Roll Call Vote:

Y Boka Y Harmeyer Y Mertz 1 O'Connor 2 Sloan (5-0)

**5. Citizens request to address council**

No one came forward to speak.

**6. Public hearing to consider general obligation refunding loan agreement in a principal amount not to exceed \$5,000,000**

Mayor Conkling explained this is the public hearing to enter into a loan agreement and approving preliminary official statement. The loan agreement is for a not to exceed \$5,000,000 amount that will be used to refund the outstanding balances on GO Bonds Series 2007A and 2007B. City Clerk Randy Pierce stated that the City is estimating a saving of \$300,000 by doing this refunding.

**Open Hearing at 6:34pm**

**Public Comment:** No one came forward to speak.

**Closed Hearing at 6:35pm**

**7. Resolution expressing intent to enter into a loan agreement and approving preliminary official statement**

**Resolution 7-7-2014 #01 EXPRESSING INTENT TO ENTER INTO A LOAN AGREEMENT AND APPROVING PRELIMINARY OFFICIAL STATEMENT**

Roll Call Vote:

2 Boka Y Harmeyer Y Mertz 1 O'Connor Y Sloan (5-0)

**8. Public hearing to consider development agreement with Big Game Enterprises, LLC, including tax increment rebate payments in an amount not to exceed \$68,000**

Mayor Conkling explained this is the public hearing for the development agreement between the City of Altoona and Big Game Enterprises, LLC. The developer is constructing a Perkins restaurant. When the project is completed, the City will make annual appropriation economic development payments not to exceed \$68,000.

**Open Hearing at 6:37pm**

**Public Comment:** No one came forward to speak.

**Closed Hearing at 6:38pm**

- 9. Resolution approving development agreement with Big Game Enterprises, LLC. Authorizing annual appropriation economic development payments and pledging certain tax increment revenues to the payment of the agreement**

**Resolution 7-7-2014 #02 APPROVING DEVELOPMENT AGREEMENT WITH BIG GAME ENTERPRISES, LLC. AUTHORIZING ANNUAL APPROPRIATION ECONOMIC DEVELOPMENT PAYMENTS AND PLEDGING CERTAIN TAX INCREMENT REVENUES TO THE PAYMENT OF THE AGREEMENT**

Roll Call Vote:

Y Boka Y Harmeyer Y Mertz 1 O'Connor 2 Sloan (5-0)

- 10. Public hearing to consider development agreement with Iowa Cold Storage LLC, including additional annual appropriation tax increment payments in an amount not to exceed \$105,000**

Mayor Conkling explained this is the public hearing for the amendment to the development agreement between the City of Altoona and Iowa Cold Storage LLC. The developer is constructing an addition of 25,800 sq/ft on to their existing warehouse. When the project is completed, the City will increase the current amount paid to the developer by an amount not to exceed \$105,000.

**Open Hearing at 6:37pm**

**Public Comment:** No one came forward to speak.

**Closed Hearing at 6:38pm**

- 11. Resolution approving 2014 amendment to development agreement with Iowa Cold Storage LLC**  
**Resolution 7-7-2014 #03 APPROVING 2014 AMENDMENT TO DEVELOPMENT AGREEMENT WITH IOWA COLD STORAGE LLC**

Roll Call Vote:

Y Boka Y Harmeyer Y Mertz 1 O'Connor 2 Sloan (5-0)

- 12. Public hearing to consider development agreement with Altoona Hospitality, LLC, including tax increment rebate payments in an amount not to exceed \$500,000**

Mayor Conkling explained this is the public hearing for the development agreement between the City of Altoona and Altoona Hospitality LLC. The developer is constructing a Hampton Inn & Suites hotel. When the project is completed, the City will make annual appropriations economic development payments not to exceed \$500,000.

**Open Hearing at 6:38pm**

**Public Comment:** No one came forward to speak.

**Closed Hearing at 6:39pm**

- 13. Resolution approving development agreement with Altoona Hospitality LLC and authorizing annual appropriation economic development payments**

**Resolution 7-7-2014 #04 APPROVING DEVELOPMENT AGREEMENT WITH ALTOONA HOSPITALITY LLC AND AUTHORIZING ANNUAL APPROPRIATION ECONOMIC DEVELOPMENT PAYMENTS**

Roll Call Vote:

2 Boka Y Harmeyer Y Mertz 1 O'Connor Y Sloan (5-0)

**14. Resolution to consider approval of a site plan for Hampton Inn & Suites**

**Resolution 7-7-2014 #05 TO CONSIDER APPROVAL OF A SITE PLAN FOR HAMPTON INN & SUITES**

Don Marner of Snyder & Associates, 2727 Snyder Blvd., Ankeny, explained the owners are proposing a 90-room, four-story tall, hotel just west of the Holiday Inn Express on Adventureland Drive. The building has 60% stone with the remainder being EIFS. There is a pool building on the west side of the hotel. There are 90 parking stalls, which is the minimum number of stalls.

Roll Call Vote:

Y Boka Y Harmeyer Y Mertz 1 O'Connor 2 Sloan (5-0)

**15. Resolution to consider approval of a preliminary plat for Adventure Village Plat 4**

**Resolution 7-7-2014 #06 TO CONSIDER APPROVAL OF A PRELIMINARY PLAT FOR ADVENTURE VILLAGE PLAT 4**

Jaime Chambers of Abaci Consulting, 101 NE Circle Dr., Grimes, explained this is a three-lot commercial re-plat, consisting of 18.165 acres. It is located north of Adventureland Drive and east of Culver's. Lot 1 is the future site of the Cinemark movie theatre.

Roll Call Vote:

Y Boka Y Harmeyer Y Mertz 1 O'Connor 2 Sloan (5-0)

**16. Resolution to consider approval of a final plat for Fieldstone Estates Plat 1**

**Resolution 7-7-2014 #07 TO CONSIDER APPROVAL OF A FINAL PLAT FOR FIELDSTONE ESTATES PLAT 1**

Eric Cannon of Snyder & Associates, explained this plat is a 59-lot single-family residential development. The property is generally east across 1<sup>st</sup> Avenue from Clay Elementary. The property is zoned R-1 and all lots meet the bulk regulations. The developer is installing a berm and landscaping along 1<sup>st</sup> Ave and 36<sup>th</sup> Street, the major streets. Council Member Dean O'Connor motioned approval subject to submittal of the legal documents, bonds, fees, etc.

Roll Call Vote:

2 Boka Y Harmeyer Y Mertz 1 O'Connor Y Sloan (5-0)

**17. Consider approval of a contract for emergency water main repairs on Casebeer Drive**

Mayor Conkling explained this item is for approval of a contract with the Elder Company to install new water main on a portion of Casebeer Drive. Community Services Director Vern Willey explained a leak has developed under the road and is getting worse all the time. We attained competitive quotes to install new main along with using an existing force main that was never used. We solicited 4 quotes and only received two back. J&K was \$74,900 and Elder was \$57,625. Council Member Michelle Sloan motioned approval subject to submittal of the bonds.

Roll Call Vote:

2 Boka Y Harmeyer Y Mertz Y O'Connor 1 Sloan (5-0)

**18. Consider request from Altoona Baseball League for \$25,000 capital improvement grant**

Mayor Conkling explained the Altoona Baseball League requesting funding from the City of Altoona through the Cities "League Capital Improvement Policy". Dharl Bagley, 2305 8<sup>th</sup> St. Ct. SW, Altoona, representing the league explained the Altoona Baseball League has spent around \$85,000.00 the last 3 years for improvements and more recently remodeled the concession stand, rebuilt a batting cage and built a brand new batting cage. City Clerk Pierce explained the funds for the leagues comes from the Parks Trust Fund.

Roll Call Vote:

Y Boka Y Harmeyer Y Mertz 1 O'Connor 2 Sloan (5-0)

**19. Consent Agenda**

a) Allow Bills

b) Capital Projects

B1) Pay App #9 – Ambrose Pump Station Improvements – J&K Contracting, LLC. - \$7,400.50

B2) Pay App #2 – 12<sup>th</sup> Ave. NW Water Main & Footing Collector Improvements – Synergy Contracting, LLC. - \$181,809.91

c) Consider approval of a contract with IDOT for signals at I-80 and US 65 interchange

d) \*set aside for separate discussion and vote

e) Resolution approving requests for tax abatement

**Resolution 7-7-2014 #08 APPROVING REQUESTS FOR TAX ABATEMENT**

Roll Call Vote:

Y Boka Y Harmeyer Y Mertz 1 O'Connor 2 Sloan (5-0)

\*d) Consider approval for professional services agreement with Snyder & Associates, Inc. for Adventureland Drive Standpipe Painting

Council Member Boka requested an explanation for the administrative costs of the project. Brent Culp of Snyder & Associates reviewed the cost break downs. Council Member O'Connor suggested the council approved this project to get it started and at the next council work shop discuss the administrative costs with Snyder & Associates for future projects. Council Member Kyle Mertz motioned approval.

Roll Call Vote:

Y Boka Y Harmeyer 1 Mertz 2 O'Connor Y Sloan (5-0)

**20. Beer & Liquor Permits**

a) Jethro and Jakes, Inc. - Class C Liquor License (LC)(Commerical); Catering Privilege & Sunday Sales

Chief Matherly stated there are been no violations at this establishment.

Roll Call Vote:

Y Boka Y Harmeyer Y Mertz 2 O'Connor 1 Sloan (5-0)

b) Applebee's Neighborhood Grill and Bar - Class C Liquor License (LC)(Commerical) & Sunday Sales

Chief Matherly stated there are no violations at this establishment.

Roll Call Vote:

Y Boka Y Harmeyer Y Mertz 2 O'Connor 1 Sloan (5-0)

c) HyVee Gas - Class C Permit (BC); Class B Wine Permit; Sunday Sales

Chief Matherly stated there are been no violations at this establishment.

Roll Call Vote:

Y Boka Y Harmeyer Y Mertz 2 O'Connor 1 Sloan (5-0)

d) Casey's General Store #6 (407 8th St SW) - Class C Beer Permit (BC); Sunday Sales

Chief Matherly stated there are been no violations at this establishment.

Roll Call Vote:

Y Boka Y Harmeyer Y Mertz 2 O'Connor 1 Sloan (5-0)

**21. General Business Items/Reports and Updates**

\*Council Member O'Connor explained MWA hired Reo Manning as the new executive director. Also, the Campus is in the middle of few updates.

\*Council Member Mertz shared his excitement about the many new projects coming into Altoona. Also, he asked about mosquito spraying. Community Services Director Willey explained that the city uses the numbers from Polk County Health Department to determine how often to spray.  
\*Mayor Conkling discussed the advertisers being delivered to the end of people's driveways.

**22. Adjourn at 7:04pm**

Roll Call Vote:

Y Boka Y Harmeyer Y Mertz 1 O'Connor 2 Sloan (5-0)

Attest to: \_\_\_\_\_  
Amy S. Hill, Secretary

\_\_\_\_\_  
J.M. Skip Conkling, Mayor