

CITY OF ALTOONA COUNCIL MEETING  
TUESDAY, SEPTEMBER 5, 2017, 6:30 P.M.  
AT THE ALTOONA CITY HALL

1. CALL TO ORDER

Roll Call at 6:30 pm

Mayor - present

Boka - present

Mertz- present

O'Connor - present

Sloan- present

Willey - present

City Officials Present: Jeff Mark, Randy Pierce, Greg Stallman, Jason Ferguson, Tony Rauterberg, John Shaw, Jon Hanson, Scott Atzen, Amy Hill, City Attorney Bob Laden, Chris Rhinehart

Audience Present: Paige Kruse, Melissa Kruse, Camryn Webb, Scott Leighter, Keith Olson

2. Perfecting and approval of the agenda

Mayor Pro-tem Dean O'Connor requested the agenda be approved as presented

Roll Call Vote:

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

3. Approval of August 21 and 28, 2017 Council Minutes

Roll Call Vote:

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

4. Citizens request to address council

\*No one came forward to speak.

5. Safety Award Presentation

Mayor Pro-tem O'Connor will present Chris Rhinehart with a safety award.

6. Public Hearing to consider vacating and selling City sidewalk right-of-way adjacent to Lots 39-44 of Altoona Village Plat 1 Revised

Mayor Pro-tem O'Connor explained this is a public hearing and five ordinances and related resolutions to approve the vacation and sale of City-owned sidewalk ROW to the existing adjacent property owners.

Hearing opened at 6:32pm

Comments: No one came forward to speak.

Hearing closed at 6:33pm

7. Ordinance #09-05-2017 #1 (466) TO VACATE AND SELL CITY SIDEWALK RIGHT-OF-WAY ADJACENT TO LOT 44 OF ALTOONA VILLAGE PLAT 1 REVISED TO THE RESPECTIVE ABUTTING PROPERTY OWNER

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

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

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

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

Roll Call Vote (To publish):

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

8. Resolution #09-05-2017 #01 TO CONSIDER APPROVAL OF PLAT OF SURVEY FOR PARCEL 2017-147

Roll Call Vote:

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

9. Ordinance #09-05-2017 #2 (467) TO VACATE AND SELL CITY SIDEWALK RIGHT-OF-WAY ADJACENT TO LOTS 42 AND 43 OF ALTOONA VILLAGE PLAT 1 REVISED TO THE RESPECTIVE ABUTTING PROPERTY OWNER  
 Roll Call Vote (1<sup>st</sup> reading):  
1 Boka Y Mertz Y O'Connor 2 Sloan Y Willey (5-0)  
 Roll Call Vote (To waive 2<sup>nd</sup> & 3<sup>rd</sup> reading):  
1 Boka Y Mertz Y O'Connor 2 Sloan Y Willey (5-0)  
 Roll Call Vote (To publish):  
1 Boka Y Mertz Y O'Connor 2 Sloan Y Willey (5-0)
10. Resolution #09-05-2017 #02 TO CONSIDER APPROVAL OF PLAT OF SURVEY FOR PARCEL 2017-148  
 Roll Call Vote:  
2 Boka Y Mertz Y O'Connor Y Sloan 1 Willey (5-0)
11. Ordinance #09-05-2017 #3 (468) TO VACATE AND SELL CITY SIDEWALK RIGHT-OF-WAY ADJACENT TO LOT 41 OF ALTOONA VILLAGE PLAT 1 REVISED TO THE RESPECTIVE ABUTTING PROPERTY OWNER  
 Roll Call Vote (1<sup>st</sup> reading):  
2 Boka Y Mertz Y O'Connor Y Sloan 1 Willey (5-0)  
 Roll Call Vote (To waive 2<sup>nd</sup> & 3<sup>rd</sup> reading):  
1 Boka Y Mertz Y O'Connor 2 Sloan Y Willey (5-0)  
 Roll Call Vote (To publish):  
Y Boka Y Mertz Y O'Connor 2 Sloan 1 Willey (5-0)
12. Resolution #09-05-2017 #03 TO CONSIDER APPROVAL OF PLAT OF SURVEY FOR PARCEL 2017-149  
 Roll Call Vote:  
1 Boka Y Mertz Y O'Connor Y Sloan 2 Willey (5-0)
13. Ordinance #09-05-2017 #4 (469) TO VACATE AND SELL CITY SIDEWALK RIGHT-OF-WAY ADJACENT TO LOT 40 OF ALTOONA VILLAGE PLAT 1 REVISED TO THE RESPECTIVE ABUTTING PROPERTY OWNER  
 Roll Call Vote (1<sup>st</sup> reading):  
1 Boka 2 Mertz Y O'Connor Y Sloan Y Willey (5-0)  
 Roll Call Vote (To waive 2<sup>nd</sup> & 3<sup>rd</sup> reading):  
1 Boka 2 Mertz Y O'Connor Y Sloan Y Willey (5-0)  
 Roll Call Vote (To publish):  
Y Boka Y Mertz Y O'Connor 2 Sloan 1 Willey (5-0)
14. Resolution #09-05-2017 #04 TO CONSIDER APPROVAL OF PLAT OF SURVEY FOR PARCEL 2017-150  
 Roll Call Vote:  
Y Boka 1 Mertz Y O'Connor Y Sloan 2 Willey (5-0)
15. Ordinance #09-05-2017 #5 (470) TO VACATE AND SELL CITY SIDEWALK RIGHT-OF-WAY ADJACENT TO LOT 39 OF ALTOONA VILLAGE PLAT 1 REVISED TO THE RESPECTIVE ABUTTING PROPERTY OWNER  
 Roll Call Vote (1<sup>st</sup> reading):  
Y Boka 1 Mertz Y O'Connor 2 Sloan Y Willey (5-0)  
 Roll Call Vote (To waive 2<sup>nd</sup> & 3<sup>rd</sup> reading):  
1 Boka Y Mertz Y O'Connor 2 Sloan Y Willey (5-0)  
 Roll Call Vote (To publish):  
2 Boka Y Mertz Y O'Connor Y Sloan 1 Willey (5-0)

16. Resolution #09-05-2017 #05 TO CONSIDER APPROVAL OF PLAT OF SURVEY FOR PARCEL 2017-151  
Roll Call Vote:  
2 Boka Y Mertz Y O'Connor Y Sloan 1 Willey (5-0)
17. Public Hearing to consider plans, specifications, and form of contract for Adventureland Drive widening project  
Mayor Pro-tem O'Connor explained the plans and specifications are for the widening of Adventureland Drive. City Administrator Jeff Mark shared the widening would occur from near the water tower, eastward to a point just east of 34<sup>th</sup> Avenue. The project will construct a 4-lane roadway with medians and turn lanes to 34<sup>th</sup> Avenue, where the project will construct a roundabout at the 4 way intersection. The City received bids on Tuesday, August 22. A total of 9 bids were submitted with a low bid of \$3,985,000 being submitted by Elder Corporation. The engineers estimate was \$4,560,000. The consulting engineer for the project, Scott Almeida, is recommending that the council consider awarding the project to Elder Corporation.  
Hearing opened at 6:37pm  
Comments: No one came forward to speak.  
Hearing closed at 6:38pm
18. Resolution #09-05-2017 #06 TO APPROVE THE PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATED COSTS FOR ADVENTURELAND DRIVE WIDENING PROJECT  
Roll Call Vote:  
2 Boka Y Mertz Y O'Connor Y Sloan 1 Willey (5-0)
19. Resolution #09-05-2017 #07 TO APPROVE THE CONTRACT AND BOND FOR ADVENTURELAND DRIVE WIDENING PROJECT  
Council Member Kyle Mertz motioned approval subject to city attorney's review.  
Roll Call Vote:  
Y Boka 1 Mertz Y O'Connor 2 Sloan Y Willey (5-0)
20. Resolution #09-05-2017 #08 TO MAKING AWARD OF THE CONTRACT FOR ADVENTURELAND DRIVE WIDENING PROJECT  
Roll Call Vote:  
Y Boka 1 Mertz Y O'Connor 2 Sloan Y Willey (5-0)
21. Resolution #09-05-2017 #09 TO CONSIDER APPROVAL OF A SITE PLAN AMENDMENT FOR JETHRO'S AND JAKE'S  
Mayor Pro-tem O'Connor explained the owner of Jethro's and Jakes Smokehouse Steaks is seeking a site plan amendment. Bruce Gerleman, 303 Locust St., Des Moines explained they recently removed the temporary walls of the deck area to meet fire codes. They are proposing to construct a permanent enclosure as an addition to their building. The new construction will meet building and fire codes. They are also seeking a waiver of the architectural design standards for a pre-existing building. The material proposed for the exterior finish is a tongue and groove cedar siding to match the other Jethro's and Jake's in the metro area. Council Member Mertz motioned approval of the site plan and granting the waiver for the cedar siding.  
Roll Call Vote:  
2 Boka 1 Mertz Y O'Connor Y Sloan Y Willey (5-0)
22. Resolution #09-05-2017 #10 TO CONSIDER APPROVAL OF A FINAL PLAT FOR WILLOWBROOK ESTATES PLAT 1  
Community Development Director John Shaw explained Willowbrook Estates, LLC is seeking final plat approval for Willowbrook Estates Plat 1. Council Member Mertz motioned approval subject to maintenance bonds and as-builts being submitted and approved.  
Roll Call Vote:  
Y Boka 1 Mertz Y O'Connor Y Sloan 2 Willey (5-0)

23. Resolution #09-05-2017 #11 TO CONSIDER A PLAT OF SURVEY FOR PARCEL B, A PART OF LOT 1, AMBROSE PLACE PLAT 1 ON BEHALF OF MIDAMERICAN ENERGY COMPANY SUBSTATION  
Roll Call Vote:  
Y Boka Y Mertz Y O'Connor 2 Sloan 1 Willey (5-0)
24. Resolution #09-05-2017 #12 TO CONSIDER A PLAT OF SURVEY OWNED BY IOWA COLD STORAGE, LLC FOR PARCEL 2017-105  
Director Shaw explained the next three items on the agenda are all related to the Iowa Cold Storage property. One is the land west of Cold Storage, west of the rail spur. They will sell this land (1.82 acres) to Central Plains Cement. The second is to create a parcel the exact same size, but on the east side of Cold Storage. Cold storage will use this area for parking. The third plat is to create a 0.14 acre plat for the fire lane turnaround. This will be deeded to the City. The owners will bring forward a subdivision plat in the near future to clean up these parcels and combine them with their parent properties.  
Roll Call Vote:  
Y Boka 1 Mertz Y O'Connor Y Sloan 2 Willey (5-0)
25. Resolution #09-05-2017 #13 TO CONSIDER A PLAT OF SURVEY OWNED BY FRANZEN-ALTOONA I80 PARTNERSHIP FOR PARCEL 2017-165  
Roll Call Vote:  
Y Boka Y Mertz Y O'Connor 2 Sloan 1 Willey (5-0)
26. Resolution #09-05-2017 #14 TO CONSIDER AN ACQUISITION PLAT FOR IOWA COLD STORAGE, LLC CONSISTING OF 0.14 ACRES  
Roll Call Vote:  
2 Boka Y Mertz Y O'Connor Y Sloan 1 Willey (5-0)
27. Resolution #09-05-2017 #15 to consider approval of a site plan for Home2 Suites  
Director Shaw explained the applicant, Prairie Crossing Investment, Inc., is seeking site plan approval for a 111-room hotel. The project is located east of the lake in Prairie Crossing, on the west side of Bass Pro Drive. The site is 6.38 acres in size and the proposed hotel is 71,232 square feet with all four floors. The building does incorporate prairie style design elements and architectural features as required under the development plan. Council Member Jeremy Boka motioned approval subject to the deficiencies being met.  
Roll Call Vote:  
1 Boka 2 Mertz Y O'Connor Y Sloan Y Willey (5-0)
28. Resolution #09-05-2017 #16 TO CONSIDER APPROVAL OF A SITE PLAN FOR PRAIRIE CROSSING W.E.T. PEDESTRIAN IMPROVEMENTS  
Director Shaw stated the applicant, Prairie Crossing Investment, Inc., is seeking site plan approval for the Prairie Crossing W.E.T. Pedestrian improvements. The plan shows the walkway on the east side of the lake. Council Member Mertz motioned approval subject to the deficiencies being met.  
Roll Call Vote:  
Y Boka 1 Mertz Y O'Connor Y Sloan 2 Willey (5-0)
29. Set a public hearing for Monday, September 18<sup>th</sup> at 6:30 pm to consider a rezoning request from Prairie Crossing Investment Inc. to rezone approximately 54.54 acres from A-1 (Agricultural) to C-7 (Regional Commercial)  
City Administrator Mark explained usually, the setting of public hearings are contained in the consent agenda. However, given that the applicant, Prairie Crossing Investment, Inc., is proposing a residential use on this property that is not allowed under C-7 zoning.  
Roll Call Vote:  
2 Boka Y Mertz Y O'Connor Y Sloan 1 Willey (5-0)

30. Set a public hearing for Monday, September 18<sup>th</sup> at 6:30 pm to consider a development plan amendment for The Shoppes of Prairie Crossing  
 Roll Call Vote:  
2 Boka Y Mertz 1 O'Connor Y Sloan Y Willey (5-0)
31. Consider event request from Altoona Chamber of Commerce to hold the Nippy Hippie 5K race on Saturday, November 11<sup>th</sup> from 9-10 am and permission to hang banner for 10 days on the pedestrian bridge  
 Roll Call Vote:  
2 Boka 1 Mertz Y O'Connor Y Sloan Y Willey (5-0)
32. Consider event request to hold the SpookyCross race on Saturday and Sunday, October 28-29 at the tree farm/Aquatics Park  
 Roll Call Vote:  
Y Boka Y Mertz 2 O'Connor Y Sloan 1 Willey (5-0)
33. Consider event request to hold the Cyclocross State Championships on Saturday, November 25<sup>th</sup> at Lions Park  
 Roll Call Vote:  
Y Boka Y Mertz 2 O'Connor Y Sloan 1 Willey (5-0)
34. Consider event request to hold 2018 Relay for Life at the Civic Plaza on Saturday, June 9, 2018 from 4-10:30 pm  
 Roll Call Vote:  
Y Boka Y Mertz Y O'Connor 2 Sloan 1 Willey (5-0)
35. Consider Consent Agenda
- a) Allow Bills
  - b) Capital Projects
    - B1) Pay App #3 - Jackson Creek Enterprises, Inc. - 2017 Watermain Improvements Project - \$56,457.55
    - B2) Pay App #6 - Elder Corporation - Gay Lea Wilson Trail East Extension - \$631,261.12
    - B3) Pay App #2 - Elder Corporation - Sam Wise Parking Lot Improvements 2017 - \$173,634.35
    - B4) Pay App #2 - Spring Lake Construction - 8<sup>th</sup> St. SW Subdrain Project - \$144,015.49
  - c) Resolution #09-05-2017 #17 TO APPROVE THE JUNE 30, 2017, ROAD USE REPORT
  - d) Consider approval of professional services agreement with DPS for recruiting fire chief candidates
  - e) Consider approval of agreement for cooperative public service between Polk County and City of Altoona for CIWMA funding a watershed coordinator position with Polk SWCD
  - f) Set public hearing for Monday, October 2<sup>nd</sup> at 6:30 pm to consider annexation of 32 acres owned by Country Cove Park, LLC
  - g) Set public hearing for Monday, September 18<sup>th</sup> at 6:30 pm to consider a development plan amendment for Linden Oaks
- Roll Call Vote:  
1 Boka Y Mertz Y O'Connor 2 Sloan Y Willey (5-0)
36. Beer & Liquor Permits
- a) Sam's Bar and Grill - Class C Liquor License (LC)(Commercial), Class B Wine Permit (Carryout wine - includes Native Wine), Catering Privilege, Sunday/Outdoor Sales  
Lieutenant Jason Ferguson stated there were no violations at this establishment.
- Roll Call Vote:  
2 Boka Y Mertz Y O'Connor 1 Sloan Y Willey (5-0)

b) Bianchi Boys Pizza and Pasta - Special Class C Liquor License (BW)(Beer/Wine), Sunday Sales

Lieutenant Ferguson stated there were no violations at this establishment.

Roll Call Vote:

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

c) Fareway - Class E Liquor License (LE), Class B Wine Permit (Carryout wine-includes Native Wine), Class C Beer Permit (Carryout Beer)

Lieutenant Ferguson stated there were no violations at this establishment.

Roll Call Vote:

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

37. Department Head Reports & Updates

The following department heads provided updates to the council: Chief Greg Stallman, Public Works Director Scott Atzen, City Engineer Jon Hanson, Director Shaw, and Lieutenant Tony Rauterberg.

38. Update on Prairie Crossing

See items #27, 28, 29, 30 above.

39. General Business Items/Reports and Updates

\*City Administrator Mark met with Michael Krantz in regards to a new area they would like to develop at Adventureland Park.

\*Council Member Vern Willey attended a DART meeting and provided and update.

40. Adjourn at 7:05pm

Roll Call Vote:

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

Attest to:

\_\_\_\_\_  
Amy S. Hill, Secretary

\_\_\_\_\_  
Dean O'Connor, Mayor Pro-Tem