

Adel City Council
March 14, 2017 – Meeting Minutes

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

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, Library Director James, and Fire Chief Morlan.

****** NOTE: Council Member McAdon was absent from all votes ******

PUBLIC HEARING

1. Loan Agreement and Issuance of Not to Exceed \$5,500,000 General Obligation Capital Loan Notes
Motion by McAvoy, seconded by Hillmer, to open the public hearing
Roll: Ayes-Unanimous. Motion carried.
No written comments were received. No oral comments were received.
Motion by McAvoy, seconded by Haynes, to close the public hearing
Roll: Ayes-Unanimous. Motion carried.

2. FY 17-18 Budget
Mayor Peters made a note that the City's tax levy rate went down about \$0.04
Motion by Hillmer, seconded by McAvoy, to open the public hearing
Roll: Ayes-Unanimous. Motion carried.
No written comments were received. No oral comments were received.
Motion by McAvoy, seconded by Haynes, to close the public hearing
Roll: Ayes-Unanimous. Motion carried.

3. Filing Application with the USDA Rural Development for Financial Assistance to Develop Public Infrastructure
Motion by Hillmer, seconded by Haynes, to open the public hearing
Roll: Ayes-Unanimous. Motion carried.
No written comments were received. No oral comments were received.
Motion by McAvoy, seconded by Hillmer, to close the public hearing
Roll: Ayes-Unanimous. Motion carried.

4. Plans, Specifications, Form of Contract and Estimate of Costs on the Adel Brick Streets 2017
Motion by Hillmer, seconded by McAvoy, to open the public hearing
Roll: Ayes-Unanimous. Motion carried.
No written comments were received. No oral comments were received.
Motion by McAvoy, seconded by Haynes, to close the public hearing
Roll: Ayes-Unanimous. Motion carried.

COMMENTS FROM THE PUBLIC

Adel Resident, Kelly Broyles – Tag Fee and Shut-Off Notice - **would like to see 30 days after delinquent notice before shut off occurs.** Council Member Ockerman, Chair of the Water Committee, stated the committee can review the shut off process when they review water rates later this year.

CONSENT AGENDA

- a) Consider Approval of City Council Minutes Dated February 14, 2017
- b) Consider Approval of February Bills and February 28, 2017, Treasurer's Report
- c) Consider Approval of Updated Class C Liquor License with Sunday Sales for Adel Family Fun Center – Change in Ownership
- d) Consider Approval of Class E Liquor License, Class B Wine Permit, and Class C Beer Permit (Carryout Beer) for Fareway Stores, Inc. #124
- e) Consider Approval of Class C Liquor License with Outdoor Services and Sunday Sales for Rendezvous Lounge

Motion by Haynes, seconded by Ockerman, to approve the consent agenda

Roll: Ayes-Ockerman, McAvoy, Haynes. Nays-Hillmer. Motion carried.

DEPARTMENT HEAD REPORT

Monday, March 27, 2017 at 6:00 p.m. – Second Regular Council Meeting

NEW BUSINESS

- a) Consider Approval of Resolution No. 17-15, Instituting Proceedings to Take Additional Action for the Issuance of Not to Exceed \$5,500,000 General Obligation Capital Loan Notes
Council Member Hillmer mentioned the City will use some of the proceeds to buy down current rates on other debts as well.
Motion by Hillmer, seconded by McAvoy, to approve Resolution No. 17-15
Roll: Ayes-Unanimous. Motion carried.
- b) Consider Approval of Resolution No. 17-16, Authorizing the Issuance of Not to Exceed \$5,500,000 General Obligation Capital Loan Notes, and Levying a Tax for the Payment Thereof
Motion by Hillmer, seconded by McAvoy, to approve Resolution No. 17-16
Roll: Ayes-Unanimous. Motion carried.
- c) Consider Approval of Resolution No. 17-17, Approving the Fiscal Year 2017-2018 Budget
Council Member Haynes acknowledged the great job City staff did with preparing the budget and is very proud of the end result.
Motion by McAvoy, seconded by Haynes, to approve Resolution No. 17-17
Roll: Ayes-Unanimous. Motion carried.
- d) Consider Approval of Resolution No. 17-18, Approving Filing Applications with the USDA Rural Development for Financial Assistance to Develop Public Infrastructure
Motion by McAvoy, seconded by Haynes, to approve Resolution No. 17-18
Roll: Ayes-Unanimous. Motion carried.
- e) Consider Approval of Patio Lease with Brick Street Bakery Located at 109 N. 9th Street, Adel
City Administrator Brown presented the background for this item, noting Brick Street Bakery approached the City in the Fall of 2016 to negotiate a lease with the City. They came to an agreement of \$100/month and a few contingencies consisting of a deadline for construction completion and the patio must be open to the public.
Motion by Haynes, seconded by McAvoy, to approve patio lease with Brick Street Bakery with the following contingencies: 1. Construction of patio must be completed by the end of the year 2017 or contract will be null and void; 2. The patio must be made available to the public at all times even when the bakery is closed; and 3. If there are any legal complications, the City has the right to terminate the lease immediately at any time without any repercussions.
Roll: Ayes-McAvoy, Haynes, Ockerman. Nays-Hillmer. Motion carried.

- f) Consider Approval of Resolution No. 17-19, Amending Resolution No. 17-07 and Resolution No. 17-13, Approving Tax Abatement Applications for the New Construction Completed in 2016
Code Compliance Officer Nichols noted these three properties were brought forward by the Dallas County Assessor's Office.

Motion by McAvoy, seconded by Hillmer, to approve Resolution No. 17-19

Roll: Ayes-Unanimous. Motion carried.

- g) Consider Approval of Setting Public Hearing Date for the Proposed Annexation to the South of Adel along Highway 169 (approximately 1,000 acres) – April 11, 2017 at 6:00 p.m.

Motion by Ockerman, seconded by Haynes, to postpone setting a public hearing date until McClure Engineering has finished their review and Dallas County and ADM Schools have time to respond.

Mayor Peters noted the motion was out of order because the motion was a subsidiary motion that has to be applied to a main motion and there was no main motion.

Gary Brons with McClure Engineering advised council they should easily be able to have their review to council by the April 11, 2017 council meeting. Fire Chief Morlan confirmed De Soto's voluntary fire department currently covers the area west of Highway 169 and South of Grace Lutheran Church.

Motion by Hillmer, seconded by McAvoy, to approve setting the public hearing date for the proposed annexation south of Adel for April 11, 2017 at 6:00 p.m.

Motion by Haynes, seconded by Ockerman, to postpone indefinitely until McClure Engineering and all council committees have had time to review and Dallas County and ADM Schools have had a chance to respond.

Roll: Ayes-Haynes, Ockerman, McAvoy. Nays-Hillmer. Motion carried.

- h) Consider Approval of Setting Public Hearing Date for Minor Zoning Changes in the City of Adel's Zoning Code – April 11, 2017 at 6:00 p.m.

Council Member Ockerman noted per our code any land annexed is automatically zoned as Agriculture (A-1); however, if the County has recently rezoned a section of land then would we honor their zoning change or change it to the A-1? Code Compliance Officer Nichols stated he would look into it.

Motion by Ockerman, seconded by McAvoy, to approve setting public hearing date for minor zoning changes to the Zoning Code on April 11, 2017 at 6:00 p.m.

Roll: Ayes-Unanimous. Motion carried.

- i) Consider Approval of Amendment No. 1 to the McClure Engineering Agreement for Adel Water Utility Improvements – Phase 1

Motion by Haynes, seconded by Ockerman, to approve Amendment No. 1 to the agreement for Adel water utility improvements – Phase 1

Roll: Ayes-Unanimous. Motion carried.

- j) Consider Approval of McClure Engineering's Recommendation for the Soil Boring Contract with Team Services for the Adel Water Utility Improvements in the amount of \$15,265.00

Motion by Haynes, seconded by McAvoy, to approve soil boring contract with Team Services

Roll: Ayes-Unanimous. Motion carried.

- k) Consider Approval of Special Event Permit for Rock'N Friday – Adel Partners Chamber for May 19, June 23, July 21, and August 18, 2017

Motion by McAvoy, seconded by Haynes, to approve special event permit for Rock'N Friday on May 19, June 23, July 21, and August 18, 2017

Roll: Ayes-Unanimous. Motion carried.

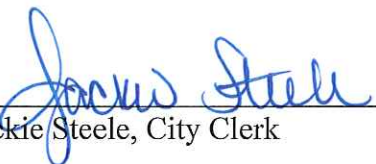
- l) Consider Approval of Support Letter for Brittany Sandquist Scholarship Application to GCMOA for the Iowa Municipal Professionals Institute and Academy in July 2017
Motion by McAvoy, seconded by Hillmer, to approve support letter for Brittany Sandquist for scholarship application
Roll: Ayes-Unanimous. Motion carried.
- m) Consider Approval of Contract with Region XII
Motion by Haynes, seconded by Ockerman, to approve contract with Region XII
Roll: Ayes-Unanimous. Motion carried.
- n) Consider Approval of Contract with McClure Engineering
Mayor Peters announced the committee negotiating with Xenia Rural Water is City Administrator Brown, Dan Manning, Sr., and McClure Engineering.
Motion by McAvoy, seconded by Haynes, to approve contract with McClure Engineering regarding negotiations with Xenia Rural Water Association
Roll: Ayes-Unanimous. Motion carried.

OTHER BUSINESS

1. Council Member McAvoy gave an update from the MAC meeting.
2. City Attorney Reich advised council on page 23 of the Cityscape magazine that there is an article on collective bargaining and suggested all members read it.
3. Council Member McAvoy noted an editorial in the Des Moines Register from the Mayor of Carlisle regarding the possibility that the State would stop backfilling commercial property taxes.
4. Meeting adjourned 6:49 p.m.



James F. Peters, Mayor

Attest: 

Jackie Steele, City Clerk