

CITY OF ALTOONA COUNCIL MEETING  
MONDAY, JULY 16, 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, Jared Ogbourne, John Shaw, Jon Hanson, Scott Atzen, Jason Ferguson, Amy Hill, City Attorney Bob Laden

**Audience Present:** Steve Moyna, Chris Lybarger, Justin Shelburg, Zach Wisell, Randy Blaseg, David Daniel, Alex Payne, Larry Crawford, Jenn Crawford, Joe Meola, Dean Roghair, Erin Ollendike, Delores Clouse, Greg Clouse

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

Mayor Dean O'Connor requested items 22 and 27 be removed from the agenda.

**Roll Call Vote:**

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

3. **Presentation of donation from Blue Knights to Altoona Police Officers' Association**

Mayor O'Connor shared his appreciation for the Altoona Police Reserve and hours of commitment they volunteer to the City of Altoona. Officer Joe Meola representing the Blue Knights presented a donation to the Altoona Police Officers' Association.

4. **Proclamation National Night Out 2018**

Mayor O'Connor proclaimed Tuesday, August 7<sup>th</sup> National Night Out 2018 in Altoona.

5. **Approval of July 2, 2018, council minutes**

**Roll Call Vote:**

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

6. **Citizens request to address council**

\*Randy Blaseg, 1209 Tuscany Dr., requested the council to review the storm water control issues in the Tuscany and Tuscany Reserve area.

\*Don Daniels, 1201 Tuscany Dr., agreed with his neighbor that the storm water control needed to be addressed.

\*Mayor O'Connor responded that the city is currently reviewing the storm water control issues in that area.

7. **Public Hearing to consider an amendment to Chapter 171.01.2.K(3) to add accent material language to the Commercial districts of the architectural design standards**

Community Development Director John Shaw explained the proposed amendment adds a sentence allowing "Accent Materials" as an allowed secondary exterior building material for commercial buildings. This will allow the project architects some flexibility in their design to add character and design elements.

**Open hearing:** 6:40pm

**Comments:** No one came forward to speak.

**Closed hearing:** 6:41pm

8. **Ordinance #7-16-2018 #01 (497) AMENDING 2004 CITY OF ALTOONA CODE OF ORDINANCES CHAPTER 171.01.2.K(3)(ACCENT MATERIAL)(1<sup>ST</sup> READING)**

**Roll Call Vote (1<sup>st</sup> Reading):**

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

Roll Call Vote (To waive 2<sup>nd</sup> & 3<sup>rd</sup> reading:

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

Roll Call Vote (To publish):

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

9. Public hearing to consider a comprehensive plan land use map for 5.09 acres of Magnolia at the southeast corner of 1<sup>st</sup> Avenue South and 36<sup>th</sup> Street SE from Commercial to Medium Density Residential  
Director John Shaw explained this property was just recently discussed as part of the Magnolia property. The developers had sought Commercial zoning on this land. At the Council level, the developers were asked to place restrictions on the uses that could be placed there and the restrictions did not fit with their plans. Now the developers are seeking to use the land as had been most recently laid out in the comprehensive plan - medium density residential. The property is 5.09 acres in size and is at the northwest corner of the Magnolia development.  
Open hearing: 6:44pm  
Comments: No one came forward to speak.  
Closed hearing: 6:45pm
10. Resolution #7-16-2018 #01 TO AMEND THE COMPREHENSIVE PLAN LAND USE MAP FOR 5.09 ACRES OF MAGNOLIA AT THE SOUTHEAST CORNER OF 1<sup>ST</sup> AVENUE SOUTH AND 36<sup>TH</sup> STREET SE FROM COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL  
Roll Call Vote:  
Y Boka Y Duer Y Leighter 2 Mertz 1 Willey (5-0)
11. Public hearing to consider rezoning 5.09 acres of Magnolia at the southeast corner of 1<sup>st</sup> Avenue South and 36<sup>th</sup> Street SE from A-1 (Agricultural) to R-5 (PUD)  
Open hearing: 6:45pm  
Comments: No one came forward to speak.  
Closed hearing: 6:45pm
12. Ordinance #7-16-2018 #02 (498) TO REZONE 5.09 ACRES OF MAGNOLIA AT THE SOUTHEAST CORNER OF 1<sup>ST</sup> AVENUE SOUTH AND 36<sup>TH</sup> STREET SE FROM A-1 (AGRICULTURAL) TO R-5 (PUD) (1<sup>ST</sup> READING)  
Roll Call Vote (1<sup>st</sup> Reading):  
Y Boka Y Duer Y Leighter 1 Mertz 2 Willey (5-0)  
Roll Call Vote (To waive 2<sup>nd</sup> & 3<sup>rd</sup> reading:  
2 Boka Y Duer Y Leighter Y Mertz 1 Willey (5-0)  
Roll Call Vote (To publish):  
2 Boka Y Duer Y Leighter Y Mertz 1 Willey (5-0)
13. Public hearing to consider a development plan amendment for 5.09 acres of Magnolia at the  
Director Shaw explained this is development plan amendment affects the Southeast corner of 1<sup>st</sup> Avenue South and 36<sup>th</sup> Street SE to allow medium density residential uses with setbacks of 30-foot front yard, 35-foot rear yard, and 7.5 feet side yards  
Open hearing: 6:46pm  
Comments: Larry Crawford, 102 35<sup>th</sup> St. SW, asked for size and price range of the properties being proposed. Dean Roghair with Civil Design Advantage, 3405 SE Crossroads Dr., #G, Grimes, explained that most likely the properties would be townhomes or condos and be sold at market rate. Delores Clouse, 2558 NE 72<sup>nd</sup> St., asked what the lot size would be for these. Council Member Kyle Mertz stated the density is 12 units per acre. Greg Clouse, 2558 NE 72<sup>nd</sup> St., asked for explanation about the plat on side yards width. Director Shaw stated the side yards would be 8 feet.  
Closed hearing: 6:55pm

14. Resolution #7-16-2018 #02 TO CONSIDER A DEVELOPMENT PLAN AMENDMENT FOR 5.09 ACRES OF MAGNOLIA AT THE SOUTHEAST CORNER OF 1<sup>ST</sup> AVENUE SOUTH AND 36<sup>TH</sup> STREET SE TO ALLOW MEDIUM DENSITY RESIDENTIAL USES WITH SETBACKS OF 30-FOOT FRONT YARD, 35-FOOT REAR YARD, AND 7.5 FEET SIDE YARDS  
Council Mertz motioned approval subject to an 8-foot side yard.  
Roll Call Vote:  
2 Boka Y Duer Y Leighter 1 Mertz Y Willey (5-0)
15. Public hearing to consider a development plan amendment request for Meadow Vista West (in the Meadow Vista South development) to revise Area B to include single-family residential uses on 44.55 acres and bulk regulations of 30-foot yard setback, 30-foot rear yard, five-foot side yard, lot width of 55 feet, and minimum lot area of 6,875 square feet  
Director Shaw explained the applicants, Altoona Development LLC and Diamond Development LLC, are seeking to amend the development plan for Meadow Vista South. This proposed plan shows low and high density residential uses with 375 total housing units to include single-family homes, apartments and public open space. Density is now reduced to 2.67 units per acre. The proposed lots are 55-foot wide (down from 60-feet now), and setbacks at 30-foot front yard, 30-foot rear yard, and five-foot side yards. The minimum lot area proposed is 6,875 square feet.  
Open hearing: 6:57pm  
Comments: Erin Ollendike of Civil Design Advantage, 3405 SE Crossroads Dr., #G, Grimes, answered any questions the council had.  
Closed hearing: 6:59pm
16. Resolution #7-16-2018 #03 TO AMEND DEVELOPMENT PLAN FOR MEADOW VISTA WEST (AREA B) INCLUDE SINGLE-FAMILY RESIDENTIAL USES ON 44.55 ACRES AND BULK REGULATIONS OF 30-FOOT YARD SETBACK, 30-FOOT REAR YARD, FIVE-FOOT SIDE YARD, LOT WIDTH OF 55 FEET, AND MINIMUM LOT AREA OF 6,875 SQUARE FEET  
Roll Call Vote:  
Y Boka Y Duer Y Leighter 2 Mertz 1 Willey (5-0)
17. Public hearing to consider a comprehensive plan land use map amendment from Sheryl McWilliams/Kara Ohorilko at 706 8<sup>th</sup> Street SW to change the designation of 0.64 acres of land from Low Density Residential to Commercial  
Director Shaw explained Sheryl McWilliams is the current owner of the home and property at 706 8<sup>th</sup> Street SW. This is the single family residence located just west of the Altoona Public Library. She has been interested in selling the property and one potential buyer with an idea to open a coffee house.  
Open hearing: 7:03pm  
Comments: No one came forward to speak.  
Closed hearing: 7:04pm
18. Resolution #7-16-2018 #04 TO AMEND THE COMPREHENSIVE PLAN LAND USE MAP AMENDMENT FROM SHERYL MCWILLIAMS/KARA OHORILKO AT 706 8<sup>TH</sup> STREET SW TO CHANGE THE DESIGNATION OF 0.64 ACRES OF LAND FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL  
Roll Call Vote:  
1 Boka 2 Duer Y Leighter Y Mertz Y Willey (5-0)
19. Public hearing to consider a rezoning request from Sheryl McWilliams and Kara Ohorilko to rezone from R-3 (Multi-family Residential) to C-2 (General Commercial) for 0.64 acres of land at 706 8<sup>th</sup> Street SW  
Open hearing: 7:06pm  
Comments: No one came forward to speak.  
Closed hearing: 7:06pm

20. Ordinance #7-16-2018 #03 (499) TO REZONE 0.64 ACRES AT 706 8<sup>TH</sup> STREET SW FROM R-3 (MULTI-FAMILY RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL) (1<sup>ST</sup> READING)  
 Roll Call Vote (1<sup>st</sup> Reading):  
2 Boka Y Duer Y Leighter Y Mertz 1 Willey (5-0)  
 Roll Call Vote (To waive 2<sup>nd</sup> & 3<sup>rd</sup> reading:  
1 Boka 2 Duer Y Leighter Y Mertz Y Willey (5-0)  
 Roll Call Vote (To publish):  
2 Boka Y Duer Y Leighter Y Mertz 1 Willey (5-0)
21. Resolution #7-16-2018 #05 ACCEPTING A PROPOSAL FROM JAS CONCRETE IN THE AMOUNT OF \$104,462.30 FOR THE CONSTRUCTION OF THE 2018 ALTOONA CONCRETE PROGRAM - PHASE 1  
 The city received four bids on the Phase 1 concrete projects. The low bidder was JAS Concrete for \$104,462.30.  
 Roll Call Vote:  
2 Boka Y Duer Y Leighter Y Mertz 1 Willey (5-0)
22. ITEM REMOVED FROM THE AGENDA
23. Consent Agenda  
 A) Allow bills  
 B) Capital Projects  
 B1) Change Order #3 - The Underground Co. - 1203 8<sup>th</sup> St. Storm Sewer Improvements - (\$1,200.00)  
 B2) Pay App #4 - The Underground Co. - 1203 8<sup>th</sup> St. Storm Sewer Improvements - \$6,331.00  
 B3) Change Order #6 - Elder Corp. - Gay Lea Wilson Trail East Extension - \$65,258.68  
 B4) Pay App #10 - Elder Corp. - Gay Lea Wilson Trail East Extension - \$111,146.79  
 B5) Pay App #9 - Jackson Creek Enterprises, Inc. - \$5,000.00  
 B6) Pay App #1 - Jackson Creek Enterprises, Inc. - Heritage Homes Storm Water Improvements PH1 - \$54,158.55  
 B7) Change Order #1 - Elder Corp. - 1<sup>st</sup> Ave. & 24<sup>th</sup> St. SE Drainage Improvements - \$11,608.00  
 B8) Pay App #3 - Elder Corp. - 1<sup>st</sup> Ave. & 24<sup>th</sup> St. SE Drainage Improvements - \$13,641.41  
 B9) Pay App #11 - Elder Corp. - Adventureland Drive Improvements - \$64,791.30  
 B10) Pay App #2 - Stubbs Development - Spring Creek Lakes Development - \$270,139.00  
 B11) Pay App #11 - C.L. Carroll Company - Altoona Water Treatment Plant #3 - \$1,425.00  
 B12) Pay App #12 - C.L. Carroll Company - Altoona Water Treatment Plant #3 - \$69,861.70  
 C) Resolution #7-16-2018 #06 ACCEPTING PERMANENT SANITARY SEWER EASEMENT FOR CONSTRUCTION OF 34<sup>TH</sup> AVE. NW UTILITY EXTENSION - SANITARY (ANDERSON FAMILY FARMS L.P. - \$1,227.20)  
 D) Resolution #7-16-2018 #07 ACCEPTING TEMPORARY CONSTRUCTION EASEMENT FOR CONSTRUCTION OF 34<sup>TH</sup> AVE. NW UTILITY EXTENSION - SANITARY (ANDERSON FAMILY FARMS L.P. - \$192.50)  
 E) Resolution #7-16-2018 #08 ACCEPTING PUBLIC IMPROVEMENTS (SILVER POINTE PLAT 1)  
 F) Resolution #7-16-2018 #09 ACCEPTING PUBLIC IMPROVEMENTS (LINDEN OAKS PLAT 2)  
 G) Resolution #7-16-2018 #10 ACCEPTING PUBLIC IMPROVEMENTS (2017 PLANT 3 WATER MAIN IMPROVEMENTS)  
 H) Event request for National Night Out, Tuesday August 7, 2018  
 I) Consider request from SEP Youth Tackle Football to hang banner for fall signup event on pedestrian bridge for 10 days from July 30<sup>th</sup> - August 8<sup>th</sup>  
 Roll Call Vote:  
1 Boka Y Duer Y Leighter Y Mertz 2 Willey (5-0)

24. Beer and Liquor Permits

A) Booze Cruiser Cocktail Co - Class C Liquor License (LC)(Commercial),Outdoor one day event  
7-26-18

Lieutenant Jason Ferguson stated there were no issues with this permit.

Roll Call Vote:

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

B) Old Towne Tap - Outdoor one day event 7-28-18

Lt. Ferguson stated there were no issues with this permit.

Roll Call Vote:

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

25. Department Head Reports & Updates

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

26. General Business

Council Member Vern Willey provided an update on the Mudd, Camp, Spring Creek Watershed meeting he attended this past week.

27. ITEM REMOVED FROM THE AGENDA

28. Adjourn at 7:25pm

Roll Call Vote:

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

Attest to:

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Amy S. Hill, Secretary

\_\_\_\_\_  
Dean O'Connor, Mayor