CITY OF ALTOONA COUNCIL MEETING
MONDAY, FEBRUARY 16, 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 – absent
McFadden – present	Mertz – online (6:32)	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, Tony Chambers and City Attorney Dariann Garrison-Nickerson.

Audience Present: Phyllis Murphy, Joe Shepherd, Erin Fosdick, Ethan Marks, Dave Cusic and Boy Scout Troop #463.

2. Perfecting and approval of the agenda.

Mayor Pro Tem Duer requested agenda be approved as presented.
Roll Call Vote:
_Y_ Duer _A_ Evans _1_ McFadden _A_ Mertz _2_ Stewart (3-0)

3. Approval of February 2, 2026, Council Minutes.

Roll Call Vote:
_Y_ Duer _A_ Evans _1_ McFadden _A_ Mertz _2_ Stewart (3-0)

4. Citizens request to address council – None.

5. Presentation of Life Saving Awards to Officer Kaden Sauer and Polk County Deputy Wilbur Haines.

Mayor Pro Tem Duer with assistance from Tony Chambers, presented the Life Savings Awards.

6. Public Hearing to amend Chapter 167, Zoning Code – General Provisions to provide standards for Accessory Dwelling Units.

Community Development Director John Shaw stated the State of Iowa signed into law Senate File 592 which provided county and city regulation on accessory dwelling units. The law mandates that local governments permit at least one ADU on a single-family lot, aiming to streamline ADU development by reducing regulatory barriers and providing consistent standards across the state with the overall goal of increasing housing availability and affordability. Staff has drafted language in accordance with state law.
Hearing opened at 6:39pm
Comments: None
Hearing closed at 6:39pm

7. Ordinance amending the Code of Ordinances of the City of Altoona, Iowa, 2025, By modifying certain sections in Chapter 167, Zoning Code – District Regulations.

Roll Call Vote (1st Reading):
_Y_ Duer _A_ Evans _1_ McFadden _Y_ Mertz _2_ Stewart (4-0)
Roll Call Vote(2nd & 3rd Reading):
_Y_ Duer _A_ Evans _1_ McFadden _Y_ Mertz _2_ Stewart (4-0)
Roll Call Vote (To Publish):
_Y_ Duer _A_ Evans _1_ McFadden _Y_ Mertz _2_ Stewart (4-0)

8. Public Hearing for FY2026 Budget Amendment.

Finance Director Andy Lent stated this is the first amendment for the FY26 annual budget. It decreases the overall ending fund balance for the city by about $1.3 million but includes up to $5

million in infrastructure improvements for the Altoona North Industrial Area in case the city spends that much prior to June 30, 2026.
Hearing opened at 6:41pm
Comments: None
Hearing closed at 6:41pm

9. **Resolution adopting the City of Altoona's amended budget for the Year Ending June 30, 2026.**
Roll Call Vote:
_Y_ Duer _A_ Evans _1_ McFadden _Y_ Mertz _2_ Stewart (4-0)

10. **Public hearing 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).**
Community Development Director John Shaw stated the applicant for this project is IALCO Polk County Four, L.L.C (Tract) and Kristen and Brock Rude. They are seeking to rezone 15 acres from A-1 (Agricultural) to conditional M-1 (Limited Industrial). The surrounding 373.34 acres was rezoned in June of 2025 by the developer (Tract). They have since acquired this property as part of their planned data center(s). The conditions that have been proposed match that of their previous rezoning of the surrounding area. The limited industrial zoning aligns with that of the future land use map and comprehensive plan.
Hearing opened at 6:42pm
Comments: None
Hearing closed at 6:43pm

11. **Ordinance amending the "Code of Ordinances" of the City of Altoona, Iowa, 2025, Chapter 165, to change the official zoning map to rezone certain properties.**
Roll Call Vote (1st Reading):
_Y_ Duer _A_ Evans _1_ McFadden _Y_ Mertz _2_ Stewart (4-0)
Roll Call Vote(2nd & 3rd Reading):
_Y_ Duer _A_ Evans _1_ McFadden _Y_ Mertz _2_ Stewart (4-0)
Roll Call Vote (To Publish):
_Y_ Duer _A_ Evans _1_ McFadden _Y_ Mertz _2_ Stewart (4-0)

12. **Public hearing to consider approving granting Public Utility Easements and Warranty Deeds for road widening projects and utility service to the new Public Works facility.**
City Engineer John Dostart stated the City is wanting to clarify the boundaries of City right-of-way along some recent and proposed road widening projects that pass through City land, such as park space and drainage ways. Additionally, the City would like to establish Public Utility Easements in these areas and along Venbury Drive. By taking these actions, this defines a clear location for utilities to be in and better defines the location of public roads. Even though the City would be conveying property to itself, the City Attorney has advised us that we are required to hold a public hearing, to receive public comments, before taking action.
Hearing opened at 6:44pm
Comments: None
Hearing closed at 6:44pm

13. **Resolution approving authorizing the granting of City property rights.**
Roll Call Vote:
_Y_ Duer _A_ Evans _1_ McFadden _Y_ Mertz _2_ Stewart (4-0)

14. **Consider Consent Agenda**
    a) **Allow Bills**
    b) **Pay Apps**
        B1) Change Order #002 – DCI Group, Inc. – Altoona Fire Station No. 26 - $3,472.33.
        B2) Pay App #9 – DCI Group, Inc. – Altoona Fire Station - $1,464,288.76.
        B3) Pay App #9 – The Hansen Company, Inc.- Altoona Public Works Facility - $2,548,203.33.

B4) Change Order #2 – Jasper Construction – Townsend Park Watershed Improvements - Phase 2 - $18,800.00.

B5) Pay App #2 – Jasper Construction – Townsend Park Watershed Improvements-Phase 2 - $35,270.65.

B6) Pay App #6 – OPUS – Sam Wise Youth Complex - $13,803.92.

c) Resolution Authorizing First Amendment to Development Agreement between the City and IALCO Polk County, LLC.

d) Resolution approving Requests for Tax Abatement.

e) Resolution authorizing and approving a Loan Agreement, authorizing the call of outstanding bonds, providing for issuance of $25,860,000 General Obligation Urban Renewal Refunding Bonds, Series 2026A and providing for the levy of taxes to pay the same.

f) Resolution to approve an application to the Prairie Meadows Community Betterment Grant Program and to fund the lighting project for Olde Town Water Tower.

g) Resolution to approve an application to the Polk County Community Betterment Grant Program and to fund a statue project for the Civic Plaza.

h) Resolution of the City Council of Altoona, Iowa, in support of the City of Altoona to submit funding applications to the United States Department of Transportation for the 1st Avenue South Reconstruction Project.

i) Consider setting a Public Hearing on Monday, March 2, 2026 at 6:30pm to consider plans, specifications, and form of contract for 34th Avenue NW Sanitary Sewer Lift Station Project.

j) Resolution approving authorizing the sole source procurement of selected components for a new sanitary sewer lift station.

k) Set a Public Hearing for Maximum Property Tax Levy for 6:15 pm on Monday, April 6, 2026.

l) Consider approving an application to Prairie Meadows for a microfilm reader / printer machine in the amount of $10,670.00 for the Altoona Library.

m) Resolution accepting Public Improvements for 8th Street SE Widening from 7th Avenue SE to Falcon Drive SE (Alliance Construction Group LLC).

n) Resolution accepting Public Improvements for 9th Street NE Reconstruction, Phase 2A (Meadowland II, LLC).

o) Resolution accepting Public Improvements for Falcon Drive SE-8th Street SE to NE 50th Avenue (Alliance Construction Group LLC).

p) Resolution accepting Public Improvements for Sam Wise Youth Complex Improvements Project, Phase 3 (Musco Sports Lighting DBA Iowa Sports Turf Management).

q) Resolution accepting Public Improvements for 9th Street NE Reconstruction, Phase 1 (Meadowland II, LLC).

r) Consider approving Work Authorization:001 with Story Construction for the Water System Improvements Project 2024.

s) Consider Event Request - None

t) Beer and Liquor Permits

1) Git-N-Go Store #17 – Class B Retail License (LG)

Roll Call Vote:

_Y_ Duer _A_ Evans _1_ McFadden _Y_ Mertz _2_ Stewart (4-0)

15. 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.

16. General Business

17. Adjourn at 6:51pm

Roll Call Vote:

_Y_ Duer _A_ Evans _1_ McFadden _Y_ Mertz _2_ Stewart (4-0)

Attest to: _____ _____

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