

CITY OF ALTOONA COUNCIL MEETING  
MONDAY, SEPTEMBER 19, 2016, 6:30 P.M.  
AT THE ALTOONA CITY HALL

1. CALL TO ORDER

Roll Call at 6:30 pm

Mayor Conkling - present

Boka - absent

Mertz- absent

O'Connor - present

Sloan- present

Willey - present

City Officials Present: Jeff Mark, Randy Pierce, Jody Matherly, Jerry Whetstone, John Shaw, Jon Hanson, Jim Utter, Susan Hoots, City Attorney Bob Laden

Audience Present: Deb Nichols, Maryella Davis, Dinnis Cunconan, Harold Silver, Kathryn George, David Nelson-Whitfield, Brandon Stubbs

2. Perfecting and approval of the agenda

Mayor Skip Conkling requested the agenda be approved as presented.

Roll Call Vote:

A Boka A Mertz 1 O'Connor Y Sloan 2 Willey (3-0)

3. Approval of September 6, 2016, minutes

Roll Call Vote:

A Boka A Mertz 2 O'Connor Y Sloan 1 Willey (3-0)

4. Citizens request to address council

\*Debra Nichols, 1303 4<sup>th</sup> Street NW, Altoona, presented her request for consideration regarding her vehicle having been towed due to being parked on a parade route. Mayor Conkling directed the inquiry to Chief Matherly. Chief Matherly will meet with Ms. Nichols.

5. Public hearing to consider a voluntary annexation including land owned by non-consenting property owners to avoid the creation of islands and/or to provide for uniform boundaries (area is approximately 215 acres of land northwest of Altoona)

This is a public hearing to consider a voluntary annexation including land owned by non-consenting property owners. The non-consenting property is eligible to be annexed under the State of Iowa's 80/20 regulations. The applicants applying for annexation represent 90.70% (189.05) of the acres. 9.30% (19.39) of the acres is represented by non-consenting property owners. The balance of the acres represent road right-of-way owned by Polk County and the State of Iowa. The total property being annex is 215.716 acres.

Opened hearing at 6:35pm

Comments: Harold Silver of 6152 NE 46<sup>th</sup> Street, stated his property is not in the area proposed to be annexed but is concerned with the road maintenance. Hanson responded that at this time it is unknown whether the city or county will maintain the road. Any agreement with Polk County is evaluated and reviewed to provide best service to the residents in the area. Kathryn George, 5596 NE 46<sup>th</sup> Street, stated her property is not in the area proposed to be annexed but she is concerned about disruption of telephone and TV services and future construction traffic. Mayor Conkling thanked Ms. George and Mr. Silver for placing their concerns of record.

Closed hearing at 6:42pm

6. Resolution #9-19-2016 #01 TO CONSIDER A VOLUNTARY ANNEXATION INCLUDING LAND OWNED BY NON-CONSENTING PROPERTY OWNERS TO AVOID THE CREATION OF ISLANDS AND/OR TO PROVIDE FOR UNIFORM BOUNDARIES (AREA IS APPROXIMATELY 215 ACRES OF LAND NORTHWEST OF ALTOONA)

Roll Call Vote:

A Boka A Mertz 2 O'Connor 1 Sloan Y Willey (3-0)

7. **Public hearing to consider a rezoning request from Molly Meadows LLC & Spring Creek Ridge LC for 67.21 acres from A-1 to R-1**

The applicants, Molly Meadows and Spring Creek Ridge, LC are seeking approval to rezone 67.21 acres from A-1 (Agricultural) to R-1 (Single-family residential). The property is located on the west side of NE 80<sup>th</sup> Street, and north of the single family homes on the north side of NE 27<sup>th</sup> Avenue. The land is not currently in the city limits but did receive annexation approval from the City Development Board on September 14<sup>th</sup>. This property is part of a larger annexation that included 201 acres. The annexation will become final if there are no appeals in the next 30 days. The property owners are proposing to plat the property into 105 single-family lots called Spring Creek Ridge. This is the first plat in the development. The developer will be working with city staff to plan the full layout of the remaining property. The City's comprehensive land use plan calls out a large park development and two storm water detention cells that will be water features (ponds) on the northern area of the property which includes the City owned property direct south of the sports complex on the south side of 24<sup>th</sup> Street SE.

**Opened hearing at 6:43pm**

**Comments:** Brandon Stubbs, Engineering Resource Group, Inc., 2413 Grand Avenue, Des Moines, Iowa, representing the applicants, provided a preliminary drawing of the plat.

**Closed hearing at 6:44pm**

8. **Ordinance #09-19-2016 #01 (437) TO APPROVE REZONING REQUEST FROM MOLLY MEADOWS LLC & SPRING CREEK RIDGE LC FOR 67.21 ACRES FROM A-1 TO R-1 (1<sup>ST</sup> READING)**

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

A Boka A Mertz 1 O'Connor Y Sloan 2 Willey (3-0)

9. **Resolution #9-19-2016 #02 TO CONSIDER A PRELIMINARY PLAT FOR SPRING CREEK RIDGE PLAT 1**

This is a resolution to consider preliminary plat approval for Spring Creek Ridge Plat 1. This is the same 67.21 acres as described in the previous agenda item. Staff is working with the developer to plan for the balance of the property and future plats that will include park space and large ponds. Council Member Dean O'Connor motioned approval subject to annexation and resolution of deficiencies.

**Roll Call Vote:**

A Boka A Mertz 1 O'Connor 2 Sloan Y Willey (3-0)

10. **Public hearing to consider adding stop signs on 7<sup>th</sup> Avenue SE at 3<sup>rd</sup> Street SE for north and south bound traffic**

This is a public hearing to consider an amendment to the Code of Ordinance by adding new language to Chapter 65, Section 02. The new paragraph adds: 7<sup>th</sup> Avenue SE. Vehicles traveling on 7<sup>th</sup> Avenue SE shall stop at 3<sup>rd</sup> Street SE. This is to say that north and south bound traffic on 7<sup>th</sup> Avenue SE will be required to stop at 3<sup>rd</sup> Street SE. The Engineering staff and the Police Department have evaluated that the addition of the stop signs is warranted due to sight distances and monitored speeds on 7<sup>th</sup> Avenue SE. The posted speed is 25 mph.

**Opened hearing at 6:47pm**

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

**Closed hearing at 6:48pm**

11. **Ordinance #09-19-2016 #02 (438) TO ADD STOP SIGNS ON 7<sup>TH</sup> AVENUE SE AT 3<sup>RD</sup> STREET SE FOR NORTH AND SOUTH BOUND TRAFFIC (1<sup>ST</sup> READING)**

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

A Boka A Mertz 1 O'Connor 2 Sloan Y Willey (3-0)

12. **Public hearing to approve an ordinance amendment to Chapter 52 Weeds and Grass**  
Community Development Director John Shaw explained this change, and the proposed change to Chapter 163 below, adds some wording to make the two ordinances consistent with Chapter 50 - Nuisance Abatement Procedure.  
 Opened hearing at 6:49pm  
 Comments: No one came forward to speak.  
 Closed hearing at 6:50pm
13. **Ordinance #09-19-2016 #03 (439) TO AMEND TO CHAPTER 52 WEEDS AND GRASS (1<sup>ST</sup> READING)**  
 Roll Call Vote (1<sup>st</sup> Reading):  
A Boka A Mertz 2 O'Connor Y Sloan 1 Willey (3-0)
14. **Public hearing to approve an ordinance amendment to Chapter 163 Property Maintenance Code**  
 Opened hearing at 6:51pm  
 Comments: No one came forward to speak.  
 Closed hearing at 6:52pm
15. **Ordinance #09-19-2016 #04 (440) TO AMEND CHAPTER 163 PROPERTY MAINTENANCE CODE (1<sup>ST</sup> READING)**  
 Roll Call Vote (1<sup>st</sup> reading):  
A Boka A Mertz 1 O'Connor 2 Sloan Y Willey (3-0)
16. **Consider Consent Agenda**  
 a) Allow Bills  
 b) Consider contract for professional services Heritage Homes Storm Water Project  
 c) Resolution #9-19-2016 #03 APPROVING REQUESTS FOR TAX ABATEMENT  
 d) Set a public hearing for Monday, October 3, 2016, at 6:30pm to consider plans, specifications and form of contract for the 2016 Casebeer Water Main Project  
 Roll Call Vote:  
A Boka A Mertz 1 O'Connor 2 Sloan Y Willey (3-0)
17. **General Business Items/Reports and Updates**  
 \*Council Member Vernon Willey stated that he attended last week's MPO meeting and shared information regarding West Des Moines' Veterans Parkway construction financing.  
 \*Mayor Conkling mentioned the determination by other cities that senior utility discounts violate state law and asked if Altoona is currently offering any discounts that may be impacted.  
 \*Council Member O'Connor shared his thoughts that Altoona should have a community center.
18. **Adjourn at 6:55pm**  
 Roll Call Vote:  
A Boka A Mertz 1 O'Connor Y Sloan 2 Willey (3-0)

Attest to: \_\_\_\_\_  
 Susan Hoots, Secretary

\_\_\_\_\_  
 J.M. Skip Conkling, Mayor