

**CITY OF ALTOONA COUNCIL MEETING
MONDAY, DECEMBER 7, 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- absent

O'Connor – present

Sloan- present

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

Audience Present: Rodney Wekkin, John McMaster, Kim McMaster, Chad Alshouse, Troy Schneider

2. Perfecting and approval of the agenda

Mayor Skip Conkling requested to remove item #9 from the agenda.

Roll Call Vote:

2 Boka A Harmeyer A Mertz 1 O'Connor Y Sloan (3-0)

3. Approval of November 16 and 23, 2015, Council Minutes

Roll Call Vote:

Y Boka A Harmeyer A Mertz 1 O'Connor 2 Sloan (3-0)

4. Citizens request to address council

No one came forward to speak.

5. Executive Director Sally Dix to present an update on BRAVO

Director Sally Dix, 2600 Grand Ave., Suite 120, Des Moines, presented on update on BRAVO's activities for 2015 and plans for 2016. Council Members Dean O'Connor, Michelle Sloan and Jeremy Boka expressed wanting help in having BRAVO give advice to smaller communities to enhance art in the community.

6. ORDINANCE NO. 11-16-2015 #01 (416) TO REZONE PROPERTY AT 810 4TH STREET SW FROM M-1 (LIMITED INDUSTRIAL) TO R-2 (ONE AND TWO-FAMILY RESIDENTIAL) (2nd Reading)

John McMaster, 810 4th St. SW, Altoona, shared background on why he was seeking to have the property rezoned. Mayor Conkling explained the Artistic's owner is concerned about the landscape buffer that would be required if they expanded closer to the residential zoning. Community Development Director John Show explained this should not be a concern because the landscape buffer is required when land uses differ, i.e. industrial next to residential, regardless of zoning. This would mean that in the event of expansion by a business next to residential a landscape buffer would have been required whether the rezoning happened or not.

Roll Call Vote (2nd Reading):

2 Boka A Harmeyer A Mertz 1 O'Connor Y Sloan (3-0)

7. Ordinance No. 11-2-2015 #01 (415) AMENDING THE CODE OF ORDINANCES OF CITY OF ALTOONA, IOWA, 2004, BY AMENDING CHAPTER 98, SECTION 10 (3rd Reading)

Mayor Conkling explained this is the third reading of this amendment. This ordinance will increase the sewer rate per 1,000 gallons from \$6.71 to \$6.98 effective January 1, 2016.

Roll Call Vote (3rd Reading):

2 Boka A Harmeyer A Mertz 1 O'Connor Y Sloan (3-0)

Roll Call Vote (To Publish):

2 Boka A Harmeyer A Mertz 1 O'Connor Y Sloan (3-0)

**8. Resolution to approve site plan for Menard, Inc. yard expansion and warehouse
Resolution 12-7-2015 #01 TO APPROVE SITE PLAN FOR MENARD, INC. YARD
EXPANSION AND WAREHOUSE**

Randy Wekkin, 4777 Menards Dr., Eau Claire, WI, explained Menards Inc. is planning to add a 29,000 square foot warehouse on the south side of their existing building. The warehouse will be similar to the existing one on the north end of the site except that the south wall will double as a portion of the south fence. Since this building has a solid south wall and is not completely within the fence, the south wall needs to meet the architectural design standards. Menards is proposing to use wood to match the rest of the fence. Menards is seeking a variance to use the wood wall. A second variance is also needed for the fence height. The code allows fences in commercial districts up to 10-foot high and Menards is proposing to continue the existing fence height of 14 feet. Council Member O'Connor motioned approval subject to Board of Adjustment granting the variances at their January 5, 2016, meeting.

Roll Call Vote:

2 Boka A Harmeyer A Mertz 1 O'Connor Y Sloan (3-0)

9. ITEM REMOVED FROM THE AGENDA

10. Resolution 12-7-2015 #02 TO SET FIRE DEPARTMENT FEES

Mayor Conkling explained this is a resolution to set the Fire Department Fees for January 2016.

Roll Call Vote:

2 Boka A Harmeyer A Mertz 1 O'Connor Y Sloan (3-0)

11. Consider approval of development agreement between the City of Altoona and Tuscany, Reserve, LLC.

City Administrator Jeff Mark explained this development agreement is between the City of Altoona and Tuscany Reserve, LLC. The agreement accomplishes several things. First, it allows the Art Jones property located at the southwest edge of the Tuscany development, to be better utilized by acquiring an additional 3.5 acres from Tuscany. While this acquisition is not part of the development agreement, it is the driver of the deal. Second, the City of Altoona will accept ownership of the remainder of Lot "E" to be utilized as a public park. Third, the agreement assures Tuscany Reserve LLC, that the transfer of property will not affect the tax abatement provisions set forth in Tuscany PUD.

Roll Call Vote:

2 Boka A Harmeyer A Mertz 1 O'Connor Y Sloan (3-0)

12. Consider Consent Agenda

a) Allow Bills

b) Resolution 12-7-2015 #03 APPROVING TAX ABATEMENT REQUESTS

c) Consider approval of agreement for cooperative public service between Polk County, Iowa and City of Altoona, Iowa

d) Set Public Hearing for Monday December 21st at 6:30 pm to consider vacating and selling old county road ROW to Scott L. Temple Property Management Trust U/A 11/8/2001, Scott Temple Trustee

Roll Call Vote:

2 Boka A Harmeyer A Mertz 1 O'Connor Y Sloan (3-0)

13. Beer & Liquor Permits

a) The Cinemark - Special Class C Liquor License (BW)(Beer/Wine) & Sunday Sales

Chief Jody Matherly stated this is a new liquor license.

Roll Call Vote:

2 Boka A Harmeyer A Mertz 1 O'Connor Y Sloan (3-0)

b) **Jethroni Pepperoni – New – Class C Liquor License, Sunday Sales & Catering Privileges**

Chief Jody Matherly stated this is a new liquor license.

Roll Call Vote:

1 Boka A Harmeyer A Mertz 2 O'Connor Y Sloan (3-0)

14. General Business Items/Reports and Updates

No reports.

15. Adjourn at 7:14pm

Roll Call Vote:

1 Boka A Harmeyer A Mertz 2 O'Connor Y Sloan (3-0)

Attest to: _____
Amy S. Hill, Secretary

J.M. Skip Conkling, Mayor