

Adel City Council
April 25, 2017 – Meeting Minutes

The Adel City Council met in special session at Adel Public Library, 303 S. 10th St., Adel, Iowa, on Tuesday, April 25, 2017 at 6:02 p.m. Mayor Peters called the meeting to order and the following answered roll: Ockerman, Hillmer, McAvoy, and McAdon. Council Member Haynes was present via phone.

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

NEW BUSINESS

- a) **Presentation by Debra Lucht (Minburn Communications) – Fixed Wireless Water Tower Proposal**
Council Member McAvoy asked how far out their services can go. Lucht stated it just depends because their service is based on line of sight from their tower. They do have customers just north of Redfield and east of Adel so there is quite a range they serve. Council Member Hillmer asked which tower they were proposing. Lucht responded with the south tower by the Aquatic Center. Council Member Ockerman asked if the water tower railing would have the capacity to hold their proposed equipment. Gary Brons with McClure Engineering responded they would have to do some research to see if the structural integrity of the water tower could hold their equipment. Mayor Peters informed council that he did receive an email from Todd Chapman regarding interest in possibly providing the same type of service.
- b) **Discussion / Possible Action Regarding Southbridge – Robert Cramer**
Mayor Peters noted that Robert Cramer was not available to attend. He also explained Attorney Dan Manning is still working on a resolution with Xenia Rural Water to be able to provide city water services to all of Southbridge; half of the development is located in Xenia’s service territory. Peters further noted the City did receive a grant to have a traffic study completed to review the need for a turn lane on Highway 169 by the new development areas. No action was taken.
- c) **Presentation and Discussion of McClure Engineering’s Southern Annexation Study**
Gary Brons confirmed this study will be sent to the City Development Board, if the annexation to the south is approved by Council. Council Member Hillmer asked since the annexation request is an 80/20 voluntary annexation, the City does not have to provide water services. Attorney Dan Manning clarified the City does need to show services will be provided, but services do not need to be provided by the City itself. Services can be provided by another entity.
- d) **Presentation and Discussion of McClure Engineering’s Utility Capacity Study**
Gary Brons presented the Utility Capacity study to council.
- e) **Presentation and Discussion of PFM’s Residential Tax Abatement Analysis**
Jocelyn Doerfler presented PFM’s analysis to council.
Amy Lucht, 1104 Rapids, asked Doerfler why she did not do a comparison with Polk City, which has a population of 4,177 and is currently experiencing rapid growth without a tax abatement program. Doerfler responded they currently work with the City of Carlisle and had all the data readily available. Doerfler noted they could do a comparison with Polk City if requested by the City. Lucht asked if Doerfler evaluated the growth in the western suburbs of Des Moines during the same time frames as the analysis. Doerfler advised they did review Clive, West Des Moines and Waukee growth using the new building permits as their data. Lucht asked if Doerfler looked into the rate of foreclosure in the City of Carlisle and Doerfler replied that she did not.
Rob Christensen, 820 Greenwood Hills Dr, asked Doerfler if PFM also looked into the expenses caused by the residential tax abatement. Doerfler noted that they did not as they were only asked to look at the revenue aspect of the residential tax abatement.

- f) Consider Approval of Hosting Contract with Webspec Design
Motion by McAvoy, seconded by Hillmer, to approve hosting contract with Webspec Design.
Roll: Ayes-Unanimous. Motion carried.

OTHER BUSINESS

1. Meeting adjourned 7:31 p.m.



James F. Peters, Mayor

Attest: _____
Jackie Steele, City Clerk