

CITY OF ALTOONA COUNCIL MEETING  
MONDAY, NOVEMBER 5, 2018, 6:30 P.M.  
AT THE ALTOONA CITY HALL

1. **CALL TO ORDER**

Roll Call at 6:30 pm

Mayor O'Connor- present

Duer - present

Mertz- present

Boka - present

Leigher - present

Willey - present

**City Officials Present:** Jeff Mark, Randy Pierce, Greg Stallman, Jared Ogbourne, John Shaw, Jon Hanson, Jim Utter, Jason Ferguson, Tony Chambers, Amy Hill, City Attorney Bob Laden, Todd Trobaugh

**Audience Present:** Lemar Koethe, Judy Little, Alex Payne, Jerry Oliver, Dollie Pinegar, Lauri Nelson, Kirk Whalen, Roger Mathis

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

Mayor Dean O'Connor requested approval of the agenda as presented.

Roll Call Vote:

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

3. **Approval of October 15 and 22, 2018 Council Minutes**

Roll Call Vote:

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

4. **Citizens request to address council**

\*Dollie Pinegar (602 2<sup>nd</sup> St. SE), Lauri Nelson (710 1<sup>st</sup> St. E), and Judy Little (711 1<sup>st</sup> St. E) addressed the council about concerns of speed on 1st St. E. Lieutenant Jason Ferguson stated the PD would set up the speed trailer to get a traffic counts and check speeds in the area. He explained staff would bring out the results to the council when they were done.

5. **Swear in new police officers**

Mayor O'Connor swore new Police Lieutenant Todd Trobaugh.

6. **Public Hearing to consider a 100-percent voluntary annexation consisting of approximately 16.197 acres of land west of Altoona**

Community Development Director John Shaw explained this is a public hearing to consider submitting an application for the 100% voluntary annexation of approximately 16.197 acres of land. The property is located on the southwest side of Altoona between 34<sup>th</sup> Avenue South and Highway 65.

Hearing Opened: 6:50 pm

Comments: Lemar Koethe, 6000 Douglas Ave., Suite 210, Des Moines, shared that he will be adding apartments and then commercial development.

Hearing Closed: 6:51pm

7. **Resolution # 11-5-2018 #01 TO APPROVE A 100-PERCENT VOLUNTARY ANNEXATION CONSISTING OF APPROXIMATELY 16.197 ACRES OF LAND WEST OF ALTOONA**

Roll Call Vote:

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

8. **Resolution # 11-5-2018 #02 TO APPROVE A SITE PLAN FOR ADVENTURELAND GREENHOUSE**

Jerry Oliver of Civil Engineering Consultants, 2400 86<sup>th</sup> St., Unit 12, Des Moines, explained Adventureland is seeking site plan approval for the construction of a 1,680 square foot greenhouse. The greenhouse will be used for growing starter plants for use within the park.

Roll Call Vote:

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

9. Resolution # 11-5-2018 #03 TO APPROVE A SITE PLAN ADDITION FOR JOHNNY'S ITALIAN STEAKHOUSE

Kirk Whalen of Heart of America (HOA), 1501 River Dr., Moline, IL, is seeking site plan approval for two additions on the east and west sides of Johnny's Italian Steakhouse. The first is 790 sq. ft. meeting space for private meetings and parties. The second request is for a 672 sq. ft. storage area for their outside patio equipment.

Roll Call Vote:

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

10. Resolution # 11-5-2018 #04 TO APPROVE A PRELIMINARY PLAT FOR VANDEHAAR FAMILY 20 (COUNTY PLAT)

Director Shaw explained this property is located outside the city limits of Altoona on NE 64<sup>th</sup> Street, south of Altoona. The property is 10.67 acres in size. The property owner is proposing to subdivide this property into two buildable single-family residential lots and one large Outlot, for future development.

Roll Call Vote:

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

11. Resolution # 11-5-2018 #05 TO CONSIDER RE-APPROVAL OF A PRELIMINARY PLAT FOR THE FREEL SUBDIVISION (COUNTY PLAT)

Director Shaw explained this is a resolution to consider re-approving a preliminary plat for the Freel subdivision. This is a County Plat as the property is not located in the City of Altoona. The property is located on the east side of 96<sup>th</sup> Street, just inside of our review area. The plat has been reduced in size as they have removed a built on lot. The plat is now 37.58 acres in size instead of 39.81 acres.

Roll Call Vote:

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

12. Resolution # 11-5-2018 #06 TO CONSIDER RE-APPROVAL OF A FINAL PLAT FOR THE FREEL SUBDIVISION (COUNTY PLAT)

Roll Call Vote:

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

13. Resolution # 11-5-2018 #07 TO APPROVE A CONDOMINIUM REGIME FOR WATERFRONT ENTERTAINMENT TERRITORY PLAT 1

Mr. Whalen explained HOA are proposing a condominium regime for the Waterfront Entertainment Territory (WET). The regime will include all of the building site pads around the lake. The regime will dictate responsibilities and common elements such as parking, utilities, access drives, etc.

Roll Call Vote:

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

14. Resolution # 11-5-2018 #08 TO CONSIDER RE-APPROVAL OF A SITE PLAN FOR LINDEN OAKS

Director Shaw explained this is a resolution to consider the re-approval of a site plan for Linden Oaks. It has been more than 180-days since the site plan was originally approved. Nothing has changed with the site plan as phase 2 will still construct 73 apartment units and the trail segment that ties the two dead ends together.

Roll Call Vote:

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

15. Resolution # 11-5-2018 #09 TO APPROVE OF MPO 28E AMENDMENT

Council Member Kyle Mertz explained the amendment changes the size and process of selection of members to the Executive Committee, incorporates the changes to the size of the MPO Policy

Committee and in general, cleans up the documents. Exhibit B shows the breakdown of the amended Executive Committee. In total there will be 11 members. Altoona will be represented in the East region. The East region will have 2 representatives. There is not a guarantee that Altoona will always be one of those reps. Jurisdictions with a populations over 50,000 will receive 1 rep and Des Moines will receive 2 reps. Executive Committee members must be the primary reps chosen by their member governments.

Roll Call Vote:

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

16. Consider a request from the Altoona Area Historical Society to close 2<sup>nd</sup> Street SE in Olde Town on Sunday, December 2<sup>nd</sup> from noon-7 pm

Alex Payne of the Historical Society, 106 2<sup>nd</sup> St. SE, is proposing to have Christmas in Olde Town this year. They are asking to close down 2<sup>nd</sup> Street SE from 1<sup>st</sup> Avenue to 2<sup>nd</sup> Avenue. There are only two businesses open during that time frame, Olde Town Tap and Ironclad Tattoo. They have received approval in writing from both of those businesses. Fire, PD, and Street Department have no issues with the street closure.

Roll Call Vote:

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

17. Consider request for additional funds in the footing drain grant program (311 11<sup>th</sup> St. SE) Roger Mathis, 311 11<sup>th</sup> St. SE, explained he and his wife are participating in the City's footing drain disconnection program, which can reimburse the homeowner up to \$1,500 in grant money for the project. He explained there situation is unique in that they have an outside drain and the lowest quote they have been able to obtain is \$2,875. They are requesting that the City reimburse them an additional \$1,375. Council Member Mertz motioned approval for the additional amount of \$1,375.

Roll Call Vote:

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

18. Consent Agenda

A) Allow bills

B) Capital Projects

B1) Pay App #1 - Iowa Civil Contracting, Inc. - Adventureland Dr. Rehabilitation - \$221,713.74.

B2) Pay App #17 - Elder Corp. - Adventureland Dr. Improvements - \$685,874.67

B3) Pay App #1 - Howser Concrete Services, LLC - 8<sup>th</sup> St. SW 36<sup>th</sup> Ave. SW Intersection - \$59,569.00

C) Resolution # 11-5-2018 #09 ACCEPTING PROPOSAL FROM JAS CONCRETE IN THE AMOUNT OF \$43,335.00 FOR CONCRETE REPAIRS IN THE ALTOONA CAMPUS PARKING LOT

D) Consider supplemental services agreement #2 with Confluence (Altoona Park Master Plan - \$8,500)

E) Consider approval of Annual Urban Renewal Report, Fiscal Year 2017-2018

F) Consider approval of development agreement with Spring Creek Ridge, LC

Roll Call Vote:

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

19. Department Head Reports & Updates

The following gave updates: Police Department - Greg Stallman, Fire Department - Jared Ogbourne, Public Utilities - Jim Utter, Engineering - Jon Hanson, Community Development - John Shaw, Finance - Randy Pierce, Administration - Jeff Mark

20. General Business

\*Council Member Scott Duer gave an update on the audio/visual information for the City Hall/Police Station.

\*Council Member Vern Willey shared an updated on DART services for Altoona.

21. Adjourn at 7:30pm

Roll Call Vote:

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

Attest to:

\_\_\_\_\_   
 Amy S. Hill, Secretary

\_\_\_\_\_   
 Dean O'Connor, Mayor