

CITY OF ALTOONA COUNCIL MEETING
MONDAY, MARCH 20, 2017, 6:30 P.M.
AT THE ALTOONA CITY HALL

1. **CALL TO ORDER**

Roll Call at 6:30 pm

Mayor Conkling - present

Boka - present

Mertz- present

O'Connor - present

Sloan- present

Willey - present

City Officials Present: Jeff Mark, Randy Pierce, Jerry Whetstone, Jason Ferguson, John Shaw, Scott Atzen, Jon Hanson, Jim Utter, Amy Hill, City Attorney Bob Laden

Audience Present: Scott Leighter, Christina Nigon, Janis Hendrickson, Brenda Engle, Bob Gibson

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

Mayor Skip Conkling requested agenda be approved as presented.

Roll Call Vote:

Y Boka Y Mertz 1 O'Connor Y Sloan 2 Willey (5-0)

3. **Approval of March 6, 2017, Council Minutes**

Roll Call Vote:

Y Boka 1 Mertz Y O'Connor 2 Sloan Y Willey (5-0)

4. **Citizens request to address council**

No one came forward to speak.

5. **Public hearing to consider a voluntary annexation including land owned by non-consenting property owners to avoid the creation of islands and/or to provide for uniform boundaries (consisting of approximately 38.77 acres of land east of Altoona)**

Mayor Conkling explained Charles and Patricia McBurney have requested to voluntarily annex their property into the City. They own three properties generally located east of NE 80th Street and north of 8th Street SE (NE 46th Avenue). Combined they own 32.23 acres, or 89.65% of the entire annexation proposed. The rest of the annexation territory consists of three, single-family residential homes. These owners are considered non-consenting. The reason they are included is to create more uniform boundaries.

Hearing opened: 6:35pm

Comments: *Brenda Engle, 4761 NE 80th St., asked how soon their home would need to be hooked up to utilities like gas and sewer. Mayor Conkling explained that MidAmerican Energy was in control of gas and electric. He stated she would want to contact them for that answer. He also explained that as long as the septic system was in good working order, then the City does not have the annexed resident join city sewer until the septic system needs to be replaced. City Administrator Jeff Mark requested that Mrs. Engle come in and talk to staff. He explained there are times that city provides grants or tax abatement to annexed residents to help cover the cost of connecting to city utilities.

Hearing closed: 6:37pm

6. **Resolution #03-20-2017 #01 TO CONSIDER A VOLUNTARY ANNEXATION INCLUDING LAND OWNED BY NON-CONSENTING PROPERTY OWNERS TO AVOID THE CREATION OF ISLANDS AND/OR TO PROVIDE FOR UNIFORM BOUNDARIES (CONSISTING OF APPROXIMATELY 38.77 ACRES OF LAND EAST OF ALTOONA)**

Roll Call Vote:

Y Boka 1 Mertz 2 O'Connor Y Sloan Y Willey (5-0)

7. **Public hearing proposed for the issuance of not to exceed \$8,700,000 General Obligation Urban Renewal Corporate Purpose Bonds, Series 2017**
Mayor Conkling explained this is a public hearing to consider approving the issuance of GO Urban Renewal Corporate Purpose Bonds not to exceed \$8,080,000 and consider approving the POS and setting the date of bond sale for April 3, 2017. The proceeds from this bond will pay for the Adventureland Drive widening project and also the Gay Lea Wilson Bike Trail project.
Hearing opened: 6:39pm
Comments: No one came forward to speak.
Hearing closed: 6:40pm

8. **Resolutio#03-20-2017 #02 DETERMINING TO PROCEED WITH THE ISSUANCE OF \$8,080,000 GENERAL OBLIGATION URBAN RENEWAL CORPORATE PURPOSE BONDS, SERIES 2017, APPROVING PRELIMINARY OFFICIAL STATEMENT, AND SETTING DATE FOR SALE OF BONDS**
Roll Call Vote:
Y Boka Y Mertz 2 O'Connor Y Sloan 1 Willey (5-0)

9. **Public hearing to consider approving purchasing agreement for Townsend property**
Mayor Conkling stated this is a public hearing to consider the purchase agreement for the Townsend house and related property. The total purchase price would be \$1,100,000.
Hearing opened: 6:40pm
Comments: No one came forward to speak.
Hearing closed: 6:41pm

10. **Resolution #03-20-2017 #03 TO APPROVE THE PURCHASE AGREEMENT FOR TOWNSEND PROPERTY**
Roll Call Vote:
2 Boka 1 Mertz Y O'Connor Y Sloan Y Willey (5-0)

11. **Public hearing to consider an ordinance considering the minimum wage requirement set forth in Iowa Code Chapter 91D**
Mayor Conkling explained the city is considering this ordinance while waiting to see if the State of Iowa legislature is also considering the ordinance.
Hearing opened: 6:42pm
Comments: No one came forward to speak.
*Council Member Kyle Mertz motioned to continue the hearing until Monday, March 27, 2017.
Roll Call Vote:
Y Boka 1 Mertz 2 O'Connor Y Sloan Y Willey (5-0)

12. **Ordinance No. 12-19-2016 #01 (445) TO REZONE 184.4 ACRES (BIG R FARMS, LLC) FROM A-1 (AGRICULTURAL) TO M-1 (LIMITED INDUSTRIAL)(3rd reading)**
Mayor Conkling explained this is the ordinance to consider the rezoning request from Big R Farms, LLC to rezone 184.4 acres from A-1 (Agricultural) to M-1 (Limited Industrial). When the property was annexed into the City, it came in as A-1.
Roll Call Vote (3rd Reading):
Y Boka 2 Mertz Y O'Connor Y Sloan 1 Willey (5-0)
Roll Call Vote (To publish):
Y Boka 2 Mertz Y O'Connor Y Sloan 1 Willey (5-0)

13. **Consider approving First Amendment to Development Agreement with Siculus, Inc.**
City Administrator Mark explained the duration of the agreement is for the remaining term of the original agreement (approx. 17 years).
Roll Call Vote:
2 Boka 1 Mertz Y O'Connor Y Sloan Y Willey (5-0)

14. Consider approving First Amendment to Water and Sewer Supply Agreement with Siculus, Inc. City Administrator Mark explained this is a simple agreement that adds the construction of the new building and approximately 188.04 acres to the original agreement.
Roll Call Vote:
2 Boka 1 Mertz Y O'Connor Y Sloan Y Willey (5-0)
15. Consider approving Second Amendment to Economic Development Financial Assistance Contract with IEDA and Siculus, Inc.
City Administrator Mark explained the City of Altoona is required to sign off on this agreement which acknowledges the City's participation in the process. This is agreement is similar to the original agreement between the parties.
Roll Call Vote:
Y Boka 1 Mertz Y O'Connor Y Sloan 2 Willey (5-0)
16. Resolution #03-20-2017 #04 TO CONSIDER A FINAL PLAT FOR SILVER POINTE PLAT 1
Bob Gibson with CDA, 34065 SE Crossroads Dr., Suite #G, Grimes, explained LVSM Holdings, LLC, are seeking final plat approval for Silver Point Plat 1. They are proposing a plat to subdivide land into four buildable commercial lots and two Outlots. The property is located at the NE corner of Adventureland Drive NW and Shriner's Parkway. Council Member Jeremy Boka motioned approval subject to the legal documents and bonds being submitted prior to recording.
Roll Call Vote:
1 Boka Y Mertz 2 O'Connor Y Sloan Y Willey (5-0)
17. Resolution #03-20-2017 #05 TO CONSIDER A SITE PLAN FOR LAQUINTA INN & SUITES
Bob Gibson with CDA explained LVSM Holdings, LLC, are proposing to construct a LaQuinta Inn & Suites hotel on Lot 1 of Silver Pointe Plat 1. The lot is 1.59 acres in size and is zoned C-2 (General Commercial). Council Member Dean O'Connor motioned approval subject to the submission of the site lighting plans and recording of the final plat.
Roll Call Vote:
2 Boka Y Mertz 1 O'Connor Y Sloan Y Willey (5-0)
18. Consider waiving sewer portion (\$153.93) of utility bill for 1937 30th Ave SW.
Council Member O'Connor motioned approval to waive the sewer portion of the utility bill.
Roll Call Vote:
Y Boka Y Mertz 1 O'Connor Y Sloan 2 Willey (5-0)
19. Consider Consent Agenda
- Allow Bills
 - Resolution #03-20-2017 #06 ACCEPTING PROFESSIONAL SERVICES PROPOSAL FROM SNYDER & ASSOCIATES IN THE AMOUNT OF \$20,060 FOR DESIGN AND CONSTRUCTION SERVICES ON 8TH ST. SW SUBDRAIN PROJECT
 - Consider approval of Professional Services Agreement with CMBA Architects for renovation of Townsend residence
 - Set a public hearing for Monday, April 3, 2017 at 6:30pm to consider for plans, specifications and form of contract for the 2017 Water Replacement Project
 - Set a public hearing for Monday, April 3, 2017 at 6:30pm to consider for plans, specifications and form of contract for the Heritage Homes Storm Water Improvements - Phase 1
 - Resolution #03-20-2017 #07 APPROVING SPECIAL ASSESSMENT SCHEDULE NO. 2017-03 FOR DELINQUENT WATER ACCOUNTS THRU 03-17-2017
- Roll Call Vote:
2 Boka Y Mertz Y O'Connor Y Sloan 1 Willey (5-0)

20. Beer and Liquor Permits

a) Git-N-GO Convenience Store #17 - Class C Beer Permit (BC)

Lt. Jason Ferguson stated there were no violations at this establishment.

Roll Call Vote:

Y Boka 1 Mertz Y O'Connor 2 Sloan Y Willey (5-0)

b) Dollar General Store #7234 - Class C Beer Permit (BC), Class B Wine Permit, Sunday Sales

Lt. Ferguson stated there were no violations at this establishment.

Roll Call Vote:

Y Boka 2 Mertz Y O'Connor 1 Sloan Y Willey (5-0)

21. Department Head Reports & Updates

The following department heads provided updates to the council: Public Works Director Scott Atzen, Interim Police Chief Jason Ferguson, Fire Chief Jerry Whetstone, Public Utilities Director Jim Utter, City Engineer Jon Hanson, and Director Shaw.

22. General Business Items/Reports and Updates

*Council Member Vern Willey shared information regarding the meeting in Clive about the upcoming possible state legislation on changes in water utility boards.

*Council Member O'Connor shared that Metro Waste Authority (MWA) was giving 36 cubic yards of compost to each of the member communities.

*City Administrator Mark shared several staff have attended the MWA's Customer Appreciation luncheon. He explained that council will need to make some decisions on fireworks because the state legislation has made some changes in the Iowa law. He also gave an update on the issue of fiber optics in the right-of-way and whether the other metro communities believe it is an issue.

*Mayor Conkling requested council members to give a verbal answer on Police Lt. Ferguson's request to add two additional cell phones. The council answered in the affirmative

23. Closed Session - Iowa Code 21.5(i)

Council Member Mertz motioned to enter closed session.

Roll Call Vote:

Y Boka 1 Mertz Y O'Connor Y Sloan 2 Willey (5-0)

Council Member Michelle Sloan motioned to return to regular session.

Roll Call Vote:

Y Boka Y Mertz Y O'Connor 1 Sloan 2 Willey (5-0)

24. Adjourn at 7:48pm

Roll Call Vote:

Y Boka 1 Mertz 2 O'Connor Y Sloan Y Willey (5-0)

Attest to:

Amy S. Hill, Secretary

J.M. Skip Conkling, Mayor