

**Adel City Council**  
**February 14, 2017 – Meeting Minutes**

The Adel City Council met in regular session at Adel City Hall, 301 S. 10<sup>th</sup> St., Adel, Iowa, on Tuesday, February 14, 2017 at 6:00 p.m. Mayor Peters called the meeting to order and the following answered roll: Ockerman, Hillmer, McAvoy, Haynes, and McAdon.

Staff Present: City Attorney Reich, City Clerk Steele, Public Works Director Overton, Parks and Recreation Director Schenck, Code Compliance Officer Nichols, Library Director James, Police Chief Shepherd and Fire Chief Morlan.

**COMMENTS FROM THE PUBLIC**

Dallas County Sheriff, Chad Leonard – Dallas County Public Safety Facility

- Out of the 98 county jails in Iowa, Dallas County Jail ranks 36<sup>th</sup> in size but 10<sup>th</sup> in population
- The current jail can have up to 77 prisoners on certain days and even adding the 2<sup>nd</sup> floor, the facility would only be able to provide 48 beds
- This is no longer a want but a need due to the continuous population growth
- The options for other facilities to take Dallas County prisoners is getting very limited
- The reason for adding a kitchen is to reduce cost of meals. Currently meals are outsourced and are \$5.50/meal; however, with the new kitchen they can bring meal prices down under \$2.00/meal

Ryan Francois, Rally Cap Properties – Brief Overview of Plans for Property Located at 318 S. 9<sup>th</sup> Street

**CONSENT AGENDA**

- a) Consider Approval of City Council Minutes Dated January 10, 2017
  - b) Consider Approval of City Council Minutes Dated January 23, 2017
  - c) Consider Approval of City Council Minutes Dated January 30, 2017
  - d) Consider Approval of January Bills and January 31, 2017, Treasurer's Report
  - e) Consider Approval of New Class C Liquor License with Sunday Sales for Fiesta Mexican Restaurant
- Motion by Haynes, seconded by McAdon, to approve the consent agenda**  
**Roll: Ayes-Ockerman, McAvoy, Haynes, McAdon. Nays-Hillmer. Motion carried.**

**DEPARTMENT HEAD REPORT**

**NEW BUSINESS**

- a) Consider Approval of Water Committee Recommendation to Pursue Negotiations with Xenia Rural Water on Southbridge and Twin Eagles  
Council Member Ockerman introduced item noting the committee would be in charge of contacting Xenia to see if they do want to work with the City and how much money the City would be willing to use to buy out Xenia's interest. Council Member Hillmer asked City Attorney Reich if he would feel comfortable handling the negotiations and he said he was but advised to put together this committee as well. Dan Manning with Lillis O'Malley Manning & Associates, addressed council stating he was just getting involved in this item but does agree negotiation need to be started. He noted he would be willing to help out as needed per the direction of the Committee Chair and the Mayor. Council Member McAdon questioned if McClure Engineering will be involved with the negotiation as they have already done some extensive research. Ockerman stated yes they would be involved. McAdon inquired how much the expenses for McClure's services would be. Since the amount is unable to be determined at this time so Mayor Peters suggested making initial contact with Xenia then go from there to try and determine the expenses.  
**Motion by Ockerman, seconded by Hillmer, to start negotiations with Xenia Rural Water**  
**Roll: Ayes-Unanimous. Motion carried.**

- b) Consider Approval of Ordinance No. 313, Amending the Zoning Classification of Certain Real Property Located at 29456 Old Portland Road – Bloomfield Acres from A-1 to P.U.D. – First Reading  
Council Member Ockerman started discussion noting his concern for public safety issues. Police Chief Shepherd informed council he reached out to other communities that currently have these types of developments and most of the communities were not very forth coming. Winterset stated they've had their development since August/September 2016 and have had very little problems. Council Member McAvoy advised he spoke with the Mayor of Perry and the Mayor stated their relationship with Kading Properties is ok. Mayor Peter advised council we need to stay on the subject of rezoning, not the next item of the developer's agreement with Kading Properties.  
**Motion by McAvoy, seconded by Hillmer, to approve first reading of Ordinance No. 313**  
**Roll: Ayes-McAvoy, McAdon, Hillmer. Nays-Haynes, Ockerman. Motion carried.**
- c) Consider Approval of Bloomfield Acres P.U.D. Development Agreement  
Mayor Peters stated discussion noting he did not think it would be appropriate to take action at this time with no negotiations with Xenia being done. Council Member Hillmer stated it could take years to negotiate with Xenia and we should vote to give the developers an idea where the council stands. Mayor Peters did confirm Kading Properties has addressed all the concerns council had when this agreement was first presented. City Attorney Reich advised not to approve until the land itself has been rezoned.  
**Motion by Hillmer to approve the development agreement. Motion dies for a lack of second motion.**  
  
**Motion by Ockerman, seconded by McAdon, to postpone item until the property located at 29456 Old Portland Road – Bloomfield Acres has been rezoned from A-1 to P.U.D.**  
**Roll: Ayes-Unanimous. Motion carried.**
- d) Consider Approval of Agreement with Teamsters Local Union 238 (Police Union) Regarding FY 17-18 Wages  
Council Member Hillmer noted she didn't think council should approve and sign an agreement without having the actual document in hand. Council Member McAdon responded noting the document is just a list of employees and their wages and no language in the original agreement changed.  
**Motion by McAvoy, seconded by Haynes, to approve agreement with Teamsters Local Union 238**  
**Roll: Ayes-McAdon, Ockerman, McAvoy, Haynes. Nays-Hillmer. Motion carried.**
- e) Consider Approval of Resolution No. 17-14, Fixing Date for a Meeting on the Authorization of a Loan Agreement and the Issuance of Not to Exceed \$5,500,000 General Obligation Capital Loan Notes of the City of Adel, Iowa  
**Motion by Hillmer, seconded by McAdon, to approve Resolution No. 17-14**  
**Roll: Ayes-Unanimous. Motion carried.**
- f) Consider Approval of Park Board Recommendation for the Revised 2017 Aquatic Center Fees  
**Motion by Haynes, seconded by Ockerman, to approve Park Board's recommendation for revised 2017 Aquatic Center Fees**  
**Roll: Ayes-Unanimous. Motion carried.**
- g) Consider Approval of Setting Public Hearing Date for Fiscal Year 2018 Budget – March 14, 2017 at 6:00 p.m.  
**Motion by McAvoy, seconded by McAdon, to approve setting Public Hearing date on FY 2018 Budget for March 14, 2017 at 6:00 p.m.**  
**Roll: Ayes-Unanimous. Motion carried.**

- h) Consider Approval of Special Event Permit for Market to Market Relay on May 13, 2017  
**Motion by McAvoy, seconded by Haynes, to approve special event permit for Market to Market Relay on May 13, 2017**  
**Roll: Ayes-Unanimous. Motion carried.**
- i) Discussion/Possible Action to Appoint a Negotiating Team for the East Annexation Sewer Extension with Dallas County and MidAmerican Energy  
**Motion by Hillmer, seconded by McAvoy, to approve a mayoral appointed negotiating team for the East Annexation Sewer Extension with Dallas County and MidAmerican Energy**  
**Roll: Ayes-Unanimous. Motion carried.**

#### OTHER BUSINESS

1. Mayor Peters gave a brief overview of what occurred at the meeting for the Boy Scouts in the audience.
2. Council Member McAvoy advised the Personal Committee approved giving the eight department head positions (i.e. City Administrator, Finance Director, City Clerk, Code Compliance Officer, Parks and Recreation Director, Public Works Director, Police Chief, and Library Director) a 4.5% wage increase for the FY 2017-18 and all other non-union employees will receive a 4.0% wage increase for the FY 2017-18.
3. Council Member McAvoy gave an update from the MAC meeting.
4. Council Member McAdon advised that the report summary from the South Dallas County Landfill annual meeting was located at the end of the council packet.
5. Meeting adjourned 7:04 p.m.

  
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James F. Peters, Mayor

Attest:

  
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Jackie Steele, City Clerk