



NOTICE OF PUBLIC MEETING

Economic Development Commission

The City of Adel's Economic Development Commission will meet in the 2nd Floor Conference Room of the Adel Public Library, 303 South 10th Street, Adel, Iowa, on **Monday, June 4, 2018** at **5:00 p.m.**

AGENDA

1. Call to Order
2. May 7, 2018 Minutes
3. Review of Drafts from Council's Strategic Planning Session
4. Review of Greater Des Moines Partnership D.C. Trip
5. Any Other Business
6. Adjournment

6/1/2018 6:01:09 PM

Please Note: Members or a quorum of members of other City Boards, Commissions, Committees, and / or the Council may be in attendance. Only items on the agenda may be acted upon and / or discussed.



May 7, 2018 Economic Development Commission - Minutes

The City of Adel's Economic Development Commission met in the second-floor conference room at the Adel Public Library, 303 South 10th Street, Adel, Iowa, on May 7, 2018 at 5:00 p.m.

The Economic Development Commission meeting was called to order at 5:01 p.m. by Chair Bill Spencer. Members present: Birkey, Book, McAdon, Ockerman and Spencer. Members absent: Burdick, Johnson, Sutton, and West. Others in attendance: City Administrator Brown and Chamber President Bengtson.

Ockerman motioned, seconded by Birkey, to approve the April 2, 2018 minutes. Motion carried unanimously.

Discussion began on the purpose and structure of the commission based on the council's 2018 Goal Setting Session Report. Brown stated that, in his research, every city seems to run its commission differently. McAdon noted that this commission and the Chamber have separate functions. Ockerman stated that more coordination is needed, especially as it relates to pursuing businesses east and south of town.

Ockerman noted that the City needs to focus on annexation near the Ortonville area. Spencer noted that targeting the service area for the proposed East Annex Sewer Extension would be helpful.

The commission discussed the work that Confluence was doing on the Future Land Use Map in light of the MidAmerican and Apple projects. Spencer stated that changing the 2015 drastically may present challenges for developers. McAdon noted that the map should change to show more commercial opportunities since the residential tax abatement program has changed. Ockerman noted that the County is looking to conduct a major economic development plan in this area.

The commission discussed the process to change its purpose and structure. Ockerman noted that the council will need to weigh in soon. Book noted that the current structure allows the City to determine the members, whereas other entities are independent. Birkey stated that the City needs a point of contact to be proactive and provide the right information.

Bengtson noted that the main issue is the lack of developable parcels available. Book agreed. Bengtson stated that the City loses momentum when land isn't ready. Bengtson noted that the Adel Developers have targeted the end of July 2018 as a deadline for creating its "A Team" and property snapshot concepts.

Spencer noted that the proposed connection fee of \$7,000/acre for the sewer extension project may be a challenge. Ockerman noted that City ratepayers will also be paying for this project. Spencer stated that the City must be prepared for a variety of questions and issues when the sewer project begins (e.g., extending sewer across properties).

Discussion moved to the recent Strategic Planning event conducted by Confluence. Spencer asked if there has been any discussion about the extension of 289th Place. Brown noted that the Street Committee has discussed it at two meetings and that the committee chair will be talking with the mayor about it.

Book stated that he had talked with Supervisor Chapman regarding gravel roads that are half in the City and half in the County. It is likely that no County funds will be obligated to pave these roads. Ockerman stated that, during his tenure as a Supervisor, the County held a similar view on a project in Grimes.

Discussion moved to a brief recap of the SMART Conference. Bengtson, Birkey, Brown, and Ockerman attended.

In other business, Brown stated that Ahlers & Cooney, P.C. had been recommended to the council as the next City Attorney. Bengtson provided an update on the Big Blue house. Bengtson noted that Brown and Mayor Peters would be heading to Washington, D.C. for the Greater Des Moines Partnership's annual event.

With no other business, the meeting was adjourned at approximately 6:20 p.m.

Respectfully submitted,
Anthony Brown, City Administrator