Adel City Council
September 10, 2019 – Meeting Minutes

The Adel City Council met in regular session at the Adel City Hall, 301 S. 10th St., Adel, Iowa, on Tuesday, September 10, 2019, at 6:01 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, Finance Director Sandquist, Police Chief Shepherd, and Public Works Director Overton.

PUBLIC HEARING

Motion by Christensen, seconded by Ockerman, 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.

COMMENTS FROM THE PUBLIC
1. Josh Jorgensen – Courthouse 24 Running Event Presentation

CONSENT AGENDA
a) Consider Approval of City Council Minutes Dated August 13, 2019
b) Consider Approval of City Council Minutes Dated August 26, 2019
c) Consider Approval of August Bills and August 31, 2019 Treasurer’s Report
d) Consider Approval of Ahlers & Cooney, P.C. August 2019 Invoice to be Applied to Retainer
e) Consider Approval of Resolution No. 19-82, Approving Budget Transfers for City Attorney Services
f) Consider Approval of Resolution No. 19-83, Annual Street Finance Report
g) Consider Approval of Resolution No. 19-84, Street Closures for Special Event – Adel Elementary Tigers in Training One-Mile Race – September 27, 2019 – 11:00 a.m. to 2:00 p.m.
h) Consider Approval of Resolution No. 19-85, Street Closures for Special Event – Lynne Dr. Block Party – September 21, 2019 – 12:00 p.m. to 10:00 p.m.
i) Consider Approval of Fee Waiver Request – Restoration Harmony – Field to Fork Event –
j) Consider Approval of Resolution No. 19-86, Street Closures for Special Event – Field to Fork Dinner – October 5, 2019 – 4:00 p.m. to 10:00 p.m.
k) Consider Approval of Class C Liquor License with Outdoor Service – Artificer LLC – for Field to Fork Dinner – October 5, 2019 – Pending Dram Insurance and Criminal History Background Check
l) Consider Approval of Class C Liquor License (LC) with Outdoor Service, Catering Privilege, and Sunday Sales – Artificer LLC, located at 1015 Riverside Drive #1839 – Pending Dram Insurance and Criminal History Background Check
m) Consider Approval of Class E Liquor License (LE), Class B Wine Permit – Casey’s General Store #1680 (This is a change from the previously approved license, to include Class B Wine)
n) Consider Approval of Setting Public Hearing for Sign Code Ordinance Updates for Tuesday, October 8, 2019 at 6:00 p.m.
o) Consider Approval of Pay Estimate No. 02 – 2019 Adel City Hall Window Replacement Project
p) Consider Approval of Change Order No. 005 – East Annex Sanitary Utility Improvements – Bid Package No. 01 – Lift Station
q) Consider Approval of Pay Estimate No. 06 – Adel East Annex Sanitary Utility Improvements – Bid Package No. 01 – Lift Station
r) Consider Approval of Pay Estimate No. 03 – Storm Water Utility Improvements – Phase 1, Section 4 – North 15th Street
s) Consider Approval of Pay Estimate No. 06 – Adel Water Utility Improvements – Phase 1, Part B, Section 3 – Well No. 5 and No. 6 Site Work and Well House
t) Consider Approval of Pay Estimate No. 04 – 2018 Adel Street Resurfacing Project
u) Consider Approval of Probationary Status Firefighter – Eric Winters
v) Consider Approval of Full Member Firefighters – Jerry Eslick and Anthony Davis
w) Consider Approval of Assistant Fire Chief Position – Tim Knipper
x) Consider Approval of Pay Estimate No. 05 – Adel Water Utility Improvements – Phase 1, Part B, Section 1 – Raw Water Transmission Main

Motion by Ockerman, seconded by Miller, to approve the consent agenda excluding item “i.”
Roll: Ayes – Unanimous. Motion carried.

DEPARTMENT HEAD REPORT
1. Water Treatment Plant Groundbreaking – Wednesday, October 2 at 10:00 a.m. at 208 N. 5th Street
2. 2020-2021 Council Goal Setting Session – Tuesday, November 19 at 6:00 p.m. at Adel City Hall

OLD BUSINESS
a) Consider Approval of Ordinance No. 343, Amending Sections 15.04 and 17.06 of the City Code of the City of Adel, Iowa, for the Purpose of Increasing the Compensation of the Mayor and City Council Members – Third and Final Reading

Motion by McAdon, seconded by Ockerman, to approve the third and final reading of Ordinance No. 343.
Roll: Ayes – Miller, Ockerman, Christensen, and McAdon. Nays – Selby. Motion carried.

NEW BUSINESS
i) Consider Approval of Fee Waiver Request – Restoration Harmony – Field to Fork Event

Motion by Miller, seconded by Selby, to approve the fee waiver request for Restoration Harmony’s Field to Fork event.
Roll: Nays – Unanimous. Motion failed.

a) Staff Update and Consider Approval of Authorization to Proceed with Survey and Appraisal of Property beneath the Restoration Harmony building in Kinnick Feller Park

Mayor Peters stated the City’s Parks & Recreation Board recommended selling only the land directly underneath the building. Dave and Angela Schrad, the owners of Restoration Harmony, requested a conforming lot to mitigate insurance, recovery, and financing issues. The council discussed the legal issues of selling park land, whether the surrounding park would be affected, how the City could protect itself if a sale were to occur, how to notify the surrounding property owners, and what the minimum amount of land would be to satisfy all parties.

Motion by Christensen, seconded by Selby, to proceed with a survey and appraisal at the Schrads’ cost using Option #3 as presented in the council packet.

Motion amended by Christensen, seconded by Selby, to amend the main motion to request the Schrads provide a map for the October 8 council meeting showing the minimum land necessary to satisfy City Code and insurability issues, with the City notifying surrounding neighbors through various media and requesting comments.
Roll: Ayes – Unanimous. Motion to amend carried.
Roll: Ayes – Unanimous. Motion as amended carried.
b) Consider Approval of Street Committee Recommendation for No Parking on South 11th Street Near Greenwood Hills Drive (Approximately One House North of Intersection and Two Houses South of Intersection)

Chief Shepherd stated that site-distance issues observed at the intersection could be mitigated by the proposal. Written comments in support of the proposal were received by Kevin Custer, 1011 South 11th Street. Oral comments against the proposal were received by Theresa and Christopher Cleveland, 1012 South 11th Street. The council discussed the practical implications of reducing parking spaces and whether the Street Committee should review further.

Motion by Ockerman, seconded by McAdon, to implement No Parking on South 11th Street two parking spaces north of the Greenwood Hills Drive intersection and two spaces south.

Motion amended by Selby, seconded by Miller, to amend the main motion to implement No Parking on South 11th Street two spaces north of the Greenwood Hills Drive intersection and south to the east-west sidewalk at 1011 South 11th Street.

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

c) Consider Approval of Resolution No. 19-87, Approving and Authorizing Execution of a Development Agreement By and Between the City of Adel and Cramer and Associates, Inc.

Motion by Christensen, seconded by Ockerman, to approve Res. No. 19-87.
Roll: Ayes – Unanimous. Motion carried.

d) Consider Approval of Resolution No. 19-88, Approving and Authorizing Execution of an Infrastructure Reimbursement Agreement By and Between the City of Adel and Cramer and Associates, Inc.

Motion by Ockerman, seconded by Miller, to approve Res. No. 19-88.
Roll: Ayes – Unanimous. Motion carried.

e) Consider Approval of Resolution No. 19-89, Approving Final Plat for Southbridge Plat 3

Motion by Selby, seconded by Ockerman, to approve Res. No. 19-89.
Roll: Ayes – Unanimous. Motion carried.

f) Consider Approval of Resolution No. 19-90, Fixing Date for a Meeting on the Authorization of a Loan Agreement and the Issuance of Not to Exceed $4,200,000 General Obligation Refunding Capital Loan Notes of the City of Adel, State of Iowa (For Essential Corporate Purposes), and Providing for Publication of Notice Thereof – October 8, 2019 at 6:00 p.m.

Motion by McAdon, seconded by Ockerman, to approve Res. No. 19-90.
Roll: Ayes – Unanimous. Motion carried.

OTHER BUSINESS
1. Council Member McAdon reported on the South Dallas County Landfill, a visit to the Adel Historical Museum by Congresswoman Axne, and two new small businesses.
2. Mayor Peters reported on the first meeting between himself, Council Member Ockerman, Council Member Selby, and City Administrator Brown regarding the City’s Economic Development Commission.

ADJOURNMENT
1. Meeting adjourned at 7:37 p.m.
Attest: Brittany Sandquist
Brittany Sandquist, Deputy City Clerk

James F. Peters, Mayor