

CITY OF ALTOONA COUNCIL MEETING
MONDAY, APRIL 1, 2019, 6:30 P.M.
AT THE ALTOONA CITY HALL

1. **CALL TO ORDER**

Roll Call at 6:30 pm

Mayor O'Connor- present

Duer - present

Mertz- present

Boka - present

Leighter - present

Willey - present

City Officials Present: Jeff Mark, Randy Pierce, Greg Stallman, Greg Stallman, Jason Ferguson, Tony Chambers, Todd Trobaugh, Bret Handy, Jared Ogbourne, John Shaw, Jon Hanson, Jim Utter, Scott Atzen, Amy Hill, City Attorney Bob Laden,

Audience Present: Eric Cannon, David Cusic, Melissa Horton, Matt Kray, Lemar Koethe, Alex Payne

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

Mayor Dean O'Connor requested the agenda be approved as presented.

Roll Call Vote:

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

3. **Consider approval of March 18 and 25, 2019 Council Minutes**

Roll Call Vote:

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

4. **Swear in new police officer**

Mayor O'Connor swore in FT Police Officer Tony Ong

5. **Citizens request to address council**

No one came forward to speak.

6. **Public hearing to consider issuance of not to exceed \$7,100,000 General Obligation Urban Renewal Corporate Purpose Bonds, Series 2019 (Randy)**

City Clerk Randy Pierce explained this is a public hearing to consider issuing General Obligation Urban Renewal Corporate Purpose Bonds not to exceed \$7,100,000. The issuance is to cover the costs associated with the construction of street improvements on 1st Avenue North, 8th Street, 17th Street SE and 24th Street SW.

Hearing opened at 6:35pm

Comments: No one came forward to speak.

Hearing closed at 6:35pm

7. **Resolution #04-01-2019 #01 EXPRESSING INTENT TO ISSUE GENERAL OBLIGATION URBAN RENEWAL CORPORATE PURPOSE BONDS**

Roll Call Vote:

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

8. **Public hearing to consider approval of amended development agreement with Altoona Lion Development Group, LLC, including annual appropriation economic development payments in an amount not to exceed \$1,554,023**

City Administrator Jeff Mark explained under the terms of the agreement, Lion agrees to develop at least 35,000 square feet of commercial space on the property and to use the project as at commercial facility throughout the terms of this agreement. The City agrees to make economic development payments to the Developer in each fiscal year during the term of this agreement. The total amount of the payments shall not exceed \$1,554,023, and all payments shall be subject to annual appropriations by the City Council.

Hearing opened at 6:36pm

Comments: No one came forward to speak.
Hearing closed at 6:36pm

9. Resolution #04-01-2019 #02 APPROVING DEVELOPMENT AGREEMENT WITH ALTOONA LION DEVELOPMENT GROUP, LLC AND AUTHORIZING ANNUAL APPROPRIATION ECONOMIC DEVELOPMENT PAYMENTS
Roll Call Vote:
Y Boka Y Duer Y Leighter 2 Mertz 1 Willey (5-0)
10. Public Hearing to consider an ordinance amendment to Chapter 136.08 to increase the width of sidewalks in residential areas from four feet to five feet in width
Community Development Director John Shaw explained this is a public hearing to consider an ordinance amendment to Chapter 136.08 Sidewalk Standards. The amendment will require that all sidewalks be five feet wide instead of four feet wide for residential sidewalks. This amendment will accommodate the ADA requirement and is consistent with most other metro community's
Hearing opened at 6:37pm
Comments: No one came forward to speak.
Hearing closed at 6:38pm
11. Ordinance #04-01-2019 #01 (517) TO AMEND CHAPTER 136.08 TO INCREASE SIDEWALK WITH IN RESIDENTIAL AREAS FROM FOUR FEET TO FIVE FEET (1st READING)
Roll Call Vote (1st Reading):
1 Boka Y Duer Y Leighter Y Mertz 2 Willey (5-0)
Roll Call Vote (To waive 2nd & 3rd Reading):
Y Boka 1 Duer Y Leighter Y Mertz 2 Willey (5-0)
Roll Call Vote (To publish):
Y Boka 2 Duer Y Leighter Y Mertz 1 Willey (5-0)
12. Public Hearing to consider an ordinance amendment to the Code of Ordinances regarding small cell regulations
City Administrator Mark explained council will need to open this public hearing and move to continue. Staff thought that we were operating under a Federal mandated deadline to include small cell language into our ordinance. We now have some more research to do in regards to certain terminology in the FCC requirements.
Hearing opened at 6:42pm
Roll Call Vote:
1 Boka 2 Duer Y Leighter Y Mertz Y Willey (5-0)
13. Resolution #04-01-2019 #03 TO CONSIDER A PRELIMINARY PLAT FOR ALTOONA NE INDUSTRIAL PLAT 1
Eric Cannon of Snyder and Associates, 2727 SW Snyder Blvd., Ankeny, representing the owner, SR Holdings II LLC, is seeking preliminary plat approval for the Altoona NE Industrial Plat 1. The property is located at the east end of Adventureland Drive NE, east of Dayton Freight. The property is 40.54 acres in size and is zoned as follows: The 9.90 acres on the west side of the Mud Creek is zoned M-2 (Heavy Industrial). The 30 acres east of Mud Creek are zoned M-1 (Limited Industrial). The creek will be deeded to the City. The developer's intent on the 9.90 acres is to house his construction business. He plans to utilize the site for an outdoor storage yard, an office building and shop building. Council Member Scott Duer motioned approval subject to a conditional use permit for the proposed outdoor storage yard and a variance for the un-paved surface being granted by the Board of Adjustment.
Roll Call Vote:
1 Boka Y Duer Y Leighter Y Mertz 2 Willey (5-0)
14. Resolution #04-01-2019 #04 TO CONSIDER A FINAL PLAT FOR ALTOONA NE INDUSTRIAL PLAT 1
Council Member Vern Willey motioned approval subject to a conditional use permit for the proposed

outdoor storage yard and a variance for the un-paved surface being granted by the Board of Adjustment.

Roll Call Vote:

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

15. Resolution #04-01-2019 #05 TO CONSIDER A SITE PLAN FOR ALTOONA NE INDUSTRIAL Council Member Kyle Mertz motioned approval subject to a conditional use permit for the proposed outdoor storage yard and a variance for the un-paved surface being granted by the Board of Adjustment.

Roll Call Vote:

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

16. Resolution #04-01-2019 #06 TO CONSIDER A PLAT OF SURVEY FOR PARCELS A & B IN THE SE ¼ OF THE NE ¼ IN SECTION 22, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., ALTOONA, AND GENERALLY LOCATED SOUTH OF TARGET/LOWE'S, WEST OF 34TH AVE SW, EAST OF HIGHWAY 65 BYPASS, CONTAINING 16.73 ACRES

Director Shaw explained the owner, Lemar Koethe, is seeking approval for a Plat of Survey for his property located south of Target, on the west side of 34th Avenue SW.

Roll Call Vote:

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

17. Resolution #04-01-2019 #07 AUTHORIZING REDEMPTION OF OUTSTANDING SEWER REVENUE BONDS, SERIES 2011B

City Clerk Pierce explained this is a resolution to authorize the redemption of outstanding Sewer Revenue Bonds, Series 2011b. The redemption amount is \$700,000 and will save the City \$88,000 in interest payments.

Roll Call Vote:

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

18. Resolution #04-01-2019 #08 TO APPROVE FINANCIAL ASSISTANCE REQUEST FROM DAWSON CHIROPRACTIC FOR SITE IMPROVEMENTS

City Administrator Mark explained per council's direction at the March 25th, Council Work Session, the City of Altoona will provide financial assistance for the actual expenses for site improvements not to exceed \$12,054.

Roll Call Vote:

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

19. Consider event request from Angela Meek to hold an Easter Egg Hunt at Pirates Cove Park on Saturday, April 13th at noon.

Roll Call Vote:

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

20. Consider event request for Cystic Fibrosis Foundation walk at the Outlets of Des Moines on Saturday, May 18 from 9-noon

Roll Call Vote:

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

21. Consider event request from Walnut Creek Church - Altoona for Party in the Civic Plaza on Sunday, May 26 from 5-8 pm

Roll Call Vote:

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

22. Consider event request from Hy-Vee for Ladies Night on Friday, September 6, 2019 at the Civic Plaza

Roll Call Vote:

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

23. Consider event request for Leukemia and Lymphoma Society of Central Iowa fundraiser carnival at Sam Wise Youth Complex on Saturday, May 4, 2019, from 11 am - 3 pm (Scott)
Council Member Willey motioned approval subject to the Sam Wise Youth Complex leagues providing written acknowledgement that the event can be accommodated at Sam Wise.

Roll Call Vote:

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

24. Consider Consent Agenda

a) Allow Bills

b) Capital Projects

B1) Pay App #20 - Elder Corporation - Adventureland Dr. Improvements - \$68,793.37

B2) Pay App #5 - Two Rivers Group, Inc. - Altoona Community Center - \$26,267.50

B3) Pay App #6 - Two Rivers Group, Inc. - Altoona Community Center - \$76,139.74

c) Resolution #04-01-2019 #09 ACCEPTING PERMANENT PUBLIC UTILITY EASEMENT FOR CONSTRUCTION OF THE 1ST AVE. RECONSTRUCTION PROJECT (NICHOLAS & CHRISTINA MORTENSON - \$4,305.00)

d) Resolution #04-01-2019 #10 ACCEPTING PERMANENT PUBLIC UTILITY EASEMENT AND ACCESS EASEMENT FOR CONSTRUCTION OF THE 1ST AVENUE RECONSTRUCTION PROJECT (FC COOP II - \$46,200.00)

e) Resolution #04-01-2019 #11 ACCEPTING PERMANENT PUBLIC UTILITY EASEMENT FOR CONSTRUCTION OF THE 1ST AVENUE AVENUE RECONSTRUCTION PROJECT (FC COOP II - \$7,430.00)

f) Resolution #04-01-2019 #12 ACCEPTING TEMPORARY CONSTRUCTION EASEMENT FOR CONSTRUCTION OF THE 1ST AVENUE RECONSTRUCTION PROJECT (FC COOP II - \$5,640.00)

g) Resolution #04-01-2019 #13 ADOPTING THE POLK COUNTY MULTI-JURISDICTIONAL LOCAL HAZARD MITIGATION PLAN

h) Set Public Hearing for Monday, April 15th at 6:30 pm to consider a rezoning request from the City of Altoona for 5.62 acres at the north end of the Spring Creek Sports Complex to rezone from A-1 (Agricultural) to R-5 (Planned Unit Development)

i) Set Public Hearing for Monday, April 15th at 6:30 pm to consider a development plan from the City of Altoona for 5.62 acres at the north end of the Spring Creek Sports Complex to construct 17 single family detached homes with varying lot widths and setbacks

j) Set Public Hearing for Monday, April 15th at 6:30 pm to consider ordinance amendments to Chapters 165.02, 168.02, 168.03, 168.04, and 168.06 to define and establish guidelines for model homes and sales offices

k) Set a public hearing on Monday, April 15th at 6:30pm to consider approval for plans, specifications and form of contract for Townsend Lift Station Project

l) Set a public hearing for Monday, April 15th at 6:30pm to consider agreements with Facebook

Roll Call Vote:

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

25. Beer and Liquor Permits

a) Git-N-Go #47 - Class E Liquor License (LE), Class B Wine Permit (Carryout Wine) - includes Native Wine, Class C Beer Permit (Carryout Beer)

Lieutenant Tony Chambers stated there were no violations at this establishment.

Roll Call Vote:

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

b) Big Steer Restaurant and Lounge - Class C Liquor License (LE)(Commercial), Catering privilege

Lieutenant Chambers stated there were no violations at this establishment.

Roll Call Vote:

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

c) Nomi Asian Restaurant - Class B Beer (BB)(Includes wine coolers), Class C Native Wine Permit (On Premise Native Wine), Sunday Sales

Lieutenant Chambers stated there were no violations because this is a new establishment.

Roll Call Vote:

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

d) Altoona Adult Softball Association - Class B Beer (BB) Includes Wine Coolers, Sunday and Outdoor Sales

Lieutenant Chambers stated there were no violations at this establishment.

Roll Call Vote:

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

27. Department Head Reports & Updates

The following gave updates: Police Department - Greg Stallman, Fire Department - Jared Ogbourne, Public Works - Scott Atzen, City Engineer Jon Hanson, Community Development - John Shaw, Finance - Randy Pierce, Administration - Jeff Mark

28. General Business

*Council Member Willey updated council in regards to an upcoming DART meeting and Metro Area Bike Trail meeting.

*Mayor O'Connor provided council with an update on an upcoming vote with CVB.

29. Adjourn at 7:08pm

Roll Call Vote:

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

Attest to:

Amy S. Hill, Secretary

Dean O'Connor, Mayor