

CITY OF ALTOONA COUNCIL MEETING  
MONDAY, JUNE 20, 2016, 6:30 P.M.  
AT THE ALTOONA CITY HALL

1. CALL TO ORDER

Roll Call at 6:30 pm

Mayor Conkling - present

Boka - absent

Mertz- absent

O'Connor - present

Sloan- present

Willey - present

City Officials Present: Jeff Mark, Randy Pierce, Jody Matherly, Jerry Whetstone, John Shaw, Scott Atzen, Jon Hanson, Jim Utter, Amy Hill, Bret Handy, Tyler Palmer, City Attorney Bob Laden

Audience Present: R.D. Cokerham, Phillis Cokerham, Ken Dales, Albert Marazco, James Rizzute, Doug Mandernach, Matt Stoffel, Kari Aalbers, Zach Nunn, James Rizzuti

2. Perfecting and approval of the agenda

Mayor Skip Conkling requested adding item 2a to the agenda.

Roll Call Vote:

A Boka A Mertz 2 O'Connor Y Sloan 1 Willey (3-0)

\*2a. Police Chief Jody Matherly introduced new full-time patrol officer Tyler Palmer.

3. Approval of June 6, 2016, Council Minutes

Roll Call Vote:

A Boka A Mertz 1 O'Connor 2 Sloan Y Willey (3-0)

4. Citizens request to address council

\*State Representative Zach Nunn, 1304 13<sup>th</sup> St. SE, Bondurant, spoke in regards of the Home Base Iowa Program. He thanked Altoona and Mayor Conkling specifically for helping Altoona to become a Home Base Community.

5. Mayor to appoint Lacie Sibley to library board

6. Public hearing to consider a rezoning request from Marazco Holding Company, LLC to rezone 8.69 acres from A-1 (Agricultural) to M-1 (Limited Industrial)

Community Development Director John Shaw explained Marazco Holding Company, LLC is proposing to rezone their property from A-1 (Agricultural) to M-1 (Limited Industrial). The site is 8.69 acres in size and Summit Products have their facilities on the property and a single-family home. The home is pre-existing and will be grandfathered.

Hearing opened: 6:41pm

Comments: No one came forward to speak.

Hearing closed: 6:42pm

7. Ordinance No. 06-20-2016 #01 (432) TO REZONE 8.69 ACRES FROM A-1 (AGRICULTURAL) TO M-1 (LIMITED INDUSTRIAL)

Council Member Vern Willey II asked if there were any comments received from residents. Director Shaw stated the concerns expressed at the planning and zoning meeting in regards to the storage of materials and recycling dumpster and one was addressed and the other would be shortly.

Roll Call Vote (1<sup>st</sup> Reading):

A Boka A Mertz 2 O'Connor Y Sloan 1 Willey (3-0)

8. Resolution No. 06-20-2016 #01 TO CONSIDER A SITE PLAN ADDITION AT SUMMIT PRODUCTS FOR MARAZCO HOLDING COMPANY LLC

Director Shaw explained this site plan is for the above described Marazco Holding Company, LLC and they are seeking approval to rebuild the portion of their storage building that was demolished by a

heavy snow load. The applicant has received a setback variance for the building, which will be 20 feet off of the property line. Typically, the building would need to be 50 feet back. Also, Summit Products is requesting a waiver of the Architectural Design Standards. They are requesting to use metal materials that were on the existing portion of the building. Council Member Dean O'Connor motioned approval subject to rezoning ordinance being approved and granted the variance and architectural waiver.

Roll Call Vote:

A Boka A Mertz 1 O'Connor Y Sloan 2 Willey (3-0)

9. **Public hearing to consider vacating and selling a 10,272 square foot parcel of 8<sup>th</sup> Street SW public right-of-way ground south of Lot 39, Wayside Acres to Premier Development**  
Mayor Conkling explained this is a public hearing to consider vacating a 25-foot right-of-way along 8<sup>th</sup> Street SW. Director Shaw stated this request is submitted by the Developer, Premier Development, as part of their preliminary and final platting process.  
Hearing opened: 6:44pm  
Comments: Doug Mandernach of Civil Design Advantage, 3405 SE Crossroads Dr., Suite G, Grimes, representing the developers explained a review of the utility locations without the vacation, this property would be less likely to develop as a buildable lot.  
Hearing closed: 6:45pm
10. **Ordinance No. 06-20-2016 #02 (433) TO VACATE AND SELL PUBLIC ROW TO PREMIER DEVELOPMENT FOR 10,272 SF PARCEL OF 8<sup>TH</sup> STREET SW PUBLIC RIGHT-OF-WAY GROUND SOUTH OF LOT 39, WAYSIDE ACRES**  
Roll Call Vote (1<sup>st</sup> Reading):  
A Boka A Mertz 1 O'Connor Y Sloan 2 Willey (3-0)
11. **Resolution No. 06-20-2016 #02 TO CONSIDER A PLAT OF SURVEY FOR PARCEL 2016-89 LOCATED DIRECTLY SOUTH OF AND ADJACENT TO LOT 39 WAYSIDE ACRES (ON THE NORTH SIDE OF 8<sup>TH</sup> STREET SW)**  
Roll Call Vote:  
A Boka A Mertz 2 O'Connor Y Sloan 1 Willey (3-0)
12. **Public hearing to consider a rezoning request from Phyllis A. Cokerham to rezone 1.302 acres from A-1 (Agricultural) to Conditional C-2 (General Commercial)**  
Director Shaw explained the applicant Phyllis Cokerham is seeking approval to rezone her property from A-1 (Agricultural) to Conditional C-2 (General Commercial). The property is located on the northeast corner of 8<sup>th</sup> Street SW and Prairie Meadows Drive. The platted property is Lot 38 and the east 212 feet of Lot 37 of Wayside Acres. The developer, Premier Development, is proposing a one-lot subdivision plat that will tie the properties together. The owner and the developer have agreed to place the same zoning restrictions on this property as is currently in place on the southern lot owned by Bucklin Galinsky Properties LLC.  
Hearing opened: 6:49pm  
Comments: \*Ken Dales, 523 31<sup>st</sup> Ave. SW, Altoona, expressed that he and his neighbors are not against the development of this lot and would also appreciate not having the weed patch on the corner anymore. He expressed they are concerned about the increase traffic that makes it difficult to get out of their residential development. He also shared they are concerned about the future development of the surrounding properties into commercial developments. Director Shaw indicated there will be a frontage road to access the development. City Administrator Jeff Mark asked the Police Chief Jody Matherly if it would be illegal for residents behind this commercial development to utilize the frontage road to access the lights at Prairie Meadows Drive. Chief Matherly indicated it would not be illegal. Mayor Conkling shared that just like the previous council, this council would not allow the development of the residential area and properties north of this to be developed as separate pieces.  
\*Kari Aalbers, 446 31<sup>st</sup> Ave. SW, Altoona, agreed with her neighbor, Ken Dales in regards to the issues stated. She also had a concern in regards to the increase traffic down their road which has no outlet. She requested that more prominent signage be added for the public to realize their

residential area was a dead end. Administrator Mark agreed that following the completion of this development the signage would be added to be more prominent. Ms. Aalbers requested that no convenience store be added to the restrictions.

Hearing closed: 6:59pm

13. **Ordinance to rezone 1.302 acres from A-1 (agricultural) to conditional C-2 (general commercial)**  
Council Member O'Connor agreed that the convenience store restriction could be added to the ordinance. James Rizzuti, 2540 73<sup>rd</sup> St., Urbandale, representing the owners expressed he could not speak for his clients and requested that he do so before committing to any requests. Council Member O'Connor motioned to move this ordinance to the council meeting on July 5, 2016.  
Roll Call Vote:  
A Boka A Mertz 1 O'Connor Y Sloan 2 Willey (3-0)
14. **Resolution to consider a preliminary plat for Wayside Acres Commercial Plat**  
Council Member O'Connor motioned to move items 14 - 16 to the July 5, 2016, council meeting.  
Roll Call Vote:  
A Boka A Mertz 1 O'Connor Y Sloan 2 Willey (3-0)
15. **Resolution to consider a final plat for Wayside Acres Commercial Plat**  
This item moved to July 5, 2016, council meeting.
16. **Resolution to consider a site plan for Wayside Acres Commercial**  
This item moved to July 5, 2016, council meeting.
17. **Resolution No. 06-20-2016 #03 AUTHORIZING THE ISSUANCE OF \$3,690,000 GENERAL OBLIGATION URBAN RENEWAL REFUNDING BONDS, SERIES 2016 B, PROVIDING FOR THE LEVY OF TAXES TO PAY THE BONDS AND AUTHORIZING ACTION TO REDEEM OUTSTANDING BONDS**  
Matt Stoffel of PFM, 801 Grand Ave., Des Moines, explained this resolution authorizes the issuance of the 2016B Series GO Urban Renewal Refunding Bonds that the city took bids on back on June 6, 2016. This bond issue is for \$3,690,000 and will be paid back with TIF property taxes. The city saved a little over \$400,000 on this refunding issue.  
Roll Call Vote:  
A Boka A Mertz 1 O'Connor 2 Sloan Y Willey (3-0)
18. **Resolution No. 06-20-2016 #04 APPROVING ACCEPTANCE OF BOND PRICING PARAMETERS AND DESIGNATING AUTHORITY FOR EXECUTION OF A BOND PURCHASE AGREEMENT**  
Matt Stoffel explained this resolution gives the mayor and city clerk the authority to approve the pricing of the 2016C Bonds which will be sold on Tuesday June 21, 2016. This resolution provides for the pricing to be within certain pricing parameters that have been agreed to by our bonding attorneys and our financial advisors and the city. City Clerk Randy Pierce stated he would let the council know after 11:00am on Tuesday what the results were of the negotiated sale.  
Roll Call Vote:  
A Boka A Mertz 2 O'Connor Y Sloan 1 Willey (3-0)
19. **Resolution No. 06-20-2016 #05 AUTHORIZING JULY 1, 2016 SALARIES, BE IT RESOLVED BY THE ALTOONA CITY COUNCIL TO SET THE FOLLOWING SALARY AMOUNTS OF THE FULL TIME STAFF OF THE CITY OF ALTOONA**  
Mayor Conkling explained this is the resolution that lists all full-time employees and the proposed based wages for FY 16/17 for your consideration. The COLA of 3% for all employees including union employees. Mayor Conkling also expressed his appreciation to city staff repairing the pavement blowups that happen in this hot weather.  
Roll Call Vote:  
A Boka A Mertz 1 O'Connor Y Sloan 2 Willey (3-0)
20. **Consider Consent Agenda**
  - a) Allow Bills

- b) Consider moving the next regular council meeting to Tuesday, July 5, 2016, at 6:30pm
- c) Consider professional services agreement with Shuck-Britson Consulting Engineers for 2016 Bridge Inspection Services
- d) Set Public Hearing for Tuesday July 5<sup>th</sup> at 6:30 pm to consider a development plan amendment for John Altman PUD (The Prairie at Tuscany Reserve) from Tuscany Reserve LLC.

Roll Call Vote:

A Boka A Mertz 1 O'Connor 2 Sloan Y Willey (3-0)

21. Beer & Liquor Permits

- a) Cool Basil - Special Class C Liquor License (BW)(Beer/Wine), Sunday Sales  
Chief Jody Matherly stated there were no violations at this establishment.

Roll Call Vote:

A Boka A Mertz Y O'Connor 1 Sloan 2 Willey (3-0)

- b) Casey's #6 - 407 8<sup>th</sup> St SW - Class C Beer Permit (BC), Sunday Sales  
Chief Matherly stated there were no violations at this establishment.

Roll Call Vote:

A Boka A Mertz Y O'Connor 1 Sloan 2 Willey (3-0)

- c) Uncle Buck's Fishbowl & Grill - Class C Liquor License (LC)(Commercial), Sunday Sales and Outdoor Sales

Chief Matherly stated there were no violations at this establishment.

Roll Call Vote:

A Boka A Mertz Y O'Connor 1 Sloan 2 Willey (3-0)

22. General Business Items/Reports and Updates

\*Council Member O'Connor shared the Metro Waste Authority approved a 12 month contract to move interim Director Mike McCoy to Executive Director to complete some on-going projects and provide stability.

\*Administrator Mark requested Public Utilities Director Jim Utter update the council on two items of importance. Director Utter explained that the newly repaired Well #2 at Water Plant #1 went down again on Sunday. The maintenance crew should be out either Tuesday evening or Wednesday morning to pull the pump and research the problem. At this time, this well provides approximately 1/3 of the pumping capacity for the City of Altoona. There is a possibility that City will have to purchase water from Des Moines Water Works depending on how long this pump is down. The second item of importance is that as the water main replacement continues in the area by Sam Wise Youth Complex that boil notices may go out to homeowners in that area while the contractor performs bacteria tests on the newly replaced parts of the water main. This will not affect the entire city's water supply ONLY individual homeowners where the water main is being replaced.

23. Adjourn at 7:16pm

Roll Call Vote:

A Boka A Mertz 1 O'Connor 2 Sloan Y Willey (3-0)

Attest to:

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Amy Hill, Secretary

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