CITY OF ALTOONA COUNCIL MEETING
MONDAY, AUGUST 03, 2026, 6:30 P.M.
AT THE ALTOONA CITY HALL

1. CALL TO ORDER

Roll Call at 6:30 pm

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

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

Audience Present: Phyllis Murphy, Katy Woodward, Taylor Phillips-Careno-Cordova, Lorena Wasion, and Brent Culp.

2. Perfecting and approval of the agenda.

Mayor Dean O'Connor requested agenda be approved as presented.

Roll Call Vote:

_1_ Duer _2_ Evans _A_ McFadden _A_ Dunwoody _Y_ Stewart (3-0)

3. Approval of July 20, 2026, and July 27, 2026, Council Minutes.

Roll Call Vote:

_2_ Duer _1_ Evans _A_ McFadden _A_ Dunwoody _Y_ Stewart (3-0)

4. Citizens request to address council. - None

5. Resolution authorizing and approving a Loan Agreement, providing for issuance of $7,150,000 General Obligation Urban Renewal Bonds, Series 2026E and providing for the levy of taxes to pay the same.

Finance Director Andy Lent stated this resolution approves the loan agreement for the Series 2026E Urban Renewal Bond Note of $7,150,000 to fund the FY27 CIP projects.

Roll Call Vote:

_1_ Duer _Y_ Evans _A_ McFadden _A_ Dunwoody _2_ Stewart (3-0)

6. Resolution to approve a Site Plan Amendment for Robinson Altoona NW Industrial.

Brent Culp, Snyder & Associates, 2727 SW Snyder Blvd, Ankeny stated this resolution is to approve a site plan amendment for Robinson Industrial. The site plan amendment includes an additional air compressor room in the SE corner off the east side of the building 26x84. In addition, a back-up generator is proposed which will set just east of the building and is not proposed to be screened as required by zoning. Approval shall be conditional upon a variance being granted by the Board of Adjustment concerning the generator screening.

Councilmember Evans motioned approval subject to deficiencies and BOA approval.

Roll Call Vote:

_2_ Duer _1_ Evans _A_ McFadden _A_ Dunwoody _Y_ Stewart (3-0)

7. Resolution to approve a Preliminary Plat for Gurley Leep Honda Plat 2 (Genesis Dealership).

Lorena Wasion, Snyder & Associates, 2727 SW Snyder Blvd, Ankeny stated this is being done to plat a developable lot for a proposed Genesis Dealership. The site is currently platted as one lot. The outlot will be platted into the two lots, which Genesis is proposing to build on Lot 1 with no current plans for Lot 2.

Councilmember Duer motioned approval subject to deficiencies.

Roll Call Vote:

_1_ Duer _Y_ Evans _A_ McFadden _A_ Dunwoody _2_ Stewart (3-0)

8. Resolution to approve a Final Plat for Gurley Leep Honda Plat 2 (Genesis Dealership).

Councilmember Duer motioned approval subject to deficiencies.

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

9. Resolution to approve a Site Plan for Gurley Leep Genesis.
Councilmember Duer motioned approval subject to deficiencies.
Roll Call Vote:
_1_ Duer _Y_ Evans _A_ McFadden _A_ Dunwoody _2_ Stewart (3-0)

10. Consider Consent Agenda

a) Allow Bills

b) Pay Apps

B1) Change Order #009 – Hansen Company – Altoona Public Works Facility - $0.00

B2) Change Order #010 – Hansen Company – Altoona Public Works Facility - $0.00

B3) Pay App #2 – Gingerich Well & Pump Service, LLC – Jordan Well No. 5 - $2,747,880.99.

B4) Pay App #001 – Max Smith Construction, LLC – Water System Improvements 2024 - $1,733,425.89.

B5) Pay App #3 – Jasper Construction – Townsend Park Watershed Improvements – Phase 2 - $22,721.25.

B6) Pay App #10 – OPUS – 32467-Sam Wise Youth Complex - $2,102.89.

c) Resolution to approve writing off of rescue fees for bad debt accounts – collection fees from 4-1-2026 thru' 6-30-2026.

d) Resolution accepting correcting a scrivener's error on a resolution accepting a warranty deed, permanent sanitary sewer easement, and permanent drainage and storm sewer easement.

e) Consider approving Work Order #010 Addendum No. 1 with JCG Land Services, Inc. for water treatment plant / water line acquisitions.

f) Resolution authorizing the City of Altoona to submit an application for funding from the federal surface transportation block grant program (STBG) to the Des Moines metropolitan planning organization (MPO) for the partial funding of the construction of the 8th st. SW reconstruction project from near us 65 to east of 28th ave. SW and further approving the application which obligates the City of Altoona to matching funds for the construction of said project.

g) Consider approving a Work Order Request with ROW Acquisition Services for the Tract Water Line not to exceed $79,500.

h) Resolution accepting Public Improvements for The Olde Town Plaza Project.

i) Resolution accepting Warranty Deed, Permanent Public Utility Easement, Ingress/Egress Easement and Temporary Construction Easement – RJB Business Park Condominium for $94,000.

j) Resolution accepting Warranty Deed, Permanent Public Utility Easement, Ingress/Egress Easement, Permanent Water Main Easement, Permanent Storm Sewer Easement, and Temporary Construction Easement – Signature Ernst Land Development LLC - $166,400.

k) Resolution to approve writing off of utility bills with bad debt accounts.

l) Resolution accepting Warranty Deed, Permanent Sanitary Sewer Easement, and Temporary Construction Easement - S.L. Fix Family Trust and R.L Fix Family Trust for $51,000.

m) Resolution accepting Warranty Deed, Permanent Public Utility Easement, and Temporary Construction Easement – Michael Kemnitzer - $15,010.

n) Resolution accepting Warranty Deed, Permanent Public Utility Easement, and Temporary Construction Easement – Russell E & Elizabeth J Boos - $23,000.

o) Set a public hearing for August 17, 2026, at 6:30 PM to approve revisions/updates that include Chapters 155, 161, 157, and 162.

p) Set a public hearing for August 17th, 2026, at 6:30 PM to consider an amendment to the land use map within the comprehensive plan modifying the recommended land use at 208 1st Ave S. from Light Industrial/Office to Mixed Use 1.

q) Set a public hearing for August 17th,2026, at 6:30 PM to consider a rezoning of approximately 0.374 acres from M-1 (Limited Industrial) to C-4 (Village Commercial) located at 208 1st Ave S.

r) Consider Event Request - None

s) Beer and Liquor Permits

1) **SAM'S BAR & GRILL – CLASS C RETAIL ALCOHOL LICENSE**
2) **KK MART – 2207 AVENTURELAND DRIVE – CLASS E RETAIL ALCOHOL LICENSE**
3) **Hampton Inn & Suites – Special Class C (BW)**
4) **SCORNOS – NEW SPECIALCLASS C RETAIL ALCOHOL LICENSE**
5) **Altoona Liquor & Tobacco – Class E Retail License (LE)**

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

11. Department Head Reports & Updates

The following gave updates: Police Department–Greg Stallman, Fire Department-Jared Ogbourne, 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 _A_ McFadden _A_ Dunwoody _Y_ Stewart (3-0)

Attest to: _____ _____

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