The Adel City Council met in regular session at the Adel Public Library, 303 S. 10th Street, Adel, Iowa on Tuesday, April 9, 2019 at 6:00 p.m. Mayor Peters called the meeting to order and the following answered roll: Ockerman, Christensen, McAdon, Miller, and Selby.

Staff Present: City Attorney Stone, City Administrator Brown, Accounting Clerk Light, Lieutenant Book, Public Works Director Overton, and Parks & Recreation Director Schenck.

**PROCLAMATION**
1. Arbor Day – Friday, April 26, 2019

**PUBLIC HEARING**
1. Amendment of Southbridge PUD Located at the Intersection of HWY 169 and 302nd Place
   Motion by Ockerman, seconded by Miller, to open the public hearing.
   Roll: Ayes – Unanimous. Motion carried.
   Written comments were received by Rose & Gene Richardson – 25121 River Bye Road, Adel.
   Oral comments were received by Doug Mandernach with Civil Design Advantage, 3405 SE Crossroads Drive, Grimes; Kristine Fasano, 31104 N. Ave., Adel; Jessica Reynolds, 1929 Roebling Road, Adel; Rozalyn Boyer, 1932 Roebling Road, Adel; Jeff Grove, 25107 Calico Creek Lane, Adel; Scott Burnham, 30438 Little Pine Lane, Adel; Tom Horn, 30480 Old Portland Road, Adel; David Barton, 24678 River Bye Road, Adel; Patty Freeman, 24720 River Ridge Road, Adel; Robert Cramer with Cramer & Associates, 3100 SW Brookside Drive, Grimes; and Jeanne Habison, 30652 River Bye Lane, Adel.

   Motion by Christensen, seconded by Ockerman, to close the public hearing.
   Roll: Ayes – Unanimous. Motion carried.

2. Rezoning of Cramer & Associates' Land Located Southeast of the HWY 169 – 302nd Place Intersection Between HWY 169 and Old Portland Road from A-1 to R-1
   Motion by Christensen, seconded by Ockerman, to open the public hearing.
   Roll: Ayes – Unanimous. Motion carried.
   No written comments were received.
   Oral comments were received by Doug Mandernach with Civil Design Advantage, 3405 SE Crossroads Drive, Grimes; Robert Cramer with Cramer & Associates, 3100 SW Brookside Drive, Grimes; Frank Fasano, 31104 N. Ave., Adel; Andy Mumma, 25047 Calico Creek Lane, Adel; Darren Freeman, 24720 River Ridge Road, Adel; Kristine Fasano, 31104 N. Ave., Adel; Ryan Steinfeldt, 24668 Quail Ave., Adel; and Jeff Grove, 25107 Calico Creek Lane, Adel.

   Motion by Miller, seconded by Ockerman, to close the public hearing.
   Roll: Ayes – Unanimous. Motion carried.

**COMMENTS FROM THE PUBLIC**
1. Andy Mumma, 25047 Calico Creek Lane – Asked for the City Limits sign south on HWY 169 to be moved.

**CONSENT AGENDA**
   a) Consider Approval of City Council Minutes Dated March 12, 2019
   b) Consider Approval of City Council Minutes Dated March 25, 2019
   c) Consider Approval of March Bills and March 31, 2019 Treasurer’s Report
   d) Consider Approval of Ahlers & Cooney, P.C. March 2019 Invoice to be Applied to Retainer
e) Consider Approval of Class E Liquor License, Class B Wine Permit, Class C Beer Permit (Carryout Beer) for Fareway Stores, Inc.
f) Consider Approval of Pay Estimate No. 01 for the Adel Water Utility Improvements Project – Bryan and Rapids Street Water Main Replacement
g) Consider Approval of Pay Estimate No. 02 for the Adel Water Utility Improvements Project – Phase 1 – Part B, Section 1 – Raw Water Transmission Main
h) Consider Approval of Pay Estimate No. 02 for the Adel Water Utility Improvements Project – Phase 1 – Part B, Section 3 – Wells 5 & 6 – Site Work, Well House, and Equipment
i) Consider Approval of Pay Estimate No. 02 for the Adel East Annex Sanitary Utility Improvements Project – Bid Package No. 2 – Sanitary Sewer and Force Main
j) Consider Approval of Special Event Application – Adel Partners Chamber of Commerce, 2019 Sweet Corn Festival – August 9 & 10, 2019
k) Consider Approval of Setting a Public Hearing Date for Fiscal Year 2018-2019 Budget Amendments – May 14, 2019 at 6:00 p.m.
l) Consider Approval of Setting a Public Hearing Date for a Sign Moratorium – May 14, 2019 at 6:00 p.m.
m) Consider Approval of Resolution No. 19-27, Approving Budget Transfers for City Attorney Services

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

DEPARTMENT HEAD REPORT
Second Council Meeting – April 22, 2019 at 6:00 p.m.

NEW BUSINESS
a) Consider Approval of Ordinance No. 335, Amending the Zoning Ordinance of the City of Adel, Iowa, by Amending the PUD Ordinance for Property Located at the Intersection of HWY 169 and 302nd Place, City of Adel, Dallas County, Iowa (Cramer & Associates – Southbridge PUD) – First Reading
Motion by Ockerman, seconded by McAdon, to approve the first reading of Ordinance No. 335.

Christensen noted that the PUD already exists. This amendment adjusts the streets to match the DOT’s alignment along HWY 169 and adds approximately eight acres. Selby agreed that the roads need to line up per DOT’s requirements for HWY 169.

Roll: Ayes – Unanimous. Motion carried. The second reading will be held on April 22 at 6:00 p.m.

b) Discussion / Possible Action of Ordinance No. 336, Amending the Zoning Ordinance of the City of Adel, Iowa, by Changing the Zoning Classification of Property Located Southeast of the HWY 169 – 302nd Place Intersection Between HWY 169 and Old Portland Road, City of Adel, Dallas County, Iowa, from A-1 (Existing Agriculture District) to R-1 (Single Family Residential – High Density) – First Reading
Motion by Ockerman, seconded by McAdon, to approve the first reading of Ordinance No. 336.

The council discussed the ordinance for approximately 25 minutes. These minutes represent a summary of each council member’s considerations.

Christensen stated this area had been annexed only one year ago and that the developer suggested it would take ten years to develop. He could not support rezoning this large of an area since it had only been one year. Christensen suggested this area should be rezoned in smaller sections. The City must work with the school district and DOT to address traffic safety concerns. He supports smart growth. The school district does not necessarily need to comply with a particular zoning.

Selby stated that the City needs to know what the school is doing. She stated the City needs to know what will happen with HWY 169. Both of those factors should be known before the City takes further action.
Ockerman stated the City annexed Cramer's 300 acres last April fully aware of the developer's concept plan. The City's Future Land Use Plan was amended last September to accommodate that concept plan. Infrastructure was in a good place. He believes the City must follow its normal policies and approve this.

McAdoo stated the City's job is to manage development. If the school chooses this area for a new elementary school, it should know that the area is zoned appropriately. The developer cannot plan for a lift station unless the zoning is in place. The DOT needs additional traffic to act on HWY 169 improvements. This entire area should be planned together.

Miller stated that the City has great plans for water, sewer, and roads. Growth will not happen as quickly anymore due to the tax abatement changes. It would be helpful to know where the school is going.

Roll: Ayes - McAdon, Miller, and Ockerman. Nays - Selby and Christensen. Motion fails due to lack of ¾ positive vote, which was required because the City's Planning & Zoning Commission did not recommend. Mayor Peters noted that, for reconsideration, Selby or Christensen must request it at this meeting or at the April 22 meeting.

c) Discussion / Possible Action of Setting a Public Hearing to Rezone a Portion of Cramer & Associates' Land from A-1 to R-1 – May 14, 2019 at 6:00 p.m.

Motion by Ockerman, seconded by Christensen, to set a public hearing to rezone a portion of Cramer & Associates' Land from A-1 to R-1 on May 14, 2019 at 6:00 p.m.

Roll: Ayes – Unanimous. Motion carried.

d) Consider Approval of Resolution No. 19-28, Approving Preliminary Plat - Sargent's Second Addition

Motion by Ockerman, seconded by Christensen, to approve Resolution No. 19-28.

Ockerman stated that McClure Engineering and Public Works Director Overton are recommending a dry sewer system for this plat.

Jay Koester with Abaci Consulting, 101 NE Circle Drive, Grimes, stated that the developer disputes the need to install the dry sewer at this time. Koester stated that the City of Waukee waived its right. Koester stated that easements are fine, but a dry system will be costly and ineffective.

Jeff Schug with McClure Engineering, 1360 NW 121st Street, Clive, stated that McClure's recommendation of a 3” pressurized line with grinder pumps later is feasible and of reasonable cost.

Christensen stated that the City's Water & Sewer Committee met yesterday to review this and recommended approval of McClure's recommendation.

Roll: Ayes – Unanimous. Motion carried.

e) Consider Approval of Resolution No. 19-29, Approving a Water Leak Credit Policy

Motion by Miller, seconded by Christensen, to approve Resolution No. 19-29.

Roll: Ayes – Christensen, McAdon, Miller, and Ockerman. Nays – Selby. Motion carried.

f) Consider Approval of Resolution No. 19-30, Ordering Construction of Certain Public Improvements, and Fixing a Date for Hearing Thereon and Taking of Bids Therefor – Water Systems Improvements 2017, Water Treatment Plant

Motion by Ockerman, seconded by McAdon, to approve Resolution No. 19-30.

Roll: Ayes – Unanimous. Motion carried.

g) Consider Approval of Resolution No. 19-31, Authorizing an Interfund Loan to the Local Option Sales Tax Fund – Purchase of Land from Stephen H. McCalley for Evans Park Addition

Motion by McAdon, seconded by Christensen, to approve Resolution No. 19-31.
Roll: Ayes – Unanimous. Motion carried.

h) Consider Approval of Resolution No. 19-32, Approving Construction Contract and Bond on the Storm Water Utility Improvements – Phase 1, Section 4 – North 15th Street Project
Motion by Ockerman, seconded by Miller, to postpone consideration of Resolution No. 19-32 to April 22, 2019 at 6:00 p.m.
Roll: Ayes – Unanimous. Motion carried.

Motion by McAdon, seconded by Miller, to approve Engagement Agreement with Ahlers & Cooney.
Roll: Ayes – Unanimous. Motion carried.

j) Consider Approval of Resolution No. 19-33, Ordering Construction of the 2019 Adel City Hall Window Replacement Project, and Fixing a Date for Hearing Thereon and Taking Bids Therefor
Motion by McAdon, seconded by Ockerman, to approve Resolution No. 19-33.
Roll: Ayes – Unanimous. Motion carried.

k) Consider Approval of Change Order No. 002 for the Adel East Annex Sanitary Utility Improvements Project – Bid Package No. 1 – Lift Station

l) Consider Approval of Pay Estimate No. 01 for the Adel East Annex Sanitary Utility Improvements Project – Bid Package No. 1 – Lift Station
Motion by Ockerman, seconded by Christensen, to approve Change Order No. 002 and Pay Estimate No. 01 for the Adel East Annex Sanitary Utility Improvements Project – Bid Package No. 1 – Lift Station.
Roll: Ayes – Unanimous. Motion carried.

OTHER BUSINESS
1. Mayor Peters stated that he would be writing a letter to the City of Waukee in support of extending the Adel-Waukee Annexation Moratorium 28E Agreement that expires in 2021.
2. Meeting adjourned at 8:19 p.m.

[Signature]
James F. Peters, Mayor

Attest: [Signature]
Anthony Brown, Acting City Clerk

4/12/2019 9:50:52 AM