

CITY OF ALTOONA COUNCIL MEETING
MONDAY, JULY 6, 2020, 6:30 P.M.
AT THE ALTOONA CITY HALL
and GoToMeeting

1. CALL TO ORDER

Roll Call at 6:30 pm

Mayor O'Connor- present

Boka - present (6:34pm)

Burns-Thompson - present

Duer - present

Mertz- present

Willey - absent

City Officials Present: Jeff Mark, Randy Pierce, Jared Ogbourne, Greg Stallman, John Shaw, John Dostart, Jim Utter, Jeff Bierl, Jody Phelps and City Attorney Bob Laden

Audience Present: Dave Bolton.

2. Perfecting and approval of the agenda with item 16 (b) removed.

Mayor Dean O'Connor requested to approve the agenda as presented.

Roll Call Vote:

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

3. Consider approval of June 15 and 22, 2020 Council Minutes

Roll Call Vote:

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

4. Citizens request to address council

No one spoke.

5. Swear in two police officers

Mayor O'Connor swore in police officers, Marcos Gonzalez and Arthur Doakes.

6. Public hearing on General Urban Renewal Golf Course Club House Loan Agreement and issuance of General Obligation Bonds in amount not to exceed \$3,700,000

City Clerk Randy Pierce explained this is a public hearing to consider the issuance of general obligation bonds in an amount not to exceed \$3,700,000, for the improvements associated with the Terrace Hills Golf Course club house.

Open hearing at 6:35pm

Comments: No one commented.

Closed hearing at 6:35pm

7. Resolution #07-06-2020 #01 EXPRESSING INTENT TO ENTER INTO LOAN AGREEMENT, APPROVING PRELIMINARY OFFICIAL STATEMENT AND SETTING DATE FOR SALE OF GENERAL OBLIGATION URBAN RENEWAL GOLF COURSE CLUB HOUSE BONDS, SERIES 2020C

Roll Call Vote:

1 Boka Y Burns-Thompson Y Duer 2 Mertz A Willey (4-0)

8. Public hearing to consider the vacation and sale of approximately 0.75 acres of land from the City of Altoona to Meadowlands, LLC

Community Development Director John Shaw explained this is a public hearing to consider the vacation and sale of approximately 0.75 acres of land from the City to Meadowlands LLC.

Meadowlands is developing a residential subdivision on the north side of 1st street NE, directly across the street from the Sam Wise Youth Complex. The 0.75 acres of land is the property next to the north east lift station. This is property that the City will no longer need as we are in the process of taking the NE lift station off-line with the development of a new sanitary sewer line.

Open hearing at 6:36pm

Comments: Shane Harshbarger, 131 7th Ave Ct NE called in. Mr. Harshbarger would have liked to purchase that area to keep the area open behind his house. He feels it will lower his property value if it is developed. But was unsuccessful. City Administrator Jeff Mark explained to him that this area was intended to be developed into billable lots. There will also be a trail head, a park and playground equipment.

Closed hearing at 6:42pm.

9. Ordinance #07-06-2020 #01(549) TO VACATE AND SELL APPROXIMATELY 0.75 ACRES OF LAND FROM THE CITY OF ALTOONA TO MEADOWLANDS, LLC

Roll Call Vote (1st Reading):

Y Boka 2 Burns-Thompson Y Duer 1 Mertz A Willey (4-0)

10. Public hearing on amendment to the Development Agreement with Altoona Lion Development Group, LLC, including annual appropriation economic development payments in an amount not to exceed \$2,319,118

City Administrator Mark explained the amended agreement increases the economic development payment from \$1,554,023 to \$2,319,118. Council agreed to this amount based on the analyses of staff regarding the site cleanup, grubbing, public infrastructure upgrades and the regional stormwater improvement costs. Most of which dealt with the need to prevent bank erosion. Additionally, the agreement extends the duration of the agreement from 6-years to 8-years, beginning with the additional taxable valuation that is placed on the Polk County tax rolls as of January 1, 2021.

Open hearing at 6:45pm

Comments: No one commented.

Closed hearing at 6:45pm.

11. Resolution #07-06-2020 #02 APPROVING 2020 AMENDMENT TO DEVELOPMENT AGREEMENT WITH ALTOONA LION DEVELOPMENT GROUP, LLC AND AUTHORIZING ANNUAL APPROPRIATION ECONOMIC DEVELOPMENT PAYMENTS

Roll Call Vote:

1 Boka Y Burns-Thompson 2 Duer Y Mertz A Willey (4-0)

12. Resolution #07-06-2020 #03 TO CONSIDER A FINAL PLAT FOR SCENIC RIDGE PLAT 1

Director Shaw explained Oakstone Homes of Iowa is seeking final plat approval for Scenic Ridge Plat 1. Council Member Jeremy Boka motioned approval subject to discrepancies being addressed.

Roll Call Vote:

1 Boka Y Burns-Thompson 2 Duer Y Mertz A Willey (4-0)

13. Resolution #07-06-2020 #04 TO CONSIDER RE-APPROVAL OF A PRELIMINARY PLAT FOR LAIRD ESTATES PLAT 1

Director Shaw explained this is a re-approval of an expired preliminary plat for Laird Estates Plat 1. Originally, the preliminary plat was approved in 2015 and the final plat was approved in 2016. The developer constructed approximately half of the plat. They are prepared to proceed with the last phase of the plat, which will develop 30 lots, 15 buildings.

Roll Call Vote:

2 Boka Y Burns-Thompson 1 Duer Y Mertz A Willey (4-0)

14. Resolution #07-06-2020 #05 TO CONSIDER A PRELIMINARY PLAT FOR ALTOONA INDUSTRIAL VALLEY DEVELOPMENT

Brent Culp with Snyder and Associates, 2727 Snyder Blvd., Ankeny, explained this is a preliminary plat for Altoona Industrial Valley Development. The developer Van Trust Real Estate LLC., proposing to plat 75.38 acres of land east of the MidAmerican Energy facility on the north side of 25th Street NW (NE 62nd Avenue in the County). Their plans are to construct warehouse buildings.

Roll Call Vote:

1 Boka Y Burns-Thompson 1 Duer Y Mertz A Willey (4-0)

15. Resolution #07-06-2020 #06 TO CONSIDER A SITE PLAN AMENDMENT FOR ADVENTURELANDS OF AMERICA (John S.)

Cody Weaver with Civil Engineering Consultants, Inc., 2400 86th St., Unit 12, Des Moines, explained Adventureland Amusement Park is seeking a site plan amendment to accommodate a new roller coaster described as a 4-D free spin ride called the "Dragon Slayer". It will be located just east of the Tornado roller coaster. Council Member Elizabeth Burns-Thompson motioned approval including granting a materials waiver.

Roll Call Vote:

2 Boka 1 Burns-Thompson Y Duer Y Mertz A Willey (4-0)

16. Consider Consent Agenda

a) Allow Bills

b) ~~Consider agreement for engineering services with McClure Engineering Company for development practices review - item removed from the agenda.~~

c) Consider right-of-entry agreement with the Iowa DOT

d) Consider supplement agreement No. 1 with Kirkham Michael for 1st Avenue Widening Phase 2

e) Consider agreement for the construction of water main with Des Moines Water Works for NE 62nd Avenue Grading Expansion

f) Consider agreement with MidAmerican Energy for overhead to underground electric conversion to: 34th Ave. SW near 8th St. SW in Altoona, IA

g) Consider professional services agreement with Snyder & Associates for 8th St. SE Water and Sewer Extensions Project

h) Consider professional services agreement with Snyder & Associates for Ziegler Dr. NW Realignment RISE Project

i) Consider Iowa Department of Transportation Traffic Safety Improvement Program Application

j) Consider event request to hold a vendor craft event at Lions Parks on July 11 and 12, 2020

k) Consider letter of understanding with Teamsters Local Union 238 (Police) to receive one additional eight hour floating holiday for fiscal year 2020-2021

l) Resolution #07-06-2020 #07 ACCEPTING TEMPORARY CONSTRUCTION EASEMENT FOR CONSTRUCTION OF 1ST AVENUE RECONSTRUCTION PROJECT (DES MOINES SUPPLY CO. - \$690.00)

m) Resolution #07-06-2020 #08 ADOPTING BUILDING DEPARTMENT SCHEDULE OF FEES

n) Resolution #07-06-2020 #09 APPROVING REQUESTS FOR TAX ABATEMENT

o) Beer and Liquor Permits

01) Uncle Buck's Fishbowl & Grill - Class C Liquor License (LC)(Commercial), Sunday & Outdoor Sales

02) Hampton Inn & Suites - Class C Beer Permit (BC), Class B Native Wine Permit, Sunday Sales

03) Big Steer - Add Outdoor Service Area

Roll Call Vote:

1 Boka Y Burns-Thompson 2 Duer Y Mertz A Willey (4-0)

17. 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, Finance - Randy Pierce, Administration - Jeff Mark

18. General Business & Updates

* Councilmen Jeremy Boka thanked the Altoona Police Department on their leadership in the community.

*Councilmen Scott Duer congratulated the Altoona Police Department on receiving the COPS Grant which they will receive \$750,000 over 3 years beginning July 1, 2020.

16. Adjourn at 7:15pm

Roll Call Vote:

2 Boka Y Burns-Thompson Y Duer 1 Mertz A Willey (4-0)

Attest to: _____
Jody Phelps, Secretary

Dean O'Connor, Mayor