

**CITY OF ALTOONA COUNCIL MEETING  
MONDAY, MAY 5, 2008, 6:30 P.M.  
AT THE ALTOONA CITY HALL**

**1. CALL TO ORDER**

Roll Call at 6:30 p.m.

Mayor Burget-present      Conkling- present              Nolin- present  
Riding- present              Sloan- present                  Warren- present

**City Officials Present:** Jeff Mark, Randy Pierce, Vern Willey, John Shaw, Denny Parker, Jerry Whetstone, Amy Hill, City Attorney Bob Laden

**Audience Present:** Dennis Keller, Helen Blaney, Brent Culp, Matt Scharf, Zach Bennett, Kevin Bennett, Jerry Steenhoek

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

Roll Call Vote:

  1   Conkling   Y   Sloan   2   Riding   Y   Warren   Y   Nolin (5-0)

**3. Approval of April 21, 2008 Council Minutes**

Roll Call Vote:

  Y   Conkling   2   Sloan   1   Riding   Y   Warren   Y   Nolin (5-0)

**4. Citizens request to address council**

No one came forward to speak

**5. Public Hearing on the Issuance of Annual Appropriation Urban Renewal Tax Increment Revenue Bonds in a principal amount not to exceed \$60,000,000**

Mayor Tim Burget introduced the hearing about the bond issue which will in part be used for the economic development grant to the Altoona Economic Development Corporation, street construction, water, sidewalk, sanitary sewer, storm sewer and site improvements for our commercial development. The remainder of the proceeds will be used for real estate acquisition, transactional fees, capitalized interest and the funding of necessary cash reserves.

Open Hearing at 6:32 pm

Public Comment: No one came forward to speak

Close Hearing at 6:33 pm

**6. Resolution to approve taking additional action for the Issuance of Annual Appropriation Urban Renewal Tax Increment Revenue Bonds in a principal amount not to exceed \$60,000,000**

**Resolution #5-5-2008 #1 RESOLUTION TO APPROVE TAKING ADDITIONAL ACTION FOR THE ISSUANCE OF ANNUAL APPROPRIATION URBAN RENEWAL TAX INCREMENT REVENUE BONDS IN A PRINCIPAL AMOUNT NOT TO EXCEED \$60,000,000**

Roll Call Vote:

  1   Conkling   Y   Sloan   2   Riding   Y   Warren   Y   Nolin (5-0)

7. **Public Hearing on a loan agreement in a principal amount not to exceed \$1,800,000**  
Mayor Burget introduced John Burmeister of Public Financial Management located at 2600 Grand Ave., Suite #214, Des Moines, Iowa 50312. Mr. Burmeister explained the Council has an opportunity to refinance the Series 1997 Water Revenue Bonds, and save an estimated present value of \$64,000. The City of Altoona received an A2 Bond Rating again this year, which is the highest rating a city Altoona's size can receive.  
Open Hearing at 6:36 pm  
Public Comment: No one came forward to speak  
Close Hearing at 6:37 pm
8. **Resolution to approve a loan agreement in a principal amount not to exceed \$1,800,000**  
**Resolution #5-5-2008 #2 RESOLUTION TO APPROVE A LOAN AGREEMENT IN A PRINCIPAL AMOUNT NOT TO EXCEED \$1,800,000**  
Roll Call Vote:  
Y Conkling Y Sloan Y Riding 1 Warren 2 Nolin (5-0)
9. **Polk County Supervisor Tom Hockensmith to present semi-annual report.**  
Supervisor Tom Hockensmith updated the Council about several projects and issues that Polk County is dealing with including: new Polk County jail; Hy-Vee Hall and Polk County Convention Center; Lead Abatement; and Courthouse Annex.
10. **Public Hearing to consider approval of the plans, specifications, form of contract and estimated costs for the Western Gateway Improvements**  
Mayor Burget stated the City of Altoona received bids on April 24, 2008 for the Western Gateway Improvements. City Administrator Jeff Mark explained the budget for this project was \$370,000. Three bids were submitted for this project. The result is \$273,987 over what was budgeted.  
Open Hearing at 6:52 pm  
Public Comment: No one came forward to speak  
Close Hearing at 6:53 pm
- Motioned was made by Council Member Skip Conkling to deny all bids and recommend staff to pursue incorporating this project in the 8<sup>th</sup> Street Beautification Project. Council Member Stacey Warren seconded the motion.  
Roll Call Vote:  
1 Conkling Y Sloan Y Riding 2 Warren Y Nolin (5-0)
11. **Public Hearing to consider approval of the plans, specifications, form of contract and estimated costs for the Center Place SW Extension Project.**  
Mayor Burget stated on April 30, 2008, the City received bids for the street and utility construction phase of the Center Place project. City Administrator Mark explained the budgeted cost of this phase was \$404,160. The total project budget is \$750,000, which includes land purchase and engineering. Six bids were received with the Elder Corporation of Pleasant Hill submitting a low bid of \$289,999.99. This represents a savings of \$114,160.01.  
Open Hearing at 6:56 pm  
Public Comment: No one came forward to speak  
Close Hearing at 6:57 pm

12. **Resolution to approve plans, specifications, form of contract and estimated costs for the Center Place SW Extension Project.**  
**Resolution #5-5-2008 #03 RESOLUTION TO APPROVE PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATED COSTS FOR THE CENTER PLACE SW EXTENSION PROJECT.**  
Roll Call Vote:  
Y Conkling Y Sloan 1 Riding 2 Warren Y Nolin (5-0)
13. **Resolution to approve the contract and bond for the City of Altoona Center Place SW Extension Project**  
**Resolution #5-5-2008 #04 RESOLUTION TO APPROVE THE CONTRACT AND BOND FOR THE CITY OF ALTOONA CENTER PLACE SW EXTENSION PROJECT**  
Mayor Burget explained this resolution would approve the contract and bond for the City of Altoona.  
Roll Call Vote:  
Y Conkling Y Sloan Y Riding 2 Warren 1 Nolin (5-0)
14. **Resolution making award of the contract for the City of Altoona Center Place SW Extension Project**  
**Resolution #5-5-2008 #05 RESOLUTION MAKING AWARD OF THE CONTRACT FOR THE CITY OF ALTOONA CENTER PLACE SW EXTENSION PROJECT**  
Mayor Burget stated this resolution would award the contract to Elder Corporation in the amount of \$289,999.99.  
Council Member Conkling motioned to approve subject to City Attorney Bob Laden reviewing the contract. Council Member Joe Riding seconded the motion.  
Roll Call Vote:  
1 Conkling Y Sloan 2 Riding Y Warren Y Nolin (5-0)
15. **Public Hearing to consider approval of the conveyance and vacation of property known as Lot “B” (Street) of Nancy Ann Estates Plat 1 to Daymark-Springtree Meadows, LLC.**  
Mayor Burget stated the owner’s of the Springtree Meadows Apartments are requesting that the City of Altoona vacate the property known as lot B (street), Nancy Ann Estates Plat 1. While working with the owners on the addition of a garage, staff noticed the old street right-of-way was owned by the City of Altoona. Staff does not see any future need for a street in this area since it is only a 30-foot wide and the area to the west is already developed with housing and the Greenway Park. Renovation Coordinator Jerry Steenhoek of Daymark Real Estate, Inc. located at 3190 Gateway Rd., Suite 102 Brookfield, WI 53045 represented Daymark – Springtree Meadows, LLC. and presented a plan showing where the garages would be placed.  
Open Hearing at 6:58 pm  
Public Comment: No one came forward to speak  
Close Hearing at 7:00 pm
16. **Resolution to approve conveyance and vacation of property known as Lot “B” (Street) of Nancy Ann Estates Plat 1 to Daymark-Springtree Meadows, LLC.**  
**Resolution #5-5-2008 #06 RESOLUTION TO APPROVE CONVEYANCE AND VACATION OF PROPERTY KNOWN AS LOT “B” (STREET) OF NANCY ANN ESTATES PLAT 1 TO DAYMARK-SPRINGTREE MEADOWS, LLC.**  
Roll Call Vote:  
Y Conkling 2 Sloan Y Riding 1 Warren Y Nolin (5-0)

**17. Resolution to approve a site plan addition for Eastpointe Center I entrance modifications  
Resolution #5-5-2008 #07 RESOLUTION TO APPROVE A SITE PLAN ADDITION FOR EASTPOINTE CENTER I ENTRANCE MODIFICATIONS**

Mayor Burget introduced the resolution stating this property is located south of Adventureland Drive NW and west of 1<sup>st</sup> Avenue North. City Administrator Mark stated this site is under construction as Eastpointe Center I, a 25,800 square foot retail/office building. The south end of the “L” shape will be Valley Bank. The west end of the “L” was originally planned for the Skinner Law Office. The developers want the ability to draw a food or drive-up tenant to the west end of the building. Community Development Director John Shaw stated that there was an outstanding issue in regards to parking easements. Council Member Riding motioned for approval subject to working out the outstanding issue with City Staff. Council Member Conkling seconded the motion.

Roll Call Vote:

2 Conkling Y Sloan 1 Riding Y Warren Y Nolin (5-0)

**18. Resolution to approve a site plan addition for Altoona Laser Wash  
Resolution #5-5-2008 #08 RESOLUTION TO APPROVE A SITE PLAN ADDITION FOR ALTOONA LASER WASH**

Mayor Burget explained this property is located at 925 34<sup>th</sup> Avenue SW, just south of Casey’s. The developer is proposing to add one additional wash bay onto the existing structure. The new bay will be on the north side of the site. The addition will be 850 square feet and will meet the Architectural Design Standards.

Roll Call Vote:

Y Conkling 2 Sloan 1 Riding Y Warren Y Nolin (5-0)

**19. Consent Agenda**

a) **Allow Bills**

b) **Capital Project**

**B1) Pay App #3 – 8<sup>th</sup> St. SW & Venbury Drive SW Traffic Signal – Iowa Signal, Inc. - \$5,956.04**

c) **Resolution to approve Purchase of ROW and/or Easements for the 34<sup>th</sup> Avenue Overhead Electric Relocation Project (People’s Trust & Savings Bank)**

**Resolution #5-5-2008 #09 RESOLUTION TO APPROVE PURCHASE OF ROW AND/OR EASEMENTS FOR THE 34<sup>TH</sup> AVENUE OVERHEAD ELECTRIC RELOCATION PROJECT (PEOPLE’S TRUST & SAVINGS BANK)**

d) **Resolution to approve Purchase of ROW and/or Easements for the 34<sup>th</sup> Avenue Overhead Electric Relocation Project (Jerren Enterprises, Inc.)**

**Resolution #5-5-2008 #10 RESOLUTION TO APPROVE PURCHASE OF ROW AND/OR EASEMENTS FOR THE 34<sup>TH</sup> AVENUE OVERHEAD ELECTRIC RELOCATION PROJECT (JERREN ENTERPRISES, INC.)**

e) **Resolution to approve Purchase of ROW and/or Easements for the 34<sup>th</sup> Avenue Overhead Electric Relocation Project (Rock Creek)**

**Resolution #5-5-2008 #11 RESOLUTION TO APPROVE PURCHASE OF ROW AND/OR EASEMENTS FOR THE 34<sup>TH</sup> AVENUE OVERHEAD ELECTRIC RELOCATION PROJECT (ROCK CREEK)**

f) **Resolution approving writing off of Rescue Fees for Bad Debt Accounts – Medicare-Medicaid-CMS Collection Fees from 01-01-2008 thru’ 03-31-2008.**

**Resolution #5-5-2008 #12 RESOLUTION TO APPROVING WRITING OFF OF RESCUE FEES FOR BAD DEBT ACCOUNTS – MEDICARE-MEDICAID-CMS COLLECTION FEES FROM 01-01-2008 THRU’ 03-31-2008.**

Roll Call Vote:

1 Conkling 2 Sloan Y Riding Y Warren Y Nolin (5-0)

- g) **Set a public hearing for Monday, May 21, 2008, to amend the Fiscal 2007-2008 Budget**
- h) **Set a public hearing for Monday, May 21, 2008, to consider Development Agreement with Venbury Square, LLC.**

**Resolution #5-5-2008 #13 RESOLUTION TO SET DATE FOR HEARING ON DEVELOPMENT AGREEMENT AND TAX INCREMENT PAYMENTS**

Council Member Gerald Nolin motioned to approve Consent Agenda items “g” and “h” with the change of Monday, May 19, 2008 instead of Monday, May 21, 2008 for setting both public hearings. Council Member Michelle Sloan seconded the motion.

Roll Call Vote:

Y Conkling 2 Sloan Y Riding Y Warren 1 Nolin (5-0)

**20. Beer and Liquor Permits**

- a) **Casey’s General Store – 3348 8<sup>th</sup> Street SW (Class C – Commercial Beer & Wine Coolers)**

Police Lieutenant Denny Parker stated that there were no violations at this establishment.

Roll Call Vote:

Y Conkling 2 Sloan 1 Riding Y Warren Y Nolin (5-0)

- b) **Bianchi Boys Pizza & Pasta (Class B – Commercial Beer & Wine Coolers)**

Police Lieutenant Denny Parker stated that there were no violations at this establishment.

Roll Call Vote:

Y Conkling 2 Sloan Y Riding 1 Warren Y Nolin (5-0)

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

\*Council Member Warren wanted to remind Mayor, Council and City Staff of the Open discussion taking place on Wednesday, May 21 at Metro Waste Authority in regards to single stream recycling.

\*Council Member Riding stated that the Campus is working very hard to get Aquatics Center ready for the Memorial Day opening.

\*Council Member Sloan wanted to remind Mayor, Council and City Staff about the council work session taking place on Monday, May 12<sup>th</sup> at the Library.

\*Council Member Conkling thanked the City staff for providing an employee to attend the Lead Abatement training. He also informed the Mayor, Council and staff of the DART meeting taking place on Wednesday, May 14<sup>th</sup>. The DART board will be listening to ideas in regards to future funding concerns.

**22. Adjourn**

Roll Call Vote: at 7:22 p.m.

2 Conkling Y Sloan Y Riding 1 Warren Y Nolin (5-0)

Attest to:

\_\_\_\_\_  
**Amy S. Hill, Secretary**

\_\_\_\_\_  
**Timothy J. Burget, Mayor**