The Adel City Council met in regular session at Adel City Hall, 301 S. 10th Street, Adel, Iowa on Tuesday, October 8, 2019. At 6:01 p.m., Mayor Peters called the meeting to order. The following answered roll: Ockerman, Christensen, McAdon, Miller, and Selby.

Staff Present: Assistant City Attorney Brownell, City Administrator Brown, Finance Director Sandquist, Police Chief Shepherd, Public Works Director Overton, Parks & Recreation Director Schenck, and Building Inspector Nichols.

PUBLIC HEARING
1. Not to Exceed $4,200,000 General Obligation Refunding Capital Loan Notes – Authorization of a Loan Agreement and the Issuance of Notes to Evidence the Obligation of the City Thereunder

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

No written or oral comments were received.

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

2. Amending Section 165.55 - Sign Regulations

Motion by Miller, seconded by Selby, to open the public hearing.
Roll: Ayes - Unanimous. Motion carried.

No written comments were received. Oral comments were received by Kurt Hansen, 12209 Sunset Terrace, Clive.

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

PRESENTATION
1. Dennis Leininger - Holiday Lights

COMMENTS FROM THE PUBLIC
1. Robert Fisher, 711 S. 12th Street, Adel - Sidewalks on HWY 169
2. Doug Nichols, 24013 288th Trail, Adel - Island Park Bridge

CONSENT AGENDA
a) Consider Approval of City Council Minutes Dated September 10, 2019
b) Consider Approval of September Bills and September 30, 2019 Treasurer’s Report
c) Consider Approval of Ahlers & Cooney, P.C. September 2019 Invoice to be Applied to Retainer
d) Consider Approval of Resolution No. 19-91, Temporarily Closing Public Ways or Grounds in Connection with a Special Event known as Adel United Methodist Church Trunk Or Treat - 10th Street between Prairie and Church Alley – Thursday, October 31, 2019 from 5:30 p.m. to 8:10 p.m.
e) Consider Approval of Resolution No. 19-92, Authorizing Application for Financial Assistance with USDA-RD for the Water System Improvements - Phase 2 Project
f) Consider Approval of Change Order No. 4 - Storm Water Utility Improvements - Phase 1, Section 4 - North 15th Street Project
g) Consider Approval of Pay Estimate No. 4 (Sub-Final) - Storm Water Utility Improvements - Phase 1, Section 4 - North 15th Street Project
h) Consider Approval of Change Order No. 003 – Adel Water Utility Improvements – Phase 1, Part B, Section 3 – Well 5 & 6 Site Work and Well House Project

i) Consider Approval of Change Order No. 004 – Adel Water Utility Improvements – Phase 1, Part B, Section 3 – Well 5 & 6 Site Work and Well House Project

j) Consider Approval of Pay Estimate No. 7 – Adel Water Utility Improvements – Phase 1, Part B, Section 3 – Well & 6 Site Work and Well House Project

k) Consider Approval of Change Order No. 001 – Adel Water System Improvements 2017 – Water Treatment Plant Project

l) Consider Approval of Change Order No. 002 – Adel Water System Improvements 2017 – Water Treatment Plant Project

m) Consider Approval of Pay Estimate No. 2 – Adel Water System Improvements 2017 – Water Treatment Plant Project

n) Consider Approval of Pay Estimate No. 7 – Adel East Annex Sanitary Utility Improvements – Bid Package No. 1 – Lift Station

Motion by Ockerman, seconded by Miller, to approve the consent agenda.

Roll: Ayes – Unanimous. Motion carried.

DEPARTMENT HEAD REPORT

1. Tentative Council Meeting – Monday, October 21 at 11:00 a.m. at Adel City Hall
2. Downtown Scenarios Open House – Tuesday, October 29 at 6:00 p.m. at the Adel Public Library
3. Joint Council - P&Z Meeting – Tuesday, November 12, 2019 at 4:30 p.m. at the Adel Public Library
4. 2020-2021 Council Goal Setting Session – Tuesday, November 19 at 6:00 p.m. at Adel City Hall
5. 2019 Adel Family Aquatic Center Report – Parks & Recreation Director Nick Schenck

OLD BUSINESS

a) Discussion / Possible Action Regarding Annexation Request North of City Limits

LeMar Koethe, 3514 142nd Street, Urbandale, discussed his annexation request north of City limits. No action was taken.

b) Discussion / Possible Action Regarding Next Steps (i.e., Ordering a Survey and Appraisal) in Potential Sale of City Land in Kinnick Feller Park to Restoration Harmony (1015 Riverside Drive)

Dave Schrad, 7804 N. 96th Street, Johnston, a co-owner of Restoration Harmony, discussed the proposal. Tim Merical, 436 N. 11th Street Place, and Marsha Fisher, 711 S. 12th Street, discussed their concerns. The council discussed implementing restrictions to protect the City if the sale proceeds.

Motion by Christensen, seconded by Selby, to order the survey, appraisal, and begin language on a purchase agreement.

Roll: Ayes – Unanimous. Motion carried.

NEW BUSINESS

a) Consider Approval of Resolution No. 19-93, Approving the Application of Iowa Spring to the Iowa Economic Development Authority Under the High Quality Jobs Program

Christensen abstained from the vote due to a conflict of interest related to his employment.

Motion by Ockerman, seconded by Selby, to approve Res. No. 19-93.

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

b) Consider Approval of Resolution No. 19-94, Approving Final Plat for Southbridge Plat 2

Motion by Selby, seconded by Ockerman, to approve Res. No. 19-94.

Roll: Ayes – Unanimous. Motion carried.
c) Consider Approval of Ordinance No. 345, Repealing Chapter 28, Economic Development Commission, of the Code of Ordinances of the City of Adel

Motion by Miller, seconded by Ockerman, to approve the first reading of Ord. No. 345.

Roll: Ayes – Unanimous. Motion carried.

Motion by Ockerman, seconded by Christensen, to waive the second and third readings and adopt Ord. No. 345.

Roll: Ayes – Unanimous. Motion carried.

Mayor Peters appointed a new Community & Economic Development council committee made up of the chairs of the Water & Sewer, Street, and Budget council committees.

d) Consider Approval of Ordinance No. 346, Amending Section 165.55, Sign Regulations, of the Code of Ordinances of the City of Adel for the Purpose of Prohibiting Pole Signs and Allowing Monument Signs

Mayor Peters stated that he would entertain an amendment to permit signs in the right-of-way. The council discussed the ordinance, the need to update design guidelines, and the right-of-way issue.

Motion by Christensen, seconded by Ockerman, to approve the first reading of Ord. No. 346 and adding “without prior council approval” to section 165.55.3.E.

Roll: Ayes – Unanimous. Motion carried.

Motion by Christensen, seconded by Ockerman, to waive the second and third readings and adopt Ord. No. 346 as amended.

Roll: Ayes – Unanimous. Motion carried.

e) Consider Approval of Council Board, Committee and Commission Appointments

a. Board of Adjustment – One Opening (Term Ends July 1, 2023)

(Per Iowa Code 69.16A – Gender Balance, requires the appointment of one man OR one woman)

Motion by Ockerman, seconded by McAdon, to appoint Karen Daniel, 1009 S. 12th Street, to the City’s Board of Adjustment.

Roll: Ayes – Unanimous. Motion carried.

f) Consider Approval of Resolution No. 19-95, Instituting Proceedings to Take Additional Action for the Issuance of Not to Exceed $4,200,000 General Obligation Refunding Capital Loan Notes

Motion by Christensen, seconded by Ockerman, to approve Res. No. 19-95.

Roll: Ayes – Unanimous. Motion carried.

g) Consider Approval of Resolution No. 19-96, Approving Electronic Bidding Procedures and Distribution of Preliminary Official Statement

Motion by Ockerman, seconded by McAdon, to approve Res. No. 19-96.

Roll: Ayes – Unanimous. Motion carried.

h) Consider Approval of Pay Estimate No. 5 (Final) – 2018 Adel Street Resurfacing Project

Motion by Christensen, seconded by Miller, to approve Pay Estimate No. 5 (Final).

Roll: Ayes – Unanimous. Motion carried.

i) Consider Approval of Resolution No. 19-97, Accepting the 2018 Adel Street Resurfacing Project

Motion by Selby, seconded by Miller, to approve Res. No. 19-97.

Roll: Ayes – Unanimous. Motion carried.
j) Consider Approval of Pay Estimate No. 5 (Final) – Storm Water Utility Improvements – Phase 1, Section 4 – North 15th Street Project
Motion by Ockerman, seconded by Christensen, to approve Pay Estimate No. 5 (Final).
Roll: Ayes – Unanimous. Motion carried.

k) Consider Approval of Resolution No. 19-98, Accepting the Storm Water Utility Improvements – Phase 1, Section 4 – North 15th Street Project
Motion by Ockerman, seconded by Miller, to approve Res. No. 19-98.
Roll: Ayes – Unanimous. Motion carried.

OTHER BUSINESS
1. Council Member Ockerman requested information on the County shed in Kinnick Feller Park.

ADJOURNMENT
1. Meeting adjourned at 7:58 p.m.

Attest: [Signature]
Angela Leonard, City Clerk

[Signature]
James F. Peters, Mayor