

CITY OF ALTOONA COUNCIL MEETING
MONDAY, JUNE 3, 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 - absent

Mertz- present

Boka - present

Leighter - present

Willey - absent

City Officials Present: Randy Pierce, Tony Chambers, Jared Ogbourne, Chad Quick, Jim Utter, Scott Atzen, Amy Hill, City Attorney Bob Laden

Audience Present: Nick Warneke, Pennie Warneke, Terry Coghlan, Melissa Horton, David Cusic, Ben Von Ruden, Dee Keul, Mary Keul, Roxanne Johnson, Jeff Wiseman, Vicki O'Connor, Lonnie Umdenstock, George Tomlinson, Greg Clouse, Terry Coghlan, Lisa Wittmus, Jeff Wiseman, Wayne McIntosh, Suzanne McIntosh, Sharon Ables, Jeff Smart

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

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

Roll Call Vote:

Y Boka A Duer 2 Leighter 1 Mertz A Willey (3-0)

3. **Consider approval of May 20 and 21, 2019 Council Minutes**

Roll Call Vote:

2 Boka A Duer Y Leighter 1 Mertz A Willey (3-0)

4. **Citizens request to address council**

No one came forward to speak.

5. **Mayor Proclamation naming Tuesday, August 6, 2019 as National Night Out**

6. **Public hearing to consider an 80/20 voluntary annexation consisting of approximately 153.962 acres of land south of Altoona**

City Planner Chad Quick explained this is an 80/20 voluntary annexation and was initiated by the Cramer property. Robert Cramer plans on developing a single-family residential subdivision on his property. City is offering the same incentives as in the past, 10-year tax abatement, and waiving the water and sewer connection fees.

Hearing opened at 6:33pm

Comments: The following individuals came forward opposing the annexation because of concerns in regards to: storm water control, future requirements for sanitary sewer, paved driveways, burning trash, firework usage and lot sizes of new development. - George Tomlinson - 6807 NE 27th Ave., Greg Clouse - 2558 NE 72nd St., Dee Keul - 7131 NE 27th St., Terry Coghlan - 2456 NE 72nd St., Vicki O'Connor - 7081 NE 27th Ave., Lisa Wittmus - 6991 NE 27th St., Jeff Wiseman - 7041 NE 27th Ave., Wayne and Suzanne McIntosh - 2340 NE 72nd St., and Sharon Ables - 6959 NE 27th Ave.

Hearing closed at 7:04pm

7. **Resolution #06-03-2019 #01 TO APPROVE AN 80/20 VOLUNTARY ANNEXATION CONSISTING OF APPROXIMATELY 153.962 ACRES OF LAND SOUTH OF ALTOONA**

Mayor O'Connor reminded audience members that are in opposition to the annexation to share these same concerns at the City Development Board hearing on June 12 and they will receive a letter reminding them of the date. He also stated that the city will respond to their questions.

Council Member Jeremy Boka stated his appreciation for the audience to share their concerns. He also explained the city would be requiring curb and gutter for storm water control which would help alleviate the storm water issues. He continued that a preliminary plat or site plan has not been submitted. Council Member Scott Leighter shared that he is not a fan of the smaller lot sizes.

Council Member Kyle Mertz asked for clarification on the city's process of annexation. City Planner Quick explained the procedures and provided several examples.

Roll Call Vote:

2 Boka A Duer Y Leighter 1 Mertz A Willey (3-0)

8. **Public hearing to consider an 80/20 voluntary annexation consisting of approximately 107.742 acres of land east of Altoona**

City Planner Quick stated this annexation includes five voluntary petitions including vacant land owners, a single-family home, MidAmerican Energy substation, and the Altoona Cemetery. City is offering the same incentives as in the past, 10-year tax abatement, and waiving the water and sewer connection fees.

Hearing opened at 7:12pm

Comments: The following individuals came forward opposing the annexation because of concerns in regards to: where the location of the sanitary sewer will be and cost to hook up to the sewer, DNR & EPA regulations on maintaining septic systems, erosion control in the creek, allowance to maintain farm animals, burning of prairie/pasture areas, misinformation and lack of response to homeowners - Roxanne Johnson - 7902 NE 50th Ave., Lonnie Umdenstock - 7812 NE 50th St., Jeff Smart - 7880 NE 50th Ave., and Pennie and Nick Warneke - 7834 NE 50th Ave. Mayor O'Connor recommended that staff set up a time to have a meeting with the homeowners to discuss the options for a future sewer line in their area.

Hearing closed at 7:34pm

9. **Resolution #06-03-2019 #02 TO APPROVE AN 80/20 VOLUNTARY ANNEXATION CONSISTING OF APPROXIMATELY 107.742 ACRES OF LAND EAST OF ALTOONA**

Council Member Leighter requested staff to follow up on the sewer question.

Roll Call Vote:

2 Boka A Duer Y Leighter 1 Mertz A Willey (3-0)

10. **Resolution #06-03-2019 #03 TO CONSIDER A SITE PLAN ADDITION FOR SS. JOHN & PAUL CATHOLIC CHURCH**

City Planner Quick explained Saints John and Paul Catholic Church is proposing to add an addition to the Parish Hall. This addition will connect the existing western church building with the eastern Faith Development Center (FDC) building. This will result in splitting the parking lot in half. The addition is 10,800 sf of finished space.

Roll Call Vote:

1 Boka A Duer Y Leighter 2 Mertz A Willey (3-0)

11. **Resolution #06-03-2019 #04 TO CONSIDER A SITE PLAN AMENDMENT FOR CORNER MARKET RETAIL BUILDING**

City Planner Quick shared the owner of the Corner Market is seeking a site plan amendment for their property located at 400 34th Avenue NW. The project is located north of the Best Western Hotel and south of Hubbell Avenue. The owner has a tenant that wants to occupy 2/3rds of the building and also add a covered bar area on the roof. The plans call for adding an elevator and stair well in the middle of the building and an exterior stairwell on the southeast corner of the building.

Roll Call Vote:

1 Boka A Duer Y Leighter 2 Mertz A Willey (3-0)

12. **Resolution #06-03-2019 #05 TO CONSIDER A PRELIMINARY PLAT FOR CLAMPET CORNER**

City Planner Quick stated Clampet Corner LLC, is seeking preliminary plat approval for the Clampet Corner plat. The property is located on Adventureland Drive and are the combined locations of Bigfoot and the old McDonalds site. The two properties are a combined 1.86 acres in size. Lot A will be deeded to the City to accommodate the turning lane. The plat will move the lot line to the east adding the McDonalds parking stalls onto the Big Foot lot. There will be a shared parking easement between the two lots and an ingress/egress easement for the shared access onto Adventureland

Drive and across the lots. Council Member Mertz motioned approval subject to deficiencies being rectified.

Roll Call Vote:

2 Boka A Duer Y Leighter 1 Mertz A Willey (3-0)

13. Resolution #06-03-2019 #06 TO CONSIDER A FINAL PLAT FOR CLAMPET CORNER (Chad)
Council Member Mertz motioned approval subject to deficiencies being rectified.

Roll Call Vote:

2 Boka A Duer Y Leighter 1 Mertz A Willey (3-0)

14. Consider Consent Agenda

a) Allow Bills

b) Capital Projects

B1) Change Order #15 - Two Rivers Group, Inc. - Altoona Community Center - \$6,143.82

B2) Pay App #8 - Two Rivers Group, Inc. - Altoona Community Center - \$111,029.24

B3) Change Order #2 - Iowa Civil Contracting - Adventureland Drive Patching -
(\$257,393.76)

B4) Pay App #7 - Iowa Civil Contracting - Adventureland Drive Patching - \$52,898.54

B5) Pay App #22 - Elder Corp. - Adventureland Drive Improvements - \$191,586.83

B6) Pay App #3 - Hydro-Klean - 2018 Sanitary Sewer Rehabilitation - \$76,800.64

c) Consider Dollars for Scholars request to hang the banner on the pedestrian bridge from September 23 - October 4

d) Consider approval of construction and maintenance agreement with Iowa Interstate Railroad, Ltd. for 1st Ave. At-Grade Crossing

e) Consider approval of waste hauler permits and Consider approval of cigarette permits

f) Resolution #06-03-2019 #07 ACCEPTING TEMPORARY CONSTRUCTION EASEMENT FOR CONSTRUCTION OF 1ST AVE. RECONSTRUCTION PROJECT (JORDAN & ANN ATTERBERRY - \$2,405.00)

g) Resolution #06-03-2019 #08 ACCEPTING PERMANENT PUBLIC UTILITY EASEMENT FOR CONSTRUCTION OF THE 1ST AVE. RECONSTRUCTION PROJECT (JORDAN & ANN ATTERBERRY - \$5,660.00)

h) Resolution #06-03-2019 #09 ACCEPTING PUBLIC UTILITY EASEMENT FOR CONSTRUCTION OF THE 1ST AVE. RECONSTRUCTION PROJECT (CHRISTOPHER & BRIANNA PHILLIPS - \$4,375.00)

i) Resolution #06-03-2019 #10 ACCEPTING TEMPORARY CONSTRUCTION EASEMENT FOR CONSTRUCTION OF THE 1ST AVE. RECONSTRUCTION PROJECT (CHRISTOPHER & BRIANNA PHILLIPS - \$2,200.00)

j) Resolution #06-03-2019 #11 TO PURCHASE LAND BY WARRANTY DEED FOR CONSTRUCTION OF THE 1ST AVE. RECONSTRUCTION PROJECT (ACKELSON SHEET METAL, INC. - \$2,860.00)

k) Considers professional services agreement with Olsson, Inc. for Altoona Communications System Plan

l) Set public hearing for Monday, June 17, 2019 at 6:30 pm to consider a rezoning request from Melvin Quinn to rezone from A-1 (Agricultural) to M-1 (Limited Industrial) approximately 18.24 acres of land at the southwest corner of 34th Avenue NW and 25th Street NW

m) Set public hearing for Monday, June 17, 2019 at 6:30pm to consider a development agreement with Magnolia for sanitary sewer

Roll Call Vote:

1 Boka A Duer Y Leighter 2 Mertz A Willey (3-0)

15. Beer & Liquor Permits

a) Casey's General Store #2916 - Class E Liquor License (LE), Class B Wine Permit, Class C Beer Permit, Sunday Sales

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

Roll Call Vote:

Y Boka A Duer 2 Leighter 1 Mertz A Willey (3-0)

16. Department Head Reports & Updates

The following gave updates: Police Department - Brent Chambers, Fire Department - Jared Ogbourne, Public Utilities - Jim Utter, Public Works - Scott Atzen, Community Development - Chad Quick, Finance - Randy Pierce

17. General Business

*Council Member Boka stated he had met in regards to the Graham Warehouse.

*Council Member Leighter asked staff to look in the procedures for contractors working in easements to be responsible for restoration of the area in a timely fashion.

18. Adjourn at 7:49pm

Roll Call Vote:

Y Boka A Duer 2 Leighter 1 Mertz A Willey (3-0)

Attest to:

Amy S. Hill, Secretary

Dean O'Connor, Mayor