

CITY OF ALTOONA COUNCIL MEETING
MONDAY, FEBRUARY 18, 2019, 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 - absent

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

Audience Present: Joe Shepherd, Penny Shepherd, Chip Classon, Steve Moyna, Don Timmins, Alex Payne, Jennifer Hassman, Eric Cannon

2. Perfecting and approval of the agenda

Mayor Dean O'Connor requested the agenda be approved as presented.

Roll Call Vote:

1 Boka Y Duer Y Leigher 1 Mertz A Willey (4-0)

3. Consider approval of February 4, 2019 Council Minutes

Roll Call Vote:

2 Boka Y Duer Y Leigher 1 Mertz A Willey (4-0)

4. Citizens request to address council

No one came forward to speak.

5. Continued Public hearing to dispose of public property described as GEO Parcel 7923-13-640-019

Hearing reopened at 6:33pm

Comments: No one came forward to speak.

Hearing closed at 6:33pm

6. Resolution #02-18-2019 #01 TO APPROVE TRANSFER OF CITY PROPERTY

City Administrator Jeff Mark explained this is a public hearing to consider disposing publicly owned property. The property is located to the east side of the property owned by Donna Weatherman at 300 1st St. West and on the west side of the property owned by the Farmer's Cooperative. The property is currently owned by the City of Altoona and is 10,035 square feet in size. The property has been appraised at \$20,000. Notices were sent to both of the adjacent property owners with instruction regarding the disposal of said property by sale.

Roll Call Vote:

Y Boka 2 Duer Y Leigher 1 Mertz A Willey (4-0)

7. Public hearing to consider a 100-percent voluntary annexation within an urbanized area consisting of approximately 5.01 acres of land owned by High Pointe Church

Community Development Director John Shaw stated High Pointe Church has purchased five acres of land on the north side of Edwin Skinner Parkway SE. It is the home, greenhouse buildings, and land to the north. It is located east of the Country Cove development, north of Prairie Vista. The actual address is 7422 NE 38th Avenue.

Hearing opened at 6:35pm

Comments: Jennifer Hassman, 2119 4th Ave. SE, asked where the church building versus parking are to be located on the property. City Administrator Mark explained that the church will be required to submit that information when they request to rezone the property. Community

Development Director John Shaw shared that Ms. Hassman will be notified as all those steps move forward since she is an adjacent property owner.

Hearing closed at 6:37pm

8. Resolution #02-18-2019 #02 TO APPROVE 100-PERCENT VOLUNTARY ANNEXATION WITHIN AN URBANIZED AREA CONSISTING OF APPROXIMATELY 5.01 ACRES OF LAND OWNED BY HIGH POINTE CHURCH

Roll Call Vote:

1 Boka 2 Duer Y Leighter Y Mertz A Willey (4-0)

9. Public hearing to consider a rezoning request SR Holdings II, LLC. and TAT Holdings, LLC/TAP Holdings, LLC. to rezone approximately 29.83 acres from A-1 (Agricultural) to M-1 (Limited Industrial)

Director John Shaw explained this is a public hearing to consider rezoning 29.83 acres from A-1 (Agricultural) to M-1 (Limited Industrial). The applicant is SR Holdings II LLC; and the developer is TAT Holding, LLC/TAP Holdings, LLC. The property is located at the east end of Adventureland Drive NE. This request is part of a two part request to rezone approximately 40 acres to the east of the NE Industrial Park. The 29.83 acres included in this request is for future development.

Hearing reopened at 6:39pm

Comments: Eric Cannon of Snyder and Associates, 2727 SW Snyder Blvd., Ankeny, representing the interests of the above stated companies was available to answer any specific questions about the rezoning.

Hearing closed at 6:39pm

10. Ordinance #02-18-2019 #01(512) TO REZONE APPROXIMATELY 29.83 ACRES FROM A-1 (AGRICULTURAL) TO M-1 (LIMITED INDUSTRIAL) FOR SR HOLDINGS II, LLC. AND TAT HOLDINGS, LLC./TAP HOLDINGS, LLC.

Roll Call Vote(1st Reading):

2 Boka Y Duer Y Leighter 1 Mertz A Willey (4-0)

Roll Call Vote (To waive 2nd and 3rd Reading):

2 Boka 1 Duer Y Leighter Y Mertz A Willey (4-0)

Roll Call Vote (To publish):

2 Boka 1 Duer Y Leighter Y Mertz A Willey (4-0)

11. Public hearing to consider a rezoning request SR Holdings II, LLC and TAT Holdings, LLC/TAP Holdings, LLC. to rezone approximately 10.0 acres from A-1 (Agricultural) to M-2 (Heavy Industrial)

Director Shaw explained this is the public hearing for the remaining 10.0 acres of the above described property. The developer is requesting a rezoning from A-1 (Agricultural) to M-2 (Heavy Industrial). The developer is proposing to use the property to house his construction business. The developer will seek the conditional use permit from the Board of Adjustments if the rezoning is approved.

Hearing opened at 6:40pm

Comments: No one came forward to speak.

Hearing closed at 6:40pm

12. Ordinance #02-18-2019 #02 (513) TO REZONE APPROXIMATELY 10.0 ACRES FROM A-1 (AGRICULTURAL) TO M-2 (HEAVY INDUSTRIAL) FOR SR HOLDINGS II, LLC AND TAT HOLDINGS, LLC./TAP HOLDINGS, LLC.

Roll Call Vote(1st Reading):

2 Boka Y Duer Y Leighter 1 Mertz A Willey (4-0)

Roll Call Vote (To waive 2nd and 3rd Reading):

1 Boka 2 Duer Y Leighter Y Mertz A Willey (4-0)

Roll Call Vote (To publish):

2 Boka 1 Duer Y Leighter Y Mertz A Willey (4-0)

13. **Public hearing to consider approving a development agreement with Pilgrim Development, LLC.**
City Administrator Jeff Mark stated the development agreement is between Pilgrim Development, LLC and the City of Altoona. They are developing the property that will be known as Meadow Vista West Plat 1. The City has approved the preliminary plat and construction plans for the property. The developer agrees to install certain "City Public Improvements" including 2,100 LF extension of Edwin Skinner Parkway SW, offsite storm sewer, oversized water main, bank Stabilization, including design, staking, testing, inspection and construction. The City agrees to reimburse the Developer in the amount of \$1,455,366 for the City's portion of these costs. The Sanitary sewer and water main improvement reimbursement will be available prior to July 1, 2019. The reimbursement for earthwork, storm sewer, and paving will not be available until after July 1, 2019.
Hearing opened at 6:43pm
Comments: No one came forward to speak.
Hearing closed at 6:43pm
14. **Resolution #02-18-2019 #03 TO APPROVE DEVELOPMENT AGREEMENT WITH PILGRIM DEVELOPMENT LLC.**
Roll Call Vote:
2 Boka 1 Duer Y Leighter Y Mertz A Willey (4-0)
15. **Consider approval for third amendment to declaration of covenants, conditions, and restrictions for Northeast Industrial Business Park**
City Administrator Mark explained staff was contacted by the R. Bradley Skinner, Managing Partner for Franzen Altoona I-80 Partnership, regarding the concern from an attorney representing one of the property owners in the Business Park. The concern is that the covenants do not allow for mini-storage units in the development and Adventureland Self-Storage is currently located in the Business Park. This amendment would remove the limitation on mini-storage locating in the Business Park.
Roll Call Vote:
1 Boka 2 Duer Y Leighter Y Mertz A Willey (4-0)
16. **Resolution #02-18-2019 #04 OF THE CITY COUNCIL OF THE CITY OF ALTOONA APPROVING THE PURPOSE OF RECEIVING COMMUNITY BETTERMENT GRANT AWARDS FROM PRAIRIE MEADOWS**
City Administrator Mark stated this resolution is part of the requirement for the Prairie Meadows Community Betterment Grant. When any entity has more than one submittal for the grant, Prairie Meadows requires that the governing board prioritize the requests. Council Member Jeremy Boka motioned approval moved to rank Fire Department as 1st priority.
Roll Call Vote:
1 Boka 2 Duer Y Leighter Y Mertz A Willey (4-0)
17. **Consider approval of Saturday, June 22, 2019 for Altoona Palooza and request to hang banner on the pedestrian bridge from June 12-22, 2019 (Scott)**
Joe Shepherd, 8324 NE 46th Ave., is requesting permission to hold the Altoona Palooza event on June 22, 2019 and to hang a banner on the 8th Street Pedestrian Bridge for the Altoona Palooza. Altoona Palooza will be held at Sam Wise Youth Complex. The dates for hanging the banner are June 12-22, 2019.
Roll Call Vote:
1 Boka 2 Duer Y Leighter Y Mertz A Willey (4-0)
18. **Consider Consent Agenda**
a) Allow Bills
b) Capital Projects
B1) Change Order #12 - Two Rivers Group - Community Center Project - \$2,388.52
B2) Change Order #13 - Two Rivers Group - Community Center Project - \$1,799.08

- B3) Pay App #19 - Elder Corporation - Adventureland Dr. Improvements - \$309,084.08
- B4) Pay App #3 - Halbrook Excavating - 1st Ave. Utilities Project 2018 - \$21,869.00
- c) Resolution #02-18-2019 #05 ACCEPTING PUBLIC IMPROVEMENTS (SPRING CREEK RIDGE PLAT 1)
- d) Resolution #02-18-2019 #06 APPROVING REQUESTS FOR TAX ABATEMENT
- e) Consider approval for City of Altoona Fire Department and City of Carlisle Fire Department Ambulance Billing Agreement
- f) Resolution #02-18-2019 #07 SETTING A PUBLIC HEARING FOR MONDAY, MARCH 4, 2019 AT 6:30PM, TO DISPOSE OF PUBLIC PROPERTY DESCRIBED AS GEO PARCEL 7922-19-400-003 AND CONSIDER DEVELOPMENT AGREEMENT FOR THE ABOVE PARCEL OF LAND
- g) Setting a public hearing for Monday, March 4, 2019, at 6:30pm for budget estimate
- h) Resolution #02-18-2019 #08 SETTING PUBLIC HEARING FOR MONDAY, MARCH 18, 2019, AT 6:30PM FOR 2019A AMENDMENT TO THE ALTOONA URBAN RENEWAL PLAN

Roll Call Vote:

1 Boka 2 Duer Y Leighter Y Mertz A Willey (4-0)

19. Beer and Liquor Permits

- a) Casey's General Store #2916 - Class C Beer Permit (BC), Class B Native Wine Permit, Class B Wine Permit, Carryout Wine with Native Wine, Sunday Sales
Lieutenant Tony Chambers state there were no violations at this establishment.

Roll Call Vote:

Y Boka Y Duer 2 Leighter 1 Mertz A Willey (4-0)

- b) Git N Go #17 - Class C Beer Permit (BC), Sunday Sales
Lt. Chambers state there were no violations at this establishment.

Roll Call Vote:

2 Boka 1 Duer Y Leighter Y Mertz A Willey (4-0)

20. Department Head Reports & Updates

The following gave updates: Police Department - Greg Stallman, Fire Department - Jared Ogbourne, Public Works - Scott Atzen, Community Development - John Shaw, Library - Kim Kietzman, Finance - Randy Pierce, Administration - Jeff Mark

21. General Business

*Council Member Scott Duer shared that he had attended the Chamber dinner over the weekend and it was a great event.

*Council Member Kyle Mertz stated the MPO (STP) grant submissions have been reviewed.

*Mayor Dean O'Connor shared about the recent MILAG lunch.

22. Adjourn at 7:05pm

Roll Call Vote:

2 Boka Y Duer Y Leighter 1 Mertz ___ Willey (4-0)

Attest to:

Amy S. Hill, Secretary

Dean O'Connor, Mayor