

CITY OF ALTOONA COUNCIL MEETING
MONDAY, JULY 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, Tony Chambers, Jared Ogbourne, John Shaw, Jim Utter, Scott Atzen, Kim Kietzman, Amy Hill, City Attorney Tim Pearson

Audience Present: Charlie Taylor, Doug Den Adel, Wally Pelds, Matt Kray, Janelle Riley, Roger Riley, David Cusic, Mark Thiessen, Nick Bettis, Clay Tarbell, Kari Albers, Jennifer Anderson, Brant Anderson, Alex Payne, Paul Clausen,

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

Mayor Dean O'Connor requested item 19k be removed from the agenda and item 19s4 be voted on separately from the consent agenda.

Roll Call Vote:

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

3. **Consider approval of June 17 and 24, 2019 Council Minutes**

Roll Call Vote:

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

4. **Citizens request to address council**

*Brant Anderson - 433 17th St. SW, Altoona, expressed concerns over obtaining a permit for a fence and pool. Mayor O'Connor expressed that the previous areas needed to be restored prior to the new building permit being issued in Mr. Anderson's particular case. Community Development Director John Shaw explained that city ordinance states a percentage of area germinated and established. He said he would have the building official contact Mr. Anderson next week to meet.

5. **Public hearing to consider a development agreement with Magnolia for sanitary sewer**

City Administrator Jeff Mark explained this is the continuation of a public hearing to consider entering into a development agreement with Vista Real Estate and Temple Holdings on proposed shared costs dealing with boring a sanitary sewer across 36th Street SE, streetlights, sidewalk improvements, and water main extensions. The owner/developer are also requesting design and construction mandates in paragraphs #4 and #6. Per the council work session discussion, Vista has submitted a revised agreement that reflects most of what was agreed upon at that meeting. Vista is still seeking full financial support for the cost of the sanitary sewer extension across 36th Street. Mr. Mark provided two options of cost sharing the extension across 36th Street. Council Member Vern Willey motioned to reopen the hearing.

Roll Call Vote:

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

Reopened hearing at 6:37pm

Comments: No one came forward to speak.

Closed hearing at 6:41pm

6. **Resolution 07-01-2019 #01 TO APPROVE A SANITARY SEWER DEVELOPMENT AGREEMENT WITH ALTOONA LOTS II, LLC AND TEMPLE HOLDINGS, LP**

Council Members discussed the different options for cost sharing the extension. Council Member Jeremy Boka motion approval of the development agreement with the City sharing the cost of \$59,943 for 36th St. extension.

Roll Call Vote:

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

7. **Resolution 07-01-2019#02 TO CONSIDER A SITE PLAN FOR JUNIOR ACHIEVERS CHILD CARE FACILITY**

Mark Thiessen of Angelo Architectural Associates at 12314 Ridgeview Dr., Urbandale, representing the owners of Junior Achievers Child Care is seeking site plan approval for their new facility. The property is located across from Ironwood Park at 2385 3rd Avenue SW and sits on 2.68 acres. The building will be 9,225 square feet in size and will be one story in height. Council Member Kyle Mertz motioned approval subject to working with staff on driveway connection.

Roll Call Vote:

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

8. **Resolution 07-01-2019#03 TO CONSIDER A SITE PLAN FOR ALTOONA PARK STORAGE**

Wally Pelds of Pelds Engineering at 2323 Dixon St., Des Moines explained the applicant, Sierra Properties, LC, is seeking site plan approval for Altoona Park Storage. The property is located on the west side of 1st Avenue North, north of R&D Plumbing and is approximately 2.60 acres in size. They are planning to add four new buildings, the largest of which is 5,851 sf. In total, there will be 20,051sf of new storage space. With the property abutting residential uses on the north, a buffer yard is required. The developer has a signed agreement with the neighbors to the north. Council Member Willey motioned approval subject to a decision by the Board of Adjustment on the 24 foot drive aisle.

Roll Call Vote:

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

9. **Resolution 07-01-2019#04 TO CONSIDER A PRELIMINARY PLAT FOR SIMBRO HOMESTEAD PLAT 1**

Wally Pelds stated the property owner, Theresa Allison, is seeking preliminary plat approval for her property. The property is located on the north side of 36th Street SE (NE 27th Avenue in the county). She is proposing to split off the existing home from the rest of the property. The home will be on Lot 1 and is 2.81 acres in size. The Outlot is 31.41 acres in size. Council Member Mertz motioned approval subject to deficiencies being met.

Roll Call Vote:

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

10. **Resolution 07-01-2019#05 TO CONSIDER A FINAL PLAT FOR SIMBRO HOMESTEAD PLAT 1**

Council Member Mertz motioned approval subject to deficiencies being met.

Roll Call Vote:

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

11. **Resolution 07-01-2019#06 TO CONSIDER A PRELIMINARY PLAT FOR ANDERSON PLAT I**

Paul Clausen with Civil Engineering Consultants at 2400 86th St., Unit 12, Urbandale, explained the Graham Group, Inc. has purchased the 74 acre Anderson property and is seeking preliminary plat approval. The property is located east of 34th Avenue NW, across from Facebook. Graham plans to construct four warehouse buildings on the site of approximately 1,000,000 total square feet.

Roll Call Vote:

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

12. **Resolution 07-01-2019#07 TO CONSIDER A FINAL PLAT FOR ANDERSON PLAT I**

Council Member Mertz motioned approval subject to legal documents being reviewed.

Roll Call Vote:

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

13. **Resolution 07-01-2019#08 TO CONSIDER A SITE PLAN FOR GRAHAM WAREHOUSE**
Roll Call Vote:
Y Boka Y Duer 2 Leighter 1 Mertz Y Willey (5-0)
14. **Resolution 07-01-2019#09 TO CONSIDER A SITE PLAN ADDITION FOR ADVENTURE LIFE CHURCH**
Director Shaw explained the Adventure Life Church is seeking site plan approval for an addition. The Church is located at 1700 8th Street SW. The total site is 7 acres but less than a half-acre will be disturbed with this project. The addition will add 5,143 sf to the northwest side of the building. The addition is for classrooms and flex space.
Roll Call Vote:
Y Boka Y Duer Y Leighter 1 Mertz 2 Willey (5-0)
15. **Resolution 07-01-2019#10 TO CONSIDER A SITE PLAN FOR FACEBOOK LOGISTICS/CONTRACTOR AREA**
Bryan Schmidt with Turner Construction Company explained Siculus, Inc. is seeking site plan approval for the Facebook Logistics/Contractor Area. These are temporary construction buildings for the contractors working on the construction of future data centers. On the eastern area, they are proposing to construct a 40,000 sf metal building to be used for office space and materials storage. They are also proposing to construct an asphalt access driveway off of 34th Avenue NW, just north of the City lift station access and a little further from their main employee entrance. It is also across from the newly proposed 21st Street NW that is a part of the Graham Warehouse project. Staff believes that the three access points on the west side of 34th Street need to be reduced to 1 or 2 to accommodate traffic in a growing industrial area. The western area will be mainly a material laydown area with a least 3 storage buildings ranging in size from 2,560 sf to 1,440 sf.
Council Member Boka motioned approval subject to the deficiencies being addressed.
Roll Call Vote:
1 Boka Y Duer Y Leighter Y Mertz 2 Willey (5-0)
16. **Resolution 07-01-2019#11 TO CONSIDER A SITE PLAN FOR LIONS GATE SQUARE OVERALL LAYOUT**
Nick Bettis with Axiom Consultants at 60 East Court St. #3, Iowa City, stated The owner/developer, Lions Development, is seeking approval for an Overall Site Plan for the Lions Gate Square. The property is 5.77 acres in size. The conceptual layout for the project shows 3 buildings, totaling 35,200 sf of commercial space. The site shows 163 total parking spaces when 167 are required with a shared parking use reduction. The 4 parking stalls that they are short will need to be made up when they develop Outlot "A". Storm water will be collected and detained on site. The plan is for underground detention cells for the northern building and an at grade detention basin for the southern 2 buildings. Kari Aalbers, 4756 NE 57th Ct., Altoona, expressed concerned over storm water and stream erosion. City Administrator Jeff Mark explained that the area needs to have a new review of storm water control now that the DOT completed the project on I-80 which has resulted in more storm water than anticipated coming from the north.
Roll Call Vote:
Y Boka Y Duer 2 Leighter Y Mertz 1 Willey (5-0)
17. **Resolution 07-01-2019#12 TO CONSIDER A SITE PLAN FOR LIONS GATE SQUARE LOT 2**
Mayor O'Connor stated this is a request to consider approval for the Lions Gate Square Lot 2 site plan. Council Member Willey asked staff to follow up about storm water erosion control since the contractor began work prior to approval and having erosion control being installed.
Roll Call Vote:
Y Boka Y Duer 2 Leighter Y Mertz 1 Willey (5-0)
18. **Request to waive sewer fees at 3333 9th Ave. SW**
City Clerk Randy Pierce explained Mr. Mosqueda of 3333 9th Ave SW called the city and requested part of his sewer fees be waived due to the fact that 1 of his 2 outside water faucets were found to

not be hooked up to his irrigation meter. It was only realized after he got his bill and asked city inspectors to look at hookups. The total of relief he is asking for is \$95.04. Council Member Willey motioned approval of waiving \$95.04.

Roll Call Vote:

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

19. Consider Consent Agenda

- a) Allow Bills
- b) Capital Projects
 - B1) Change Orders #27 - Two Rivers Group, Inc. - Altoona Community Center - \$5,567.18
 - B2) Change Order #28 - Two Rivers Group, Inc. - Altoona Community Center - \$922.77
 - B3) Change Order #32 - Two Rivers Group, Inc. - Altoona Community Center - \$3,265.88
 - B4) Pay App # 4 - Hydro-Klean - 2018 Sanitary Sewer Rehabilitation - \$38,221.16
 - B5) Change Order #3 - Iowa Civil Contracting - Adventureland Drive Patching - \$6,304.00
 - B6) Pay App #8 - Iowa Civil Contracting - Adventureland Drive Patching - \$61,291.66
 - B7) Pay App #2 - Iowa Civil Contracting - 1st Avenue Reconstruction - \$231,874.81
 - B8) Pay App #23 - Elder Corporation - Adventureland Drive Improvements - \$22,195.70
- c) Resolution 07-01-2019 #13 ACCEPTING TEMPORARY CONSTRUCTION EASEMENT FOR CONSTRUCTION OF THE 2018 WATER MAIN IMPROVEMENTS PROJECTS (ADVENTURELANDS OF AMERICA, INC. - \$248.50)
- d) Resolution 07-01-2019 #14 ACCEPTING PERMANENT WATER MAIN EASEMENT FOR CONSTRUCTION OF THE 2018 WATER MAIN IMPROVEMENT PROJECT (ADVENTURELANDS OF AMERICA, INC. - \$4,566.12)
- e) Resolution 07-01-2019 #15 ACCEPTING TEMPORARY CONSTRUCTION EASEMENT FOR CONSTRUCTION OF THE 1ST AVENUE RECONSTRUCTION PROJECT (BOBBY BOYDSTON - \$1,205.00)
- f) Resolution 07-01-2019 #16 ACCEPTING PERMANENT PUBLIC UTILITY EASEMENT FOR CONSTRUCTION OF THE 1ST AVENUE RECONSTRUCTION PROJECT (BOBBY BOYDSTON - \$1280.00)
- g) Resolution 07-01-2019 #17 ACCEPTING PERMANENT PUBLIC UTILITY EASEMENT FOR CONSTRUCTION OF THE 1ST AVENUE UTILITIES PROJECT (FC COOP II - \$1,110.00)
- h) Resolution 07-01-2019 #18 ACCEPTING PERMANENT PUBLIC UTILITY EASEMENT FOR CONSTRUCTION OF THE 1ST AVENUE UTILITIES PROJECT (KENT FEEDS, INC. - \$430.00)
- i) Resolution 07-01-2019 #19 ACCEPTING TEMPORARY CONSTRUCTION EASEMENT FOR CONSTRUCTION OF THE 1ST AVENUE RECONSTRUCTION PROJECT (RJH RENTALS, LLC. - 900.00)
- j) Resolution 07-01-2019 #20 ACCEPTING PERMANENT PUBLIC UTILITY EASEMENT FOR CONSTRUCTION OF THE 1ST AVENUE RECONSTRUCTION OF THE 1ST AVENUE RECONSTRUCTION PROJECT (RJH RENTALS, LLC. - \$2,450.00)
- k) ITEM REMOVED FROM THE AGENDA
- l) Consider approval of increase in fee schedule for Fire and EMS responses
- m) Consider professional services agreement with Veenstra & Kimm, Inc. for engineering services of Facebook Area Booster Station
- n) Consider professional services agreement with OneNeck for New Network and Systems Move Phase 2
- o) Consider banner request for SEP Youth Tackle Football for July 29 - August 9th
- p) Consider event request event Request from High Pointe Church to use Civic Plaza on Saturday, July 20th from 9-11 am for a coffee event for their Ladies ministry
- q) Set Public Hearing for Monday, July 15th at 6:30 pm to consider a comprehensive plan land use map amendment request from Larry and Connie Nikkel to change from low density residential to commercial for 1.5 acre of land at the SE corner of 8th St SW and 25th Ave SW
- r) Set Public Hearing for Monday, July 15th at 6:30 pm to consider a conditional rezoning request from Larry and Connie Nikkel to rezone from A-1 (Agricultural) to Conditional C-2 (General Commercial) for 1.5 acre of land at the SE corner of 8th St SW and 25th Ave SW
- s) Beer & Liquor Permits

1. Casey's General Store #6 - Class C Beer Permit (BC), Class B Wine Permit (Carryout wine - includes Native Wine), Sunday Sales
2. Hampton Inn and Suites - Class C Beer Permit (BC), Class B Native Wine, Sunday Sales
3. Hy-Vee Gas - Class C Beer Permit (BC), Class B Wine Permit (Carryout wine - included Native Wine), Sunday Sales
4. ITEM REMOVED FOR SEPARATE VOTE

Roll Call Vote:

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

*Burger Shed - Class C Liquor License (LC)(Commercial), Catering Privilege, Class B Native Permit, Sunday and Outdoor Sales

Council Member Mertz motioned approval subject to the Burger Shed passing fire and building departments inspection requirements.

Roll Call Vote:

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

20. Department Head Reports & Updates

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

21. General Business

*Council Member Willey asked staff questions in regards to OneNeck - Phase 2 agreement.

*Mayor O'Connor stated that he will be joining the board of Central Iowa Water Trails.

22. Adjourn at 7:50pm

Roll Call Vote:

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

Attest to:

Amy S. Hill, Secretary

Dean O'Connor, Mayor