

CITY OF ALTOONA COUNCIL MEETING  
MONDAY, AUGUST 19, 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 - absent	Willey - present

City Officials Present: Jeff Mark, Randy Pierce, Greg Stallman, Jared Ogbourne, John Shaw, Scott Atzen, Jim Utter, Amy Hill, City Attorney Bob Laden

Audience Present: David Cusic, Elizabeth Burns-Thompson, Alex Payne, Wally Pelds

2. Perfecting and approval of the agenda

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

Roll Call Vote:

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

3. Consider approval of August 5, 2019 Council Minutes

Roll Call Vote:

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

4. Citizens request to address council

No one came forward to speak.

5. Public hearing to consider vacating and selling land owned by the City of Altoona consisting of a portion Lots 1 and 67 of Spring Creek Ridge North Plat 1

City Administrator Jeff Mark explained this is a request to vacate a small piece of land, a portion of which will be platted as part of two lots as part of the Spring Creek Ridge North Plat 1 project. It is land that the City owns but is part of the development agreement with Dave Stubbs and the swapping of land, park, etc.

Open hearing: 6:32pm

Comments: Wally Pelds with Pelds Engineering located at 2323 Dixon St. Des Moines, provided an overview of the project included in items 6 and 7.

Closed hearing: 6:33pm

6. Ordinance #08-19-2019 #01 (527) TO VACATE AND SELL LAND OWNED BY THE CITY OF ALTOONA CONSISTING OF A PORTION LOTS 1 AND 67 OF SPRING CREEK RIDGE NORTH PLAT 1 (First Reading)

Roll Call Vote (1<sup>st</sup> Reading):

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

Roll Call Vote (To waive 2<sup>nd</sup> & 3<sup>rd</sup> reading):

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

Roll Call Vote (To publish):

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

7. Resolution #08-20-2019 #01 TO CONSIDER A FINAL PLAT FOR SPRING CREEK RIDGE NORTH PLAT 1

Community Development Director John Shaw stated the applicant is seeking final plat approval for Spring Creek Ridge North Plat 1. This is a 67 lot plat located at the south west corner of 14<sup>th</sup> Avenue SE (NE 80<sup>th</sup> Street) and Skinner Pkwy SE. The plat is 18 acres in size and is zoned R-5 (PUD). This will be the first plat north of the south east pond in the development. Lots 1-39 are a minimum 54-foot wide. Lots 40-67 are a minimum 65 feet wide.

Roll Call Vote:

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

8. Public hearing to consider development agreement with Stanbrough

City Administrator Mark shared this is a public hearing to consider the approval of two development agreements with Stanbrough Realty. The first agreement details what the City will reimburse Stanbrough Realty, the Developer, for certain public improvements for the plat development of Spring Creek Sports Complex Estates. The plat as approved shows the development of 17<sup>th</sup> Street SE extending across the Spring Creek Sports Complex, from west to east. The south side of the new street will still be fronted by the City's park and as such, those costs are the responsibility of the City. The City agrees to reimburse the Developer for the City's portion of these public improvements. The estimated cost is \$455,254.32.

Mark continued that the second agreement calls out the details of certain public improvements for the development of the Spring Creek Sports Complex. The City has approved the preliminary plat and construction plans for the property. Per the agreement, the Developer agrees to install certain public improvements consisting of: 109 LF of 12" offsite storm sewer, 40' of 15" storm sewer, 173 LF of 24" storm sewer, 375 LF of 30" storm sewer & storm sewer structure through the future parking lot expansion and construct a dry bottom detention area in accordance with the construction plans. The City agrees to reimburse the Developer \$197,789.14 for the City's portion of the costs.

Open hearing: 6:38pm

Comments: No one came forward to speak.

Closed hearing: 6:38pm

9. Resolution #08-19-2019 #02 TO APPROVE THE DEVELOPMENT AGREEMENT WITH STANBROUGH REALTY TO PURCHASE EXCESS 5.621 ACRES OF CITY OWNED PROPERTY (\$304,892.32)

Roll Call Vote:

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

10. Resolution #08-19-2019 #03 TO APPROVE THE DEVELOPMENT AGREEMENT WITH STANBROUGH REALTY TO PAY FOR CITY PUBLIC IMPROVEMENTS FOR STORM SEWER (\$197,789.14)

Council Member Kyle Mertz wanted to make that point that these improvements were for public's benefit and that is why the city was willing to reimburse the developer.

Roll Call Vote:

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

11. Consider Consent Agenda

a) Allow Bills

b) Capital Projects

B1) Pay App #34 - Two Rivers Group, Inc. - Altoona Community Center - \$1,037.25

B2) Pay App #4 - Iowa Civil Contracting, Inc. - 1<sup>st</sup> Ave. Reconstruction - \$161,446.11

B3) Pay App #1 - Graff Excavating, Inc. - Townsend Lift Station - \$170,825.20

c) Approve event request for Harvest Fest 2019 at the Outlets of Des Moines, Saturday, September 21<sup>st</sup>

d) Resolution #08-19-2019 #04 ACCEPTING A PROPOSAL FROM KRW CONSTRUCTION, LLC. IN THE AMOUNT OF \$114,585.00 FOR CONCRETE PATCHING ON 11<sup>TH</sup> AVE. SW & 34<sup>TH</sup> AVE. DRIVEWAY REPAIRS

e) Consider approval of 28E agreement for Suburban Emergency Response Team

f) Beer & Liquor Permits

1. Brightside Aleworks - Class B Beer (BB)(Includes Wine Coolers), Sunday and Outdoor sales

2. Fareway Stores Inc. #925 - Class E Liquor License (LE), Class B Wine Permit (Carryout wine - includes Native Wine), Class C Beer Permit (Carryout Beer)

3. Applebees Neighborhood Bar and Grill - Class C Liquor License (LC)(Commercial), Sunday Sales
4. Sam's Bar and Grill - Class C Liquor License (LC)(Commercial), Class B Wine Permit (Carryout wine-Includes Native Wine), Catering Privilege

Roll Call Vote:

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

12. Department Head Reports & Updates

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

13. General Business

\*Council Member Mertz shared that the City of Des Moines was having a positive result using an administrative law judge to handle Board of Appeal issues. He also gave an update on the MPO.

\*Council Member Jeremy Boka expressed his appreciation to staff in handling the out of the ordinary emergency situations and staying safe in the process.

14. Adjourn at 7:00pm

Roll Call Vote:

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

Attest to:

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Amy S. Hill, Secretary

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Dean O'Connor, Mayor