Adel City Council  
July 10, 2018 – Meeting Minutes

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

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

PUBLIC HEARING
1. Southbridge PUD and Developer’s Agreement
   Motion by Christensen, seconded by Selby, to go into public hearing
   Roll: Ayes-Unanimous. Motion carried.
   No written or oral comments were received.

   Motion by Christensen, seconded by Selby, to go out of public hearing
   Roll: Ayes-Unanimous. Motion carried.

MAYORAL RECOGNITION
Certificate for 5 Years of Service – Police Lieutenant Wade Book
Certificate for 5 Years of Service – City Administrator Anthony Brown
Certificate Presented to Outgoing Council Member – Mike Haynes

COMMENTS FROM THE PUBLIC

CONSENT AGENDA
a) Consider Approval of City Council Minutes Dated June 25, 2018
b) Consider Approval of June Bills and June 30, 2018, Treasurer’s Report
c) Consider Approval of Special Class C Liquor License (Beer/Wine) for Italian Villages
d) Consider Approval of Class C Liquor License with Outdoor Service and Sunday Sales for Keasey’s Hideaway Lounge
e) Consider Approval of Library Request for Touch a Truck Event in North City Hall Parking Lot – August 3, 2018 from 9:00 a.m. to 11:00 a.m.
   Motion by Ockerman, seconded by McAdon, to approve the consent agenda
   Roll: Ayes-Unanimous. Motion carried.

DEPARTMENT HEAD REPORT
1. Police Chief Shepherd gave council a report of calls received on fireworks from June 16, 2018 to July 8, 2018.
2. Public Works Director Overton gave council an update on water usage. He noted usage is close to having to put the water conservation ordinance in effect. He advised they will monitor over the weekend and review on Monday, July 16, to see if the water conservation ordinance needs to be put into effect.
3. Mayor Peters mentioned in the summer of 2015 Adel received 7 inches of rain and received 80+ calls reporting sewer backups in homes. This year, Adel received 5 inches of rain and did not received any calls of sewer backups. He remarked the work done on Main Street and S. 11th Street have greatly improved the City’s infrastructure and improvements are consistently being made around Adel.

NEW BUSINESS
a) Hold Interviews with Council Candidates
   1. Melissa Heikes
   2. Daniel Miller
   3. Angie Walker-Springer
b) Consider Approval of Resolution No. 18-35, To Fill Council Vacancy by Appointment
   Motion by Ockerman, seconded by McAdon, to appoint Daniel Miller to fill council vacancy

   Motion by Selby, seconded by Christensen, to amend the main motion and appoint Melissa Heikes to fill council vacancy
   Roll: Ayes-Selby. Nays-Ockerman, Christensen, McAdon. Motion to amend failed.

   Roll on main motion to appoint Daniel Miller to fill council vacancy: Ayes-Unanimous. Motion carried.

c) Oath of Office for Daniel Miller - Administered by Mayor James F. Peters

   **** NOTE: Council Member Miller is active in roll calls ****


d) Discussion/Possible Action Regarding New TIF/Urban Renewal District for Southbridge PUD
   Motion by Ockerman, seconded by McAdon, to direct City Attorney Stone to start planning for a New TIF/Urban Renewal District for Southbridge PUD
   Roll: Ayes-Unanimous. Motion carried.


e) Consider Approval of Ordinance No. 327, Rezoning Request for Southbridge PUD from A-1 (Agricultural District) to P.U.D. (Planned Urban Development District) – First Reading
   Motion by Ockerman, seconded by McAdon, to approve the first reading of Ordinance No. 327
   Roll: Ayes-Unanimous. Motion carried.

f) Consider Approval of Resolution No. 18-36, Approving Preliminary Plat for Southbridge 3 PUD
   Out of order due to Ordinance No. 327 receiving only the first reading of three. No action was taken.

g) Consider Approval of Special Event Application with Fee Waiver – AHeinz57 Annual RuffRide – August 25, 2018
   Motion by Ockerman, seconded by Christensen, to approve fee waiver for AHeinz57 Annual Ruff Ride
   Roll: Ayes-Unanimous. Motion carried.

h) Discussion/Possible Action Regarding Appeal Request of Storm Water Fees from Nick and Kadee Miller (24741 Quail Avenue), including Setting a Public Hearing for Tuesday, August 14 at 6:00 p.m.
   Motion by Ockerman, seconded by Christensen, to approve setting a public hearing for appeal request of storm water fees on August 14, 2018 at 6:00 p.m.
   Roll: Ayes-Unanimous. Motion carried.

i) Discussion/Possible Action on Offer to Purchase ROW Located East of 412 Prairie Street
   Motion by Christensen, seconded by Selby, to approve setting a public hearing for sale of city owned real estate on August 14, 2018 at 6:00 p.m. and accept sealed bids through Wednesday, August 8, 2018.
   Roll: Ayes-Unanimous. Motion carried.

j) Consider Approval of Setting Public Hearing Date for Rezoning Request for Brickyard Summit on August 14, 2018 at 6:00 p.m.
   Motion by Miller, seconded by McAdon, to approve setting a public hearing for rezoning request for Brickyard Summit on August 14, 2018 at 6:00 p.m.
   Roll: Ayes-Unanimous. Motion carried.

k) Consider Approval of Resolution No. 18-37, Authorizing an Agreement between the City and Ahlers & Cooney, P.C. for the Purpose of Obtaining Bond Counsel for Not to Exceed $16,603,000 Water Revenue Capital Loan Notes (USDA #3)
   Motion by McAdon, seconded by Ockerman, to approve Resolution No. 18-37
   Roll: Ayes-Unanimous. Motion carried.
Consider Approval of Resolution No. 18-38, Fixing Date for a Meeting on the Authorization of a Loan Agreement and the Issuance of Not to Exceed $16,603,000 Water Revenue Capital Loan Notes—August 14, 2018 at 6:00 p.m.
Motion by Christensen, seconded by McAdon, to approve Resolution No. 18-38
Roll: Ayes-Unanimous. Motion carried.

Consider Approval of Ordinance No. 328, Repealing Chapter 26 of the City Adel Code—Cable Television Commission—First Reading
Motion by Christensen, seconded by McAdon, to approve first reading of Ordinance No. 328
Roll: Ayes-Unanimous. Motion carried.

Motion by Christensen, seconded by Ockerman, to approve waiving the second and third readings and adopting Ordinance No. 328
Roll: Ayes-Unanimous. Motion carried.

Consider Approval of Resolution No. 18-39, Revising Policy 3.04.01—Examination and Copying of Public Records
Motion by McAdon, seconded by Christensen, to approve Resolution No. 18-39
Roll: Ayes-Unanimous. Motion carried.

Consider Approval of Resolution No. 18-40, Approving and Accepting Easements Related to the East Annex Sewer Extension Project
Motion by Ockerman, seconded by Christensen, to approve Resolution No. 18-40
Roll: Ayes-Unanimous. Motion carried.

Consider Approval of Payment No. 3 for Storm Water Utility Improvements—Phase 1, Section 1
Payment No. 3 had not been received by City Staff so no action was taken.

Consider Approval of Change Order No. 2 for Storm Water Utility Improvements—Phase 1, Section 2
Motion by Ockerman, seconded by Christensen, to approve Change Order No. 2
Roll: Ayes-McAdon, Selby, Ockerman, Christensen. Council Miller abstained due to not having enough information. Motion carried.

Consider Approval of Payment No. 3 for Storm Water Utility Improvements—Phase 1, Section 2
Motion by Ockerman, seconded by McAdon, to approve Payment No. 3 in the amount of $132,396.20 payable to Progressive Structures, LLC.
Roll: Ayes-Unanimous. Motion carried.

Consider Approval of Payment No. 2 for Storm Water Utility Improvements—Phase 1, Section 3
Motion by Christensen, seconded by McAdon, to approve Payment No. 2 in the amount of $31,906.42 payable to Thorpe Water Development Co.
Roll: Ayes-Unanimous. Motion carried.

OTHER BUSINESS

1. Mayor Peters announced he will be attending a meeting with Iowa DOT, along with Council Member Christensen, City Administrator Brown, Public Works Director Overton and representatives from McClure Engineering.
2. Meeting adjourned 7:45 p.m.

Attest: Jackie Steele, City Clerk

James Peters, Mayor