



NOTICE OF PUBLIC MEETING

**The Adel City Council will meet in regular session at Adel City Hall, 301 S. 10th St., Adel, Iowa,
Tuesday, February 14, 2017, at 6:00 PM**

AGENDA

COMMENTS FROM THE PUBLIC

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

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

DEPARTMENT HEAD REPORT

NEW BUSINESS

- a) Consider Approval of Water Committee Recommendation to Pursue Negotiations with Xenia Rural Water on Southbridge and Twin Eagles
- 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
- c) Consider Approval of Bloomfield Acres P.U.D. Development Agreement
- d) Consider Approval of Agreement with Teamsters Local Union 238 (Police Union) Regarding FY 17-18 Wages
- 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
- f) Consider Approval of Park Board Recommendation for the Revised 2017 Aquatic Center Fees
- g) Consider Approval of Setting Public Hearing Date for Fiscal Year 2018 Budget – March 14, 2017 at 6:00 p.m.
- h) Consider Approval of Special Event Permit for Market to Market Relay on May 13, 2017
- i) Discussion/Possible Action to Appoint a Negotiating Team for the East Annexation Sewer Extension with Dallas County and MidAmerican Energy

OTHER BUSINESS



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DEPARTMENT HEAD REPORT

NEW BUSINESS

- a) Consider Approval of Water Committee Recommendation to Pursue Negotiations with Xenia Rural Water on Southbridge and Twin Eagles

The City's Water Committee met recently and recommended that the City pursue negotiations with Xenia Rural Water regarding the proposed Southbridge and Twin Eagles developments. McClure Engineering, the City's engineer, is also recommending that, if the City serves a development with sanitary sewer service, it should also serve that development with water.

Attorney Dan Manning, Sr. is planning to be on hand to address any legal questions about the pursuit of negotiations. Representatives from McClure Engineering are also planning to attend. City staff is recommending that the Water Committee's recommendation be accepted to pursue negotiations with Xenia.

- 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

The public hearing for this rezoning was held at the December 13, 2016 council meeting. This rezoning was previously postponed from the January 10 council meeting to the January 23 council meeting. However, after discussion and agreement between legal representatives from Kading Properties (i.e., Twin Eagles Riverview) and the City, the item was pulled from the January 23 council meeting.

This first reading would rezone a section of land along Old Portland Road (across from the River Vista trailer court) from A-1 (Agriculture) to a planned unit development (P.U.D.). The P.U.D. documents are included in the council packet and consist of a master plan and renderings of how the buildings will look upon completion of the project. City staff and City Attorney John Reich have reviewed the documents and have had a number of discussions with Kading Properties to revise the master plan.

The main issue that needs to be discussed and decided is the water service to the property. The water service is related to the Water Committee's recommendation (see previous agenda item) as well as the P.U.D. Development Agreement (see next agenda item). In addition, the council packet includes an email from a resident with concerns about the project.

The P.U.D. master plan currently shows that the development would connect to Xenia for water service. The master plan would need to be revised in consultation with McClure Engineering, the City's engineer, if the council elected to pursue negotiations with Xenia.

City Attorney Reich has advised that the rezoning and the development agreement be two separate agenda items. Kading Properties is requesting that the second and third readings be waived and that the rezoning be adopted at this council meeting.

c) Consider Approval of Bloomfield Acres P.U.D. Development Agreement

Kading Properties, the developer of the Twin Eagles Riverview P.U.D., has proposed a development agreement that sets out specific obligations for Kading and the City. This proposed draft has been revised several times at the comments and direction of City staff, council, McClure Engineering, and City Attorney John Reich.

The main issue that needs to be discussed and decided is the water service to the property. The current agreement has language indicating that Xenia will be supplying water to Twin Eagles. The agreement would need to be revised in consultation with McClure Engineering, the City's engineer, if the council elected to pursue negotiations with Xenia.

d) Consider Approval of Agreement with Teamsters Local Union 238 (Police Union) Regarding FY 17-18 Wages

The Personnel Committee reached a tentative agreement with the Teamsters Local Union 238 on Tuesday, January 17, 2017 for a 4% increase in wages for FY17-18. Jon Thomas, the union's representative, indicated that he would be providing a document for this agenda item. City staff is recommending approval.

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

This resolution sets a public hearing for the March 14 council meeting regarding the Main Street project bond and two potential refunding opportunities for the Series 2011A and Series 2011C bonds. PFM, the City's financial advisor, has worked with Ahlers & Cooney, the City's bond counsel, to prepare this resolution. Ahlers suggested combining all three bond procedures into one action to save issuance costs. The council packet includes a brief summary from PFM. This resolution does not obligate the City to proceed with the refunding opportunities, but it does allow the City to do so if desired. City staff is recommending approval.

f) Consider Approval of Park Board Recommendation for the Revised 2017 Aquatic Center Fees

At the Parks & Recreation Board's January 10, 2017 meeting, the Board unanimously approved a recommendation to increase charges for passes for the Adel Family Aquatic Center. The new charges are listed in the council packet. City staff is recommending approval.

- g) Consider Approval of Setting Public Hearing Date for Fiscal Year 2018 Budget – March 14, 2017 at 6:00 p.m.

This action will set the public hearing and publish the proposed tax levy for the FY17-18 Budget. Formal adoption of the budget will occur at the March 14 meeting after the public hearing has been held. City staff is recommending approval.

- h) Consider Approval of Special Event Permit for Market to Market Relay on May 13, 2017

- i) Discussion/Possible Action to Appoint a Negotiating Team for the East Annexation Sewer Extension with Dallas County and MidAmerican Energy

The City's Water, Sewer, and Sanitation Committee met recently to discuss extending the City's sanitary sewer service east of the Raccoon River. The proposed extension would mainly serve the potential Dallas County Public Safety Facility as well as the proposed MidAmerican Energy facility, both of which are near the Ortonville area. This action item would allow the council to appoint a negotiating team to meet with the County and MidAmerican to develop agreements and negotiate payment for the extension. The team would likely be expected to work closely with McClure Engineering and City Attorney John Reich to achieve a suitable outcome for all parties involved.

OTHER BUSINESS

Adel City Council
January 10, 2017 – Meeting Minutes

The Adel City Council met in regular session at Adel City Hall, 301 S. 10th St., Adel, Iowa, on Tuesday, January 10, 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 Administrator Brown, City Clerk Steele, Finance Director Sandquist, Public Works Director Overton, Parks and Recreation Director Schenck, Code Compliance Officer Nichols, Police Chief Shepherd and Fire Chief Morlan.

PUBLIC HEARING

Amendment No. 6 to the Urban Revitalization Plan (Commercial Tax Abatement Program)

Motion by McAvoy, seconded by Hillmer, to open the public hearing

Roll: Ayes-Unanimous. Motion carried.

No written or oral comments were received.

Motion by McAvoy, seconded by Hillmer, to close the public hearing

Roll: Ayes-Unanimous. Motion carried.

Rezoning Request from Kendra Kasischke from R-1 to C-3 – Kasischke Event Venue

Motion by McAvoy, seconded by McAdon, to open the public hearing

Roll: Ayes-Unanimous. Motion carried.

No written comments were received. Oral comment was received by Kendra Kasischke.

Motion by McAvoy, seconded by Hillmer, to close the public hearing

Roll: Ayes-Unanimous. Motion carried.

OATH OF OFFICE

Brittany Sandquist – Finance Director

COMMENTS FROM THE PUBLIC

Dave Massey – Ankeny Sanitation – gave a 6-month update and presented city council with a check for recycling rebates in the amount of \$509.58.

Robert Greenway, PO Box 190, De Soto, IA 50069 – Announced he will be filing a class action lawsuit regarding the City of Adel's use of LOST funds.

CONSENT AGENDA

- a) Consider Approval of City Council Minutes Dated December 13, 2016
 - b) Consider Approval of December Bills and December 31, 2016, Treasurer's Report
 - c) Consider Approval of Class C Liquor License for Casa De Oro
 - d) Consider Approval of Adel Fire Department Election Results: Fire Chief – Tim Morlan, Assistant Fire Chief – Braden Nemechek, Association President – Jamey Smyth, Association Vice President – Tim Smith, Association Secretary – Tim Knipper and Association Treasurer – Justin Kitzinger
 - e) Consider Approval of Probationary Firefighter – Adam Doll (*pending drug screen*)
- Motion by Haynes, seconded by Ockerman, to approve the consent agenda**
Roll: Ayes-Unanimous. Motion carried.

DEPARTMENT HEAD REPORT

1/23 Joint Budget Committee / Council Meeting

1/30 Special Council Work Session – PFM and McClure Engineering on Water, Sewer, and Storm Water Projects

NEW BUSINESS

- a) Consider Approval of Park Board Recommendation on the Parks and Trails Master Plan by Snyder & Associates - Diane Goering
Diane informed city council they received over 400 responses from the survey they sent out and they also held two public input meetings to be able to prepare the plan that is being proposed.
Motion by Hillmer, seconded by Ockerman, to approve Park Board's recommendation to accept the Plan
Roll: Ayes-Unanimous. Motion carried.
- b) Consider Approval of Authorization to Initiate the Procedural Steps set out in Iowa Code Section 368.7 which Allows the City to Consider the Voluntary Annexation of Certain Property that lies South of Meadow Road and West of Highway 169 in Dallas County, Iowa
Dan Manning, Sr. informed the city council there is approximately 880 acres in this voluntary annexation but could possibly get to be over 1,000 acres if any non-voluntary areas are included. He noted he is not suggesting to council they should go through with this annexation but is just showing them the next steps to see if the City is interested in accepting this voluntary annexation. Council Member McAdon asked if there are any costs/expenses with these next steps to consider the annexation. Manning replied yes and noted that the developer was supposed to be taking care of these costs/expenses per a written agreement. Council Member Hillmer asked if we still needed Manning's services to do the next steps of this procedure or is this something City Staff could handle. City Administrator Brown noted the City Staff has not handled an annexation of this size before and Manning was hired to help if any issues arise and for his expertise. Manning noted he did not foresee any issues with the City of De Soto at this time. Council Member Ockerman informed the rest of the council he has a strong concern regarding public safety and boundary issues with Xenia Rural Water. Motion by McAvoy, seconded by McAdon, to approve Resolution No. 17-09 initiating the procedural steps to consider the voluntary annexation
Roll: Ayes-Hillmer, McAvoy, McAdon. Nays-Haynes, Ockerman. Motion carried.
- c) Consider Approval of Ordinance No. 312, Amending the Zoning Code to Add Regulations for a P.U.D. District in Chapter 165 Section 53 – Third Reading
Motion by Hillmer, seconded by Haynes, to approve the third reading and adopt Ordinance No. 312
Roll: Ayes-Unanimous. Motion carried.
- d) 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 stated the Xenia rural water boundaries are still an issue and asked why these developments are still trying to be approved without having the Xenia boundary issues resolved. Council Member Haynes asked City Administrator Brown why Xenia has not responded and Brown replied he was not sure but he keeps following up with them hoping to get a response soon. Motion by Hillmer, seconded by McAvoy, to approve first reading of Ordinance No. 313
Roll: Ayes-Hillmer, McAvoy. Nays-Haynes, McAdon, Ockerman. Motion failed.
- e) Consider Approval of Bloomfield Acres P.U.D. Developer's Agreement
Mark Lee, Lee Engineers & Surveyors, commented he didn't think Bloomfield Acres was located within Xenia's territory. Gary Brons, McClure Engineering, responded they are currently waiting on a request to Xenia to get clarification. Part of the agreement with Xenia states either party must notify the other of their intent to serve an area. Dan Novelli, Kading Properties, reviewed the process of how they structured the developer's agreement. He stated they want to work with the City and be partners with them. He would like to have this move forward but feels there isn't much more room in the agreement for negotiating, especially after agreeing to put in the 16" water main per the City's request. He requested to have this item back on the agenda at the January 23, 2017 city council meeting. Motion by Ockerman, seconded by Haynes to postpone item indefinitely
Motion to amend by McAvoy, seconded by Hillmer, to amend postponement to January 23, 2017 at 6:00 p.m.
Roll: Ayes-McAdon, Hillmer, McAvoy. Nays-Ockerman, Haynes. Motion to amend carried.
Roll: Ayes-McAdon, Hillmer, McAvoy. Nays-Ockerman, Haynes. Main motion carried.

- f) Consider Approval of Ordinance No. 315, Amending the Zoning Classification of Certain Real Property Located in City of Adel, Iowa – Kasischke Event Venue by Kendra Kasischke
Council Member Ockerman expressed his concerns with needing Xenia to provide enough water pressure for a sprinkler system and the City's noise ordinance. Kendra Kasischke responded to Ockerman's concerns, noting they are working out the final details with Xenia regarding the sprinkler system. They will take the noise ordinance seriously, since the event venue is in a residential area. There will be no outside music or outside bands allowed. The only amplified music will be inside the event venue.
Motion by Hillmer, seconded by McAvoy, to approve first reading of Ordinance No. 315
Roll: Ayes-Hillmer, McAvoy, Haynes, McAdon. Nays-Ockerman. Motion carried.
- Motion by Hillmer, seconded by McAvoy, to waive the second and third readings and adopt Ordinance No. 315
Roll: Ayes-Hillmer, McAvoy, Haynes, McAdon. Nays-Ockerman. Motion carried.
- g) Consider Approval of McClure Engineering Contracts for Water and Storm Water
Motion by McAvoy, seconded by Haynes, to approve contracts for water and storm water
Roll: Ayes-Unanimous. Motion carried.
- h) Consider Approval of Resolution No. 17-01, Ratifying Change in Date for Public Hearing on Proposed Resolution of Necessity on the Adel Brick Streets 2017
Motion by Hillmer, seconded by Haynes, to approve Resolution No. 17-01 and Set Public Hearing Date for January 23, 2017 at 6:00 p.m.
Roll: Ayes-Unanimous. Motion carried.
- i) Consider Approval of Resolution No. 17-02, Adopting Amendment No. 6 to the Adel Urban Revitalization Plan – *Commercial Tax Abatement Program*
Council Member Ockerman advised he thought this was premature and it could cause a problem with setting up an abatement instead of allowing some of the areas to be TIF'd so the City can afford to put in infrastructure. Mayor Peters asked since the proposed tax abatement is a graduated scale, could the portion of taxes that are not being abated be TIF'd. City Attorney Reich replied he would need to do some research to find out. Council Member McAvoy commented the Economic Development Commission has worked very hard the past six months to present the proposed commercial tax abatement and he would like to see it move forward and not hold up any of the business that could possibly go in the downtown or any other areas around town.
Motion by McAvoy, seconded by McAdon, to approve Resolution No. 17-02
Roll: Ayes-McAdon, Hillmer, McAvoy. Nays-Haynes, Ockerman. Motion carried.
- j) Consider Approval of PFM Contract for Continuing Disclosure (EMMA) Reporting
City Administrator Brown summarized to council this is the same report the City has had Piper Jaffray complete in past years. Council Member McAdon added the process is very difficult to do on your own and is a very specialized area of reporting but is absolutely necessary for our bond holders.
Motion by McAdon, seconded by McAvoy, to approve PFM contract, not to exceed \$2,000.00
Roll: Ayes-McAdon, Ockerman, McAvoy, Haynes. Nays-Hillmer. Motion carried.
- k) Consider Approval of Resolution No. 17-03, Accepting Public Improvements – Adel Historical Museum Kinnick Addition
Motion by Haynes, seconded by McAdon, to approve Resolution No. 17-03
Roll: Ayes-Unanimous. Motion carried.
- l) Consider Approval of Final Payment Application No. 8 for Adel Historic Museum Addition
Motion by McAvoy, seconded by McAdon, to approve Final Payment Application No. 8 to Turnkey Construction in the amount of \$6,558.91
Roll: Ayes-Unanimous. Motion carried.

- m) Consider Approval of Resolution No. 17-04, A Resolution Designating the Dallas County News as the Official Newspaper for the City of Adel, Iowa
Motion by McAvoy, seconded by McAdon, to approve Resolution No. 17-04
Roll: Ayes-Unanimous. Motion carried.
- n) Consider Approval of Resolution No. 17-05, A Resolution Designating the Des Moines Register, Inc. as an Official Newspaper of the City of Adel, Iowa
Motion by Haynes, seconded by McAdon, to approve Resolution No. 17-05
Roll: Ayes-Unanimous. Motion carried.
- o) Consider Approval of Resolution No. 17-06, A Resolution Naming Depositories for the City of Adel
Motion by McAvoy, seconded by Haynes, to approve Resolution No. 17-06
Roll: Ayes-Unanimous. Motion carried.
- p) Consider Approval of Resolution No. 17-07, A Resolution Approving Tax Abatement Applications for the New Construction Completed in 2016, in Adel, Iowa
Motion by McAvoy, seconded by McAdon, to approve Resolution No. 17-07
Roll: Ayes-Hillmer, McAvoy, Haynes, McAdon. Nays-Ockerman. Motion carried.
- q) Consider Approval of Resolution No. 17-08, Selling of a Street Sweeper to the City of De Soto, Iowa Per the Recommendation of Public Works Director
Motion by McAvoy, seconded by Haynes, to approve Resolution No. 17-08
Roll: Ayes-Unanimous. Motion carried.
- r) Consider Approval of Subdivision Ordinance Revision Quote from MSA Professional Services
Motion by Hillmer, seconded by McAdon, to approve quote from MSA Professional Services, not to exceed \$5,500.00
Roll: Ayes-Unanimous. Motion carried.

OTHER BUSINESS

- 1. Council Member McAvoy gave an update from the MAC meeting.
- 2. Council Member Ockerman gave an update on the new radio system purchased by Dallas County. They are currently testing 10 radios and, once they have the correct frequency selected, then they will start distributing to the cities and fire departments.
- 3. Council Member McAdon advised the South Dallas County Landfill will be holding its annual meeting on January 27, 2017 at 5:30 p.m. at Patrick's Restaurant meeting room.
- 4. Meeting adjourned 7:37 p.m.

James F. Peters, Mayor

Attest: _____
Jackie Steele, City Clerk

Adel City Council
January 23, 2017 – Meeting Minutes

The Adel City Council met in special session at Adel City Hall, 301 S. 10th 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 11th 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.

James F. Peters, Mayor

Attest: _____
Jackie Steele, City Clerk

Adel City Council
January 30, 2017 – Meeting Minutes

The Adel City Council met in special session at Adel City Hall, 301 S. 10th St., Adel, Iowa, on Monday, January 30, 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 Administrator Brown, City Clerk Steele, and Public Works Director Overton.

NEW BUSINESS

- A) PFM & McClure Engineering Presentation & Discussion on Storm Water, Water, and Wastewater Projects – *Derrick Anderson and Gary Brons with McClure Engineering; Jocelyn Doerfler with PFM*

1. Overview of Utility Needs
2. Summary of Project Costs
3. Financing Alternatives
4. Rate Strategy

- B) Consider Approval of McClure Engineering's Proposal for Utility Provider Capacity and City Growth Analysis and Meetings

Motion by McAdon, seconded by Hillmer, to approve the proposal for utility provider capacity and city growth analysis and meetings

Roll: Ayes-Unanimous. Motion carried.

OTHER BUSINESS

1. Meeting adjourned 6:59 p.m.

James F. Peters, Mayor

Attest: _____

Jackie Steele, City Clerk

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
Baker & Taylor Inc.	1/11/17	December 2016 Books	GENERAL FUND	Library	735.54
				TOTAL:	735.54
Institute of Public Affairs	1/11/17	Feb 1 & 2 Training /Anthon	GENERAL FUND	Finance	175.00
				TOTAL:	175.00
McClure Engineering Company	1/11/17	s annex utility extension	GENERAL FUND	Finance	2,262.50
	1/11/17	s annex utility extension	GENERAL FUND	Zoning/Compliance/Perm	2,262.50
	1/11/17	s annex utility extension	WATER UTILITY	Water	2,262.50
	1/11/17	s annex utility extension	SEWER UTILITY FUND	Sewer	2,262.50
				TOTAL:	9,050.00
Turnkey Construction, Inc.	1/11/17	Final Pay App No. 8	GENERAL FUND	Finance	6,558.91
				TOTAL:	6,558.91

===== FUND TOTALS =====		
001	GENERAL FUND	11,994.45
600	WATER UTILITY	2,262.50
610	SEWER UTILITY FUND	2,262.50

	GRAND TOTAL:	16,519.45

These items were missing from Jan. 2017
CC packet. They still need approval.

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
911 Custom	1/27/17	bullet proof vest - N.Gill	GENERAL FUND	Police Department	800.00
				TOTAL:	800.00
ADM School District	2/10/17	2nd pmt-Gym fees for 2016/	GENERAL FUND	Recreation	1,750.00
				TOTAL:	1,750.00
Accu Jet Sewer & Drain Cleaning	1/27/17	televisse line behind Patri	SEWER UTILITY FUND	Sewer	520.00
				TOTAL:	520.00
Adel Auto Parts	1/27/17	ptex rview mir adh cd	GENERAL FUND	Police Department	3.52
	1/16/17	oil	GENERAL FUND	Police Department	4.97
	1/16/17	Welding Rod & Fint	GENERAL FUND	Parks	28.16
	1/16/17	floor Mat	GENERAL FUND	Parks	26.99
	1/16/17	Step bars & Freight	GENERAL FUND	Parks	210.99
	1/16/17	Headlight bulb	GENERAL FUND	Parks	19.48
	1/16/17	exhaust haner & U bolts	WATER UTILITY	Water	13.53
				TOTAL:	307.64
Adel TV & Appliance	1/27/17	work on heater @ sewer pla	SEWER UTILITY FUND	Sewer	382.95
				TOTAL:	382.95
Adel Veterinary Clinic, P.C.	1/16/17	to replace Ck #36060 uncas	GENERAL FUND	Animal Control	382.10
				TOTAL:	382.10
Ahlers & Cooney, P.C.	1/27/17	svcs thru 1/19/17	GENERAL FUND	Finance	1,547.00
	1/27/17	svcs thru 1/19/17	ROAD USE TAX	Road Use Tax	56.00
	2/10/17	Amend.No.6 - Urban Revital	GENERAL FUND	Finance	419.92
	2/10/17	Internet providr thru 12-1	GENERAL FUND	Finance	1,122.30
	2/10/17	Internet providr thru 1-19	GENERAL FUND	Finance	1,152.00
				TOTAL:	4,297.22
Alley Auto Sales	1/27/17	tire repair	GENERAL FUND	Parks	20.00
	1/27/17	tire repair	ROAD USE TAX	Road Use Tax	20.00
				TOTAL:	40.00
American Family Life Assur Co	1/20/17	PY-AFLAC POST TAX DEDUCTIO	GENERAL FUND	NON-DEPARTMENTAL	18.43
	1/20/17	PY-AFLAC PRETAX	GENERAL FUND	NON-DEPARTMENTAL	187.86
	1/20/17	PY-AFLAC POST TAX DEDUCTIO	ROAD USE TAX	NON-DEPARTMENTAL	5.11
	1/20/17	PY-AFLAC PRETAX	ROAD USE TAX	NON-DEPARTMENTAL	16.14
	1/20/17	PY-AFLAC POST TAX DEDUCTIO	WATER UTILITY	NON-DEPARTMENTAL	12.88
	1/20/17	PY-AFLAC PRETAX	WATER UTILITY	NON-DEPARTMENTAL	18.80
	1/20/17	PY-AFLAC POST TAX DEDUCTIO	SEWER UTILITY FUND	NON-DEPARTMENTAL	12.89
	1/20/17	PY-AFLAC PRETAX	SEWER UTILITY FUND	NON-DEPARTMENTAL	22.57
	2/03/17	PY-AFLAC POST TAX DEDUCTIO	GENERAL FUND	NON-DEPARTMENTAL	18.43
	2/03/17	PY-AFLAC PRETAX	GENERAL FUND	NON-DEPARTMENTAL	187.86
	2/03/17	PY-AFLAC POST TAX DEDUCTIO	ROAD USE TAX	NON-DEPARTMENTAL	5.11
	2/03/17	PY-AFLAC PRETAX	ROAD USE TAX	NON-DEPARTMENTAL	16.14
	2/03/17	PY-AFLAC POST TAX DEDUCTIO	WATER UTILITY	NON-DEPARTMENTAL	12.88
	2/03/17	PY-AFLAC PRETAX	WATER UTILITY	NON-DEPARTMENTAL	18.80
	2/03/17	PY-AFLAC POST TAX DEDUCTIO	SEWER UTILITY FUND	NON-DEPARTMENTAL	12.89
	2/03/17	PY-AFLAC PRETAX	SEWER UTILITY FUND	NON-DEPARTMENTAL	22.57
				TOTAL:	589.36
Ankeny Sanitation	2/10/17	Jan.2017 GB & RC Svcs	GARBAGE/RECYCLING	Garbage	16,236.45
	2/10/17	Jan.2017 GB & RC Svcs	GARBAGE/RECYCLING	Garbage	5,217.21
				TOTAL:	21,453.66

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
Anthony Brown	1/13/17	46.2 mi meeting PFM	GENERAL FUND	Finance	24.71
	1/13/17	21.6 miles meeting GDCDA	GENERAL FUND	Finance	11.55
	2/10/17	63.2 mi for Local Govt Mng	GENERAL FUND	Finance	33.81
				TOTAL:	70.07
Arnold Motor Supply	2/10/17	4 acetylene	GENERAL FUND	Parks	78.95
	2/10/17	mc aceteylene	WATER UTILITY	Water	30.95
				TOTAL:	109.90
Assurant Employee Benefits	1/27/17	Jan.2017 life & disabilty	TRUST AND AGENCY	General Government	692.94
	1/27/17	Jan.2017 life & disabilty	WATER UTILITY	Water	106.61
	1/27/17	Jan.2017 life & disabilty	SEWER UTILITY FUND	Sewer	88.84
				TOTAL:	888.39
Baker & Taylor Inc.	1/12/17	DECEMBER 2016 BOOKS	GENERAL FUND	Library	735.54
				TOTAL:	735.54
Baldon Hardware	2/10/17	ice melt	GENERAL FUND	Police Department	146.92
	2/10/17	ice melt	GENERAL FUND	Library	146.91
	2/10/17	spray paint,brushes,ice me	GENERAL FUND	Parks	300.26
	2/10/17	ice melt	GENERAL FUND	Finance	146.92
	2/10/17	nuts,bolts,washers,rope,pa	ROAD USE TAX	Road Use Tax	158.05
	2/10/17	drill bit,ice melt,galtv.ni	WATER UTILITY	Water	809.79
	2/10/17	light bulbs,gloves,ice mel	SEWER UTILITY FUND	Sewer	209.84
				TOTAL:	1,918.69
Baldon Plumbing & Heating	1/27/17	insl & labr-heatrs-maint.s	ROAD USE TAX	Road Use Tax	50.00
	1/16/17	repair furnace # 1 a WA Pl	WATER UTILITY	Water	180.00
	1/27/17	insl & labr-heatrs-maint.s	WATER UTILITY	Water	50.00
	1/16/17	repair furnace #3 @ WA pla	WATER UTILITY	Water	80.00
	1/27/17	insl & labr-heatrs-maint.s	SEWER UTILITY FUND	Sewer	50.00
	1/27/17	insl & labr-heatrs-maint.s	STORM WATER UTILIT	STORM WATER UTILITY	50.00
				TOTAL:	460.00
Base	2/10/17	Base - HRA/Flex	ROAD USE TAX	Road Use Tax	10.68
	2/10/17	Base - HRA/Flex	ROAD USE TAX	Road Use Tax	3.75
	2/10/17	Base - HRA/Flex	TRUST AND AGENCY	General Government	66.22
	2/10/17	Base - HRA/Flex	TRUST AND AGENCY	General Government	18.75
	2/10/17	Base - HRA/Flex	WATER UTILITY	Water	16.02
	2/10/17	Base - HRA/Flex	WATER UTILITY	Water	7.12
	2/10/17	Base - HRA/Flex	SEWER UTILITY FUND	Sewer	13.88
	2/10/17	Base - HRA/Flex	SEWER UTILITY FUND	Sewer	7.88
				TOTAL:	144.30
CITY OF ADEL (FLEX SPENDING ACCOUNTS)	1/20/17	PY-FLEX SPENDING W/H	GENERAL FUND	NON-DEPARTMENTAL	375.15
	1/20/17	PY-FLEX SPENDING W/H	ROAD USE TAX	NON-DEPARTMENTAL	29.00
	1/20/17	PY-FLEX SPENDING W/H	WATER UTILITY	NON-DEPARTMENTAL	47.00
	1/20/17	PY-FLEX SPENDING W/H	SEWER UTILITY FUND	NON-DEPARTMENTAL	58.00
	2/03/17	PY-FLEX SPENDING W/H	GENERAL FUND	NON-DEPARTMENTAL	150.49
	2/03/17	PY-FLEX SPENDING W/H	ROAD USE TAX	NON-DEPARTMENTAL	21.00
	2/03/17	PY-FLEX SPENDING W/H	WATER UTILITY	NON-DEPARTMENTAL	39.00
	2/03/17	PY-FLEX SPENDING W/H	SEWER UTILITY FUND	NON-DEPARTMENTAL	42.00
				TOTAL:	761.64
Capital Sanitary Supply	1/13/17	Repair Vaccum cleaner	GENERAL FUND	Finance	140.10
				TOTAL:	140.10

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
Cargill Inc.	1/27/17	salt for water plant	WATER UTILITY	Water	4,040.67
				TOTAL:	4,040.67
Carpenter Uniform Co.	1/27/17	ems pants for smith/huntoo	GENERAL FUND	Fire Department	137.97
	2/10/17	uniform shirt for T.Smith	GENERAL FUND	Fire Department	69.50
				TOTAL:	207.47
Central Salt	2/10/17	12 loads of deicing salt	ROAD USE TAX	Road Use Tax	20,953.24
				TOTAL:	20,953.24
Century Link - Long Distance	1/13/17	december 2016 long distanc	GENERAL FUND	Police Department	10.26
	1/13/17	december 2016 long distanc	GENERAL FUND	Library	9.75
	1/13/17	december 2016 long distanc	GENERAL FUND	Pool	1.09
	1/13/17	december 2016 long distanc	GENERAL FUND	Finance	16.39
	1/13/17	december 2016 long distanc	ROAD USE TAX	Road Use Tax	1.09
	1/13/17	december 2016 long distanc	WATER UTILITY	Water	1.09
	2/10/17	Jan. 2017 Long Distance	GENERAL FUND	Police Department	10.28
	2/10/17	Jan. 2017 Long Distance	GENERAL FUND	Library	7.79
	2/10/17	Jan. 2017 Long Distance	GENERAL FUND	Pool	1.09
	2/10/17	Jan.2017 Long Distance	GENERAL FUND	Finance	24.40
	2/10/17	Jan. 2017 Long Distance	ROAD USE TAX	Road Use Tax	1.09
	2/10/17	Jan. 2017 Long Distance	WATER UTILITY	Water	1.09
				TOTAL:	85.41
CenturyLink	1/13/17	Phone service Dec. 2016	GENERAL FUND	Police Department	221.05
	1/13/17	Phone service Dec. 2016	GENERAL FUND	Library	221.06
	1/13/17	Phone service Dec. 2016	GENERAL FUND	Pool	55.27
	1/13/17	Phone service Dec. 2016	GENERAL FUND	Finance	165.75
	1/13/17	Phone service Dec. 2016	ROAD USE TAX	Road Use Tax	55.27
	1/13/17	Phone service Dec. 2016	WATER UTILITY	Water	55.27
	2/10/17	telephone svcs 1/28 - 2/27	GENERAL FUND	Police Department	220.85
	2/10/17	telephone svcs 1/28 - 2/27	GENERAL FUND	Library	220.86
	2/10/17	telephone svcs 1/28 - 2/27	GENERAL FUND	Pool	55.22
	2/10/17	telephone svcs 1/28 - 2/27	GENERAL FUND	Finance	165.60
	2/10/17	telephone svcs 1/28 - 2/27	ROAD USE TAX	Road Use Tax	55.22
	2/10/17	telephone svcs 1/28 - 2/27	WATER UTILITY	Water	55.22
				TOTAL:	1,546.64
Cintas Corporation	2/10/17	medical kit refill	ROAD USE TAX	Road Use Tax	127.99
				TOTAL:	127.99
Crossroads AG	1/27/17	tordon RTU	GENERAL FUND	Parks	26.52
				TOTAL:	26.52
Cummins Central Power LLC	2/10/17	wrk on generator & main li	SEWER UTILITY FUND	Sewer	1,540.06
				TOTAL:	1,540.06
Dallas County News, Inc.	2/10/17	newspaper renewal	GENERAL FUND	Library	44.00
				TOTAL:	44.00
Dallas County Recorder	2/10/17	Amend.No.6 to Urban Revit	GENERAL FUND	Finance	47.00
				TOTAL:	47.00
Dallas County Treasurer	2/10/17	Jan.2017 parking tickets	GENERAL FUND	Police Department	50.00
				TOTAL:	50.00

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
Delta Dental Plan of Iowa	1/18/17	Feb 2017 premiums	ROAD USE TAX	Road Use Tax	157.08
	1/18/17	Feb 2017 premiums	TRUST AND AGENCY	General Government	1,548.36
	1/18/17	Feb 2017 premiums	WATER UTILITY	Water	291.72
	1/18/17	Feb 2017 premiums	SEWER UTILITY FUND	Sewer	246.82
				TOTAL:	2,243.98
Des Moines Area Community College	2/10/17	EMT class - B.Huntoon/T.Sm	GENERAL FUND	Fire Department	1,794.00
				TOTAL:	1,794.00
Electronic Engineering	2/10/17	3 pagers/programing/batter	GENERAL FUND	Fire Department	1,410.00
				TOTAL:	1,410.00
Embree Ag Repai	2/10/17	svcs on #102, 103, 101, &	GENERAL FUND	Fire Department	1,114.08
				TOTAL:	1,114.08
Emergency Services Marketing Corp., In	2/10/17	I am responding calls-2016	GENERAL FUND	Fire Department	10.00
				TOTAL:	10.00
Ferguson Waterworks #2516	1/16/17	24 -3/4" couplings	WATER UTILITY	Water	276.26
	1/16/17	8 - 1" couplings	WATER UTILITY	Water	141.75
	1/16/17	Freight	WATER UTILITY	Water	10.50
	1/16/17	6 3/4" meters	WATER UTILITY	Water	1,380.00
	1/16/17	2 - 1" meters	WATER UTILITY	Water	705.00
	1/16/17	Registers & freitht	WATER UTILITY	Water	907.38
	1/16/17	6 3/4" meters	SEWER UTILITY FUND	Sewer	1,380.00
	1/16/17	2 - 1" meters	SEWER UTILITY FUND	Sewer	705.00
	2/10/17	5/8" & 3/4" meter coupling	WATER UTILITY	Water	555.84
	2/10/17	5/8" & 3/4" meters w/ ecod	WATER UTILITY	Water	2,828.91
	2/10/17	service fee - pmt due Jan.	WATER UTILITY	Water	38.08
	2/10/17	5/8" & 3/4" meters w/ ecod	SEWER UTILITY FUND	Sewer	2,828.91
	2/10/17	service fee - pmt due Jan.	SEWER UTILITY FUND	Sewer	38.08
				TOTAL:	11,795.71
Follett School Solutions, Inc	2/10/17	book processing labels	GENERAL FUND	Library	340.00
				TOTAL:	340.00
Freedom Fire & Safety LLC	1/27/17	annual fire exting. inspec	GENERAL FUND	Police Department	134.90
	1/27/17	annual fire exting. inspec	GENERAL FUND	Fire Department	30.30
	1/27/17	annual fire exting. inspec	GENERAL FUND	Library	30.30
	1/27/17	annual fire exting. inspec	GENERAL FUND	Parks	46.90
	1/27/17	annual fire exting. inspec	GENERAL FUND	Pool	21.90
	1/27/17	annual fire exting. inspec	GENERAL FUND	Finance	33.10
	1/27/17	annual fire exting. inspec	ROAD USE TAX	Road Use Tax	217.55
	1/27/17	annual fire exting. inspec	WATER UTILITY	Water	188.80
	1/27/17	annual fire exting. inspec	SEWER UTILITY FUND	Sewer	51.40
				TOTAL:	755.15
Fuller Petroleum Service	2/10/17	Jan.2017 Diesel & Kerosene	GENERAL FUND	Fire Department	75.73
	2/10/17	Jan.2017 Diesel & Kerosene	ROAD USE TAX	Road Use Tax	250.83
	2/10/17	Jan.2017 Diesel & Kerosene	WATER UTILITY	Water	43.10
				TOTAL:	369.66
Gatehouse Media Iowa Holdings	2/10/17	Ord.No.312/315 & Jan.2017	GENERAL FUND	Finance	296.31
	2/10/17	PH rezoning K.Kasischke/BO	GENERAL FUND	Zoning/Compliance/Perm	29.17
				TOTAL:	325.48

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
Hawkeye Truck Equipment	2/10/17	wiper for Truck #2	ROAD USE TAX	Road Use Tax	95.30
				TOTAL:	95.30
Hawkins Inc.	2/10/17	chlorine & sodium hydroxid	WATER UTILITY	Water	932.50
				TOTAL:	932.50
IPERS	1/20/17	PY-IPERS REG	GENERAL FUND	NON-DEPARTMENTAL	772.90
	1/20/17	PY-POLICE IPERS	GENERAL FUND	NON-DEPARTMENTAL	1,277.90
	1/20/17	PY-IPERS REG	ROAD USE TAX	NON-DEPARTMENTAL	289.08
	1/20/17	PY-IPERS REG	ROAD USE TAX	Road Use Tax	433.84
	1/20/17	PY-IPERS REG	TRUST AND AGENCY	General Government	1,159.96
	1/20/17	PY-POLICE IPERS	TRUST AND AGENCY	General Government	1,916.87
	1/20/17	PY-IPERS REG	WATER UTILITY	NON-DEPARTMENTAL	407.27
	1/20/17	PY-IPERS REG	WATER UTILITY	Water	611.26
	1/20/17	PY-IPERS REG	SEWER UTILITY FUND	NON-DEPARTMENTAL	421.72
	1/20/17	PY-IPERS REG	SEWER UTILITY FUND	Sewer	632.94
	1/20/17	PY-IPERS REG	STORM WATER UTILIT	NON-DEPARTMENTAL	35.31
	1/20/17	PY-IPERS REG	STORM WATER UTILIT	STORM WATER UTILITY	53.01
	2/03/17	PY-IPERS REG	GENERAL FUND	NON-DEPARTMENTAL	753.14
	2/03/17	PY-POLICE IPERS	GENERAL FUND	NON-DEPARTMENTAL	1,216.67
	2/03/17	PY-IPERS REG	ROAD USE TAX	NON-DEPARTMENTAL	266.53
	2/03/17	PY-IPERS REG	ROAD USE TAX	Road Use Tax	400.01
	2/03/17	PY-IPERS REG	TRUST AND AGENCY	General Government	1,130.30
	2/03/17	PY-POLICE IPERS	TRUST AND AGENCY	General Government	1,825.00
	2/03/17	PY-IPERS REG	WATER UTILITY	NON-DEPARTMENTAL	366.06
	2/03/17	PY-IPERS REG	WATER UTILITY	Water	549.41
	2/03/17	PY-IPERS REG	SEWER UTILITY FUND	NON-DEPARTMENTAL	385.77
	2/03/17	PY-IPERS REG	SEWER UTILITY FUND	Sewer	578.99
	2/03/17	PY-IPERS REG	STORM WATER UTILIT	NON-DEPARTMENTAL	38.67
	2/03/17	PY-IPERS REG	STORM WATER UTILIT	STORM WATER UTILITY	58.06
				TOTAL:	15,580.67
Infomax Office Systems Inc	1/12/17	COPIER AGREEMENT	GENERAL FUND	Library	100.13
				TOTAL:	100.13
Inland Trucks Parts & Service	1/27/17	new rear-end,RHaxle,misc.p	ROAD USE TAX	Road Use Tax	3,016.44
				TOTAL:	3,016.44
International Union of Operating Engin	1/20/17	PY-PW UNION DUES	ROAD USE TAX	NON-DEPARTMENTAL	15.20
	1/20/17	PY-PW UNION DUES	WATER UTILITY	NON-DEPARTMENTAL	15.04
	1/20/17	PY-PW UNION DUES	SEWER UTILITY FUND	NON-DEPARTMENTAL	1.76
	2/03/17	PY-PW UNION DUES	ROAD USE TAX	NON-DEPARTMENTAL	15.20
	2/03/17	PY-PW UNION DUES	WATER UTILITY	NON-DEPARTMENTAL	15.04
	2/03/17	PY-PW UNION DUES	SEWER UTILITY FUND	NON-DEPARTMENTAL	1.76
				TOTAL:	64.00
Iowa Assn of Municipal Utilities	2/10/17	IAMU water member dues	WATER UTILITY	Water	745.68
				TOTAL:	745.68
Iowa Codification Inc.	2/10/17	Ord. No. 312, 314, & 315	GENERAL FUND	Finance	402.00
				TOTAL:	402.00
Iowa Dept of Natural Resources	1/31/17	NPDES permit(3yr)-Main St	STORM WATER UTILIT	STORM WATER UTILITY	350.00
				TOTAL:	350.00
Iowa One Call	1/27/17	Dec. 2016 svcs	WATER UTILITY	Water	36.50

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	1/27/17	Dec. 2016 svcs	SEWER UTILITY FUND	Sewer	36.50
				TOTAL:	73.00
Iowa Rural Water Assoc	2/10/17	annual conference - kip	WATER UTILITY	Water	325.00
				TOTAL:	325.00
Iowa Workforce Development	1/27/17	Elevator Safety Inspection	GENERAL FUND	Library	175.00
	1/27/17	Elevator Safety Inspection	GENERAL FUND	Finance	175.00
				TOTAL:	350.00
Temporary Vendo	1/27/17	Adult Volleyball Wrkers	GENERAL FUND	Recreation	33.75
	1/27/17	Rec.Basktbll Offcls/Scorek	GENERAL FUND	Recreation	80.00
	1/27/17	Rec.Basktbll Offcls/Scorek	GENERAL FUND	Recreation	80.00
	1/27/17	replce windshield Car #1	GENERAL FUND	Police Department	242.42
	1/27/17	Rec.Basktbll Offcls/Scorek	GENERAL FUND	Recreation	60.00
	1/27/17	Rec.Basktbll Offcls/Scorek	GENERAL FUND	Recreation	80.00
	1/27/17	Rec.Basktbll Offcls/Scorek	GENERAL FUND	Recreation	80.00
	1/27/17	Rec.Basktbll Offcls/Scorek	GENERAL FUND	Recreation	80.00
	1/27/17	Rec.Basktbll Offcls/Scorek	GENERAL FUND	Recreation	80.00
	1/27/17	Mid-States Organized Crim	GENERAL FUND	Police Department	100.00
	1/27/17	Adult Volleyball Workers	GENERAL FUND	Recreation	33.75
	1/27/17	Rec.Basktbll Offcls/Scorek	GENERAL FUND	Recreation	60.00
	1/27/17	strip & re-coat paw prints	GENERAL FUND	Pool	4,861.50
	1/27/17	Rec.Basktbll Offcls/Scorek	GENERAL FUND	Recreation	60.00
	1/16/17	Basketball instructor	GENERAL FUND	Recreation	400.00
	1/20/17	01-01220-02	WATER UTILITY	Water	80.21
	1/20/17	01-05380-98	WATER UTILITY	Water	71.03
	1/20/17	01-00170-00	WATER UTILITY	Water	60.35
	1/20/17	03-11030-05	WATER UTILITY	Water	32.90
	1/20/17	06-02520-01	WATER UTILITY	Water	60.35
	1/20/17	03-11550-05	WATER UTILITY	Water	27.37
				TOTAL:	6,663.63
Keystone Laboratories, Inc.	2/10/17	Jan.2017 testing	WATER UTILITY	Water	121.00
	2/10/17	Jan.2017 testing	SEWER UTILITY FUND	Sewer	2,311.20
				TOTAL:	2,432.20
Legislative Services Agency	1/27/17	2017 IA code law books	GENERAL FUND	Police Department	200.00
				TOTAL:	200.00
Linda Johnson	2/10/17	Safety Facility	GENERAL FUND	Police Department	180.00
	2/10/17	City Hall	GENERAL FUND	Finance	144.00
				TOTAL:	324.00
Mainstay Systems Inc.	2/10/17	laptop battery	GENERAL FUND	Police Department	37.00
				TOTAL:	37.00
Mary Mosiman, Auditor of State	1/27/17	FY 15-16 Audit	GENERAL FUND	Finance	9,593.83
	1/27/17	FY 15-16 Audit	ROAD USE TAX	Road Use Tax	1,598.96
	1/27/17	FY 15-16 Audit	WATER UTILITY	Water	2,398.46
	1/27/17	FY 15-16 Audit	SEWER UTILITY FUND	Sewer	2,398.46
				TOTAL:	15,989.71
McClure Engineering Company	1/27/17	s.annex utility ext. eval	GENERAL FUND	Zoning/Compliance/Perm	3,205.00
	1/27/17	subdiv review - multi sub.	GENERAL FUND	Zoning/Compliance/Perm	7,808.75
	1/27/17	e.annex ss ext. eval	SEWER UTILITY FUND	Sewer	5,142.50

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	1/27/17	ww treatment plant facilty	SEWER UTILITY FUND	Sewer	1,637.50
	1/27/17	ww treatment plant analysi	SEWER UTILITY FUND	Sewer	292.50
	1/27/17	water treatmnt plant study	SEWER UTILITY FUND	Sewer	993.00
				TOTAL:	19,079.25
Menards	2/10/17	books	GENERAL FUND	Library	908.76
	2/10/17	4" lav ch w/ acryl handle	ROAD USE TAX	Road Use Tax	18.99
				TOTAL:	927.75
Methodist Occupational Health & Wellne	2/10/17	drug screen - Adam Doll	GENERAL FUND	Fire Department	52.00
				TOTAL:	52.00
Michael Todd & Co Inc	2/10/17	street signs-multiple stre	ROAD USE TAX	Road Use Tax	504.16
				TOTAL:	504.16
MidAmerican Energy	1/13/17	Ele & Gas through Dec 19,	GENERAL FUND	Police Department	797.29
	1/13/17	Ele & Gas through Dec 19,	GENERAL FUND	Police Department	46.29
	1/13/17	Ele & Gas through Dec 19,	GENERAL FUND	Fire Department	150.00
	1/13/17	Ele & Gas through Dec 19,	GENERAL FUND	Street Lighting	3,946.98
	1/13/17	Ele & Gas through Dec 19,	GENERAL FUND	Traffic	44.26
	1/13/17	Ele & Gas through Dec 19,	GENERAL FUND	Library	2,039.83
	1/13/17	Ele & Gas through Dec 19,	GENERAL FUND	Parks	439.51
	1/13/17	Ele & Gas through Dec 19,	GENERAL FUND	Island Park	80.21
	1/13/17	Ele & Gas through Dec 19,	GENERAL FUND	Pool	230.90
	1/13/17	Ele & Gas through Dec 19,	GENERAL FUND	Finance	698.26
	1/13/17	Ele & Gas through Dec 19,	GENERAL FUND	Finance	250.92
	1/13/17	Ele & Gas through Dec 19,	GENERAL FUND	Finance	12.42
	1/13/17	Ele & Gas through Dec 19,	ROAD USE TAX	Road Use Tax	1,138.19
	1/13/17	Ele & Gas through Dec 19,	WATER UTILITY	Water	2,496.76
	1/13/17	Ele & Gas through Dec 19,	SEWER UTILITY FUND	Sewer	1,934.85
	2/10/17	12-19-16 to 1-20-17 usage	GENERAL FUND	Police Department	989.00
	2/10/17	12-19-16 to 1-20-17 usage	GENERAL FUND	Police Department	45.91
	2/10/17	12-19-16 to 1-20-17 usage	GENERAL FUND	Fire Department	150.00
	2/10/17	12-19-16 to 1-20-17 usage	GENERAL FUND	Street Lighting	3,944.07
	2/10/17	12-19-16 to 1-20-17 usage	GENERAL FUND	Traffic	43.28
	2/10/17	12-19-16 to 1-20-17 usage	GENERAL FUND	Library	2,760.89
	2/10/17	12-19-16 to 1-20-17 usage	GENERAL FUND	Parks	573.83
	2/10/17	12-19-16 to 1-20-17 usage	GENERAL FUND	Island Park	70.03
	2/10/17	12-19-16 to 1-20-17 usage	GENERAL FUND	Pool	231.32
	2/10/17	12-19-16 to 1-20-17 usage	GENERAL FUND	Finance	875.70
	2/10/17	12-19-16 to 1-20-17 usage	GENERAL FUND	Finance	287.31
	2/10/17	12-19-16 to 1-20-17 usage	GENERAL FUND	Finance	12.27
	2/10/17	12-19-16 to 1-20-17 usage	ROAD USE TAX	Road Use Tax	1,348.28
	2/10/17	12-19-16 to 1-20-17 usage	WATER UTILITY	Water	2,622.85
	2/10/17	12-19-16 to 1-20-17 usage	SEWER UTILITY FUND	Sewer	1,916.86
				TOTAL:	30,178.27
Midland GIS Solutions, L.L.C.	1/27/17	updte GIS for new subdivis	WATER UTILITY	Water	1,166.67
	1/27/17	updte GIS for new subdivis	SEWER UTILITY FUND	Sewer	1,166.67
	1/27/17	updte GIS for new subdivis	STORM WATER UTILIT	STORM WATER UTILITY	1,166.66
				TOTAL:	3,500.00
Mike's Adel Power Equipment	2/10/17	chain saw repairs	GENERAL FUND	Cemetery	71.75
				TOTAL:	71.75
Municipal Supply Inc.	1/27/17	supplies WA main leak@WA p	WATER UTILITY	Water	941.65

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
				TOTAL:	941.65
Nancy Terpstra	2/10/17	books	GENERAL FUND	Library	366.00
				TOTAL:	366.00
Nationwide Office Cleaners	2/10/17	janitorial	GENERAL FUND	Library	627.85
				TOTAL:	627.85
Nationwide Retirement Solutions	1/20/17	EE deferred comp w/h	GENERAL FUND	NON-DEPARTMENTAL	125.00
	1/20/17	EE deferred comp w/h	ROAD USE TAX	NON-DEPARTMENTAL	110.00
	1/20/17	EE deferred comp w/h	WATER UTILITY	NON-DEPARTMENTAL	85.50
	1/20/17	EE deferred comp w/h	SEWER UTILITY FUND	NON-DEPARTMENTAL	79.50
	2/03/17	EE deferred comp w/h	GENERAL FUND	NON-DEPARTMENTAL	125.00
	2/03/17	EE deferred comp w/h	ROAD USE TAX	NON-DEPARTMENTAL	110.00
	2/03/17	EE deferred comp w/h	WATER UTILITY	NON-DEPARTMENTAL	85.50
	2/03/17	EE deferred comp w/h	SEWER UTILITY FUND	NON-DEPARTMENTAL	79.50
				TOTAL:	800.00
People's Bank	1/20/17	PY-STATE W/H	GENERAL FUND	NON-DEPARTMENTAL	1,250.01
	1/20/17	PY-STATE W/H	ROAD USE TAX	NON-DEPARTMENTAL	189.01
	1/20/17	PY-STATE W/H	WATER UTILITY	NON-DEPARTMENTAL	277.46
	1/20/17	PY-STATE W/H	SEWER UTILITY FUND	NON-DEPARTMENTAL	283.72
	1/20/17	PY-STATE W/H	STORM WATER UTILIT	NON-DEPARTMENTAL	20.80
	2/03/17	PY-STATE W/H	GENERAL FUND	NON-DEPARTMENTAL	1,204.33
	2/03/17	PY-STATE W/H	ROAD USE TAX	NON-DEPARTMENTAL	175.72
	2/03/17	PY-STATE W/H	WATER UTILITY	NON-DEPARTMENTAL	261.04
	2/03/17	PY-STATE W/H	SEWER UTILITY FUND	NON-DEPARTMENTAL	273.11
	2/03/17	PY-STATE W/H	STORM WATER UTILIT	NON-DEPARTMENTAL	23.80
				TOTAL:	3,959.00
Peoples Trust & Savings	1/20/17	PY-W/H FED TAXES	GENERAL FUND	NON-DEPARTMENTAL	3,082.96
	2/03/17	PY-W/H FED TAXES	GENERAL FUND	NON-DEPARTMENTAL	2,886.85
	1/20/17	PY-FICA W/H & MATCH	GENERAL FUND	NON-DEPARTMENTAL	2,620.39
	2/03/17	PY-FICA W/H & MATCH	GENERAL FUND	NON-DEPARTMENTAL	1,848.16
	1/20/17	PY-MC W/H & MATCH	GENERAL FUND	NON-DEPARTMENTAL	614.79
	2/03/17	PY-MC W/H & MATCH	GENERAL FUND	NON-DEPARTMENTAL	432.24
	1/20/17	PY-W/H FED TAXES	ROAD USE TAX	NON-DEPARTMENTAL	421.97
	2/03/17	PY-W/H FED TAXES	ROAD USE TAX	NON-DEPARTMENTAL	370.55
	1/20/17	PY-FICA W/H & MATCH	ROAD USE TAX	NON-DEPARTMENTAL	283.51
	2/03/17	PY-FICA W/H & MATCH	ROAD USE TAX	NON-DEPARTMENTAL	262.28
	1/20/17	PY-MC W/H & MATCH	ROAD USE TAX	NON-DEPARTMENTAL	66.30
	2/03/17	PY-MC W/H & MATCH	ROAD USE TAX	NON-DEPARTMENTAL	61.34
	1/20/17	PY-FICA W/H & MATCH	ROAD USE TAX	Road Use Tax	283.51
	2/03/17	PY-FICA W/H & MATCH	ROAD USE TAX	Road Use Tax	262.29
	1/20/17	PY-MC W/H & MATCH	ROAD USE TAX	Road Use Tax	66.30
	2/03/17	PY-MC W/H & MATCH	ROAD USE TAX	Road Use Tax	61.34
	1/20/17	PY-FICA W/H & MATCH	TRUST AND AGENCY	General Government	2,620.39
	2/03/17	PY-FICA W/H & MATCH	TRUST AND AGENCY	General Government	1,848.16
	1/20/17	PY-MC W/H & MATCH	TRUST AND AGENCY	General Government	614.79
	2/03/17	PY-MC W/H & MATCH	TRUST AND AGENCY	General Government	432.26
	1/20/17	PY-W/H FED TAXES	WATER UTILITY	NON-DEPARTMENTAL	697.31
	2/03/17	PY-W/H FED TAXES	WATER UTILITY	NON-DEPARTMENTAL	618.32
	1/20/17	PY-FICA W/H & MATCH	WATER UTILITY	NON-DEPARTMENTAL	403.20
	2/03/17	PY-FICA W/H & MATCH	WATER UTILITY	NON-DEPARTMENTAL	373.02
	1/20/17	PY-MC W/H & MATCH	WATER UTILITY	NON-DEPARTMENTAL	94.30
	2/03/17	PY-MC W/H & MATCH	WATER UTILITY	NON-DEPARTMENTAL	87.24

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	1/20/17	PY-FICA W/H & MATCH	WATER UTILITY	Water	403.21
	2/03/17	PY-FICA W/H & MATCH	WATER UTILITY	Water	373.03
	1/20/17	PY-MC W/H & MATCH	WATER UTILITY	Water	94.29
	2/03/17	PY-MC W/H & MATCH	WATER UTILITY	Water	87.24
	1/20/17	PY-W/H FED TAXES	SEWER UTILITY FUND	NON-DEPARTMENTAL	698.19
	2/03/17	PY-W/H FED TAXES	SEWER UTILITY FUND	NON-DEPARTMENTAL	631.71
	1/20/17	PY-FICA W/H & MATCH	SEWER UTILITY FUND	NON-DEPARTMENTAL	415.68
	2/03/17	PY-FICA W/H & MATCH	SEWER UTILITY FUND	NON-DEPARTMENTAL	391.93
	1/20/17	PY-MC W/H & MATCH	SEWER UTILITY FUND	NON-DEPARTMENTAL	97.20
	2/03/17	PY-MC W/H & MATCH	SEWER UTILITY FUND	NON-DEPARTMENTAL	91.66
	1/20/17	PY-FICA W/H & MATCH	SEWER UTILITY FUND	Sewer	415.66
	2/03/17	PY-FICA W/H & MATCH	SEWER UTILITY FUND	Sewer	391.91
	1/20/17	PY-MC W/H & MATCH	SEWER UTILITY FUND	Sewer	97.21
	2/03/17	PY-MC W/H & MATCH	SEWER UTILITY FUND	Sewer	91.64
	1/20/17	PY-W/H FED TAXES	STORM WATER UTILIT	NON-DEPARTMENTAL	26.70
	2/03/17	PY-W/H FED TAXES	STORM WATER UTILIT	NON-DEPARTMENTAL	32.01
	1/20/17	PY-FICA W/H & MATCH	STORM WATER UTILIT	NON-DEPARTMENTAL	34.84
	2/03/17	PY-FICA W/H & MATCH	STORM WATER UTILIT	NON-DEPARTMENTAL	38.35
	1/20/17	PY-MC W/H & MATCH	STORM WATER UTILIT	NON-DEPARTMENTAL	8.15
	2/03/17	PY-MC W/H & MATCH	STORM WATER UTILIT	NON-DEPARTMENTAL	8.97
	1/20/17	PY-FICA W/H & MATCH	STORM WATER UTILIT	STORM WATER UTILITY	34.85
	2/03/17	PY-FICA W/H & MATCH	STORM WATER UTILIT	STORM WATER UTILITY	38.35
	1/20/17	PY-MC W/H & MATCH	STORM WATER UTILIT	STORM WATER UTILITY	8.15
	2/03/17	PY-MC W/H & MATCH	STORM WATER UTILIT	STORM WATER UTILITY	8.97
				TOTAL:	25,933.67
Peoples Trust & Savings Bank	1/27/17	postage	GENERAL FUND	Library	37.48
	1/27/17	books	GENERAL FUND	Library	356.96
	1/27/17	supplies	GENERAL FUND	Library	343.14
	1/27/17	phone cover	GENERAL FUND	Parks	63.59
	1/27/17	steel for gate	GENERAL FUND	Cemetery	127.70
	1/27/17	cert. mailings brick st as	GENERAL FUND	Finance	551.38
	1/27/17	name plates - brittany	GENERAL FUND	Finance	24.89
	1/27/17	annual zoning training-ste	GENERAL FUND	Zoning/Compliance/Perm	170.00
	1/27/17	misc. supplies	ROAD USE TAX	Road Use Tax	71.80
	1/27/17	IA WA Environment training	WATER UTILITY	Water	190.00
	1/27/17	IA WA Environment training	SEWER UTILITY FUND	Sewer	190.00
				TOTAL:	2,126.94
Postmaster -Adel Post Office	1/31/17	Jan.2017 - 1575 / Feb.News	WATER UTILITY	Water	246.02
	1/31/17	Jan.2017 - 1575 / Feb.News	SEWER UTILITY FUND	Sewer	201.28
				TOTAL:	447.30
RD McKinney	2/10/17	water main repair - Rapids	WATER UTILITY	Water	750.00
				TOTAL:	750.00
RICOH USA, Inc.	2/10/17	10-22-16/1-21-17 qrtrly co	GENERAL FUND	Parks	73.80
	2/10/17	10-22-16/1-21-17 qrtrly co	GENERAL FUND	Finance	73.81
	2/10/17	10-22-16/1-21-17 qrtrly co	GENERAL FUND	Zoning/Compliance/Perm	73.80
	2/10/17	10-22-16/1-21-17 qrtrly co	ROAD USE TAX	Road Use Tax	73.80
	2/10/17	10-22-16/1-21-17 qrtrly co	WATER UTILITY	Water	73.81
	2/10/17	10-22-16/1-21-17 qrtrly co	SEWER UTILITY FUND	Sewer	73.80
				TOTAL:	442.82
Register Media	2/10/17	main st project/comm.tax a	GENERAL FUND	Finance	352.72
				TOTAL:	352.72

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
River Valley Insurance, LLC	1/27/17	2017 insurance premiums	GENERAL FUND	Police Department	4,894.39
	1/27/17	2017 insurance premiums	GENERAL FUND	Fire Department	3,323.36
	1/27/17	2017 insurance premiums	GENERAL FUND	Library	777.81
	1/27/17	2017 insurance premiums	GENERAL FUND	Parks	3,119.63
	1/27/17	2017 insurance premiums	GENERAL FUND	Island Park	1,378.84
	1/27/17	2017 insurance premiums	GENERAL FUND	Pool	2,617.98
	1/27/17	2017 insurance premiums	GENERAL FUND	Recreation	227.28
	1/27/17	2017 insurance premiums	GENERAL FUND	Finance	5,277.97
	1/27/17	2017 insurance premiums	GENERAL FUND	Finance	707.10
	1/27/17	2017 insurance premiums	GENERAL FUND	Zoning/Compliance/Perm	323.24
	1/27/17	2017 insurance premiums	ROAD USE TAX	Road Use Tax	3,376.09
	1/27/17	2017 insurance premiums	TRUST AND AGENCY	General Government	50,761.99
	1/27/17	2017 insurance premiums	WATER UTILITY	Water	10,227.56
	1/27/17	2017 insurance premiums	SEWER UTILITY FUND	Sewer	3,482.76
TOTAL:					90,496.00
Road Husky Trailer Co. LLC	2/10/17	flat & angle steel	GENERAL FUND	Parks	96.30
	TOTAL:				96.30
Safety-Kleen Systems, Inc	1/12/17	SERVICE FEE	ROAD USE TAX	Road Use Tax	2.54
	1/12/17	SERVICE FEE	WATER UTILITY	Water	2.55
	1/12/17	SERVICE FEE	SEWER UTILITY FUND	Sewer	2.54
	1/12/17	SERVICE FEE	STORM WATER UTILIT	STORM WATER UTILITY	2.55
	TOTAL:				10.18
Sam's Club	2/10/17	membership - P.James	GENERAL FUND	Library	45.00
	2/10/17	membership plus - N. Schen	GENERAL FUND	Pool	50.00
	2/10/17	membership plus - N. Schen	GENERAL FUND	Recreation	50.00
	TOTAL:				145.00
Simplex Grinnell	2/10/17	annual testing & inspectio	GENERAL FUND	Library	832.68
	TOTAL:				832.68
Snyder & Associates, Inc.	1/27/17	final fees-master plan 201	GENERAL FUND	Pool	1,600.00
	TOTAL:				1,600.00
South Dallas C. Landfill	2/10/17	Feb.per capita/Jan. Recycl	GARBAGE/RECYCLING	Garbage	1,326.00
	2/10/17	Feb.per capita/Jan. Recycl	GARBAGE/RECYCLING	Garbage	50.00
	TOTAL:				1,376.00
Staples Advantage	1/18/17	pocket sleeves,desk calend	GENERAL FUND	Police Department	66.95
	1/18/17	fold lablesm receipt book,	GENERAL FUND	Police Department	59.76
	1/27/17	paper,recpt books,printer	GENERAL FUND	Recreation	15.14
	1/18/17	enveloper, paper towels	GENERAL FUND	Finance	83.77
	1/18/17	pocket folders	GENERAL FUND	Finance	15.24
	1/27/17	paper,recpt books,printer	GENERAL FUND	Finance	15.15
	1/27/17	paper,recpt books,printer	GENERAL FUND	Zoning/Compliance/Perm	15.15
	1/18/17	enveloper, paper towels	WATER UTILITY	Water	38.86
	1/18/17	report covers	WATER UTILITY	Water	15.96
	1/18/17	report covers	WATER UTILITY	Water	4.69
	1/27/17	paper,recpt books,printer	WATER UTILITY	Water	44.42
	1/18/17	enveloper, paper towels	SEWER UTILITY FUND	Sewer	38.87
	1/18/17	report covers	SEWER UTILITY FUND	Sewer	15.96
	1/18/17	report covers	SEWER UTILITY FUND	Sewer	4.69
	1/27/17	paper,recpt books,printer	SEWER UTILITY FUND	Sewer	44.42
	2/10/17	air duster,post-it note,dr	GENERAL FUND	Police Department	13.39

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	2/10/17	misc. supplies	GENERAL FUND	Library	112.93
	2/10/17	air duster,post-it note,dr	ROAD USE TAX	Road Use Tax	10.59
	2/10/17	air duster,post-it note,dr	WATER UTILITY	Water	21.22
	2/10/17	air duster,post-it note,dr	SEWER UTILITY FUND	Sewer	21.22
				TOTAL:	658.38
Teamsters Local 238	1/20/17	PD-UNION DUES	GENERAL FUND	NON-DEPARTMENTAL	154.74
	2/03/17	PD-UNION DUES	GENERAL FUND	NON-DEPARTMENTAL	154.74
				TOTAL:	309.48
Terry Wright	2/10/17	HRA reimbursement	TRUST AND AGENCY	General Government	3.76
				TOTAL:	3.76
The Graphic Edge	1/27/17	1st/2nd grade basketball s	GENERAL FUND	Recreation	620.67
				TOTAL:	620.67
Truck Equipment Inc	1/27/17	srvc body for new parks t	GENERAL FUND	Parks	10,811.00
				TOTAL:	10,811.00
Tyler Technologies, Inc.	2/10/17	signature license -B.Sandq	GENERAL FUND	Finance	138.00
				TOTAL:	138.00
US Postal Service	1/31/17	PO Box 127 annual renewal	GENERAL FUND	Police Department	116.00
				TOTAL:	116.00
Unity Point CLinic - Occupational Medi	1/27/17	CDL drug testing 2017 dues	ROAD USE TAX	Road Use Tax	50.00
				TOTAL:	50.00
Utility Equipment Co.	1/16/17	12 -3/4" compression coupl	WATER UTILITY	Water	222.00
	1/16/17	6 - 1" Compression couplin	WATER UTILITY	Water	120.00
				TOTAL:	342.00
Verizon Wireless	2/10/17	cell phone svcs thru 1/15/	GENERAL FUND	Police Department	426.91
	2/10/17	cell phone svcs thru 1/15/	GENERAL FUND	Parks	30.07
	2/10/17	cell phone svcs thru 1/15/	GENERAL FUND	Recreation	77.27
	2/10/17	cell phone svcs thru 1/15/	GENERAL FUND	Finance	19.32
	2/10/17	cell phone svcs thru 1/15/	GENERAL FUND	Zoning/Compliance/Perm	77.27
	2/10/17	cell phone svcs thru 1/15/	ROAD USE TAX	Road Use Tax	64.43
	2/10/17	cell phone svcs thru 1/15/	WATER UTILITY	Water	89.47
	2/10/17	cell phone svcs thru 1/15/	SEWER UTILITY FUND	Sewer	121.64
	2/10/17	cell phone svcs thru 1/15/	STORM WATER UTILIT	STORM WATER UTILITY	10.02
				TOTAL:	916.40
Voya	1/20/17	PY-ING DEFERRED COMP	GENERAL FUND	NON-DEPARTMENTAL	81.50
	1/20/17	PY-ING DEFERRED COMP	ROAD USE TAX	NON-DEPARTMENTAL	4.55
	1/20/17	PY-ING DEFERRED COMP	WATER UTILITY	NON-DEPARTMENTAL	23.40
	1/20/17	PY-ING DEFERRED COMP	SEWER UTILITY FUND	NON-DEPARTMENTAL	30.55
	2/03/17	PY-ING DEFERRED COMP	GENERAL FUND	NON-DEPARTMENTAL	81.50
	2/03/17	PY-ING DEFERRED COMP	ROAD USE TAX	NON-DEPARTMENTAL	4.55
	2/03/17	PY-ING DEFERRED COMP	WATER UTILITY	NON-DEPARTMENTAL	23.40
	2/03/17	PY-ING DEFERRED COMP	SEWER UTILITY FUND	NON-DEPARTMENTAL	30.55
				TOTAL:	280.00
Wellmark/BCBS of Iowa	1/20/17	PY-INSURANCE PREMIUM BCBS	GENERAL FUND	NON-DEPARTMENTAL	1,189.76
	1/20/17	PY-INSURANCE PREMIUM BCBS	ROAD USE TAX	NON-DEPARTMENTAL	240.69
	1/27/17	Feb. 2017 premiums	ROAD USE TAX	Road Use Tax	1,416.14

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
	1/27/17	Feb. 2017 premiums	TRUST AND AGENCY	General Government	10,699.77
	1/20/17	PY-INSURANCE PREMIUM BCBS	WATER UTILITY	NON-DEPARTMENTAL	275.96
	1/27/17	Feb. 2017 premiums	WATER UTILITY	Water	2,045.54
	1/20/17	PY-INSURANCE PREMIUM BCBS	SEWER UTILITY FUND	NON-DEPARTMENTAL	302.72
	1/27/17	Feb. 2017 premiums	SEWER UTILITY FUND	Sewer	1,573.49
	1/20/17	PY-INSURANCE PREMIUM BCBS	STORM WATER UTILIT	NON-DEPARTMENTAL	31.50
	2/03/17	PY-INSURANCE PREMIUM BCBS	GENERAL FUND	NON-DEPARTMENTAL	1,188.09
	2/03/17	PY-INSURANCE PREMIUM BCBS	ROAD USE TAX	NON-DEPARTMENTAL	239.53
	2/03/17	PY-INSURANCE PREMIUM BCBS	WATER UTILITY	NON-DEPARTMENTAL	269.98
	2/03/17	PY-INSURANCE PREMIUM BCBS	SEWER UTILITY FUND	NON-DEPARTMENTAL	294.91
	2/03/17	PY-INSURANCE PREMIUM BCBS	STORM WATER UTILIT	NON-DEPARTMENTAL	31.50
				TOTAL:	19,799.58
Wells Fargo Vendor Financial Svcs	1/27/17	rent 1/4-2/3 & copies - 12	GENERAL FUND	Police Department	185.37
	2/10/17	copier rent 2/22 - 3/21	GENERAL FUND	Recreation	23.08
	2/10/17	copier rent 2/22 - 3/21	GENERAL FUND	Finance	23.08
	2/10/17	copier rent 2/22 - 3/21	GENERAL FUND	Zoning/Compliance/Perm	23.07
	2/10/17	copier rent 2/22 - 3/21	ROAD USE TAX	Road Use Tax	23.08
	2/10/17	copier rent 2/22 - 3/21	WATER UTILITY	Water	23.08
	2/10/17	copier rent 2/22 - 3/21	SEWER UTILITY FUND	Sewer	23.08
				TOTAL:	323.84
Wex Bank	2/10/17	Fuel - Jan. 2017	GENERAL FUND	Police Department	1,512.22
	2/10/17	Fuel - Jan. 2017	GENERAL FUND	Fire Department	135.17
	2/10/17	Fuel - Jan. 2017	GENERAL FUND	Parks	185.45
	2/10/17	Fuel - Jan. 2017	GENERAL FUND	Recreation	58.95
	2/10/17	Fuel - Jan. 2017	GENERAL FUND	Zoning/Compliance/Perm	70.00
	2/10/17	Fuel - Jan. 2017	ROAD USE TAX	Road Use Tax	368.85
	2/10/17	Fuel - Jan. 2017	WATER UTILITY	Water	258.02
	2/10/17	Fuel - Jan. 2017	SEWER UTILITY FUND	Sewer	133.68
				TOTAL:	2,722.34
Temporary Vendo	2/10/17	2017 IEMSA conference	GENERAL FUND	Fire Department	80.00
LARRY VOLES	2/10/17	EMT Books-B.Huntoon/T.Smit	GENERAL FUND	Fire Department	366.00
TAMMIE SMITH	2/10/17	Adult Volleyball	GENERAL FUND	Recreation	36.00
LUCAS D'CONNOR	2/10/17	Adult Volleyball	GENERAL FUND	Recreation	36.00
OLIVIA ANDERSON				TOTAL:	518.00
**PAYROLL EXPENSES	1/12/2017 - 2/10/2017		GENERAL FUND	Police Department	44,833.68
			GENERAL FUND	Fire Department	8,304.00
			GENERAL FUND	Library	11,135.09
			GENERAL FUND	Parks	1,210.81
			GENERAL FUND	Island Park	936.32
			GENERAL FUND	Cemetery	314.04
			GENERAL FUND	Pool	1,351.18
			GENERAL FUND	Recreation	2,180.88
			GENERAL FUND	Finance	2,579.58
			GENERAL FUND	Zoning/Compliance/Perm	2,639.18
			ROAD USE TAX	Road Use Tax	9,365.35
			WATER UTILITY	Water	13,189.22

VENDOR NAME	DATE	DESCRIPTION	FUND	DEPARTMENT	AMOUNT
**PAYROLL EXPENSES			SEWER UTILITY FUND	Sewer	13,768.57
			STORM WATER UTILIT	STORM WATER UTILITY	1,243.46
				TOTAL:	113,051.36

===== FUND TOTALS =====

001	GENERAL FUND	206,003.34
110	ROAD USE TAX	49,386.63
112	TRUST AND AGENCY	75,339.52
600	WATER UTILITY	59,143.24
610	SEWER UTILITY FUND	52,480.91
615	STORM WATER UTILITY	3,354.68
670	GARBAGE/RECYCLING UTILITY	22,829.66

GRAND TOTAL: 468,537.98

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-ADEL
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 1/12/2017 THRU 2/10/2017
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00
GL POST DATE: 0/00/0000 THRU 99/99/9999
CHECK DATE: 0/00/0000 THRU 99/99/9999

PAYROLL SELECTION

PAYROLL EXPENSES: YES
EXPENSE TYPE: GROSS
CHECK DATE: 1/12/2017 THRU 2/10/2017

PRINT OPTIONS

PRINT DATE: Item Date
SEQUENCE: By Vendor Name
DESCRIPTION: Distribution
GL ACCTS: NO
REPORT TITLE: C O U N C I L R E P O R T
SIGNATURE LINES: 0

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM: YES

CITY OF ADEL
MONTH TO DATE TREASURERS REPORT
AS OF: JANUARY 31ST, 2017

FUND	BEGINNING CASH BALANCE	MTD REVENUES	MTD EXPENSES	ACCOUNTS PAYABLE	ENDING CASH BALANCE	TOTAL INVESTMENTS	TOTAL CASH & INVESTMENTS
GENERAL FUND	716,537.88	105,479.85	214,818.59	0.00	607,199.14	0.00	607,199.14
SPECIAL RESERVE TRANSFER	413,938.70	68.31	845.40	0.00	413,161.61	0.00	413,161.61
ROAD USE TAX	282,688.02	41,088.03	43,215.31	0.00	280,560.74	0.00	280,560.74
TRUST AND AGENCY	225,610.71	4,338.62	93,258.30	0.00	136,691.03	0.00	136,691.03
TIF	(247,846.99)	3,976.81	0.00	0.00	(243,870.18)	0.00	(243,870.18)
1998 ASPHALT PAVING SPEC	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2010 BRICK ST SPEC ASSES	18,199.73	0.00	0.00	0.00	18,199.73	0.00	18,199.73
2002 ST/UTIL-SPEC ASSES	28,274.00	0.00	0.00	0.00	28,274.00	0.00	28,274.00
DEBT SERVICE	738,350.12	1,496.29	0.00	0.00	739,846.41	0.00	739,846.41
CAPITAL IMPROVE - VEHICLE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
CAPITAL IMPRV BLDG MAINT	41,840.51	0.00	0.00	0.00	41,840.51	0.00	41,840.51
WATER UPGRADE FUND	70,359.50	0.00	0.00	0.00	70,359.50	0.00	70,359.50
SEWER UPGRADE FUND	167,079.43	0.00	0.00	0.00	167,079.43	0.00	167,079.43
CAPITAL IMP OFFICE EQUIP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2006 STREET IMP PROJECT	(11,825.83)	0.00	0.00	0.00	(11,825.83)	0.00	(11,825.83)
I-JOBS ROAD PROJECT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
BROWNFIELD PROJECT	2,359.33	0.00	0.00	0.00	2,359.33	0.00	2,359.33
DEMOLITION PROJECT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
STORM SEWER PROJECT	50,902.03	0.00	0.00	0.00	50,902.03	0.00	50,902.03
SEWER PROJECT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2008 FLOOD REPAIR PROJEC	2,949.18	0.00	0.00	0.00	2,949.18	0.00	2,949.18
LIBRARY BLDG PROJECT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2010 STREET PROJECT	2,691.86	0.00	0.00	0.00	2,691.86	0.00	2,691.86
SIDEWALK PROJECT	(16,043.00)	0.00	0.00	0.00	(16,043.00)	0.00	(16,043.00)
EVANS VIEW PAVING	(23,175.28)	0.00	0.00	0.00	(23,175.28)	0.00	(23,175.28)
SUBDRAIN PROJECT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INDUSTRIAL PARK PROJECT	(56,358.69)	0.00	0.00	0.00	(56,358.69)	0.00	(56,358.69)
ANNEXATION	(177,289.06)	0.00	0.00	0.00	(177,289.06)	0.00	(177,289.06)
PUBLIC SAFETY BLDG	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12TH STREET PAV PROJECT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
FIRE EQUIP UPGRADE	6,159.37	0.00	0.00	0.00	6,159.37	0.00	6,159.37
CAPITAL IMPROV-PARKS	822.00	0.00	0.00	0.00	822.00	0.00	822.00
BALL DIAMOND PROJECT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
LOST FUNDS - AQUATIC CEN	40,939.07	43,334.63	0.00	0.00	84,273.70	0.00	84,273.70
DISC GOLF MAINT PROJECT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2013 WATER PROJECT	235,727.57	0.00	0.00	0.00	235,727.57	0.00	235,727.57
2013 SEWER PROJECT	197,544.03	0.00	0.00	0.00	197,544.03	0.00	197,544.03
2014 FIRE TRUCK	3,820.69	0.00	0.00	0.00	3,820.69	0.00	3,820.69
WATER UTILITY	661,852.71	59,824.19	75,345.97	0.00	646,330.93	0.00	646,330.93
SEWER UTILITY FUND	548,145.12	52,085.01	51,707.38	0.00	548,522.75	0.00	548,522.75
STORM WATER UTILITY	148,032.98	10,943.15	4,531.84	0.00	154,444.29	0.00	154,444.29
GARBAGE/RECYCLING UTILITY	87,789.68	24,623.89	22,792.08	0.00	89,621.49	0.00	89,621.49
OAKDALE PRIDE	<u>5,765.60</u>	<u>1,236.25</u>	<u>0.00</u>	<u>0.00</u>	<u>7,001.85</u>	<u>0.00</u>	<u>7,001.85</u>
GRAND TOTAL	4,165,840.97	348,495.03	506,514.87	0.00	4,007,821.13	0.00	4,007,821.13

*** END OF REPORT ***

	Balance 1-1-17	RECEIPTS	TRANSFERS IN	DISBURSEMENTS	TRANSFERS OUT	Accounts Payable	BALANCE 1-31-17
General Funds							
General	720,629.64	104,079.85		208,259.68			616,449.81
Nile Kinnick Fund	(3,920.58)	1,400.00		6,558.91			(9,079.49)
SPEC RESERVE	413,938.70	68.31		845.40			413,161.61
Emergency Levy	(1,876.15)	138.18					(1,737.97)
Police Academy	8,625.17						8,625.17
Police cops fast	10.00						10.00
Island Park Improvements	1,394.45						1,394.45
Fire	2,098.03						2,098.03
Refunds	28,307.08						28,307.08
CP - Fire Equipment Upgrade	6,159.37						6,159.37
CP - Capital Improvement Park	822.00						822.00
CP - Industrial Park	(56,358.69)						(56,358.69)
Donations - Rec	2,708.00						2,708.00
Oakdale Pride	5,765.60	1,236.25					7,001.85
Total	1,128,302.62	106,922.59	-	215,663.99	-	-	1,019,561.22
Special Revenue Funds							
Road Use Tax	282,688.02	41,088.03		43,215.31			280,560.74
Urban Renewal Tax Increment	(247,846.99)	3,976.81					(243,870.18)
Employee Benefits/HRA	86,769.45	1,704.97		92,658.30			(4,183.88)
LOST FUNDS	40,939.07	43,334.63					84,273.70
Library Memorial	11,399.90	588.00					11,987.90
Police DARE	717.88						717.88
Historical Museum	16.00						16.00
POLICE FORFEITURE FUND	236.20						236.20
Total	174,919.53	90,692.44	-	135,873.61	-	-	129,738.36
Capital Project Funds							
CP - Brownfield Project	2,359.33						2,359.33
CP - 2008 Flood Repair	2,949.18						2,949.18
CP - 2010 St Project	2,691.86						2,691.86
CP - Sidewalk Project	(16,043.00)						(16,043.00)
CP - 2006 Street Improvement	(11,825.83)						(11,825.83)
CP - Evans View Paving	(23,175.28)						(23,175.28)
CP - Annexation	(177,289.06)						(177,289.06)
DS - 2002 Street	28,274.00						28,274.00
DS - Fire Truck	3,820.69						3,820.69
2010 Brick St Spec Assess	18,199.73						18,199.73
Total	(170,038.38)	-	-	-	-	-	(170,038.38)
Debt Service Fund							
Debt Service-Property Tax	738,350.12	1,496.29					739,846.41
	738,350.12	1,496.29	-	-	-	-	739,846.41
Internal Service Funds							
Flex Plan	(6,067.98)	644.98					(5,423.00)
CP - Building Maintenance	41,840.51						41,840.51
	35,772.53	644.98	-	-	-	-	36,417.51
Enterprise Funds							
Water	72,643.95	50,521.58		75,345.97			47,819.56
Sinking Bond & Interest	46,565.78	7,819.33					54,385.11
Improvement	446,686.72	1,483.28					448,170.00
Bond Reserve	96,231.26						96,231.26
Water Deposits	90,826.50	1,262.49		600.00			91,488.99
CP - Water Upgrades	70,359.50						70,359.50
CP - 2013 Water Project	235,727.57						235,727.57
Sewer	72,207.00	45,277.67		51,707.38			65,777.29
Sinking Bond & Interest	30,248.87	4,704.42					34,953.29
Improvement	346,794.75	2,102.92					348,897.67
Bond Reserve	98,894.50						98,894.50
CP - Sewer Upgrades	167,079.43						167,079.43
CP - 2013 Sewer Project	197,544.03						197,544.03
Storm Water	148,032.98	10,943.15		4,531.84			154,444.29
CP - Storm Water Upgrade	50,902.03						50,902.03
Garbage / Recycling	87,789.68	24,623.89		22,792.08			89,621.49
	2,258,534.55	148,738.73	-	154,977.27	-	-	2,252,296.01
Total	4,165,840.97	348,495.03	-	506,514.87	-	-	4,007,821.13
CASH							
Certificate of Deposit - RVB	100,000.00						
Peoples Bank Balance	3,380,069.56						
Wells Fargo Balance	334,075.40						
IPAIT	363,832.53						
		Outstanding		Total			
Total CIB	4,177,977.49	(170,156.36)		4,007,821.13			

STATEMENT OF REVENUES - BUDGET VS. ACTUAL

AS OF: JANUARY 31ST, 2017

REVENUES	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY REVENUE	YEAR-TO-DATE REVENUE	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
001-GENERAL FUND	1,931,073	1,931,073	105,479.85	1,289,404.26	1,026,209.03	641,668.74	33.23
002-SPECIAL RESERVE TRANS	296,294	296,294	68.31	297,593.91	21.50 (	1,299.91)	0.44-
110-ROAD USE TAX	448,430	448,430	41,088.03	320,194.57	280,902.69	128,235.43	28.60
112-TRUST AND AGENCY	457,340	457,340	4,338.62	269,350.41	236,921.64	187,989.59	41.10
125-TIF	640,200	640,200	3,976.81	346,351.38	338,480.18	293,848.62	45.90
133-2010 BRICK SPEC ASSES	1,472	1,472	0.00	1,725.00	4,752.00 (	253.00)	17.19-
134-2002 ST/UTIL-SPEC ASS	2,745	2,745	0.00	3,352.00	3,351.00 (	607.00)	22.11-
200-DEBT SERVICE	1,010,012	1,010,012	1,496.29	859,840.45	202,303.97	150,171.55	14.87
300-CAPITAL IMPROVE - VEH	0	0	0.00	0.00	0.00	0.00	0.00
301-CAPITAL IMPRV BLDG MA	0	0	0.00	0.00	0.00	0.00	0.00
302-WATER UPGRADE FUND	0	0	0.00	0.00	0.00	0.00	0.00
303-SEWER UPGRADE FUND	0	0	0.00	0.00	0.00	0.00	0.00
305-2006 STREET IMP PROJE	10,585	10,585	0.00	11,017.00	11,926.00 (	432.00)	4.08-
306-I-JOBS ROAD PROJECT	0	0	0.00	0.00	0.00	0.00	0.00
307-BROWNFIELD PROJECT	0	0	0.00	0.00	0.00	0.00	0.00
315-EVANS VIEW PAVING	0	0	0.00	0.00	0.00	0.00	0.00
317-INDUSTRIAL PARK PROJE	104,385	104,385	0.00	129,710.78	343,137.79 (	25,325.78)	24.26-
320-12TH STREET PAVING PR	0	0	0.00	0.00	0.00	0.00	0.00
321-FIRE EQUIP UPGRADE	0	0	0.00	0.00	0.00	0.00	0.00
322-CAPITAL IMPROV-PARKS	5,000	5,000	0.00	2,446.00	8,994.00	2,554.00	51.08
324-LOST FUNDS - AQUATIC	452,129	452,129	43,334.63	313,837.01	292,142.69	138,291.99	30.59
326-2013 WATER PROJECT	0	0	0.00	0.00	0.00	0.00	0.00
327-2013 SEWER PROJECT	0	0	0.00	0.00	0.00	0.00	0.00
328-FIRE TRUCK 2014	0	0	0.00	0.00	0.00	0.00	0.00
600-WATER UTILITY	700,500	700,500	59,824.19	506,516.17	421,542.41	193,983.83	27.69
610-SEWER UTILITY FUND	600,000	600,000	52,085.01	406,033.91	364,724.76	193,966.09	32.33
615-STORM WATER UTILITY	105,000	105,000	10,943.15	65,751.03	61,320.86	39,248.97	37.38
670-GARBAGE/RECYCLING UTI	270,000	270,000	24,623.89	164,500.40	151,101.66	105,499.60	39.07
950-OAKDALE PRIDE	0	0	1,236.25	7,794.36	0.00 (	7,794.36)	0.00
999-POOLED CASH FUND	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	7,035,165	7,035,165	348,495.03	4,995,418.64	3,747,832.18	2,039,746.36	28.99

STATEMENT OF EXPENDITURES - BUDGET vs ACTUAL

AS OF: JANUARY 31ST, 2017

EXPENDITURES	ORIGINAL BUDGET	CURRENT BUDGET	MONTHLY EXPENDITURES	YEAR-TO-DATE EXP.+ ENCUMB.	PRIOR YEAR YEAR-TO-DATE	BUDGET REMAINING	% BUDGET REMAINING
001-GENERAL FUND	1,873,767	1,873,767	214,818.59	1,314,924.70	985,556.30	558,842.30	29.82
002-SPECIAL RESERVE TRANS	0	0	845.40	845.40	0.00	845.40	0.00
110-ROAD USE TAX	448,173	448,173	43,215.31	223,227.89	190,008.47	224,945.11	50.19
112-TRUST AND AGENCY	435,134	435,134	93,258.30	285,845.99	193,583.10	149,288.01	34.31
125-TIF	640,200	640,200	0.00	640,200.00	0.00	0.00	0.00
132-1998 ASPHALT PAVING S	0	0	0.00	0.00	0.00	0.00	0.00
133-2010 BRICK SPEC ASSES	1,472	1,472	0.00	1,472.00	0.00	0.00	0.00
134-2002 ST/UTIL-SPEC ASS	2,745	2,745	0.00	2,745.00	0.00	0.00	0.00
200-DEBT SERVICE	986,530	986,530	0.00	115,765.00	130,278.75	870,765.00	88.27
300-CAPITAL IMPROVE ~ VEH	0	0	0.00	0.00	0.00	0.00	0.00
301-CAPITAL IMPRV BLDG MA	0	0	0.00	0.00	0.00	0.00	0.00
302-WATER UPGRADE FUND	0	0	0.00	0.00	14,000.00	0.00	0.00
303-SEWER UPGRADE FUND	0	0	0.00	0.00	21,000.00	0.00	0.00
304-CAPITAL IMP OFFICE EQ	0	0	0.00	0.00	0.00	0.00	0.00
305-2006 STREET IMP PROJE	10,238	10,238	0.00	10,238.00	0.00	0.00	0.00
307-BROWNFIELD PROJECT	0	0	0.00	0.00	0.00	0.00	0.00
308-DEMOLITION PROJECT	0	0	0.00	0.00	0.00	0.00	0.00
316-SUBDRAIN PROJECT	0	0	0.00	0.00	0.00	0.00	0.00
317-INDUSTRIAL PARK PROJE	104,385	104,385	0.00	54,189.50	370,172.44	50,195.50	48.09
319-PUBLIC SAFETY BLDG	0	0	0.00	0.00	0.00	0.00	0.00
321-FIRE EQUIP UPGRADE	0	0	0.00	0.00	0.00	0.00	0.00
322-CAPITAL IMPROV-PARKS	5,000	5,000	0.00	6,675.87	12,576.31	1,675.87	33.52
323-BALL DIAMOND PROJECT	0	0	0.00	0.00	0.00	0.00	0.00
324-LOST FUNDS - AQUATIC	449,780	449,780	0.00	449,972.92	300,294.73	192.92	0.04
326-2013 WATER PROJECT	0	0	0.00	0.00	34,782.50	0.00	0.00
327-2013 SEWER PROJECT	0	0	0.00	0.00	0.00	0.00	0.00
328-FIRE TRUCK 2014	0	0	0.00	0.00	2,648.03	0.00	0.00
600-WATER UTILITY	700,091	700,091	75,345.97	452,359.42	344,956.87	247,731.58	35.39
610-SEWER UTILITY FUND	599,833	599,833	51,707.38	448,086.37	264,429.58	151,746.63	25.30
615-STORM WATER UTILITY	140,505	140,505	4,531.84	50,042.90	43,173.42	90,462.10	64.38
670-GARBAGE/RECYCLING UTI	291,000	291,000	22,792.08	177,243.90	150,070.99	113,756.10	39.09
950-OAKDALE PRIDE	0	0	0.00	792.51	0.00	792.51	0.00
999-POOLED CASH FUND	0	0	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	6,688,853	6,688,853	506,514.87	4,234,627.37	3,057,531.49	2,454,225.63	36.69
REVENUE OVER/(UNDER) EXPENDITURES	346,312	346,312	158,019.84	760,791.27	690,300.69	414,479.27	3,886.62

Applicant License Application ()

Name of Applicant: <u>Fiestadsm.com Inc</u>		
Name of Business (DBA): <u>Fiesta Mexican Restaurant</u>		
Address of Premises: <u>815 Main St</u>		
City <u>Adel</u>	County: <u>Dallas</u>	Zip: <u>50003</u>
Business	<u>(515) 802-7464</u>	
Mailing	<u>3816 Ingersoll Ave</u>	
City <u>Des Moines</u>	State <u>IA</u>	Zip: <u>50312</u>

Contact Person

Name <u>Antonio Berber Ramirez</u>	
Phone: <u>(515) 802-7464</u>	Email <u>dan@communitycpa.com</u>

Classification Class C Liquor License (LC) (Commercial)

Term: 12 months

Effective Date: 02/17/2017

Expiration Date: 01/01/1900

Privileges:

Class C Liquor License (LC) (Commercial)

Sunday Sales

Status of Business

BusinessType:	<u>Privately Held Corporation</u>		
Corporate ID Number:	<u>536334</u>	Federal Employer ID	<u>81-4703893</u>

Ownership

Antonio Berber Ramirez

First Name: Antonio

Last Name: Berber Ramirez

City: Pleasant Hill

State: Iowa

Zip: 50327

Position: President

% of Ownership: 100.00%

U.S. Citizen: No

Insurance Company Information

Insurance Company: <u>Society Insurance</u>	
Policy Effective Date: <u>02/17/2017</u>	Policy Expiration <u>02/17/2018</u>
Bond Effective	Dram Cancel Date:
Outdoor Service Effective	Outdoor Service Expiration
Temp Transfer Effective	Temp Transfer Expiration Date:



January 16, 2017

Anthony Brown
City Administrator
City of Adel
P.O. Box 248
Adel, IA 50003

Anthony,

I am responding to your November 30, 2016 email. I want to start by stating that Xenia is excited about the potential growth of Adel, stands ready to serve as a catalyst to that growth and looks forward to working with Adel in this regard.

I have included information that will address your questions:

1. **Adel Inquiry:** *Please provide copies of information, including descriptions, tables, figures and other related documents, which detail the scope and territory limits of the Dallas Project Phase II as identified in the attached Two Mile Agreement dated November 18, 1993.*

Xenia Response: Copies of the 1992 and 1993 2-mile agreements are enclosed. The 1992 Agreement identified and established Xenia's reserved service territory in relation to Adel under Phase I of Xenia's Dallas Project. The 1993 Agreement identified and established Xenia's reserved service territory in relation to Adel under Phase II of the Dallas Project.

In researching our files we found the correct Exhibit A for the 1993 Agreement. With the information found in our files and construction drawings, we have generated five (5) maps for clarification of the service territory boundary. The following maps are included with this correspondence:

- a. Map 1 shows the Xenia reserved service territory in relation to Adel under the terms of the 1992 Agreement /Exhibit A.

- b. Map 2 shows the principal Xenia water mains installed in the service territory reserved to Xenia under the terms of the 1992 Agreement as part of the 1992 Phase I project.
 - c. Map 3 shows the service territory reserved to Xenia under the terms of the 1993 Agreement in relation to the territory within two miles of its corporate limits Adel reserved the right to serve under the terms of the 1993 Agreement. Map 3 is a larger scale map of Exhibit A to the 1993 Agreement.
 - d. Map 4 shows the Xenia water mains installed in the service territory reserved to Xenia under the terms of the 1993 Agreement as part of the Phase II project plus service to the Fuller Subdivision in Adel's reserved service territory which was installed with Adel's approval as part of the Phase II Project.
 - e. Map 5 shows Xenia water mains installed in the service territory reserved to Xenia **after** the Phase II project. The longest length of main on this map is the 16-inch feeder main which was installed in 2008. Prior to installation of this feeder main, Xenia offered Adel the opportunity to make a connection to this feeder main and become a wholesale customer, a standby only customer, or a franchise community. Adel did not choose to pursue any of these three options.
2. **Adel Inquiry:** *In paragraph 2 of Section 1, the Agreement states that written approval of the City of Adel is required for all improvements, modifications or service line extension in the area defined in Exhibit "A". Please provide copies of requests and subsequent written approvals for all improvements, modifications, or service line extensions within the Dallas Project Phase II project area.*

Xenia Response: Other than service to the Fuller Subdivision (which Adel approved), Xenia has made no "improvements, modifications or service line extensions" in the "area defined in Exhibit "A"" (i.e. the water service territory reserved to Adel under the terms of the 1993 Agreement); and accordingly, other than for the Fuller Subdivision, no such requests have been made.

3. **Adel Inquiry:** *In paragraph 3 of Section 1, the Agreement states, "As new areas develop or as the request for additional service becomes necessary, within the Dallas Project Phase II, the City and Xenia shall negotiate which entity shall provide service to those customers." Please provide all correspondence related to additional service requests received by Xenia Rural Water for water service within the Dallas Project Phase II project area and all correspondence related to negotiation which occurred with the City of Adel as required in the Agreement.*

Xenia Response: Xenia has not received requests to provide public water supply services to any customer in the water service territory reserved to Adel under the terms of the 1993 Agreement other than for the Fuller Subdivision.

4. **Adel Inquiry:** *As was discussed at our meeting at Adel City Hall and shown on the attached handout labeled Exhibit E, there are multiple developments within the City limits that Adel intends to service with water, stormwater, and sanitary sewer service. As required in Paragraph 3 of Part 1, Xenia is required to enter into an agreement with the City identifying the terms and conditions in which service is provided to any areas or residents within the City Limits of Adel. If Xenia intends to serve water to any of the identified developments on the attached Exhibit E, the City of Adel would request that Xenia Rural Water submit their proposal for such service for consideration by the Adel City Council.*

Xenia Response: Xenia plans to serve those developments within its reserved water service territory as shown on Map 4. This would include the Twin Eagles Riverview Property, the Eagle Vista Property and the southern portion of the South Bridge Property as shown on Adel's Exhibit E sent previously. Xenia can easily serve these properties at fire suppression pressures with existing infrastructure (16-inch water main).

Please understand that Xenia has no obligation under either federal or state law to obtain Adel's permission to serve developments within Xenia's reserved water service territory any more than Adel has an obligation to obtain Xenia's permission to serve developments within Adel's reserved water service territory. That is not to say there should not be thoughtful collaboration and coordination in the provision of such public water supply services. Indeed, Xenia stands ready to assure that Adel is provided with water meter readings it will need to bill customers in Xenia's reserved water service territory for wastewater services. Xenia also stands ready to

coordinate emergency connections and consider other actions that assure the uninterrupted provision of public water supply services to both Xenia's and Adel's customers in their respective water service territories.

It should also be noted that (as shown on Exhibit 4), Xenia is serving the Fuller Subdivision within Adel's reserved territory. This service was provided with Adel's approval. Please see the enclosed correspondence from former Adel City Administrator James P. Sanders regarding this service.

5. **Adel Inquiry:** *In relation to the requested information by Adel City Council member Bob Ockerman, the Water/Sewer Committee Chair, the City would request the following information regarding Xenia Rural Water service in the Dallas Project Phase II service area:*

a. *Please provide a response to the assumed water pressure at the fire hydrant at the St. John's Catholic Church.*

i. *Static*

ii. *Dynamic (@ 1500 gpm)*

b. *Please provide a copy of your water service rates for customers served in the Dallas Project Phase II service area.*

Xenia Response: The static pressure at the node near St. John's Catholic Church varies from 76 to 82 psi for a 5-hour modeling run. The residual pressure for a 5-hour, 500 gpm fire flow varies from 70 to 78.5 psi. The residual pressure for a five-hour, 1,000 gpm fire flow varies from 59.5 to 72.5 psi. The residual pressure for a five-hour, 1,500 gpm fire flow varies from 47 to 64 psi. Xenia water rates for similar customers are \$65.20 for a minimum bill that covers the first 2,000 gallons, \$13.00 per 1,000 gallons for 2,000 to 10,000 gallons and \$5.50/1,000 gallons over 10,000 gallons. Our Board just approved a 0% rate increase for 2017 and the projection for the following 5 years is that a 1% annual increase in revenue will be adequate to fund all expected costs, capital improvements, etc. We fully expect to generate the 1% increase in revenue through added customers and added services, not through increased water rates.

6. **Adel Inquiry:** *As identified in Paragraph 3 of Section 4, an Addendum to the Agreement was to be signed acknowledging the initial construction costs*

of the Xenia property located within Exhibit "A". Subsequently, addenda submitted to the City are required at the close of each calendar year upon the completion of improvements or other modifications to the property defined on Exhibit "A", including the addition of new water users on existing lines within the property defined in Exhibit "A". The City would appreciate copies of the initial Agreement Addendum and any subsequent Addenda that have been completed and submitted to the City as per the terms of the Agreement.

Xenia Response: Regarding your item #6, we can find no addendum to the agreement. Enclosed are the bid tabs for the Phase I and Phase II projects which would be the basis for the addendum. Regarding the subsequent addenda upon completion of improvements or modifications to the property defined on Exhibit A, Xenia has not made any improvements or modifications to the referenced property, as shown on Map 4; therefore no subsequent addenda would be required.

Xenia has [a] spent countless hours planning and [b] spent millions of dollars developing the public water supply system infrastructure essential to serving customers within its reserved water service territory. Accordingly, Xenia stands ready, willing and able to provide public water supply services (at fire suppression pressures) to the proposed developments near Adel within its - Xenia's - reserved water service territory. Legal issues aside, I respectfully submit it would be a questionable and inefficient use of limited public resources for Adel to expand its water treatment facilities to serve customers Xenia already has the capability of serving.

Furthermore, Xenia is also a federally indebted rural water district and has pledged the stream of income from its present and future customers to collateralize and secure repayment of its federal indebtedness. Xenia would breach its fiduciary duties to its customers and be in default of its loan agreements if it allowed Adel - or any other city - to receive the stream of income from customers within its (Xenia's) reserved water service territory thereby jeopardizing its ability to meet its federal contractual loan obligations.

Indeed, to assure such federal government loans are repaid, Congress many years ago enacted 7 U.S.C §1926(b) which expressly states that a City may not (by annexation or otherwise) take any action to curtail or limit a federally indebted rural water district, like Xenia, from providing public water services to customers within its (Xenia's) reserved service territory.

Cities that have attempted to wrongly appropriate a federally indebted rural water district's territory have been enjoined from doing so and held liable for the damages and attorney fees the rural water district has incurred in defending its service territory rights.

Please understand that Xenia does not want a territorial dispute. Xenia also respectfully disagrees with Adel's apparent assumption that Xenia needs Adel's approval to serve customers near Adel (but in its - Xenia's - reserved water service territory that was established by the 1993 Agreement and developed initially as part of the Phase II Project) any more than Xenia needs Adel's permission to serve customers near DeSoto or Waukee who were also part of the Phase II Project.

Please remember also that federal law and Iowa law make no distinction whatsoever between regional rural public water supply systems and municipal public water supply systems. Both are subject to the same rules, regulations, inspections and regulatory oversight.

In summary, Xenia stands ready to work with Adel every step of the way to assure that these proposed developments become reality and that the developers and potential future Adel residents in Xenia's reserved water service territory receive the public water supply services they need.

Thank you for your consideration of the foregoing.

Respectfully submitted,



Gary L. Benjamin, P.E.
CEO/General Manager
Xenia Rural Water District

Enclosures

TWO-MILE AGREEMENT

This Agreement is made and entered into this 14th day of July, 1992 by and between the City of Adel, Iowa, a corporation organized and existing under the laws of the State of Iowa ("City"), and Xenia Rural Water District ("Xenia"), organized and incorporated as a body politic pursuant to Chapter 357A of the Code of Iowa.

RECITALS

WHEREAS, Xenia desires to construct and expand its water system to include territory that is located within two miles of the limits of the City (the "Dallas Project").

WHEREAS, Section 357A.2 of the Code provides that a rural water district incorporated under 357A may not provide services within two miles of the limits of a city unless the city has approved a new water system plan.

WHEREAS, the City is willing to consent to the boundaries of the Dallas Project as set forth and shown on Exhibit A attached hereto, which boundaries include territory within two miles of the City's limits and to waive its right to provide water service within such boundaries during the terms of this Agreement, except as set forth herein.

NOW THEREFORE, the parties hereto agree as follows:

1. TWO-MILE AREA. Xenia has and shall have the full unrestricted and exclusive right to construct, operate, maintain, repair, replace and reconstruct the Xenia water system to include that territory located in Exhibit "A". The City hereby waives its right to provide water service within such area and therefore the City shall not sell or provide water to any property within the boundaries of such area.

After completion of the initial construction, Xenia may make additional improvements or modifications to the area defined on Exhibit "A" only upon the written consent of the City (except such consent shall not be required for the installation of additional meter pits and other service connections for new users on existing lines). The City shall not sell or provide water to any property served by Xenia or participating member of Xenia within the boundaries of the Dallas Project except as specifically provided in this Agreement.

2. CONSTRUCTION STANDARDS. The City recognizes that the water system is not constructed to provide fire protection and will not attempt to impose construction standards upon Xenia greater than ASTM standards that apply to water line construction unless the City agrees to pay the difference between the cost of waterline to be installed by Xenia and the cost of line that meets City construction standards. Xenia agrees to notify the City prior to construction of any new water service, including initial

construction, to provide information relative to the new construction, and to allow the City to pay the cost of any upgrade in construction standards requested by the City.

3. EMERGENCY WATER AGREEMENT. The City and Xenia agree that they intend to negotiate an agreement under terms and conditions mutually agreeable to the parties to provide for water purchases each from the other in the event of certain emergency needs for water by either of them; subject, however, to all applicable laws and regulations, and any and all approvals and proceedings necessary including consent, if required, from Farmers Home Administration, Xenia's lenders, the Des Moines Water Works, and the Adel City Council.

4. PURCHASE OPTION. With regard to any property in the Dallas Project that is within two miles of the City and in the event of the annexation of any additional territory within the boundaries of the Dallas Project, the City and Xenia may negotiate the purchase of the water system within such two-mile area (the "Purchase Area"). Issues to be considered during negotiation of the purchase price include but are not limited to: the cost of initial construction of the Purchase Area as well as any improvements or modifications to the Purchase Area subsequent to the initial construction; the outstanding principal balance owed by Xenia to the Farmer's Home Administration or the successor lender; the depreciation of the improvements or the appraised value of the Purchase Area as determined by an MAI - certified appraiser acceptable to Xenia and the City and Xenia's reasonable out-of-pocket expenses necessarily incurred in the connection with the sale of the Purchase Area to the City. In the event the parties agree to negotiate the purchase price, both parties shall negotiate in good faith giving due consideration to the items set forth above.

Xenia shall continue to own all right, title and interest to that portion of the water system within the Purchase Area that Xenia uses or in the future shall use to serve members outside the Purchase Area, including in particular, the transmission mains.

Upon the completion of the initial construction, Xenia and the City shall sign an addendum to this Agreement acknowledging the initial construction costs of the property located within Exhibit "A". Such addendum shall be updated at the close of each calendar year upon the completion of improvements or other modifications to the property defined on Exhibit "A", including the addition of any new water users on the existing lines to the water system within the property defined on Exhibit "A".

5. TERMINATION. This Agreement shall be in full force and effect until the earlier of (i) such time as fully performed by the parties hereto or (ii) termination by the mutual agreement of the parties hereto in writing.

6. NOTICES. Any notices or mailings required by this

Agreement shall be sent to the respective parties by personal delivery or certified mail to the following persons at the following addresses:

Xenia Rural Water District
119 Main Street, P.O. Box 485
Woodward, Iowa 50276

City of Adel
P.O. Box 230
Adel, Iowa 50003

7. FMHA APPROVAL. This Agreement shall not become effective until the terms and conditions herein contained have been approved by Farmers Home Administration.

8. RESOLUTIONS AND EXECUTION. The City and the Xenia shall become a party hereto upon its execution by their respective chief executive officers after the passage of a resolution or ordinance, as applicable, approving this Agreement and authorizing the execution of the same.

Executed the day and year first written above.

CITY OF ADEL, IOWA



Mayor

ATTEST:



City Administrator

XENIA RURAL WATER DISTRICT

By: 

Its President _____

Approved this 24 day of Sept, 1992.

FARMERS HOME ADMINISTRATION

By: 

DIRECTOR A. OTT
Its Chief, Community and Business Programs

TWO-MILE AGREEMENT

This Agreement is made and entered into this 18th day of November, 1993 by and between the City of Adel, Iowa, a municipal corporation organized and existing under the laws of the State of Iowa ("City"), and Xenia Rural Water District ("Xenia"), organized and incorporated as a body politic pursuant to Chapter 357A of the Code of Iowa.

RECITALS

WHEREAS, Xenia desires to construct and expand its water system to include territory that is located within two miles of the limits of the City (the "Dallas Project Phase II").

WHEREAS, Section 357A.2 of the Code provides that a rural water district incorporated under 357A may not provide services within two miles of the limits of a city unless the city has approved a new water system plan.

WHEREAS, the City is willing to consent to the boundaries of the Dallas Project Phase II as set forth and shown on Exhibit A attached hereto, which boundaries include territory within two miles of the City's limits and to waive its right to provide water service within such boundaries during the terms of this Agreement, except as set forth herein.

NOW THEREFORE, the parties hereto agree as follows:

1. TWO-MILE AREA. Xenia has and shall have the full unrestricted and exclusive right to construct, operate, maintain, repair, replace and reconstruct the Xenia water system as detailed in Exhibit "A". The City shall not sell or provide water service to any property served by Xenia or participating member of Xenia within the boundaries of the Dallas Project Phase II except as specifically provided in this agreement.

After completion of the initial construction as detailed at Exhibit "A", Xenia may make additional improvements, modifications, or service line extensions to the area defined in Exhibit "A" only upon written approval by City of a new water service plan (except such approval shall not be required for the installation of additional meter pits and other service connections for new users on existing lines).

As new areas develop or as the request for additional service becomes necessary, within the Dallas Project Phase II, the City and Xenia shall negotiate which entity shall provide service to those customers. If Xenia desires to serve any areas or residents within the City limits, Xenia shall enter into an agreement with the City identifying the terms and conditions in which such service may be provided.

2. CONSTRUCTION STANDARDS. The City recognizes that the water system is not constructed to provide fire protection and will not attempt to impose construction standards upon Xenia greater than ASTM standards that apply to water line construction unless the City agrees to pay the difference between the cost of the water line to be installed by Xenia and the cost of line that meets City construction standards. Xenia agrees to notify the City prior to construction of any new water service, including initial construction, to provide information relative to the new construction, and to allow the City to pay the cost of any upgrade in construction standards requested by the City.

3. EMERGENCY WATER AGREEMENT. The City and Xenia agree that they intend to negotiate an agreement under terms and conditions mutually agreeable to the parties to provide for water purchases each from the other in the event of certain emergency needs for water by either of them; subject, however to all applicable laws and regulations, and any and all approvals and proceedings necessary including consent, if required, from Farmers Home Administration, Xenia's lenders, the Des Moines Water Works, and the Adel City Council.

4. PURCHASE OPTION. With regard to any property in the Dallas Project that is within two miles of the City and in the event of the annexation of any additional territory within the boundaries of the Dallas Project Phase II, the City and Xenia may negotiate the purchase of the water system within such two-mile area (the "Purchase Area"). Issues to be considered during negotiation of the purchase price include but are not limited to: the cost of the initial construction of the Purchase Area as well as any improvements or modifications to the Purchase Area subsequent to the initial construction; the outstanding principal balance owed by Xenia to the Farmer's Home Administration or the successor lender; the depreciation of the improvements or the appraised value of the Purchase Area as determined by an MAI - certified appraiser acceptable to Xenia and the City and Xenia's reasonable out-of-pocket expenses necessarily incurred in the connection with the sale of the Purchase Area to the City. In the event the parties agree to negotiate the purchase price, both parties shall negotiate in good faith giving due consideration to the items set forth above.

Xenia shall continue to own all right, title and interest to that portion of the water system within the Purchase Area that Xenia uses or in the future shall use to serve members outside the Purchase Area, including in particular, the transmission mains.

Upon completion of the initial construction, Xenia and the City shall sign an addendum to this Agreement acknowledging the initial construction costs of the property located within Exhibit "A". Such addendum shall be updated at the close of each calendar year upon the completion of improvements or other modifications to the property defined on Exhibit "A", including the addition of any new water users on the existing lines to the water system within the property defined on Exhibit "A".

5. TERMINATION. This Agreement shall be in full force and effect until the earlier of (i) such time as fully performed by the parties hereto or (ii) termination by the mutual agreement of the parties hereto in writing.

6. NOTICES. Any notices or mailings required by this Agreement shall be sent to the respective parties by personal delivery or certified mail to the following persons at the following addresses:

Xenia Rural Water District
119 Main Street, P.O. Box 485
Woodward, Iowa 50276

City of Adel
P.O. Box 230
Adel, Iowa 50003

7. FHMA APPROVAL. This Agreement shall not become effective until the terms and conditions herein contained have been approved by Farmers Home Administration.

8. RESOLUTIONS AND EXECUTION. The City and the Xenia shall become a party hereto upon its execution by their respective chief executive officers after the passage of a resolution or ordinance, as applicable, approving this Agreement and authorizing the execution of the same.

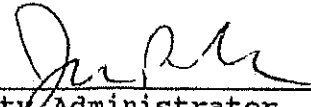
Executed the day and year first written above.

CITY OF ADEL, IOWA



Mayor

ATTEST:



City Administrator

TWO-MILE AGREEMENT
CITY OF ADEL/XENIA
PAGE FOUR

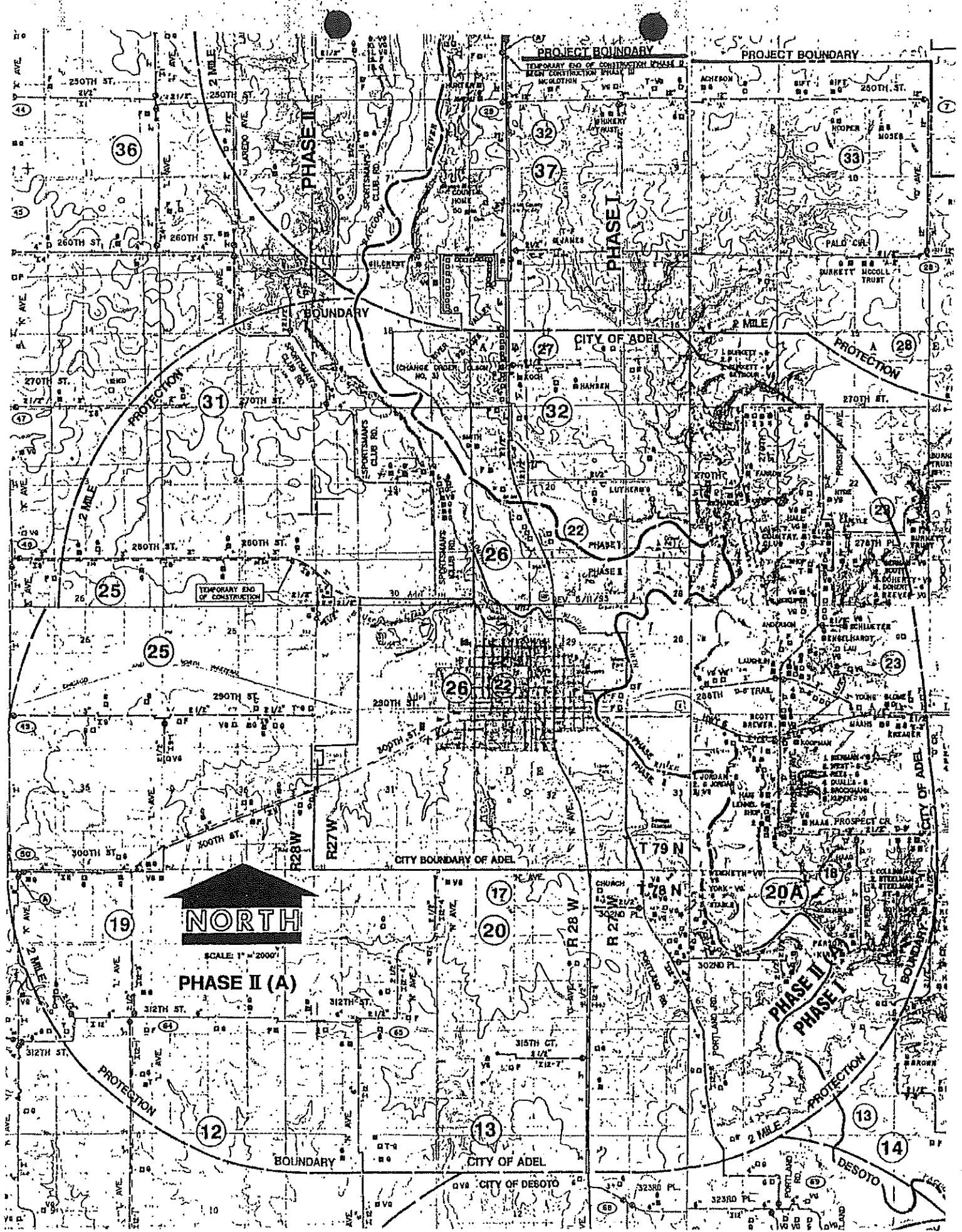
XENIA RURAL WATER DISTRICT

By: Tom E. Mowen
Its President

Approved this 18 day of NOVEMBER, 1993.

FARMERS HOME ADMINISTRATION

By: Dorman A. Otte
Its DORMAN A. OTTE
Chief, Community and Business Programs



NORTH

SCALE: 1" = 2000'

PHASE II (A)

PROJECT BOUNDARY

PROJECT BOUNDARY

PHASE II

PHASE I

CITY OF ADEL

CITY BOUNDARY OF ADEL

PHASE I

PHASE II

CITY OF ADEL

CITY OF DESOTO

DESOTO

Ordinance No. 313

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF ADEL, IOWA, 2013, BY AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY LIMITS OF ADEL, IOWA, FROM ITS CURRENT CLASSIFICATION OF A-1 (Agricultural District) TO P.U.D. (Planned Urban Development District), AS RECOMMENDED BY THE ADEL PLANNING AND ZONING COMMISSION, AND PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY OF ADEL, IOWA, TO REFLECT SAID CHANGE BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF ADEL, IOWA:

Section 1. **PURPOSE.** The Code of Ordinances of the City of Adel, Iowa (2013) is amended by changing the zoning classification of the following described real property, from Bloomfield Acres for Parcel #1133100013, 29456 Old Portland Road (approximately 14.35 acres) from the current zoning A-1 (Agricultural District) to P.U.D. (Planned Urban Development District) to be named Twin Eagles Riverview.

Legal Description:

Parcel DD, a part of parcel "A" of the plat of survey recorded in book 1999, page 3508 in the office of the Dallas County Recorder's, being a part of the Southwest ¼ of the Northwest ¼ of Section 33, Township 79 North, Range 27 West of the 5th P.M., now included in and forming a part of Dallas County, Iowa and described as follows:

Commencing at the Northwest corner of the Southwest ¼ of the Northwest ¼ of said Section 33 also being the Northwest corner of said parcel "BB"; thence South 0° 08' 30" West along the West line of said Southwest ¼ of the Northwest ¼ and also the West line of said parcel "BB", 175.46 feet to the Southwest corner of said parcel "BB" and the point of beginning; thence South 67° 14' 07" East along the South line of said parcel "BB", 241.78 feet; thence South 47° 16' 49" East continuing along said South line, 203.88 feet; thence South 43° 18' 07" East continuing along said South line, 201.09 feet to the Southerly corner of said parcel "BB"; thence South 55° 41' 41" East, 320.00 feet; thence South 01° 10' 27" West, 140.00 feet; thence South 79° 22' 57" East, 30.00 feet; thence North 33° 44' 32" East, 90.00 feet; thence North 72° 04' 22" East, 97.91 feet; thence South 34° 36' 17" East, 64.99 feet; thence South 76° 11' 29" East, 363.05 feet to the East line of said parcel "A"; thence South 00° 08' 35" West along said East line, 210.00 feet to the Southeast corner of said parcel "A"; thence North 88° 12' 45" West along the South line of said parcel "A", 1336.58 feet to the Southwest corner of said parcel "A"; thence North 00° 08' 30" East along the East line of said parcel "A", 907.54 feet; to the point of beginning and containing 15.18 acres (661,144 s.f.) and subject to 0.83 acres (36,156 s.f.) of roadway easement.

The Zoning Administrator is directed to amend the Official Zoning Map to indicate said changes.

Section 2. **REPEALER.** All ordinances or parts of ordinances that are in conflict with this ordinance are hereby repealed.

Section 3. **SEVERABILITY.** If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. **WHEN EFFECTIVE.** This Ordinance shall be in effect from and after its final passage, approval and publication as provided by law, whichever shall later occur.

Passed and approved by the Adel City Council this ____ day of _____, 2016.

James F. Peters, Mayor

Attest: _____
Jackie Steele, City Clerk

1st Reading _____

2nd Reading _____

3rd Reading _____

I certify that the foregoing was published as Ordinance No. 311 in the Dallas County News on the _____ day of _____, 2016.

Jackie Steele, City Clerk

LEGAL DESCRIPTION: PARCEL "CC" & "DD", SW¼ NW¼ SEC 33-79-27, DALLAS COUNTY, IOWA.

SHRUB BEDS SHOULD HAVE 4" OF 1" NOMINAL SIZE RIVER ROCK OVER
A POROUS NEED CONTROL BLANKET (POLYESTER)
ALL DISTURBED AREAS SHAL BE SOODED.

TYPICAL PRIVATE ROAD CROSS SECTION
7" P.C.C. INVERTED CROWN PAVEMENT DETAIL

NOTE S81- INSTALL FOUR RUBBER-FOOTER SPEED BUMPS AS SHOWN
NOTE E81- INSTALL FOURTEEN BONE RACKS ON 4" THICK PCC PAD

DESIGN START DATE:
06-01-16

DATE PLOTTED:
07-08-16

PRELIMINARY FIELD
WORK COMPLETED:
06-17-16

FIELD BOOK NO.
2016-02

TWIN EAGLE'S RIVERVIEW CONDOMINIUMS
ADEL, DALLAS COUNTY, IOWA

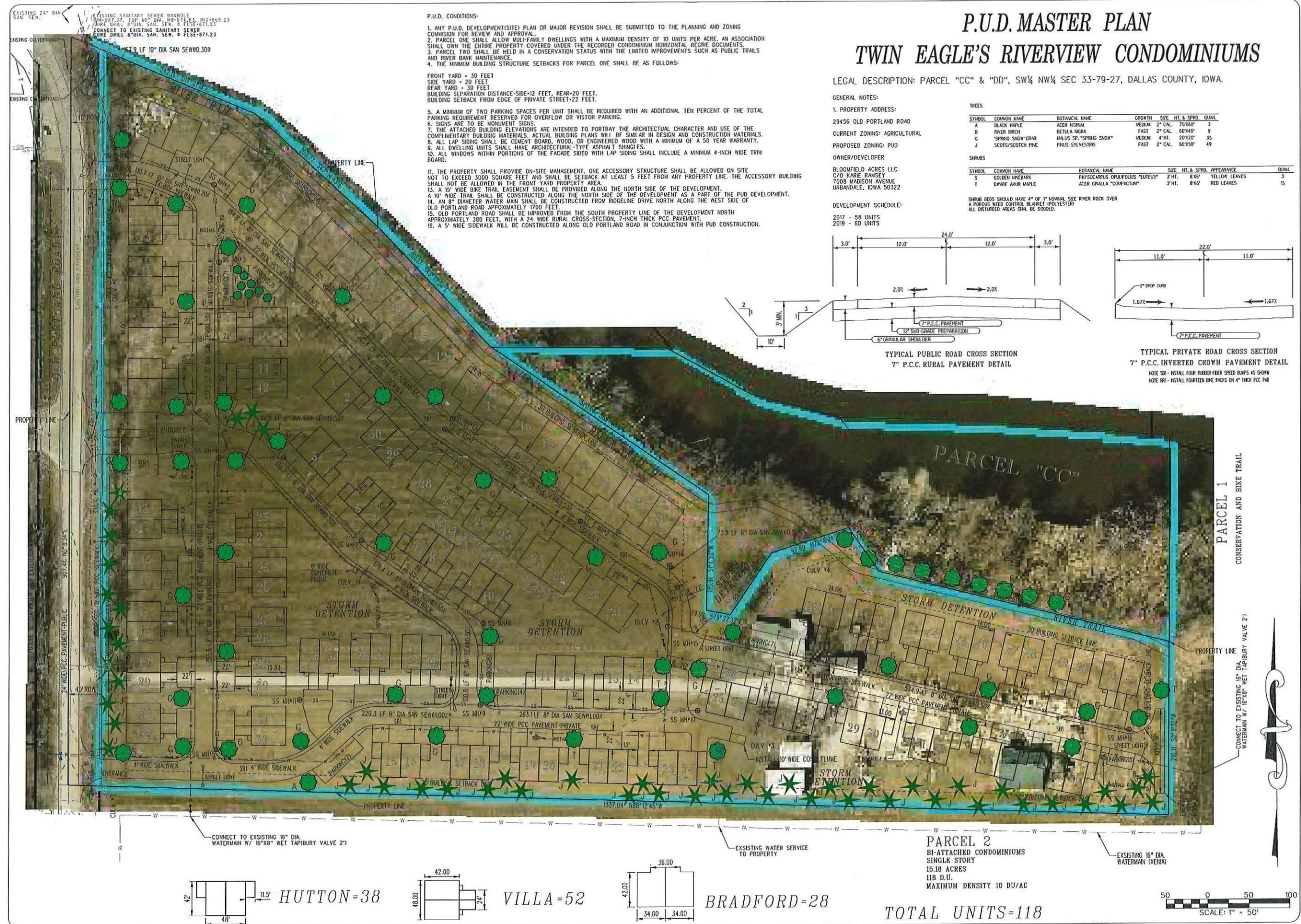


3117 115TH STREET
VAN METER, IOWA 50261
TELE: (515) 669-4188
EMAIL ADDRESS:
mark.lee@lee-engineers.net

DRAWING TITLE:

MASTER
PLAN

DRAWN BY:
M.L.L.
CHECKED BY:
M.L.L.
DATE:
02-10-17
JOB NO.
16012
SHEET
C-2



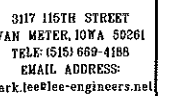
LEGAL DESCRIPTION: PARCEL "CC" & "DD", SW¼ NW¼ SEC 33-79-27, DALLAS COUNTY, IOWA.

-

Figure 1: Typical cross-section of a 22' wide, 2% drop curb. The diagram shows a cross-section of a curb and pavement. The total width is 22.0'. The curb height is 2.0' with a 0.8% drop. The pavement is 7.0' wide. The curb is 1.67' high. The pavement is 1.67' wide. The curb is 1.67' high. The pavement is 1.67' wide.

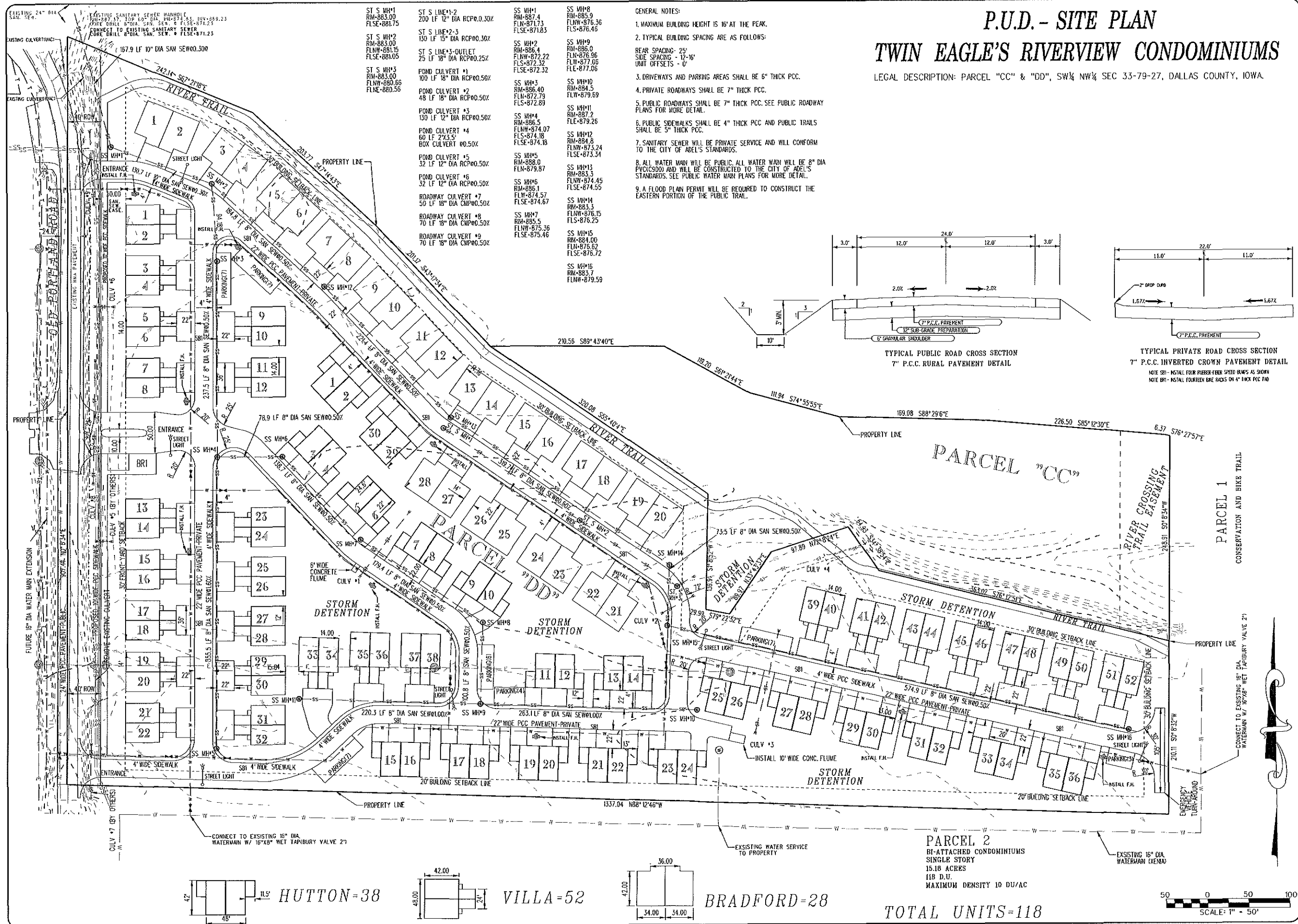
NOTE B81 - INSTALL FOUR RUBBER-FOOT SPEED BUMPS AS SHOWN
NOTE B91 - INSTALL FOURTEEN BKE RACKS ON 4" THICK POC PAD

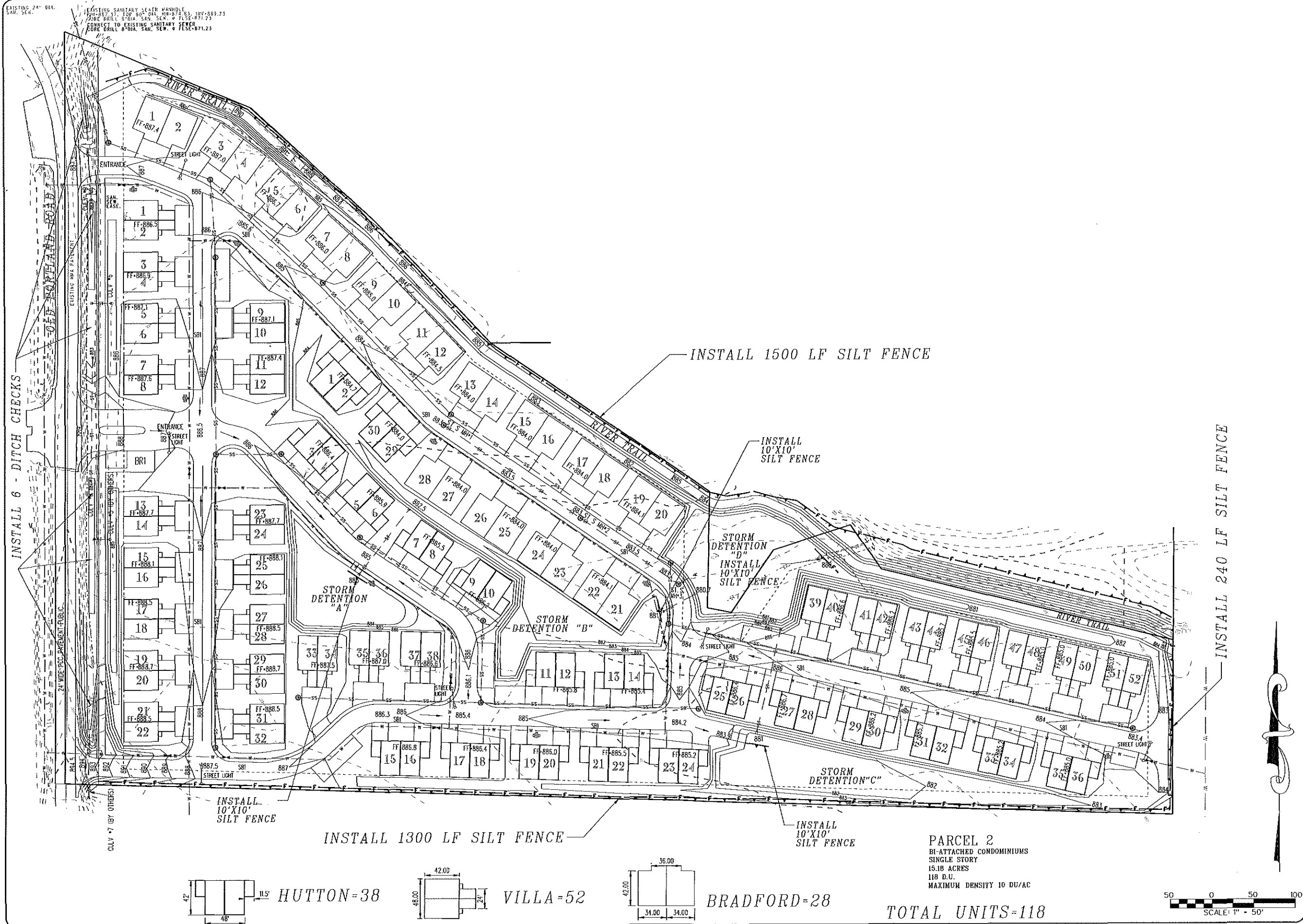
TWIN EAGLE'S RIVERVIEW CONDOMINIUMS
ADEL, DALLAS COUNTY, IOWA



*SITE
PLAN*

C-3]





DESIGN START DATE: 06-01-18
DATE PLOTTED: 07-08-18
PRELIMINARY FIELD WORK COMPLETED: 06-17-18
FIELD BOOK NO. 2016-02

TWIN EAGLES RIVERVIEW CONDOMINIUMS
ADEL, DALLAS COUNTY, IOWA

CHAMBERLIN CONSULTANTS ENGINEERS
3117 115TH STREET
VAN METEER, IOWA 50261
TEL: (515) 689-4188
EMAIL ADDRESS: mark.lee@ce-engineers.net

DRAWING TITLE:
EROSION CONTROL PLAN

DRAWN BY: M.L.L.
CHECKED BY: M.L.L.
DATE: 02-10-17
JOB NO. 16012
SHEET C-6



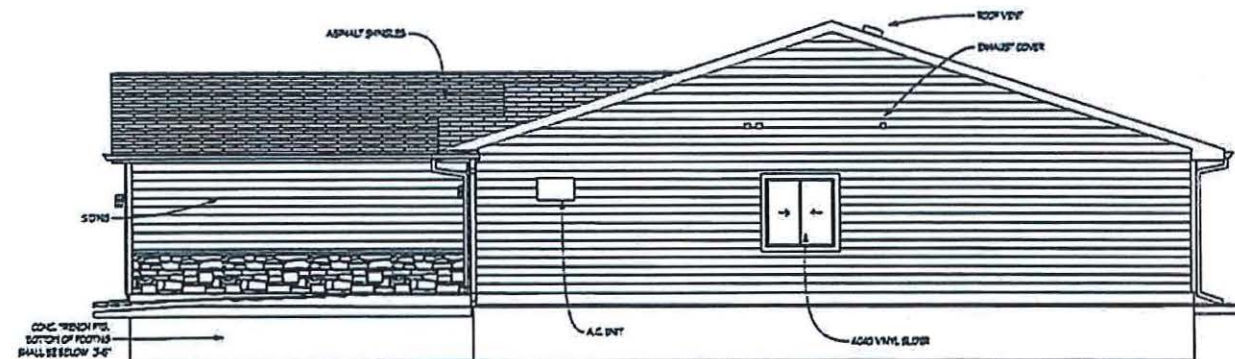
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS THE PROPERTY OF MONARCH INNOVATIONS AND IS LOANED TO YOU BY THE NATIONAL ARCHITECTURAL ARCHIVE. IT IS TO BE USED FOR YOUR PERSONAL USE ONLY AND IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF MONARCH INNOVATIONS.

Condominium Project by Kading Properties

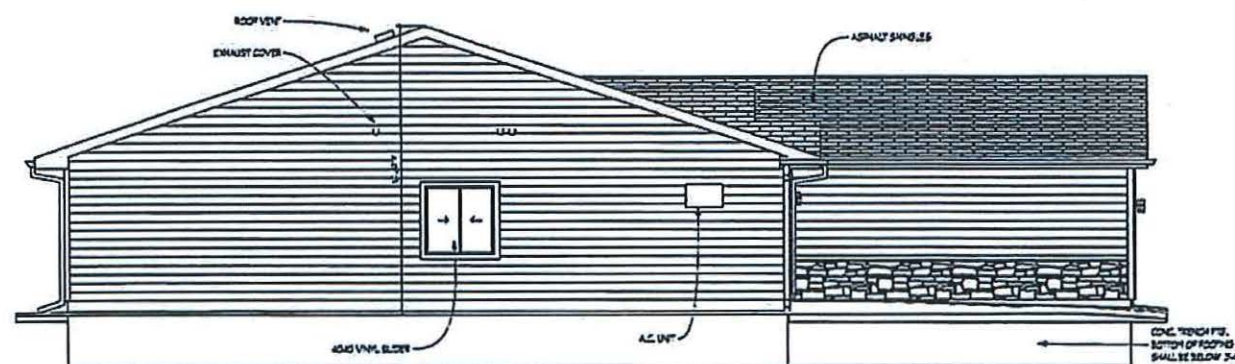
Date: 10/1/2017
 Drawn by: [Signature]
 Checked by: [Signature]

Comments:
 Unit Type A
 Elevations

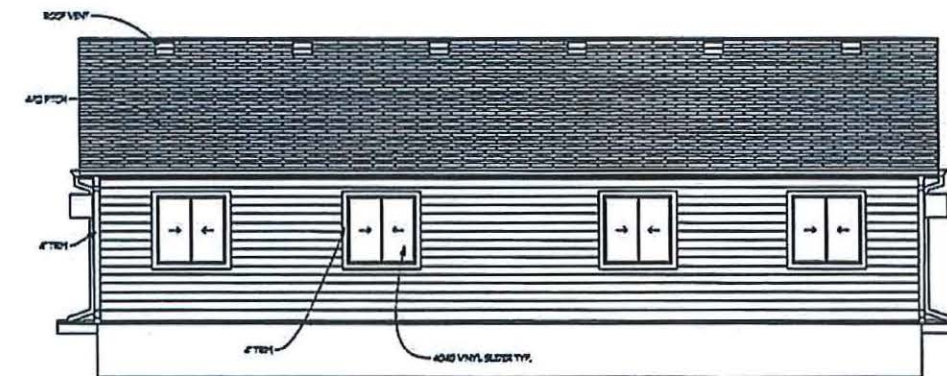
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 2 of 3



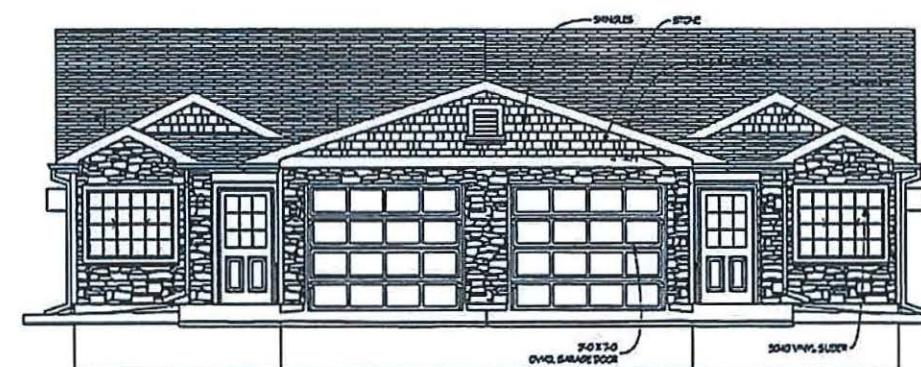
4 Right Side Elevation
 SCALE: 1/4" = 1'-0"



2 Left Side Elevation
 SCALE: 1/4" = 1'-0"



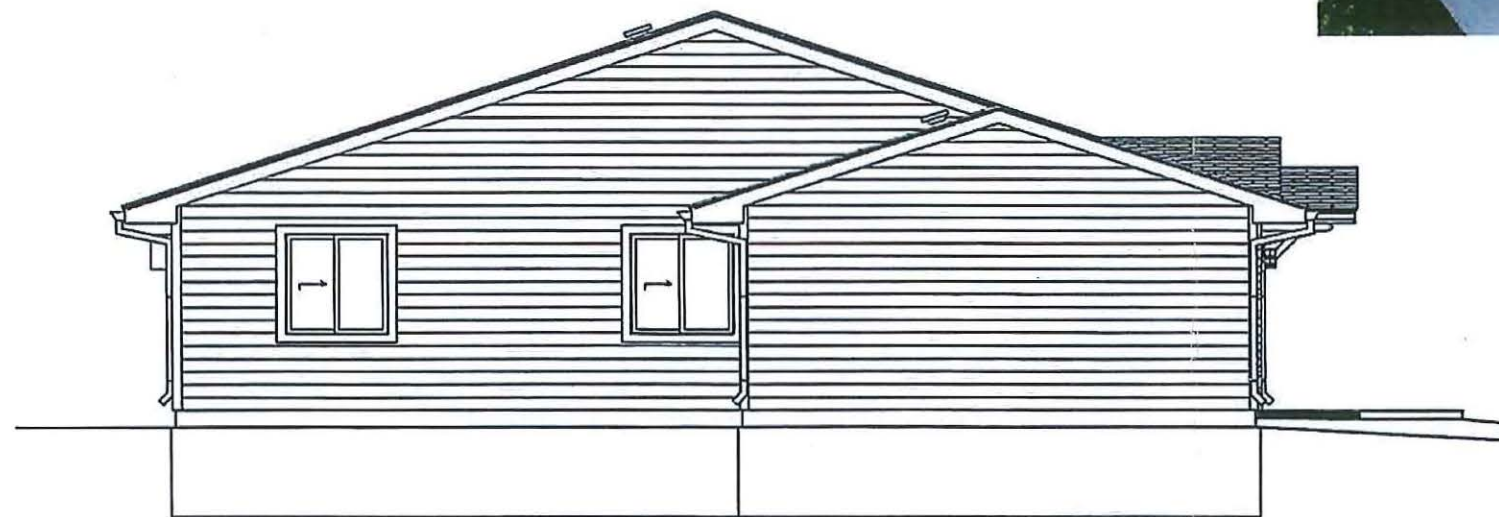
3 Rear Elevation
 SCALE: 1/4" = 1'-0"



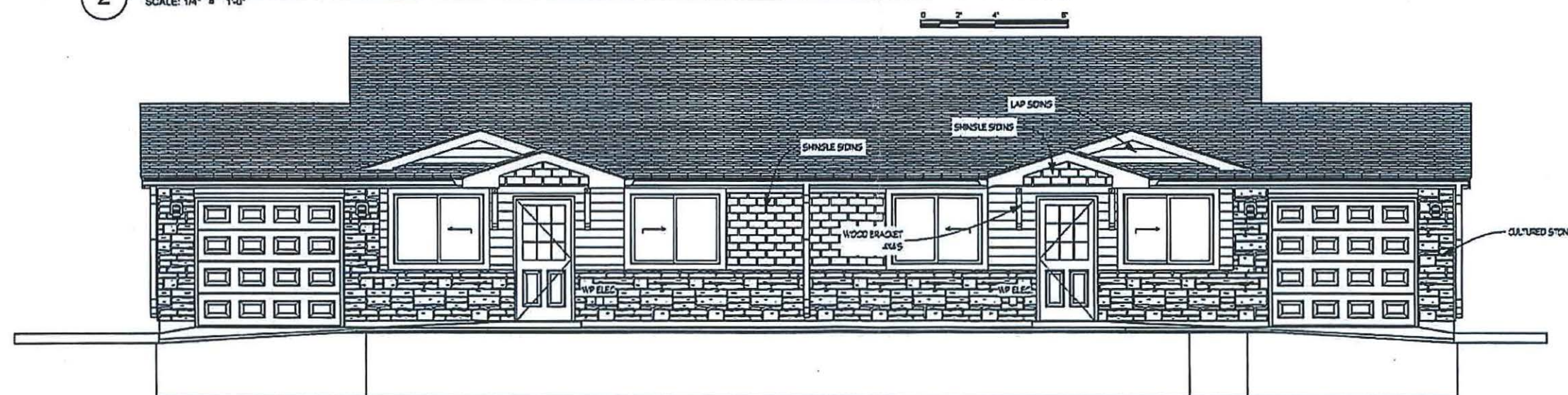
1 Front Elevation
 SCALE: 1/4" = 1'-0"

Note:
 Siding to be engineered wood siding with a 50 year warranty.
 Asphalt shingles to be architectural grade.
 All windows within portions of the facade sided with lap siding shall include a minimum 4-1/2 inch wide trim board that is painted a different color than the lap siding.

Note:
Siding to be engineered wood siding with a 50 year warranty.
Asphalt shingles to be architectural grade.
All windows within portions of the facade sided with lap siding shall include a minimum 4-inch wide trim board that is painted a different color than the lap siding.



2 Left Side Elev
SCALE: 1/4" = 1'-0"



1 Front Elev
SCALE: 1/4" = 1'-0"

MONARCH
RENOVATIONS
1072 44th St., Des Moines IA 50311
274-5404



THE DESIGN PROFESSIONAL WAIVES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS, AND THE DESIGN INTENT THEY CONVEY, OR FROM PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO COMPLY WITH THE DESIGN PROFESSIONAL'S ORDINANCE WITH RESPECT TO ANY OTHER OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

Hutton Condominiums

Date:	12/1/14
Revisions:	
△	
△	
△	

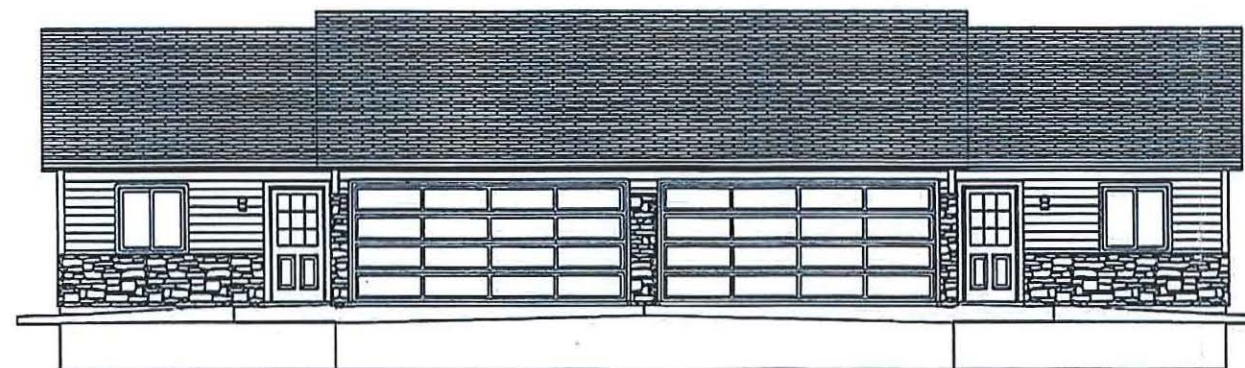
Contents:	
ELEV Fr-Lf	

Sheet no.	
A-4	
H-2	



MONARCH
INNOVATION 1
1372 4th St. San Diego, CA 92101
619-445-6122

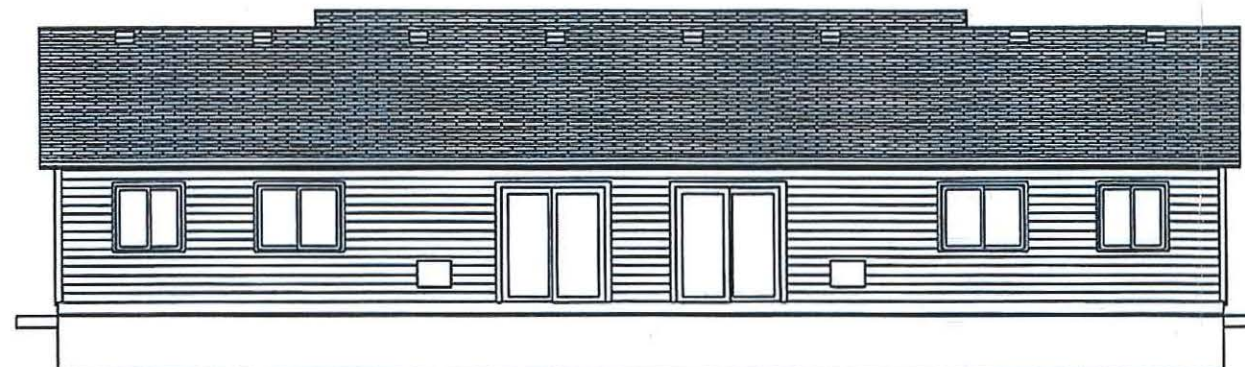
WE DESIGN, BUILD, AND SELL CUSTOM HOMES AND COMMERCIAL PROPERTIES. WE ARE A FULL SERVICE ARCHITECTURAL FIRM. WE OFFER A COMPLETE DESIGN AND CONSTRUCTION SERVICE. WE ARE A FULL SERVICE ARCHITECTURAL FIRM. WE OFFER A COMPLETE DESIGN AND CONSTRUCTION SERVICE.



1 Front Elevation
SCALE 1/4" = 1'-0"



2 Right Side Elevation
SCALE 1/4" = 1'-0"



3 Rear Elevation
SCALE 1/4" = 1'-0"



4 Left Side Elevation
SCALE 1/4" = 1'-0"

Bradford

Sheet
1/25/18

Revisions

of 2

February 10, 2017

Anthony Brown
City Administrator
City of Adel City
301 10th Street
Adel, IA 50003

Re: Twin Eagles Riverview Condominiums Planned Unit Development Re-zoning Request

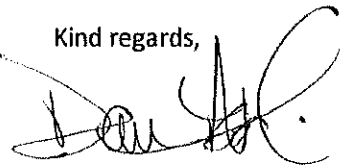
Dear Mr. Brown:

Thank you to you, your staff members, and elected officials for working with us over the past several months on what we believe will be a great addition to the City of Adel. We look forward to continuing to work with you to provide the housing choices Adel desperately needs. I have included in this letter text from a November 8th, 2017 rezoning request letter for reference as we near the February 14, 2017 Council meeting.

We, Kading Properties LLC, are interested in working with your community to develop a market-rate multi-family project in Adel. Please allow this letter and attached PUD documents to serve as our formal request for the re-zoning of property within the City of Adel known as Parcel "CC" and "DD" in the Southwest Quarter of the Northwest Quarter of Section 33, T79N, R27W, from the current zoning of A-1 to the proposed zoning of Planned Unit Development, Twin Eagle's Riverview Condominiums. The proposed development area is located east of Old Portland Road on a parcel formerly owned by the Hutchins family, 29456 Old Portland Road.

The condominium development, Twin Eagles Riverview, will be a market-rate leased community containing bi-attached condominium buildings developed, owned and professionally managed by Kading Properties, LLC. Kading Properties, LLC, a privately held development and property management company. The project will represent a \$15,000,000 private investment in the community and will fill a need of well built, affordable, professionally managed housing that will benefit the City of Adel. Twin Eagles Riverview will contain three bedroom units, each with a laundry room with full washer and dryer hookups and a full bath as well as an open concept kitchen-dining-living room; each unit also has a one or two car attached garage. The proposed development includes different building configurations to vary the appearance of the community to avoid a monotonous presence within the growing surrounding neighborhood. Every living space boasts a private patio and yard area and has access to open spaces to enjoy time outdoors. The common areas and elements will be held and managed by an association as will the interior and exterior maintenance of the buildings. The community will be served by a private road, private sanitary, and storm sewer system (all constructed to SUDAS Specifications) eliminating the responsibility of road and sewer maintenance from the City.

Kind regards,



Dan Novelli
Operations Manager
Kading Properties, LLC
7008 Madison Ave
Urbandale, IA 50322

Anthony Brown

From: Mark Lee <mark.lee@lee-engineers.net>
Sent: Friday, February 10, 2017 12:54 PM
To: abrown@adeliowa.org
Subject: TWIN EAGLE'S RIVERVIEW PUD

Anthony

The PUD Master Plan documents to be used for the requested rezoning will be emailed to you later this afternoon as we discussed. Some minor changes have been made according to discussions regarding the developer's agreement. Those changes are listed as follows:

1. Street lights have been added at strategic locations.
2. Landscaping has been added at each building unit.
3. The sidewalk along Old Portland Road has been changed from a 5' width to 10' wide with a connection to the proposed river trail.
4. A roadway cross-section has been added for Old Portland Road improvements.
5. Two 8" diameter water service connections to an existing 16" diameter water main(Xenia) have been shown. Two 8" diameter water main extensions have been shown across Old Portland Road to a future City of Adel water main for possible future connections.

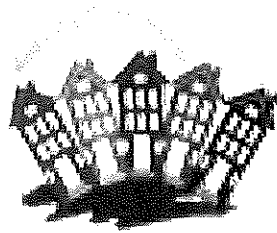
Thanks

Mark





For illustrative purposes only. Materials, measurements and details might differ from the actual property.



KADING
PROPERTIES



October 11, 2016

To Whom It May Concern,

I am a senior police officer employed by the City of Des Moines as the Crime Free Multi-Housing Program Coordinator. Through the requirements of this position I work with landlords, property owners & managers, leasing agents and corporations in the rental business in order to foster proactive property management which in turn helps keep crime rates down. Various inclusions to this program include, but are not limited to, active management participation in seeking regular reviews of property service call logs in order to review any managerial calls to action such as notices and evictions, implementation of environmental crime reduction standards and upgrades called CPTED as well as educational training courses/gatherings for staff as well as residents.

I have been working with Kading Properties, LLC since their introduction to this program on June 2, 2016. Since this time, staff has reached out to my office on regular intervals to request analysis of area crime trends, advice on suspected criminal activity on or around the property, and provided evidence of follow-through when notification actions are given to tenants. Kading Properties, LLC has demonstrated a prompt and positive working relationship with the Des Moines Police Department Housing Program which indicates their desire to maintain a safe living environment for residents as well as a safe working environment for staff.

Any additional questions regarding the Crime Free Multi-Housing Program, program requirements, levels of participation, or questions of a similar nature can be directed to me via the contact information below.

Respectfully,

Senior Police Officer Shawna Isaac

Crime Free Multi-Housing Program Coordinator

Des Moines Police Department

25 E 1st Street, Des Moines IA 50309

Cell: 515-237-1591

smisaac@dmgov.org

Madrid Community School District

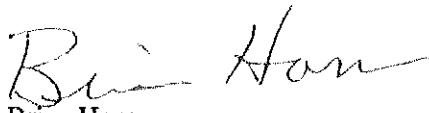
The community of Madrid will work together to maximize the ability of all students to succeed in society.

April 28, 2015

To Whom It May Concern:

I was asked to share how Kading Properties has worked within the community as a developer and as a partner with the school. In Madrid, we have had a long-standing bus stop on a major highway at an already-established development. For years, we have wanted to move the stop to a safer location, but location of the development would not allow this. Kading Properties developed next to the already-established development. We approached Kading Properties about building the bus stop on a city street next to where their property was being developed. Not only did we approach them about this, but we also asked if a walk from the already-established development could be tied into a walk on the Kading Property to allow pick up of students from both developments to remove the stop from the busy highway. Kading Properties was very easy to work with and had the betterment of the community and safety of kids in mind and allowed this to occur. Now the stop is off of the highway and all students from both developments have a much safer bus stop on a city road because Kading Properties went beyond simply developing their development, but also looked at community betterment and working with the school. In a way, they worked with a "competitor," the already-established development, to create a walkway on the Kading Property so students at that development would have a safer bus stop. This type of approach to community betterment is greatly appreciated.

Sincerely,



Brian Horn
Superintendent
Madrid Community School District

Brian Horn
Superintendent
201 N Main St.
Madrid, IA 50156
515-795-1401
Fax 515-795-2121

Sandy Johnson
Bd Sec/Bus Mgr
201 N Main St.
Madrid, IA 50156
515-795-1400
Fax 515-795-2121

Ryan Ridout
Secondary Principal
599 N Kennedy Ave.
Madrid, IA 50156
515-795-1405
Fax 515-795-4408

Gayle Strickland
Elementary Principal
213 W 1st St.
Madrid, IA 50156
515-795-1402
Fax 515-795-2121

Mike Tierney
7-12 Dean of Students
K-12 At-Risk Coordinator
Technology Director
515-795-1405
515-795-4408

Kyra Wilcox-Conley
Curriculum Director
599 N Kennedy Ave.
Madrid, IA 50156
515-795-1405
515-795-4408



City of Osceola

County Seat of Clarke County

115 North Fillmore Street
P.O. Box 465
Osceola, Iowa 50213
(641) 342-2377
FAX (641) 342-4005
osceolaia.govoffice2.com

May 2, 2014

To Whom It May Concern,

It is my pleasure to highly recommend Kading Properties, LLC as a developer of residential real estate for your next subdivision project. The City of Osceola has an excellent relationship with Kading Properties. They have constructed 106 units over the last fifteen years and continue to maintain an occupancy rate of nearly 100%. They have always kept their word and maintained each unit to the city's standards. I'm very impressed in how they've responded to the previously unmet need for rental housing.

We are currently working on redeveloping a subdivision with Kading's assistance. This is the largest project they've worked on in Osceola, and includes the development of over 40 single family lots and 22 rental units. I am confident the project will be a success and that Kading will continue to be good neighbors.

Please feel free to call me at 641-414-1313 if you have any questions.

Best Regards,

A handwritten signature in cursive script, reading "Fred P Diehl".

Fred P Diehl
Mayor
City of Osceola, IA

City OF Bondurant

200 Second Street, Northeast
Post Office Box 37
Bondurant, Iowa 50035-0037

Phone: (515) 967-2418
FAX: (515) 967-5732

E-mail: info@cityofbondurant.com

Website: www.cityofbondurant.com

Mayor:

Keith Ryan

City Administrator:

Mark Arentsen

Council Member:

Amy Bogaards

Wes Enos

Eric Johnson

Brian Lohse

Curt Sullivan

City Attorney:

David E. Brick

City Engineer:

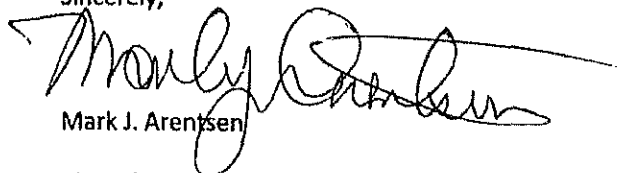
Bob Veenstra Jr.

April 23, 2014

TO WHOM IT MAY CONCERN:

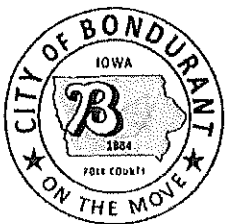
Kading Properties, LLC has been a presence in Bondurant for several years and has 77 rental units in Bondurant. They have been easy to work with and have met all requirements with respect to buildings and the site as a whole. The project blends nicely with surrounding homes. Working with representatives of Kading Properties has been easy and pleasurable as their office is located in Urbandale. They value the professional relationships they create.

Sincerely,



Mark J. Arentsen

City Administrator



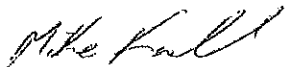
GET TO KNOW *Newton*

April 16, 2014

To Whom It May Concern:

Kading Properties has been a part of the rental property community for several years here in Newton, Iowa. They have over fifty rental properties located throughout the city and have always been a quality company to work with in regards to meeting the requirements to meet the City of Newton Code of Ordinances and the Minimum Housing Code Standards. When there have been violations found on the properties, Kading Properties has always been very quick to respond and repair the violations. I have never had to issue a citation to Kading Properties and have always had a professional working relationship with the company.

Sincerely,



Mike Knoll
Fire Marshal
Newton Fire Department

Kading Properties Updates- February 12, 2015

Statement of Rental Policy

This community will not discriminate against any person based on race, color, religion, sex, national origin, familial status, or disability.

Leasing Application Evaluation Guidelines:

- 1.) Income Requirement-The gross monthly income of all lease holder(s) will be considered jointly and must equal three times the rental amount on the dwelling unit, for the lease term. All income must be verified.
- 2.) Credit Requirement- Credit history will be reviewed and Credit score must be 580 or higher to qualify. No one with a credit score under 579 will be considered. Accounts reporting over 60 days past due or charged to collection in the past two years will not be considered.
- 3.) Employment Verification- Lease holders(s) must be currently employed, or provide written evidence of regular income sufficient to at least three times the rental amount on the dwelling unit, for the term of the lease.
- 4.) Self-Employment- Must provide the previous year's personal tax return or the two (2) months personal bank statements as evidence of sufficient income. Persons who hold jobs that are commission only, or base salary plus commission, or tips, bonuses will be considered self-employed.
- 5.) Age Requirement- Lease holders must be 18 years or older. All occupants 18 years or older will be required to complete an application (even if living with a parent or guardian).
- 6.) Criminal History- Must exhibit no criminal conviction involving violence, fire arms, intent to deliver illegal drugs, intent to manufacture illegal drugs, theft, crimes involving theft, or destruction of property, or any crime involving a minor. We will not accept anyone on the sex offenders list. Must exhibit no criminal conviction involving the possession of illegal drugs within the last six years from the date on the application.
- 7.) Residency- Up to two (2) years residency history will be reviewed and must exhibit no derogatory references. We will not allow anyone with an eviction within the last 6 years from the date on the application.
- 8.) Application Fee- A \$30.00 non-refundable application fee is required per application. This fee is payable by debit, credit, cash, and money order or certified check. No personal or business checks will be accepted.

Occupancy Standard:

3 bedroom 5 people MAX (3 adult is the maximum on a lease) (Maximum non-related adult is 3 per Dwelling unit)

2 Bedroom 4 people MAX (2 adults is the maximum on a lease with 2 children)
(Maximum non-related adult is 2 per Dwelling unit)

Two Cars per Dwelling Unit maximum.



Kading Properties LLC
7008 Madison Ave.
Urbandale, IA 50322
Office 515-276-9384
Fax 515-276-0181

Addendum

This addendum will be attached to the lease agreement:

Between Management and Tenant for (address) _____

Dated _____

Please read and initial by each point.

- 1) Customer end antenna installation, client needs to refer to Kading Properties cable/satellite policy. Rules will be enforced at the cost of the client. _____
- 2) Patios – the following items may be kept on your Patio– Grill & Patio Furniture, Flowers in Pots. When Grills are in use they must be kept away from the building on the edge of the patio. _____
- 3) Please make sure your yard & driveways are clean of any debris. Garbage cans must remain in your garage. _____
- 4) Clean up after your pets and dispose of waste properly. Pets are not to be tied out at any time. _____
- 5) Curtains are to be hung nicely. ABSOLUTELY no blankets, sheets or torn blinds. _____
- 6) Parking – please make sure you park in your respective parking place. No parking on private drives due to emergency vehicles. Any non-working vehicle must be moved off the premises within 3 days. _____
- 7) All toys need to be put in your garage when not in use. (No swimming pools or Trampolines on site at any time) _____
- 8) Garage Sales are not allowed. _____
- 9) Kading Properties will remove items that do not meet the above rules.
A charge of \$25.00 will be applied to your account for each violation. If a vehicle is towed you will be responsible for the full payment of the tow bill and any other amounts incurred. _____
- 10) Completed and Signed Move In – Move Out Inspection Form must be returned to our office within 7 days of move in date. _____

Please call any maintenance or repairs directly into our office 515-276-9384.

TENANT

MANAGEMENT



Some Simple

TOOLS

to enforce our

RULES

Sorry We Missed You!

- ☐ Your maintenance request has been completed!
- ☐ Permission to enter needed.
- ☐ Further work to be done.

Please call our office with
any questions!

515-276-9384
• Kading Properties •



Tenant Data utilizes a sophisticated computer database system developed and programmed exclusively for Tenant Data Services and our subscribers.

As a client, you may access information through our website. Our data can quickly alert you to fraudulent conduct and false information on a rental application.

Information Available

Tenant Data provides the rental industry with a variety of reports to help you make an informed rental decision:

Tenant History Database

- Damages
- Eviction Filings or Judgements
- Lease Violations
- Noise Complaints
- Past Due/Unpaid Balances
- Rent & Deposit Verification
- Skips
- Unauthorized Pets

Nationwide Credit Reports

- Address History
- Alias Names Used
- Bankruptcies
- Collections
- Civil Court Judgements
- Current Obligations
- Payment History
- Risk Scoring

Other Services

- Criminal Records from Nearly Every State
- Evictions From Outside Data Sources
- Business Reports from Dun & Bradstreet
- Social Trace Reports
- OFAC List
- Federal Case Lookups

Criminal Background Checks

CRIMINAL CHECKS

Criminal Background checks are based solely on Name and Date of Birth. Social Security numbers cannot be used as an identifier. Tenant Data does review ALL arrests and convictions to assure the accuracy of the report. We complete these out as quickly as possible, but in some cases the research takes awhile. Please be patient, and do not hesitate to contact us if you have any questions.

Multistate Report

Multistate Criminal Background Reports is a database check purchased from an outside source. Tenant Data is continuously researching the various sources so that we can give our clients the best database check we can buy. This criminal history check currently covers 45 states and includes a sex offender check from ALL 50 states and the District of Columbia.

States Included: Alaska, Arizona, Arkansas, Connecticut, DC, Florida, Georgia(DOC), Hawaii, Kansas(DOC), Kentucky(DOC), Illinois, Indiana, Iowa, Maine(DOC), Maryland, Michigan(DOC), Minnesota, Mississippi, Missouri, Montana, Nevada(DOC), New Hampshire, New Jersey(DOC), New Mexico, New York(DOC), North Dakota, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, Tennessee, Texas, Utah, Vermont(DOC), Virginia(DOC), Washington, West Virginia, Wisconsin. Those states noted with DOC only consists of data from the states' department of corrections.

Thank you for making OUR home YOUR home!

Jay F

Over a year ago:

We had such a great year! We will be recommending Kading Properties to any of our friends and family looking for a new

William P.

Over a year ago:

Great service, on call at all times. In the eight years I have lived there I have been treated kind and love living here.

D.G

Over a year ago

Townhome is great. We have lived in a Kading Properties townhome for a short time and think its great. We have more than enough space and it's so nice to park in a garage

BuchH2

Over a year ago:

At Home - I have lived here for a little over 2 months now, the management seems to be very friendly. I think for the price its a great place, I have looked at other apartments in the same price range and they were complete dumps, so I was excited to find something that didn't look overly lived in. I guess I don't understand all the bad reviews..I have never had a problem with anyone showing up unannounced, not that I would care if they did I don't have anything to hide and I have a clean place.

Kay m.

Over a year ago

we moved into a kading townhome in newton, its very spacious, the bedrooms are huge. the only issues I have found was the carpet hasn't been cleaned, and there have been some split or chipped. there was a terrible thunderstorm out here just a week after we moved in and caught the other half of the duplex on fire, we called 911 and they were here in minutes!!! the only part damaged to that side was the living room and roof, but they told us we had to not be in our home for 2 weeks, they made up for that by workin on our rent and our electric deposit. just this last week one of the teens from the apartments broke one of our windows and they had it fixed in a cpl days. anything that happens, any issues you have with neighbors, etc. they work fast to fix it. and the maintenance guys ROCK! btw...this is an actual tenant and I have been tossin out referrals to everyone I know to move here. Heather is our Landlord and will be for as long as she'll have us! Mcghghys

crazymomof4

Reviews: 1

Share: Recommend

crazymomof4 (1 review) 7/22/2014

We have rented from Kading Properties for over 10 years now and I would recommend them to anyone. They have always returned my phone calls in a timely manner and have been wonderful at getting maintenance out anytime we have had a problem. Most importantly any emergencies after hours have always been taken care of asap! They also allow pets, which is a BIG plus as not many rental places allow pets. Of course you have to pay a pet deposit, but it's worth it! That was the hardest thing for us was finding a place to allow pets. They also take care of the snow removal and lawn care which is wonderful! That right there saves us time and money and it's all included in your rent. No hidden or extra fees. I'm very happy to call my place home and I'm proud to say I rent from them. It's hard to manage several properties in many different towns, but they do it and I give them a lot of credit for it.

Chelsey M
Over a year ago
I'm very happy with living in their property. I have never had any problems and I'm happy I choose a place that I feel comfortable and most of all respected at.

Bree S

Over a year ago

I just wanted to thank you for processing our application so quickly. We are very pleased with the unit and found that our neighbor is someone that my mom has been friends with for years!! This will all work out great I'm sure and we appreciate your kindness

Jennifer F.

Over a year ago:

We have rented from Kading properties for over 10 years now and I would recommend them to anyone. Not a lot of landlords like their tenants to decorate their homes when it comes to putting things on the walls, however when we first moved in they said it's our home and as long as we take care of it properly, that they didn't mind. It feels nice knowing we can make our place feel like a home and not just a place we have to stay and not feel welcomed at. I also love the fact they allow pets! Not many landlords allow pets anymore and even though you have to pay a pet deposit, it's worth every penny to keep your animals. They have always returned our calls when we left messages and when we have put in any maintenance requests, they have responded asap even on weekend emergencies and they have always called back to make sure our requests were taken care of. They take care of the snow removal and lawn care which is a big plus and they have ALWAYS been pleasant and respectful when we have called. It's not easy managing a lot of different properties in a lot of different towns, but they do a wonderful job maintaining each one and I'm proud to say I rent from them.

Jennifer

Over a year ago

Nice Properties - My husband and I lived in their townhome for 3 years in Newton. It was good from day one. The home was 3 bedroom 1 bath with attached car garage. Tiled floors with carpet throughout and pretty large for the rent. Oak cabinetry, full size washer/dryer/fridge/stove. I really liked the bathroom with large vanity and really big! They are by far not the worst people to rent from! The garages are large enough to park in and I have a Cadillac. So, unless you don't know how to park then you might have a problem. Maintenance with lawn care, any fixes in the townhome were always fast with Dan. And we NEVER had any problems except for the carpet tacks coming through which were fixed ultrafast. They mowed and removed snow promptly. The management was always very professional and prompt with any concerns or questions we ever had, and NO they didn't harass us (perhaps, you never paid your rent!). I highly recommend these properties! The only reason we had to leave was due to high gas prices....hope to rent from them again in the future!

VERY SATISFIED PREVIOUS TENANTS!

Sohn a

Over a year ago

Very nice and large townhouses -
Thank you so much to Kading
Properties for helping us get into
a place we now call our home!
Maintenance and all the staff at
Kading Properties is extremely
help full. I would recommend
renting from Kading. I have been
3 yrs and Love it.

daisydane9

Reviews: 1

Share: My Home

daisydane9 (1 review) 7/24/2014

We have lived with Kading for 2 years. We moved in after living in an apartment and are planning to buy a house in the next 6 months. We would recommend it to anybody looking to rent. Rent is reasonable and our kids have a lot of friends here. We are also able to have our cat. We have made this place our home and love it.

Bzrittany N -Over a year ago:

I have rented from Kading Properties for a couple of years and I must say I would recommend them to anyone. They're always nice to me and respond to every call and questions I may have. Any problems with my unit they send someone out usually within 24 hours and fix things the right way. I'm glad I was directed in their direction.

Rochelelle76

Over a year ago
So Far So Good -

My mother and I have been pleased with our townhouse unit. We were treated wonderful by Heather and the staff. Each time I've called with a question or concern it has been addressed immediately! I'm sure that wherever you go that there will always be the good and the bad, but I have to say after reading many of the bad reviews that the lease clearly stated what we could and couldn't have and also before becoming a tenant that we were given the opportunity to see the unit and to read the lease. It's kind of hard to complain after knowing this and being given the option on whether or not to become a tenant.

The only problem thereafter is the fact that the neighbor has a dog and I own no pets. The neighbor expects me to be kind enough to allow their pet to be on my door step whenever it choses. I talked to the neighbor and I talked to Heather and it was quickly addressed. The lawn has been mowed every week on the same day. While I don't like the parking and the street gets crowded, it was told to us in advance whereas I can't complain about something that I knew about. If I do have a problem, then I am quite aware of my rights as a tenant and as with any rental agreement. Tenants should always secure themselves by taking pictures, doing things in writing, and reading the fine print. That is why the Tenant/Landlord laws exist and they are easily accessible. That is why the I'm more comfortable knowing that I'm aware of my rights and I've also not had anything major happen since my tenancy began months ago.

Chelsey,

Reviews: 1

Share: Recommend

Chelsey_May (1 review) 7/30/2014

I have rented from Kading Properties for a few years now and I'm very happy to call it my home. I have always had any problems addressed asap and any maintenance issues have been taken care of within a day or two. They have always been respectful to me and I would recommend them to anyone.

Andrea

Sent: Monday, October 17, 2016 11:43 AM

To: Office

My name is Andrea . This is my notice that I will be moving out of my unit the end of November. I live at Bailie Lane SW Altoona IA. I absolutely love my duplex and you guys have been fantastic landlords. I simply cannot afford the rent any longer and have decided it was time for a big change regardless. I wanted to thank you guys for giving me a chance and helping me build my first home ever for me and my children (and my dog!). Namaste! :)

Thank you thank you!

Page 1 of 1

Thank you thank you!

Jenine

Sent: Saturday, September 24, 2016 12:02 PM

To: Office

The gentleman that came and rescued us from the wasps at Meadowlands Drive was awesome!
Thank you so much for the super fast help! It was terrifying to have bees inside and out! Thank you!!!!

Sent from my iPhone

July 6, 2016

Kadin Properties

Termination of Lease

This is our notice of termination
of our lease at Kadin Trail,
Bondurant, Iowa, as of August 31, 2016.

We have enjoyed our year here and
would recommend this property to
anyone. We are simply going
South for the winter.

Sincerely -

Bob & Nancy

RECEIVED

JUL 06 2016

KADING PROPERTIES

About rent

Kirsten

Sent: Thursday, November 05, 2015 10:17 AM

To: Office

Hi Heather,

I would like Heather Kading to see this email and please email me back, because she is the person who has been working with us since behind on rent. Thank you. ☺ This is Kirsten . We live at 1 Kading Road in Perry. I know we are super behind on rent, but I just wanted to let you know that I have started a new job in DSM that is paying us much better and every week, I get my first check NEXT Friday so I will be able to give you a couple hundred dollars. So, if you can please just continue to work with us for another month, 2 tops, we will be caught up on rent!!! Harley is also getting a new job too there was just a couple other things he had to get done first (court ordered) because with his new job he will be working from 6AM-6PM, so he had to get the other things done first cause once he starts this job he won't have any spare time.... Also, weekly pay. I do not have the phone on me today so if you can just please email me back at [redacted]. I do please ask for you to continue to work with us a little longer. Things have just been super hard for us since Harley's father has passed away, and I do apologize. Thanks in advance.

Kirsten
Kading Rd.
Perry, IA 50220

Gary E CTR NG IAARNG (US)

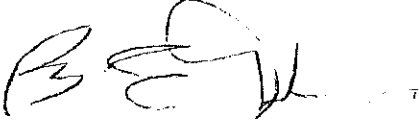
KADING PROPERTIES,

After almost 17 years it's time to move on. This is to inform you that Donna & I will no longer require the property located at E 8th St., Madrid, Iowa 50156. This will be effective March 10, 2015. We have enjoyed our time here and hopefully made some improvements that the next tenants will enjoy. Thanks for your prompt responses to our requests for maintenance related items over the years. Our forwarding address will be:

Gary E & Donna
301 E Clay Ave
Brandon, Florida 33510

I can be reached by cell at: 813-469-8472 or home phone 515-795-2481

My email here at the office will be good until March 6th also:

A handwritten signature in black ink, appearing to be 'GARY E' with a stylized flourish at the end.

GARY E
January 30, 2015

P.O. Box 1415
Newton, IA 50208
September 29, 2015

Heather Kading
Kading Properties LLC
7008 Madison Avenue 50322

Re: § 17th Avenue West-Newton, IA 50208


Dear Ms. Kading:

I wanted to write you directly to let your know of an urgent situation. You and Lindsey were kind enough to allow me to make our rental payments beginning the 15th of each month. This was great because my mother pays our expenses out of her retirement fund, while I pay our rent and other miscellaneous expenses out of my payroll. I paid \$400 on September 1st and a full amount was to be paid on the 15th.

I was forced to call your offices because my employer makes us use a payroll card when we don't have an already existing bank account. My card got lost and had to be cancelled to prevent any unauthorized transactions. The card issuer told me it would be 7-10 business days to receive the new card. I asked your staff if I could make payment on September 25th with respect to what the card issuer told me. I work 8-6 pm everyday including some Saturdays, when I got home this past Friday the card still wasn't in the mail. I took today off of work today only to learn it's still not here.

You all have been so wonderful to us and I feel like the world's worse person! My Mom and I are very honest people who do what we say we're going to do. Because the card didn't come, not only did I miss my payment arrangement with you, my payroll I just got Friday would be on that card too. My employer is trying to assist me and I've taken today off of work to apply for a loan. I need you to work with me more than ever to get this right. We've never missed a payment with you both past and present. I'm so very sorry that my problem inconvenienced you. I know that you all do what you can to help; I'm begging you to give me a little more time to make this right. I don't know what else to do at this point because I've called the card issuer so much as well as my employer. Please give me just a little more time.

Sincerely,



Rochelle (641-840-

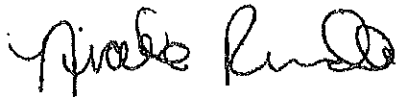
To Whom It May Concern,

I am writing to give notice that we have bought a new house and we close on Thursday July 31, 2014. Pending the close on our house going as planned, will be moving out of our apartment, and our last day will be Thursday August 14, 2014. Our address is Kadin Trail Bondurant, Iowa 50035. We will make our last rent payment in the amount of \$795, today, Monday July 14, 2014. We will call during our last week to set up a check out appointment, after we have completely moved out and cleaned the apartment. We will also have the utilities shut off starting Friday August 15, 2014.

Please let us know if there is anything else that we need to know or do before we move. Thank you so much for a great year. We will be recommending your company to any of our friends and family looking for a new place to stay!

Sincerely,

Nicole



7/14/14

Bradley



7-14-14

Kading Properties

~~Sep~~ Sept 15, 2014

We Will be moving out
on or before October 14th As per
phone call this is our 30 day notice.
We have enjoyed living here.

Thank
you!

Al -

Heather, 1-20-14

Thank Yw for calling
me -

I appreciate that - Yw are
a good girl -

Please find enclosed check for
Jan, Feb and March -

Stay Warm + have a
good day -

Blessings --- John

July 11, 2014

KAROLING prop:

I ON THIS DAY 7-11-2014 WOULD LIKE
TO PUT IN MY 30 NOTICE FOR LEAVING -
PRAIRIE HEIGHTS UNIT A. I HAVE LOST
MY JOB IN MARSHALLTOWN, AND AM RELOCATING.

THANK YOU FOR ALLOWING JOO, & MYSELF TO RENT
FROM YOU. IF EVER YOU NEED RECOMMENDATIONS
FOR YOUR PLACE, LET ME KNOW.

JEFF
[Signature]

503.
357.
3138

• November 20, 2012



11/20, 7:28pm

Justin A.

Please tell your parents thank you for working with REM on rental units out in Altoona. This has given one of my uncles the ability to live closer to my dad and I know he appreciates it. Thanks again and have a good holiday. Justin



11/20, 7:44pm

Lindsey Opp

Oh great!! They are such great people!! If you need anything let me know!! Happy holidays to you and your family!

8-2-13

To Whom it may Concern-

My name is John and
I rent a unit from you at... Cedar st
in Boone, IA-

I am giving you 30 days notice that I
will no longer be responsible for the lease-

Any questions feel free to give me a call
@ 712-465-6451 office or my cell
712-830-2855-

I would like to make one comment;
You are good people to rent from

Sincerely
John

RECEIVED
AUG 05 2013
KADING PROPERTIES

2122110

Kourtley
st Ave W #2
Newton, IA 50208

Kading Properties
7008 Madison Ave
Urbandale, IA 50322

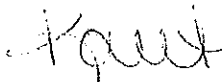
Dear Kading Properties:

According to the terms of our lease, I am writing to give my 30 day notice of moving. I will vacate my apartment, st Ave W #2, Newton by March 28, 2010. I will clean the apartment in accordance with the move-out cleaning instructions. I would appreciate the return of our security deposit within thirty (30) days after vacating our apartment.

The forwarding address for the return of my security deposit is:
Kourtney Peters
2039 NW Hickory St.
Ankeny, IA 50023

I would like to thank you for your courtesy and services during the period of my lease. I have both emailed this letter to kproperties@qwest.net and also have sent a certified letter on Feb. 22, 2010. I had a question on how much my last check would be, and if you would prorate it since it is not a full month? Please get back to me at your earliest convenience so I can send you the last check.

Sincerely,



Kourtney

4/8/11 Fri

Heather,

Here is the \$87.00 I
owe Left towards April's
rent

Have a wonderful weekend

Sincerely,

B. Thanks
for Travis
being there
to help fix
outlet

Suzie
William J
Perry, IA 50220

meant a lot
So thank you, Travis is a keeper !!

October 12, 2009

Deather,

This letter is to inform you and give you 30 days notice that I will be terminating my lease w/ Hading Properties.

I will be moved out and ready for a walk thru with you or Dawn on November 16th, 2009

I want to be sure to thank-you, we've enjoyed our time here, our neighbors were awesome. I just received an opportunity to move into a house, and will be taking that. I hope you understand.

Thanks Again,

Dylan Van,

New Tenants at: . W 4th St N. Unit # 1- Newton, Ia. 50208

From: , Katherine R
Sent: Mon 2/15/10 8:40 AM
To: hkading1@hotmail.com

Good Morning Heather,

I just wanted to thank you for processing our application so quickly. We are very pleased with the unit and found that our neighbor is someone that my mom has been friends with for years! This will work out great I'm sure and we appreciate your kindness.

In reference to our phone conversation, We need written consent to provide to Dish Network today to have services installed. We were told it was okay to have our services transferred, but the techs like to have written permission. The services appear in my mother's name Carrie

We got completely moved in as of last night and did notice that a jack in the far bedroom facing SW is not working. If you could send someone out at your earliest convenience that would be great.

While I wasn't pleased with some reviews that appeared online, I will definitely be submitting one to respond to a previous tenant because we've found both you and Dawn so friendly and helpful. We look forward to enjoying the new unit and establishing a great relationship.

Take Care!

Rochelle

September 30, 2009

To: Kading Properties
7008 Madison Ave.
Urbandale, IA 50322

This letter is to inform you of my intent to move out of the townhouse located at 8th Ave. W, Unit 4 Grinnell, IA 50112.

This is my 30 day notice, per your instructions today in my voice message. I will give you my forwarding address, when we do the walk through. Thanks for your prompt attention, whenever I've needed something repaired. It has been appreciated.

If you have any questions, please call me at (515) 313- . I will be in touch when I'm ready to meet you for the walk through.

Thanks! ☺

Cindy

8th Ave. W,
Grinnell, IA 50112

To whom it may concern:

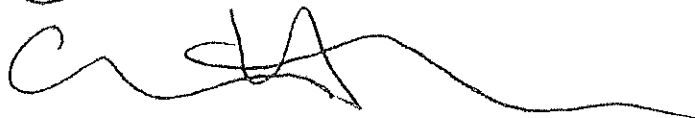
Feb. 28, 2009

Please consider this our
30 day notice. We will be
moving out of Washington Ave #1
during the month of March.

Thank you so much for
giving us the opportunity to rent
from you over the last 3 years.
We have many great memories
there and will miss our "home".

Thank you.

Elissa



Blakeslee
Ocala, Fla.
April 13, 2008

Riding Properties
7008 Madison Ave.
Verbandale, Ia.

To Whom it may concern:

I asked one of your employees
on the phone what must be done
to move out legally and was told
to put it in writing so:

If all goes right, I will be
moved out by the middle of May.
This is my written notice.

Also, please find my final
rent payment enclosed.

Thank you.

Sincerely,
Ellie

P.S. I have enjoyed living in your
apartment. It was a new experience for
me.

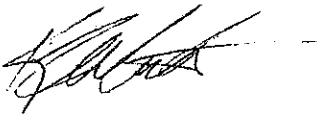
Kading Properties
7008 Madison Ave
Urbandale IA 50322

2/27/09

Dear Kading,

As you have already guessed we are giving our 30 day notice. We will be moving to 106 Bennett street Polk City Iowa 50226. However we would like to express our gratitude for your patience with us for these many years. Also we want to thank you for all that you have done for us. It was a pleasure doing business with you.

Sincerely,

Keith Erica


Keith
Erica

4/1/09

Keys for 1st Ave Apt #1
Newton Iowa. I had a family
situation and had to leave
quickly. thank you for 4 good
years.

Jeremy



Heather -

Your efforts, on our behalf, to keep this property, a wonderful place to live, have never, been more appreciated. Please be aware, we are thankful, and, feel safe! You were our champion, with the primitives, who lived in Williams St.

[Signature]

Know we are grateful!

[Signature]

[Signature]

Believing
Giving
Sharing

10/16/11

Taylor
Signature

Wishing you everything
that adds special meaning
to family.

Thank you for sharing
your family with our
family. We love you
and praying for you
each day.

Jama

//

God Bless
Kiarra

* * * * *

thANKs

thanks

THnKS

thanks

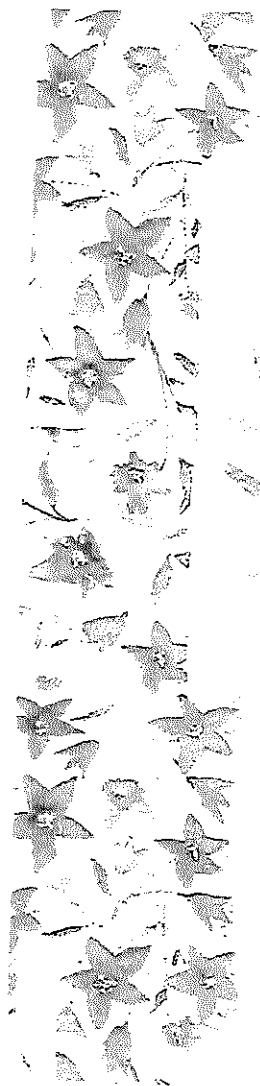
ThaKs

* * * * *

Many thanks!

+ thank you for
the new locked
mail boxes.

Sincerely,
Suzy ☺



Just a Note...

Hope every one
have a Happy
Easter Take Care
And Bless

Connie
+ Family
2010

Jackie Steele

From: DAN JAMES <dpjames77@msn.com>
Sent: Thursday, February 9, 2017 5:41 PM
To: jsteele@adeliowa.org
Subject: Kading Properties

February 9, 2017

Dear Mayor, City Council and City Administrator,

I am writing you today because I am against Kading Property coming into our town and my neighborhood. I have been a home owner in Adel since 1979 and my husband and I have lived in our current home at 420 S. 6th St. since 1986.

I have talked to the police department in Indianola and they sent me a year long 2016 summary report that showed they had 89 calls on one street and 69 calls on another street that are Kading Property streets. I have visited with an employee of Bondurant who informed me that they have Kading Properties in their town. Kading Properties wanted to put more units in their town and the city said no. I tried calling police departments in other towns that have Kading Properties and most of them wouldn't give me their police summary reports. Some didn't have it available and some just would not give it to me. I have a friend that lives in Perry and she informed me that Kading Property is in their town and they have numerous police calls. Their police station was not able to give me that information.

All of this is a red flag for me. I know we want growth in our town but I want a safe affordable neighborhood added to our community and I don't think Kading Properties provides that. Please consider looking into the towns that already have them in their communities and see if they have benefited by them coming into their towns.

I am writing this today as a citizen of our town and not an employee. Thank you for letting me give my opinion on this matter.

Paula James

TWIN EAGLES RIVERVIEW - BLOOMFIELD ACRES, L.L.C.

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made as of this day of 2017, by and between the CITY OF ADEL, IOWA ("City") a municipal corporation with its general offices at 301 South Tenth Street, Adel, Iowa 50003, and BLOOMFIELD ACRES, L.L.C. , an Iowa limited liability company, ("Developer") with its office at 7008 Madison Avenue, Urbandale, Iowa 50322.

RECITALS:

The City desires to have the ability to provide services and public safety to areas annexed in the City located in southeastern Dallas County.

- A. The City desires to have the ability to provide services and public safety to areas annexed in the City located in Dallas County, Iowa.
- B. The City desires Developer to construct certain infrastructure in accordance with a comprehensive plan and Developer agrees that all infrastructure will be constructed to SUDAS and City standards. In the event that Xenia serves this project with water, certification of available fire flows and pressures must be provided. Xenia must also provide the City with water usage so the City may bill for sewer.
- C. Developer is the owner of certain real property locally known as 29456 Old Portland Road, Adel, Iowa, and legally described as:

Parcel "DD" and Parcel "CC" being a part of Parcel "A" of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-three (33), Township Seventy-nine (79) North, Range Twenty-seven (27) West of the 5th P.M., Dallas County, Iowa, as shown on Plat of Survey recorded in Book 2015 Page 19888.

("Developer's Property") to be known as "TWIN EAGLES RIVERVIEW".

- D. The City and Developer desire to enter into this Agreement for the purpose of detailing the responsibilities of each party to construct certain improvements associated with Developer's Property.

NOW, THEREFORE, in consideration of the above stated recitals, undertakings and conditions it is agreed as follows:

1. THE PROJECT: The Project shall consist of the Developer constructing a housing project currently designed as consisting of 118 market-rate 3 bedroom leased condominiums constructed in bi-attached structures to a density of 8.22 units per acre. Occupancy loads per unit are governed by the adopted leasing standards of the developer/owner: 5 persons (3 adult maximum, 3 un-related adult maximum, each resident over 18 must sign the associated lease. This PUD is limited to a density of 10 units per acre. All recitals are derived from the governing document, Twin Eagles Riverview PUD Masterplan, and associated site plans, landscape plans, grading plans, etc...any and all inquiries are to be directed to the aforementioned plans.
2. CONTRIBUTIONS, OBLIGATIONS AND UNDERTAKINGS OF DEVELOPER:
 - a) Developer agrees to utilize standard construction practices, including architectural shingles, engineered wood siding (or comparable) with 50-year warranty stone veneer, and neutral earth tone colors.
 - b) The Development will be served by a private drive with private storm sewer lines and private sanitary sewer lines connected to City's infrastructure. The installation cost of all infrastructure to be paid by developer. All maintenance on private infrastructure will be performed by developer/owner.
 - c) Developer agrees to provide 24/ 7 on-site management of the Project and provide contact information for such property management to City Hall.
 - d) Developer agrees to pave the unimproved section of Old Portland Road immediately adjacent to Development, with rural cross-section PCC pavement as required by SUDAS and City standards.

- e) Developer agrees to provide a 15-foot wide Trail Easement containing a hard surface 10-foot wide public bike trail along the river connected to the interior of the development via a 5 foot wide sidewalk in NE corner of development and a hard surface 10-foot wide public sidewalk along Old Portland Road.
- f) Developer agrees to dedicate to City park land having an agreed upon fair market value of \$87,504.00 derived from required parkland dedication formula based on sq. ft. purchase price.
- g) Developer agrees to install trees and other landscaping pursuant to PUD Master Plan, as filed with the City, and to replace any trees or other landscaping features that die within one-year of final occupancy.
- h) Developer agrees to prohibit parking on the private streets and to enforce such rule by management company.
- i) Onsite lighting will be provided by photocell controlled building mounted lighting as well as private street lights placed throughout the development as indicated on associated PUD Master Plan.
- j) Developer agrees to install onsite water mains and appurtenances to connect to Xenia water system. Developer agrees to provide two 8" diameter water main extensions across Old Portland road for future connection to a City of Adel public water main installed at a future date. As well as provide an easement for future City of Adel water main along Old Portland Road if needed.

3. CITY OBLIGATIONS AND UNDERTAKINGS:

The City agrees to provide Developer and to Developer's Property the following:

- a) The current 7-year 100% property tax abatement.

- b) Allow 15-foot wide Trail Easement and hard surface 10-foot wide bike trail along river and 10-foot wide public sidewalk along Old Portland Road to satisfy park land dedication requirement, having an agreed fair market value of \$87,504.00 derived from required parkland dedication formula based on sq. ft. purchase price.
- d) Provide garbage services to Developer's Project to be billed on monthly sewer bill to be administered by City contract with individual pick-ups and billed individually to each unit.

4. REPRESENTATIONS AND WARRANTIES OF THE CITY:

- a) The City is a municipal corporation and municipality organized under the provisions of the constitution and the laws of the State of Iowa and has power to enter into this Agreement and carry out its obligations and undertakings hereunder.
- b) The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby and the fulfillment of or compliance with the terms and conditions of the Agreement are not prevented by, limited by, in conflict with, or result in a breach of, the terms, conditions or provisions of any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which the City of now a party by which it is bound, nor do they constitute a default under any of the foregoing.
- c) All covenants, stipulations, promises and agreements and obligations of the City contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of the City and not of any governing body member, officer, agent, servant or employee of the City in the individual capacity hereof.

5) REPRESENTATIONS AND WARRANTIES OF DEVELOPER:

- a) Bloomfield Acres, L.L.C., is an Iowa limited liability company, duly organized and validly existing under the laws of the State of Iowa and it has all requisite power and authority to own and operate its properties, to carry on its businesses now conducted and as presently proposed to

be conducted, and to enter into to perform its obligations under this Agreement.

- b) This Agreement has been duly and validly authorized, executed, and delivered by Developer and, assuming due authorization execution and delivery by the City, is in full force and effect and is a validly legally binding instrument of Developer enforceable in accordance with its terms, except as may be limited by bankruptcy, insolvency, reorganization or other laws relating to or effecting creditors' rights generally.
- c) The execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, and the fulfillment of or compliance with the terms and conditions of this Agreement are not prevented by, limited by, in conflict with or result in a violation or breach of the terms conditions or provisions of the governing documents of Developer or of any contractual restriction, evidence of indebtedness, agreement of instrument of whatever nature to which Developer is now a party or by which it or its property is bound, nor do they constitute a default under any of the foregoing.
- d) There are no actions, lawsuits or proceedings pending or threatened against or affecting Developer in any court or before any arbitrator or before or by any governmental body for which there is a reasonable possibility of an adverse decision which could materially adversely affect the business (present or prospective), financial position or results of operations of Developer or which in manner raises any questions affecting the validity of the Agreement or Developers ability to perform its obligations under this Agreement.
- e) Developer has not received any notice from any local, state or federal official that the activities of Developer with respect to the right-of-way property may or will be in violation of any environmental law or regulation (other than those notices, if any, of which the City has been previously notified in writing). Developer is not aware of any state or federal claim filed or planned to be filed by any party relating to any violation of any local, state or federal environmental law, regulation or review procedure applicable to the Project and Developer is not

currently aware of any violation of any local, state or environmental law, regulation or review procedure which would give any person a valid claim under any state or environmental statute with respect thereto.

- f) Developer has good and marketable title to the Developer Right-of-Way for the Project and shall work with the City and other adjacent land owners to deliver good and marketable title to the right-of-way for the Project which is not a part of the Developer Right-of-Way.

6. EVENTS OF DEFAULT DEFINED: The following shall be Events of Default under this Agreement and the term Event of Default shall mean, whenever it is used in this Agreement, any one or more of the following events:

- a) Failure by the Developer to observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement;
- b) The Developer shall:
 - (i) file any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the United States Bankruptcy Act of 1978, as amended, or under any similar federal or state law; or
 - (ii) make an assignment for the benefit of its creditors; or
 - (iii) admit in writing its inability to pay its debts generally as they become due; or
 - (iv) be adjudicated a bankrupt or insolvent; or if a petition or answer proposing the adjudication of the Developer as a bankrupt or its reorganization under any present or future federal bankruptcy act or any similar federal or state law shall be filed in any court and such petition or answer shall not be discharged or denied within ninety (90) days after the filing thereof; or a receiver, trustee or liquidator of the Developer or part thereof, shall be appointed in any proceedings brought against the Developer and shall not be

discharged within ninety (90) days after such appointment, or if the Developer shall consent to or acquiesce in such appointment;

- c) Any representation or warranty made by the Developer in this Agreement, or made by the Developer in any written statement or certificate furnished by the Developer pursuant to this Agreement, shall prove to have been incorrect, incomplete or misleading in any material respect on, or as of the date of the issuance or making thereof; or
- d) Any representation or warranty made by the City in this Agreement shall prove to have been incorrect, incomplete or misleading in any material respect on or as of the date of the issuance.

City's Remedies on Default. Whenever any Event of Default referred to in Section 6 of this Agreement occurs and is continuing, the City, as specified below, may take any one or more of the following actions after (except in the case of an Event of Default under subsections (b) of said Section VI) the giving of thirty (30) days written notice by the City to the Developer of the Event of Default, but only if the Event of Default has not been cured within said thirty (30) days, or if the Event of Default cannot reasonably be cured within thirty (30) days and the Developer does not provide assurances reasonably satisfactory to the City that the Event of Default will be cured as soon as reasonably possible:

- a) The City may suspend its performance under this Agreement until it receives assurances from the Developer, deemed adequate by the City, that the Developer will cure its default and continue its performance under this Agreement;
- b) The City may terminate this Agreement;
- c) The City may take any other action, including legal, equitable or administrative action, which may appear necessary or desirable to recover damages or enforce performance and observance of any obligation, agreement, or covenant of the Developer under this Agreement.

7. NO REMEDY EXCLUSIVE. No remedy herein conferred upon or reserved to the City is intended to be exclusive of any other available remedy or remedies, but each and every remedy shall be cumulative and shall be in addition to

every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

8. DEVELOPER'S REMEDIES ON DEFAULT. Whenever any Event of Default occurs by the City, the Developer may terminate this Agreement, and the Developer may take any legal action it considers necessary to recover damages from the City or to enforce this Agreement, subject to a 120 day written notice to the City with an opportunity for the City to cure the Event of Default during the 120 day notice period.
9. NO IMPLIED WAIVER. In the event any agreement contained in this Agreement should be breached by the Developer and thereafter waived by the City, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.
10. AGREEMENT TO PAY ATTORNEYS' FEES AND EXPENSES. Whenever any Event of Default occurs and either party employs attorneys or incurs other expenses for the collection of payments due or to become due or for the enforcement or performance or observance of any obligation or agreement on the part of the other party, the non-prevailing party shall pay to the prevailing party its reasonable attorneys fees and costs.
11. THIRD PARTY COMPLIANCE. Fulfillment of this Agreement is contingent upon compliance with the obligations of third parties referenced herein, and upon the failure of a third party or parties to fulfill its obligations, this Agreement may be terminated by either the Developer, the City, or both.
12. NO THIRD PARTY BENEFICIARIES. No rights or privileges of either party hereto shall inure to the benefit of any landowner, contractor, subcontractor, material supplier, or any other person or entity and no such contractor, landowner, subcontractor, material supplier, or any other person or entity shall be deemed to be a third-party beneficiary of any of the provisions contained in this Agreement.

13. MISCELLANEOUS.

- a) Notices and Demands. A notice, demand or other communication wider this Agreement by any party to the other shall be sufficiently given or delivered if it is dispatched by a registered or certified mail, postage prepaid, return receipt requested or delivered personally and
 - i) in the case the Developer is addressed or delivered personally to Bloomfield Acres, L.L.C. at 7008 Madison Avenue, Urbandale, IA 50322; and
 - ii) in the case of the City it is addressed to or delivered personally to the City at 301 South Tenth Street, Adel, IA 50003, Attn: City Manager.
- b) Counterparts. This agreement may be executed in any number of counterparts each of which will constitute one in the same instrument.
- c) Governing Office. This agreement shall be governed and construed in accordance with the laws of the state of Iowa.
- d) Entire Agreement. This Agreement and the exhibits hereto reflect the entire agreement among the parties regarding the subject matter hereof and supersedes all prior agreements, negotiations or discussions weather oral or written. This agreement may not be amended except by subsequent writing signed by all parties hereto.
- e) Successors and Assigns. This Agreement is intended to and shall inure to the benefit of and be binding upon the parties hereto and their respective permitted accessors and assigns.

14. TERMINATION. Unless otherwise terminated as provided in Section 6 above, this Agreement shall terminate upon fulfillment by each party of the obligations set forth herein.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in name and its behalf by its Mayor and its sealed to be duly affixed and attested by its City Clerk, and Developer has caused this Agreement to be duly executed in its name and behalf by its authorized representatives all on as of the day first above written.

CITY OF ADEL, IOWA

By: _____

Mayor

ATTEST:

By: _____

Jackie Steele / City Clerk

STATE OF IOWA

COUNTY OF DALLAS

On this day of , 2017, before me a Notary Public in and for said State, personally appeared and to me personally known, who being duly sworn, did say that they are the Mayor and City Clerk, respectively, or the City of Adel, Iowa, a municipality created and existing under the laws of the State of Iowa, and that the seal affixed to the foregoing instrument is the seal of said municipality, and that said instrument was signed and sealed on behalf of said municipality by authority and resolution of its City Council, and said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said Municipality by it voluntarily executed.

Notary Public - State of Iowa

BLOOMFIELD ACRES, L.L.C.

By: _____
Karie Ramsey, Manager

STATE OF IOWA)

COUNTY OF POLK)

This record was acknowledged before me on the _____ day of _____, 2017, by Karie Kading Ramsey, to me personally known, who being by me duly sworn, did say that she is the Manager of the Limited Liability Company executing the within and foregoing instrument, that no seal has been procured by said Limited Liability Company; that said instrument was signed on behalf of the Limited Liability Company by authority of the Limited Liability Company; and that Karie Kading Ramsey, as Manager, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the Limited Liability Company, by it and by her voluntarily executed.

NOTARY PUBLIC - STATE OF IOWA



January 17, 2017 Personnel Committee - Minutes

The City of Adel's Personnel Committee met at Adel City Hall, 301 South 10th Street, Adel, Iowa, on Tuesday, January 17, 2017 for a series of negotiation meetings with the Teamsters Local Union 238. The meetings were held at 5:30 p.m., 5:35 p.m., and 5:40 p.m.

- 1) The Personnel Committee's first meeting was called to order at 5:30 p.m. by Chair Jon McAvoy. Members present: Haynes, McAdon, and McAvoy. Members absent: none. Others in attendance: City Administrator Brown, Chief of Police Shepherd, Officer Keller, Officer Sparling, and Teamsters representative Jon Thomas.

The Teamsters requested to open negotiations per Article 24 of the current collective bargaining agreement. Thomas presented the union's proposal, which called for a \$1.00 per hour increase for every union member every six months for the next two years. Thomas provided examples of comparable salaries from other cities and suggested that the City's employees may leave for better salaries elsewhere if wages aren't improved. The committee reviewed the spreadsheet provided by Thomas.

With no other business, the meeting was adjourned at approximately 5:48 p.m.

- 2) The Personnel Committee's second meeting was called to order at 5:49 p.m. Members present: Haynes, McAdon, and McAvoy. Members absent: none. Others in attendance: City Administrator Brown, Chief of Police Shepherd, Officer Keller, Officer Sparling, and Teamsters representative Jon Thomas.

The committee presented the City's response, which was a 2% increase in wages for FY17-18 and a 2% increase in wages for FY18-19. This proposal is in line with the public works union. The committee noted that the City's health and dental insurances have risen 7.35% and 3.5% respectively.

Thomas asked whether the committee understood his argument regarding metro-area cities and their salaries. Haynes noted that employees may leave even if the City accepted the union's opening proposal.

Keller, Sparling, and Thomas briefly departed the meeting before returning. Thomas noted that the union's opening proposal represented a different percentage increase for each employee.

With no other business, the meeting was adjourned at approximately 6:03 p.m.

- 3) The Personnel Committee's second meeting was called to order at 6:04 p.m. Members present: Haynes, McAdon, and McAvoy. Members absent: none. Others in attendance: City Administrator Brown, Chief of Police Shepherd, Officer Keller, Officer Sparling, and Teamsters representative Jon Thomas.

Per Chapter 20 of the Code of Iowa, the committee entered into a closed session for negotiations (wages only) with the union.

Exiting the closed session, the committee reached a tentative agreement with the union for a one-year wage increase of 4% for FY17-18. This recommendation will be made at the Adel City Council's next meeting on Tuesday, February 14, 2017.

With no other business, the meeting was adjourned at approximately 6:49 p.m.

Respectfully submitted,

Anthony Brown
City Administrator

Resolution No. 17-14

RESOLUTION 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, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Adel, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$5,500,000, as authorized by Sections 384.24A and 384.25, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential corporate purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CITY OF ADEL, STATE OF IOWA:

Section 1. That this Council meet in the Council Chambers, City Hall, 301 S. 10th Street, Adel, Iowa 50003, at 6:00 P.M., on the 14th day of March, 2017, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$5,500,000 General Obligation Capital Loan Notes, for essential corporate purposes, the proceeds of which notes will be used to provide funds to pay the costs of (i) the construction, reconstruction, and repairing of any street or sidewalk improvements, including costs associated with the Adel Brick Streets 2017 project, and (ii) refunding or refinancing certain outstanding indebtedness of the City, including the General Obligation Refunding Capital Loan Notes, Series 2011A dated September 27, 2011, and the General Obligation Refunding Capital Loan Notes, Series 2011C, dated September 27, 2011.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Division III of Chapter 384 of the Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. The Clerk is authorized and directed to proceed on behalf of the City with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the City's obligations to a principal amount of not to exceed \$5,500,000,

to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the City and acceptable to the Council.

Section 4. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 5. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published between: February 22, 2017 and March 9, 2017)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF ADEL, STATE OF IOWA, ON THE MATTER OF THE PROPOSED AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$5,500,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE CITY (FOR ESSENTIAL CORPORATE PURPOSES), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Adel, State of Iowa, will hold a public hearing on the 14th day of March, 2017, at 6:00 P.M., in the Council Chambers, City Hall, 301 S. 10th Street, Adel, Iowa 50003, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$5,500,000 General Obligation Capital Loan Notes, for essential corporate purposes, to provide funds to pay the costs of (i) the construction, reconstruction, and repairing of any street or sidewalk improvements, including costs associated with the Adel Brick Streets 2017 project, and (ii) refunding or refinancing certain outstanding indebtedness of the City, including the General Obligation Refunding Capital Loan Notes, Series 2011A dated September 27, 2011, and the General Obligation Refunding Capital Loan Notes, Series 2011C, dated September 27, 2011. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Adel, State of Iowa, as provided by Sections 384.24A and 384.25 of the Code of Iowa.

Dated this _____ day of _____, 2017.

City Clerk, City of Adel, State of Iowa

(End of Notice)

Passed and approved this 14th day of February, 2017.

James F. Peters, Mayor

Attest: _____
Jackie Steele, City Clerk

Anthony Brown

From: Jocelyn Doerfler <doerflerj@pfm.com>
Sent: Tuesday, January 31, 2017 2:38 PM
To: Anthony Brown
Subject: Adel - Refundings
Attachments: Adel Refunding Summary 1-27-17.pdf

Hi Anthony,

Just to follow up with my voicemail I left you, see the attached refunding analysis for the city.

To summarize, if we include the 2011A series with the new money issue in May, and rates stay similar to what they are now or drop, we will be in a good position for this refunding. The 2011C issue would work only if rates drop, we like to see the savings to be above 3-4%.

The series 2012 has pretty low interest rates already and the series 2014 & 2011B both have a pretty small outstanding amount, that is why the savings don't look as good on all of those.

If you would like to start the hearing process for the refundings of 2011A & 2011C so we are all set to include these with the new money if the market does move in our favor, let me know and I will discuss with Kristin at Ahlers.

Thanks!
Jocelyn

Jocelyn Doerfler
Analyst

PFM Financial Advisors LLC | Public Financial Management, Inc.
doerflerj@pfm.com | 515.724.5727 OFFICE | 515.243.6994 FAX
801 Grand Avenue, Suite 3300 | Des Moines, IA 50309
pfm.com

City of Adel, Iowa
Refunding Opportunities
Updated as of January 27, 2017

	Series 2011A G.O.	Series 2012 G.O.	Series 2014 G.O.	CURRENT REFUND ONLY - 6/1/2017 CALL		Combined Series 2011A & 2017 New Money G.O.
				Series 2011B G.O.	Series 2011C G.O.	
Refunding Bonds:	Current NR	Current NR	ADVANCE NR	Current NR	Current NR	Current NR
Refunding principal	\$2,115,000	\$3,340,000	\$325,000	\$200,000	\$1,140,000	\$4,085,000
Delivery date	06/05/2017	06/05/2017	06/05/2017	06/05/2017	06/05/2017	06/05/2017
First interest payment	12/01/2017	12/01/2017	12/01/2017	12/01/2017	12/01/2017	12/01/2017
Cost of issuance	\$28,500	\$28,500	\$25,700	\$22,500	\$28,500	\$29,500
Underwriters discount	\$12.00 vs 7.464 yrs	\$15.00 vs 9.595 yrs	\$9.00 vs 5.527 yrs	\$2.00 vs 0.989 yrs	\$6.00 vs 3.980 yrs	\$12.00 vs 8.126 yrs
Pricing Scale	Vinton, IA 11/10/2016 G.O. 2016 NR/BQ	Vinton, IA 11/10/2016 G.O. 2016 NR/BQ	Vinton, IA 11/10/2016 G.O. 2016 NR/BQ	Vinton, IA 11/10/2016 G.O. 2016 NR/BQ	Vinton, IA 11/10/2016 G.O. 2016 NR/BQ	Vinton, IA 11/10/2016 G.O. 2016 NR/BQ
Market Scale	01/27/2017 MMD 0bps Timing	01/27/2017 MMD 0bps Timing	01/27/2017 MMD 0bps Timing	01/27/2017 MMD 0bps Timing	01/27/2017 MMD 0bps Timing	01/27/2017 MMD 0bps Timing
Refunded Bonds:						
Refunded principal	\$2,060,000	\$3,260,000	\$290,000	\$175,000	\$1,100,000	\$2,060,000
Maturities refunded	2018 to 2031	2018 to 2032	2020 to 2025	2018	2018 to 2024	2018 to 2031
Call date	06/01/2017	06/01/2017	06/01/2019	06/01/2017	06/01/2017	06/01/2017
Gross savings	\$94,263	(\$60,361)	(\$31,545)	(\$23,910)	(\$1,001)	\$106,892
Annual D/S Savings	\$6,733	(\$4,024)	(\$5,257)	(\$3,985)	(\$167)	\$7,635.13
PV savings	\$80,276	(\$45,506)	(\$27,576)	(\$21,579)	\$3,531	\$93,405
% of refunded principal	3.90%	(1.40%)	(9.51%)	(12.33%)	0.32%	4.53%
Negative Arbitrage	n/a	n/a	\$4,298	n/a	n/a	n/a
% of PV Savings	n/a	n/a	(16%)	n/a	n/a	n/a

Area rates for resident pool passes. (2016 Fees)

Norwalk:	\$130.00
Des Moines:	\$140.00
Indianola:	\$142.00
Adel:	\$150.00
Winterset:	\$165.00
Ankeny:	\$175.00
WDM:	\$180.00
Clive:	\$190.00
<u>Average is \$159.00</u>	

C. Pool Pass Fees 2017

The Adel Park Board reviewed recommend changes for the Adel Family Aquatic Center for the 2017 season. Fees have not been increased for 4 years.

A motion was made by Fisher to set the 2017 Aquatic Center Fees as follows:

Resident Family Pass: \$160.00
Non-Resident Family Pass: \$195.00
Single Resident: \$80.00
Single Non-Resident: \$100.00

Motion was 2nded by Anderson. A unanimous vote of 6-0

**Adel Parks & Recreation Board Recommendation
Aquatic Center Rate Changes**

Type	Previous Charge	New Charge
Resident Family Pass	\$150.00	\$160.00
Non-Resident Family Pass	\$185.00	\$195.00
Resident Single Pass	\$75.00	\$80.00
Non-Resident Single Pass	\$95.00	\$100.00

*Residential rates apply to households located within the ADM School District.

**These rates will also be reflected on the FY17-18 Fee Schedule, which is approved in June.



Minutes
Parks & Recreation Board Meeting
Adel City Hall
6:30pm, Monday, January 9, 2017

1. Attendance and recognition of guests

Members present: Dan Van Langen, Carter Nordman, Marsha Fisher, David McAdon, Justin Reed and Chair Becky Anderson.

Staff present: Director of Parks and Recreation Nick Schenck

Guests present: City Council Liaison, Bob Ockerman
Pat Rohret, Adel Community Member
Mitchell Ireland, Adel Eagle Scout

2. Approval of minutes

Minutes approved for December 2016

Motion by McAdon; seconded by Anderson

3. Citizens to address the Board

Mitchell Ireland, Adel Eagle Scout presented his Eagle Scout project idea to the Park Board. Mitchell would like to construct a Ga Ga Pit for an Adel Park. Ga Ga ball is similar to dodgeball, but not as aggressive. Mitchell would like to put the Ga Ga area in Kinnick-Feller Park where the merry-go-round used to be. Board Member Marsha Fisher would like to know that the project would meet current safety guidelines and be able to be insured. Board member Anderson expressed her concern with having the game near residential houses in the park. Van Langen made a motion to have Director Schenck work with Mitchell Ireland on picking a nice location for the project, make sure that the project meet safety guidelines, and that Ireland have a Grand Opening and also publicize the project rules, etc. to the community. 2nd by Anderson. The motion passed unanimously, 6-0.

4. Director's Report

Recreation update

A. Final Program Reports (2)

Schenck reviewed two final program reports for Girls Basketball and Notes from the North Pole. Both programs were profitable. Number are continuing to be steady for both programs.

B. 1st and 2nd grade basketball program update

Schenck said the 1st and 2nd grade basketball program started Saturday, January 7th. Overall numbers there are 82 participants, and there were 71 last year. The first day for the program ran very smooth.

C. Adult Indoor Volleyball 2017

The number of teams in the league this year has gone from 12 to 14. The season began Sunday, January 8th. The league will be 7 weeks of play with and end of season league tournament. The first Sunday for the program ran very smooth.

D. Youth Baseball and Softball 2017

Sign-up will be available soon. Schenck has 2 organizational meetings this week to discuss season dates, ages, and any changes for 2017. Sign-up should begin next week.

E. Open Gym Program 2017

Open Gym time is being offered on Mon, Wed, and Fridays at the Old Middle School Gym Located on 12th Street in Adel. Residents may walk, run, play basketball, etc. through the end of April 2017. Some residents have expressed interest in playing Pickle ball. A motion was made by Van Langen to purchase a Pickle ball set to be used at open gym and also in future programming. 2nded by Anderson. A unanimous vote of 6-0 was taken.

Park Board also expressed the importance of getting the word out to the public about days it will be open and days that it may be closed due to school breaks, etc.

5. Parks Department Update

A. Park Place Building in Kinnick-Feller Park

The Park Board discussed the possible sale of land located beneath a current building owned by Brenna Young of Adel. The building is currently known as 'Park Place'. The building sits on city-owned property and is leased to the building owner for \$1.00 Brenna Young the building owner would like to do some upgrades/improvements to the building, but is having a harder time securing loans since the building sits on land that she doesn't own. The Adel City Council discussed the situation in their December Council meeting and referred this to the Park Board for discussion. A motion was made by McAdon refer this matter to the City Attorney and to have the building owner pay any and all fees associated with any surveying, legal, or title and abstract fees that may be associated. Motion was seconded by Van Langen. Unanimous vote 6-0

B. Parks and Trails Master Plan Approval

The Park Board discussed the final Parks and Open Spaces Plan for the City of Adel done by Snyder and Associates of Ankeny, Iowa. A motion was made by Fisher to accept the plan, 2nded by Nordman. A unanimous vote of 6-0

C. Pool Pass Fees 2017

The Adel Park Board reviewed recommend changes for the Adel Family Aquatic Center for the 2017 season. Fees have not been increased for 4 years. A motion was made by Fisher to set the 2017 Aquatic Center Fees as follows: Resident Family Pass, \$160.00 Non-Resident Family Pass, \$195.00, Single Resident, \$80.00, Single Non-Resident, \$100.00 Motion was 2nded by Anderson. A unanimous vote of 6-0

D. Aquatic Center Day Camps 2017

A discussion on whether to limit Day Camps on attending the Adel Aquatic Center was made by the Park Board. A motion was made by Nordman to not limit the days or number of Camps, and also to notify the public via social media and other outlets of the days that the Camps will be attending. 2nded by Van Langen. A unanimous vote of 6-0

Special Event Permit Checklist

Event Name: Market to Market Relay

Date(s) of Event: May 13, 2017

Sponsor/Contact: Matt McBride Phone Number: 513-801-1758

- ☒ Give copy of initial application to Police Chief, Fire Chief, and Public Works Director to review for any issues.
- ☒ Special Event Application Completed with Signature
- ☒ Hold Harmless Agreement
- ☒ Map
- ☐ Certificate of Insurance (\$500,000/\$1,000,000) naming City as Additional Insured
- ☐ Fees Paid \$50, still owes \$25
- ☐ Deposit Received
- ☐ N/A Sound Permit (if applicable)
- ☐ N/A Liquor License (if applicable)
- ☐ N/A Building/Electrical Permit (if applicable)
- ☐ NO Request for Fee Waiver
- ☐ Give a copy of all forms to the Dept. Heads listed below and any others that may pertain to the event once a complete application is received.

_____ City Administrator – If approved, give copy of signed forms

_____ Police – If approved, give copy of signed forms

_____ Public Works – If approved, give copy of signed forms

(Original Copy Stays with City Clerk)

_____ City Council Approval (if applicable)

☐ N/A If a Sound Permit is approved, issue a Sound Permit Certificate
(City Docs, Misc-Forms, Permits, Sound Permits, Sound Permit Certificate Template)



City of Adel Special Event Permit Application

Please complete this form and submit it to the City Clerk's Office, 301 South 10th Street, Adel, IA 50003 at least 30 days prior to proposed event.

Event Name: Market to Market Relay Iowa Date(s) of Event: 5/13/2017

Sponsor / Contact: Off the Clock Events, LLC / Matt McBride

Address: 3121 South 6th St, Unit C City: Lincoln State NE Zip 68502

Day Phone: 513-801-1758 Cell Phone: 513-801-1758

Email Address: matt@pinkgorillaevents.com

Type of Event:

Time of Event:

Check all that apply

Parade: ☐
Athletic Event: ☐
Walk/Run: ☒
Fair/Festival: ☐
Outdoor Concert: ☐
Other: _____

Event Set-up: 11:00am
Event Start: 11:30am
Event End: 4:00pm
Event Cleanup: 4:15pm

Event Description: *Please attach additional pages if necessary*

75 mile team running relay from Jefferson to Des Moines. Utilizes the RRVt. (see attached)

Please attach a map of the event layout that includes details like tent locations / kybos / sound/stage.

Estimated Attendance: 2,500

Admission Registration Fees:

Yes

No

Amount: \$495

Will alcohol be served or sold?

Yes

No

A liquor permit and Dram Shop Insurance are required for the sale of alcohol to the public during any event where an admission fee is charged. City Council approval is required for sale or service of alcohol. If alcohol is served, additional security will be required. Off duty Adel Police officers may be hired to provide the additional security.

See reverse for event questionnaire



City of Adel Special Event Permit Application - Questionnaire

- ✓ **Will you be using outdoor tents greater than 200 square feet?** Yes ☐ No ☒
- ✓ **Will you be using an outdoor canopy greater than 400 square feet?** Yes ☐ No ☒
*Location of the tent or canopy must be coordinated with the City Staff.
 If using a tent, permission must be granted before tent stakes are drilled or pounded into parking lots or grounds, and the applicant must pay for any repairs associated with the installation of the tent.*
- ✓ **Will you be using inflatable rides or devices?** Yes ☐ No ☒
Location of the inflatable must be coordinated with City Staff.
- ✓ **Will you need access to a water source?** Yes ☐ No ☒
*If yes, what is the water to be used for? _____
 Additional charges may apply.*
- ✓ **Will you be using live amplified sound?** Yes ☐ No ☒
If yes, a sound permit is required as noted in City Ordinance Chapter 43. The Sound Permit Form is included in the packet. Please complete and return with fees.
- ✓ **Will you need access to electricity?** Yes ☐ No ☒
*If yes, please explain. Electricity is limited. Please be specific regarding equipment used and amperage needed.
On site power may be insufficient to meet all electrical needs.*
- _____
- _____
- ✓ **Is there any special set-up that you will need the City to provide?** Yes ☐ No ☒
If yes, please explain.
- _____
- _____
- _____
- ✓ **Sanitation:** Number of portable toilets / kybos provided: 7
 Garbage collection plans: Teams keep trash in their car. Dump at specific
- _____

CITY USE ONLY – TO BE COMPLETED BY CLERK

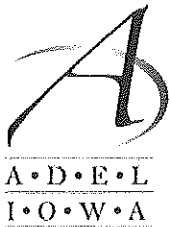
Certificate of Insurance \$500,000 / \$1,000,000 naming City as additional insured?	YES / NO
Map	YES / NO
Indemnification / Hold Harmless Agreement completed?	YES / NO
90% Business / Resident Approval – <i>if requesting street closure</i>	YES / NO
Fee: \$	
Paid	YES / NO
APPROVED	YES / NO
SIGNATURE	DATE
COPIES: Public Works / Police / City Administrator	



CONSENT FROM BUSINESSES AND/OR RESIDENTS

By signing below, I understand the Special Event Policy and that I have been informed of the event that is being applied for.

NAME / BUSINESS	ADDRESS	APPROVE / DISAPPROVE
RRUTA *		APPROVE / DISAPPROVE
Adel Family Fun Center *	1526 Greene St.	APPROVE / DISAPPROVE
		APPROVE / DISAPPROVE
* awaiting approval will forward confirmation upon approval		APPROVE / DISAPPROVE
		APPROVE / DISAPPROVE
		APPROVE / DISAPPROVE
		APPROVE / DISAPPROVE
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		APPROVE / DISAPPROVE
		APPROVE / DISAPPROVE
		APPROVE / DISAPPROVE
		APPROVE / DISAPPROVE



SPECIAL EVENT BUDGET

This form must be completed by any for profit or not-for-profit organization, person or entity that is not utilizing the City or Adel Partners Chamber of Commerce as its fiscal agent, and there is a registration / attendance fee being charged.

Estimated Expenses (all expenses incurred by entity as a result of staging / hosting event) Total:

\$73,000

Estimated Proceeds (Net total after expenses have been paid in full):

**Proceed distribution (e.g. donation, entity profit, plan / carryover to next event, etc.)
List all uses of proceeds:**

Permits, Payroll, Donations, Entity

Profit Carry-over

Indicate local charitable cause / amount:

\$13,000 to over 20 charities

**Other use of proceeds—
indicate type of use /
amount:**

\$5,000+ RRVT Conservation Board



A • D • E • L
I • O • W • A

City of Adel Special Event Permit Application Fees and Signature

Calculate your fees:

Special Event Application Fee	\$50
Sound Permit Fee (one day)	\$50
Sound Permit (two or more days)	\$100
Other:	_____

Total Special Event Fee \$ 50

Please make check payable to the City of Adel

I herby certify the above statements are true and correct, to the best of my knowledge, and that false statements(s) may be grounds for denial of the application. It is understood the activities at all times during the event shall comply with all applicable City ordinances. It is further understood the individual and the organization or association will be responsible for any and all damages arising as a result of this event.

In accordance with the executed Indemnification and Hold Harmless Agreement, the applicant herby waives any and all claims which the applicant may have as a result of this event against the City of Adel, Iowa its officers, agents, employees, or board members. It is further understood a certificate of public liability insurance will be required before conducting the proposed event.

I have been advised of the requirements for the conduct of a special event in the City of Adel and I, or the organization I represent, have met or will meet all requirements established by the City. Further, I understand that if all requirements are not met, the Special Event Permit can be canceled by the City at any time including at the start of or during the event. If this event is sponsored by an organization, I herby certify I have the legal authority to represent the applicant and/or the participants, and I have read the requirements for issuance of the permit and the Hold Harmless Agreement, understand their provisions, and freely and voluntarily sign this application.

It is further understood the City of Adel Administrator or City Clerk has the authority to grant or deny permission for this event unless alcohol is being served or main streets are being barricaded.

Math McBride

Applicant Name

Math McBride

Signature

10/24/2016

Date



A • D • E • L
I • O • W • A

City of Adel Special Event Hold Harmless Agreement

WHEREAS, the City of Adel, Iowa (City) owns certain real property and public right-of-way which are under the direction and control of the Adel City Council.

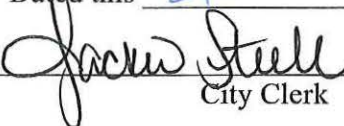
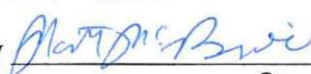
WHEREAS, (the "Organization") desires to use and occupy certain property containing the facilities and grounds at, 10th(Trail-Main) Main St(10th-7th) 7th St (Main-Trail) (Location)

WHEREAS, the City is willing to grant to the Organization the right to use and occupy the location provided the City, its officers, employees and agents, (collectively called "City" and any applicable Boards and its Board Members, (collectively called "Board").

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN CONTAINED, the City and the Organization agree as follows:

1. The City hereby grants to the Organization the right to use and occupy the facilities and grounds identified above for a period commencing the 13th day of May, 2017, and ending on the 13th day of May, 2017, for the purpose of the Organization activities.
2. In consideration of the use and occupancy of the facilities and grounds, the Organization does hereby agree to protect, indemnify, save, defend and hold harmless the City, its officers, employees and agents, (City) and / or the Board, its Board Members, employees and agents from and against any and all liability, losses, damages, injury, bodily injury, property damage, costs, expenses, attorney fees, judgments, awards, claims, suits, actions or other things whatsoever developed, brought or asserted by any person, firm, corporation, entity or estate, against the City or Boards which the City and the Boards may suffer, incur, or sustain by reason of, occasioned by, arising out of, resulting from or relating to directly or indirectly from the performance, undertakings, activity, omission, negligence, fault, or misconduct by the Organization, its officers, employees, agents, contractors, or the failure of the Organization to pay taxes, assessments, sales tax, withholding taxes or other public charges levied or assessed by reason of the operation of the activities or programs by the Organization.

Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to context.

Dated this 24th day of October, 2016.
By  City Clerk
By  Organization



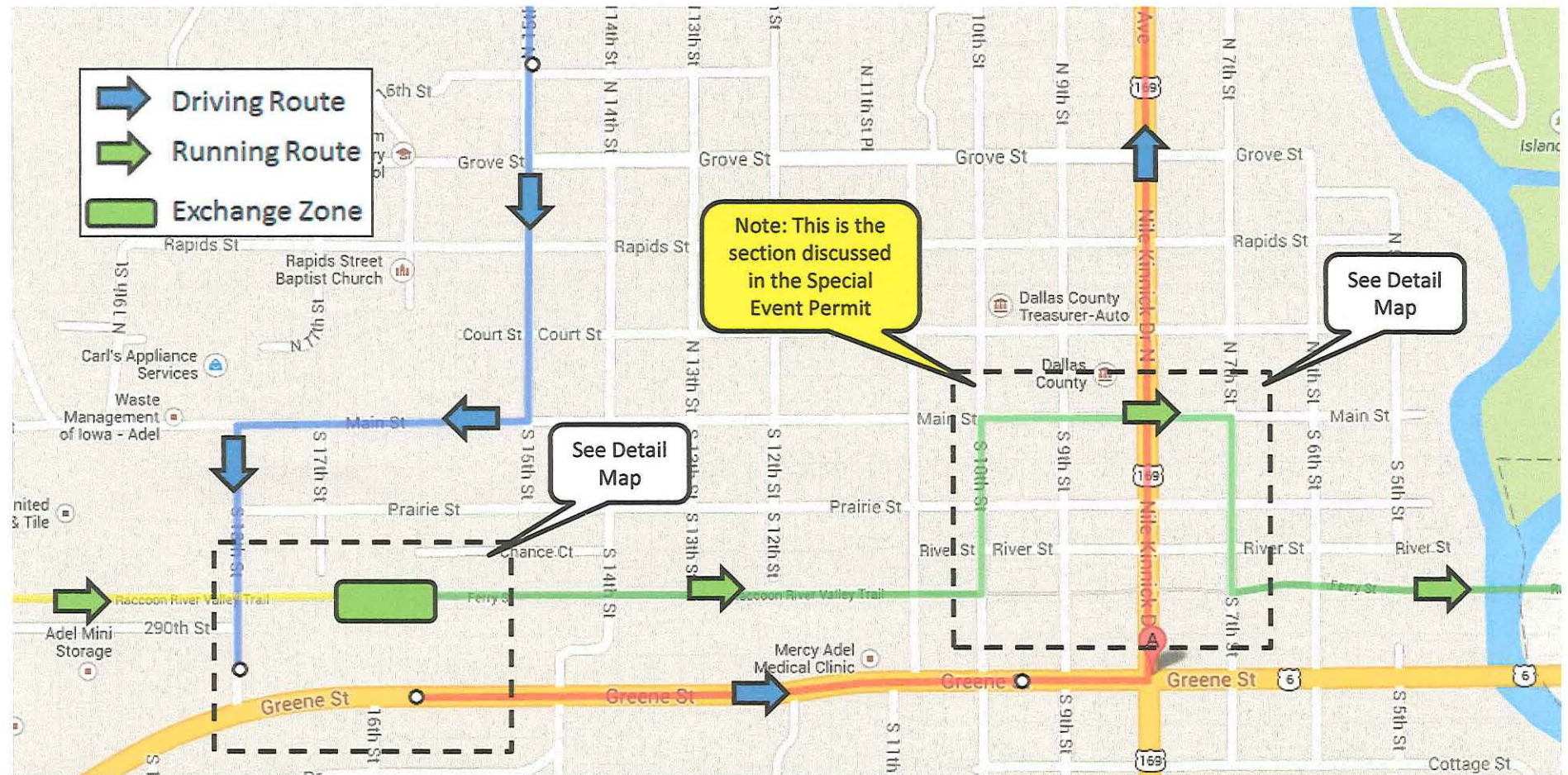
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City of Adel
Special Event Application Addendum

Race Day is May 13th, 2017

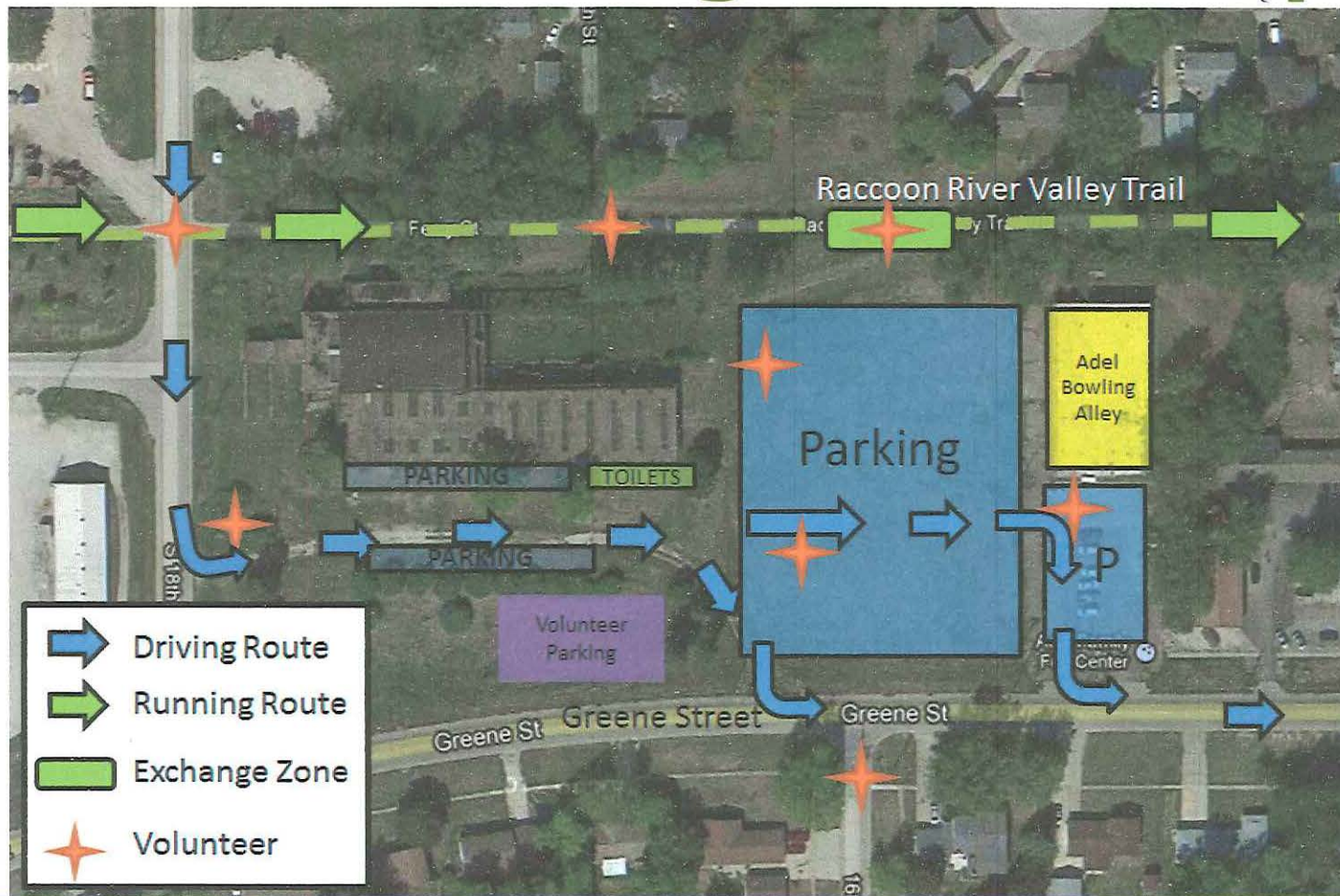
Submitted version 10.24.16

Adel Route Overview Map



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Adel Exchange Point Map



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Adel Trail Detour Map



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Adel Event Timeline

First Runner Arrives Adel: 11:35 AM

Last Runner Departs Adel: 3:45 PM



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South Dallas County Landfill Agency
FY16 Annual Meeting
January 27, 2017

The South Dallas County Landfill Agency is located on the northwest side of the city of Adel and spans about 68 acres of abandoned clay pits. The permitted service area is the City of Adel and the Metro Waste Authority service area (all cities and the unincorporated areas in Polk County, the cities of Dawson, Linden, Minburn, Perry, Redfield, and Waukee, and the unincorporated area of Dallas County; the cities of Mingo and Prairie City in Jasper County and the city of Jefferson in Greene County). Municipal solid waste is only received from the city of Adel. Construction and demolition waste may be received from the entire planning area through a reciprocal agreement with MWA. The landfill also accepts recyclable materials.

The portion of the site that has been or will be used for waste disposition occupies approximately 42.5 acres. The southwestern fill area was capped and closed in 1992 (11.34 acres). The northeastern vertical expansion fill area was reopened in 1992 (12.36 acres) and is now filled. Phase 1 of the horizontal expansion to the west began operation in the fall of 1998 and is now closed, covered and seeded. Phase 2 construction was completed spring of 2005. Phase 3 was constructed in 2011 and is the current working area.

The landfill's permit was continued from May 20, 2015, until December 31, 2015, when a new five-year permit was issued.

The Annual Meeting and staff appreciation event includes a public information session providing an update on environmental issues and on operations for fiscal year 2016, as well as a recognition of the contributions of staff to the successes of the landfill.

Operations include a working face for garbage, a wet-weather area, an area for brush, and an area for recyclable materials. GPS installed on both the compactor and the dozer continue to be valuable to make sure space is being used to the fullest. A new loader replacement was purchased along with a used water truck for road dust control.

Revenues increased this year by about 27.3% due to new construction in Adel. Expenses decreased by about 0.7% because of a lower cost for cover dirt. The landfill continues to aim for efficiency, while funding current operations, planning for the construction of future cells, and reserving funds for the eventual closure and post-closure requirement for landfills.

The landfill meets all of the requirements of the Iowa Department of Natural Resources. A testing schedule for contaminants and methane gas is maintained. Wells that were flooded in past heavy rain events were replaced. The landfill found no demonstration grants existed to help defray the costs of excavating the closed southwest area to reuse that area for further waste disposal, extending the life of the landfill. However, a preliminary cost analysis showed projected benefits from a recovery of air space that would extend the life of the landfill and of daily cover materials and final cover dirt, regardless of whether some of the cost would be

defrayed by grant funds. Through a process of potholing that attempts to gauge the composition and quality of the buried materials prior to excavation, it was determined that the quantity of useable materials would probably far outweigh the garbage in the cell that would have to be re-landfilled. About one-third of the southwest area has been excavated, requiring the purchase of used equipment, additional fuel expense and additional man-hours, but the tonnages recovered of dirt have far exceeded expectations and less garbage has had to be re-landfilled than anticipated. These percentages may change as work continues, however.

In regard to the site, an added benefit occurred when two boundaries of the southwest area that had not been definitely known were discovered and mapped. The reclamation of the southwest area will allow the landfill to be in a better position to design the final phases of the landfill for better water drainage and space usage to prolong the life of the landfill and then to minimize the cost of closure and post-closure. Barring any unforeseen problems, the project has proven to have multiple long-term benefits: a better possible overall design for the landfill for future cells for optimal drainage of surface water and use of space; the recovery of usable materials; and a positive environmental impact due to the use of a liner and leachate system that will be installed after reclamation that is not present now.

Patrons are encouraged to read much more about the landfill on the landfill's website:
sdclandfill@gmail.com



January 30, 2017 Personnel Committee - Minutes

The City of Adel's Personnel Committee met in the council chambers at Adel City Hall, 301 South 10th Street, Adel, Iowa, on Monday, January 30, 2017 at 5:15 p.m.

The Personnel Committee meeting was called to order at 5:15 p.m. by Chair Jon McAvoy. Members present: McAdon and McAvoy. Haynes arrived at 5:45 p.m. Others present: Mayor Peters, City Administrator Brown, Chief of Police Shepherd, Library Director James, City Clerk Steele, and Public Works Director Overton.

Discussion began on the FY17-18 salaries. The committee noted that the public works union would be receiving a 2% raise and the police union a 4% raise. The purpose of this meeting is to decide the non-union raise.

The committee reviewed Brown's salary survey of comparable cities. McAvoy suggested offering a 3% raise, as this amount would split the difference between 2% and 4%. The committee noted that the police union's negotiations were made on comparable salaries.

McAdon noted that it can be challenging to conduct a comparable study for certain positions. Brown's survey used comparably sized cities near major metropolitan areas in Iowa.

McAdon noted that, based on the survey, the positions with the largest difference compared to the average were City Administrator and Finance Director. McAdon noted that the Finance Director is brand new and that the position's salary is several thousand dollars higher than before. McAvoy suggested that it might be possible to make up the difference on the City Administrator's salary over a period of a few years. For FY17-18, other cities will be increasing their wages between 2% and 3%.

McAvoy suggested a \$10,000 adjustment for the City Administrator position. Brown suggested that it would be helpful for any decision to be a "win-win" for all department heads, as workloads and responsibilities have increased across the board due to the growth. McAdon asked Brown to review the figures for the Building Inspector position. In addition, McAdon asked Brown to gather information on the longevity payments, experience, and education.

McAdon suggested that the committee meet in a closed negotiation session to discuss the salaries in detail.

Overton noted that the City has seen increased workloads and significant growth over the past five years. James stated that the City typically affords the higher wage increase to its department heads. Overton asked whether the department heads were bound by the union negotiations. Shepherd stated that department heads should at least receive the 4% wage increase that the police union will receive. Steele concurred.

The committee asked Brown to update the salary survey so that it could meet again for further discussion.

With no other business, the meeting was adjourned at approximately 5:53 p.m.

Respectfully submitted,

Anthony Brown
City Administrator