

**Adel City Council**  
**March 27, 2017 – Meeting Minutes**

The Adel City Council met in regular session at Adel City Hall, 301 S. 10<sup>th</sup> St., Adel, Iowa, on Tuesday, March 27, 2017 at 6:00 p.m. Mayor Peters called the meeting to order and the following answered roll: Ockerman, Hillmer, McAvoy, and McAdon. Council Member Haynes was absent.

Staff Present: City Attorney Reich, City Administrator Brown, City Clerk Steele, Finance Director Sandquist, Public Works Director Overton, Police Chief Shepherd, and Fire Chief Morlan.

**\*\*\*\* NOTE: Council Member Haynes was absent from all votes \*\*\*\***

**NEW BUSINESS**

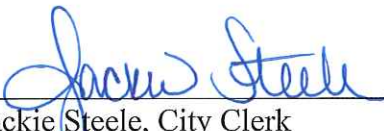
- a) Consider Approval of Ordinance No. 313, Amending the Zoning Classification of Certain Real Property Located at 29456 Old Portland Road – Bloomfield Acres from A-1 to P.U.D. – Second Reading  
**Council Member Ockerman requested that Mayor Peters remove this item from the agenda since there would not be a full council present to vote. Mayor Peters stated he would not remove the item. Motion by McAvoy, seconded by Hillmer, to approve second reading of Ordinance No. 313**  
**Roll: Ayes-Hillmer, McAvoy, McAdon. Nays-Ockerman. Motion carried.**
  
- b) Consider Approval of Resolution No. 17-20, Ratifying, Confirming, and Approving the Change in Deadline for Submission of Bids and the Public Hearing Date and Ordering Clerk to Post Notice and Fixing a New Date for Receiving Bids and for a Public Hearing on Plans, Specifications, Form of Contract, and Estimate of Costs for the Adel Brick Streets 2017  
**Council Member Hillmer asked Gary Brons with McClure Engineering if approving the resolution would be giving the City enough time to get USDA's approval. Mr. Brons stated "yes" it should be. Hillmer also questioned how our applications would be affected if the proposed Federal budget to remove the USDA loan grant program was approved. Mr. Brons stated, once we receive a letter of condition of reservation of funds for the projects, those funds are considered obligated and will not be removed from the program.**  
**Motion by Hillmer, seconded by McAdon, to approve Resolution No. 17-20**  
**Roll: Ayes-Unanimous. Motion carried.**
  
- c) Consider Approval of Fire Department / Public Safety Building Improvements and Purchases, including Quotes from Turnkey Construction (\$3,795.00 and \$4,720.00) and Purchase of Washing Machine (not to exceed \$8,000)  
**Fire Chief Morlan gave a brief overview of the quotes. After more research, the washing machine will not be \$8,000 as originally thought but the bathroom will still need to be remodeled to make room for the new, larger washing machine and to keep the shower stalls to be able to stay OSHA compliant. The other quote is to have the roof drain redirected to go into the storm water drain to alleviate the pool or ice patch that occurs in front of the building. \*\*\* NOTE: The City of Adel did attempt to obtain additional quotes; however, they did not receive any additional responses. \*\*\***  
**Motion by McAvoy, seconded by McAdon, to approve Fire Department / Public Safety Building Improvements in the amount of \$8515.00 and Purchases (not to exceed \$8,000.00)**  
**Roll: Ayes-Unanimous. Motion carried.**
  
- d) Discussion / Possible Action on RISE Broadband Monthly Lease Agreement Price  
**City Administrator Brown reported that City Attorney Reich, Ahlers & Cooney, and he have been negotiating with Rise Broadband regarding monthly rental fee for keeping their equipment on our water tower. The City originally proposed \$1700.00/month and RISE Broadband countered with \$400/month.**  
**No action was taken.**

- e) Discussion / Possible Action of Water, Sewer, and Storm Water Rate Increases, including possibly Setting a Public Hearing for Tuesday, April 11 at 6:00 p.m. – McClure Engineering  
**Gary Brons with McClure Engineering informed council this is for the proposed rate increases for the upcoming infrastructure upgrades. The City would be using a debt service fee over a certain number of years (determined by council) to cover the upgrades. This would be a flat rate for all customers, both residential and commercial. Council Member Ockerman requested consideration to have the service fee higher for commercial users, compared to residential users. Motion by McAvoy, seconded by McAdon, to approve setting a date for public hearing for April 11, 2017 at 6:00 p.m. Roll: Ayes-Unanimous. Motion carried.**

OTHER BUSINESS

1. Meeting adjourned 6:37 p.m.

  
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James F. Peters, Mayor

Attest:   
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Jackie Steele, City Clerk