

CITY OF ALTOONA COUNCIL MEETING
MONDAY, NOVEMBER 7, 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- absent

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, Bret Handy, Mick King, Roger Drown, Chris Lybarger, Gage Rodewald

Audience Present: Michael Barelli, Bret McAllister, Melissa Horton, Tom Hall, Tootie Hall, Collette Troutner, Marvin Berger, Scott Heaney, Steve Moyna, Erin Ollendike,

** Council Member Michelle Sloan arrived at 6:31pm.

2. Perfecting and approval of the agenda

Mayor Skip Conkling stated that he would be swearing Reserve Officer Roger Drown following the Safety Award presentation. Council Member Kyle Mertz motioned approval acknowledging the addition.

Roll Call Vote:

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

3. Approval of October 17 and 24, 2016, minutes

Roll Call Vote:

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

4. Presentation of promotion to Sergeant for Altoona Police Department and swearing in new reserve officer

Lieutenant Ken Dales presented a promotion for Bret Handy from patrol officer to sergeant.

5. Presentation of Quarterly Safety Award

Mayor Conkling to present Officer Mick King with 3rd quarter Safety award.

** Mayor Conkling swore in new reserve officer Roger Drown.

6. Citizens request to address council

Tootie Hall, 201 10th Ave. SW, explained that she has a therapy chicken. She would like the council to consider letting her keep it. City Administrator Jeff Mark shared that this was the first time that administrative staff had been made aware of the chicken so he requested that staff have time to review the issue. Council agreed with the request.

7. Public hearing 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

Mayor Conkling explained under the terms of the agreement, the City of Altoona will provide annual appropriation economic development payments (property tax rebate) for a period of three years, in a total amount not to exceed \$5,000,000. The developer, New England Development, agrees to construct and maintain a minimum of 330,000 gross square feet of building area. Also, the developer agrees to a minimum assessment agreement with the city, beginning on January 1, 2018 and running for the term of the agreement.

Opened hearing at 6:44pm

Comments: No one came forward to speak.

Closed hearing at 6:45pm

8. **Resolution #11-07-2016 #01 APPROVING DEVELOPMENT AGREEMENT WITH NED ALTOONA, LLC AND AUTHORIZING ANNUAL APPROPRIATION ECONOMIC DEVELOPMENT PAYMENTS**
Mike Barelli of NED, 75 Park Plaza, Boston, Massachusetts, expressed his thanks to the council and stated he would continue to keep the council updated as the development progresses.
Roll Call Vote:
Y Boka Y Mertz 1 O'Connor Y Sloan 2 Willey (5-0)
9. **Marvin Berger from Martens and Company to present City of Altoona Audit report**
Council Member Dean O'Connor motioned approval to receive and file the audit report.
Roll Call Vote:
2 Boka Y Mertz 1 O'Connor Y Sloan Y Willey (5-0)
10. **Resolution #11-07-2016 #02 TO CONSIDER A FINAL PLAT FOR IRONWOOD SOUTH PLAT 4**
Erin Ollendike of Civil Design Advantage, 3405 SE Crossroads Dr. #G, Grimes, shared the applicant, Ironwood South LLC, is seeking final plat approval for 18 lots in Ironwood South Plat. The property is described as a southerly extension of 7th Avenue Court SW, southwest of Ironwood Park and south of 24th Street SW. Council Member O'Connor motioned approval subject to legal documents being submitted and reviewed prior to recording the final plat.
Roll Call Vote:
Y Boka 2 Mertz 1 O'Connor Y Sloan Y Willey (5-0)
11. **Resolution #11-07-2016 #03 TO CONSIDER A FINAL PLAT FOR TUSCANY PLAT 3**
Caleb Smith of McClure Engineering, 1360 NE 121st St., Clive, representing Hubbell explained the request for the approval of the final plat for Tuscany Plat 3. The property is located in the northeast area of the single-family residential area of the Tuscany subdivision. This area is a re-plat of a portion of Plat 1. All of the public improvements were already installed with the original plat. There are now 35 small lots with a front yard width of 55 feet. Council Member Vern Willey II motioned approval subject to deficiencies being met.
Roll Call Vote:
Y Boka Y Mertz Y O'Connor 2 Sloan 1 Willey (5-0)
12. **Resolution #11-07-2016 #04 TO CONSIDER A SITE PLAN FOR NCSRCC ALTOONA TRAINING CENTER**
Scott Heaney of Schemmer, 1044 N. 115th St., Omaha, NE, representing the NCSRCC requested the council consider the approval of the site plan for North Central States Regional Council of Carpenters training center. The total area of both floors of the facility will be a combined 50,143 square feet. The facility sits on 6.062 acre lot and is located at 1555 1st Avenue North.
Roll Call Vote:
2 Boka 1 Mertz Y O'Connor Y Sloan Y Willey (5-0)
13. **Consider Consent Agenda**
 - a) Allow Bills
 - b) Capital Projects
 - B1) Final Pay App - J&K Contracting, LLC - Altoona NE 54th Ave. Sanitary Sewer Extension - \$7,398.75
 - B2) Pay App #5 - Minturn, Inc. - Haines & Village Parks Tennis Projects - \$13,585.00
 - B3) Pay Apt #6 - Jackson Creek Enterprises, L.C. - 2016 Water Main Replacement Project - \$124,308.35
 - c) Resolution #11-07-2016 #05 APPROVING REQUESTS FOR TAX ABATEMENT
 - d) Resolution #11-07-2016 #06 TO ACCEPT PUBLIC IMPROVEMENTS FOR NE 54TH ST. SANITARY SEWER EXTENSION
 - e) Resolution #11-07-2016 #07 TO ACCEPT PUBLIC IMPROVEMENTS FOR HAINES PARK TENNIS AND VILLAGE PARK TENNIS PROJECTS

- f) Resolution #11-07-2016 #08 ACCEPTING A PROPOSAL FROM MID-AMERICAN ENERGY IN THE AMOUNT OF \$353,399 FOR WORK TO CONVERT OVERHEAD TO UNDERGROUND ELECTRIC SERVICE, AS PART OF THE ADVENTURELAND DRIVE WIDENING PROJECT
- g) Consider contract with DeCarlo Demolition for work at 7783 NE 38th Ave. (\$18,830) and asbestos abatement at the same address (\$1500)
- h) Set public hearing for Monday, November 21, 2016 at 6:30 pm to consider vacating a public utility easement on Lot 2, Burget Acres Plat 1
- i) Set public hearing for Monday, November 21, 2016 at 6:30 pm to consider a comprehensive plan land use map amendment from Big R Farms, LLC to change 184.4 acres from Long Term Growth Area to Industrial
- j) Set public hearing for Monday, November 21, 2016 at 6:30 pm to consider a rezoning request from Big R Farms, LLC to rezone 184.4 acres from A-1 (Agricultural) to M-1 (Limited Industrial)
- k) Set public hearing for Monday, November 21, 2016 at 6:30 pm to consider a rezoning request from Cheryl Laird Humphrey Family Trust and Diamond Development to rezoning 78.5 acres from A-1 (Agricultural) to R-5 (Planned Unit Development)
- l) Set public hearing for Monday, November 21, 2016 at 6:30 pm to consider a development plan request from Cheryl Laird Humphrey Family Trust and Diamond Development to consider a single-family residential development called Brookhaven Estates consisting of approximately 203 homes on 78.5 acres
- m) Set public hearing for Monday, November 21, 2016 at 6:30pm to consider plans, specifications and form of contract for 2016 SE Lift Station Sanitary Sewer - Phase 1

Roll Call Vote:

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

14. General Business Items/Reports and Updates

*Council Member Mertz shared information on the recently attended MPO meeting with Council Members Jeremy Boka and Willey.

*Council Member Sloan shared the library will be looking to replace the Children's Librarian position recently vacated.

*Council Member Willey shared information from the watershed meetings he attended this past couple of weeks.

*Council Member O'Connor provided an update on MWA issues and discussed the concerns of the Altoona Campus in regards to the Aquatics Park pool and Campus space issues. Also, he updated the council on how the meetings went between the Altoona Campus and the youth sports organizations in regards to providing help if anything is needed.

*Council Member Boka reminded all in attendance that tomorrow (Tuesday, 11/8) is Election Day!

*Mayor Conkling shared the recent discussion with WRA and several communities' leaders that would like WRA to change the 1000 gallon grease interceptor requirement. They believe that the one-size fits all requirement is a hardship and unnecessary at times. Council Member O'Connor agreed that this WRA requirement is difficult for small businesses. Council Member Willey agreed stating that the requirement was an overkill at the Lions' Shelter and wasted \$50,000 of the City's money when something much more reasonable could have done.

15. Adjourn at 7:06pm

Roll Call Vote:

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

Attest to:

Amy S. Hill, Secretary

J.M. Skip Conkling, Mayor