

CITY OF ALTOONA COUNCIL MEETING  
MONDAY, OCTOBER 2, 2017, 6:30 P.M.  
AT THE ALTOONA CITY HALL

\*All in attendance were asked to observe a moment of silence in respect for the events that happened over the weekend in Las Vegas, NV

1. **CALL TO ORDER**

Roll Call at 6:30 pm

Mayor - present

Boka - present

Mertz- present

O'Connor - present

Sloan- present

Willey - present

City Officials Present: Jeff Mark, Randy Pierce, Greg Stallman, Jason Ferguson, Lee Richardson, John Shaw, Jon Hanson, Scott Atzen, Amy Hill, City Attorney Bob Laden

Audience Present: Joshua Clapp, Audria Clapp, Alex Payne, Scott Almeida, Kirk Whalen, John Brehm

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

Mayor Pro-tem Dean O'Connor requested the agenda be approved as presented

Roll Call Vote:

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

3. **Introduce new police officers and firefighters**

Mayor Pro-Tem O'Connor swore in police officers Tia Frederick and David Lowe and firefighters Jessica Smith, David Schroer, and Jeremiah Pratt.

4. **Approval of September 18 and 25, 2017 Council Minutes**

Roll Call Vote:

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

5. **Citizens request to address council**

\*No one came forward to speak.

6. **Public hearing to consider a 100% Voluntary Annexation in An Urbanized Area for 32 acres of territory owned by Country Cove Park, LLC**

Community Development Director John Shaw explained the owner is planning to develop a residential subdivision on the property. The property is located directly east of the existing Country Cove development and north of the radio tower.

Opened hearing at 6:36pm

Comments: No one came forward to speak.

Closed hearing at 6:36pm

7. **Resolution #10-02-2017 #01 TO APPROVE THE 100% VOLUNTARY ANNEXATION IN AN URBANIZED AREA FOR 32 ACRES OF TERRITORY OWNED BY COUNTRY COVE PARK, LLC**

Roll Call Vote:

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

8. **Public hearing to consider plans, specifications, and form of contract for 2017 Water Main Improvement Project**

City Engineer Jon Hanson explained the project is in conjunction with the expansion of the treatment capabilities for Water Treatment Plant No. 3. The apparent low bid was submitted by Jackson Creek Enterprises LLC of Allerton, Iowa in the amount of \$234,447.

Opened hearing at 6:38pm

Comments: No one came forward to speak.

Closed hearing at 6:38pm

9. Resolution #10-02-2017 #02 APPROVING THE PLANS, SPECIFICATIONS, AND FORM OF CONTRACT FOR 2017 WATER MAIN IMPROVEMENT PROJECT

Roll Call Vote:

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

10. Resolution#10-02-2017 #03 APPROVING THE CONTRACT AND BOND FOR THE 2017 WATER MAIN IMPROVEMENT PROJECT

Council Member Kyle Mertz motioned approval subject to City Attorney review and approval of the contract.

Roll Call Vote:

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

11. Resolution #10-02-2017 #04 AWARDDING THE CONTRACT FOR THE 2017 WATER MAIN IMPROVEMENT PROJECT

Council Member Kyle Mertz motioned approval subject to City Attorney review and approval of the contract.

Roll Call Vote:

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

12. Public hearing on a development agreement with Solid Rock Properties, LLC, including economic development payments in an amount not to exceed \$450,000

Director Shaw explained the developer agrees to construct 5,000 square feet of rentable space on Parcel One, this assumes the removal of the old car wash, and to construct a four story building consisting of 31,000 square feet, with 7,700 feet of commercial/retail space on the lower level and 24 one-bedroom apartments on floors 2 thru 4.

Opened hearing at 6:40pm

Comments: No one came forward to speak.

Closed hearing at 6:41pm

13. Resolution #10-02-2017 #05 APPROVING A DEVELOPMENT AGREEMENT WITH PRATT REAL ESTATE GROUP AND AUTHORIZING ECONOMIC DEVELOPMENT GRANTS

Roll Call Vote:

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

14. Public hearing to consider a rezoning request from Prairie Crossing Investment Inc. to rezone approximately 54.54 acres from A-1 (Agricultural) to C-7 (Regional Commercial)

Director Shaw explained the applicant, Prairie Crossing Investment, Inc., are seeking to rezone 54.54 acres located east of the existing Prairie Crossing development. The current zoning is A-1 (Agricultural) and they are seeking a C-7 (Regional Commercial) zoning.

Roll Call Vote (To Reopen hearing):

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

Comments: No one came forward to speak.

Closed hearing at 6:42pm

15. Ordinance #10-02-2017 #01 (471) TO APPROVE A REZONING REQUEST FROM PRAIRIE CROSSING INVESTMENT INC. TO REZONE APPROXIMATELY 54.54 ACRES FROM A-1 (AGRICULTURAL) TO C-7 (REGIONAL COMMERCIAL) (1<sup>st</sup> reading)

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

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

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

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

Roll Call Vote (To publish):

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

16. Public hearing to consider a development plan amendment for The Shoppes of Prairie Crossing  
Roll Call Vote (To Reopen hearing):  
2 Boka 1 Mertz Y O'Connor Y Sloan Y Willey (5-0)  
Comments: Kirk Whalen, President of Heart of America and the applicant, Prairie Crossing Investment, Inc., are seeking development plan approval for the Shoppes at Prairie Crossing.  
Closed hearing at 6:45pm
17. Resolution t#10-02-2017 #06 TO APPROVE A DEVELOPMENT PLAN AMENDMENT FOR THE SHOPPES OF PRAIRIE CROSSING  
Council Member Vern Willey motioned approval subject to staff's review and approval of the rezoning and deficiency items.  
Roll Call Vote:  
Y Boka Y Mertz Y O'Connor 2 Sloan 1 Willey (5-0)
18. Resolution #10-02-2017 #07 TO CONSIDER APPROVAL OF A PRELIMINARY PLAT FOR PRAIRIE CROSSING PLAT 5  
Director Shaw explained the applicant, Prairie Crossing Investment, Inc., is seeking preliminary plat approval for Prairie Crossing Plat 5. The plat is 118 acres in size. The plat includes one commercial lot that is 2.96 acres in size, with the balance of the property platted into 4 large Outlots. Council Member Mertz motioned approval subject to staff's review and Council approval of the rezoning, development plan and deficiency items.  
Roll Call Vote:  
Y Boka 1 Mertz Y O'Connor 2 Sloan Y Willey (5-0)
19. Resolution #10-02-2017 #08 TO CONSIDER APPROVAL OF A FINAL PLAT FOR PRAIRIE CROSSING PLAT 5  
Council Member Willey motioned approval subject to staff's review and the approval of the rezoning, development plan, preliminary plat and deficiency items.  
Roll Call Vote:  
Y Boka Y Mertz Y O'Connor 2 Sloan 1 Willey (5-0)
20. Resolution #10-02-2017 #09 TO CONSIDER APPROVAL OF A SITE PLAN FOR HY-VEE FAST & FRESH  
John Brehm, 5820 Westown Pkwy, West Des Moines, representing Hy-Vee is proposing a site plan for their new Fast & Fresh store. The property is located on the northeast corner of Hubbell Avenue and Prairie Crossing NW. The property is 2.96 acres in size and the store is 10,642 sq. ft. in size. Council Member Mertz motioned approval subject to staff's review and the approval of the rezoning, development plan, preliminary plat, final plat and deficiency items.  
Roll Call Vote:  
2 Boka 1 Mertz Y O'Connor Y Sloan Y Willey (5-0)
21. Consider approval of the Prairie Crossing roundabout development sign and associated median landscaping  
Kirk Whalen presented concept for development sign and landscaping.  
Roll Call Vote:  
1 Boka Y Mertz Y O'Connor Y Sloan 2 Willey (5-0)
22. Resolution #10-02-2017 #10 TO CONSIDER APPROVAL OF RODGERS ESTATES PLAT 2 (POLK COUNTY PLAT)  
Director Shaw explained the applicants, Joel and Janelle Rodgers, are seeking approval of a county plat for Rodgers Estates Plat 2. The property is located on the north side of NE 27<sup>th</sup> Avenue, east of NE 80<sup>th</sup> Street.  
Roll Call Vote:  
2 Boka 1 Mertz Y O'Connor Y Sloan Y Willey (5-0)

23. Consider Consent Agenda

a) Allow Bills

b) Capital Projects

- B1) Pay App #3 - C.L. Carroll Company, Inc. - Altoona Water Treatment Plant #3 Expansion Project - \$14,582.50
- B2) Change Order #5 - Elder Corp. - Gay Lea Wilson Trail Extension - \$20,368.50
- B3) Change Order #1 - Morris Enterprises, Inc. - Casebeer Dr. Water Main Improvements - (\$5,387.50)
- B4) Pay App #4 - Morris Enterprises, Inc. - Casebeer Dr. Water Main Improvements - \$531.99
- B4) Pay App #1 - Elder Corporation - Adventureland Drive Improvements - \$92,938.84
- B5) Pay App #4 - Jackson Creek Enterprises, Inc. - 2017 Watermain Improvements Project - \$125,886.40

c) Appoint Beth Van Ryswyk to Park Board

d) Appoint Mike Hamilton to Library Board

e) Resolution #10-02-2017 #11 TO APPROVE TAX ABATEMENT REQUESTS

f) Resolution #10-02-2017 #12 APPROVING AND AUTHORIZING THE MAYOR TO SIGN SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR NORTHEAST INDUSTRIAL BUSINESS PARK

g) Resolution #10-02-2017 #13 APPROVING AND AUTHORIZING THE CITY CLERK TO SIGN PARTIAL RELEASE OF DEVELOPMENT AGREEMENT

h) Resolution #10-02-2017 #14 APPROVING AND AUTHORIZING THE CITY CLERK TO SIGN PARTIAL RELEASE OF TAX INCREMENT FINANCING

i) Resolution #10-02-2017 #15 APPROVING AND AUTHORIZING THE CITY CLERK TO SIGN AFFIDAVIT

j) Resolution #10-02-2017 #16 APPROVING PROPERTY VALUATION EXEMPTION FOR IOWA COLD STORAGE, LLC RELATED TO STATE OF IOWA HIGH QUALITY JOBS PROGRAMS

k) Resolution #10-02-2017 #17 APPROVING AND AUTHORIZING THE MAYOR AND CITY CLERK TO SIGN TEMPORARY CONSTRUCTION EASEMENT AND PERMANENT RAIL LINE EASEMENT

l) ITEM REMOVED FOR SEPARATE DISCUSSION

m) Consider approval professional services agreement with Group Creative Services for supporting cultural enhancements for Altoona citizens

n) Consider approval of professional services agreement with Kirkham Michael for engineering services for 1<sup>st</sup> Avenue Widening (Preliminary Design)

o) Consider supplemental agreement 1 for additional services - Heritage Homes Storm Water Improvements - Phase 2 Project

p) Set Public Hearing for Monday, October 16<sup>th</sup> at 6:30 pm to consider a speed limit change on 25<sup>th</sup> Street NW (NE 62<sup>nd</sup> Avenue) for the portions in the City of Altoona

q) Set Public Hearing for Monday, October 16<sup>th</sup> at 6:30 pm to consider a rezoning request from Kwik Trip to rezone 1.728 acres from M-1 (Limited Industrial) to C-2 (General Commercial)

Roll Call Vote:

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

23. l) Resolution #10-02-2017 #18 ACCEPTING PUBLIC IMPROVEMENTS (CASEBEER WATERMAIN PROJECT)

Council Member Willey stated there were some landscaping issues that still needed to be addressed. City Engineer Hanson explained that retainage was being held for the issues of concern.

Roll Call Vote:

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

24. Beer & Liquor Permits

- a) Super Stop 2 - Class E Liquor License (LE), Class B Wine Permit (Carryout Wine), Class C Beer Permit (Carryout Beer), Sunday Sales

Lieutenant Jason Ferguson stated there were no violations.

Roll Call Vote:

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

- b) Max's Highway Diner - Class B Beer (BB)(Includes Wine Coolers), Sunday Sales.

Lieutenant Ferguson stated there were no violations at this establishment.

Roll Call Vote:

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

25. Department Head Reports & Updates

The following department heads provided updates to the council: Chief Greg Stallman, Public Works Director Scott Atzen, City Engineer Jon Hanson, Director Shaw, and Assistant Chief Lee Richardson.

26. Update on Prairie Crossing

See items #14 - 21 above.

27. General Business Items/Reports and Updates

\*Council Member Willey shared some concerns with street lights being out and requesting MidAmerican to maintain those.

\*Council Member Jeremy Boka shared about the soccer tournament happened this weekend at Spring Creek Sports Complex and the soft opening for Brightside Aleworks.

\*City Administrator Jeff Mark shared information on some grant letters and submitting information for a possible project in Altoona.

28. Adjourn at 7:05pm

Roll Call Vote:

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

Attest to:

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Amy S. Hill, Secretary

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Dean O'Connor, Mayor Pro-Tem