Adel City Council
August 28, 2017 – Meeting Minutes

The Adel City Council met in regular session in the council chambers at Adel City Hall, 301 S. 10th Street, Adel, Iowa, on Monday, August 28, 2017, at 6:00 p.m. Mayor Pro Tem Jon McAvoy called the meeting to order and the following answered roll: Ockerman, Hillmer, McAvoy, Haynes, and McAdon.

Staff Present: Attorney Reich, City Administrator Brown, Finance Director Sandquist, Public Works Director Overton, and Parks & Recreation Director Schenck.

** Mayor Peters was absent from the meeting. **

PUBLIC HEARING

1. Proposed Authorization of a Loan Agreement and the Issuance of Not to Exceed $1,800,000 Storm Water Revenue Capital Loan Notes
   
   Motion by Haynes, 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 Haynes, seconded by McAdon, to close the public hearing
   
   Roll: Ayes – Unanimous. Motion carried.

COMMENTS FROM THE PUBLIC

Adel Partners Chamber of Commerce President, Deb Bengtson, thanked the City and City staff for their efforts during the recent 38th Annual Adel Sweet Corn Festival. Bengtson also thanked Crow River Construction for their assistance.

CONSENT AGENDA

a) Consider Approval of Beggars’ Night for Tuesday, October 31 from 6:00 p.m. to 8:00 p.m.
   
   Motion by Hillmer, seconded by McAdon, to approve the consent agenda
   
   Roll: Ayes – Unanimous. Motion carried.

DEPARTMENT HEAD REPORT

Update on Wireless Proposals for City Water Tower

NEW BUSINESS

a) Discussion / Possible Action on Budget Committee’s Discussions and Next Steps regarding Modifications to the Residential Tax Abatement Program

   The Council discussed the Budget Committee’s information and their individual preferences. The motions below reflect the council’s directions for legal to prepare the appropriate documentation to take formal action at a later date.

   Motion by McAdon, seconded by Hillmer, to modify the residential tax abatement program to the following: Maintain current program for 2017 and 2018; modify program to a seven-year sliding scale (i.e., 75%, 65%, 55%, 45%, 35%, 25%, and 15%) for 2019, 2020, and 2021.

   Motion by Hillmer, seconded by McAvoy, to amend the main motion to the following: Maintain current program for 2017 and 2018; modify program to a seven-year sliding scale (i.e., 75%, 65%, 55%, 45%, 35%, 25%, and 15%) for 2019 and 2020.

   Motion by Ockerman, seconded by Haynes, to amend the amendment to the main motion to the following: Maintain current program for 2017 and 2018; modify program to a three-year sliding scale (i.e., 75%, 50%, and 25%) for 2019 and 2020.
Roll on Ockerman’s Amendment: Ayes – Ockerman, Hillmer, McAvoy, and Haynes. Nays – McAdon. Amendment to the amendment to the main motion carried.

Roll on Hillmer’s Amendment, which reflects Ockerman’s Amendment: Ayes – Unanimous. Amendment carried.

Roll on McAdon’s Main Motion, which reflects Ockerman’s Amendment: Ayes – Unanimous. Main Motion as Amended carried.

City staff will work with Ahlers & Cooney to prepare the necessary documentation to begin the process of implementing these changes to the residential tax abatement program. Next steps include setting a public hearing on the amendment to the City’s Urban Revitalization Plan and subsequent adoption.

b) Consider Approval of Ordinance No. 322, Revisions to Subdivision Regulations – First Reading

The council discussed the revisions to the subdivision regulations. Several updates were made to the revisions.

Motion by Haynes, seconded by Ockerman, to amend the ordinance to the following: Section 166.28.9, strike references to “shall” and “arterial” and make the escrow period “10 years”; Section 166.32.7B, strike “shall” and include “may be required unless a geotechnical analysis has been provided”; and Section 166.32.12C should be removed entirely.

Roll: Ayes – Unanimous. Motion carried.

Motion by Hillmer, seconded by Haynes, to approve the first reading of Ordinance No. 322

Roll: Ayes – Unanimous. Motion carried.

c) Consider Approval of Resolution No. 17-49, Instituting Proceedings to Take Additional Action for the Authorization of a Loan Agreement and the Issuance of Not to Exceed $1,800,000 Storm Water Revenue Capital Loan Notes

Motion by Haynes, seconded by McAdon, to approve Resolution No. 17-49

Roll: Ayes – Unanimous. Motion carried.

d) Consider Approval of Agreement with McClure Engineering for Adel Storm Water Utility Improvements – Phase 1 as Required by USDA-RD

Motion by Hillmer, seconded by McAdon, to approve the agreement with McClure Engineering for Adel Storm Water Utility Improvements – Phase 1 as required by USDA-RD

Roll: Ayes – Unanimous. Motion carried.

e) Consider Approval of Legal Services Agreement with Ahlers & Cooney for Adel Storm Water Utility Improvements – Phase 1 as Required by USDA-RD

Motion by McAdon, seconded by Hillmer, to approve the legal services agreement with Ahlers & Cooney for Adel Storm Water Utility Improvements – Phase 1 as required by USDA-RD

Roll: Ayes – Unanimous. Motion carried.

OTHER BUSINESS

1.) Council Member Haynes noted that the City’s Public Safety Committee will meet on Tuesday, September 12, 2017 at 5:45 p.m. at Adel City Hall.

2.) Meeting adjourned at 7:16 p.m.
Attest: Brittany Sandquist, Finance Director

James F. Peters, Mayor

***A recording of the meeting may be obtained at Adel City Hall, 301 S. 10th Street, Adel, IA 50003***