

CITY OF ALTOONA COUNCIL MEETING
MONDAY, MAY 7, 2018, 6:30 P.M.
AT THE ALTOONA CITY HALL

1. **CALL TO ORDER**

Roll Call at 6:30 pm

Mayor O'Connor- absent

Duer - present

Mertz- present

Boka - present

Leighter - present

Willey - present

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

Audience Present: Melissa Horton, Seth Dorman, Alex Payne, Belinda Rinehart, Anne Lohmeier, Michael Lohmeier, Brett Peterson

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

Mayor Pro-Tem Kyle Mertz requested approval of the agenda as presented.

Roll Call Vote:

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

3. **Presentation of appreciation for service to Anne Lohmeier**

Mayor Pro-Tem Mertz shared the city's appreciation for the years of dedication.

4. **Introduction of new street operator**

Public Works Director Scott Atzen introduced Byron Vermie as the new street operator.

5. **Proclamation celebrating 50 Years of Home Rule**

6. **Approval of April 16 and 23, 2018, council minutes**

Roll Call Vote:

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

7. **Citizens request to address council**

Roll Call Vote:

No one came forward to speak.

8. **Public hearing to consider approval of plans, specifications, and form of contract for 2018 CIPP Sewer Lining**

Mayor Pro-Tem Mertz explained this is the public hearing to consider the plans, specifications, and form of contract for the 2018 CIPP (Cured in place pipe) Sewer Lining project.

Hearing Opened: 6:37pm

Comments: Public Utilities Director Jim Utter explained the project area is located in the Heritage Home development south of 8th Street and east of 1st Avenue South. The City received 2-bids for the project on May 1, 2018. The low bid was submitted by Hydro-Klean of Des Moines, Iowa in the amount of \$251,319.60. The engineers estimate was \$316,929.

Hearing Closed: 6:38pm

9. **Resolution #05-07-2018 #01 APPROVING THE PLANS, SPECIFICATIONS, AND FORM OF CONTRACT FOR 2018 CIPP SEWER LINING**

Roll Call Vote:

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

10. **Resolution #05-07-2018 #02 APPROVING THE CONTRACT AND BOND FOR 2018 CIPP SEWER LINING**
Council Member Vern Willey motioned approval subject to review by city attorney.
Roll Call Vote:
2 Boka Y Duer Y Leighter Y Mertz 1 Willey (5-0)
11. **Resolution #05-07-2018 #03 AWARDING THE CONTRACT FOR 2018 CIPP SEWER LINING**
Council Member Willey motioned awarding the contract to Hydro-Klean of Des Moines, Iowa, in the amount of \$251,319.60, if contract is approved by city attorney.
Roll Call Vote:
2 Boka Y Duer Y Leighter Y Mertz 1 Willey (5-0)
12. **Public hearing to consider approval of plans, specifications, and form of contract for Traffic Signalization - 1st Ave. & Exit 143**
City Administrator Jeff Mark explained the council will need to open this public hearing and move to continue. The Iowa DOT is not ready for us to move ahead just yet.
Hearing Opened: 6:45pm
Council Member Jeremy Boka moved to continue.
Roll Call Vote:
1 Boka Y Duer 2 Leighter Y Mertz Y Willey (5-0)
13. **Resolution approving the plans, specifications, and form of contract for Traffic Signalization - 1st Ave. & Exit 143**
No action taken.
14. **Resolution approving the contract and bond for Traffic Signalization - 1st Ave. & Exit 143**
No action taken.
15. **Resolution awarding the contract for Traffic Signalization - 1st Ave. & Exit 143**
No action taken.
16. **Resolution #05-07-2018 #04 TO CONSIDER A SITE PLAN AMENDMENT FOR WALMART GROCERY PICKUP STORE REMODEL AND WAIVER OF ARCHITECTURAL DESIGN STANDARDS**
Community Development Director John Shaw explained Walmart is proposing a 1,234 sq. ft. addition to the west side of their building. The addition is to house the on-line grocery orders. Walmart has submitted a request for a waiver of the architectural design standards, which will allow them to utilize split-face CMU block on the addition. This is the same material that is on the rest of the building. Council Member Boka motioned approval with the architectural design standards approved for same material as original building.
Roll Call Vote:
1 Boka Y Duer Y Leighter Y Mertz 2 Willey (5-0)
17. **Resolution #05-07-2018 #05 TO CONSIDER BUILDING ELEVATIONS FOR NEW COMMERCIAL BUILDING AT 404 8TH STREET SW**
Director Shaw explained that Brandon Pratt has submitted the elevation for a second story for the building located at 404 8th Street SW, (the old car wash). Council had approved the site plan at their April 2nd, meeting, subject to the second story elevations being submitted. The elevation shows windows as part of a faux second story.
Roll Call Vote:
Y Boka Y Duer 2 Leighter Y Mertz 1 Willey (5-0)

18. **Resolution #05-07-2018 #06 AUTHORIZING THE ISSUANCE OF \$7,565,000 GENERAL OBLIGATION URBAN RENEWAL CORPORATE PURPOSE BONDS, SERIES 2018, AND PROVIDING FOR THE LEVY OF TAXES TO PAY THE BONDS**
City Administrator Mark explained this resolution authorizes the issuance of the Series 2018 GO Urban Renewal Corporate Purpose Bonds that the city took bids for back on April 23, 2018. This bond issue is for \$7,565,000 and the proceeds will be used for the 1st Ave. North road project, Townsend home remodel, Exit 143 signals and Adventureland Drive widening and repairs projects. This bond issue will be paid back with TIF property taxes.
Roll Call Vote:
1 Boka 2 Duer Y Leighter Y Mertz Y Willey (5-0)
19. **Consider development agreement with Stubbs Development Inc. (Spring Creek Ridge)**
City Engineer Jon Hanson explained the proposed development agreement with Stubbs Development Inc. for the Spring Creek Ridge residential and park development is in your packet. Under the terms of the agreement, the developer agrees to engage a contractor to perform the mass grading of both the developer's property and the City's property, which includes park ground and two lakes. The City will reimburse the developer for the cost of the grading. The total cost is estimated to be \$2,700,000. The City will only be responsible for the actual costs of the grading on our project. Partial payments will be made as phases of the project are completed. \$1,100,000 will be made available after April 1, 2018 and \$1,600,000 will be made available after July 1, 2018.
Roll Call Vote:
1 Boka Y Duer Y Leighter Y Mertz 2 Willey (5-0)
20. **Consider approval of consultant agreement with NCP (Economic Development)**
City Administrator Mark explained under the agreement, the council will be appointing NCP to be an advisor to the City relating to the current expansion negotiations for an economic development opportunity located in Altoona. Brett Peterson of NCP, 321 E. Walnut St., Suite 200, Des Moines stated their business is only successful if the city is successful. He also stated that NCP is willing to have their fees covered in staggered payments. Council Member Boka motioned approval to staggering the fee payments.
Roll Call Vote:
1 Boka 2 Duer Y Leighter Y Mertz Y Willey (5-0)
21. **Consider event request from Music on the Plaza, last Friday of May, June, July & August from 6-9 pm**
Public Works Director Scott Atzen explained Brett McAllister (Fireside) is proposing to hold the event again this year. No changes from the past years. Beverages, food and music will be available.
Roll Call Vote:
Y Boka Y Duer 2 Leighter Y Mertz 1 Willey (5-0)
22. **Consider event request from High Pointe Church Memorial Day fun run at 8 am, May 28th**
Director Atzen explained High Pointe held the same event last year. This year they will begin and end at their church office in the Yountville retail center and will run on the trail and sidewalk north thru Greenway Park to Adventureland Drive and return on the same route.
Roll Call Vote:
1 Boka Y Duer Y Leighter Y Mertz 2 Willey (5-0)
23. **Consider event request from Relay for Life, Saturday June 9th from 4-10:30 pm at the Civic Plaza**
Director Atzen explained the event is the same as last year. They will walk around the Civic Plaza pond on the sidewalks. They will have a small musical act.
Roll Call Vote:
2 Boka Y Duer Y Leighter 1 Mertz Y Willey (5-0)

24. Consider event request for Farmer's Market on Wednesday's from June 6 - September 26th from 4:30 - 7 pm at the Civic Plaza (Scott)
Director Atzen explained Isha Martin is again proposing to organize a farmers market at the Civic Plaza. Same day and times as last year. The parking stalls directly in front of the Plaza will be reserved for vendor parking that afternoon and evening.
 Roll Call Vote:
2 Boka Y Duer Y Leighter Y Mertz 1 Willey (5-0)
25. Consider Adventurelands of America's request to hold fireworks display on July 4, 2018 at 9:40pm and October 6, 2018 at 9:50pm
 Roll Call Vote:
Y Boka Y Duer 2 Leighter Y Mertz 1 Willey (5-0)
26. Consider request of Jerren Enterprises to waive sewer fees at 1529 34th Ave. SW
Director Utter explained Karen Armstrong is the owner of the property. She had the water at the meter pits turned off at houses on her property that no one was living in. The meters were not adequately covered for the cold weather and as a result, froze causing the loss of water. He investigated and has determined that the water could not enter the sanitary sewer system. Matt Kray has calculated the sewer charges, minus the base rate, and has determined that a credit of \$1,502.35 would be the total. Council Member Willey motioned approval of a credit of \$1502.35.
 Roll Call Vote:
Y Boka 2 Duer Y Leighter Y Mertz 1 Willey (5-0)
27. Consent Agenda
- A) Allow bills
 - B) Capital Projects
 - B1) Pay App #2 - Underground Company - 1203 8th St. Storm Sewer Improvements - \$31,534.30
 - B2) Pay App #3 - Jackson Creek Enterprises, Inc. - 2017 Water Plant #3 Water Main Improvements - \$34,924.85
 - B3) Pay App #5 - Elder Corp. - Spring Creek Plats 2-3 - \$1,100,000.00
 - B4) Change Order #5 - Elder Corp. - Adventureland Drive Improvements - (\$11,854.75)
 - B5) Pay App #6 - Elder Corp. - Adventureland Drive Improvements - \$31,368.60
 - B6) Pay App #7 - Elder Corp. - Adventureland Drive Improvements - \$68,538.86
 - C) Resolution #05-07-2018 #07 ACCEPTING PUBLIC IMPROVEMENTS (TUSCANY PLAT 3)
 - D) Resolution #05-07-2018 #08 APPOINTING PLANNING AND ZONING COMMISSION MEMBER - MICHELLE SLOAN
 - E) Resolution #05-07-2018 #09 ACCEPTING PERMANENT WATER MAIN EASEMENT FOR CONSTRUCTION OF 34TH AVE. NW UTILITY EXTENSION - WATER (MELVIN QUINN - \$1,768.00)
 - F) Resolution #05-07-2018 #10 ACCEPTING TEMPORARY CONSTRUCTION EASEMENT FOR CONSTRUCTION OF 34TH AVE. NW UTILITY EXTENSION - WATER (MELVIN QUINN - \$3,115.00)
 - G) Set public hearing for Monday, May 21, 2018, at 6:30 pm 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
 - H) Set public hearing for Monday, May 21, 2018, at 6:30 pm 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)
 - I) Set public hearing for Monday, May 21, 2018, at 6:30 pm 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.

- J) Set public hearing for Monday, May 21, 2018, at 6:30 pm to consider a rezoning request from Temple Holdings LP to rezone approximately 279 acres from A-1 (Agricultural) to R-5 (Planned Unit Development)
- K) Set public hearing for Monday, May 21, 2018, at 6:30 pm 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
- L) Set public hearing for Monday, May 21, 2018 at 6:30 pm 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
- M) Set public hearing for Monday, May 21, 2018, at 6:30 pm to consider a rezoning request from Temple Holdings LP to rezone approximately 5.09 acres from A-1 (Agricultural) to C-2 (General Commercial)
- N) Set public hearing for Monday, May 21, 2018, at 6:30pm to consider City of Altoona Fiscal Year 2018-2019 Budget Amendment
- O) Consider request from Altoona Soccer Club to hang banner for fall signup event on pedestrian bridge for 10 days from June 4-13th
Roll Call Vote:
 2 Boka Y Duer Y Leighter Y Mertz 1 Willey (5-0)

28. Beer & Liquor Permits

- A) Casey's General Store #1938 (3348 8th ST SW) - Class C Beer Permit (BC), Class B Native Wine Permit
Lieutenant Jason Ferguson stated there were no violations at this establishment.
Roll Call Vote:
 2 Boka 1 Duer Y Leighter Y Mertz Y Willey (5-0)
- B) Walgreens #09791 - Class E Liquor License (LE), Class B Wine Permit (Carryout wine - 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 Duer Y Leighter 2 Mertz Y Willey (5-0)
- C) HyVee Clubroom - Special Class C Liquor License (BW)(Beer/Wine), Sunday and Outdoor Sales
Lt. Ferguson stated there were no violations at this establishment.
Roll Call Vote:
 Y Boka 1 Duer Y Leighter Y Mertz 2 Willey (5-0)

29. Department Head Reports & Updates

The following gave updates: Police Department - Greg Stallman, Fire Department - Lee Richardson, Public Utilities - Jim Utter, Engineering - Jon Hanson, Community Development - John Shaw, Administration - Jeff Mark

30. General Business

- *Council Member Scott Duer gave an update on the Police Dept./City Hall.
- *Council Member Willey have updates on water regionalization, DART, and WRA.
- *Mayor Pro-Tem Mertz shared that several council members were attending the Des Moines Partnership Washington DC trip.

31. Update on Prairie Crossing

No updates at this time.

32. Adjourn at 7:33pm

Roll Call Vote:
 1 Boka Y Duer Y Leighter Y Mertz 2 Willey (5-0)

Attest to: _____
Amy S. Hill, Secretary

Kyle Mertz, Mayor Pro-Tem