CITY OF ALTOONA COUNCIL MEETING
MONDAY, FEBRUARY 02, 2026, 6:30 P.M.
AT THE ALTOONA CITY HALL

1. CALL TO ORDER

Roll Call at 6:30 pm

Mayor O'Connor– absent	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, Kim Kietzman, Patti Murray, Jeff Bierl, Andy Lent, and City Attorney Dariann Garrison-Nickerson.

Audience Present: Phyllis Murphy, Nikki Neal, Laurel Swanson, Nate Fronje, Eric Cannon, and Jordan Stoermer.

2. Perfecting and approval of the agenda.

Mayor Pro Tem Duer requested agenda be approved as presented.

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

3. Approval of January 19, 2026, Council Minutes.

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

4. Citizens request to address council – None.

5. Public Hearing on proposal to enter into a Water Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed $66,000,000.

Finance Director Andy Lent stated the construction of Water Treatment Plant 4, along with its related wells and mains, will be financed through the State Revolving Fund (SRF) for water and wastewater improvement projects. This allows for a lower interest rate than if the city were to go through the normal bond issuance process on the bond market. There will be a total of three individual loans to be repaid with water revenue. The application will then be considered by the Iowa Finance Authority Board at its meeting in March 2026.

Hearing opened at 6:31pm
Comments: None
Hearing closed at 6:31pm

6. Resolution taking additional action on proposal to enter into a Water Revenue Loan and Disbursement Agreement.

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

7. Resolution to approve a Preliminary Plat for Prairie Crossing Plat 10.

Nikki Neal, Civil Design 4121 NW Urbandale Dr., Urbandale, IA stated presenting Preliminary Plat for Prairie Crossing with the proposed plat 10 creating three parcels and three outlots. Preparing to come at a future date with retail in this area.

Councilmember Duer motioned approval subject to deficiencies being met.

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

8. Resolution to approve a site plan for Lutheran Church of the Cross located at 1701 8th Street SW.

Eric Cannon, Snyder & Associates, 2727 SW Snyder Blvd., Ankeny, IA stated Lutheran Church of the Cross is proposing a 6,025-square-foot addition to the south side of its existing eastern building to provide additional sanctuary and lobby space. The project maintains adequate parking.

Councilmember Evans motioned approval subject to deficiencies being met.
Roll Call Vote:
_Y_ Duer _1_ Evans _Y_ McFadden _A_ Mertz _2_ Stewart (4-0)

9. **Consider the request from resident at 1102 9th Avenue SE and 3330 8th Court SE to refund late fees in the amount of $13.20 and also credit for minimum bill of $35.00.**
City Administrator Randy Pierce stated in your packet is an email from the resident at the above addresses. He is requesting removal of late fee and asking for partial credit for a minimum bill.
Councilmember McFadden moved to deny the request.
Roll Call Vote:
_2_ Duer _Y_ Evans _1_ McFadden _A_ Mertz _Y_ Stewart (4-0)

10. **Consider Consent Agenda**
    a) **Allow Bills**
    b) **Pay Apps**
        B1) **Change Order #03 – Reilly Construction – Tuscany Pond Improvements - $52,970.21**
        B2) **Pay App #7 – Reilly Construction – 2024 Tuscany Pond Enhancements - $70,855.56.**
        B3) **Change Order # – Absolute Group – 8th Street SW Reconstruction-Phase 2 - $47,449.30.**
        B4) **Pay App #13 – Absolute Group – 8th Street SW Reconstruction-Phase 2 - $95,822.35.**
    c) **Appointment of Lindsey Sinnwell to the Altoona Library Board.**
    d) **Consider Amended Development Agreement between the City of Altoona, Iowa and TAP Holdings, LLC.**
    e) **Consider the Agreement for Professional Services IA for Standard Project-Public Client between City of Altoona and Bolton & Menk, Inc.**
    f) **Consider the Amendment #001 to Agreement for Professional Services between City of Altoona and Bolton & Menk, Inc.**
    g) **Consider Task Order Amendment with McClure Engineering Co. for Water System Improvements 2024, Jordan Well No. 5.**
    h) **Resolution accepting Public Utility Easement Geoparcel 7922-30-200-021.**
    i) **Resolution accepting Temporary Turnaround Easement Geoparcel 7922-30-200-021.**
    j) **Resolution accepting Public Storm Sewer and Surface Water Flowage Easement Geoparcel 7922-30-200-021.**
    k) **Resolution accepting Public Storm Sewer Easement Geoparcel 7922-30-200-021.**
    l) **Set a Public Hearing for Monday, February 16, 2026, at 6:30 pm for FY2026 Budget Amendment.**
    m) **Set a public hearing for February 16, 2026, at 6:30 PM to consider a request from IALCO Polk County Four, L.L.C., and Brock and Kristin Rude to rezone 15 acres from A-1 (Agricultural District) to conditional M-1 (Limited Industrial).**
    n) **Set a Public Hearing for Monday, February 16, 2026, at 6:30 PM to amend Chapter 167, Zoning Code – General Provisions to provide standards for Accessory Dwelling Units.**
    o) **Set a public hearing for February 16th, 2026, at 6:30 PM to consider approving granting Public Utility Easements and Warranty Deeds for road widening projects and utility service to the new Public Works facility.**
    p) **Consider approving Exhibit D Supplemental Agreement NO. 1 for Additional Scope of Services – 8th Street SW Eastbound Lane Reconstruction 28th Avenue SW to approx. 140' of IA Interstate Railroad Overpass Altoona, Iowa.**
    q) **Resolution to provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the Water System Improvements 2024, Well #5 and NE 80th Street WTM Project, and the taking of bids therefor.**
    r) **Consider Event Request -**
        1) **Chamber Event – Enabling Garden Raised Bed Fundraiser – May 29, 2026**
        2) **Chamber Event – Wine & Craft Beer Fest – June 5, 2026 - Civic Plaza**
        3) **Chamber Event – Business Trick or Treat – Oct 21, 2026 – Civic Plaza**
        4) **Hy-Vee Event – Spring into Community Bash – May 2, 2026 – Civic Plaza**
        5) **Hy-Vee Event – Back to School Bash – August 8, 2026 – Civic Plaza**
        6) **Prairie Meadows Fireworks Display July 3, 2026 – Rain date July 4, 2026.**

s) Beer and Liquor Permits

1) **Dollar General #7234 – Class B Alcohol License (LG)**
2) **Casey's General Store #2870 – Class E Alcohol License (LE)**
3) **Casa Agave Mexican Cuisine – Class C Retail License (LC)**

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

11. 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, Library-Kim Kietzman, HR-Patti Murray, IT-Jeff Bierl, Finance-Andy Lent, City Administrator–Randy Pierce.

12. General Business

13. Adjourn at 6:44pm
Roll Call Vote:
_1_ Duer _2_ Evans _Y_ McFadden _A_ Mertz _Y_ Stewart (4-0)

Attest to: _____ _____

Randy Pierce, City Clerk **Scott Duer, Mayor Pro Tem**