

CITY OF ALTOONA COUNCIL MEETING
TUESDAY, SEPTEMBER 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 - present Mertz- present
Boka - present Leighter - present Willey - absent

City Officials Present: Jeff Mark, Randy Pierce, Jared Ogbourne, John Shaw, Jim Utter, Amy Hill, City Attorney Bob Laden, Tony Chambers

Audience Present: Charlie Taylor, David Cusic, Jenny Drake, Alex Payne, Patrick Shelquist, Seth Sunderman, Caleb Smith, Mark Hanrahan

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 Y Leighter 1 Mertz A Willey (4-0)

3. Consider approval of August 19 and 26, 2019 Council Minutes

Roll Call Vote:

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

4. Citizens request to address council

No one came forward to speak.

5. Public hearing to consider 2019B amendment to the Altoona Urban Renewal Plan

City Clerk Randy Pierce explained this is a public hearing to consider an amendment to the Altoona Urban Renewal Plan. The Iowa Code requires that before the City approves any new urban renewal projects or adds any new property to the urban renewal area, the City must amend the existing renewal plan. The 2019B amendment will add the property for the Graham Construction warehouse project. The proposed debt to be incurred in the urban renewal area is \$1,750,000.

Open hearing: 6:31pm

Comments: No one came forward to speak.

Closed hearing: 6:31pm

6. Resolution #09-03-2019 #01 TO APPROVE 2019B AMENDMENT TO THE ALTOONA URBAN RENEWAL PLAN

Roll Call Vote:

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

7. Resolution #09-03-2019 #02 TO CONSIDER A SITE PLAN AMENDMENT FOR FACEBOOK LOGISTICS/CONTRACTOR AREA AND MIDAMERICAN SUBSTATION

Patrick Shelquist of Olsson and Associates at 7157 Vista Dr., West Des Moines, stated this is a site plan amendment to change the location of the substation and driveway for the planned MidAmerican Energy substation on the west side of the Facebook property. The substation will be moved a little further to the north and the driveway location will be relocated from the south side to the north side of the substation.

Roll Call Vote:

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

8. Resolution #09-03-2019 #03 TO CONSIDER A PLAT OF SURVEY FOR PARCEL 2019-176 - MIDAMERICAN ENERGY SUBSTATION ON 50TH AVENUE NW ON THE FACEBOOK SITE

Mr. Shelquest further explained this plat of survey splits off the proposed MidAmerican Energy substation property from the larger Facebook property. Council may recall they did the same thing with the first Facebook projects. This is then the second MidAmerican substation on the Facebook property. This one is a little different in that MidAmerican requested their own access - instead of driving thru Facebook security, which is required for the original substation on site. It has driveway access onto 50th Avenue NW (NE 46th Street) on the west side of the Facebook property.

Roll Call Vote:

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

9. Resolution #09-03-2019 #04 TO CONSIDER A SITE PLAN FOR MIDAMERICAN ENERGY STORAGE YARD

Seth Sunderman with Bishop Engineering at 3501 104 St., Urbandale, explained MidAmerican Energy is seeking site plan approval for a storage yard on their property located at the northeast corner of 34th Avenue NW and 25th Street NW. The property is 80 acres in size. MidAmerican has completed the construction of two new buildings on this site and now they want to add onto the existing outside storage yard. The yard is required to be fully enclosed and screened. Council Member Kyle Mertz motioned approval subject to adding ornamental trees to the landscape screen in front of the fence. See staff's memo.

Roll Call Vote:

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

10. Resolution #09-03-2019 #05 TO CONSIDER A SITE PLAN AMENDMENT FOR EDENCREST AT TUSCANY

Caleb Smith of McClure Engineering at 1360 NW 121st St., Clive, stated the developers of Edencrest at Tuscany are seeking an amendment to their site plan. They are now proposing a three-story building. The units will decrease from 48 units to 44 units. The garage units will be accessed from the rear of the building at grade level. They will also be adding two detached garage buildings.

Roll Call Vote:

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

11. Resolution #09-03-2019 #06 TO CONSIDER A SITE PLAN AMENDMENT FOR CORNER MARKET - DRIVE-THRU

Mark Hanrahan of Cushman and Wakefield, 3737 Woodland Ave., West Des Moines explained the developer of the Corner Market is seeking an amendment to their site plan. The property is located at 400 34th Avenue NW, just north of the Best Western Hotel. The site plan amendment is for adding a drive-thru for a 24/7 restaurant on the west end of the building. Staff has worked with the developer to meet the parking requirements of adding an additional restaurant use on site. There are now 82 parking stalls, which is 1 more than required.

Roll Call Vote:

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

12. Consider Consent Agenda

a) Allow Bills

b) Capital Projects

B1) Change Order #2 - Jackson Creek Enterprises, L.C. - 2018 Water Main Improvements Project - \$15,600.00

B2) Pay App #3 - Jackson Creek Enterprises, L.C. - 2018 Water Main Improvements Project - \$106,847.45

B3) Pay App #2 - Graff Excavating, Inc. - Townsend Lift station - \$91,353.19

B4) Pay App #24 - Elder Corporation - Adventureland Dr. Improvements - \$184,140.50

c) Consider agreement for professional services from Civil Engineering Consultants - Townsend Community Center for \$25,000.00 (Parking lot)

d) Resolution #09-03-2019 #07 ACCEPTING TEMPORARY CONSTRUCTION EASEMENT FOR CONSTRUCTION OF THE 1ST AVENUE RECONSTRUCTION PROJECT (CARING HANDS OUTREACH CENTER, INC. - \$1,705.00)

- e) Event Request - Business Safe Trick or Treat on Thursday, October 24 at Prairie Heritage Park and Civic Plaza from 6-8 pm
- f) Set date and route for 2019 SEP Homecoming Parade on Thursday, September 12 at 6pm
- g) Resolution #09-03-2019 #08 SETTING A PUBLIC HEARING FOR MONDAY, SEPTEMBER 16, 2019 AT 6:30PM, TO CONSIDER DEVELOPMENT AGREEMENT WITH GRAHAM WAREHOUSE
- h) Resolution #09-03-2019 #09 APPROVING THE SETTING OF A PUBLIC HEARING FOR MONDAY, SEPTEMBER 16, 2019 AT 6:30PM, TO CONSIDER APPROVAL OF PURCHASE AGREEMENT FOR 1112 1ST ST. E
- i) Beer & Liquor Permits
 - 1. Booze Cruiser Cocktail Co. - New - Special Event - Fall Festival Event at Outlets of Des Moines - Class C Liquor License (LE)(Commercial), Outdoor
 - 2. The Brewhouse No. 25 - Class C Liquor License (LC)(Commercial)

Roll Call Vote:

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

13. Department Head Reports & Updates

The following gave updates: Police Department - Tony Chambers, Fire Department - Jared Ogbourne, Public Utilities - Jim Utter, Community Development - John Shaw, Finance - Randy Pierce, Administration - Jeff Mark

14. General Business

*Council Member Mertz asked whether we are considering a 4-way stop at the intersection of 34th Ave. NW and 25th St. NW (just south of the new MidAmerican substation). City Administrator Jeff Mark explained staff is already working with Snyder and Associates on a traffic study there.

15. Adjourn at 6:50pm

Roll Call Vote:

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

Attest to: _____
Amy S. Hill, Secretary

Dean O'Connor, Mayor