The Adel City Council met in regular session at Adel City Hall, 301 S. 10th Street, Adel, IA on Tuesday, November 27, 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, Interim City Clerk / Finance Director Sandquist, Public Works Director Overton, Parks & Recreation Director Schenck, and Accounting Clerk Leopard.

PUBLIC HEARING

1. Flood Plain Map Update
   Motion by Christensen, seconded by Ockerman, to enter into public hearing
   Roll: Ayes - Unanimous. Motion carried.

   No written or oral comments received.

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

2. AT&T Tower Lease Amendment
   Motion by Miller, seconded by McAdon, to enter into public hearing
   Roll: Ayes - Unanimous. Motion carried.

   No written or oral comments received.

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

COMMENTS FROM THE PUBLIC

No comments received.

CONSENT AGENDA

a) Consider Approval of City Council Minutes Dated November 13, 2018
   Motion by Ockerman, seconded by Miller, to approve the consent agenda
   Roll: Ayes - Unanimous. Motion carried.

NEW BUSINESS

a) Consider Approval of Parks & Recreation Board Recommendation to Apply with the Iowa Great Places to Recertify the Raccoon River Valley Trail and Fund $10,000 for the Chamber’s Trail Committee Project
   The Chamber’s Trail Committee presented the project, which would light the trail bridge over the river, improve the landscaping on the trail from the river to HWY 169, and install artwork at Pedal Plaza.

   Motion by Christensen, seconded by McAdon, to approve the project, apply for the Iowa Great Places Redesignation, and refer the funding request to the City’s Budget Committee
   Roll: Ayes - Unanimous. Motion carried.

b) Discussion / Possible Action regarding Consideration of the Expiration or Extension of the 28E Agreement with Dallas County for the Adel-Dallas County Public Corp.
   Motion by Ockerman, seconded by Christensen, to allow the Adel-Dallas County Public Corp. 28E Agreement to expire
   Roll: Ayes – Unanimous. Motion carried.
c) Consider Approval of Street Committee’s Recommendation of Ordinance No. 331, Amending Section 63.04, Special Speed Restrictions, of the Code of Ordinances of the City of Adel by Reducing the Speed to 35 M.P.H. on Meadow Road between HWY 169 and South 15th Street – First Reading

Motion by Ockerman, seconded by Selby, to approve the first reading of Ord. No. 331
Roll: Ayes – Unanimous. Motion carried.

Motion by Ockerman, seconded by Christensen, to waive the 2nd and 3rd readings and adopt Ord. No. 331
Roll: Ayes – Unanimous. Motion carried.

d) Consider Approval of Planning & Zoning Commission’s Recommendation of Ordinance No. 332, Amending Chapter 160, Flood Plain Regulations, of the Code of Ordinances of the City of Adel and Adopting a New Flood Map – First Reading

Motion by McAdon, seconded by Miller, to approve the first reading of Ord. No. 332
Roll: Ayes – Unanimous. Motion carried.

Motion by Ockerman, seconded by Christensen, to waive the 2nd and 3rd readings and adopt Ord. No. 332
Roll: Ayes – Unanimous. Motion carried.

e) Consider Approval of Resolution No. 18-93, Authorizing the First Amendment to the Site Lease Agreement Between the City of Adel, Iowa and Telecorp Communications, LLC (aka AT&T / New Cingular Wireless PCS, LLC)

Motion by Selby, seconded by McAdon, to approve Resolution No. 18-93
Roll: Ayes – Unanimous. Motion carried.

Motion by Ockerman, seconded by McAdon, to approve the Bond Counsel Engagement Agreement with Ahlers & Cooney, P.C. regarding the Proposed Issuance of Approximately $1,200,000 Sewer Revenue Capital Loan Notes (SRF P&D)

Motion by McAdon, seconded by Miller, to approve the Bond Counsel Engagement Agreement with Ahlers & Cooney, P.C. regarding the Proposed Issuance of Approximately $1,200,000 Sewer Revenue Capital Loan Notes (SRF P&D)
Roll: Ayes – Unanimous. Motion carried.

g) Consider Approval of Resolution No. 18-94, Fixing Date for a Meeting on the Authorization of a Loan and Disbursement Agreement and the Issuance of Not to Exceed $1,200,000 Sewer Revenue Capital Loan Notes of the City of Adel, Iowa, and Providing for Publication of Notice Thereof

Motion by McAdon, seconded by Miller, to approve Resolution No. 18-94, with the public hearing scheduled for December 11, 2018 at 6:00 p.m.
Roll: Ayes – Unanimous. Motion carried.

h) Consider Approval of Resolution No. 18-95, Approving and Authorizing a Form of Loan Agreement and Authorizing and Providing for the Issuance and Securing the Payment of $1,635,000 Storm Water Revenue Capital Loan Notes, Taxable Series 2018E, of the City of Adel, State of Iowa, Under the Provisions of the City Code of Iowa, and Providing for a Method of Payment of the Notes

Motion by Ockerman, seconded by Selby, to approve Resolution No. 18-95
Roll: Ayes – Unanimous. Motion carried.

i) Consider Approval of Resolution No. 18-96, Authorizing the Redemption of Outstanding Storm Water Revenue Capital Loan Notes Anticipation Project Note, Series 2017B, of the City of Adel, State of Iowa, Dated December 27, 2017, and Directing Notice be Given

Motion by Ockerman, seconded by Miller, to approve Resolution No. 18-96
Roll: Ayes – Unanimous. Motion carried.
j) Items related to $16,603,000 Water Revenue Capital Loan Notes Anticipation Project Note, Series 2018C and Related Water Projects (USDA #3 – Water)
   a. Consider Approval of Resolution No. 18-97, Designating Low Bidder on the Public Improvement Project Designated Bryan & Rapids Street Water Main Replacement
      Motion by Ockerman, seconded by McAdon, to approve Resolution No. 18-97
      Roll: Ayes – Unanimous. Motion carried.
   b. Consider Approval of Resolution No. 18-98, Making Award of Construction Contract on the Public Improvement Project Designated Bryan & Rapids Street Water Main Replacement
      Motion by Ockerman, seconded by Christensen, to approve Resolution No. 18-98
      Roll: Ayes – Unanimous. Motion carried.
   c. Consider Approval of Resolution No. 18-99, Designating Low Bidder on the Public Improvement Project Designated Phase 1 – Part B Section 1 (Raw Water Transmission Main)
      Motion by McAdon, seconded by Ockerman, to approve Resolution No. 18-99
      Roll: Ayes – Unanimous. Motion carried.
   d. Consider Approval of Resolution No. 18-100, Making Award of Construction Contract on the Public Improvement Project Designated Phase 1 – Part B Section 1 (Raw Water Transmission Main)
      Motion by Christensen, seconded by McAdon, to approve Resolution No. 18-100
      Roll: Ayes – Unanimous. Motion carried.
   e. Consider Approval of Resolution No. 18-101, Designating Low Bidder on the Public Improvement Project Designated Phase 1 – Part B Sections 2 & 3 (Wells 5 & 6 Drilling & Site Work)
      Motion by Ockerman, seconded by Christensen, to approve Resolution No. 18-101
      Roll: Ayes – Unanimous. Motion carried.
   f. Consider Approval of Resolution No. 18-102, Making Award of Construction Contract on the Public Improvement Project Designated Phase 1 – Part B Sections 2 & 3 (Wells 5 & 6 Drilling & Site Work)
      Motion by Ockerman, seconded by McAdon, to approve Resolution No. 18-102
      Roll: Ayes – Unanimous. Motion carried.

k) Items related to $6,041,000 Sewer Revenue Capital Loan Notes Anticipation Project Note, Series 2018D and Related Sewer Projects (USDA #4 – Sewer)
   a. Consider Approval of Resolution No. 18-103, Designating Low Bidder on the Public Improvement Project Designated Bid Package No. 1 – Lift Station
      Motion by Ockerman, seconded by McAdon, to approve Resolution No. 18-103
      Roll: Ayes – Unanimous. Motion carried.
   b. Consider Approval of Resolution No. 18-104, Making Award of Construction Contract on the Public Improvement Project Designated Bid Package No. 1 – Lift Station
      Motion by Ockerman, seconded by McAdon, to approve Resolution No. 18-104
      Roll: Ayes – Unanimous. Motion carried.
   c. Consider Approval of Resolution No. 18-105, Designating Low Bidder on the Public Improvement Project Designated Bid Package No. 2 – Sanitary Sewer and Force Main
      Motion by Christensen, seconded by Ockerman, to approve Resolution No. 18-105
      Roll: Ayes – Unanimous. Motion carried.
   d. Consider Approval of Resolution No. 18-106, Making Award of Construction Contract on the Public Improvement Project Designated Bid Package No. 2 – Sanitary Sewer and Force Main
      Motion by Ockerman, seconded by McAdon, to approve Resolution No. 18-106
      Roll: Ayes – Unanimous. Motion carried.
1) Consider Approval of Annual Urban Renewal Report – Fiscal Year 2017-2018

Motion by Christensen, seconded by McAdon, to approve the FY17-18 Annual Urban Renewal Report
Roll: Ayes - Unanimous. Motion carried.

m) Consider Approval of Resolution No. 18-107, Authorizing an Interfund Loan to the TIF Fund

Motion by Ockerman, seconded by McAdon, to approve Resolution No. 18-107
Roll: Ayes - Unanimous. Motion carried.

n) Consider Approval of Resolution No. 18-108, Approving Tax Increment Financing Indebtedness Certification

Motion by McAdon, seconded by Miller, to approve Resolution No. 18-108
Roll: Ayes - Unanimous. Motion carried.

o) Consider Approval of Change Order No. 4 for Storm Water Utility Improvements – Phase 1, Section 1

Motion by Christensen, seconded by Selby, to approve Change Order No. 4 – Phase 1, Section 1
Roll: Ayes - Unanimous. Motion carried.

p) Consider Approval of Pay Estimate No. 5 for Storm Water Utility Improvements – Phase 1, Section 1

Motion by Ockerman, seconded by McAdon, to approve Pay Estimate No. 5 – Phase 1, Section 1
Roll: Ayes - Unanimous. Motion carried.

q) Consider Approval of Pay Estimate No. 6 for Storm Water Utility Improvements – Phase 1, Section 1

Motion by McAdon, seconded by Selby, to approve Pay Estimate No. 6 – Phase 1, Section 1
Roll: Ayes - Unanimous. Motion carried.

r) Consider Approval of Change Order No. 5 for Storm Water Utility Improvements – Phase 1, Section 2

Motion by Christensen, seconded by Miller, to approve Change Order No. 5 – Phase 1, Section 2
Roll: Ayes - Unanimous. Motion carried.

s) Consider Approval of Pay Estimate No. 6 for Storm Water Utility Improvements – Phase 1, Section 2

Motion by Ockerman, seconded by Miller, to approve Pay Estimate No. 6 – Phase 1, Section 2
Roll: Ayes - Unanimous. Motion carried.

t) Consider Approval of Pay Estimate No. 4 for Storm Water Utility Improvements – Phase 1, Section 3

Motion by Ockerman, seconded by Christensen, to approve Pay Estimate No. 4 – Phase 1, Section 3
Roll: Ayes - Unanimous. Motion carried.

u) Consider Approval of Pay Estimate No. 5 for Storm Water Utility Improvements – Phase 1, Section 3

Motion by Selby, seconded by Miller, to approve Pay Estimate No. 5 – Phase 1, Section 3
Roll: Ayes - Unanimous. Motion carried.

OTHER BUSINESS

1. City Administrator Brown noted that City staff is working on a septic system moratorium proposal with City Attorney Stone for the December 11 council meeting.

2. The Personnel Committee is scheduled to meet on Tuesday, December 11 at 8:00 a.m.

3. Council Member Christensen noted that the final Street Committee Focus Group meeting is scheduled for Thursday, November 29 at 6:30 p.m.

4. McClure representative Derick Anderson noted that the City took two major actions tonight: awarding major water and sewer projects, and closing out three significant storm water projects.

5. Meeting adjourned at 7:03 p.m.
Attest: Brittany Sandquist, Interim City Clerk

James F. Peters, Mayor

12/3/2018 8:26:16 AM