The Adel City Council
November 12, 2019 - Meeting Minutes

The Adel City Council met in regular session at Adel City Hall, 301 S. 10th Street, Adel, Iowa on Tuesday, November 12, 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: City Attorney Stone, City Administrator Brown, City Clerk Leopard, Finance Director Sandquist, Police Chief Shepherd, Public Works Director Overton, and Parks & Recreation Director Schenck.

COMMENTS FROM THE PUBLIC
1. Travis McCmnin – Greater Dallas County Development Alliance Annual Update.

PROCLAMATION
1. American Legion Auxiliary Centennial Day Proclamation – November 10, 2019

CONSENT AGENDA
a) Consider Approval of City Council Minutes Dated October 8, 2019
b) Consider Approval of City Council Minutes Dated October 21, 2019
c) Consider Approval of October Bills and October 31, 2019 Treasurer’s Report
d) Consider Approval of Ahlers & Cooney, P.C. October 2019 Invoice to be Applied to Retainer
e) Consider Approval of Resolution No. 19-104, Approving Budget Transfers for City Attorney Services
f) Consider Approval of Special Class C Liquor License (Beer/Wine) with Living Quarters for China Village
g) Consider Approval of Conflict Waiver for Ahlers & Cooney, P.C. for the Proposed 28E Agreement with the Dallas County Conservation Board for the Raccoon River Valley Trail
h) Consider Approval of Pay Estimate No. 8 – Part B – Section 3 – Wells 5 & 6 Well House Construction
i) Consider Approval of Change Order No. 3 – Water Treatment Plant
j) Consider Approval of Pay Estimate No. 3 – Water Treatment Plant
k) Consider Approval of Change Order No. 6 (remaining contingency allowance deduction) – Bid Package #1 – Lift Station
l) Consider Approval of Pay Estimate No. 8 (Sub-Final) – Bid Package #1 – Lift Station
m) Consider Approval of Change Order No. 3 – Bid Package #2 – Sanitary Sewer and Force Main
n) Consider Approval of Pay Application No. 7 (Sub-Final) – Bid Package #2 – Sanitary Sewer and Force Main

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

DEPARTMENT HEAD REPORT
1. 2020-2021 Council Goal Setting Session – Tuesday, November 19 at 6:00 p.m. at Adel City Hall
2. Gary Brons – McClure Engineering – Annual Water Treatment Team Summit

NEW BUSINESS
a) Consider Approval of Resolution No. 19-105, Appointing UMB Bank, N.A. of West Des Moines, Iowa, to Serve as Paying Agent, Note Registrar, and Transfer Agent, Approving the Paying Agent and Note Registrar and Transfer Agent Agreement and Authorizing the Execution of the Agreement

Motion by Ockerman, seconded by Miller, to approve Resolution No. 19-105.
Roll: Ayes – Unanimous. Motion carried.
b) Consider Approval of Resolution No. 19-106, Approving and Authorizing a Form of Loan Agreement and Authorizing and Providing for the Issuance of $4,135,000 General Obligation Refunding Capital Loan Notes, Series 2019, and Levying a Tax to Pay Said Notes; Approval of the Tax Exemption Certificate and Continuing Disclosure Certificate

Motion by Christensen, seconded by McAdon, to approve Resolution No. 19-106.
Roll: Ayes – Unanimous. Motion carried.

c) Consider Approval of Annual Urban Renewal Report – Fiscal Year 2018-2019

Motion by McAdon, seconded by Selby, to approve the Annual Urban Renewal Report – FY 18-19.
Roll: Ayes – Unanimous. Motion carried.

d) Consider Approval of Resolution No. 19-107, Authorizing an Interfund Loan to the TIF Fund

Motion by McAdon, seconded by Ockerman, to approve Resolution No. 19-107.
Roll: Ayes – Unanimous. Motion carried.

e) Consider Approval of Resolution No. 19-108 Approving TIF Indebtedness Certification

Motion by Selby, seconded by Miller, to approve Resolution No. 19-108.
Roll: Ayes – Unanimous. Motion carried.

f) Consider Approval of Pay Estimate No. 3 (Final) – 2019 Adel City Hall Window Replacement Project

Motion by Miller, seconded by McAdon, to approve Pay Estimate No. 3 (Final) – 2019 Adel City Hall Window Replacement Project.
Roll: Ayes – Unanimous. Motion carried.

g) Consider Approval of Resolution No. 19-109 Accepting the 2019 Adel City Hall Window Replacement Project

Motion by Miller, seconded by Christensen, to approve Resolution No. 19-109.
Roll: Ayes – Unanimous. Motion carried.

h) Consider Approval of Pay Application No. 6 (Final) – Adel Water Utility Improvements, Phase 1 – Bryan and Rapids Street Water Main Replacement Project

Motion by Ockerman, seconded by Selby, to approve Pay Application No. 6 (Final) – Adel Water Utility Improvements, Phase 1 – Bryan and Rapids Street Water Main Replacement Project.
Roll: Ayes – Unanimous. Motion carried.

i) Consider Approval of Resolution No. 19-110 Accepting the Bryan and Rapids Street Water Main Replacement Project (Section 1)

Motion by Christensen, seconded by Ockerman, to approve Resolution No. 19-110.
Roll: Ayes – Unanimous. Motion carried.

j) Annual Review of City Administrator – Possible Closed Session. The Council May Enter into Closed Session in Accord with Section 21.5(1)(i) of the Iowa Code, To evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual’s reputation and that individual requests a closed session.

City Administrator Brown requested a closed session.

Motion by Ockerman, seconded by Miller, to enter closed session.
Roll: Ayes – Unanimous. Motion carried. Closed session began at 6:21 p.m.

Motion by Miller, seconded by Selby, to exit closed session.
Roll: Ayes – Unanimous. Motion carried. Closed session ended at 7:23 p.m.

Motions by McAdon, seconded by Miller, to proceed as discussed in closed session approving City Administrator Brown’s Goals.
Roll: Ayes – Unanimous. Motion carried.

OTHER BUSINESS
1. Council member McAdon gave updates on the Landfill and Iowa League of Cities. She also shared about 2 new businesses in town.

ADJOURNMENT
1. Meeting adjourned at 7:32 p.m.

Attest: Angela Leopard, City Clerk

James F. Peters, Mayor