

CITY OF ALTOONA COUNCIL MEETING
MONDAY, MARCH 16, 2020, 6:30 P.M.
AT THE ALTOONA CITY HALL

1. CALL TO ORDER

Roll Call at 6:30 pm

Mayor O'Connor- absent
Boka - present

Burns-Thompson - present
Duer - present

Mertz- present
Willey - present

City Officials Present: Jeff Mark, Jared Ogbourne, Greg Stallman, John Shaw, John Dostart, Scott Atzen, Jim Utter, Kim Kietzman, Jeff Bierl, Amy Hill, and Bob Laden

Audience Present: Bruce Mason, Terry Coghlan, Greg Clouse, Wayne McIntosh, Judy Little, Eugene Hulgan, Alex Payne, Doug Mandernach, Josh Trygstad

2. Perfecting and approval of the agenda

Mayor Pro-Tem Jeremy Boka requested to approve the agenda as presented.

Roll Call Vote:

Y Boka Y Burns-Thompson Y Duer 1 Mertz 2 Willey (5-0)

3. Consider approval of March 2, 2020 Council Minutes

Roll Call Vote:

Y Boka Y Burns-Thompson 2 Duer 1 Mertz Y Willey (5-0)

4. Citizens request to address council

No one came forward to speak.

5. Public Hearing to consider an ordinance amendment to Chapter 159 - Sign Code pertaining to monument sign base materials in Industrial zoning districts

Community Development Director John Shaw explained this is a public hearing to consider an amendment to the Sign Code. Specifically, allowing for the base of the sign to be finished in a decorative masonry material that is similar to principal structure. The amendment would be allowable only in the M-1 and M-2 zoning districts.

Open hearing at 6:33pm

Comments: No one came forward to speak.

Closed hearing at 6:34pm

6. Ordinance #03-16-2020 #01 (541) AMENDING CITY OF ALTOONA 2004 CODE OF ORDINANCES TO CHAPTER 159 - SIGN CODE PERTAINING TO MONUMENT SIGN BASE MATERIALS IN INDUSTRIAL ZONING DISTRICTS (1ST READING)

Roll Call Vote (1st Reading):

Y Boka Y Burns-Thompson Y Duer 2 Mertz 1 Willey (5-0)

Roll Call Vote (To waive 2nd & 3rd Reading):

Y Boka Y Burns-Thompson Y Duer 2 Mertz 1 Willey (5-0)

Roll Call Vote (To Publish):

Y Boka Y Burns-Thompson 1 Duer 2 Mertz Y Willey (5-0)

7. Public hearing to consider comprehensive land use map amendment to change 6.59 acres from low density residential to medium density residential (Stonebridge)

Doug Mandernach with Civil Design Advantage, located at 3405 SE Crossroads Dr. #G, Grimes, explained the owner/developer, Cramer and Associates, is proposing a residential development called "Stonebridge". The property is approximately 122 acres in size and is located on the west side of 1st Avenue South, south of 36th Street SW. The land was annexed in the fall of 2019 and

called for low density residential at that time. The developer is seeking an amendment to the land use map for 6.59 acres of the development to medium density residential.

Open hearing at 6:35pm

Comments: *Greg Clouse, 2348 NE 72nd St, asked about location of this 6.59 acres. Mr. Mandernach explained where this was located on the layout.

Closed hearing at 6:36pm

8. Resolution #03-16-2020 #01 TO APPROVE A COMPREHENSIVE LAND USE MAP AMENDMENT TO CHANGE 6.59 ACRES FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL (STONEBRIDGE)

Roll Call Vote:

Y Boka Y Burns-Thompson Y Duer 2 Mertz 1 Willey (5-0)

9. Public hearing to consider rezoning 122.02 acres from A-1 (Agricultural) to R-5 (Planned Unit Development)(Stonebridge)

Doug Mandernach explained this is a public hearing for the above described property in item #7.

When the 122 acres was annexed in the fall of 2019, it was brought into the city as A-1

(Agricultural). The developer is requesting that the entire 122 acres be rezoned to R-5 (Planned Urban Development).

Open hearing at 6:41pm

Comments: Wayne McIntosh, 2340 NE 72nd St., Erin Green, 6907 NE 27th Ave., Terry Coghlan, 2456 NE 72nd St. - expressed their concerns about the lot sizes for the properties backing up to their properties and a possible green space barrier. They were also concerned about roads and the SEP school district being able to accommodate this new growth. Finally, they expressed concerns about speed and traffic accidents. Mayor Pro-Tem Boka explained this was the rezoning so the development agreement and site plans are still to come forward the residents will have a chance to view and comment on those items.

Closed hearing at 6:47pm

10. Ordinance #03-16-2020 #02 (542) TO CONSIDER REZONING 122.02 ACRES FROM A-1 (AGRICULTURAL) TO R-5 (PLANNED UNIT DEVELOPMENT)(STONEBRIDGE) (1ST READING)

Roll Call Vote (1st Reading):

Y Boka Y Burns-Thompson Y Duer 2 Mertz 1 Willey (5-0)

11. Public hearing to consider rezoning request to rezone 19.81 acres of land to be rezoned from A-1 (Agricultural) to R-2 (One and Two-Family Residential)(Meadowlands, LLC)

Josh Trygstad with Civil Design Advantage, located at 3405 SE Crossroads Dr. #G, Grimes, explained the developer, Meadowlands, LLC, is requesting to rezone approximately 19.81 acres from A-1 (Agricultural) to R-2 (One and Two-family Residential).

Open hearing at 6:56pm

Comments: No one came forward to speak.

Closed hearing at 6:56pm

12. Ordinance #03-16-2020 #03 (543) TO CONSIDER REZONING REQUEST TO REZONE 19.81 ACRES OF LAND TO BE REZONED FROM A-1 (AGRICULTURAL) TO R-2 (ONE AND TWO-FAMILY RESIDENTIAL)(MEADOWLANDS, LLC) (1ST READING)

Roll Call Vote (1st Reading):

Y Boka Y Burns-Thompson 2 Duer Y Mertz 1 Willey (5-0)

Roll Call Vote (To waive 2nd & 3rd Reading):

Y Boka Y Burns-Thompson Y Duer 1 Mertz 2 Willey (5-0)

Roll Call Vote (To Publish):

Y Boka Y Burns-Thompson Y Duer 1 Mertz 2 Willey (5-0)

13. Public hearing to consider rezoning request to rezone 13.48 acres of land to be rezoned from C-2 (General Commercial) to R-3 (Multi-family Residential)(Blue Ridge Plat 2)

Doug Mandernach explained the owner, Signature Companies, LLC, is requesting to rezone 13.48 acres of land from C-2 (General Commercial) to R-3 (Multi-family Residential). This request is part of a larger development of 25 acres.

Open hearing at 6:59pm

Comments: No one came forward to speak.

Closed hearing at 6:59pm

14. Ordinance #03-16-2020 #04 (544) TO CONSIDER REZONING REQUEST TO REZONE 13.48 ACRES OF LAND TO BE REZONED FROM C-2 (GENERAL COMMERCIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL)(BLUE RIDGE PLAT 2) (1ST READING)

Roll Call Vote (1st Reading):

Y Boka Y Burns-Thompson Y Duer 1 Mertz 2 Willey (5-0)

Roll Call Vote (To waive 2nd & 3rd Reading):

Y Boka Y Burns-Thompson Y Duer 1 Mertz 2 Willey (5-0)

Roll Call Vote (To Publish):

Y Boka Y Burns-Thompson 1 Duer 2 Mertz Willey (5-0)

15. Public hearing to consider rezoning request to rezone 1.37 acres of land to be rezoned from R-1 (Single-family Residential) and R-3 (Multi-family Residential) to C-2 (General Commercial)(Blue Ridge Plat 2)

Director Shaw explained this is a public hearing for the request from Signature Companies, LLC to rezone the 1.37 acres from R-1 (Single-family Residential) and R-3 (Multi-family Residential) to C-2 (General Commercial).

Open hearing at 6:59pm

Comments: No one came forward to speak.

Closed hearing at 6:59pm

16. Ordinance #03-16-2020 #05 (545) TO CONSIDER REZONING REQUEST TO REZONE 1.37 ACRES OF LAND TO BE REZONED FROM R-1 (SINGLE-FAMILY RESIDENTIAL) AND R-3 (MULTI-FAMILY RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL)(BLUE RIDGE PLAT 2) (1ST READING)

Roll Call Vote (1st Reading):

Y Boka Y Burns-Thompson 1 Duer 2 Mertz Y Willey (5-0)

Roll Call Vote (To waive 2nd & 3rd Reading):

Y Boka Y Burns-Thompson 1 Duer Y Mertz 2 Willey (5-0)

Roll Call Vote (To Publish):

Y Boka Y Burns-Thompson 2 Duer Y Mertz 1 Willey (5-0)

17. Public hearing to consider approval of plans, specifications and form of contract for Heritage Homes Storm Water Improvements - Phase 2

City Engineer John Dostart explained on March 5, 2020, at 10:00am, bids were received for the Heritage Homes Storm Water Improvements - Phase 2 project. This project is part of the City's ongoing effort to disconnect footing drains from sanitary sewers in many of our older neighborhoods. There were three bids received, with the low bid being submitted by Jackson Creek Enterprises LC of Allerton, Iowa in the amount of \$489,262. The engineers estimate was \$541,000. Based on previous work experience with Jackson Creek Enterprise, the engineer and staff would recommend awarding the project to the low bid.

Open hearing at 7:01pm

Comments: No one came forward to speak.

Closed hearing at 7:01pm

18. Resolution #03-16-2020 #02 TO APPROVE THE PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATED COSTS FOR HERITAGE HOMES STORM WATER IMPROVEMENTS - PHASE 2

Roll Call Vote:

Y Boka Y Burns-Thompson 2 Duer Y Mertz 1 Willey (5-0)

19. Resolution #03-16-2020 #03 TO APPROVE THE CONTRACT AND BOND FOR HERITAGE HOMES STORM WATER IMPROVEMENTS - PHASE 2
Council Member Vern Willey motioned approval subject to City Attorney Bob Laden's review.
 Roll Call Vote:
Y Boka Y Burns-Thompson 2 Duer Y Mertz 1 Willey (5-0)
20. Resolution #03-16-2020 #04 MAKING AWARD OF THE CONTRACT FOR HERITAGE HOMES STORM WATER IMPROVEMENTS - PHASE 2
 Roll Call Vote:
Y Boka Y Burns-Thompson Y Duer 1 Mertz 2 Willey (5-0)
21. Resolution #03-06-2020 #05 APPROVING PREPAREDNESS AND SUPPORT ACTIVITIES REGARDING COVID-19
City Administrator Jeff Mark explained that this resolution and proclamation provides the City Administrator and Police Chief the authority to make decision in regards to city facilities, properties and staff in responding to the COVID-19 virus outbreak.
 Roll Call Vote:
Y Boka Y Burns-Thompson 2 Duer 1 Mertz Y Willey (5-0)
22. Consider management agreement for Altoona Aquatics Park with Greater Altoona Community Service Campus
City Administrator Mark explained there are no changes from the current agreement. The Campus will receive \$50,000 on May 1st, for managing the park and up to \$15,000 for chemicals.
 Roll Call Vote:
Y Boka Y Burns-Thompson Y Duer 1 Mertz 2 Willey (5-0)
23. Consider Consent Agenda
- a) Allow Bills
 - b) Consider approval of professional services agreement with Bolton & Menk for Townsend Parking lot inspection
 - c) Consider approval of professional services agreement with Kirkham Michael for land acquisition services for 1st Avenue Phase 3
 - d) Consider approval of easements with MidAmerican Energy for work on 9th Street NE
 - e) Resolution #03-16-2020 #06 TO ACCEPT PROPOSAL FROM JAS CONCRETE IN THE AMOUNT OF \$43,140.80 FOR HAINES PARK PARKING LOT
 - f) Resolution #03-16-2020 #07 TO ACCEPT PROPOSAL FROM CONCRETE PROFESSIONALS IN THE AMOUNT OF \$72,173.02 FOR OAK HILL PARK PARKING LOT, TRAIL AND BASKETBALL COURT
 - g) Resolution #03-16-2020 #08 TO SET PUBLIC HEARING FOR MONDAY, APRIL 20, 2020 AT 6:30 PM TO CONSIDER AN AMENDMENT TO THE URBAN RENEWAL PLAN
 - h) Beer & Liquor Permits
 - D1) Git N Go #47 (101 8th St SW) - Class E Liquor License (LE), Class B Wine Permit (Carryout Wine-Includes Native Wine), Class C Beer Permit (Carryout beer), Sunday Sales
 - D2) Super Stop Liquor and Wine - Class E Liquor License (LE), Sunday Sales
 - D3) SKG, Inc dba Super Stop Liquor & Wine (new owners as of 3-27-2020) - Cigarette and Tobacco Permit - New in their name 3-27-20 to 6-30-2020
 - D4) Big Steer Restaurant/Lounge - Class C Liquor License (LC)(Commercial), Sunday Sales
 - D5) Monterrey LLC - Class C Liquor License (LC)(Commercial), Sunday Sales
- Roll Call Vote:
Y Boka Y Burns-Thompson 2 Duer Y Mertz 1 Willey (5-0)
24. Department Head Reports & Updates

The following gave updates: Police Department - Greg Stallman, Fire Department - Jared Ogbourne, Public Utilities - Jim Utter, Public Works - Scott Atzen, Engineering - John Dostart, Community Development - John Shaw, Library - Kim Kietzman, Administration - Jeff Mark

25. **General Business & Updates**

*Council Member Scott Duer shared that the Parks Board would like to be able to apply for grants and are interested in a 501c3 status.

*Council Member Willey expressed many of the usual meetings he attends are going to on-line status.

*Mayor Pro-Tem Boka expressed his thanks to the Fire and Police Chiefs for the operation of the Emergency Response Center.

26. **Adjourn at 7:30pm**

Roll Call Vote:

Y Boka Y Burns-Thompson Y Duer 1 Mertz 2 Willey (5-0)

Attest to:

Amy Hill, Secretary

Jeremy Boka, Mayor Pro-Tem