

CITY OF ALTOONA COUNCIL MEETING
MONDAY, JULY 17, 2017, 6:30 P.M.
AT THE ALTOONA CITY HALL

1. **CALL TO ORDER**

Roll Call at 6:30 pm

Mayor - vacant

Boka - present

Mertz- present

O'Connor - present

Sloan- present

Willey - present

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

Audience Present: Adam Kroll, William Hansen, Jean Woodson, Joe Shepherd, Alex Payne, Judy Wadding, Kim Wadding

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

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

Roll Call Vote:

Y Boka 1 Mertz Y O'Connor 2 Sloan Y Willey (5-0)

3. **Proclamation for National Night Out 2017**

Mayor Pro-Tem O'Connor proclaimed Tuesday, August 1, 2017, as National Night Out 2017 in the City of Altoona.

4. **Swearing in a new police officer**

Mayor Pro-Tem O'Connor swore in Officer Nicholas Corbin.

5. **Approval of July 3, 2017 Council Minutes**

Roll Call Vote:

Y Boka Y Mertz Y O'Connor 2 Sloan 1 Willey (5-0)

6. **Citizens request to address council**

*Jean Woodson, 504 3rd St. NW - requested her red tag fee and late fee penalties be waived because she had never had a late payment in the past. Council Member Kyle Mertz motioned to waive the penalties.

Roll Call Vote:

Y Boka 1 Mertz Y O'Connor 2 Sloan Y Willey (5-0)

*Adam Kroll - 455 Coral Ridge Blvd., Pleasant Hill - introduced himself to the council as a candidate running for Southeast Polk School Board.

7. **Public hearing to consider a comprehensive plan land use map amendment from Spring Creek Ridge LC/Stubbs Development Inc. and the City of Altoona to change 21.96 acres from Mixed Use 1 to Low Density Residential**

Hearing opened: 6:39pm

Comments: Doug Saltsgaver of Engineering Resource Group, 2413 Grand Ave. #2, Des Moines, representing the developer, Dave Stubbs, explained they were requesting an amendment on zoning for a 43 acre project that is located south of 24th Street SE and west of 14th Ave. SE, southeast of the Spring Creek Sports Complex. He is wanting to divide the property into two different residential uses.

Hearing closed: 6:43pm

8. Resolution #07-17-2017 #01 TO AMEND THE COMPREHENSIVE PLAN LAND USE MAP TO CHANGE 21.96 ACRES FROM MIXED USE 1 TO LOW DENSITY RESIDENTIAL
Roll Call Vote:
2 Boka Y Mertz Y O'Connor Y Sloan 1 Willey (5-0)
9. Public hearing to consider a rezoning request from Spring Creek Ridge LC/Stubbs Development Inc. and the City of Altoona to rezone approximately 21.96 acres from A-1 (Agricultural) and R-1 (Single-family Residential) to R-5 (Planned Unit Development)
Community Development Director John Shaw explained this is the public hearing to consider rezoning the above described property.
Hearing opened: 6:44pm
Comments: Doug Saltsgaver of Engineering Resource Group, 2413 Grand Ave. #2, Des Moines, representing the developer, Dave Stubbs, explained the 54 sq. ft. lots were to act as a buffer from 80th St. into the development.
Hearing closed: 6:48pm
10. Ordinance #07-17-2017#1 (460) TO REZONE APPROXIMATELY 21.96 ACRES FROM A-1 (AGRICULTURAL) AND R-1 (SINGLE-FAMILY RESIDENTIAL) TO R-5 (PLANNED UNIT DEVELOPMENT) (1st reading)
Council Members, Engineer Doug Saltsgaver and Developer Dave Stubbs discussed the lot sizes for the planned unit development. Council Member Kyle Mertz motioned approval subject to lot sizes on the outside perimeter adjacent to 24th St. SE and 14th Ave. SE could be a minimum of 54 ft.; lots located on the inside perimeter across the street outside perimeter mentioned previously are required to be a minimum of 65 ft.; and, walking connections are required to have access between the two neighborhoods within the development.
Roll Call Vote (1st Reading):
2 Boka 1 Mertz Y O'Connor Y Sloan Y Willey (5-0)
Roll Call Vote (To waive 2nd & 3rd Reading):
2 Boka Mertz O'Connor Sloan 1 Willey (5-0)
Roll Call Vote (To publish):
Y Boka 1 Mertz 2 O'Connor Y Sloan Y Willey (5-0)
11. Public hearing to consider a development plan from Spring Creek Ridge LC/Stubbs Development Inc. and the City of Altoona called Spring Creek Ridge North to include 74 single family homes within the PUD. The bulk regulations will have front and rear yard setbacks of 25 feet, and a side yard setback of five feet. The minimum lot width is 54 feet with a minimum lot area of 6,000 sf, and the maximum density is four units per acre
Hearing opened: 7:23pm
Comments: No one came forward to speak.
Hearing closed: 7:24pm
12. Resolution #07-17-2017 #02 TO APPROVE DEVELOPMENT PLAN FOR SPRING CREEK RIDGE NORTH TO INCLUDE 74 SINGLE FAMILY HOMES WITHIN THE PUD. THE BULK REGULATIONS WILL HAVE FRONT AND REAR YARD SETBACKS OF 25 FEET, AND A SIDE YARD SETBACK OF FIVE FEET. THE MINIMUM LOT WIDTH IS 54 FEET WITH A MINIMUM LOT AREA OF 6,000 SF, AND THE MAXIMUM DENSITY IS FOUR UNITS PER ACRE
Mayor Pro-Tem O'Connor motioned approval of the plan subject to the plan's lots matching the park plans for the lands on the west and south.
Roll Call Vote:
2 Boka Y Mertz 1 O'Connor Y Sloan Y Willey (5-0)

13. Public hearing to consider a comprehensive plan land use map amendment from Spring Creek Ridge LC/Stubbs Development Inc. and the City of Altoona to change 21.13 acres from Mixed Use 1 to Low Density Residential
Director Shaw explained this is the public hearing for the second requested amendment to the Comprehensive Land Use Map. This request consists of 21.13 acres and is planned for 48 typical single-family lots. The property is currently planned for Mixed Use 1. The request is to amend the land use plan to Low Density Residential.
Hearing opened: 7:25pm
Comments: No one came forward to speak.
Hearing closed: 7:26pm
14. Resolution #07-17-2017 #03 TO AMEND THE COMPREHENSIVE PLAN LAND USE MAP TO CHANGE 21.13 ACRES FROM MIXED USE 1 TO LOW DENSITY RESIDENTIAL
Roll Call Vote:
Y Boka 1 Mertz Y O'Connor 2 Sloan Y Willey (5-0)
15. Public hearing to consider a rezoning request from Spring Creek Ridge LC/Stubbs Development Inc. and the City of Altoona to rezone approximately 21.13 acres from A-1 (Agricultural) to R-1 (Single-family Residential)
Hearing opened: 7:28pm
Comments: No one came forward to speak.
Hearing closed: 7:29pm
16. Ordinance #07-17-2017 #02 (461) TO REZONE APPROXIMATELY 21.13 ACRES FROM A-1 (AGRICULTURAL) TO R-1 (SINGLE-FAMILY RESIDENTIAL) (1st reading)
Roll Call Vote (1st Reading):
Y Boka 1 Mertz Y O'Connor Y Sloan 2 Willey (5-0)
Roll Call Vote (To waive 2nd & 3rd Reading):
Y Boka 2 Mertz Y O'Connor Y Sloan 1 Willey (5-0)
Roll Call Vote (To publish):
2 Boka 1 Mertz Y O'Connor Y Sloan Y Willey (5-0)
17. Resolution #07-17-2017 #04 TO CONSIDER A SITE PLAN FOR A MIXED USE BUILDING AT 415 CENTER PLACE SW
Director Shaw explained this site plan for a four-story building, first floor commercial with three floors of apartments.
Roll Call Vote:
Y Boka 1 Mertz Y O'Connor Y Sloan 2 Willey (5-0)
18. Resolution #07-17-2017 #05 TO APPROVE 28E AGREEMENT WITH DART
Elizabeth Presutti, Director of DART, 620 Cherry St., Des Moines, presented the changes to the 28E.
Roll Call Vote:
2 Boka 1 Mertz Y O'Connor Y Sloan Y Willey (5-0)
19. Resolution #07-17-2017 #06 APPOINTING REPRESENTATIVE TO DART BOARD
Council Member Vern Willey volunteered to act as Altoona's elected representative. Council Member Dean O'Connor motioned appointing Council Member Willey as the primary representative and Scott Henry as the alternate to the board.
Roll Call Vote:
Y Boka Y Mertz 1 O'Connor 2 Sloan Y Willey (5-0)
20. Consider development agreement with Ironwood South, LCC for Ironwood South Plat 5
Roll Call Vote:
Y Boka 1 Mertz Y O'Connor Y Sloan 2 Willey (5-0)

21. Event request from Caring Hands for their Hunger Run 5K on Sunday, October 1st from 3-6 pm
Caring Hands Executive Director Ned Looney, 201 9th St. NE, shared the funds being raised this year will be utilized to pay off the mortgage to the facility.
Roll Call Vote:
Y Boka Y Mertz 2 O'Connor Y Sloan 1 Willey (5-0)
22. Consider Consent Agenda
a) Allow Bills
b) Capital Projects
B1) Pay App #4 - Elder Corporation - Gay Lea Wilson Trail Extension - \$165,608.43
B2) Change Order #3 - Elder Corporation - Gay Lea Wilson Trail Extension - (\$2,036.50)
c) Resolution #07-17-2017 #07 ACCEPTING A PROPOSAL FROM JAS CONCRETE IN THE AMOUNT OF \$77,644 FOR THE CONSTRUCTION OF THE 2017 ALTOONA STREET PATCH PROGRAM
d) Resolution #07-17-2017 #08 ACCEPTING A PROPOSAL FROM THE UNDERGROUND CO. IN THE AMOUNT OF \$124,580 FOR STORM SEWER IMPROVEMENTS AT 1203 8TH ST. SW, ALTOONA, IA
e) Resolution #07-17-2017 #09 ACCEPTING PUBLIC IMPROVEMENTS (UNITY POINT SITE PLAN)
f) Resolution #07-17-2017 #10 ACCEPTING PUBLIC IMPROVEMENTS (COMFORT INN SITE PLAN)
g) Consider event request from Jolly Holiday Lights for 2017 event
Roll Call Vote:
Y Boka Y Mertz 2 O'Connor Y Sloan 1 Willey (5-0)
23. Beer & Liquor Permits
a) Jethro & Jake's Inc. - Class C Liquor License (LC)(Commercial), Catering Privilege
Lt. Jason Ferguson stated there were no violations.
Roll Call Vote:
Y Boka 2 Mertz Y O'Connor 1 Sloan Y Willey (5-0)
b) Applebee's Neighborhood Grill and Bar - Class C Liquor License (LC)(Commercial)
Lt. Ferguson stated there were no violations.
Roll Call Vote:
Y Boka Y Mertz 2 O'Connor 1 Sloan Y Willey (5-0)
c) HyVee Gas - Class C Beer Permit (BC), Class B Wine Permit (Carryout Wine-Includes Native Wine)
Lt. Ferguson stated there were no violations.
Roll Call Vote:
2 Boka Y Mertz Y O'Connor 1 Sloan Y Willey (5-0)
24. Department Head Reports & Updates
The following department heads provided updates to the council: Chief Greg Stallman, Fire Chief Whetstone, Public Works Director Scott Atzen, Public Utilities Director Jim Utter, City Engineer Jon Hanson and Director Shaw.
25. Update on Prairie Crossing
Director Shaw updated the council on the progress at Prairie Crossing.
26. General Business Items/Reports and Updates
*Council Member Willey shared an update on watershed management both locally and at the state level. He also reminded the council about an EPIC event.
*Mayor Pro-Tem O'Connor shared his appreciation with Council Member Willey who organized this year's Altoona Tune-Up Ride.
27. Adjourn at 7:54pm
Roll Call Vote:
2 Boka Y Mertz Y O'Connor Y Sloan 1 Willey (5-0)

Attest to: _____
Amy S. Hill, Secretary

Dean O'Connor, Mayor Pro-Tem