The Adel City Council met in regular session at Adel City Hall, 301 S. 10th St., Adel, Iowa, on Tuesday, March 13, 2018 at 6:00 p.m. Mayor Peters called the meeting to order and the following answered roll: Ockerman, Christensen, McAdon, Haynes, and Selby.

Staff Present: City Administrator Brown, City Clerk Steele, Finance Director Sandquist, Public Works Director Overton, Parks and Recreation Director Schenck, Code Compliance Officer Nichols, and Fire Chief Morlan.

PUBLIC HEARINGS

1. FY 2018-2019 Budget
   Motion by Christensen, seconded by Haynes, to open the public hearing
   Roll: Ayes-Unanimous. Motion carried.
   No written comments were received. No oral comments were received.
   Motion by Ockerman, seconded by Haynes, to close the public hearing
   Roll: Ayes-Unanimous. Motion carried.

2. Rezoning Request from Kendra Kasischke on Parcel ID 11-34-100-018 from C-3 to R-1
   Motion by Selby, seconded by Ockerman, to open the public hearing
   Roll: Ayes-Unanimous. Motion carried.
   No written comments were received. No oral comments were received.
   Motion by Christensen, seconded by McAdon, to close the public hearing
   Roll: Ayes-Unanimous. Motion carried.

COMMENTS FROM THE PUBLIC

Community Visioning Presentation – Adel Partners Chamber Director Deb Bengtson and Chamber Board Member Rebecca Hillmer gave an overview of the results from the Community Visioning project.

CONSENT AGENDA

a) Consider Approval of City Council Minutes Dated February 13, 2018
b) Consider Approval of City Council Minutes Dated February 26, 2018
c) Consider Approval of February Bills and February 28, 2018, Treasurer’s Report
d) Consider Approval of Class E Liquor License, Class B Wine Permit, Class C Beer Permit (Carryout Beer) for Fareway Stores, Inc
e) Consider Approval of Class E Liquor License for Fareway Stores, Inc – Ownership Change Only
f) Consider Approval of Funds Spent on Flower Arrangement for Code Compliance Officer Nichols’ Father-in-Law’s Visitation

In accordance with the City’s Flowers and Sustenance Supplies Policy (#3.05.01), which was passed in May of 2001 and reapproved as amended on November 12, 2013, the Adel City Council believes that it is in the best interest of the residents to establish a public purpose for the expenditure of funds for flowers and sustenance supplies. According to the policy, the City may send flowers to the employees or family members of employees who experience a death in their immediate family. The City sent flowers for Code Compliance Officer Nichols’ father-in-law, who passed away on February 11, 2018. This item on the consent agenda documents the public purpose of these disbursements and will be reflected in the council minutes.

Motion by Haynes, seconded by McAdon, to approve the consent agenda
Roll: Ayes-Unanimous. Motion carried.

DEPARTMENT HEAD REPORT

Council Strategic Planning Session – City Council, Mayor, and Confluence will be meeting on Monday, April 23 at 6:00 p.m. in the Adel Public Library Community Room.
NEW BUSINESS

a) Consider Approval of Resolution No. 18-15, Approving Fiscal Year 2018-2019 Budget
   Motion by McAdon, seconded by Christensen, to approve Resolution No. 18-15
   Roll: Ayes-Unanimous. Motion carried.

b) Consider Approval of Special Event Fee Waiver Request for City Rock Fest 2018 on May 11, 2018
   Motion by Haynes, seconded by Selby, to approve full fee waiver for special event, City Rock Fest 2018
   Roll: Ayes-Unanimous. Motion carried.

c) Consider Approval of Recommendation of Parks & Recreation Board for Land Lease Agreement
   with New Owners of the Little Theatre Building (Park Place) in Kinnick Feller Park
   Motion by Haynes, seconded by McAdon, to approve Parks & Recreation Board’s recommendation for
   land lease agreement with new owner

   Motion by Haynes to amend main motion to a 10-year lease at $100/mo. Motion dies for lack of a
   second.

   Motion by Ockerman, seconded by Haynes, to amend main motion to extend land lease agreement to
   2021 at $1/year to new owner and renegotiate with new City Attorney

   Motion by Christensen, seconded by Haynes, to amend Ockerman’s amendment to the main motion to
   land lease agreement of 10 years at $1/year with two 5-year auto renewals and, once a City Attorney
   has been hired, a development agreement needs to be created and approved by the end of year 2018.

   Roll call on Christensen’s amendment to Ockerman’s amendment to main motion: Ayes-Unanimous.
   Motion carried.

   Ockerman’s amendment has been superseded by Christensen’s amendment.

   Roll call on amended main motion to land lease agreement of 10 years at $1/year with two 5-year auto
   renewals and, once a City Attorney has been hired, a development agreement needs to be created and
   approved by the end of year 2018: Ayes-Unanimous. Motion carried.

d) Consider Approval to Set Public Hearing for Cramer Annexation Request for April 10, 2018 at 6:00
   p.m.
   Motion by Ockerman, seconded by Haynes, to set public hearing for Cramer annexation request
   Roll: Ayes-Unanimous. Motion carried.

e) Consider Approval of the 2018-2019 Goal Setting Session Report
   Council Member Christensen requested an addition to organizational effectiveness of a policy for ethics
   conflict of interest for employees, council, boards, and committees.

   Motion by Christensen, seconded by Haynes, to approve goal setting session report with Council
   Member Christensen’s addition
   Roll: Ayes-Unanimous. Motion carried.

f) Consider Approval of Resolution No. 18-16, Authorizing the Redemption of Outstanding Water
   Revenue Capital Loan Notes, Series 2013, of the City of Adel, State of Iowa, Dated June 25, 2013,
   and Directing Notice Be Given
   Motion by McAdon, seconded by Selby, to approve Resolution No. 18-16
   Roll: Ayes-Unanimous. Motion carried.
g) Consider Approval of Ordinance No. 324, Amending Zoning Classification of Certain Real Property Located in City Limits of Adel, From C-3 (Highway Commercial District) to R-1 (Single Family Residential – High Density) – First Reading
Motion by McAdon, seconded by Haynes, to approve Ordinance No. 324, First Reading
Roll: Ayes-Unanimous. Motion carried.

Motion by Haynes, seconded by McAdon, to approve waiving the second and third readings and adopt Ordinance No. 324
Roll: Ayes-Unanimous. Motion carried.

h) Consider Approval of Changes to the Adel Fire Association’s Standard Operating Guidelines and Bylaws
Motion by Ockerman, seconded by Haynes, to approve changes to the Adel Fire Association’s guidelines and bylaws
Roll: Ayes-Unanimous. Motion carried.

i) Consider Approval of Parks & Recreation Board Recommendation for Farm Lease Proposal
Motion by McAdon, seconded by Selby, to approve Parks & Recreation Board’s recommendation for farm lease proposal from Blane Martins
Roll: Ayes-Unanimous. Motion carried.

j) Consider Approval of Water & Sewer Committee Recommendation to Prepare Water Ordinances
Motion by Ockerman, seconded by Haynes, to approve Water & Sewer Committee’s recommendation
Roll: Ayes-Unanimous. Motion carried.

k) Consider Approval of Water & Sewer Committee Recommendation on Deduct Meters in Xenia Territory
Motion by Christensen, seconded by Selby, to allow use of deduct meters in Xenia territory
Roll: Nayes-Unanimous. Motion failed.

l) Consider Approval of Resolution No. 18-17, Commending the Local Questers Grant for the Adel Historical Museum Window Restoration Project
Motion by McAdon, seconded by Ockerman, to approve Resolution No. 18-17
Roll: Ayes-Unanimous. Motion carried.

m) Consider Approval of Resolution No. 18-18, Approving Budget Transfers
Motion by Haynes, seconded by Ockerman, to approve Resolution No. 18-18
Roll: Ayes-Unanimous. Motion carried.

n) Consider Approval to Set Public Hearing for State Revolving Fund (SRF) Loan on Proposed Improvements to the City of Adel’s Drinking Water System for April 10, 2018 at 6:00 p.m.
Motion by Haynes, seconded by Christensen, to set public hearing for SRF loan
Roll: Ayes-Unanimous. Motion carried.

OTHER BUSINESS
1. Council Member Ockerman requested notifying all builders there will be stricter enforcement of water policies, especially regarding water usage and no tolerance of water theft. Also, requested a notice be published in the May newsletter.
2. Meeting adjourned 7:03 p.m.

Attest:  
Jackie Steele, City Clerk

James Peters, Mayor