

**CITY OF ALTOONA COUNCIL MEETING  
MONDAY, AUGUST 3, 2015, 6:30 P.M.  
AT THE ALTOONA CITY HALL**

**1. CALL TO ORDER**

Roll Call at 6:30 pm

Mayor Conkling – present      Boka – present      Harmeyer – absent  
Mertz- present                      O’Connor – present      Sloan- present

**City Officials Present:** Jeff Mark, Randy Pierce, Jody Matherly, Jerry Whetstone, John Shaw, Jon Hanson, Scott Atzen, Amy Hill, City Attorney Bob Laden

**Audience Present:** Phyllis Murphy, Albert Marasco, Melissa Horton, Eric Cannon, Brad Keuhl, Tim West

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

Mayor Skip Conkling requested to approve the agenda as presented.

**Roll Call Vote:**

Y Boka A Harmeyer 1 Mertz Y O’Connor 2 Sloan (4-0)

**3. Approval of July 20 and 27, 2015, Council Minutes**

**Roll Call Vote:**

2 Boka A Harmeyer Y Mertz Y O’Connor 1 Sloan (4-0)

**4. Citizens request to address council**

No one came forward to speak.

**5. Resolution No. 8-3-2015 #01 TO CONSIDER A 100% VOLUNTARY ANNEXATION PETITION FROM MARAZCO HOLDING COMPANY, LLC FOR PROPERTY ON NE 41<sup>ST</sup> AVENUE**

Mayor Skip Conkling explained Marazco does business as Summit Products from the old Townsend Industries property on NE 41<sup>st</sup> Avenue. The property is 9.22 acres in size and is 100% voluntary within an urbanized area.

**Roll Call Vote:**

Y Boka A Harmeyer 1 Mertz 2 O’Connor Y Sloan (4-0)

**6. Consider approval of an annexation agreement with Marazco Holding Company, LLC**

Council Member Dean O’Connor motioned approval of the agreement to include a two year, 100% tax abatement of the City portion of taxes.

**Roll Call Vote:**

Y Boka A Harmeyer 2 Mertz 1 O’Connor Y Sloan (4-0)

**7. Ordinance No. 7-20-2015 #01 (411) AMENDING 2004 CITY OF ALTOONA CODE OF ORDINANCES CHAPTER 159, SIGN CODE TO ALLOW TRAILBLAZER SIGNS (2<sup>nd</sup> Reading)**

Council Member Kyle Mertz stated he was not in favor of allowing this because future businesses along 1<sup>st</sup> Ave and Adventureland Drive by exit 143 will not be able to advertise. Council Member Jeremy Boka shared he agreed with the change in the ordinance when Perkins showed they had a 20% increase in customer traffic in other communities that allowed trailblazer signs. Council Member O’Connor motioned approval of the amendment.

**Roll Call Vote (2<sup>nd</sup> Reading):**

2 Boka A Harmeyer N Mertz 1 O'Connor Y Sloan (3-1)

8. **Ordinance No. 7-20-2015 #02 (412) AMENDING 2004 CITY OF ALTOONA CODE OF ORDINANCES CHAPTER 120.05 (11), LIQUOR LICENSE (2<sup>nd</sup> Reading)**

Mayor Conkling explained this change is proposed by Cinemark so that they can sell alcohol in the new movie theater. Phyllis Murphy, 607 4<sup>th</sup> St. SE, read her letter to council stating why she disagreed with allowing alcohol sales in movie theaters. Council Members O'Connor and Boka expressed why they were in support of the amendment. Council Member Michelle Sloan shared she had received about a 50-50 split in Altoona residents that did or did not support this idea. Council Member O'Connor motioned approval of the amendment.

**Roll Call Vote (2<sup>nd</sup> Reading):**

2 Boka A Harmeyer N Mertz 1 O'Connor Y Sloan (3-1)

9. **Resolution No. 8-3-2015 #02 TO CONSIDER A FINAL PLAT FOR ADVENTURE VILLAGE PLAT 6**

Eric Cannon with Snyder & Associates, 2727 Snyder Blvd., Ankeny explained the applicant, Cinemark, is requesting final plat approval. They are re-platting existing lots into two new lots. The property is 3.04 acres in size. Council Member Mertz motioned approval subject to the submittal of the legal documents.

**Roll Call Vote:**

Y Boka A Harmeyer 1 Mertz 2 O'Connor Y Sloan (4-0)

10. **Resolution No. 8-3-2015 #03 TO CONSIDER A PRELIMINARY PLAT FOR FIELDSTONE ESTATES PLAT 2**

Eric Cannon explained the property owner, Altoona Lots, LLC, is seeking preliminary plat approval for Fieldstone Estates Plat 2. The property is 26.46 acres in size and is located on the east side of 1<sup>st</sup> Avenue South, across from Clay Elementary and south of 30<sup>th</sup> Street SE. They are proposing to plat the property into 82 single-family lots.

**Roll Call Vote:**

2 Boka A Harmeyer Y Mertz 1 O'Connor Y Sloan (4-0)

11. **Resolution No. 8-3-2015 #04 TO CONSIDER A RE-SUBMITTED PRELIMINARY PLAT FOR IRONWOOD SOUTH PLAT 2**

Brad Kuehl with Civil Design Advantage (CDA), 3405 SE Crossroads Dr., Suite G, Grimes, explained the applicant, Park Place Investments No. II, LLC, requesting preliminary plat approval for the re-submitted Ironwood South Plat 2.

**Roll Call Vote:**

1 Boka A Harmeyer Y Mertz 2 O'Connor Y Sloan (4-0)

12. **Resolution No. 8-3-2015 #05 TO CONSIDER A FINAL PLAT FOR IRONWOOD SOUTH PLAT 6**

Brad Kuehl explained this is the final plat approval for the above described property. With the preliminary plat approval of the re-submitted Ironwood South Plat 2, the council can now consider the final plat approval for Ironwood South Plat 6, which is the authorization for the seven lots and the street extension of 3<sup>rd</sup> Avenue SW.

**Roll Call Vote:**

Y Boka A Harmeyer 2 Mertz 1 O'Connor Y Sloan (4-0)

13. **Resolution No. 8-3-2015 #06 TO CONSIDER A RE-SUBMITTED PRELIMINARY PLAT FOR IRONWOOD SOUTH PLAT 3**

Brad Kuehl explained the applicant, Ironwood Apartments, LC, is seeking approval for the re-submitted preliminary plat, Ironwood South Plat 3. This plat is part of the larger Ironwood

Apartments Plat 2, which had 8 apartment buildings and one common building. Iron South Plat 3 is 8.81 acres in size and is the second phase of the project that will build two apartment buildings in the middle of the development and also plat an Outlot for phase three that will allow for 3 apartment buildings. Council Member Mertz motioned approval subject to deficiencies being corrected.

**Roll Call Vote:**

2 Boka A Harmeyer 1 Mertz Y O'Connor Y Sloan (4-0)

**14. Resolution No. 8-3-2015 #07 TO CONSIDER A FINAL PLAT FOR IRONWOOD APARTMENTS PLAT 2**

**Roll Call Vote:**

2 Boka A Harmeyer Y Mertz 1 O'Connor Y Sloan (4-0)

**15. Resolution No. 8-3-2015 #08 TO CONSIDER A RE-SUBMITTED SITE PLAN FOR IRONWOOD APARTMENTS – PHASE 2**

**Roll Call Vote:**

Y Boka A Harmeyer 2 Mertz 1 O'Connor Y Sloan (4-0)

**16. Resolution to consider a site plan for Discount Tire**

**Resolution No. 8-3-2015 #09 TO CONSIDER A SITE PLAN FOR DISCOUNT TIRE**

Brad Kuehl of CDA representing the applicant, Rueter Corporation, is seeking site plan approval for Discount Tire. The property is 1.31 acres in size and is located west of Popeye's. The building is one story with a mainly brick exterior. There are 3 overhead doors shown on the west face of the building. Since they will be visible from Highway 65, they will need to receive a variance from the Board of Adjustment. They are on the August 4<sup>th</sup>, BOA agenda. Council Member O'Connor motioned approval subject to the Board of Adjustment granting the variance and submitting the lighting plan.

**Roll Call Vote:**

2 Boka A Harmeyer Y Mertz 1 O'Connor Y Sloan (4-0)

**17. Resolution No. 8-3-2015 #10 TO CONSIDER A RE-SUBMITTED SITE PLAN FOR DOWNING OFFICE PLAZA – PHASE 2**

Community Development Director John Shaw explained this is a re-submitted site plan submittal for the Downing Office Plaza-Building #2.

**Roll Call Vote:**

2 Boka A Harmeyer Y Mertz 1 O'Connor Y Sloan (4-0)

**18. Resolution No. 8-3-2015 #11 TO CONSIDER A PRELIMINARY PLAT FOR PRAIRIE CROSSING PLAT 3**

Tim West with Snyders and Associates explained this is the preliminary plat for Prairie Crossing Plat 3, (The Outlets of Des Moines). The property is 37 acres in size and is located south of Bass Pro Shops and east of Bass Pro Drive. The owner, New England Development (NED) Altoona LLC, is ready to begin construction on the Outlet Mall. Council Member O'Connor motioned approval subject to resolving the engineering comments.

**Roll Call Vote:**

Y Boka A Harmeyer Y Mertz 1 O'Connor 2 Sloan (4-0)

**19. Resolution No. 8-3-2015 #12 TO CONSIDER A SITE PLAN FOR THE OUTLETS OF DES MOINES**

**Roll Call Vote:**

Y Boka A Harmeyer 2 Mertz 1 O'Connor Y Sloan (4-0)

**20. Consider compensation agreement with MACLYN and the City of Altoona**

**Roll Call Vote:**

Y Boka A Harmeyer 2 Mertz 1 O'Connor Y Sloan (4-0)

**21. Consider request from Greater Altoona Girls Softball Association for \$25,000 capital improvement grant**

Mayor Conkling explained the Girls softball league is done with their capital improvement projects and are requesting to be reimbursed per the city's capital improvement policy. Some of the improvements are field renovations done by the Iowa Cubs Sports Turf company and fencing upgrades. The total costs of the improvements is \$50,175.00. The cities policy will reimburse them \$25,000.00 to help cover some of the costs.

**Roll Call Vote:**

Y Boka A Harmeyer 1 Mertz 2 O'Connor Y Sloan (4-0)

**22. Consent Agenda**

**a) Allow Bills**

**b) Resolution No. 8-3-2015 #13 AUTHORIZING THE DEVELOPMENT AGREEMENT WITH BENNETT BAY, LLC AND THE CITY OF ALTOONA CONCERNING THE INSTALLATION OF STREET AND UTILITY IMPROVEMENTS IN THE CITY OF ALTOONA, IOWA**

**c) Resolution No. 8-3-2015 #14 TO APPROVE AN AGREEMENT WITH THE IOWA DEPARTMENT OF TRANSPORTATION FEDERAL-AID AGREEMENT FOR A SURFACE TRANSPORTATION PROGRAM (STP) PROJECT**

**e) Consider request to approve from IEDA to modify tax credit amortization schedule**

**Roll Call Vote:**

Y Boka A Harmeyer 1 Mertz 2 O'Connor Y Sloan (4-0)

**23. Beer & Liquor Permits**

**a) Bianchi Boys Pizza and Pasta - Class C Liquor License (BW) (Beer/wine) Sunday Sales**

Chief Jody Matherly stated there were no violations at this establishment.

**Roll Call Vote:**

Y Boka A Harmeyer 1 Mertz 2 O'Connor Y Sloan (4-0)

**24. General Business Items/Reports and Updates**

\*Council Member Mertz shared that BRAVO board is meeting Wednesday to approve the budget.

\*Council Member O'Connor shared that Campus entrance renovation is progressing and looks good.

\*Chief Matherly reminded all in attendance of the Iowa Classic Parade on Saturday starting at 11:00am.

\*Mayor Conkling shared about several meetings he had attended this past week with council and staff.

**25. Adjourn at 7:25 pm**

**Roll Call Vote:**

Y Boka A Harmeyer 1 Mertz 2 O'Connor Y Sloan (4-0)

Attest to: \_\_\_\_\_  
Amy S. Hill, Secretary

\_\_\_\_\_  
J.M. Skip Conkling, Mayor