

**CITY OF ALTOONA COUNCIL MEETING
MONDAY, AUGUST 4, 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- absent	Nolin- present
Riding- present	Sloan- present	Warren- present

City Officials Present: Jeff Mark, Randy Pierce, Vern Willey, John Shaw, John Gray, Amy Hill, City Attorney Bob Laden

Audience Present: Dennis Keller, Helen Blaney, Brent Culp, Jim Martina, Carl Schwab, Steve Moseby, Bob Johnston

2. Perfecting and approval of the agenda

Roll Call Vote:

 A Conkling Y Sloan 2 Riding Y Warren 1 Nolin (4-0)

3. Approval of July 21, 2008 Council Minutes

Roll Call Vote:

 A Conkling 2 Sloan Y Riding 1 Warren Y Nolin (4-0)

4. Citizens request to address council

No came forward to speak

5. Public Hearing to consider vacation of sewer easement on east side of AEDC property

Mayor Tim Burget stated this was a public hearing to vacate a sewer easement on Altoona Economic Development Committee ground that needs to be a water easement.

Open Hearing at 6:32 pm

Public Comment: no one came forward to speak

Close Hearing at 6:33 pm

6. Resolution to vacate easement for sanitary sewer of east side AEDC property

Resolution #8-4-2008 #01 RESOLUTION TO VACATE EASEMENT FOR SANITARY SEWER OF EAST SIDE AEDC PROPERTY

Mayor Burget stated this is a housekeeping issue to clean up an easement that is on the AEDC property located north of Adventureland Drive. City Administrator Jeff Mark explained the city obtained the easement for the I-80 water main project so we could install water main across the interstate to the Ambrose development. Somehow it got titled sewer easement. The mistake was caught, but not until after the document was recorded. It is recommended by our attorney to vacate the sewer easement and then obtain a corrected easement that is titled (water main easement).

Roll Call Vote:

 A Conkling 2 Sloan Y Riding 1 Warren Y Nolin (4-0)

7. Public Hearing to consider a rezoning request from Altoona Economic Development Corporation from A-1 to C-3 for 27.88 acres for property at 3801 Adventureland Drive NW

Mayor Burget explained this property is owned by the Altoona Economic Development Corporation. The Corporation is proposing to rezone the property from A-1 (Agricultural) to C-3 (Planned Commercial). The plan is to construct a 144,450 square foot Bass Pro Shops retail store with a bar/restaurant and bowling alley on 27.88 acres. The comprehensive plan for this area calls

for commercial development. This area has long been planned for major regional commercial businesses.

Open Hearing at 6:34 pm

Public Comment: no one came forward to speak

Close Hearing at 6:35 pm

8. Ordinance to rezone 27.88 acres at 3801 Adventureland Drive NW from A-1 to C-3 (1st Reading)

ORDINANCE NO. 8-4-2008 #1 (283) TO REZONE 27.88 ACRES AT 3801 ADVENTURELAND DRIVE NW FROM A-1 TO C-3

Mayor Burget stated this ordinance would change the area from A-1 to C-3 Zoning to allow commercial development.

Roll Call Vote: (1st reading)

A Conkling Y Sloan Y Riding 1 Warren 2 Nolin (4-0)

Roll Call Vote: (Waive 2nd & 3rd reading)

A Conkling Y Sloan Y Riding 1 Warren 2 Nolin (4-0)

Roll Call Vote: (to publish)

A Conkling 2 Sloan Y Riding 1 Warren Y Nolin (4-0)

9. Resolution to approve a site plan for Bass Pro Shops

Resolution #8-4-2008 #02 RESOLUTION TO APPROVE A SITE PLAN FOR BASS PRO SHOPS

Mayor Burget introduced this property is owned by the Altoona Economic Development Corporation. Snyder and Associates Engineer Steve Moseby located at 2727 SW Snyder Blvd., Ankeny, Iowa, 50023, representing the interests of Bass Pro Shops explained the site plan is to construct a 144,450 square foot Bass Pro Shops retail store with a bar/restaurant and bowling alley on 27.88 acres. Of that, the retail area occupies 129,465 square feet and the bowling alley/restaurant is 14,985 square feet. Overall, 74.8% of the building is a concrete tilt up with a stucco finish. The finish also has a "frame" design that breaks up the long walls. Painted murals on the south wall will also break up the long wall expanses. The number of parking stalls far exceeds the required number. The site is landscaped with a prairie theme. A bio-swale also exists to help clean storm water prior to emptying into the detention pond on the west side of the site. Council Member Joe Riding asked if the deficiencies had been addressed. Bass Pro Representative Jim Martina answered what Bass Pro was doing for each of the deficiencies noted. Mr. Martina also stated that Bass Pro was very excited to be opening a store in Altoona. He also stated that the restaurant and bowling alley is unique to this Bass Bro Shop and has never been incorporated in a Bass Pro Shop before. Council Member Stacey Warren motioned for approval subject to working with staff to get all deficiencies addressed. Council Member Michelle Sloan seconded the motion.

Roll Call Vote:

A Conkling 2 Sloan Y Riding 1 Warren Y Nolin (4-0)

10. Resolution to approve site plan amendment for Hy-Vee

Resolution #8-4-2008 #03 RESOLUTION TO APPROVE SITE PLAN AMENDMENT FOR HY-VEE

Mayor Burget stated this resolution would approve a site plan amendment for the new Hy-Vee. City Administrator Mark explained that the change revised the NW access to a right-in/right-out only in regards to access onto Center Place SW. It also enlarged the median to help restrict the access. Hy-Vee will also remove their two northwest most parking stalls to allow for better stacking.

Roll Call Vote:

A Conkling Y Sloan 1 Riding 2 Warren Y Nolin (4-0)

- 11. Resolution to approve a plat of survey for Parcel A, Lot 22 Meadow Vista Estates Plat 6**
Resolution #8-4-2008 #04 RESOLUTION TO APPROVE A PLAT OF SURVEY FOR PARCEL A, LOT 22 MEADOW VISTA ESTATES PLAT 6
Mayor Burget introduced the resolution to approve a plat of survey for Parcel A, Lot 22 of Meadow Vista Estates Plat 6. City Administrator Mark explained with some of the Regency fallout, one parcel, Lot 22 in Meadow Vista Estates needs to be split up. A bank holds a mortgage on the northern portion of Lot 22 (now shown as Parcel A on the plat of survey) but not on the southern portion. Approving the plat of survey will give the bank a legal description in which to begin foreclosure on the parcel. The parcel is 4.004 acres in size, leaving about 3.4 acres left as Lot 22. The parcel is planned for townhomes.
Roll Call Vote:
A Conkling Y Sloan 1 Riding 2 Warren Y Nolin (4-0)
- 12. Resolution to award the contract for conduit installation along 34th Ave. SW.**
Resolution #8-4-2008 #05 RESOLUTION TO AWARD THE CONTRACT FOR CONDUIT INSTALLATION ALONG 34TH AVE. SW.
Mayor Burget explained this project is part of the 34th Ave road construction. City Administrator Mark stated this would allow us to put all electric lines underground from the US Highway 65 bridge north to 8th Street SW. Council Member Warren expressed concern in the increase in cost over what was budgeted. Community Services Director Vern Willey stated with the increase in petroleum costs the costs in material, which are petroleum based, alone almost equaled the budgeted projected cost. City Clerk Randy Pierce explained that there were cost savings on the 1st Avenue South to almost cover the increased cost on this project.
Roll Call Vote:
A Conkling Y Sloan Y Riding 1 Warren 2 Nolin (4-0)
- 13. Resolution to approve the contract and bond for conduit installation along 34th Ave. SW project.**
Resolution #8-4-2008 #06 RESOLUTION TO APPROVE THE CONTRACT AND BOND FOR CONDUIT INSTALLATION ALONG 34TH AVE. SW PROJECT.
Mayor Burget explained this resolution will approve the contact and bond for the above referenced project.
Roll Call Vote:
A Conkling 1 Sloan 2 Riding Y Warren Y Nolin (4-0)
- 14. Discuss Altoona Assembly of God Church water bill**
Mayor Burget stated the minister of this church came to the last council meeting asking the council to write-off part of the water bill. He stated they had water that had run all week long. The sewer part of the bill would be \$ 161.09. Council Member Riding stated he was worried about dismissing the sewer part of bill because it would open the City up to dismiss anyone's sewer charges who happen to be away for an extended period of time with a water leak. City Administrator Jeff Mark stated that this water did go into the sanitary sewer so the City of Altoona would be charged by the Water Reclamation Authority (WRA) to treat the water. Motion was made by Council Member Riding to deny the request made by the Assembly of God Church. The motion was seconded by Council Member Warren.
Roll Call Vote:
A Conkling Y Sloan 1 Riding 2 Warren Y Nolin (4-0)
- 15. Receive and file Altoona Goal Setting Report**
Council Member Warren stated she thought the goal setting report was a valuable tool for the staff and council.
Roll Call Vote:

A Conkling 2 Sloan Y Riding 1 Warren Y Nolin (4-0)

16. Consent Agenda

- a) Allow Bills
- b) Consider approval of consultant services agreement with Snyder and Associates on the Mud Creek Drainage Study
- c) Change Order for additional professional services – Center Place – Snyder & Associates, Inc. - \$5,600
- d) Change Order for additional professional services – Civic Plaza – Snyder & Associates, Inc. - \$4,000
- e) Resolution approving permanent easement for Water Main for North I-80 Utility Extension Project
- f) Resolution #8-4-2008 #07 RESOLUTION TO APPROVE PERMANENT EASEMENT FOR WATER MAIN FOR NORTH I-80 UTILITY EXTENSION PROJECT
- g) Resolution approving ROW and or Easement and Permanent Underground Electric Line Easement for 34th Ave. Overhead Electric Relocation Project (ARCML06, LLC)
Resolution #8-4-2008 #08 RESOLUTION TO APPROVE ROW AND OR EASEMENT AND PERMANENT UNDERGROUND ELECTRIC LINE EASEMENT FOR 34TH AVE. OVERHEAD ELECTRIC RELOCATION PROJECT (ARCML06, LLC)
- h) Resolution approving ROW AND OR EASEMENT AND PERMANENT UNDERGROUND ELECTRIC LINE EASEMENT FOR 34TH AVE. OVERHEAD ELECTRIC RELOCATION PROJECT (COUNTRY CLUB CROSSING, INC.)
- i) Resolution #8-4-2008 #09 RESOLUTION TO APPROVE ROW AND OR EASEMENT AND PERMANENT UNDERGROUND ELECTRIC LINE EASEMENT FOR 34TH AVE. OVERHEAD ELECTRIC RELOCATION PROJECT (COUNTRY CLUB CROSSING, INC.)
- j) Set Public Hearing for August 18, 2008 at 6:30 p.m. to consider an ordinance amendment to Chapter 159.09.2 Common Signage Plan
- i) Set Public Hearing for August 18, 2008 at 6:30 p.m. to consider an ordinance amendment to Chapter 168.13.3 Permitted Conditional Uses in the M-1 District

Roll Call Vote:

A Conkling Y Sloan 1 Riding Y Warren 2 Nolin (4-0)

17. Beer and Liquor Permits

- a) **Pizza Ranch – Class B (Beer & Wine Coolers)**

Police Chief John Gray stated that there were no violations at this establishment.

Roll Call Vote:

A Conkling 2 Sloan Y Riding 1 Warren Y Nolin (4-0)

18. General Business Items/Reports and Updates

*Council Member Sloan stated there would be a CIRDWC meeting in regards to cost of service on Wednesday, August 6, 2008.

*Council Member Riding stated he had attended a meeting in regards to the proposed combined Youth Sports Complex with Pleasant Hill. He believes this is going to be a great opportunity for the two communities to work together to provide a much larger complex for both communities and provide a large draw to the east Polk County for youth sports events. Council Member Riding explained that meetings had been set up for Pleasant Hill and Altoona Soccer and Softball Associations to meet and begin discussing how the complex would work for their organizations. He also explained that they are in the process of getting the Pleasant Hill, Altoona, Mitchellville and Runnells Little League together and the football programs.

Council Member Riding stated that the Aquatics Park lost power again Sunday night, which caused the pumps to shut down. When the pumps shut down the pool is unable to regulate the PH balance, which resulted in the Aquatics Park opening late on the hottest day of the summer. He requested that staff work with the Altoona Campus to create a way to either have a conversation with Mid-American for the reason for these outages or create a system where someone is alerted when the pumps shut down.

*Council Member Warren explained she has requested the new BRAVO Executive Director to come and meet the council at the council work session on Monday, August 11th.

*Council Member Gerald Nolin requested an update from Police Chief Gray in regards to the nuisance complaint on 1st Street E. Police Chief Gray stated that letters were sent and the residents have until August 11th to respond to the complaint. If the residents do not respond the matter will be turned over to City Attorney Bob Laden. Council Member Warren requested that we put something in the newsletter and on the City website stating the city's ordinance in regards to non-working vehicles on residents property.

*Mayor Burget stated that there would be two DART meetings in the next two weeks. The first meeting he and City Administrator Mark would be attending. The discussion would be the fee valuation plan and services provided.

Mayor Burget also asked for an update on the utility project on 1st Avenue South Project. Community Services Director Willey stated he really hoped about 2 weeks. He believed that PAR had almost all the connections in and would be able to begin taking down poles soon. Community Services Director also explained that the 1st Avenue South would be reseeded by our Parks department this fall when PAR was done since the first seeding was pretty much washed away by the flash floods in June.

Mayor Burget asked if the latest FEMA form could be placed on-line and copies at the counter in City Hall. The latest sheet was proposing to pay for a backflow preventer for homeowners. Again, Mayor Burget stressed that FEMA was strongly supporting proactive measures to help avoid losses.

*Community Services Director Willey stated that Public Works Director Aaron Putnam was applying for a REAP grant to offset the costs for future bike trails and prairie plantings.

*City Administrator Mark explained that the storm clean up was still continuing. Community Services Director Willey stated that the brush drop-off area at the Waste Water Facility would be open again this Saturday, August 9th from 8:00am to noon for Altoona Residents only and ID would be required.

19. Adjourn

Roll Call Vote: at 7:10 p.m.

A Conkling 2 Sloan Y Riding 1 Warren Y Nolin (4-0)

Attest to:

Amy S. Hill, Secretary

Timothy J. Burget, Mayor