Adel City Council
June 11, 2019 - Meeting Minutes

The Adel City Council met in regular session at the Adel City Hall, 301 S. 10th St., Adel, Iowa, on Tuesday, June 11, 2019, at 6:01 p.m. Mayor Peters called the meeting to order and the following answered roll: Ockerman, McAdon, Miller, Christensen and Selby.

Staff Present: City Attorney Stone, City Administrator Brown, City Clerk Leopard, Finance Director Sandquist, Water Superintendent Altenhofen, Police Chief Shepherd, Parks and Recreation Director Schenck, and Public Works Director Overton.

PRESENTATION
1. Preservation At Its Best Award – Big Blue Bed & Breakfast

MAYORAL RECOGNITION
1. Certificate for 5 Years of Service – Police Chief Secretary Jill Anderson
2. Certificate for 5 Years of Service – Water Superintendent Jordon Altenhofen

PUBLIC HEARING
1. Proposed Ordinance Amending Sections 165.36(6), 165.37(6) & 165.38(6) of the Adel Zoning Code for the Purpose of Increasing the Minimum Lot Size Required when Public Sewers are not Available
   
   Motion by Ockerman, seconded by Miller, to open the public hearing.

   Roll: Ayes - Unanimous. Motion carried.

   No written or oral comments received.

   Motion by Christensen, seconded by Ockerman, to close the public hearing.

   Roll: Ayes - Unanimous. Motion

COMMENTS FROM THE PUBLIC

CONSENT AGENDA
a) Consider Approval of City Council Minutes Dated May 13, 2019
b) Consider Approval of City Council Minutes Dated May 14, 2019
c) Consider Approval of City Council Minutes Dated May 29, 2019
d) Consider Approval of April Bills and May 31, 2019 Treasurer’s Report
e) Consider Approval of Ahlers & Cooney, P.C. May 2019 Invoice to be Applied to Retainer
f) Consider Approval of Class C Liquor License with 1-Day Extension of Outdoor Service for Brick Yard Burgers and Brews – June 16, 2019 (Bacon Ride)
g) Consider Approval of 2019/20 Cigarette Permits for Casey’s, Corner Tap, Fareway Stores, Inc #124, Family Dollar #5428 and Kum & Go #2093
h) Consider Approval of Street Committee’s Recommendation of Agreement with Iowa DOT for Use of Local Agency Roads for Incident Management – Temporary Detour Routes for Interstate 80
i) Consider Approval of Resolution No. 19-54, Approving Budget Transfers for City Attorney Services
j) Consider Approval of Resolution No. 19-55 – Approving Transfer to Eliminate Internal Service (Flex) Deficit
k) Consider Approval of Resolution No. 19-56, Approving FY19-20 Fee Schedule
l) Consider Approval of Resolution No. 19-57, Approving FY19-20 Non-Union City Employee Wages
m) Consider Approval of Resolution No. 19-58, Authorizing the Second Amendment to the Site Lease Agreement Between the City of Adel, Iowa and New Cingular Wireless PCS, LLC (aka AT&T Mobility Corporation)
n) Consider Approval of Pay Estimate No. 03 – Adel Water Utility Improvements – Phase 1 – Bryan & Rapids Street Water Main Replacement
o) Consider Approval of Pay Estimate No. 04 – Adel Water Utility Improvements – Phase 1 – Part B – Raw Water Transmission Main
p) Consider Approval of Change Order No. 01 – 2018 Adel Street Resurfacing Project
q) Consider Approval of Probationary Firefighter Jeremiah Peters
r) Consider Approval of Probationary Firefighter David Lee
s) Consider Approval of Class E Liquor License, Class B Wine Permit, Class C Beer Permit (Carryout Beer) with Sunday Sales for Kum & Go #2093

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

DEPARTMENT HEAD REPORT
Reminder of Upcoming Utility Rate Adjustments Effective July 1, 2019
Update on Economic Development Commission

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 Ockerman, seconded by McAdon, to approve Ordinance No. 337.
Roll: Ayes – Miller, Ockerman, and McAdon. Nays – Christensen and Selby. Motion Failed, required Super Majority vote due to non-recommendation by Planning & Zoning Commission.

b) Consider Approval of Budget Committee’s Recommendation to Forward Updated Incentives Proposal for Southbridge Urban Renewal Area to Ahlers & Cooney to Prepare Proceedings

Motion by Christensen, seconded by Ockerman to approve the Budget Committee’s recommendation to forward updated incentives proposal for Southbridge Urban Renewal area to Ahlers & Cooney to prepare proceedings.
Roll: Ayes – Unanimous. Motion carried.

Motion by Ockerman, seconded by Christensen, to waive the second and third readings, and approve and adopt Ordinance No. 340.
Roll: Ayes – Unanimous. Motion carried.

d) Consider Approval of Ordinance No. 341, Amending Section 166.32(4), Sanitary Sewer Improvements, of the Code of Ordinances of the City of Adel for the Purpose of Revising the Sanitary Sewer Requirements Under the Subdivision Code – First Reading

Motion by Ockerman, seconded by McAdon, to approve the first reading of Ordinance No. 341.
Roll: Ayes – Unanimous. Motion carried.

Motion by Ockerman, seconded by Miller, to waive the second and third readings, and approve and adopt Ordinance No. 341.
Roll: Ayes – Unanimous. Motion carried.

e) Consider Approval of Ordinance No. 342, Amending Section 95.05, Sewer Connection Required, of the Code of Ordinances of the City of Adel for the Purpose of Increasing the Distance in which Mandatory Sewer Connection is Required – First Reading
Motion by Christensen, seconded by Ockerman, to approve the first reading of Ordinance No. 342. Roll: Ayes—Unanimous. Motion carried.

Motion by Ockerman, seconded by Christensen, to waive the second and third readings, and approve and adopt Ordinance No. 342. Roll: Ayes—Unanimous. Motion carried.

f) Consider Approval of Budget Committee’s Recommendation to Forward Updated Compensation Rates for Council and Mayor to City Attorney to Prepare Proceedings
Motion by McAdon, seconded by Miller, to approve the Budget Committee’s recommendation to forward Updated Compensation Rates for Council and Mayor to City Attorney to prepare proceedings. Roll: Ayes—McAdon, Miller, Ockerman, and Christensen. Selby abstained. Motion carried.

g) Consider Approval of Resolution No. 19-59, Approving the Collective Bargaining Agreement Between the City of Adel, Iowa, Police Department and Teamsters Local Union 238 Affiliated with the International Brotherhood of Teamsters
Motion by Ockerman, seconded by Selby, to approve Resolution No. 19-59. Roll: Ayes—Unanimous. Motion carried.

h) Consider Approval of Mayoral Board, Committee and Commission Appointments
   a. Economic Development Commission – Three Openings*
      (Per Iowa Code 69.16A – Gender Balance, requires the appointment of two men and one woman OR one man and two women)
      Mayor selected Thomas book for re-appointment and requested to delay appointment of the remaining two openings until further review and restructure of the Economic Development Commission. Motion by Ockerman, seconded by McAdon, to approve Mayor’s selection and delay appointment of the remaining two openings until review and restructure of the Economic Development Commission. Roll: Ayes—Unanimous. Motion carried.

   b. Library Board – Two Openings
      (Per Iowa Code 69.16A – Gender Balance, requires the appointment of two men)
      Mayor selected Wayne Rebischke and Van VanBuren for re-appointment on the Library Board. Motion by Christensen, seconded by Miller to approve Mayor’s selections for the Library Board. Roll: Ayes—Unanimous. Motion carried.

   c. Historic Preservation Commission – Two Openings
      (Per Iowa Code 69.16A – Gender Balance, requires the appointment of one man and one woman OR two men)
      Mayor selected Deb Christensen for re-appointment and requested to delay appointment of the remaining opening for gender balance requirements. Motion by Ockerman, seconded by McAdon to approve Mayor’s selection and delay appointment of the remaining opening. Roll: Ayes—Unanimous. Motion carried.

   d. Parks and Recreation Board – Four Openings – Two 3-Year Terms and Two 2-Year Terms
      (Per Iowa Code 69.16A – Gender Balance, requires the appointment of three men and one woman OR two men and two women)
      Mayor selected Heith Hockenberry and Rich Miller for re-appointment for the 3-year terms, Ryan Steinfeldt for a 2-year term, and to delay appointment of the remaining opening for gender balance requirements. Motion by Selby, seconded by Miller to approve Heith Hockenberry and Rich Miller for the 3-year terms, Ryan Steinfeldt for a 2-year term, and delay appointment of the remaining opening. Roll: Ayes—McAdon, Miller, Selby, and Ockerman. Christensen abstained from. Motion carried.
i) Consider Approval of Council Board, Committee and Commission Appointments
   a. Board of Adjustment – One Opening
      (Per Iowa Code 69.16A – Gender Balance, requires the appointment of one man OR one woman)
      Motion by Ockerman, seconded by Miller, to re-appoint Dan Novelli to the Board of Adjustment.
      Roll: Ayes – Unanimous. Motion carried.
   b. Planning & Zoning Commission – One Opening
      (Per Iowa Code 69.16A – Gender Balance, requires the appointment of one man OR one woman)
      Motion by Ockerman, seconded by Selby, to appoint Scott Lyon to the Planning and Zoning Commission.
      Roll: Ayes – Unanimous. Motion carried.

j) 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 – Second Reading
   Motion by Christensen, seconded by McAdon, to approve the second reading of Ordinance No. 339.
   Roll: Ayes – Unanimous. Motion carried.

k) Consider Approval of Resolution No. 19-60, Designating Low Bidder on the Public Improvement Project
   Designated Water System Improvements 2017 – Water Treatment Plant
   Motion by Ockerman, seconded by Selby, to approve Resolution No. 19-60.
   Roll: Ayes – Unanimous. Motion carried.

l) Consider Approval of Resolution No. 19-61, Making Award of Construction Contract on the Water System
   Improvements 2017 – Water Treatment Plant
   Motion by Christensen, seconded by Ockerman, to approve Resolution No. 19-61.
   Roll: Ayes – Unanimous. Motion carried.

m) Consider Approval of Resolution No. 19-62, Approving Construction Contract and Bond for the 2019 Adel City
   Hall Window Replacement Project
   Motion by McAdon, seconded by Miller, to approve Resolution No. 19-62.
   Roll: Ayes – Unanimous. Motion carried.

n) Consider Approval of Change Order No. 01 – Adel East Annex Sanitary Utility Improvements – Bid Package
   No. 02 – Sanitary Sewer and Force Main
   Motion by Ockerman, seconded by Miller, to approve Change Order No. 01 – Adel East Annex Sanitary
   Utility Improvements – Bid Package No. 02 – Sanitary Sewer and Force Main.
   Roll: Ayes – Unanimous. Motion carried.

o) Consider Approval of Pay Estimate No. 04 – Adel East Annex Sanitary Utility Improvements – Bid Package
   No. 02 – Sanitary Sewer and Force Main
   Motion by Christensen, seconded by Miller, to approve Pay Estimate No. 04 – Adel East Annex Sanitary
   Utility Improvements – Bid Package No. 02 – Sanitary Sewer and Force Main.
   Roll: Ayes – Unanimous. Motion carried.

p) Consider Approval of Change Order No. 02 – 2018 Adel Street Resurfacing Project
   Motion by Christensen, seconded by Miller, to approve Change Order No. 02 – 2018 Adel Street
   Resurfacing Project.
   Roll: Ayes – Unanimous. Motion carried.

q) Consider Approval of Pay Estimate No. 02 – 2018 Adel Street Resurfacing Project
   Motion by Miller, seconded by Ockerman, to approve Pay Estimate No. 02 – 2018 Adel Street Resurfacing
   Project.
   Roll: Ayes – Unanimous. Motion carried.
Consider Approval of Class E Liquor License, Class B Wine Permit, Class C Beer Permit (Carryout Beer) with Sunday Sales for Kum & Go #2093—Pending Renewal Application Submission and Dram Insurance

This item was moved to the consent agenda upon receipt of the renewal application.

Consider Approval of Special Class C Liquor License (Beer/Wine) with Sunday Sales for Patrick’s Restaurant—Pending Renewal Application Submission and Dram Insurance

Motion by Christensen, seconded by Selby, to approve Special Class C Liquor License (Beer/Wine) with Sunday Sales for Patrick’s Restaurant.

Motion by Christensen, seconded by Selby, to amend main motion to postpone vote to a time certain July 9, 2019.

Amendment to main motion withdrawn.

Motion by Christensen, seconded by Selby, to amend main motion to be contingent on all requirements being met by the expiration date of June 19, 2019.

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


Discussion/Possible Action on Permitting Matthew Ireland at 1413 S. 11th Street for Using, Displaying, and Exploding Fireworks Adherent to City Code and State Code for June 2019 and July 2019

No action taken.

OTHER BUSINESS

1. Meeting adjourned at 7:09 p.m.

James F. Peters, Mayor

Attest: Angela Liopolard, City Clerk

6/14/2019 11:33:58 AM