

CITY OF ALTOONA COUNCIL WORK SESSION
MONDAY, JUNE 26, 2017, 6:30 P.M.
AT THE ALTOONA CITY HALL

1. **Call to Order** – Mayor Pro Tem O’Connor – Absent, Council Member Boka – Present, Mertz – Present, Sloan – Present, Willey - Present

2. **Public hearing to consider approval for plans, specifications and form of contract for Sam Wise Parking Lot Improvements**
Council Member Michelle Sloan explained this is the public hearing for the Sam Wise parking lot improvements. The project includes additional parking lot pavement, repairs to the existing parking lot, sidewalks and erosion control. 5-bids were received with low bid submitted by Elder Corporation in the amount of \$534,679.75. The engineers estimate was \$549,421.50. Clay Schneckloth, of Snyder & Associates, INC. is recommending that the contract be awarded to Elder Corporation, INC.
Hearing Opened: 6:34pm
Comments: No one came forward to speak.
Hearing Closed: 6:34pm

3. **Resolution # 06-26-2017 #01 TO APPROVE THE PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COSTS FOR THE SAM WISE PARKING LOT IMPROVEMENTS**
The estimated cost for the project was \$549,421.50. Bob Laden has reviewed the contract.
Roll Call Vote:
 2 Boka Y Mertz A O’Connor Y Sloan 1 Willey (4-0)

4. **Resolution # 06-26-2017 #02 TO APPROVE THE CONTRACT AND BOND FOR THE SAM WISE PARKING LOT IMPROVEMENTS**

Roll Call Vote:
 2 Boka Y Mertz A O’Connor Y Sloan 1 Willey (4-0)

5. **Resolution # 06-26-2017 #03 MAKING THE AWARD OF THE CONTRACT FOR THE SAM WISE PARKING LOT IMPROVEMENTS**

Roll Call Vote:
 1 Boka Y Mertz A O’Connor Y Sloan 2 Willey (4-0)

6. **Public hearing for Monday, June 26, 2017 at 6:30pm to consider approval for plans, specifications and form of contract for 8th St. Sub-drain Project**
Council Member Sloan explained this is a public hearing for the 8th Street Sub-drain Project. There were a total of 9-bids were received with the low bid submitted by Spring Lake Construction in the amount of \$223,435. The engineers estimate was \$357,100.
Hearing Opened: 6:40pm
Comments: No one came forward to speak.
Hearing Closed: 6:41pm

7. **Resolution # 06-26-2017 #04 TO APPROVE THE PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COSTS FOR 8TH ST. SUB-DRAIN PROJECT**
The estimated cost for the project was \$357,100. Bob Laden is reviewing the contract.
Roll Call Vote:
 2 Boka Y Mertz A O’Connor Y Sloan 1 Willey (4-0)

8. **Resolution # 06-26-2017 #05 TO APPROVE THE CONTRACT AND BOND FOR 8TH ST. SUB-DRAIN PROJECT**
Council may want to consider approval of the contract and bond subject to Bob Laden’s review.
Roll Call Vote:
 1 Boka Y Mertz A O’Connor 2 Sloan Y Willey (4-0)

9. Resolution # 06-26-2017 #06 MAKING THE AWARD OF THE CONTRACT FOR 8TH ST. SUB-DRAIN PROJECT

Council Member Vern Willey motioned approval of the award of contract to Spring Lake Construction, subject to city attorney's review.

Roll Call Vote:

2 Boka Y Mertz A O'Connor 1 Sloan Y Willey (4-0)

10. Consider Approving Hold Harmless Agreement with Prairie Crossing Investments, Inc.

Bob Laden has reviewed and his comments have been added to this document. This agreement will allow Prairie Crossing Investments, Inc. to proceed with the construction of certain infrastructure and roadway improvements to the Prairie Crossing development at their own risk. Normally, the City would require that all zoning and preliminary platting procedures be approved prior to work commencing on these improvements. Staff is supportive of this agreement given that Prairie Crossing Investments, Inc. will be solely responsible in the event that the improvements do not receive IDOT approval for the intersection design on Hubbell Ave. for vehicle storage and movement. Should for any reason, the improvements need to be removed or reconstructed, Prairie Crossing Investments, Inc. will be required to cover the cost of the changes. The agreement requires that Prairie Crossing Investments, Inc. carry a \$5,000,000 insurance policy and shall furnish the City with a certificate on insurance to cover any costs. Council member Boka asked staff to attach a memo that lays out the steps that need to be completed before Prairie Crossing Investments, Inc. will be allowed to build on the property.

Roll Call Vote:

1 Boka 2 Mertz A O'Connor Y Sloan Y Willey (4-0)

11. Consider Approving Letter of Understanding with Pratt Real Estate Group

This is a Letter of Understanding between Pratt Real Estate Group and the City of Altoona. If you recall, Mr. Pratt is proposing to construct on the property east of the Pizza Ranch, a 4-story building with commercial uses on the 1st floor and residential apartment units on the upper 3 floors. Council has indicated that they would be willing to consider economic development assistance if Mr. Pratt acquired the car wash property to the north and tore down the structure. Council also requested that Mr. Pratt then construct a commercial building on the old car wash property. Mr. Pratt has agreed to those conditions and will build a 5,000 sq. building on the car wash property and a 31,000 sq. ft. building with 7,700 sq. ft. of commercial on the lower level on the lot east of the Pizza Ranch. In exchange, Mr. Pratt is requesting \$450,000 of assistance for acquisition costs, demolition, and infrastructure and development costs.

Roll Call Vote:

2 Boka Y Mertz A O'Connor Y Sloan 1 Willey (4-0)

12. Discuss Spring Creek Ridge Development

Dave Stubbs the developer of Spring Creek Ridge was present to discuss with council the number of 54 foot lots in his proposed development. Council all agreed that the current plan has too many of this sized lot. Dave explained that the market is now calling for this type of development and he feels it would work well in this development. After much discussion council thanked Dave for his time.

13. Discuss Footing Drain Disconnection Grant Program

Jim Utter reviewed with council the disconnection program and stated that costs have increased and was looking for input from council on raising the amounts of the grants. Council member Boka felt that raising the Tier 1 & 2 by \$200 and Tier 3 by \$300 would be more in line with the costs to get the disconnection work done.

Roll Call Vote:

1 Boka Y Mertz A O'Connor 2 Sloan Y Willey (4-0)

14. Discuss Jolly Holiday Lights Sponsorship

Jeff Mark asked council if they wanted to support Jolly Holiday Lights again this year at the same level of support. Council all agreed to support this again this year at the same level.

15. Discuss National Alliance on Mental Illness Sponsorship

Chief Stallman stated he had received a request of support for this 5-k walk run event. He stated that his department work closely with this organization. Council all agreed to support this event.

Roll Call Vote:

1 Boka Y Mertz A O'Connor 2 Sloan Y Willey (4-0)

16. Discuss Council Committee Appointments

The following changes were discussed and agreed to:

Economic Development – Jeremy Boka

Public Safety – Jeremy Boka

Polk County Emergency Management Commission – Jeremy Boka-primary, Greg Stallman – alternate

Metro Waste Authority – Vern Willey- alternate

WRA Management – Vern Willey – primary, Michelle Sloan – alternate

CVB- Dean O'Connor – primary, Kyle Mertz – alternate

MPO – Vern Willey – primary, Dean O'Connor - alternate

17. Consider Consent Agenda

- a) Set a public hearing for Monday, July 17th at 6:30 pm to consider a comprehensive plan land use map amendment from Spring Creek Ridge LC/Stubbs Development Inc. and the City of Altoona to change 24.66 acres from Mixed Use 1 to Low Density Residential
- b) Set a public hearing for Monday, July 17th at 6:30 pm to consider a rezoning request from Spring Creek Ridge LC/Stubbs Development Inc. and the City of Altoona to rezone approximately 24.66 acres from A-1 (Agricultural) and R-1 (Single-family Residential) to R-5 (Planned Unit Development)
- c) Set a public hearing for Monday, July 17th at 6:30 pm 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 93 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
- d) Set a public hearing for Monday, July 17th at 6:30 pm to consider a comprehensive plan land use map amendment from Spring Creek Ridge LC/Stubbs Development Inc. and the City of Altoona to change 14.78 acres from Mixed Use 1 to Low Density Residential
- e) Set a public hearing for Monday, July 17th at 6:30 pm to consider a rezoning request from Spring Creek Ridge LC/Stubbs Development Inc. and the City of Altoona to rezone approximately 14.78 acres from A-1 (Agricultural) to R-1 (Single-family Residential)
- f) Resolution # 06-26-2017 #07 APPROVING A TRANSFER FROM BIKE TRAIL FUND (308) TO GENERAL FUND (001) FOR \$350,000.00
- g) Resolution # 06-26-2017 #08 APPROVING A TRANSFER FROM TIF FUND (125) TO CIP FUND (310) FOR \$550,000.00
- h) Resolution # 06-26-2017 #09 APPROVING A TRANSFER FROM TIF FUND (125) TO WATER FUND (600) FOR \$241,571.00
- i) Resolution # 06-26-2017 #10 APPROVING A TRANSFER FROM TIF FUND (125) TO GENERAL FUND (001) FOR \$314,285.00
- j) Resolution # 06-26-2017 #11 APPROVING A TRANSFER FROM WATER DEBT RESERVE FUND (602) TO WATER FUND (600) FOR \$371,754
- k) Resolution # 06-26-2017 #12 APPROVING THE CITY OF ALTOONA'S SPONSORSHIP OF ALTOONA 150 IN ORDER TO PROVIDE LIABILITY COVERAGE FOR THE EVENT AND FUNDRAISING

Roll Call Vote:

Y Boka Y Mertz A O'Connor 2 Sloan 1 Willey (4-0)

18. CIP Project Updates

A) Prairie Crossing Update

- B) 31st Street Paving
- C) Adventureland Drive

- 19. **P&Z Updates** – Anderson’s Farm rezoning, Casey’s, Brandon Platt development
- 20. **Department Head Updates & Other Business** – Police, Utility, Streets departments all gave updates
- 21. **Adjourn** – Willey-1st, Sloan-2nd, O’Connor-A, Mertz – Y, Boka - Y (4-0). TIME: 8:04 p.m.

Attest to: _____
Randy Pierce, City Clerk

Michelle Sloan, Council Member