CITY OF ALTOONA COUNCIL MEETING
MONDAY, AUGUST 17, 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 - present
Evans – present	McFadden – 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 and Joe Shepherd.

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

3. **Approval of August 3, 2026, Council Minutes.**
Roll Call Vote:
_1_ Duer _2_ Evans _A_ McFadden _Y_ Dunwoody _Y_ Stewart (4-0)

4. **Citizens request to address council – None.**

5. **Public hearing 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.**
Community Development Director John Shaw stated this resolution is to approve an amendment to our land use map of our comprehensive plan to update the recommended land use from Light Industrial/Office to Mixed Use for the property located at 208 1st Ave S. The property is currently zoned M-1 (Limited Industrial) and is proposed to be rezoned to C-4 (Village Commercial). The proposed land use change will better align with the goals and promotes the desired re-investment in the area.
Hearing opened at 6:32pm
Comments: None
Hearing closed at 6:32pm

6. **Resolution to approve a Comprehensive Plan Land Use Amendment for Property at 208 1st Avenue South.**
Roll Call Vote:
_1_ Duer _Y_ Evans _A_ McFadden _2_ Dunwoody _Y_ Stewart (4-0)

7. **Public hearing 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.**
Community Development Director John Shaw stated this ordinance is to approve a rezoning from M-1 (Limited Industrial) to C-4 (Village Commercial). The proposed rezoning will allow for a proposed dance studio to occupy the space. This change better reflects the overall goals for development and redevelopment within the Olde Town area.
Hearing opened at 6:33pm
Comments: None
Hearing closed at 6:33pm

8. **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):
_2_ Duer _Y_ Evans _A_ McFadden _1_ Dunwoody _Y_ Stewart (4-0)
Roll Call Vote(2nd & 3rd Reading):
_1_ Duer _Y_ Evans _A_ McFadden _2_ Dunwoody _Y_ Stewart (4-0)
Roll Call Vote (To Publish):
_1_ Duer _Y_ Evans _A_ McFadden _2_ Dunwoody _Y_ Stewart (4-0

9. **Public hearing to approve revisions/updates that include Chapters 155, 161, 157, and 162.**
City Administrator Randy Pierce stated the Ordinance amendment to section 155.03 (16) is a fix to a previous typo. Ordinance amendment to the radon appendix (BE104) in the Residential Building Code will omit the requirement for builders to test for Radon. The testing in the IRC also has conflicting requirements to the State of Iowa Radon testing codes for Professional Radon mitigators.
Ordinance amendment to Chapter 157 (plumbing code) is to allow for an emergency sump pump the ability to discharge to grade. This will help to alleviate possible basement flooding issues when the City storm sewer system is at full capacity.
Ordinance amendment to the Housing Code (162) is to assist staff with keeping landlords in compliance with current city code and ensuring valid rental certificates. This ordinance amendment was written with the assistance of the City Attorney.
Hearing opened at 6:34pm
Comments: None
Hearing closed at 6:34pm

10. **Ordinance amending the Code of Ordinances of the City of Altoona, Iowa, 2025 by amending/updating paragraphs in Chapter 155 and Chapter 161.**
Roll Call Vote (1st Reading):
_1_ Duer _Y_ Evans _A_ McFadden _2_ Dunwoody _Y_ Stewart (4-0)
Roll Call Vote(2nd & 3rd Reading):
_1_ Duer _Y_ Evans _A_ McFadden _2_ Dunwoody _Y_ Stewart (4-0)
Roll Call Vote (To Publish):
_Y_ Duer _1_ Evans _A_ McFadden _2_ Dunwoody _Y_ Stewart (4-0)

11. **Ordinance amending the Code of Ordinances of the City of Altoona, Iowa, 2025 by amending/updating paragraphs in Chapter 157.**
Roll Call Vote (1st Reading):
_Y_ Duer _2_ Evans _A_ McFadden _1_ Dunwoody _Y_ Stewart (4-0)
Roll Call Vote(2nd & 3rd Reading):
_2_ Duer _Y_ Evans _A_ McFadden _1_ Dunwoody _Y_ Stewart (4-0)
Roll Call Vote (To Publish):
_1_ Duer _Y_ Evans _A_ McFadden _2_ Dunwoody _Y_ Stewart (4-0)

12. **Ordinance amending the Code of Ordinances of the City of Altoona, Iowa, 2025 by amending/updating paragraphs in Chapter 162.**
Roll Call Vote (1st Reading):
_2_ Duer _Y_ Evans _A_ McFadden _1_ Dunwoody _Y_ Stewart (4-0)
Roll Call Vote(2nd & 3rd Reading):
_1_ Duer _Y_ Evans _A_ McFadden _2_ Dunwoody _Y_ Stewart (4-0)
Roll Call Vote (To Publish):
_Y_ Duer _2_ Evans _A_ McFadden _1_ Dunwoody _Y_ Stewart (4-0)

13. **Resolution to approve a Final Plat for Spring Creek Ridge West Plat 5.**
Community Development Director John Shaw stated this resolution is to approve a Final Plat for Spring Creek Ridge West Plat 5. The plat proposes 20 lots and one Outlot (Outlot Z). This outlot is proposed to be dedicated to the city for park purposes. The final plat conforms with the approved preliminary plat.
Councilmember Duer motioned approval subject to deficiencies being met.

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

14. Resolution to approve a Final Plat for Spring Creek Ridge West Plat 7.

Community Development Director John Shaw stated this resolution is to approve a Final Plat for Spring Creek Ridge West Plat 7. The plat proposes 16 lots. The final plat conforms with the approved preliminary plat.

Councilmember Dunwoody motioned approval subject to deficiencies being met.

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

15. Consider Consent Agenda

- **a) Allow Bills**
- **b) Pay Apps**
  - **B1) Pay App #15 – DCI Group Inc. – Altoona Fire Station - $756,927.28.**
  - **B2) Pay App #11 – OPUS – 32467 Sam Wise Youth Complex - $17,063.10.**
  - **B3) Pay App #007 – Story Construction Co. – Water Treatment Plant No. 4 - $1,754,891.02.**
  - **B4) Pay App #15 – The Hansen Company Inc. – Altoona Public Works - $1,618,890.88.**
  - **B5) Pay App #4 – All Star Concrete, LLC – 33rd Street NW Extension RISE - $1,260,424.80.**
  - **B6) Pay App #4 – Manatt's, Inc. – 42nd Street NW Reconstruction RISE - $433,694.76.**
- **c) Resolution accepting Warranty Deed, and Permanent Public Utility Easement - East Polk LLC for $1.00.**
- **d) Resolution accepting Leasehold Damage Agreement - Robert Brown for $1,980.00.**
- **e) Resolution accepting Warranty Deed, Permanent Public Utility Easement, and Permanent Gas Main Easement – Robert W. Seyler and Kimberly J. Seyler for $12,870.00.**
- **f) Resolution accepting Warranty Deed, Permanent Public Utility Easement, Permanent Gas Main Easement, and Temporary Construction Easement – Arliss M. Bonner for $15,205.00.**
- **g) Resolution accepting Quit Permanent Public Utility Easement and Permanent Sight Distance Easement – Lisa Kim & Chance C. Clifford for $16,325.00.**
- **h) Set a Public Hearing for Monday, September 21, 2026, at 6:30 pm at Altoona City Hall to consider FY2027 Budget Amendment.**
- **i) Consider approving the Transportation Safety Information Program (TSIP) application for safety funding to the Iowa DOT for our improvements and widening to 8th St. SE Phase 2, east of Sam Wise Park.**
- **j) Resolution accepting Quit Claim Deed, Permanent Public Utility Easement, and Temporary Construction Easement – Polk County Iowa for $1.00.**
- **k) Set a public hearing for September 8th, 2026 at 6:30 PM to consider a rezoning of approximately 0.85 acres from C-2 (General Commercial District) to C-6 (Commercial Entertainment/Recreational District) generally located on the east side of 34th Ave SW between 8th St SW to the south and NE Hubbel Ave. to the north.**
- **l) Consider approving a Temporary Construction Easement with MidAmerican Energy for the New Water Treatment Plant.**
- **m) Consider Event Request -**
  - **1) Spooky Cross – October 31st - November 1st 8:00 am – 5:00 pm (By FD)**
  - **2) Iowa State Cyclocross Championships – Dec 5, 2026 – Lions Park**
- **n) Beer and Liquor Permits**
  - **1) Kwik Star #1186 – Class E Retail License (LE)**
  - **2) Mega Saver – Class E Retail License (LE)**

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

16. 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.

17. General Business

City Administrator Randy Pierce stated no workshop meeting next Monday the 24th.

18. Adjourn at 6:45pm

Roll Call Vote:

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

Attest to: _____ _____

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