The Adel City Council met in regular session at the Adel City Hall, 301 S. 10th St., Adel, Iowa, on Tuesday, May 14, 2019, at 6:00 p.m. Mayor Peters called the meeting to order and the following answered roll: Ockerman, Christensen, McAdon, and Selby. Miller was absent from the meeting.

Staff Present: City Attorney Stone, City Administrator Brown, City Clerk Leopard, Finance Director Sandquist, Public Works Director Overton, Parks & Recreation Director Schenck, and Code Compliance Officer Nichols.

PRESENTATION

PROCLAMATION
1. Mental Health Month – May 2019

** Council Member Miller was absent from all votes**

PUBLIC HEARING
1. 2019 Adel City Hall Window Replacement Project
   Motion by Ockerman, seconded by Christensen, to open the public hearing.
   Roll: Ayes – Unanimous. Motion carried.
   
   No written or oral comments were received.
   
   Motion by Christensen, seconded by Selby, to close the public hearing.
   Roll: Ayes – Unanimous. Motion carried.

2. Water System Improvements 2017, Water Treatment Plant
   Motion by Ockerman, seconded by Selby, to open the public hearing.
   Roll: Ayes – Unanimous. Motion carried.
   
   No written comments were received. Gary Brons from McClure Engineering provided an overview of the project and stated that bids will be received on 5-15-19. No further oral comments received.
   
   Motion by Christensen, seconded by McAdon, to close the public hearing.
   Roll: Ayes – Unanimous. Motion carried.

3. Sign Moratorium
   Motion by Christensen, seconded by McAdon, to open the public hearing.
   Roll: Ayes – Unanimous. Motion carried.
   
   No written or oral comments were received.
   
   Motion by Selby, seconded by Ockerman, to close the public hearing.
   Roll: Ayes – Unanimous. Motion carried.
4. **FY18-19 Budget Amendment**

   **Motion by Ockerman, seconded by McAdon, to open the public hearing.**

   Roll: Ayes – Unanimous. Motion carried.

   *No written or oral comments were received.*

   **Motion by Ockerman, seconded by McAdon, to close the public hearing.**

   Roll: Ayes – Unanimous. Motion carried.

5. **Rezoning of a Portion of Cramer & Associates’ Land Located Southeast of the HWY 169 – 302nd Place Intersection along HWY 169 from A-1 to R-1**

   **Motion by Christensen, seconded by McAdon, to open the public hearing.**

   Roll: Ayes – Unanimous. Motion carried.

   *No written comments were received.*

   **Oral comments were received from:**

   1. Doug Mandernach with Civil Design Advantage, 3405 SE Crossroads Drive, Grimes, IA — Reviewed Map
   2. Chris Fisano, 31104 N Avenue, Adel, IA — Expressed concerns regarding traffic and turning onto Hwy 169.
   3. Jean Harbison, 30652 River Bye Road, Adel, IA — Expressed concerns regarding safety and development plans.

   **Motion by Ockerman, seconded by McAdon, to close the public hearing.**

   Roll: Ayes – Unanimous. Motion carried.

**COMMENTS FROM THE PUBLIC**

*No comments from the public were received.*

**CONSENT AGENDA**

  a) Consider Approval of City Council Minutes Dated April 22, 2019
  b) Consider Approval of April Bills and April 30, 2019 Treasurer’s Report
  c) Consider Approval of Ahlers & Cooney, P.C. April 2019 Invoice to be Applied to Retainer
  d) Consider Approval of Resolution No. 19-39, Approving Budget Transfers for City Attorney Services
  e) Consider Approval of Class C Liquor License, with Outdoor Service and Sunday Sales for Corner Tap
  f) Consider Approval of Resolution No. 19-40, Appointing UMB Bank, N.A. of Kansas City, Missouri, to Serve as Substitute Paying Agent, Registrar, and Transfer Agent
  g) Consider Approval of Probationary Firefighter Scott Morrow
  h) Consider Approval of Probationary Firefighter Cory Eskra
  i) Consider Approval of Setting a Public Hearing for Revisions to the Zoning, Subdivision, and Sewer Connection Ordinances for Tuesday, June 11, 2019 at 6:00 p.m.
  j) Consider Approval of Special Event – Dallas County Sheriff’s All Wheel Show – June 1, 2019
  k) Consider Approval of Resolution No. 19-41, Approving Road Closure for All Wheel Show Event
  l) Consider Approval of Special Event – Lincoln Savings Bank – Team Run Free 5k Event
  m) Consider Approval of Resolution No. 19-42, Approving Road Closure for Lincoln Savings Bank – Team Run Free 5k Event
n) Consider Approval of Resolution No. 19-43, Approving Road Closure for Sweet Corn Festival 5k
o) Consider Approval of Resolution No. 19-44, Approving Road Closure for Sweet Corn Festival Parade
p) Consider Approval of Resolution No. 19-45, Approving Road Closure for Sweet Corn Festival Parade
q) Consider Approval of Resolution No. 19-46, Approving Road Closure for Bear Estates Block Party
r) Consider Approval of Resolution No. 19-47, Adopting a Policy for Periodic Monitoring, Verification, and Reporting of Program or Project Progress and Accomplishments for the City of Adel
s) Consider Approval of Change Order No. 01 for Adel Water Utility Improvements – Phase 1 – Part B – Section 3 – Well 5 & 6 – Site Work, Well House, Equipment and Miscellaneous Well Connections
t) Consider Approval of Pay Estimate No. 03 – Adel Water Utility Improvements – Phase 1 – Part B – Section 3 – Well 5 & 6 – Site Work, Well House, Equipment and Miscellaneous Well Connections
u) Consider Approval of Change Order No. 01 for Adel Water Utility Improvements – Phase 1 – Part B – Section 3 – Well 5 & 6 – Site Work, Well House, Equipment and Miscellaneous Well Connections
v) Consider Approval of Pay Estimate No. 02 – Adel East Annex Sanitary Utility Improvements – Bid Package No. 01 – Lift Station
w) Consider Approval of Pay Estimate No. 03 – Adel East Annex Sanitary Utility Improvements – Bid Package No. 02 – Sanitary Sewer and Force Main
x) Consider Approval of Pay Estimate No. 03 – Adel Water Utility Improvements – Phase 1 – Part B – Section 1 – Raw Water Transmission Main
y) Consider Approval of Waiver Letter for Ahlers & Cooney, P.C. for the School Resource Officer 28E Agreement with ADM Schools

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

DEPARTMENT HEAD REPORT

NEW BUSINESS

a) Consider Approval of Ordinance No. 337, Amending the Zoning Ordinance of the City of Adel, Iowa, by Changing the Zoning Classification of Property Located Southeast of Hwy. 169 and South of 302nd Place, Running along Hwy 169, City of Adel, Dallas County, Iowa, from A-1 (Existing Agriculture District) to R-1 (Single Family Residential – High Density) – First Reading

Motion by McAdon, seconded by Christensen, to approve Ordinance No. 337 – first reading

Motion by Christensen, seconded by McAdon, to amend the main motion to postpone first reading of Ordinance No. 337 to the next council meeting – June 11, 2019 at 6:00 p.m.
Roll: Ayes – Unanimous. Amended Motion carried.

b) Consider Approval of Ordinance No. 338, Moratorium on the Approval of Pole, Pylon and Monument Sign Applications Within the City of Adel for a Period of Five Months or Until Revisions to the Code of Ordinances are Complete, Whichever First Occurs – First Reading

Motion by Christensen, seconded by Selby, to approve first reading of Ordinance No. 338.
Roll: Ayes – Unanimous. Motion carried.
Motion by Christensen, seconded by Selby, to waive second and third readings and adopt Ordinance No. 338.
Roll: Ayes – Unanimous. Motion carried.

c) Consider Approval of Ordinance No. 339, Amending Section 69.10, Snow Emergency, of the Code of Ordinances of the City of Adel for the Purpose of Prohibiting Parking on the Public Streets During Snow Events and for the 24-Hour Period Thereafter – First Reading
Motion by Christensen, seconded by Selby, to approve first reading of Ordinance No. 339
Roll: Ayes – Unanimous. Motion carried.

d) Consider Approval of Resolution No. 19-48, Approving FY18-19 Budget Amendments
Motion by McAdon, seconded by Christensen, to approve Resolution No. 19-48.
Roll: Ayes – Unanimous. Motion carried.

e) Consider Approval of Resolution No. 19-49, Approving FY18-19 Budget Transfers
Motion by Selby, seconded by McAdon, to approve Resolution No. 19-49.
Roll: Ayes – Unanimous. Motion carried.

f) Consider Approval of Resolution No. 19-50, Adopting Plans, Specifications, Form of Contract and Estimate of Cost for the 2019 Adel City Hall Window Replacement Project
Motion by Ockerman, seconded by Selby, to approve Resolution No. 19-50.
Roll: Ayes – Unanimous. Motion carried.

g) Consider Approval of Resolution No. 19-51, Award of Construction Contract for the 2019 Adel City Hall Window Replacement Project
Motion by Selby, seconded by McAdon, to approve Resolution No. 19-51.
Roll: Ayes – Unanimous. Motion carried.

h) Consider Approval of Resolution No. 19-52, Adopting Plans, Specifications, Form of Contract, and Estimate of Cost for the Water System Improvements 2017 Project – Water Treatment Plant
Motion by Ockerman, seconded by Christensen, to approve Resolution No. 19-52.
Roll: Ayes – Unanimous. Motion carried.

i) Consider Approval of Change Order No. 01 for Adel Water Utility Improvements - Phase 1 - Bryan and Rapids Street Water Main Replacement
Motion by Christensen, seconded by McAdon, to approve Change Order No. 01 for the Adel Water Utility Improvements – Phase 1 – Bryan and Rapids Street Water Main Replacement.
Roll: Ayes – Unanimous. Motion carried.

j) Consider Approval of Pay Estimate No. 02 for Adel Water Utility Improvements – Phase 1 – Bryan and Rapids Street Water Main Replacement
Motion by Ockerman, seconded by McAdon, to approve Pay Estimate No. 02 for the Adel Water Utility Improvements – Phase 1 – Bryan and Rapids Street Water Main Replacement.
Roll: Ayes – Unanimous. Motion carried.
OTHER BUSINESS
1. Council Members Christensen and Ockerman spoke regarding the Street Overlay Project.
2. Council Member McAdon spoke regarding project updates for the Landfill and Economic Development Chamber updates.
3. Meeting adjourned at 6:50 p.m.

[Signature]
James F. Peters, Mayor

Attest: [Signature]
Angela Leopard, City Clerk