

CITY OF ALTOONA COUNCIL MEETING
MONDAY, APRIL 3, 2017, 6:30 P.M.
AT THE ALTOONA CITY HALL

1. **CALL TO ORDER**

Roll Call at 6:30 pm

Mayor Conkling - absent

Boka - present

Mertz- present

O'Connor - present

Sloan- absent

Willey - present

City Officials Present: Jeff Mark, Randy Pierce, Jerry Whetstone, Lee Richardson, Jason Ferguson, John Shaw, Jim Utter, Amy Hill, City Attorney Bob Laden

Audience Present: Heidi Breitsprecker, Melissa Horton, Bruce Mason, Craig Bennett, Belinda Rinehart, Justin Rinehart, Barb Wilbur, Matt Stoffel, Jon Burmeister, Gary Myers

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

Mayor Pro-Tem Dean O'Connor requested agenda be approved as presented.

Roll Call Vote:

2 Boka 1 Mertz Y O'Connor A Sloan Y Willey (4-0)

3. **Approval of March 20 and 27, 2017, Council Minutes**

Roll Call Vote:

Y Boka 1 Mertz Y O'Connor A Sloan 2 Willey (4-0)

4. **Citizens request to address council**

*Heidi Breitsprecker, 1325 Rosa Dr., expressed concern about the Altoona Fire Department requesting mutual aid from fire departments that are further away than Delaware Township.

Mayor Pro-Tem O'Connor requested City Administrator Jeff Mark research the two specific incidents and get back with Ms. Breitsprecker.

5. **Public hearing to consider for plans, specifications and form of contract for the 2017 Water Replacement Project**

Mayor Pro-Tem O'Connor explained this is a public hearing for the plans, specifications and form of contract for the 2017 Water Main Replacement Project. The project will consist of approximately 3,444 LF of water main replacement. A new 8" water main will be installed with new services for 58 residences. The project is generally located in the neighborhood to the NE of City Hall. The estimated cost of the project was \$580,000. A total of 8 bids were submitted with a low bid of \$462,249 from Jackson Creek Enterprises L.C. of Allerton, Iowa.

Hearing opened: 6:35pm

Comments: No one came forward to speak.

Hearing closed: 6:36pm

6. **Resolution #04-03-2017 #01 TO APPROVE THE PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COSTS FOR THE 2017 WATER REPLACEMENT PROJECT**

Roll Call Vote:

2 Boka Y Mertz Y O'Connor A Sloan 1 Willey (4-0)

7. **Resolution #04-03-2017 #02 TO APPROVE THE CONTRACT AND BOND FOR THE 2017 WATER REPLACEMENT PROJECT**

Roll Call Vote:

2 Boka 1 Mertz Y O'Connor A Sloan Y Willey (4-0)

8. **Resolution #04-03-2017 #03 MAKING THE AWARD OF THE CONTRACT FOR THE 2017 WATER REPLACEMENT PROJECT**
Council Member Kyle Mertz motioned award of the contract to Jackson Creek Enterprises L.C. of Allerton, Iowa in the amount of \$462,249.
Roll Call Vote:
2 Boka 1 Mertz Y O'Connor A Sloan Y Willey (4-0)
9. **Public hearing to consider for plans, specifications and form of contract for the Heritage Homes Storm Water Improvements - Phase 1**
Mayor Pro-Tem O'Connor explained this is a public hearing for the plans, specifications and form of contract for the Heritage Homes Storm Water Improvements. The improvements include the construction of 15" and 12" storm sewers and 8" footing drain collector sewers. This is the next phase in the City's ongoing effort to remove storm water from the sanitary sewer collection system. The project is located in the Heritage Homes development south of 8th Street SE. A total of 4 bids were received with the low bid of \$324,836 from Jackson Creek Enterprises of Allerton, Iowa. The engineer's estimate was \$372,000.
Hearing opened: 6:37pm
Comments: No one came forward to speak.
Hearing closed: 6:37:30pm
10. **Resolution #04-03-2017 #04 TO APPROVE THE PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COSTS FOR THE HERITAGE HOMES STORM WATER IMPROVEMENTS PROJECT**
Roll Call Vote:
2 Boka Y Mertz Y O'Connor A Sloan 1 Willey (4-0)
11. **Resolution #04-03-2017 #05 TO APPROVE THE CONTRACT AND BOND FOR THE HERITAGE HOMES STORM WATER IMPROVEMENTS PROJECT**
Roll Call Vote:
1 Boka Y Mertz Y O'Connor A Sloan 2 Willey (4-0)
12. **Resolution #04-03-2017 #06 MAKING THE AWARD OF THE CONTRACT FOR THE HERITAGE HOMES STORM WATER IMPROVEMENTS PROJECT**
Council Member Jeremy Boka motioned award of the contract to Jackson Creek Enterprises L.C. in the amount of \$324,836.
Roll Call Vote:
2 Boka 1 Mertz Y O'Connor A Sloan Y Willey (4-0)
13. **Resolution #04-03-2017 #07 AWARDED SALE OF GENERAL OBLIGATION URBAN RENEWAL CORPORATE PURPOSE BONDS, SERIES 2017**
Matt Stoffel of PFM Group, 801 Grand Ave., Suite 3300, Des Moines, explained this resolution authorizes the issuance of the 2017 Series GO Urban Renewal Corporate Purpose Bonds. The city took bids on Monday April 3, 2017. This bond was awarded for \$8,080,000. City Clerk Randy Pierce explained the city will use these funds to do the Adventureland Drive widening project and the Gay Lea Wilson Bike Trail extension project.
Roll Call Vote:
Y Boka 1 Mertz Y O'Connor A Sloan 2 Willey (4-0)
14. **Resolution #04-03-2017 #08 TO CONSIDER PRELIMINARY PLAT FOR IRONWOOD SOUTH PLAT 5**
Mayor Pro-Tem O'Connor explained the applicant, Ironwood South LLC is seeking preliminary plat approval for Ironwood South Plat 5. The property is located as a westerly extension of 24th Street SW, west of Ironwood Park. The plat is 19.72 acres in size. The developer's plan is to subdivide the plat into 35 single-family lots. The plat also contains a 6.06 acre park lot with a wet bottom pond for storm water retention. Council Member Willey asked questions in regards to the turn-around next to the neighbor's property. Community Development Director John Shaw addressed the

options available for the turn around. Council Member Willey motioned approval subject to resolving placement of temporary cul-de-sac locations and hard surfacing them.

Roll Call Vote:

2 Boka Y Mertz Y O'Connor A Sloan 1 Willey (4-0)

15. Resolution #04-03-2017 #09 TO CONSIDER A SITE PLAN FOR MY PLACE HOTEL

Mayor Pro-Tem O'Connor explained the owner/developer, Altoona Holdings, LLC is seeking site plan approval for a My Place Hotel. The property is located at the northwest corner of Adventureland Drive and 23rd Avenue NW, west of the Git-n-Go and Subway. The site plan sits on 1.58 acres and is zoned C-3 (Planned Commercial). My Place is an extended stay hotel chain. Council Member Willey requested information on the placement of the sidewalks around the facility. Director Shaw explained the current layout of the sidewalks and deficiencies. Council Member Boka motioned approval subject to review of storm water plan by the City Engineer.

Roll Call Vote:

1 Boka 2 Mertz Y O'Connor A Sloan Y Willey (4-0)

16. Resolution #04-03-2017 #10 TO CONSIDER A PRELIMINARY PLAT FOR AMBROSE PLACE PLAT 2

Mayor Pro-Tem O'Connor explained the owner, Big R Farms, is proposing to plat the property into one large lot and street lots. The preliminary plat is 193.37 acres in size and is located north and west of the existing Facebook property. The plat is adjacent to two existing county roads - NE 62nd Avenue on the north side and NE 46th Street on the west. The land was recently annexed into the City of Altoona. Council Member Willey inquired about deficiencies. Director Shaw shared the current deficiencies. Council Member Boka motioned approval subject to staff review of revised drawings.

Roll Call Vote:

2 Boka 1 Mertz Y O'Connor A Sloan Y Willey (4-0)

17. Resolution #04-03-2017 #11 TO CONSIDER A FINAL PLAT FOR AMBROSE PLACE PLAT 2

Council Member Willey motioned approval subject to submittal of legal documents and fees.

Roll Call Vote:

 Boka 2 Mertz O'Connor A Sloan 1 Willey (4-0)

18. Resolution #04-03-2017 #12 TO CONSIDER A SITE PLAN FOR PROJECT TRACER DATA CENTER

Mayor Pro-Tem O'Connor explained the owner, Big R Farms and the developer Siculus, Inc. are seeking site plan approval for the Project Tracer site plan. The property location is the same as the Ambrose Plat described above. Gary Meyers of Davis Brown Law Firm, 215 10th St., Suite 1300, Des Moines, representing, Siculus, Inc. explained they are proposing to construct a 993,170 square foot data center. The building will have an "H" style shape. Council Member Mertz motioned approval subject to recording of final plat and staff review of revisions.

Roll Call Vote:

2 Boka 1 Mertz Y O'Connor A Sloan Y Willey (4-0)

19. Fireworks display request from Adventureland Park for July 4th and September 30th at approximately 9:45pm

Roll Call Vote:

2 Boka Y Mertz Y O'Connor A Sloan 1 Willey (4-0)

20. Consider event request for Farmers' Market on Wednesday's from 4:30-7 pm from June thru September

Mayor Pro-Tem O'Connor shared the Farmers' Market will be located at Civic Plaza.

Roll Call Vote:

Y Boka 2 Mertz Y O'Connor A Sloan 1 Willey (4-0)

21. Consider amending event request approval to add two musicians for Relay for Life event

Mayor Pro-Tem O'Connor explained the organizers of this event are now requesting to add Jason Brown as a musician to help their fundraiser on June 10th. He will have one other musician with him but the music is acoustic.

Roll Call Vote:

Y Boka 1 Mertz Y O'Connor A Sloan 2 Willey (4-0)

22. Consider Consent Agenda

- a) Allow Bills
- b) Consider approval of professional services agreement with Veenstra & Kimm, Inc. for Water Plant #3 Expansion Project
- c) Consider approval of 2017 Management Agreement with Greater Altoona Campus for Altoona Aquatics Park
- d) Resolution #04-03-2017 #13 APPROVING THE MUD, CAMP, AND SPRING CREEK WATERSHED MANAGEMENT PLAN
- e) Resolution #04-03-2017 #14 APPROVING THE FOUR MILE CREEK WATERSHED MANAGEMENT PLAN
- f) Resolution #04-03-2017 #15 ACCEPTING A PROPOSAL FROM J&K CONTRACTING IN THE AMOUNT OF \$10,500 FOR TREE REMOVAL AT SAM WISE SPORTS COMPLEX
- g) Set public hearing for Monday, May 1, 2017 at 6:30 pm to consider a 100% voluntary annexation within an urbanized area
- h) Set public hearing for Monday, April 17, 2017 at 6:30 pm to consider a rezoning request from Willowbrook Estates LLC to rezone 7.47 acres from R-2 (One and Two-family Residential) to R-5 (Planned Unit Development)
- i) Set public hearing for Monday, April 17, 2017 at 6:30 pm to consider a development plan request from Willowbrook Estates LLC for 30 single-family homes
- j) Set public hearing for Monday, April 17, 2017 at 6:30 pm to consider a rezoning request from Franzen Altoona I-80 Partnership to rezone 15.08 acres from M-1 (Limited Industrial) to M-2 (Heavy Industrial)
- k) Set public hearing for Monday, April 17, 2017 at 6:30 pm to consider a rezoning request from Jack Bartels to rezone 22.86 acres from A-1 (Agricultural) to R-1 (Single-family Residential)
- l) Set public hearing for Monday, April 17, 2017 at 6:30 pm to consider vacating and selling of public right-of-way near 25th Avenue SW, north of 14th Street SW

Roll Call Vote:

1 Boka 2 Mertz Y O'Connor A Sloan Y Willey (4-0)

23. Beer and Liquor Permits

- a) Monterrey LLC - Class C Liquor License (LC)(Commercial)

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

Roll Call Vote:

2 Boka 1 Mertz Y O'Connor A Sloan Y Willey (4-0)

- b) Adult Softball League - Class B Beer Permit (BB) (includes Wine Coolers), Sunday and Outdoor Sales

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

Roll Call Vote:

Y Boka 1 Mertz Y O'Connor A Sloan 2 Willey (4-0)

- c) Pancheros Mexican Grill - Class B Beer (BB)(Includes Wine Coolers)

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

Roll Call Vote:

2 Boka 1 Mertz Y O'Connor A Sloan Y Willey (4-0)

- d) Hy-Vee Food Store - Class E Liquor License (LE), Class B Wine Permit (Carryout-Includes Native Wine), Class C Beer Permit (Carryout Beer), Sunday Sales

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

Roll Call Vote:

Y Boka 1 Mertz Y O'Connor A Sloan 2 Willey (4-0)

- e) Hy-Vee Market Grille - Class C Liquor License (LC)(Commerical), Sunday Sales, Outdoor Sales

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

Roll Call Vote:

1 Boka 2 Mertz Y O'Connor A Sloan Y Willey (4-0)

- f) The Brewhouse No 25 - Class C Liquor License (LC)(Commercial), Sunday Sales, Outdoor Sales

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

Roll Call Vote:

Y Boka 1 Mertz Y O'Connor A Sloan 1 Willey (4-0)

24. Department Head Reports & Updates

The following department heads provided updates to the council: Interim Police Chief Jason Ferguson, Fire Chief Jerry Whetstone, Public Utilities Director Jim Utter, and Director Shaw.

25. General Business Items/Reports and Updates

*Council Member Mertz gave an update on the MPO strategic planning committee. He also shared his thanks to staff, business leaders and community members who gave their time the previous weekends for police chief interviews.

*Council Member Willey shared an update in regards to the trail conference he attended and last week's Planning & Zoning Committee's meeting.

26. Adjourn at 7:03pm

Roll Call Vote:

Y Boka 1 Mertz Y O'Connor A Sloan 2 Willey (4-0)

Attest to:

Amy S. Hill, Secretary

Dean O'Connor, Mayor Pro-Tem