

Adel City Council
April 13, 2021 – Meeting Minutes

The Adel City Council met in regular session on Tuesday, April 13, 2021. Due to public health concerns related to COVID-19, and as authorized by emergency proclamation of the Governor of the State of Iowa, this meeting of the City Council was conducted electronically, pursuant to Iowa Code Section 21.8, as holding the meeting in person was impossible or impractical. Interested persons could participate in the meeting via phone or videoconference. At 6:00 p.m., Mayor Peters called the meeting to order. The following answered roll: Ockerman, Christensen, McAdon, and Selby. Miller joined at 6:03 p.m.

Staff Present: City Attorney Stone, City Administrator Brown, Finance Director Sandquist, Police Chief Shepherd, Public Works Director Overton, and Library Director Jayne.

PROCLAMATION

1. National Volunteer Week – April 18-24, 2021

COMMENTS FROM THE PUBLIC

1. Update on the City's Water and Sanitary Sewer Projects – Gary Brons with McClure stated that the new Water Treatment Plant began pumping finished water to the system on March 9. The contractor is still working through startup issues like the water hardness levels. The project is on track to reach final completion by May 30. The High Zone Water Main Project has begun and is ahead of schedule due to the favorable weather.
2. Andy Miller, 1815 S. 14th Street – Expressed a desire to bring trains back to Adel and to use an abandoned building as a train depot.

CONSENT AGENDA

- a) Consider Approval of City Council Minutes Dated March 9, 2021
- b) Consider Approval of March Bills and March 31, 2021 Treasurer's Report
- c) Consider Approval of Ahlers & Cooney, P.C. March 2021 Invoice to be Applied to Retainer
- d) Consider Approval of Resolution No. 21-29, Appointing an Interim City Clerk
- e) Consider Approval of Revised City Clerk Job Description
- f) Consider Approval of Resolution No. 21-30, Approving Budget Transfers for City Attorney Services
- g) Consider Approval of Pay Estimate No. 20 for the Adel Water System Improvements 2017 – Water Treatment Plant Project
- h) Consider Approval of Change Order No. 001 for the Water System Improvements 2020 – High Zone Water Main Project
- i) Consider Approval of Pay Estimate No. 01 for the Water System Improvements 2020 – High Zone Water Main Project
- j) Consider Approval of Change Order No. 001 for the Adel Wastewater System Improvements 2019 – Wastewater Treatment Plant Improvements Project
- k) Consider Approval of Pay Estimate No. 07 for the Adel Wastewater System Improvements 2019 – Wastewater Treatment Plant Improvements Project
- l) Consider Approval of Setting a Date for a Public Hearing for the FY20-21 Budget Amendments – Tuesday, May 11, 2021 at 6:00 p.m.

McAdon asked about the change order with the zinc coated pipes for the High Zone Water Main Project. Brons stated that the change was made based on the relatively cheap cost compared to the life extension of the infrastructure.

Motion by Ockerman, seconded by Miller, to approve the Consent Agenda.

Roll: Ayes – Unanimous. Motion carried.

DEPARTMENT HEAD REPORT

1. COVID-19 Pandemic – City Operational Changes and Efforts – Brown stated that Adel City Hall could reopen in May, with in-person council meetings targeted for June.
2. Second Council Meeting – Monday, April 26, 2021 at 6:00 p.m.

OLD BUSINESS

NEW BUSINESS

- a) Discussion / Possible Action on Island Park Campground Lease and Operating Agreement Proposals

Brown provided a brief history of the Island Park Campground and noted that camping has not occurred there since the flood in March 2019. Ockerman stated that the proposed lease agreement should be revised with more details and clarifications. Presentations were made by the two proposal groups: Don McKeen and Leon Meiners as one group, and Rowdy Merial and Charlie Merial as the other. The council discussed the proposals, what would be done by the City and the lessee, and whether the City should revise the RFP or negotiate with one of the groups.

Motion by Christensen, seconded by Miller, to accept the proposal from Rowdy Merial and Charlie Merial and direct City staff to negotiate an agreement that addresses all concerns as soon as possible.

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

- b) Consider Approval of Resolution No. 21-31, Approving an Amendment to the Engineering Services Contract between the City of Adel and McClure Engineering for the Adel Water Utility Improvements – Phase 2

McAdon stated that it is important to keep the contract amendment cost of \$114,000 in the perspective of the total project's millions of dollars in construction costs.

Motion by Ockerman, seconded by Selby, to approve Resolution No. 21-31.

Roll: Ayes – Unanimous. Motion carried.

- c) Consider Approval of Setting a Date for a Public Hearing to Rezone Approximately 16 Acres of Cramer & Associates' Land Immediately South of the Southbridge PUD from A-1 (Existing Agriculture District) to R-4 (Multi-Family District) as Recommended by the City's Planning & Zoning Commission – Monday, April 26, 2021 at 6:00 p.m.

Christensen asked for more information about the development group behind this rezoning request, which is planning on applying to the State's low-income housing tax credit program.

Motion by Ockerman, seconded by Miller, to set the date for a public hearing for this 16-acre rezoning request in Southbridge to Monday, April 26, 2021 at 6:00 p.m.
Roll: Ayes – Unanimous. Motion carried.

OTHER BUSINESS

1. Mayor Peters stated that the next regular council meeting will be April 26, 2021 at 6:00 p.m.

ADJOURNMENT

1. Meeting adjourned at 7:09 p.m.



James F. Peters, Mayor

Attest: Brittany Sandquist
Brittany Sandquist, City Clerk