

CITY OF ALTOONA COUNCIL MEETING
TUESDAY, NOVEMBER 4, 2019, 6:30 P.M.
AT THE ALTOONA CITY HALL

1. CALL TO ORDER

Roll Call at 6:30 pm

Mayor O'Connor- present
Boka - present

Duer - present
Leighter - absent

Mertz- present
Willey - present

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

Audience Present: Josh Rabe, David Cusic, Derek Johnson, Alex Payne, Jake Becker, Matt Kray, Josh Trygstadt

2. Perfecting and approval of the agenda

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

Roll Call Vote:

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

3. Consider approval of October 21 and 28, 2019 Council Minutes

Roll Call Vote:

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

4. Citizens request to address council

No one came forward to speak.

5. Resolution #11-04-2019 #01 TO APPROVE A FINAL PLAT FOR TUSCANY PLAT 5

Jake Becker with McClure Engineering, 1360 NW 121st St., Clive, explained Hubbell Realty Company, is seeking approval for Tuscany Plat 5 Final Plat. They are platting 33 single-family lots. Council Member Kyle Mertz motioned approval subject to deficiencies being met.

Roll Call Vote:

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

6. Resolution #11-04-2019 #02 TO APPROVE A FINAL PLAT FOR SPRING CREEK SPORTS COMPLEX ESTATES PLAT 1

Josh Trygstadt with Civil Design Advantage, 3405 Crossroads Dr., Suite G, Grimes, explained Stanbrough Realty/Spring Creek Altoona LLC is seeking approval for the Spring Creek Sports Complex Estates Plat 1. The plan is to construct 17 single-family detached residential homes. Council Member Jeremy Boka motioned approval subject to deficiencies being met.

Roll Call Vote:

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

7. Resolution #11-04-2019 #03 TO APPROVE A PRELIMINARY PLAT FOR LPL PLAT 1

Josh Rabe with Downing Construction, 509 E Scenic Valley Ave, Indianola, explained the applicant, Cheryl Laird Humphrey, is seeking preliminary plat approval for LPL Plat 1. They are proposing to plat the property into one buildable lot (1.54 acres) and one Outlot (7.82 acres).

Roll Call Vote:

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

8. Resolution#11-04-2019 #04 TO APPROVE A FINAL PLAT FOR LPL PLAT 1

Council Member Boka motioned approval subject to deficiencies being met.

Roll Call Vote:

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

9. **Resolution #11-04-2019 #05 TO APPROVE A SITE PLAN FOR ALTOONA SMILES**
Josh Rabe with Downing Construction is requesting site plan approval for the Altoona Smiles dental office. Council Member Boka motioned approval subject to deficiencies being met.
Roll Call Vote:
1 Boka Y Duer A Leighter 2 Mertz Y Willey (4-0)
10. **Resolution #11-04-2019 #06 TO APPROVE A SITE PLAN FOR ALDI GROCERY STORE**
Derek Johnson with ISG, 508 E. Locust St., Des Moines, representing ALDI Grocery Stores explained the property is located on the east side of 34th Avenue SW, just south of Adventureland Water Park. The site is 2.26 acres in size and building is 20,442 square feet and is a one-story building. A landscape buffer will be required on the east side of the property to screen it from the residential uses to the east. The site will require 102 parking stalls. Only 96 are shown on the site, the rest are made up with a shared parking arrangements within the development. Council Member Vern Willey motioned approval subject to deficiencies being met.
Roll Call Vote:
Y Boka 2 Duer A Leighter Y Mertz 1 Willey (4-0)
11. **Consider request to waive sewer charges at 506 3rd Ave SE**
City Clerk Randy Pierce explained Rodney Hilpiper requested that the City waive a portion of his sewer charge. Council Member Vern Willey motioned approval to waive \$158.40.
Roll Call Vote:
2 Boka Y Duer A Leighter Y Mertz 1 Willey (4-0)
12. **Consider request to waive utility bill late fee at 105 15th Street SE**
City Clerk Pierce explained Connie Schumacher of 105 15th Street SE, requested that her late fee be waived. The council took no action.
13. **Consider maintenance service contract with Baker Group for the new City Hall/Police Station**
Public Works Director Scott Atzen explained the first year agreement is for ongoing maintenance and not replacement costs or repairs that would already be covered under warranties. The cost for the maintenance services contract is \$46,684. Baker Group will always contact city staff when scheduling routine maintenance and maintenance staff will be in attendance so determination can be made how many maintenance services will be required going forward.
Roll Call Vote:
1 Boka 2 Duer A Leighter Y Mertz Y Willey (4-0)
14. **Consider Consent Agenda**
- a) Allow Bills
 - b) Capital Projects
 - B1) Final Pay App - Hydro-Klean - 2018 Sanitary Sewer Rehabilitation - \$12,329.43
 - B2) Pay App #1 - Des Moines Asphalt & Paving - 8th St. SW Overlay Project - \$644,145.58
 - B3) Change Order #5 - 1st Avenue Project - \$20,577.06
 - B4) Pay App #7 - Iowa Civil Contracting - 1st Avenue Project - \$294,985.03
 - B5) Pay App #5 - Jackson Creek Enterprises - 2018 Water Main Project - \$67,869.42
 - B6) Pay App #1 - Iowa Signal Inc. - 1st Ave and 24th St signals - \$131,272.75
 - c) Set Public Hearing for November 18th at 6:30 pm to consider changes to Chapter 66 - Load and Weight Restrictions
 - d) Set Public Hearing for November 18th at 6:30 pm to consider changes to Chapter 98 Wastewater Service Charges
 - e) Consider an event request for Cyclocross State Championships at Lions Park on Saturday, November 23, 2019
 - f) Consider professional services agreement with Snyder & Associates, Inc. for NE 62nd Avenue Corridor Study
 - g) Consider agreement with Brent Isenberger for professional photography/video services

- h) Consider approving access agreement with Mid Country Property Management, L.L.P. onto Ziegler Drive NW
- i) Resolution#11-04-2019 #07 TO SET A PUBLIC HEARING FOR MONDAY, NOVEMBER 11TH AT 6:30 PM TO CONSIDER APPROVING A GUARANTEE OF A BANK LOAN
- j) Beer & Liquor Permits
E1) Kwik Star #932 - Class C Beer Permit (BC), Class B Wine Permit (Carryout Wine - Includes Native Wine)

Roll Call Vote:

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

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

16. General Business

*Council Member Mertz requested that information about Phase 2 of 1st Avenue North be publicized.

*Council Member Willey asked about whether a message board in regards to community events would be a positive addition?

*Mayor O'Connor explained he would be sending out the list of council liaisons for boards and commissions soon.

17. Adjourn at 6:58pm

Roll Call Vote:

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

Attest to:

Amy S. Hill, Secretary

Dean O'Connor, Mayor