

Adel City Council
April 26, 2021 – Meeting Minutes

The Adel City Council met in regular session on Monday, April 26, 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 6:04 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, Finance Director Sandquist, Police Chief Shepherd, Public Works Director Overton, and Code Compliance Officer Nichols.

PUBLIC HEARING

1. Proposed Rezoning of 16.10 Acres of Cramer & Associates' Land Immediately South of the Southbridge PUD from A-1 (Existing Agriculture District) to R-4 (Multi-Family District)

Motion by Ockerman, seconded by Christensen, to open the public hearing.

Roll: Ayes – Unanimous. Motion carried.

Written comments received from:

Paul Kramer – Affordable Housing Foundation – 2832 104th Street, Suite 201, Urbandale, IA 50322

Verbal comments received from:

Robert Cramer – Cramer & Associates, Inc. – 9717 NW 74th Place, Johnston, IA 50131

Steve Byers – Oculus Development, LLC – 1202 West Monroe Street, Chicago, IL 60607

Paul Kramer – Affordable Housing Foundation – 2832 104th Street, Suite 201, Urbandale, IA 50322

Jennifer Twitty – Oculus Development, LLC – 1202 West Monroe Street, Chicago, IL 60607

Deb Bengtson – Adel Partners Chamber of Commerce – 317 N. 14th Street, Adel, IA 50003

Motion by Ockerman, seconded by Christensen, to close the public hearing.

Roll: Ayes – Unanimous. Motion carried.

COMMENTS FROM THE PUBLIC

1. Deb Bengtson, President of the Adel Partners Chamber of Commerce, encouraged everyone to complete the Central Iowa Broadband Internet Survey using this link: <https://bit.ly/2QBUMyH>

CONSENT AGENDA

- a) Consider Approval of City Council Minutes Dated April 13, 2021

**Motion by Selby, seconded by McAdon, to approve the consent agenda.
Roll: Ayes – Unanimous. Motion carried.**

OLD BUSINESS

- a) Discussion / Possible Action on Island Park Campground Lease and Operating Proposal from Rowdy Merial and Charlie Merial
Charlie Merial proposed completing the repair and upgrade work at the campground in exchange for a lease credit. Merial asked for a five-year lease. City Attorney Stone stated that a lease longer than three years would require a public hearing. Mayor Peters asked City staff to finalize the lease agreement.

**Motion by Christensen, seconded by Selby, to set a public hearing for Tuesday, May 11, 2021 at 6:00 p.m. to consider a potential five-year lease agreement.
Roll: Ayes – Unanimous. Motion carried.**

NEW BUSINESS

- a) Consider Approval of Ordinance No. 363, Amending the Zoning Ordinance of the City of Adel, Iowa, by Rezoning 16.10 Acres from A-1 (Existing Agriculture District) to R-4 (Multi-Family District) – Cramer & Associates, Inc. Land Immediately South of the Southbridge PUD – First Reading
Christensen stated that workforce housing is a huge need in Iowa. The development group clarified that the 16.10-acre area would seek the State's 4% tax credit, whereas the apartments in the Southbridge PUD would seek the State's 9% tax credit. Both developments would likely begin construction later in 2021 or in early 2022. McAdon noted that the development group modified its plans based on feedback from the City's Planning & Zoning Commission.

**Motion by Ockerman, seconded by Miller, to approve the first reading of Ord. No. 363.
Roll: Ayes – Unanimous. Motion carried.**

**Motion by Christensen, seconded by Ockerman, to waive the second and third readings and adopt Ord. No. 363.
Roll: Ayes – Unanimous. Motion carried.**

- b) Consider Approval of Resolution No. 21-32, Approving the Agreement for Professional Consulting Services between the City of Adel and McClure for the U.S. 169 and ADM Fareway Intersection Study
McClure rep. Jeff Schug stated that decoupling this intersection from the rest of the HWY 169 corridor could move this project along faster. Christensen noted that the City's legal and engineering fees will need to be recouped with any project.

**Motion by Christensen, seconded by McAdon, to approve Res. No. 21-32.
Roll: Ayes - Christensen, McAdon, Selby, and Ockerman. Miller experienced technical issues and was absent for this vote only. Motion carried.**

- c) Consider Approval of Historic Preservation Commission's Recommendation to Proceed with VanWeelden Co.'s Quote for Museum Roof Replacement and Gutter Repairs
Historic Preservation Commission Chair Rich Hughes stated that the VanWeelden Co. quote will maintain the historical integrity of the museum. While a grant to fund the project may be available next year, the roof issues require an urgent fix.

**Motion by McAdon, seconded by Selby, to approve the VanWeelden Co. quote.
Roll: Ayes – Unanimous. Motion carried.**

- d) Consider Approval of Engagement Agreement with Ahlers & Cooney for Open Records Litigation

**Motion by Ockerman, seconded by Miller, to approve the engagement agreement.
Roll: Ayes – Unanimous. Motion carried.**

- e) Consider Approval of Resolution No. 21-33, Fixing Date for a Public Hearing on the Proposal to Convey Real Property to William Dodds and Sheryl Gill Pursuant to a Proposed Real Estate Purchase Agreement, and Providing for Publication of Notice Thereof – Tuesday, May 11, 2021 at 6:00 p.m.

**Motion by Christensen, seconded by Selby, to approve Res. No. 21-33.
Roll: Ayes – Unanimous. Motion carried.**

OTHER BUSINESS

1. Mayor Peters congratulated Police Chief Shepherd on the department's new hire.
2. Mayor Peters stated that the next regular council meeting will be May 11, 2021 at 6:00 p.m.

ADJOURNMENT

1. Meeting adjourned at 7:21 p.m.



James F. Peters, Mayor

Attest: 

Brittany Sandquist, City Clerk