



COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE AGENDA

Adel City Hall, 301 S. 10th Street, Adel, IA 50003

Monday, February 24, 2020 at 6:00 p.m.

NEW BUSINESS

- a) January 7, 2020 Minutes
- b) Greater Dallas County Development Alliance
 - a. FY19-20 Dues
 - b. FY20-21 Dues Request
 - c. What the Dues Cover
- c) Adel Partners Chamber of Commerce
 - a. FY19-20 Dues and Additional Request
 - b. FY20-21 Dues Request
 - c. What the Dues Cover
- d) Annexation
 - a. Annexation Priorities from 2018 Strategic Plan
 - b. Old Portland Road
 - c. Meadow Road
 - d. Phase-in of Taxes
 - e. Sewer Connection Agreement
 - f. Other Considerations
 - g. Zoning and Future Land Use Plan
 - h. Urban Renewal Area and TIF District
 - i. 24459 288th Trail Request
- e) Amending the Southbridge Urban Renewal Area and TIF District to Add Section of Southbridge Plat 2
- f) Urban Renewal Area and TIF District for Land near New Casey's on HWY 169
- g) Organization, Planning, and Duties of the Committee
- h) Future Groups to Meet
 - a. City of Perry
 - b. City of Waukee
 - c. MidAmerican Energy
 - d. Greater Des Moines Partnership

OTHER BUSINESS

ADJOURNMENT

Community & Economic Development Committee
January 7, 2020 – Meeting Minutes

The City of Adel's Community & Economic Development Committee met in the council chambers at Adel City Hall. Ockerman called the meeting to order at 6:30 p.m. Members Present: Christensen, McAdon, and Ockerman. Others Present: Council Member Selby, City Administrator Brown, Adel Partners Chamber of Commerce President Bengtson, Cramer & Associates, Inc. President Robert Cramer, and CDA rep. Doug Mandernach.

NEW BUSINESS

a) Amending the Southbridge Urban Renewal Area and TIF District to Add Section of Southbridge Plat 2

Cramer stated that his proposal would extend the Southbridge URA from Plat 3 to Plat 2 for a potential Mercy clinic. Cramer noted that a federal health provider shortage area boundary is preventing Mercy from locating in Plat 3. Cramer stated that his proposal would allow him to meet his valuation requirements under the development agreement.

Christensen asked about the southern cul-de-sac along HWY 169. Cramer stated that he would be open to restricting the type of businesses here and that buffering would be important for the surrounding homes. Selby asked whether the clinic would add another physician. Mandernach stated that the building's size would allow it. Ockerman stated that the area was previously zoned commercial and that there would be separation on three sides.

Christensen moved, seconded by McAdon, to forward the request to the full council. Motion carried unanimously.

b) Organization, Planning, and Duties of the Committee

Brown will send out a draft of the updated Economic Development Commission ordinance. Ockerman asked to bring in the Chamber and the Greater Dallas County Development Alliance for a summary of their work. Ockerman stated it would be beneficial to meet with metro cities like Perry, Waukee, and West Des Moines.

Christensen asked for regular business roundtables and a meeting with the State. Ockerman suggested meeting with metro developers to gather their input. Selby stated that the committee should be deliberate in selecting its target industries and partners. Ockerman suggested meeting with Deb Calvert of MidAmerican Energy.

c) Consideration of Adel Partners Chamber of Commerce's Request for Additional \$10,000 for Economic Development in Calendar Year 2020

Brown stated that the City allocated an additional \$10,000 to the Chamber in FY18-19 and that \$10,000 was budgeted for FY19-20. Brown noted that the City does not have dedicated economic development staff. Brown stated that this additional funding will augment the City's economic development efforts, especially as the focus is on commercial.

Bengtson stated that the Chamber's membership has grown from 140 to 203 members over the past few years. Bengtson stated that the Chamber was involved in helping Big Al's BBQ, several physical therapy practices, and Edward Jones. Bengtson stated that the additional funding in FY18-19 was used for an intern for social media and LOIS entry. Bengtson noted that the intern allowed her to better connect with businesses and conduct "Main Street" surveys.

McAdon stated that the Alliance typically works with 10+ acre projects, while the Chamber works with projects less than 10 acres. McAdon stated that the City recently partnered with the Chamber on an updated hotel feasibility study and on *Envision Adel 2040*. McAdon noted that interested parties may not call the City first due to open records issues.

Christensen stated that the City needs to understand the impact and what could happen if this is not funded. McAdon stated that the City could partner on communications. Selby noted that this could be considered business development. Ockerman stated that the City should focus on getting a planner position. Ockerman asked to review all the City's economic development spending. McAdon noted that, while a planner would be helpful, the City is at an interim period. McAdon stated that Bengtson is devoting significantly more time to economic development issues compared to what the City is funding today. Ockerman stated that, in his opinion, economic development is about developing plats.

The committee asked to review the City's economic development funding and how other cities are funding chambers.

ADJOURNMENT – 8:06 p.m.

Respectfully submitted: Anthony Brown, City Administrator



9325 Bishop Drive, Suite 105
West Des Moines, IA 50266

Phone: 515.987.2020

lwunsch@dallascounty-ia.org
www.dallascounty-ia.org

January 20, 2020

Anthony Brown, City Administrator
City of Adel
301 S 10th Street, P.O. Box 248
Adel, Iowa 50003

Dear Anthony,

The Greater Dallas County Development Alliance would like to thank you for your past and continued support. Your partnership helps to ensure the greater Dallas County region will continue to attract new high quality jobs and investment while maintaining and strengthening the existing business climate. In this upcoming New Year, the Alliance is focusing on partnering with all Dallas County communities to make our efforts in economic development impactful for the entire county. We feel that we can be most successful when all communities are active and involved in our program of work.

The Alliance is continuing work to be a pioneer and innovator in the economic development world, one example being the completion of now four certified sites in Dallas County; Dexter, Van Meter, Woodard & Perry. The Alliance was the architect of a new site certification process that is the first in the state and the region; Sustainable Business Park. This was implemented to assist cities that would like to have a certified site in the category of office park and mixed development, while implementing sustainable philosophies. Continuous support is provided to our communities through grant writing services that have had a significant impact on leveraging funds to allow projects to be completed in difficult economic times. The Alliance has submitted grant applications that have leveraged over \$35 million in successful RISE grant funds and had an impact in eleven of the communities we serve.

The GDCDA has also stepped up community development efforts by actively participating in local economic development groups and collaborating with them to be successful now and in the future. We continue to offer several programs for city officials and will create education sessions based on any topic our members request.

Support of The Alliance is based upon a formula of a per capita basis using the US Census Bureau 2010 population information, which is \$2.50 per Dallas County resident. Dues for the City of Adel will be \$9,205.00. We respectfully request to be included in your annual budget consideration for the 2020-2021 FY.

The Alliance pledges to continue promoting and utilizing the economic development resources at our disposal to make a positive impact on the region. We appreciate your past and continued support and look forward to your continued membership.

Sincerely,

A handwritten signature in blue ink that reads "Linda Wunsch".

Linda Wunsch, CEcD, EDFP, LEED® AP
Executive Director
Greater Dallas County Development Alliance

CC: via e-mail Mayor, Council Members

City of Adel Funding to Alliance - FY13-14 to FY19-20

Invoice	Cost	Fiscal Year
2013 Membership Dues	\$7,364.00	FY13-14
IWD Laborshed Analysis	\$1,003.46	FY13-14
2014 Membership Dues	\$7,364.00	FY14-15
2015 Membership Dues	\$7,364.00	FY15-16
2016 Membership Dues	\$7,364.00	FY16-17
IWD Laborshed Analysis	\$1,000.00	FY16-17
2017 Membership Dues	\$7,364.00	FY17-18
2017 Annual Meeting Tickets (5)	\$100.00	FY17-18
2018 Membership Dues	\$7,364.00	FY18-19
2018 Annual Meeting Tickets (4)	\$200.00	FY18-19
Sponsorship - Marketing Efforts	\$2,500.00	FY18-19
Clerks Meeting Lunch	\$11.00	FY18-19
2019 Membership Dues	\$8,285.00	FY19-20

Total Since FY13-14: \$57,283.46

Average Per Fiscal Year: \$8,183.35

Membership Costs: \$52,469.00

Economic Development / Marketing Costs: \$4,803.46

Other Costs: \$11.00

January 27, 2020

City of Adel

301 S 10th St

Adel, IA 50003

To City Staff and City Council

The Adel Partners Chamber thanks you for your past support and involvement. We are excited to see the City grow and prosper.

Each year we request \$12,500 in dues from the City. Of this amount, \$10,000 is the membership level dues and \$2,500 has been used to pay the police overtime for the Sweet Corn Festival. The city of Adel is an Executive Investor within our membership structure. This level entitles you to the following benefits:

- Listing and use of the on line directory and connections to businesses and individuals in the Adel area. Job postings on line / social media and highlight in the yearly directory mailed to all residents of Adel.
- Banner Ad/Logo displayed on the Chamber website
- 4 tickets to the Annual Dinner
- Sponsorship of events at no additional cost
- Member of the Adel Developers Executive committee
- Seat on the Board of Directors of the Adel Partners Chamber
- Help with celebrations of the City (ice rink or other park and rec improvements plus sewer and water developments)

Thanks

Deb Bengtson

President

Adel Partners Chamber

City of Adel Funding to Chamber - FY13-14 to FY19-20

Invoice	Cost	Fiscal Year
2014 Membership Dues	\$12,500.00	FY13-14
CDBG Downtown Façade Project Grant Management	\$4,750.00	FY14-15
2015 Membership Dues & Strategic Planning Session	\$13,085.54	FY14-15
2015 Celebrate Adel Dinner Tickets (4)	\$100.00	FY14-15
CDBG Downtown Façade Project Grant Management	\$5,000.00	FY14-15
2016 Membership Dues	\$12,500.00	FY15-16
2016 Celebrate Adel Dinner Table	\$250.00	FY15-16
2017 Membership Dues	\$12,500.00	FY16-17
Advertisement in Dallas County Development Guide (split)	\$1,390.00	FY17-18
2018 Membership Dues	\$12,500.00	FY17-18
2018 Celebrate Adel Dinner Table and Tickets (2)	\$125.00	FY17-18
2019 Membership Dues	\$12,500.00	FY18-19
Economic Development FY 18-19	\$10,000.00	FY18-19
2019 Celebrate Adel Dinner Table	\$175.00	FY18-19
Kinnick to Raccoon Trail Improvement Project Contribution	\$10,000.00	FY19-20
2020 Membership Dues	\$12,500.00	FY19-20

Total Since FY13-14: \$119,875.54

Average Per Fiscal Year: \$17,125.08

Membership Costs: \$75,585.54

Economic Development / Marketing Costs: \$31,790.00

Please Note: \$10,000 for Economic Development has been budgeted for FY19-20. However, since it has not been allocated, it is not reflected above.



ADEL STRATEGIC PLANNING

Summary Report

Adopted September 2018

SUMMARY

As a follow-up to the 2018 City Council Goal Setting Session, the City held a workshop on Monday, April 23, 2018 with the Mayor and City Council, the Chair of the Planning and Zoning Commission, and several City department heads, to review and discuss three (3) key items impacting the growth of the City. The purpose of this workshop was to provide initial input into the creation of defined policies and plans that will help guide future decision making related to annexation, the review of subdivision plats located outside the city limits, future land uses, and zoning.

This summary document overviews the results of the workshop and provides draft policies for consideration by the City Council. A subsequent report will provide recommended changes to the City's current Future Land Use Map as well as specific areas that the City should consider rezoning to be consistent with the Future Land Use Map and any proposed changes.

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April 2018 Mayor + City Council Strategic Planning Workshop Overview

Draft Policy Recommendations

Next Steps

STRATEGIC PLANNING WORKSHOP OVERVIEW

A strategic planning workshop with the Mayor and City Council was held on April 23, 2018, in the Adel Public Library from 6:00 p.m. to 9:00 p.m. Approximately three members of the public attended the meeting in addition to several City staff and department heads.

The three main items to be discussed in the strategic planning workshop included:

Item 1 - Annexation and Extra Territorial Review (ETR) of Subdivision Plats

Item 2 - Future Land Use Plan Review

Item 3 - Consistency Zoning Review

Each discussion item had a series of questions for the group to discuss and consider.

For Item 1 the Annexation Policy questions included:

When will we annex?

The group agreed the City needs a clear plan or policy in place about when, where, and how to annex. When asked when the City should annex, the group provided a list of possible motivations for annexation including:

- Fix the City boundary along Highway 6 and R-16
- Protect borders and control their own future
- After understanding the financial impact of the cost to provide sewer, extend roads, and meet any owner demands
- Rural subdivision oversight within the planning boundary
- Protect border especially with Waukee after their large annex that accompanied the Apple data center announcement
- Economic development purposes (MidAmerican Energy site east of Adel)

Where will we annex?

The group determined the northern area of the Comprehensive Plan's planning boundary would be difficult to provide sewer service to and would be less likely to annex. Some annexation will depend on the intended use. A clear priority was identified for annexation near the border with Waukee along R-16 and Highway 6. The group agreed to continue communication with nearby cities (Waukee, Dallas Center, Desoto, and Van Meter) about established and future annexation moratorium agreements.

How will we annex?

Of the main types of annexations, the group preferred voluntary annexations. They would prefer

100% voluntary annexation but would be okay with an 80-20% voluntary-type annexation that includes non-consenting properties. While the group could not entirely rule out the annexation of non-consenters, it would not be the preferred annexation policy. Involuntary annexation was also seen as a less likely route for the City because they felt as if there was plenty of growth already occurring and the use of a strategy that would just cause ill will was not needed for Adel.

The group agreed that the City needs to be more aggressive in pursuing some annexations, especially east of Adel near the border with Waukee. Staff would need to be involved in reaching out with property owners.

Will we offer annexation tax abatement?

Tax abatement for non-consenting property was discussed as a possibility. The group admitted a concern that tax abatement for non-consenters would encourage non-consenters to take advantage of the policy. The group concluded that there needed to be a clearer policy on the use of annexation related tax abatement for residential and commercial development.

Other incentive strategies were discussed included city funded public improvements, sewer and water, hunting regulations, zoning, or waivers on assessments from future public improvements. In 2009, the City had conceded to a number of concessions that were less than ideal in order to annex in a property they felt was valuable for the community. The City does not want to be in these type of situations looking forward.

The group concluded there were some properties they would need to incentivize into annexation. The group requested incentive policy options as part of this planning effort. They also stressed the need to work with neighboring communities on maintaining annexation moratorium boundary lines.

For Item 1 the ETR policy questions included:

Will we review plats within our 2-mile review authority area?

The group said yes, the City should review all plats within the City's 2-mile review area.

Must they follow our Future Land Use Map?

The group said yes. They felt as if a lot of thought and public engagement had gone into the creation of the land use plan and that they should stick to the established plan for the area.

However, the group did stress the strong need to undergo a full Comprehensive Plan update. They also agreed that certain areas of the future land use plan would need updating as part of this planning process including areas along Highway 169 and Highway 6.

When will we approve or deny them?

The group indicated that approval or denial of ETR requests would be based on several of factors including:

- Is the proposed or anticipated use of that area consistent with the future land use plan
- Compliance with the City's subdivision regulations
- Availability of sanitary sewer service or agreement to install a dry sewer system for future connection

What about plats-of-survey or split lots (minor plats)?

The group did not think this was much of an issue for the City and that they would follow the County's lead on these cases that fell within the two-mile review area.

For Item 2 the Future Land Use questions included:

Highway 169

There were several land use changes needed along Highway 169. The group agreed that single-family residential development was not suitable for the Highway 169 corridor. The corridor should be focused on a mixture of commercial and industrial uses, especially retail as they have received multiple requests for retail space along the road.

Highway 6

The group agreed that an updated strategy for the land use and the alignment of R-16 at Highway 6 was needed. The Apple development proposal and the MidAmerican Energy site south of Highway 6 all warranted a new review of the land uses and road alignment in the future land use plan.

Downtown + the Floodplain

The group discussed the possibilities associated with the proposed revised FEMA floodplain in the downtown area that would bring more of the downtown out of the flood hazard area.

For Item 3 the Consistency Zoning Review questions included:

There were several areas identified to consider for consistency zoning review:

Downtown

There was a discussion of the future of commercial/retail in the downtown area. The Mayor discussed the original intention of zoning expanded areas of downtown Adel as commercial, but there was a needed discussion of how best to selectively rezone the downtown area to follow the updated future land use map.

Highway 6

There were several areas along Highway 6 that were identified as needing some consistency zoning review alongside a future land use plan update.

Nile Kinnick Dr / Highway 169 south

There were several areas along Highway 169 that were identified as needing some consistency zoning review alongside a future land use plan update.

Figure 1 - Adel Future Land Use Map (2015) + Nearby City 2-Mile Buffer Boundaries

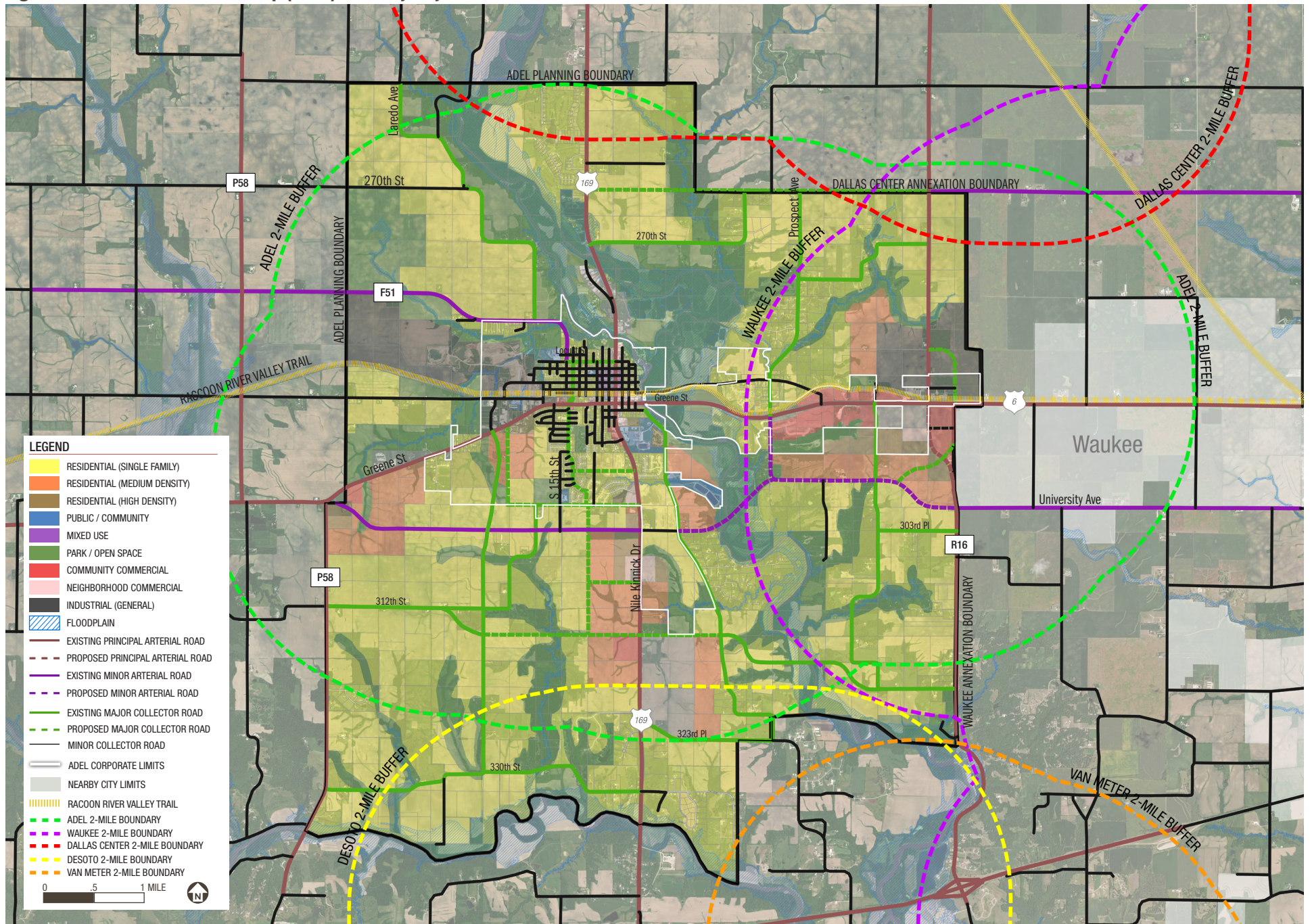
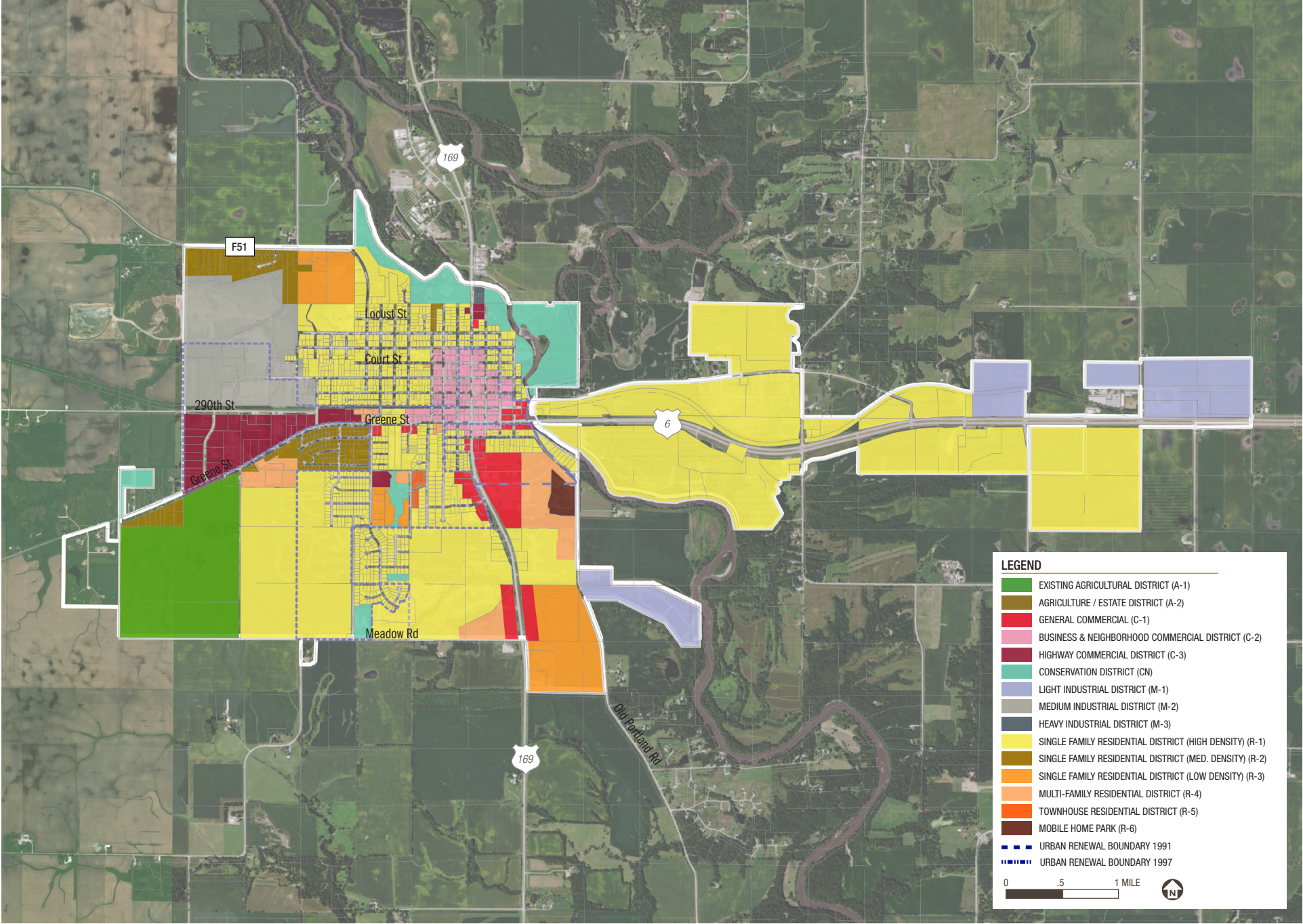


Figure 2 - Adel Zoning Map (May 2013)



POLICIES

Based upon the input at the April 23, 2018 Strategic Planning Workshop, the following policies have been drafted. The intent of these policies is to assist City staff as well as the elected officials in their decision-making processes related to annexation of territory and review of subdivision plats within 2-miles of the City's corporate limits.

Annexation Policy

The following policies should be considered when evaluating matters related to annexing territory within the City of Adel.

Annexation Types

The City should consider requests for annexations that are either voluntary (all property consents to annexation) or voluntary with non-consenters (a minimum 80% of the annexation area agrees to annex with up to 20% of the annexation area not requesting or agreeing to be annexed). Involuntary annexations should not be pursued by the City.

Annexation Incentives

In general incentives for annexation should not be given. However, the City should consider allowing for the gradual imposition of city taxes against the annexed property up to the maximum schedule as allow under the Code of Iowa (368.11(3)(m)). This transitional tax abatement should only be given to existing developed property that consents or requests annexation. Tax abatement under this program should not be given to undeveloped property (agricultural or vacant land) or land that does not consent to annexation. Other economic development incentives the City may wish to consider for a property should not be tied to annexation and should instead be tied to the specific development being proposed on the property.

Annexation Boundary Agreements

The City should pursue agreements with neighboring cities to establish annexation boundary lines from which neither city will cross with an annexation. The desired annexation boundary lines should reflect the planning boundary as identified on the City's adopted Future Land Use Map.

City Pursued Annexations

City staff should pursue the annexation of land along Hwy 6 east to the planning boundary by contacting and meeting with property owners to determine their level of interest and long-term plans for their property. The annexation area is divided into three different priority zones (see Figure 1).

2-Mile Subdivision Plat Review Policy

The following policies should be considered when reviewing subdivision plats within 2-miles of the corporate limits of the City of Adel.

Subdivision Plat Review

All subdivision plats that are within 2-miles of the corporate limits of the City and within the City's planning boundary as identified on the Future Land Use Map should be reviewed by the City and subject to the City's subdivision regulations including design standards and parkland dedication requirements. Plats-of-Survey and lot splits that create a total of 2 or fewer new parcels of record within the 2-mile review area can be deferred to Dallas County provided they do not negatively impact the future development of the area or inhibit the extension or expansion of any highways or roadways. Otherwise, plats-of-survey and lot splits that may impact future development of an area should be reviewed by the City.

Sanitary Sewer Service

No subdivision within 2-miles of the corporate limits of the City and within the City's planning boundary should be approved unless provisions for sewer service have been made. If within an area that is planned for City sanitary sewer service, the subdivider shall construct a dry sanitary sewer system with an agreement that the subdivision will connect to the City's system when the area is annexed into the City and City sanitary sewer is made available. If the area is planned for City sanitary sewer service but that service is not likely to occur within the next 20 years, then the subdivider shall devise a plan, reserve easements, and establish agreements necessary for the future extension and connection of the subdivision to the City sanitary sewer system when it becomes available. If the area is never likely to be served by City sanitary sewer, then an alternative sewerage system may be proposed by the subdivider.

City sanitary sewer service should not be provided to any property located outside the City corporate limits. The City Council may grant an exception for existing developed properties requesting city sewer to resolve a septic system issue provided that property executes an agreement to annex into the City when requested by the City.

Paved Street Access

No subdivision within 2-miles of the corporate limits of the City and within the City's planning boundary should be approved unless it has at least one connection to a paved public street. The subdivider shall further be responsible to improve the subdivision's share of any adjoining unpaved roadways and dedicated the appropriate right-of-way. All streets within the subdivision, whether public or private, shall be paved to the City's design standards.

The City should consider updating the subdivision regulations to define and permit a paved, rural road standard for streets serving rural estate lots that are all greater than once acre in size.

Land Use and Future Streets Plan Consistency

No subdivision within 2-miles of the corporate limits of the City and within the City's planning boundary should be approved unless it is consistent with the land uses and ultimate streets system as identified for the property on the City's adopted Future Land Use Map.

Figure 3 - Priority Annexation Map

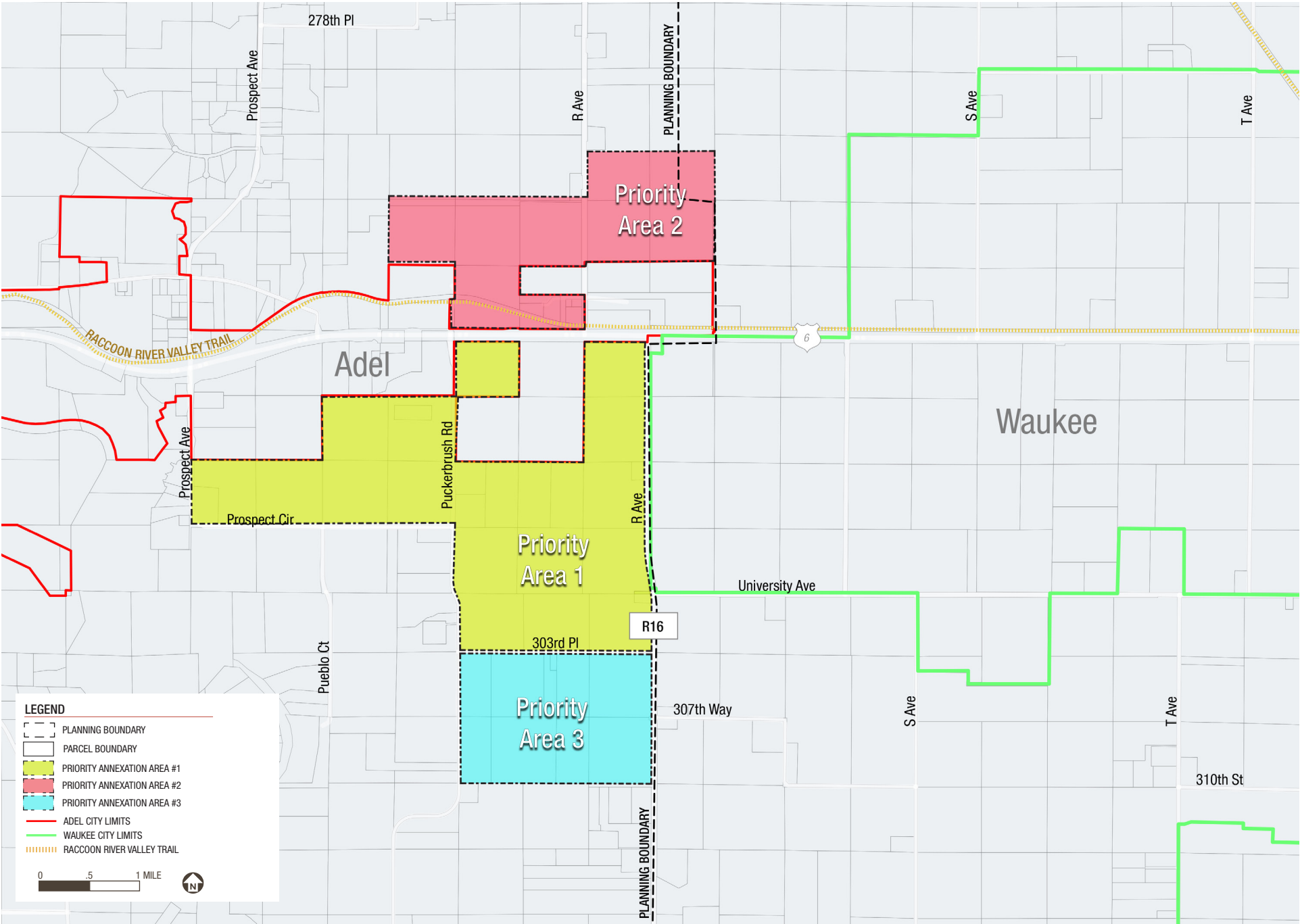
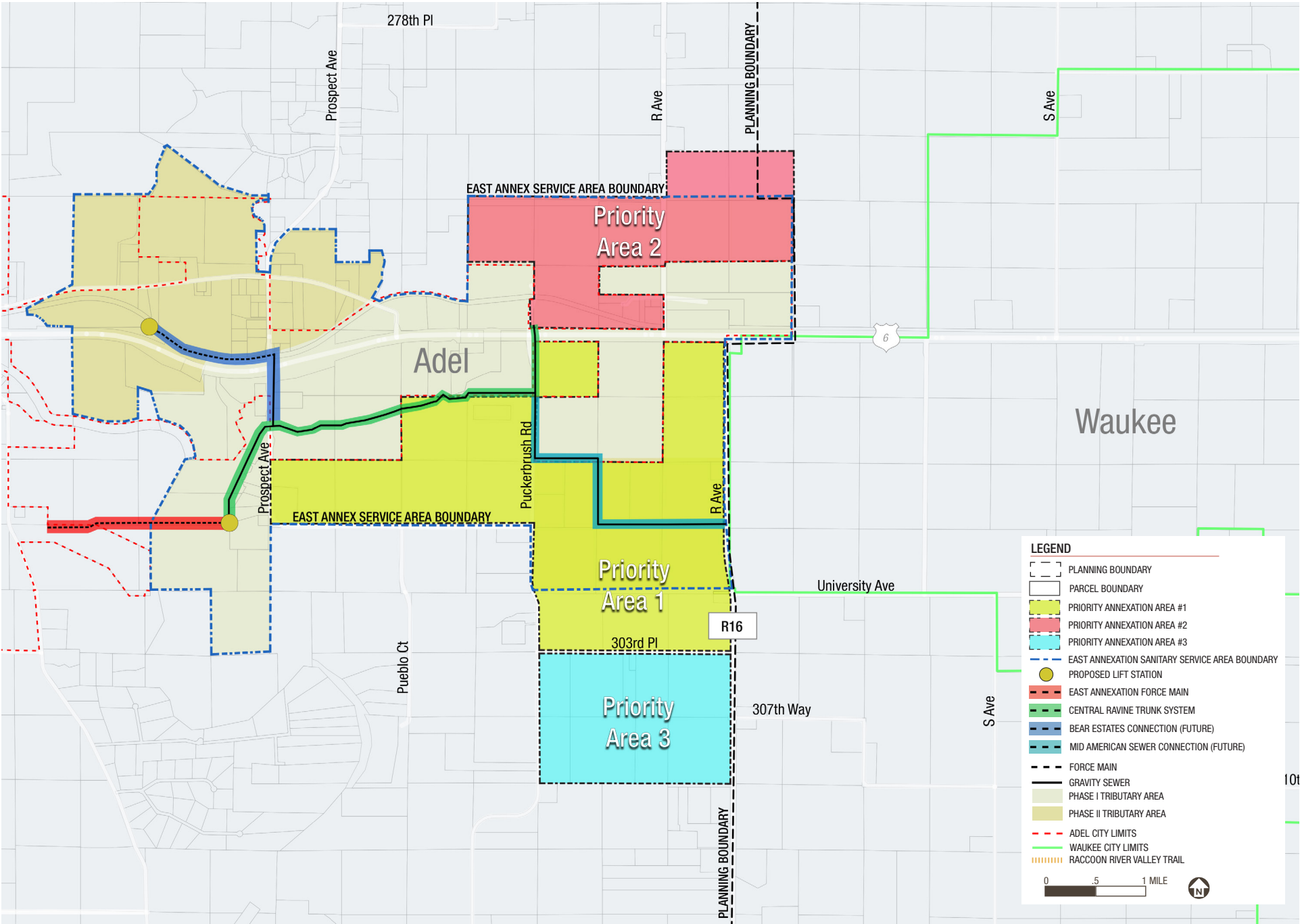


Figure 4 - Adel East Annexation Sanitary Sewer System Extension + Priority Annexation Areas



February 21, 2020

ADDRESS

Dear NAME,

My name is Anthony Brown. I am the City Administrator of the City of Adel, Iowa. This letter is regarding your property adjacent to the current City limits.

In September 2018, the City approved a Strategic Planning Summary Report outlining recommendations and policies for the City's Future Land Use Map, annexation, and rezoning.

In particular, the report included a map ([see enclosed](#)) depicting the City's annexation priority areas east of the Raccoon River along HWY 6 (i.e., Hickman Road) and R-16. Your property is in one of these areas.

To compliment this strategic plan, the City completed its \$7 million East Annex Sanitary Utility Improvements Project last year. This project extends the City's sanitary sewer service east of the Raccoon River to open approximately 1,700 acres for development along HWY 6 ([see enclosed](#)).

While we expect to send out additional details, we would appreciate your confirmation of the correct contact information to reach you in the future. Please email me at abrown@adeliowa.org with your name, address, and phone number.

Please let me know if you have any questions. I look forward to hearing from you.

Sincerely,

Anthony Brown
City Administrator

FY17 Tax Rates

	Adel (Non-Ag)	Adel (Ag)	Rural
County	4.22888	4.22888	4.22888
General Basic	3.173	3.173	3.173
MH-DD Services	0.3996	0.3996	0.3996
Debt Service	0.65628	0.65628	0.65628
Pioneer Cementary	0	0	0
Rural Services Basic	0	0	2.42432
Other Agencies	0.8615	0.8615	0.8615
County Hospital	0.54001	0.54001	0.54001
Ag Extension	0.06898	0.06898	0.06898
Assessor	0.25251	0.25251	0.25251
State Levy BRUC-TB	0.0029	0.0029	0.0029
Other Education	0.69468	0.69468	0.69468
Area College	0.2025	0.2025	0.2025
DMACC - XI MAS	0.49218	0.49218	0.49218
SUBTOTAL COUNTY	5.78796	5.78796	8.21228
ADM School	18.55	18.55	18.55
Adel Levy	14.27545	3.00375	NA
General	8.1	0	0
Insurance	0.3311	0	0
Emergency	0.27	0	0
Debt Service	1.97975	0	0
Employee Benefit	3.5946	0	0
Public Transportation	0	0	0
Civic Center	0	0	0
Public Library	0	0	0
Capital Improvement	0	0	0
Township*	0	0	0.51409
Total Tax	38.61341	27.34171	27.27637

**Adel Township - ADM FD#2 is the location of the rural, unincorporated parcels included in the proposed annexation boundary.*

APPLICATION AND REQUEST FOR VOLUNTARY ANNEXATION FORM

Mayor and Members of the City Council
City of Adel – City Hall
301 S. 10th Street
P.O. Box 248
Adel, IA 50003

RE: Request for Voluntary Annexation

Dear Honorable Mayor and Members of the City Council:

We the undersigned, being owners of all property legally described below, hereby request voluntary annexation of said legally described property, to become a part of the City of Adel, Iowa:

{See Attached Legal Description}

We have attached a composite map indicating the general vicinity of the requested annexation territory in relation to the entire City and realize we may need a Plat of Survey to continue the process.

Owner:

ELENA R. RUSH for
A&E 103 Assets, LLC
4006 GRAND AVENUE,
DES MOINES, IA 50312
ph: 515-991-6327.

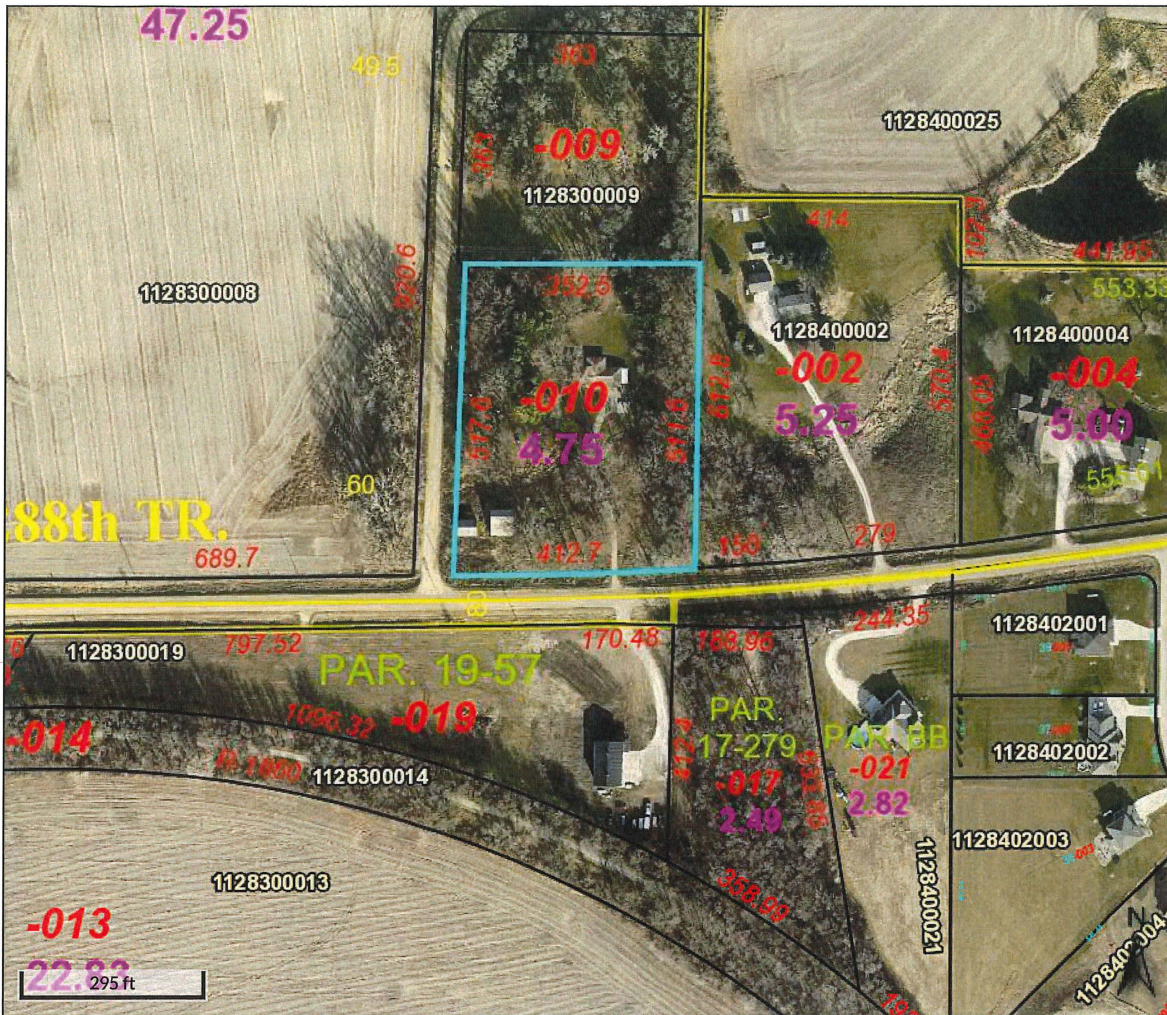
Date: 12/3/2019.

LEGAL DESCRIPTION:

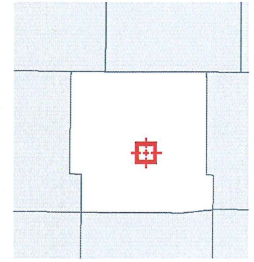
Commencing at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, Township 79 North, Range 27 West of the 5th P.M., Dallas County, Iowa, and being the point of beginning; thence S $88^{\circ}11'$ West 412.5 feet along the North line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, thence S $00^{\circ}00'$ 517.6 feet to the centerline of a county road, thence N $87^{\circ}21'$ East 412.7 feet to the East line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 28, thence N $00^{\circ}00'$ 511.6 feet along said East line to the point of beginning. Said parcel contains 4.8707 acres including 1.0617 acres of public road right of way and is situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 28-79-27, Dallas County, Iowa.

PROPERTY ADDRESS: 24459 288th Trail, Adel, IA 50003

Parcel # 000001128300010



Overview



Legend

- Parcels
- Road Centerlines
- City Limits

Parcel ID	1128300010	Alternate ID	n/a	Owner Address	A & E 103 ASSETS, LLC
Sec/Twp/Rng	28-79-27	Class	R		4006 GRAND AVE
Property Address	24459 288TH TRL	Acreage	4.75		DES MOINES IA 50312
	ADEL				

District 140000
 Brief Tax Description E412.5' N517.6' SE SW
 (Note: Not to be used on legal documents)

Date created: 1/8/2020
 Last Data Uploaded: 1/7/2020 10:46:47 PM

Developed by  **Schneider**
 GEOSPATIAL

CHAPTER 28

COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE COMMISSION

~~28.01 Purpose~~

~~28.02 Appointment and Term of Office~~

~~28.03 Organization~~

~~28.04 Compensation~~

~~28.05 Powers and Duties~~

~~28.06 Regularly Monthly Meetings~~

~~28.07 Secretary~~

~~28.01—PURPOSE.~~ The purpose of the ~~chapter is to establish an Economic Development Commission for the City of Adel, which shall serve as-~~ Community & Economic Development Committee is to function as an advisory board to advise and assist the City Council and City Administrator with the promotion and economic development within the City. The Community & Economic Development Commission Committee shall research and study contemporary trends, identify development opportunities and funding sources, develop and recommend to Council community and economic development initiatives and strategies, and create an overall economic development plan. The Commission-Committee shall prepare recommendations for the City Council regarding matters of economic development within the City of Adel that are referred to it by City Economic Development staff or the City Council. The Economic Development Commission Committee is an advisory board that meets as needed with no authority to act independent of the City Council. The City Council reserves the right to act on any matter of economic development without involvement from the Commission at its sole discretion.

~~28.02—APPOINTMENT AND TERM OF OFFICE. MEMBERSHIP~~ The Community & Economic Development Committee shall consist of the chairs of the following council committees: Budget & Finance, Streets, and Water & Sewer. The Committee shall regularly consult with and gather feedback from economic development practitioners and industry professionals. ~~The Economic Development Commission shall consist of nine (9) members whose term of office is three (3) years on a staggered basis. Members shall be appointed by the Mayor subject to approval of the City Council. The Mayor shall appoint members who represent different perspectives that are relevant to economic development in Adel. Members of the Economic Development Commission may include nonresidents who work in or own a business within the City of Adel; however, not more than two (2) members may be nonresident. Two City Council representatives shall be included in the membership of nine (9).~~

~~28.03—ORGANIZATION.~~ Members of the Economic Development Commission shall act by consensus through meetings facilitated by City staff.

~~28.04—COMPENSATION.~~ Economic Development Commissioners shall serve without compensation, but may be reimbursed for actual expenses, including travel expenses incurred in performing any duty described in this chapter, in accord with City of Adel policies and subject to prior Council approval.

~~28.05—POWERS AND DUTIES.~~ The duties of the Economic Development Commission Committee include, but are not limited to:

1. Develop and recommend a community and economic development action plan for the City to include short-term and long-term strategies for enhancing the City's economic development.
2. Recommend economic development policies and programs to the City Council.
3. Work with the City Administrator, ~~Chamber Director~~ the Adel Partners Chamber of Commerce, and other City community and economic development staff and partners in promoting the City, attracting economic growth and development, and retaining businesses in the community.

4. Provide individualized assistance with specific projects, negotiations, infrastructure, City assistance, and strategy development.
5. Review and recommend to the Council the uses of all economic development funds provided by the City and/or other agency partners in financing economic development opportunities in Adel.
6. Develop project and industry priorities with appropriate benchmark incentives.
7. Encourage engagement of the private sector in the City's economic development efforts.
8. Assess and provide valuable industry insights through meetings and occasional roundtable discussions with businesses, developers, and partners to shape policy and staff actions.
9. Apprise appropriate staff and partners of potential economic development opportunities or concerns.
10. Serve as community and economic development ambassadors to businesses and developers.
11. Promote the Adel City Council's community and economic development goals and vision.
5. Building and developing key relationships between City staff, private sector representatives, and other public sector agencies.
12. Review and recommend annexation policies, priorities, and requests.

~~**28.06—REGULAR MONTHLY MEETINGS.** The Commission shall hold regular monthly meetings at a date, time and place as determined by the Commission. Special meetings may be called by the Secretary. All meetings shall be open to the public and properly noticed with the exception of those outlined by the current Code of the State of Iowa. A quorum shall consist of a majority of the Commissioners.~~

~~**28.07—SECRETARY.** The City Administrator or his designee shall serve as the Secretary of the Commission and be responsible for preparation of agendas, completing the minutes and making proper public notice of all meetings.~~

~~*(Chapter 28—Ordinance No. 286—Sep. 12 Supp.)*~~

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