

**Adel City Council**  
**January 23, 2017 – Meeting Minutes**

The Adel City Council met in special session at Adel City Hall, 301 S. 10<sup>th</sup> St., Adel, Iowa, on Monday, January 23, 2017 at 6:00 p.m. Mayor Pro Tem McAvoy called the meeting to order and the following answered roll: Ockerman, Hillmer, McAvoy, Haynes, and McAdon. Mayor Peters arrived at 6:12 p.m.

Staff Present: City Administrator Brown, City Clerk Steele, Public Works Director Overton, Code Compliance Officer Nichols, Police Chief Shepherd, Fire Chief Morlan, Library Director James, and Assistant Library Director Jayne.

**PUBLIC HEARING**

Proposed Resolution of Necessity on the Adel Brick Streets 2017

**Motion by Hillmer, seconded by McAdon, to open the public hearing**

**Roll: Ayes-Unanimous. Motion carried.**

No written comments were received. Oral Comments were received by:

- **Scott Gavin, 1416 Main St** – In support of project but would like to know timeline. Jeff Schug with McClure advised projected start date is April 1, 2017 with a completion date of October 31, 2017
- **Mike Hofmann, 1415 Main St** – would like to replace his sewer line to his house at same time. Mr. Schug stated we can coordinate that with him. Will the bricks be available to purchase? Council Member McAvoy advised historically the City has sold them to the residents but for this project the council has not taken any action on whether they will be selling them or not. How firm is the assessment amount? Mr. Schug advised the amount can't go any higher than what they have received. If during the project, tree roots are damaged and in a few years the trees dies, will the City be responsibility or will the owner be responsible? Council advised they have not been responsible in the past.
- **Mark Hantsbarger, 1115 Main St** – Would like to replace his water line at same time as project. Mr. Schug stated we can coordinate that with him. Will all of Main Street be torn up at once? Mr. Schug advised no, the project will be done in sections, with approximately 2 ½ months on each section. What do homeowners do about parking? Mr. Schug stated there will be designated parking areas for homeowners while their section is being worked on. How many years and at what percent to they have to pay the assessment back? Mr. Schug noted those are finalized at the end of the project but it can be 5, 10, or 15 years and up to 9%. The council will make the final decision and in the past, they have chose 10 to 15 years and usually only 1% over the bond percent.
- **Steve Osborn, 1406 Main St** – He is against the assessment and doesn't feel the street needs to be replaced. He does not see any benefit for him out of this project.
- **Todd Chapman, 1203 Main St** – Will this project help with the sewer issues? Mr. Schug advised yes it will. What about the Sweet Corn Parade? The parade will be going down Prairie Street this year.
- **Mike Weil, 1402 Main St** – Will the Brick Yard offer any bricks for the project? Mayor Peters advised the kilns at the Brick Yard are not capable of making paving bricks anymore.
- **Marc Havnen, 1112 Main St** – asked for more clarification of the timeline of the project. Mr. Schug advised until we have a contractor on board, he can't say for certain how the timeline will go. The plan is to complete 11<sup>th</sup> Street first, then in front of the fire station, and then block by block after that. Once a contractor has been hired, they will hold a meeting to inform residents of the schedule. Homeowners will be notified well in advance when their section will be worked on. Also, they will have construction managers on site to help answer any questions or concerns.

**Motion by Ockerman, seconded by Haynes, to close the public hearing**

**Roll: Ayes-Unanimous. Motion carried.**

**COMMENTS FROM THE PUBLIC**

## NEW BUSINESS

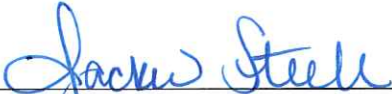
- a) Consider Approval of Memorandum of Understanding Between City of West Des Moines (Westcom) and City of Adel Regarding Westcom Regional Interoperable Communications System  
**Motion by Haynes, seconded by McAvoy, to approve Memorandum of Understanding with Westcom**  
**Roll: Ayes-McAvoy, Haynes, McAdon, Ockerman. Nays-Hillmer. Motion carried.**
- b) Consider Approval of Resolution No. 17-10, Resolution With Respect to the Adoption of the Resolution of Necessity Proposed for the Adel Brick Streets 2017  
**Motion by Hillmer, seconded by McAdon, to approve Resolution No. 17-10**  
**Roll: Ayes-Unanimous. Motion carried.**
- c) Consider Approval of Resolution No. 17-11, Resolution Directing Preparation of Detailed Plans and Specifications, Form of Contract and Notice to Bidders on the Adel Brick Streets 2017  
**Motion by McAvoy, seconded by McAdon, to approve Resolution No. 17-11**  
**Roll: Ayes-Unanimous. Motion carried.**
- d) Consider Approval of Resolution No. 17-12, Ordering Bids, Approving Plans, Specifications and Form of Contract and Notice to Bidders, Fixing Amount of Bid Security, and Ordering Clerk to Post Notice and Fixing a Date for Receiving Same, and For a Public Hearing of Plans, Specifications, Form of Contract and Estimate of Costs on the Adel Brick Streets 2017  
**Motion by Hillmer, seconded by McAvoy, to approve Resolution No. 17-12 and set public hearing date for March 14, 2017 at 6:00 p.m.**  
**Roll: Ayes-Unanimous. Motion carried.**
- e) Consider Approval of Resolution No 17-13, Amendment to Resolution No. 17-07, Approving Tax Abatement Applications for the New Construction Completed in 2016, in Adel, Iowa  
**Motion by McAvoy, seconded by McAdon, to approve Resolution No. 17-13**  
**Roll: Ayes-Unanimous. Motion carried.**
- f) FY17-18 Budget – Departments
  1. Zoning
  2. Fire
  3. Police
  4. Library
  5. Parks & Recreation
    - a. Parks
    - b. Island Park
    - c. Cemetery
    - d. Pool
    - e. Recreation
  6. Finance
  7. RUT
  8. Water
  9. Sewer
  10. Storm Water**No action was taken.**
- g) FY17-18 Budget
  1. New / Additional Requests**No action was taken.**
- h) FY17-18 Budget – Next Steps  
**No action was taken.**

OTHER BUSINESS

1. The Twin Eagles Riverview P.U.D. Development Agreement was previously postponed from the January 10, 2017 council meeting to this council meeting. However, due to discussion between legal representatives of the City of Adel and the developer, this item was removed from this agenda prior to this meeting. The Council will consider this item at a later date.
2. Meeting adjourned 9:24 p.m.



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James F. Peters, Mayor

Attest: \_\_\_\_\_  
Jackie Steele, City Clerk