

CITY OF ALTOONA COUNCIL MEETING
MONDAY, APRIL 2, 2018, 6:30 P.M.
AT THE ALTOONA CITY HALL

1. CALL TO ORDER

Roll Call at 6:30 pm

Mayor O'Connor- present

Mertz- absent

Duer - present

Boka - present

Sloan - present

Willey - present

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

Audience Present: Bruce Mason, Brant Anderson, Alex Payne, Chris Trospen, Brian Vogel, Jon Burmeister

2. Perfecting and approval of the agenda

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

Roll Call Vote:

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

3. Presentation of recognition of service to Council Member Michelle Sloan

4. Approval of March 19 and 26, 2018 Council Minutes

Roll Call Vote:

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

5. Citizens request to address council

*Brant Anderson, 433 17th St. SW, Altoona, brought new information in regards to the backyard drainage issue that is affecting four out of five homes in the area. Mayor O'Connor shared his concern about the issue but explained several neighborhoods have similar issues and the grading was approved at the time for the standards and was within the ordinance. Council Member Jeremy Boka explained the slope is not in violation of any code and the building is completed. Many things happen to a property including the area settling and residents manipulating the grade by adding landscaping features. Council Member Vern Willey stated that there has been changes made to help the drainage several years ago in conjunction with repairs to the road.

6. Public hearing to consider vacating a public utility easement on a part of Lot 2, Bartels Acre
City Engineer Jon Hanson explained this is a public hearing to vacate the public utility easement on Lot 2, of Bartels Acres. The easement is no longer serves a public need.

Hearing Opened: 6:44pm

Comments: No one came forward to speak.

Hearing Closed: 6:45pm

7. Ordinance #04-02-2018 #01 (484) TO VACATE A PUBLIC UTILITY EASEMENT ON A PART OF LOT 2, BARTELS ACRES (FIRST READING)

Roll Call Vote (1st Reading):

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

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

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

Roll Call Vote (To print):

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

8. **Public hearing to consider vacating a storm sewer and overland flowage easement on a part of Lot 2, Bartels Acres**
City Engineer Hanson explained this is the public hearing to consider vacating a storm sewer overland flowage easement on Lot 2, of Bartels Acres. This easement is no longer needed to serve the public as the ditch along what used to be 25th Avenue has been removed with the development.
Hearing Opened: 6:45pm
Comments: No one came forward to speak.
Hearing Closed: 6:46pm

9. **Ordinance #04-02-2018 #02 (485) TO VACATE A STORM SEWER AND OVERLAND FLOWAGE EASEMENT ON A PART OF LOT 2, BARTELS ACRES (FIRST READING)**
Roll Call Vote (1st Reading):
Y Boka 1 Duer A Mertz 2 Sloan Y Willey (4-0)
Roll Call Vote (To waive 2nd and 3rd Reading):
1 Boka Y Duer A Mertz 2 Sloan Y Willey (4-0)
Roll Call Vote (To print):
Y Boka Y Duer A Mertz 2 Sloan 1 Willey (4-0)

10. **Public hearing to consider plans, specifications, and form of contract for 2018 Water Main Project**
Public Utilities Director Jim Utter explained this is the public hearing for the 2018 Water Main Project. The project will construct a 10" water main along 17th Avenue, from the Dog Park, north to Adventureland Drive, east to 12th Avenue. On March 27, 2018, the City received a total of 2 bids for this project. The apparent low bid was submitted by Jackson Creek Enterprises LC, in the amount of \$838,769. City Clerk Randy Pierce explained the engineers estimate for the project was \$820,460. The City had budgeted \$700,000 for the 17th Avenue phase. The Adventureland Drive phase will utilize the budget from the 1st Avenue North Water Main project, which will need to be included in a future budget year with the 1st Avenue pavement project.
Hearing Opened: 6:46pm
Comments: No one came forward to speak.
Hearing Closed: 6:47pm

11. **Resolution #04-02-2018 #01 APPROVING THE PLANS, SPECIFICATIONS, AND FORM OF CONTRACT FOR 2018 WATER MAIN PROJECT**
Roll Call Vote:
Y Boka 2 Duer A Mertz 1 Sloan Y Willey (4-0)

12. **Resolution #04-02-2018 #02 APPROVING THE CONTRACT AND BOND FOR THE 2018 WATER MAIN IMPROVEMENT PROJECT**
Council Member Willey motioned approval subject to city attorney's review and approval.
Roll Call Vote:
Y Boka Y Duer A Mertz 2 Sloan 1 Willey (4-0)

13. **Resolution #04-02-2018 #03 AWARDING THE CONTRACT FOR THE 2018 WATER MAIN IMPROVEMENT PROJECT**
Council Member Willey motioned approval subject to city attorney's review and approval to Jackson Creek Enterprises, LC. in the amount of \$838,769.
Roll Call Vote:
Y Boka Y Duer A Mertz 2 Sloan 1 Willey (4-0)

14. **Consider approval of management agreement for Altoona Aquatics Park**
Executive Director Bruce Mason of the Greater Altoona Campus, 1500 8th St. SW, Altoona, explained the making the dates current are the only changes to the agreement for this year.
Roll Call Vote:
2 Boka Y Duer A Mertz 1 Sloan Y Willey (4-0)

15. **Consider approval for 2018 Altoona Aquatics Park Fees**
Executive Director Mason explained the proposed fee schedule for daily and seasonal passes at the Altoona Aquatics Park for this season. The campus is proposing some modest increases in the rates and have proposed to reduce the number of types (options) of available passes.
Roll Call Vote:
2 Boka Y Duer A Mertz 1 Sloan Y Willey (4-0)
16. **Resolution #04-02-2018 #04 TO CONSIDER APPROVAL OF A PRELIMINARY PLAT FOR TUSCANY COMMERCIAL PLAT 1**
Hubbell Realty Engineer Chris Trospen, 6900 Westown Pkwy, West Des Moines, explained Tuscan Reserve LLC, is seeking preliminary plat approval for Tuscan Commercial Plat 1. The property is located on the south side of 8th Street SE, and east of 14th Avenue SE. The property is 7.977 acres in size. The eastern 6.47 acres is zoned R-5 (PUD). The western 1.5 acres is zoned C-2 (General Commercial) and is being platted as an Outlot. The plan for Lot 1 is for an assisted living facility called "Edencrest at Tuscan". Originally, they planned on also constructing an independent living facility to the east of the assisted living. At this time, the developer is in the process of re-working those plans for financial reasons and may decide to bring that portion of the project back at a later date.
Roll Call Vote:
Y Boka Y Duer A Mertz 2 Sloan 1 Willey (4-0)
17. **Resolution #04-02-2018 #05 TO CONSIDER APPROVAL OF A FINAL PLAT FOR TUSCANY COMMERCIAL PLAT 1**
Roll Call Vote:
1 Boka 2 Duer A Mertz Y Sloan Y Willey (4-0)
18. **Resolution #04-02-2018 #06 TO CONSIDER APPROVAL OF A SITE PLAN FOR EDENCREST AT TUSCANY**
Engineer Chris Trospen explained the developer, Tuscan Reserve LLC, is seeking site plan approval for Edencrest at Tuscan. This is an assisted living facility and will be located South of 8th Street SE, and east of 14th Avenue SE. The facility will be constructed on the western half of lot 1, and the building is proposed to be 34,809 sq. ft. in size. Council Member Jeremy Boka motioned approval subject to the landscaping plan being approved by city staff.
Roll Call Vote:
1 Boka Y Duer A Mertz Y Sloan 2 Willey (4-0)
19. **Resolution #04-02-2018 #07 TO CONSIDER APPROVAL OF A SITE PLAN FOR 404 8TH STREET SW COMMERCIAL BUILDING**
Engineer Brian Vogel of H & H Engineers, 1860 Boyson Rd, Hiawatha, explained the applicant, Pratt Real Estate Group LLC, is seeking site plan approval for the property located at 404 8th Street SW. The owner is proposing to construct a 5,800 sq. ft. commercial strip center on 0.59 acres. The original proposal showed a one-story elevation. However, the city is working with the developer to add a false second story, similar to the Center Place commercial building directly to the east. Council Member Willey motioned approval subject to elevation and lighting plan being reviewed and approved by staff.
Roll Call Vote:
Y Boka Y Duer A Mertz 2 Sloan 1 Willey (4-0)
20. **Resolution #04-02-2018 #08 AWARDED SALE OF GENERAL OBLIGATION URBAN RENEWAL CORPORATE PURPOSE BONDS, SERIES 2018**
Jon Burmeister of PFM, 801 Grand Ave, Suite 3300, Des Moines, explained this is the resolution to approve the sale of General Obligation Urban Renewal Corporate Purpose Bonds, Series 2018. Six bids were received and the final amount financed is \$7,730,000. City Clerk Pierce explained the purpose of these bonds is to finance projects within the Urban Renewal Area, which include: the

construction of improvements to Adventureland Drive, 1st Avenue and 8th Street, ramp signals at I-80 Exit 143 and the remodeling of the Townsend House.

Roll Call Vote:

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

21. Consider event request for Pedal CVT (Chichaqua Valley Trail) on June 9, 2018

Public Works Director Scott Atzen explained again this year the bike ride will extend thru Altoona. The ride starts at 9 am in Bondurant and one route option for riders brings them into Altoona from the NE, onto the trail, to the Brewhouse, then turning around and heading back the same direction

Roll Call Vote:

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

22. Consider request to waive sewer charges at 177 S. Hawthorn Dr.

City Clerk Pierce explained Mark Mentzer and Cheri Webb (177 S. Hawthorn Dr.) are requesting a waiver to the sewer charges for their January and February utility bills. They had a water heater that leaked. The dwelling is a mobile home and as such the leak did not go into the sanitary sewer drain. Staff has inspected and agrees that the water did not enter the sanitary sewer system.

Council Member Scott Duer motioned approval to waive \$441.96 of the sewer charges.

Roll Call Vote:

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

23. Fireworks display request from RV One Superstore for their grand opening on April 4th at approximately 8:15pm lasting approximately five minutes

Fire Chief Jared Ogbourne explained RV One contacted the Fire Department about holding a short fireworks show during their grand opening on Wednesday, April 4th. The show will start at 8:15 pm and last approximately five minutes.

Roll Call Vote:

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

24. Consider Consent Agenda

a) Allow Bills

b) Capital Projects

B1) Pay App #9 - C.L. Carroll Company, Inc. - Altoona Water Treatment Plant #3 Expansion - \$268,952.60

c) Consider approval of adult softball league leases

d) Consider approval of development agreement with Tuscany Twinhomes, LLC. (\$104,427.00)

e) Resolution #04-02-2018 #09 TO APPROVE THE RAMS BASEBALL LEAGUE REQUEST FOR FUNDING FOR A STORAGE SHED

f) ITEM REMOVED FOR SEPARATE VOTE

g) Consider approval of the development agreement with Country Cove Park, LLC. (Offsite Storm Sewer - \$317,985)

h) Consider approval of the development agreement with Country Cove Park, LLC. (Oversize & Overdepth Storm Sewer - \$241,735)

i) Resolution #04-02-2018 #10 TO ADOPT BUILDING DEPARTMENT SCHEDULE OF FEES

j) Resolution #04-02-2018 #11 TO ADOPT FIRE DEPARTMENT RE-INSPECTION FEE SCHEDULE

k) Resolution #04-02-2018 #12 TO AMEND CITY WIDE SIDEWALK INSPECTION PROGRAM POLICY

l) Set a public hearing for Monday, April 16, 2018 at 6:30pm to consider changes to Chapters 161 and 167 of the City Code in regard to fireworks

m) Set a public hearing for Monday, April 16, 2018 at 6:30pm to consider changes to Chapter 136 of the City Code - Sidewalks Public hearing on 2018A amendment to urban renewal plan for Altoona Urban Renewal Area

Roll Call Vote:

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

- *24. f) Consider approval of the development agreement with Hubbell Realty Company (Tuscany Reserve, LLC. - \$583,514.45)
Council Member Willey motioned approval subject to the agreement's language being "actual costs not to exceed the engineer's estimate".

Roll Call Vote:

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

25. Beer & Liquor Permits

- a) Pancharo's Mexican Grill - Class B Beer (BB)(including wine coolers), Sunday Sales
Lieutenant Jason Ferguson stated there were no violations at this establishment.

Roll Call Vote:

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

- b) Altoona Adult Softball - Class B Beer (BB)(Includes - wine coolers), Sunday Sales, Outdoor Sales

Lt. Ferguson stated there were no violations at this establishment.

Roll Call Vote:

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

26. Department Head Reports & Updates

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

27. General Business

*Mayor and council members shared how much they appreciated working with Council Member Michelle Sloan over the years.

*Council Member Sloan shared her appreciation to mayor, council members and staff and looks forward to seeing everyone and being involved in other areas that will need her.

28. Update on Prairie Crossing

No update.

29. Adjourn at 7:26pm

Roll Call Vote:

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

Attest to:

Amy S. Hill, Secretary

Dean O'Connor, Mayor