Adel City Council  
September 25, 2017 – Meeting Minutes

The Adel City Council met in regular session at Adel City Hall, 301 S. 10th St., Adel, Iowa, on Monday, September 25, 2017, at 6:00 p.m. Mayor Peters called the meeting to order and the following answered roll: Ockerman, Hillmer, McAvoy, and McAdon.

Staff Present: City Attorney Reich, City Administrator Brown, City Clerk Steele, Finance Director Sandquist, Code Compliance Officer Nichols, Public Works Director Overton, and Library Director James.

COMMENTS FROM THE PUBLIC

CONSENT AGENDA

a) Consider Approval of September Bills
   Motion by Hillmer, seconded by McAvoy, to approve the consent agenda
   Roll: Ayes-Ockerman, Hillmer, McAvoy, McAdon. Council Member Haynes was absent. Motion carried.

*** Council Member Haynes arrived at 6:05 p.m. ***

DEPARTMENT HEAD REPORT

Tentative FY18-19 Budget Timeline & Process
Paving Museum Driveway and Installing an ADA Ramp

NEW BUSINESS

a) Consider Approval of Resolution No. 17-47, Determining the Necessity and Fixing Date for a Public Hearing on the Matter of the Adoption of a Proposed Amendment No. 7 to the Adel Urban Revitalization Plan (Modifications to the Residential Tax Abatement Program)
   Motion by Hillmer, seconded by McAvoy, to approve Resolution No. 17-47, setting public hearing date for October 10, 2017 at 6:00 p.m.
   Roll: Ayes-Unanimous. Motion carried.

b) Discussion / Possible Action regarding Water & Sewer Committee’s Recommendation to Continue Planning and Developing the East Annex Sewer Extension, including moving forward with SRF Financing Application Process for Water and Sanitary Sewer Projects
   Motion by Ockerman, seconded by Haynes, to proceed with negotiations with Dallas County to extend sewer systems to the East to pick up Ortonville area and Public Safety building and to pursue SRF financing for water and sewer projects
   Roll: Ayes-Unanimous. Motion carried.

c) Discussion / Possible Action regarding Water & Sewer Committee’s Recommendation to Pursue a Rebate or Development Agreement with EW Nutrition for Storm Water Infrastructure
   Motion by Hillmer to waive storm water fees for five years. Mayor Peters ruled the motion out-of-order since there are currently no storm water fees being assessed to be waived.
   Motion by Ockerman to refer the issue to the Water and Sewer Committee to rewrite the storm water ordinance. Mayor Peters ruled the motion out-of-order as the action item was only for addressing EW Nutrition’s situation.
   No action was taken.

d) Discussion / Possible Action regarding Condemnation of Real Property for Adel Storm Water Utility Improvements – Phase 1 Projects
   Motion by Ockerman, seconded by Haynes, to pursue condemnation of real property
   Roll: Ayes-Unanimous. Motion carried.
e) Discussion / Possible Action regarding Sale of 425 River Street Lot and Adjacent ROW
   No action was taken to include the adjacent ROW in the bid notice.

f) Consider Approval of Ordinance No. 322, Revisions to Subdivision Regulations – Third Reading
   Motion by Haynes, seconded by Hillmer, to approve the third reading and adopt Ordinance No. 322
   Roll: Ayes-Unanimous. Motion carried.

g) Discussion / Possible Action regarding Council Agenda and Packet Material Deadlines
   Mayor Peters directed City Staff to create a policy to bring back for Council to review.
   No action was taken.

h) Consider Approval of Resolution No. 17-48, Annual Street RUT Report
   Motion by McAvoy, seconded by Hillmer, to approve Resolution No. 17-48
   Roll: Ayes-Unanimous. Motion carried.

i) Annual Review of City Administrator – Possible Closed Session. The Council May Enter into
   Closed Session in Accord with Section 21.5(1)(i) of the Iowa Code, To evaluate the professional
   competency of an individual whose appointment, hiring, performance, or discharge is being
   considered when necessary to prevent needless and irreparable injury to that individual’s reputation
   and that individual requests a closed session.
   Motion by McAvoy, seconded by Haynes, to go into closed session
   Roll: Ayes-Unanimous. Motion carried.

   Motion by McAvoy, seconded by Haynes, to return to open session
   Roll: Ayes-Unanimous. Motion carried.

OTHER BUSINESS

1. Council Member McAvoy requested that City Administrator Brown set up a Personnel Committee
   meeting.
2. Meeting adjourned at 7:54 p.m.

   James F. Peters, Mayor

   Jackie Steele, City Clerk

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