CITY OF ALTOONA COUNCIL MEETING
MONDAY, JANUARY 5, 2026, 6:30 P.M.
AT THE ALTOONA CITY HALL

Swear in new councilmember Jayme McFadden. Mayor Dean O'Connor swore Jayme McFadden in as a new councilmember and congratulated him.

1. CALL TO ORDER

Roll Call at 6:30 pm

Mayor O'Connor– present	Duer – present	Evans – present
McFadden – present	Mertz – absent	Stewart - present

City Officials Present: Randy Pierce, Greg Stallman, Jared Ogbourne, Scott Atzen, John Dostart, John Shaw, Dan Scott, Chad Quick, Patti Murray, Jeff Bierl, Andy Lent, and City Attorney Dariann Garrison-Nickerson.

Audience Present: Phyllis Murphy, Chelsey Olson, Brent Strauch, Sonny & Dotty McFadden, Jody McFadden, David Cusic, Heather Sievers, Alex Potter, and Branden Stubbs (online).

2. Resolution to appoint Kyle Mertz to fill temporary vacancy due to Military Service. (Council Seat)
Roll Call Vote:
_1_ Duer _2_ Evans _Y_ McFadden _Y_ Stewart (4-0)

3. Perfecting and approval of the agenda.
Mayor O'Connor requested agenda be approved as presented.
Roll Call Vote:
_1_ Duer _2_ Evans _Y_ McFadden _A_ Mertz _Y_ Stewart (4-0)

4. Approval of December 15, 2025, Council Minutes.
Roll Call Vote:
_1_ Duer _Y_ Evans _2_ McFadden _A_ Mertz _Y_ Stewart (4-0)

5. Citizens request to address council – None

6. Public Hearing to consider approving plans, specifications, form of contract and estimate of cost for the construction of the Water System Improvements 2024, Jordan Well #5 Project.
Public Utilities Director Dan Scott stated public bids were received for the City's Jordan Well No. 5 Drilling and Development Project on December 16, 2025. This project will install a new source water well at a location just north of Sam Wise Park in the Jordan Aquifer. A total of two bids were received. Gingerich Well & Pump Service LLC submitted the lowest responsive bid of $5,491,140.00. This bid is more than the Engineer's opinion of probable construction cost of $4,380,000. In addition to the base bid, a bid alternate in the amount of $196,470.00 was submitted for a more corrosion resistant casing pipe material. The design engineer for the project is recommending award of this project base bid and bid alternate to Gingerich Well & Pump Service LLC in the total amount of $5,687,610.00.
Hearing opened at 6:34pm
C**omments:** No one came forward to speak.
Hearing closed at 6:34pm

7. Resolution to approve the plans, specifications, form of contract and estimated costs for the Water System Improvements 2024, Jordan Well #5 Project.
Councilmember Evans motioned to approve subject to legal review.
Roll Call Vote:
_2_ Duer _1_ Evans _Y_ McFadden _A_ Mertz _Y_ Stewart (4-0)

8. **Resolution to approve the contract and bond for the construction of the Water System Improvements 2024, Jordan Well #5 Project.**
Councilmember Duer motioned to approve subject to legal review.
Roll Call Vote:
_1_ Duer _Y_ Evans _2_ McFadden _A_ Mertz _Y_ Stewart (4-0)

9. **Resolution making award of the contract for Water Well #5 Drilling.**
Councilmember Duer motioned to approve subject to legal review.
Roll Call Vote:
_1_ Duer _Y_ Evans _2_ McFadden _A_ Mertz _Y_ Stewart (4-0)

10. **Public hearing to consider Electrical Easement with MidAmerican Energy for the new public works building.**
City Engineer John Dostart stated this public hearing is to receive public comments on granting MidAmerican Energy an easement to provide electrical service to the City's new Public Works building that is currently being constructed. On non-residential electrical service, MidAmerican requires that their electrical lines from their main to the electrical meter be placed in an easement. Before the City may grant an easement, the Council must hold a public hearing to allow public comments concerning the granting of an easement.
Hearing opened at 6:39pm
Comments: No one came forward to speak.
Hearing closed at 6:39pm

11. **Consider approving the MidAmerican Energy Company Electric Easement.**
Roll Call Vote:
_1_ Duer _Y_ Evans _2_ McFadden _A_ Mertz _Y_ Stewart (4-0)

12. **Public hearing to amend 2025 City of Altoona Code of Ordinances Chapter 98.10 (Wastewater Service Charges-Rates).**
Finance Director Andy Lent stated the beginning of the year brings a review of the cashflow for the water and sanitary sewer utilities and amends the service charge for each, if needed. Last year, the Council approved water utility increases that will go into effect each year through January 1, 2028. The water utility rate this year will go from $8.09 per 1000 gallons to $8.94 per 1,000 gallons. The sanitary sewer utility has been reviewed, and the recommended increase will be from $10.98 per 1,000 gallons to $11.42 per 1,000 gallons. This is the ordinance for Council consideration tonight.
Hearing opened at 6:42pm
Comments: No one came forward to speak.
Hearing closed at 6:42pm

13. **Ordinance amending the Code of Ordinances of the City of Altoona, Iowa, 2025, by amending Chapter 98, Section 10.**
Roll Call Vote (1st Reading):
_1_ Duer _2_ Evans _Y_ McFadden _A_ Mertz _Y_ Stewart (4-0)
Roll Call Vote(2nd & 3rd Reading):
_1_ Duer _2_ Evans _Y_ McFadden _A_ Mertz _Y_ Stewart (4-0)
Roll Call Vote (To Publish):
_1_ Duer _2_ Evans _Y_ McFadden _A_ Mertz _Y_ Stewart (4-0)

14. **Resolution approving the Final Plat for Spring Creek Ridge West Plat 2.**
Branden Stubbs, Stubbs Engineering, 1609 N Ankeny Blvd STE 230, Ankeny stated Stubbs Development is proposing a final plat that lays out a single-family development on 7.56 acres of land. The owner submitted the Spring Creek Ridge West Plat 2 final plat, which includes 27 single-family lots: ranging from 60' wide to 70' wide.
Councilmember Duer motioned to approve subject to legal review.
Roll Call Vote:
_1_ Duer _Abstain_ Evans _Y_ McFadden _A_ Mertz _2_ Stewart (3-0-1)

15. **Resolution to approve a Site Plan for Meta Main Distribution Frame.**
Brent Strauch, Shive-Hattery, 4125 Westown PKWY, Suite 100, West Des Moines stated Meta has submitted a site plan application for a Main Distribution Frame in conjunction with their PCI-7 data center. PCI-7 was previously approved by the City Council in December of 2025. The applicant is proposing a 2,027 square foot pre-manufactured structure intended to support the broader data campus by housing fiber-related connections & associated equipment for the surrounding buildings.
Roll Call Vote:
_1_ Duer _Y_ Evans _Y_ McFadden _A_ Mertz _2_ Stewart (4-0)

16. **Consider approval of Mayor's appointments**
    a. **CIRDWC Water – Primary: Jerry Evans, Alternate: Scott Duer**
    b. **CIRDWC Water Tech – Primary: Dan Scott, Alternate: Jeff Hand**
    c. **WRA Management – Primary: Scott Duer, Alternate: Josh Dunwoody**
    d. **WRA Tech – Primary: Dan Scott, Alternate: Jeff Hand**
    e. **WRA Finance – Primary: Scott Duer, Alternate: Randy Pierce**
    f. **CVB – Primary: Julie Stewart, Alternate: Josh Dunwoody**
    g. **MAC – Primary: Dean O'Connor**
    h. **DART - Primary: Dean O'Connor, Alternate: Scott Henry**
    i. **Homeless Coordinating Council – Primary: Scott Duer**
    j. **ICON – Water Trails – Primary: Dean O'Connor**
    k. **DSM Airport Committee – Primary: Julie Stewart, Alternate: Randy Pierce**
    l. **MPO Bike Roundtable – Primary Vern Willey**

    Roll Call Vote:
    _2_ Duer _1_ Evans _Y_ McFadden _A_ Mertz _Y_ Stewart (4-0)

17. **Resolution's to approve Council appointments**
    a. **Resolution to designate representatives from the City of Altoona, IA to the Polk County E911 Service Board Representative: Jared Ogbourne, Alternate Representative: Greg Stallman.**
    b. **Resolution to designate representatives from the City of Altoona, IA to the Polk County Emergency Management Commission Representative: Jerry Evans, Alternate Representative: Jared Ogbourne or Greg Stallman**
    c. **Resolution to designate representatives from the City of Altoona, IA to the Metro Waste Authority's Board of Directors: Primary Dean O'Connor, Alternate: Kyle Mertz**
    d. **Resolution appointing the City Attorney – Peddicord Lillis Attorney's at Law.**
    e. **Resolution appointing the City Attorney – Police – Handley Law Firm, P.C.**
    f. **Resolution naming official paper(s) in general circulation - Des Moines Register**
    g. **Resolution approving the City of Altoona's official depository list (Bank Altoona, Vision Bank, US Bank, Iowa Public Trust, First Interstate Bank, Bankers Trust).**
    h. **Resolution appointing planning and zoning commission member(s): Jill Pudenz and Scott Henry.**

    Roll Call Vote:
    _2_ Duer _1_ Evans _Y_ McFadden _A_ Mertz _Y_ Stewart (4-0)

18. **Receive and file Mayor's assignments and appointments**
    a. **Mayor Pro-Tem – Scott Duer**
    b. **Library Board liaison – Scott Duer**
    c. **Chamber of Commerce liaison – Jayme McFadden**
    d. **Park Board liaison – Scott Duer**
    e. **Planning & Zoning Commission liaison – Scott Duer**
    f. **Altoona Campus liaison – Jerry Evans**
    g. **Public Safety liaison – Scott Duer**
    h. **Board of Appeals – Jerry Whetstone, Ryan Mayo, Eugene Simpson**
    i. **Homeland Security – Primary: Jared Ogbourne; Alternate: Greg Stallman**
    j. **Watershed Four Mile – Primary: Vern Willey; Alternate: Karen Oppelt**
    k. **Watershed Mud Creek – Primary: Vern Willey; Alternate: Karen Oppelt**
    l. **Park Board – Lisa Moressi, Miranda Ervin**

m. Arts and Culture Commission – Christa Thatcher
n. Altoona Arts/Culture liaison – Julie Stewart
o. Board of Adjustment – John Rullman, Tom Downs, Mary Simon

Roll Call Vote:
_2_ Duer _1_ Evans _Y_ McFadden _A_ Mertz _Y_ Stewart (4-0)

19. Consider Consent Agenda

a) Allow Bills
b) Pay Apps
B1) Pay App #14 – Alliance Construction – 8th Street SE Widening, 7th Avenue SE to Falcon Drive SE - $10,000.00
c) Consider agreement with McClure Engineering Co. for the Water System Improvements 2024, Adventureland Drive Water Transmission Main.
d) Resolution to approve an application to the Trees Please! Grant Program and to continue matching funds.
e) Consider approving an agreement with MidAmerican Energy for electric service to Fire Station #26.
f) Consider Event Request - None
g) Beer and Liquor Permits
1) Adventureland – Class C Retail Alcohol License (LC)
2) Adventureland – Class E Retail Alcohol License (LE)
3) Mini Tapatia/JC Grocery's LLC – Class B Retail Alcohol License (LG)
4) LaQuinta Altoona – Class C Retail Alcohol License (LC)
5) Olde Town Tap – Class C Retail Alcohol License (LC)
6) Walmart – Class E Retail Alcohol License (LE)

Roll Call Vote:
_1_ Duer _Y_ Evans _Y_ McFadden _A_ Mertz _2_ Stewart (4-0)

20. Department Head Reports & Updates

The following gave updates: Police Department–Greg Stallman, Fire Department-Jared Ogbourne, Public Utilities-Dan Scott, Public Works–Scott Atzen, Engineering-John Dostart, Community Development–John Shaw, Economic Development-Chad Quick, HR-Patti Murray, IT-Jeff Bierl, Finance-Andy Lent, City Administrator–Randy Pierce.

21. General Business

22. Adjourn at 7:01pm

Roll Call Vote:
_Y_ Duer _1_ Evans _2_ McFadden _A_ Mertz _Y_ Stewart (4-0)

Attest to: _____ _____

Randy Pierce, City Clerk **Dean O'Connor, Mayor**