

CITY OF ALTOONA COUNCIL MEETING
MONDAY, MAY 21, 2018, 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 - present

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

Audience Present: Kayla DeBruin, Connie Kennedy, Corrine Stout, Lou Ann Seaver, Randy Weldon, John McMahon, Peg McMahon, Jack Bartels, David Cusic, Alex Payne, Matt Forest, Danette Forest, Matthew Vandehaar, Terry Coghlan, Dylan Jones, Karen Armstrong, Scott Temple, Rich Carnahan, Haley Henry, Tyler Henry, Kayla Holtan, Dean Roghair, Mike Morrison, Carrie McCuen, Ryan Gerardy, Dave Harmeyer, Lemar Koethe, Jason Ledden

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

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

Roll Call Vote:

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

3. **Proclamation celebrating EMS Week**

Mayor O'Connor proclaim May 20 - 26, 2018, EMS Week.

4. **Swear in new police officer**

Mayor O'Connor swore in Officer Steve Harris to the Altoona Police Department.

5. **Approval of May 7 and 14, 2018, council minutes**

Roll Call Vote:

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

6. **Citizens request to address council**

No one came forward to speak.

7. **Continued public hearing to consider approval of plans, specifications, and form of contract for Traffic Signalization - 1st Ave. & Exit 143**

City Engineer Jon Hanson explained that the Iowa DOT has asked to delay the approval just a bit longer to get the paperwork approved on their end. Council Member Vern Willey motioned to continue the public hearing.

Roll Call Vote:

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

8. **Resolution approving the plans, specifications, and form of contract for Traffic Signalization - 1st Ave. & Exit 143**

No action taken.

9. **Resolution approving the contract and bond for Traffic Signalization - 1st Ave. & Exit 143**

No action taken.

10. **Resolution awarding the contract for Traffic Signalization - 1st Ave. & Exit 143**

No action taken.

11. Public hearing to consider a comprehensive plan land use map amendment from Ewing Land Development Services, LLC (Vintage Cooperative - Altoona) to change approximately 6.28 acres from Commercial to Medium Density Residential
Community Development Director John Shaw explained this is a public hearing to consider a comprehensive plan land use map amendment for the property located at 1427 34th Avenue SW, a.k.a. the Victorian Acres property. The applicant, Ewing Land Development is proposing to amend the land use map from Commercial to Medium Density Residential.
Open hearing: 6:36pm
Comments: Jason Ledder of Snyder and Associates, 2727 Snyder Blvd., Ankeny, explained the developers are proposing to construct a three story cooperative housing project. It will have 44 units and an underground parking garage. The target market is 55 years old and older and it will be an age restricted building. This will not be an assisted living facility.
Closed hearing: 6:37pm
12. Resolution #05-21-2018 #01 TO APPROVE A COMPREHENSIVE PLAN LAND USE MAP AMENDMENT FROM EWING LAND DEVELOPMENT SERVICES, LLC (VINTAGE COOPERATIVE - ALTOONA) TO CHANGE APPROXIMATELY 6.28 ACRES FROM COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL
Roll Call Vote:
Y Boka Y Duer Y Leighter 1 Mertz 2 Willey (5-0)
13. Public hearing to consider a rezoning request from Ewing Land Development Services, LLC (Vintage Cooperative - Altoona) to rezone approximately 6.28 acres from A-1 (Agricultural) to R-3 (Multi-family Residential) (John)
Director Shaw explained this is the public hearing for the rezoning of the property described in item #10.
Open hearing: 6:38pm
Comments: Jason Ledder stated the developers are requesting, if possible, to please waive 2nd and 3rd readings and move to publish.
Closed hearing: 6:39pm
14. Ordinance #05-21-2018 #01 (489) TO APPROVE A REZONING REQUEST FROM EWING LAND DEVELOPMENT SERVICES, LLC (VINTAGE COOPERATIVE - ALTOONA) TO REZONE APPROXIMATELY 6.28 ACRES FROM A-1 (AGRICULTURAL) TO R-3 (MULTI-FAMILY RESIDENTIAL) (1ST READING)
Roll Call Vote (1st Reading):
Y Boka Y Duer 2 Leighter 1 Mertz Y Willey (5-0)
Roll Call Vote (To waive 2nd & 3rd Reading):
2 Boka 1 Duer Y Leighter Y Mertz Y Willey (5-0)
Roll Call Vote (To print):
Y Boka Y Duer Y Leighter 1 Mertz 2 Willey (5-0)
15. Public hearing to consider a comprehensive plan land use map amendment from Temple Holdings LP changing uses and locations of Mixed Use 1, Low, Medium, and High Density Residential to Low, Medium and High Density Residential uses over approximately 279 acres (Magnolia)
Director Shaw explained this is a public hearing to consider a comprehensive plan land use map amendment from Temple Holdings LP, to change the uses on their property of approximately 279 acres. (The commercial area is considered in item #20).
Open hearing: 6:41pm
Comments: Dean Roghair with Civil Design Advantage, 3405 SE Crossroads Dr., #G, Grimes, presented an overview of the project. City Administrator Jeff Mark explained what each of the upcoming items are that will be discussed so that those in attendance would be able to speak on the item they wished to address.
Closed hearing: 6:51pm

16. Resolution #05-21-2018 #02 TO APPROVE A COMPREHENSIVE PLAN LAND USE MAP AMENDMENT FROM TEMPLE HOLDINGS LP CHANGING USES AND LOCATIONS OF MIXED USE 1, LOW, MEDIUM, AND HIGH DENSITY RESIDENTIAL TO LOW, MEDIUM AND HIGH DENSITY RESIDENTIAL USES OVER APPROXIMATELY 279 ACRES
Roll Call Vote:
2 Boka Y Duer N Leighter 1 Mertz Y Willey (4-1)
17. Public hearing to consider a rezoning request from Temple Holdings LP to rezone approximately 279 acres from A-1 (Agricultural) to R-5 (Planned Unit Development) (Magnolia)
Director Shaw explained this is the public hearing to consider a rezoning request from Temple Holdings LP, to rezone approximately 279 acres from A-1 (Agricultural) to R-5 (Planned Unit Development).
Open hearing: 6:53pm
Comments: No one came forward to speak.
Closed hearing: 6:53pm
18. Ordinance #05-21-2018 #02 (490) TO APPROVE A REZONING REQUEST FROM TEMPLE HOLDINGS LP TO REZONE APPROXIMATELY 279 ACRES FROM A-1 (AGRICULTURAL) TO R-5 (PLANNED UNIT DEVELOPMENT) (1ST READING)
John McMahon, 308 34th St. SE, came forward to object to the high density area of the proposed development plan. Director Shaw explained this portion was only for medium density.
Roll Call Vote (1st Reading):
Y Boka Y Duer Y Leighter 1 Mertz 2 Willey (5-0)
Roll Call Vote (To waive 2nd & 3rd Reading):
2 Boka Y Duer Y Leighter Y Mertz 1 Willey (5-0)
Roll Call Vote (To print):
1 Boka Y Duer Y Leighter 2 Mertz Y Willey (5-0)
19. Public hearing to consider a development plan request from Temple Holdings LP called Magnolia for to include approximately 279 acres to include low, medium and high density residential uses (Magnolia)
Director Shaw explained this public hearing will be to consider the development plan request from Temple Holdings LP, for the project named Magnolia. This is a 279 acre development which includes low, medium and high density residential.
Open hearing: 7:02pm
Comments: The following individuals shared similar comments opposing the development: Mike Morrison, 3412 Lost Creek Ln., Tyler Henry, 306 35th St. SE, Corrine Stout, 218 35th St. SE, Matt Forest, 330 35th St. SE, Matthew Vadehaar, 5180 NE 70th Ave., Carrie McCuen, 226 35th St SE, Hayley Hockensmith-Henry, 306 35th St. SE, Ryan Gerardy, 234 35th St. SE, Connie Kennedy, 2741 8th Ave. SE, Randy Weldon, 1500 3rd Ave. SW, Dave Harmeyer of Vista Real Estate, 2400 86th St. Suite 24, Urbandale, LeMar Koethe, 3514 142nd St., Urbandale, John McMahon
Closed hearing: 8:04pm
20. Resolution to consider a development plan from Temple Holdings LP called Magnolia to include approximately 279 acres of include low, medium and high density residential uses
Council Member Jeremy Boka motioned to table the resolution.
Roll Call Vote:
1 Boka 2 Duer Y Leighter Y Mertz Y Willey (5-0)
21. Public hearing to consider a comprehensive plan land use map amendment from Temple Holdings LP to change approximately 5.09 acres from Medium Density Residential to Commercial (Magnolia)
Director Shaw explained Temple Holdings LP is requesting an amendment to the comprehensive plan land use map for 5.09 acres locate on the SE corner of 36th Street SE and 1st Avenue South.

The commercial zoning could be approved with restrictions such as not allowing bars and auto repairs.

Open hearing: 8:23pm

Comments: No one came forward to speak.

Closed hearing: 8:23pm

22. Resolution #05-21-2018 #03 TO APPROVE A COMPREHENSIVE PLAN LAND USE MAP AMENDMENT FROM TEMPLE HOLDINGS LP TO CHANGE APPROXIMATELY 5.09 ACRES FROM MEDIUM DENSITY RESIDENTIAL TO COMMERCIAL
Roll Call Vote:
Y Boka Y Duer 1 Leighter Y Mertz 2 Willey (5-0)
23. Public hearing to consider a rezoning request from Temple Holdings LP to rezone approximately 5.09 acres from A-1 (Agricultural) to C-2 (General Commercial) (John)
Open hearing: 8:24pm
Comments: The following individuals shared comments in regards to the rezoning request: Corrine Stout, Carrie McCuen, Tyler Henry, Mike Morrison
Closed hearing: 8:37pm
24. Ordinance #05-21-2018 #03 (491) TO APPROVE A REZONING REQUEST FROM TEMPLE HOLDINGS LP TO REZONE APPROXIMATELY 5.09 ACRES FROM A-1 (AGRICULTURAL) TO C-2 (GENERAL COMMERCIAL) (1ST READING)
Council Member Kyle Mertz motioned approval subject to including the initial list of excluded principal permitted uses submitted by Temple Holdings, Inc. which are: Antique shops, auto and home supply stores, automotive repair shops, undercoating, towing services, car washes, clubs and lodges, dairy stores - retail only, funeral homes, hotels, motels and tourist courts, household appliances - sales and repair, coin-operated dry-cleaning establishments, meat market for storage and retail sales only, plumbing, heating and air conditioning shops, refrigeration and air conditioning service and repair, electrical and including restricting convenience stores and bars.
Roll Call Vote (1st Reading):
2 Boka Y Duer N Leighter 1 Mertz Y Willey (4-1)
25. Public hearing to consider City of Altoona Fiscal Year 2017-2018 Budget Amendment (Randy)
City Clerk Randy Pierce explained the city needed to amend for higher than planned expenses in the following areas: Vehicle maintenance, building maintenance, professional services, economic development, equipment purchases and debt service.
Open hearing: 8:40pm
Comments: No one came forward to speak.
Closed hearing: 8:40pm
26. Resolution #05-21-2018 #04 TO APPROVE CITY OF ALTOONA FISCAL YEAR 2017-2018 BUDGET AMENDMENT
Roll Call Vote:
2 Boka Y Duer Y Leighter Y Mertz 1 Willey (5-0)
27. Resolution #05-21-2018 #05 TO APPROVE A FINAL PLAT FOR EAGLE KNOLL ESTATES PLAT 1
Director Shaw explained the owner, Jack Bartels, is seeking final plat approval for Eagle Knoll Estates Plat 1. The plat is located south of Eagle Ridge and Eagle Creek Estates, east and north of Meadow Vista, and west of the railroad tracks. The property is 28.22 acres in size and will provide for 41 single family residential lots and four Outlots. Council Member Mertz motioned subject to deficiencies being met.
Roll Call Vote:
Y Boka Y Duer Y Leighter 1 Mertz 2 Willey (5-0)
28. Consider approval of Altoona-Des Moines Operational Resource Sharing S.O.G. (Jared)

Fire Chief Jared Ogbourne explained the proposed standard operating guidelines for the Altoona Fire Department, regarding shared EMS services with the Des Moines Fire Department.

Roll Call Vote:

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

29. Consider Prairie Meadow's request from to hold fireworks display on July 3, 2018 at dusk with a rain date of July 4, 2018

Kayla DeBruin, representing Prairie Meadows, is requesting to hold fireworks on July 3rd.

Roll Call Vote:

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

30. Consent Agenda

A) Allow bills

B) Capital Projects

B1) Pay App #10 - C.L. Carroll Company - Altoona Water Treatment Plant #3 - \$23,750.00

B2) Change Order #2 - Jackson Creek Enterprises, L.C. - 2017 Water Plant 3 Main Improvements - \$552.00

B3) Pay App #4 - Jackson Creek Enterprises, Inc. - 2017 Water Plant 3 Water Main Improvements - \$82,540.75

B4) Final Pay App - Elder Corp. - Sam Wise Parking Lot - \$25,059.91

B5) Pay App #10 - Elder Corp. - Adventureland Dr. Improvements - \$86,343.22

C) Resolution #05-21-2018 #06 APPROVING THE TRANSFER OF FUNDS FOR BOND AND INTEREST PAYMENTS

D) Resolution #05-21-2018 #07 APPROVING TAX ABATEMENT REQUESTS

E) Consider approval of Altoona Rain Barrel Grant Program

F) Consider approval of professional services agreement with Kirkham Michael for Adventureland Drive Pavement Rehabilitation

G) Set Public Hearing for Monday June 4, 2018 at 6:30 pm to consider an ordinance amendment to Chapter 69.11 Snow Removal

Roll Call Vote:

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

31. 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, Administration - Jeff Mark

32. General Business

*Council Member Mertz provided an update on MPO.

33. Update on Prairie Crossing

No updates at this time.

34. Adjourn at 8:50pm

Roll Call Vote:

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

Attest to:

Amy S. Hill, Secretary

Dean O'Connor, Mayor