

CITY OF ALTOONA COUNCIL MEETING  
MONDAY, OCTOBER 17, 2016, 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, Ken Dales, John Shaw, Jon Hanson, Scott Atzen, Jim Utter, Amy Hill, City Attorney Bob Laden

**Audience Present:** Angie Holloway, Karen Armstrong, Linda Rosenboom, Mike Rosenboom, Vicky Friend, Mary Mecher, Paul Mecher, Adam McRoberts, Collette Troutner, Dan Meyer, Sally Meyer, Keith Olson, Tom Hall, Tootie Hall, Jill MacKay, Tracy Baerenwald, Natalie Olson, Ann Moyna, Jonna Leadford, Ester Rogers, Mary Simon, Lynda Stanley, Patricia Azzarelli, Angie Lawler, Art Jones, Julia Jones

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

Mayor Skip Conkling requested the agenda be approved as presented.

**Roll Call Vote:**

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

3. **Approval of October 3, 2016, minutes**

**Roll Call Vote:**

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

4. **Citizens request to address council**

Megan Carr representing Sand Development, 366 South Tenth Avenue, Waite Park, Minnesota, stated she had sent an email to each of the council members yesterday in regards to the residential development and different options for financial participation and was here in case the council had any questions. Council Member Dean O'Connor stated the council is hoping to gain more understanding from researching what other cities have done and how the tax abatement works in this situation. Council Member Kyle Mertz explained the council is waiting to hear back from the Polk County Assessor office to learn approximately how much tax evaluation would be on this development. City Administrator Jeff Mark shared that staff is waiting for information from the City's bond attorney. He will share the results with the council.

5. **Public Hearing for Monday October 17 at 6:30 pm to consider a rezoning request from Arthur Jones to rezone 12.97 acres from A-1 (Agricultural) and R-5 (PUD) to R-1 (Single-family Residential)**

Mayor Conkling explained the applicant, Arthur Jones, is requesting rezoning approval 12.97 acres located on the east side of 14<sup>th</sup> Avenue SE, directly south of the Tuscany development. Currently, the property is zoned A-1 (Agricultural) and R-5 (PUD).

**Opened hearing at 6:36pm**

**Comments:** Julia Jones, 4257 NE 80<sup>th</sup> St., explained they are seeking to rezone the property to R-1 (Residential) for the purpose of platting a 29 lot single-family subdivision.

**Closed hearing at 6:37pm**

6. **Ordinance #10-17-2016 #01 (442) to rezone 12.97 acres A-1 (Agricultural) and R-5 (PUD) to R-1 (Single-family Residential)(1<sup>st</sup> Reading)**

Roll Call Vote (1<sup>st</sup> Reading):

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

Roll Call Vote (To waive 2<sup>nd</sup> & 3<sup>rd</sup> Readings):

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

Roll Call Vote (To publish):

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

7. Resolution #10-17-2016 #01 TO CONSIDER A PRELIMINARY PLAT FOR A&J JONES PLAT 1

Roll Call Vote:

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

8. Public hearing to consider a development agreement with North Central States Regional Council of Carpenters, including economic development payments in the amount not to exceed \$3,000,000

Mayor Conkling explained the City of Altoona is agreeing to provide annual appropriations economic development payments for a period of six years, in an amount not to exceed \$3,000,000.

Opened hearing at 6:40pm

Comments: No one came forward to speak.

Closed hearing at 6:41pm

9. Resolution #10-17-2016 #02 APPROVING DEVELOPMENT AGREEMENT WITH NORTH CENTRAL STATES REGIONAL COUNCIL OF CARPENTERS AND AUTHORIZING ANNUAL APPROPRIATION ECONOMIC DEVELOPMENT PAYMENTS

City Administrator Mark stated if the development agreement is approved, it needs to be subject to the council's approval of the Carpenter's site plan. The building is approximately 46,500 square feet in size. Council Member Vernon Willey motioned approval subject to the approval of the site plan for Carpenter's.

Roll Call Vote:

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

10. Resolution #10-17-2016 #03 TO APPROVE POPULATION INCREASE DUE TO ANNEXATION FOR ALTOONA VOLUNTARY ANNEXATION NC16-13

City Administrator Mark explained with the recent annexation of the land south of the Spring Creek Sports Complex, the City is required to certify to the State the new population to the City of Altoona as a result of the annexation. The U.S. Census certified that there are 20 persons in the annexation area.

Roll Call Vote:

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

11. Citizen to address council to waive red tag fee at 209 Cedarwood Ct. SW

Mike Rosenboom, 209 Cedarwood Ct. SW, explained they were not requesting for the red tag fee to be waived, but he and his wife would like the council to consider an option to contact water customers prior to the red tag being placed on the residence or business. Mr. Rosenboom was hoping there was an option for something digital to be sent via text or email. Council asked staff to review options.

12. Discussion regarding Senior Center

Collette Troutner, 200 10<sup>th</sup> Ave. SW, explained the seniors have outgrown the current facility at Lions Park. She stated that in the past the seniors thought a new senior or community room was going to be created at Ironwood Park. Ms. Troutner suggested some small changes that could be made to the current facility to help make the building more comfortable for the seniors and invited the Council and Mayor to come for lunch in the future. City Administrator Mark explained that currently staff and council are looking at adding a 40-acre park south of Spring Creek Sports Complex that would include a large community center and lake. Council agreed there is a need for a new space for seniors and shared their concern that the city is outgrowing many of their current facilities. As a council they will need to make decisions about how to fund these projects and will need input from the

community to make some decisions. Council directed staff to work with Ms. Troutner and Mayor Conkling to review what changes can be made to current facility.

13. **Representatives to present from Altoonapalooza**

Adam McRoberts, 402 10<sup>th</sup> Ave. NW, representing the Altoonapalooza committee shared the event this year was a success with the attendance numbers slightly down due to the weather. He explained at this time the Altoonapalooza committee with many of the board members serving 8 years are worn out. Mr. McRoberts explained they have had difficulty finding replacements for the planning board which is a multiple year commitment. The Altoonapalooza board has decided to take a hiatus from the event for 2017 unless a new board of individuals is interested in stepping forward. Council members shared their appreciation for what the board had accomplished over the last 8 years.

14. **Consider request from Altoona Elementary PTA to hang banner for a fundraising event on pedestrian bridge for 10 days prior to their event on January 28, 2017**

Angie Holloway, 728 Maplewood Ct., representing Altoona Elementary PTA is requesting permission to hang a banner on the Ped Bridge in January of 2017 for their 4<sup>th</sup> Annual "Golf in the Halls" fundraising event.

Roll Call Vote:

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

15. **Consider Consent Agenda**

a) Allow Bills

b) Resolution #10-17-2016 #04 APPROVING TAX ABATEMENT REQUESTS

c) Resolution #10-17-2016 #05 LEVYING ASSESSMENTS FOR COSTS OF NUISANCE ABATEMENT BHNAC SCHEDULE NO. 2016-04, AND PROVIDING FOR PAYMENT THEREOF

d) Resolution #10-17-2016 #06 APPROVING WRITING OFF OF RESCUE FEES FOR BAD DEBT ACCOUNTS - MEDICARE - MEDICAID - CMS COLLECTIONS FEELS FROM 7-1-2016 THRU' 9-30-2016

e) Resolution #10-17-2016 #07 ACCEPTING PERMANENT WATERMAIN EASEMENT FOR CONSTRUCTION OF THE CASEBEER WATERMAIN REPLACEMENT (SALLY L. FINDER WEEPIE & PATRICK J. WEEPIE - \$680.00)

f) Resolution #10-17-2016 #08 APPROVING SPECIAL ASSESSMENTS SCHEDULE NO. 2016-05 FOR DELINQUENT WATER ACCOUNTS THRU 10-14-2016

g) Resolution #10-17-2016 #09 SETTING FOR PUBLIC HEARING FOR MONDAY, NOVEMBER 7, 2016, AT 6:30PM ON A DEVELOPMENT AGREEMENT WITH NED (NEW ENGLAND DEVELOPMENT) ALTOONA, LLC, INCLUDING ANNUAL APPROPRIATION ECONOMIC DEVELOPMENT PAYMENTS IN AN AMOUNT NOT TO EXCEED \$5,000,000

Roll Call Vote:

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

16. **Beer & Liquor Permits**

a) Target Store T-1939 - Class B Wine Permit (Carry out wine), Class C Beer Permit, Sunday Sales

Lieutenant Ken Dales stated there are no violations at this establishment.

Roll Call Vote:

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

b) Max's Highway Diner - Class B Beer (BB)(includes wine coolers), Sunday Sales

Lieutenant Dales stated there are no violations at this establishment.

Roll Call Vote:

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

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

\*Council Member Willey reminded all in attendance of the groundbreaking ceremony for the Carpenters' Union facility tomorrow (Tuesday, 10/18/2016)

\*Council Member Boka shared that he attended breakfast with the Downtown Chamber that took place at the Governor's Mansion. He stated he fielded a lot of questions and interest about

development in Altoona. He thought this showed the marketing campaign is continuing to draw interest to Altoona.

\*Chief Jerry Whetstone explained the Fire department would be hosting two separate events:

1) Saturday, October 22 from 10am - 2pm - National Drug-Take-Back Day

2) Saturday, October 29 from 7am - 11am - Altoona Fire Fighters' Association Pancake Breakfast

\*Mayor Conkling shared the thank you letter we received from Make-A-Wish Foundation of Central Iowa for hosting the event and sponsoring a display. He gave a DART update. He also reminded all in attendance of launch for the rebranding of the Eastern Polk Regional Development to East Polk Innovation Collaborative (EPIC) that is taking place at Prairie Meadows on Wednesday, October 19 at 4:30pm.

18. Adjourn at 7:24pm

Roll Call Vote:

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

Attest to:

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Amy S. Hill, Secretary

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J.M. Skip Conkling, Mayor