The Adel City Council met in regular session at Adel City Hall, 301 S. 10th Street, Adel, IA on Tuesday, November 13, 2018 at 6:00 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, Building Inspector Nichols, Public Works Director Overton, Parks & Recreation Director Schenck, Chief of Police Shepherd, and Accounting Clerk Leopard.

COMMENTS FROM THE PUBLIC

I. Greater Dallas County Development Alliance Annual Update – Deb Calvert

CONSENT AGENDA

a) Consider Approval of City Council Minutes Dated October 22, 2018
b) Consider Approval of City Council Minutes Dated November 7, 2018
c) Consider Approval of October Bills and October 31, 2018, Treasurer’s Report
d) Consider Approval of Ahlers & Cooney, P.C. Invoice Dated 10/24/2018 to be Applied to Retainer
e) Consider Approval of Special Class C Liquor License (Beer/Wine) with Living Quarters for China Village
f) Consider Approval of Class B Native Wine Permit with Sunday Sales for Adel Flowers and Gifts

Motion by Ockerman, seconded by McAdon, to approve the Consent Agenda
Roll: Ayes – Unanimous. Motion carried.

DEPARTMENT HEAD REPORT

Future Council Meetings in 2018: November 27 and December 11

NEW BUSINESS

a) Consider Approval of Resolution No. 18-87, Ordering the Removal of the City Clerk
City Clerk Jackie Steele, 203 N. 16th, Adel, provided a statement to the council.
Brickyard Burgers & Brews manager Frank Harding, 429 Prairie View Drive, West Des Moines, provided a statement to the council in support of Steele.

Motion by Miller, seconded by Selby, to approve Resolution No. 18-87
Roll: Ayes – Unanimous. Motion carried.

b) Consider Approval of Resolution No. 18-88, Appointing an Interim City Clerk
Motion by Christensen, seconded by Selby, to approve Resolution No. 18-88
Roll: Ayes – Unanimous. Motion carried.

c) Consider Approval of Resolution No. 18-89, Determining the Necessity and Setting Dates of a Consultation and a Public Hearing on a Proposed Southbridge Urban Renewal Plan for a Proposed Urban Renewal Area in the City of Adel, State of Iowa
Motion by Ockerman, seconded by McAdon, to approve Resolution No. 18-89
Roll: Ayes – Miller, Selby, Ockerman, and McAdon. Nayes – Christensen. Motion carried.

d) Discussion / Possible Action on Street Committee’s Recommendation regarding Casey’s Request to Split Funding for Paving a Portion of Meadow Road near the Intersection of Meadow Road and HWY 169
Motion by Christensen, seconded by Selby, to proceed as originally planned and inform Casey’s to pay 100% of the cost to pave the section of Meadow Road
Roll: Ayes – Unanimous. Motion carried.

e) Discussion Only on a Possible Moratorium of Septic Systems within the City Limits
After the council discussed a possible moratorium on septic systems within City limits, staff and legal were instructed to put together a moratorium resolution for consideration at the December 11 council meeting. A status update will be provided at the November 27 council meeting.

f) Consider Approval of Resolution No. 18-90, Approving Engineering Services Contract with McClure Engineering for Wastewater Treatment Plant Project
   Motion by Ockerman, seconded by Selby, to approve Resolution No. 18-90
   Roll: Ayes – Unanimous. Motion carried.

g) Consider Approval of Resolution No. 18-91, Authorizing a Development Agreement between the City and Timberview West, LLC for the Purpose of Satisfying Iowa Department of Transportation Requirements for Timberview West Plat 4 Turn Lane Improvements
   Motion by Christensen, seconded by Miller, to approve Resolution No. 18-91

h) Consider Approval of USDA-RD Loan Resolution for Water Projects (USDA #3)
   Motion by Ockerman, seconded by McAdon, to approve USDA-RD Loan Resolution for Water Projects (USDA #3)
   Roll: Ayes – Unanimous. Motion carried.

i) Consider Approval of USDA-RD Loan Resolution for East Annex Sewer Extension Project (USDA #4)
   Motion by Christensen, seconded by Ockerman, to approve USDA-RD Loan Resolution for East Annex Sewer Extension Project (USDA #4)
   Roll: Ayes – Unanimous. Motion carried.

j) Consider Approval of USDA-RD Loan Resolution for New Wastewater Treatment Plant Project (USDA #5)
   Motion by Ockerman, seconded by McAdon, to approve USDA-RD Loan Resolution for New Wastewater Treatment Plan Project (USDA #5)
   Roll: Ayes – Unanimous. Motion carried.

k) Consider Approval of Setting a Public Hearing for Tuesday, November 27, 2018 at 6:00 p.m. for the Flood Plain Map Updates
   Motion by Christensen, seconded by McAdon, to set a public hearing for Tuesday, November 27, 2018 at 6:00 p.m. for the Flood Plain Map Updates
   Roll: Ayes – Unanimous. Motion carried.

l) Consider Approval of Setting a Public Hearing for Tuesday, November 27, 2018 at 6:00 p.m. for an Amendment to the AT&T Tower Lease Agreement
   Motion by Ockerman, seconded by Christensen, to set a public hearing for Tuesday, November 27, 2018 at 6:00 p.m. for an amendment to the AT&T Tower Lease Agreement
   Roll: Ayes – Unanimous. Motion carried.

m) Consider Approval of Resolution No. 18-92, Approving Budget Transfers for City Attorney Services
   Motion by Selby, seconded by McAdon, to approve Resolution No. 18-92
   Roll: Ayes – Unanimous. Motion carried.

OTHER BUSINESS
1. Council Member McAdon noted that the Adel Partners Chamber of Commerce has completed its strategic plan. McAdon requested that Deb Bengtson, President of the Chamber, present at the December 11 council meeting.
2. Council Member McAdon noted that the City is working with the South Dallas County Landfill on the sulfur smell from an anaerobic reaction to drywall. The Landfill will issue a statement.
3. Meeting adjourned at 6:44 p.m.