

CITY OF ALTOONA COUNCIL MEETING  
MONDAY, MAY 20, 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: Greg Stallman, Jason Ferguson, Tony Chambers, Todd Trobaugh, Lee Richardson, John Shaw, Jim Utter, Scott Atzen, Amy Hill, City Attorney Bob Laden

Audience Present: Ami Penquite, Kris Penquite, Blake Penquite, Abby Penquite, Annie Penquite, Okaydo Van Duong, Steve Moyna, Cameron Hale, Madison Hale, Matt Kray, Katie Gieszler, Peggy Harmeyer, Mike Harmeyer, Alex Payne, Gregory Huff

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

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

Roll Call Vote:

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

3. **Consider approval of May 6, 2019 Council Minutes**

Roll Call Vote:

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

4. **Citizens request to address council**

No one came forward to speak.

5. **MidAmerican Energy to present Trees Please Grant**

Katie Gieszler representing MidAmerican Energy presented the city with a Trees Please Grant in the amount of \$1,000.

6. **Greg Huff with Iowa Rural Water Association (IRWA) presenting a scholarship award to Ami Penquite**

7. **Mayor O'Connor to present Officer Cameron Hale with his certification certificate from the Iowa Law Enforcement Academy**

8. **Greg Edwards to present an update on Greater Des Moines Convention and Visitors Bureau**

9. **Mayor Proclamation naming May 19 - 25, 2019 as Emergency Medical Services Week**

10. **Public hearing to consider an amendment to the 2018-2019 fiscal year budget**

Mayor O'Connor explained City Clerk Randy Pierce stated the amendment was needed because of higher than planned expenses in the following areas: vehicle maintenance, overtime, professional services, debt services, economic development, new hire and building maintenance.

Hearing opened at 7:00pm

Comments: No one came forward to speak.

Hearing closed at 7:00pm

11. **Resolution #05-20-2019 #01 APPROVING AMENDMENT AND CERTIFICATION TO THE 2018-2019 FISCAL YEAR BUDGET**

Roll Call Vote:

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

12. Continued public hearing to consider approving a development agreement with Stubbs Development for oversizing costs related to Spring Creek Ridge North Plat 1  
Council Member Vern Willey made a motion to reopen the public hearing.  
 Roll Call Vote:  
2 Boka Y Duer Y Leighter Y Mertz 1 Willey (5-0)  
 Hearing reopened at 7:01pm  
 Comments: No one came forward to speak.  
 Hearing closed at 7:01pm
13. Resolution #05-20-2019 #02 TO APPROVE A DEVELOPMENT AGREEMENT WITH STUBBS DEVELOPMENT FOR OVERSIZING COSTS RELATED TO SPRING CREEK RIDGE NORTH PLAT 1  
Council Member Jeremy Boka motioned approval of the development agreement as written.  
 Roll Call Vote:  
1 Boka Y Duer Y Leighter 2 Mertz Y Willey (5-0)
14. Ordinance #05-06-2019 #02 (522) TO VACATE A PORTION OF A LANDSCAPE EASEMENT IN BROOKFIELD ESTATES PLAT 1 (2<sup>nd</sup> Reading)  
Community Development Director John Shaw explained staff has been in contact with the home owners affected by the landscape easement. Staff has sent a letter to one of the homeowner's builders informing the builder that they didn't have permits for the fencing and need to move the fencing into compliance. He stated the other homeowner's fence company has agreed to move the fence to make the fence complaint. Furthermore, both of the properties will also need to add landscaping. Staff will continue to monitor the situation and work with the homeowners on this change.  
 Roll Call Vote (2<sup>nd</sup> Reading):  
2 Boka Y Duer Y Leighter 1 Mertz Y Willey (5-0)  
 Roll Call Vote(To waive 3<sup>rd</sup> Reading):  
2 Boka Y Duer Y Leighter 1 Mertz Y Willey (5-0)  
 Roll Call Vote (To Publish):  
Y Boka 2 Duer Y Leighter 1 Mertz Y Willey (5-0)
15. Ordinance #04-15-2019 #02 (519) TO AMEND CHAPTER 165.02 DEFINITIONS TO ADD A DEFINITION FOR MODEL HOME (2<sup>nd</sup> Reading) (John)  
Mayor O'Connor explained this will be the second reading to consider amendments to several ordinances that will define and establish guidelines for model homes in residential plats/developments. Chapter 165.02 will add Model Home to the definitions. Mike Harmeyer and Peggy Harmeyer, 1111 11<sup>th</sup> Ave. SE, requested for the definition of model home and staged home. Council Members Jeremy Boka and Mertz shared their views of a definition of a staged home. Council Member Mertz motioned approval with the removal of the "before listing for sale" as represented in the updated ordinance for the 2<sup>nd</sup> reading.  
 Roll Call Vote (2<sup>nd</sup> Reading):  
2 Boka Y Duer Y Leighter 1 Mertz Y Willey (5-0)  
 Roll Call Vote(To waive 3<sup>rd</sup> Reading):  
2 Boka 1 Duer Y Leighter Y Mertz Y Willey (5-0)  
 Roll Call Vote (To Publish):  
Y Boka 1 Duer 2 Leighter Y Mertz Y Willey (5-0)
16. Ordinance #04-15-2019 #03 (520) TO AMEND PARAGRAPHS IN CHAPTER 168 - ZONING CODE - DISTRICT REGULATIONS TO ADD LANGUAGE FOR MODEL HOME AS A PERMITTED CONDITIONAL USE IN 168.02, 168.03, 168.04 AND 168.06 (2<sup>nd</sup> Reading)  
 Roll Call Vote (2<sup>nd</sup> Reading):  
Y Boka Y Duer 2 Leighter Y Mertz 1 Willey (5-0)  
 Roll Call Vote(To waive 3<sup>rd</sup> Reading):  
2 Boka Y Duer Y Leighter Y Mertz 1 Willey (5-0)

Roll Call Vote (To Publish):

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

17. Consider Consent Agenda

a) Allow Bills

b) Capital Projects

B1) Change Order #16 - Two Rivers Group, Inc. - Townsend Community Center - \$8,183.17

B2) Pay App #1 - Iowa Civil Contracting - 1<sup>st</sup> Ave. Reconstruction Phase 1 - \$217,747.03

B3) Pay App #6 - Iowa Civil Contracting - Adventureland Dr. Pavement Rehab. - 168,365.29

c) Resolution #05-20-2019 #03 CONSENTING TO ASSIGNMENT OF TRUSTEE AGENT AGREEMENTS; ESCROW AGENT AGREEMENTS; AND/OR PAYING AGENT AND REGISTRAR AND TRANSFER AGENT AGREEMENTS

d) Resolution #05-20-2019 #04 APPROVING THE TRANSFER OF FUNDS FOR BOND AND INTEREST PAYMENTS

e) Resolution #05-20-2019 #05 TO PURCHASE LAND BY WARRANTY DEED FOR CONSTRUCTION OF THE 1<sup>ST</sup> AVENUE RECONSTRUCTION PROJECT (KIRK & CINDY SCHNOEBELEN - \$1,960.00)

f) Resolution #05-20-2019 #06 ACCEPTING PERMANENT PUBLIC UTILITY EASEMENT FOR CONSTRUCTION OF THE 1<sup>ST</sup> AVENUE RECONSTRUCTION PROJECT (KIRK & CINDY SCHNOEBELEN - \$7,315.00)

g) Resolution #05-20-2019 #07 ACCEPTING TEMPORARY CONSTRUCTION EASEMENT FOR THE CONSTRUCTION OF THE 1<sup>ST</sup> AVENUE RECONSTRUCTION PROJECT (KIRK & CINDY SCHNOEBELEN - \$1,250.00)

h) Resolution #05-20-2019 #08 AUTHORIZING THE ISSUANCE OF \$6,620,000 GENERAL OBLIGATION URBAN RENEWAL CORPORATE PURPOSE BONDS, SERIES 2019, AND PROVIDING FOR THE LEVY OF TAXES TO PAY THE BONDS

i) Consider approval of letter to USDA - Natural Resources Conservation Services for grant monies for water/sewer infrastructure

j) Consider approval of submitting Wellmark Small Match Grant

k) Consider approval of lease agreement with Polk County for Senior Meal site shared services at Lion's Shelter

Council Member Mertz asked when the new senior meal site was going to be completed. Public Works Director Scott Atzen responded that the community center will be ready by the end of the summer but the sanitary sewer system and parking lot will still need to be completed.

Roll Call Vote:

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

18. Department Head Reports & Updates

The following gave updates: Police Department - Greg Stallman, Fire Department - Lee Richardson, Public Utilities - Jim Utter, Public Works - Scott Atzen, Community Development - John Shaw

19. General Business

\*Council Member Mertz shared about the DC trip taken with the Des Moines Partnership. He also expressed his thanks to the Streets department for helping out with Altoona Elementary's parking lot drainage issue.

\*Council Member Willey shared an update on meetings coming up and Steve Cole's retirement party.

\*Mayor O'Connor expressed his thanks to fellow council members who covered his duties why he was on vacation.

20. Adjourn at 7:32pm

Roll Call Vote:

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

Attest to: \_\_\_\_\_  
Amy S. Hill, Secretary

\_\_\_\_\_  
Dean O'Connor, Mayor