

CITY OF ALTOONA COUNCIL MEETING
MONDAY, JUNE 15, 2020, 6:30 P.M.
AT THE ALTOONA CITY HALL
via GoToMeeting

1. CALL TO ORDER

Roll Call at 6:30 pm

Mayor O'Connor- present

Boka - present

Burns-Thompson - present

Duer - present

Mertz- present

Willey - present

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

Audience Present: no one in attendance.

2. Perfecting and approval of the agenda

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

Roll Call Vote:

1 Boka Y Burns-Thompson Y Duer Y Mertz 2 Willey (5-0)

3. Consider approval of June 1, 2020 Council Minutes

Roll Call Vote:

2 Boka Y Burns-Thompson 1 Duer Y Mertz Y Willey (5-0)

4. Citizens request to address council

No one spoke.

5. Ordinance #03-16-2020 #02 (542) AMENDING THE "CODE OF ORDINANCES" OF THE CITY OF ALTOONA, IOWA, 2004, CHAPTER 165, TO CHANGE OF THE OFFICIAL ZONING MAP TO REZONE CERTAIN PROPERTIES (STONEBRIDGE)(2ND READING)

Community Development Director John Shaw explained the owner/developer, Cramer and Associates, is proposing a residential development called "Stonebridge". The property is approximately 122 acres in size. The land was annexed in the fall of 2019 and called for low density residential at that time. The developer is seeking an amendment to the land use map for 6.59 acres of the development to medium density residential.

Roll Call Vote (2nd Reading):

1 Boka Y Burns-Thompson 2 Duer Y Mertz Y Willey (5-0)

Roll Call Vote (To waive 3rd Reading):

 Boka Y Burns-Thompson 2 Duer Y Mertz 1 Willey (5-0)

Roll Call Vote (To Publish):

1 Boka Y Burns-Thompson 2 Duer Y Mertz Y Willey (5-0)

6. Public Hearing to consider a development plan from Cramer and Associates, Inc. for Stonebridge residential development for 122.02 acres

Doug Mandernach with CDA located at 3405 Crossroads Dr. #G, Grimes, explained this is a public hearing to consider the development plan for the Stonebridge residential development. The overall layout shows an entirely single-family development of 319 lots.

Open hearing at 6:36pm

Comments: No one commented.

Closed hearing at 6:36pm

7. Resolution #06-15-2020 #01 TO APPROVE A DEVELOPMENT PLAN FROM CRAMER AND ASSOCIATES, INC. FOR STONEBRIDGE RESIDENTIAL DEVELOPMENT FOR 122.02 ACRES

Roll Call Vote:

1 Boka Y Burns-Thompson 2 Duer Y Mertz Y Willey (5-0)

8. **Resolution #06-15-2020 #02 TO CONSIDER A PRELIMINARY PLAT FOR STONEBRIDGE PLAT 1**
Director Shaw explained this is the resolution to consider approval of the preliminary plat for Stonebridge Plat 1. No City services are currently extended into this area. A sanitary sewer on the far north portion could flow via gravity to the north. However, the area would best be served with a gravity sewer main coming from Pleasant Hill to the south.
Roll Call Vote:
1 Boka Y Burns-Thompson Y Duer Y Mertz 2 Willey (5-0)
9. **Public Hearing to consider a rezoning request from Siculus, Inc. to rezone approximately 154.61 acres from A-1 (Agricultural) to M-1 (Limited Industrial)**
Director Shaw explained Siculus has requested that the City Council not take action on this item at this time. They are still making modifications to their plan.
Open hearing at 6:39pm
Council Member Vern Willey motioned to continue the public hearing.
Roll Call Vote:
Y Boka Y Burns-Thompson 2 Duer Y Mertz 1 Willey (5-0)
10. **Public Hearing to consider a rezoning request from Valley Development Company to rezone approximately 75.38 acres from A-1 (Agricultural) to M-1 (Limited Industrial)**
Brent Culp with Snyder and Associates located at 2727 Snyder Blvd., Ankeny, explained Valley Development is seeking to rezone approximately 75.38 acres from A-1 (Agricultural) to M-1 (Limited Industrial). Brice Harrison with VanTrust Real Estate located at 4900 Main St., Suite 400, Kansas City, Missouri, explained the conceptual drawings showing a warehouse facility on the property.
Open hearing at 6:50pm
Comments: No one commented.
Closed hearing at 6:50pm
11. **Ordinance #06-15-2020 #01 (548) TO APPROVE A REZONING REQUEST FROM VALLEY DEVELOPMENT COMPANY TO REZONE APPROXIMATELY 75.38 ACRES FROM A-1 (AGRICULTURAL) TO M-1 (LIMITED INDUSTRIAL)(1ST READING)**
Roll Call Vote (1st Reading):
1 Boka Y Burns-Thompson Y Duer Y Mertz 2 Willey (5-0)
Roll Call Vote (To waive 2nd & 3rd Reading):
2 Boka Y Burns-Thompson Y Duer Y Mertz 1 Willey (5-0)
Roll Call Vote (To Publish):
2 Boka Y Burns-Thompson Y Duer Y Mertz 1 Willey (5-0)
12. **Public hearing to consider an amendment to the City of Altoona's Urban Renewal Plan**
City Clerk Randy Pierce explained this is a public hearing to consider amending the Urban Renewal Plan to include Terrace Hills Golf Course and related right-of-way, and an urban renewal project involving the construction and financing of a new golf course club house. The resolution also provides notification to the Polk County Board of Supervisors that this property is within the two-mile limit of the City of Altoona.
Open hearing at 6:53pm
Comments: No one commented.
Closed hearing at 6:53pm
13. **Resolution #06-15-2020 #03 TO APPROVE AN AMENDMENT TO THE CITY OF ALTOONA'S URBAN RENEWAL PLAN**
Roll Call Vote:
1 Boka Y Burns-Thompson 2 Duer Y Mertz Y Willey (5-0)
14. **Public hearing to consider approval of plans, specifications, and form of contract for Townsend Community Center parking lot**