

Committee Of The Whole
Tuesday, October 5, 2021 – Meeting Minutes

The City of Adel’s Committee of the Whole met in the council chambers at Adel City Hall. McAdon called the meeting to order at 6:00 p.m. Members present: Christensen, McAdon, Miller, Ockerman, and Selby. Others present: City Administrator Brown, Finance Director Sandquist, Public Works Director Overton, and Code Compliance Officer Nichols.

NEW BUSINESS

a) July 6, 2021 Committee of the Whole Meeting Minutes

Miller motioned, seconded by Selby, to approve the minutes. Motion carried unanimously.

b) Review and Prioritization of Major Projects, including American Rescue Plan Funding

Brown reviewed the draft spreadsheet that prioritizes major projects based on council input and a potential debt service planning model. The model focuses on three projects: Rapids Street, overlays, and firetrucks.

Brown provided an overview of the City’s meeting with the DOT last month. The DOT is planning to conduct a comprehensive corridor study from Adel to De Soto and will review its speed limit policies. Due to the lack of supporting data, no intersections were identified for traffic lights. The City could pursue a project with traffic calming measures like turn lanes, medians, trees, shrubs, trails, and streetlights, but the estimate cost a few years ago was almost \$5 million. The City could also advocate directly to the DOT Commission, though the DOT suggested waiting on its other efforts before taking that route.

Brown summarized some of the challenges on the HWY 169 project over the years and this year.

Christensen stated that he could not support spending additional funds on this effort and asked to confirm how we can recoup our engineering and legal costs. Miller and Selby asked about traffic patterns and suggested spending money on sidewalks for safety.

Christensen stated that additional state and federal dollars may be available in the coming year to use on some of the major projects in the spreadsheet. Ockerman stated that new firetrucks will take 1-2 years due to the pandemic supply chain issues. The Public Safety Committee will discuss the trucks next week.

Ockerman suggested revising the City’s street assessment policy, as it is tied to pricing from decades ago. McAdon asked about the timing of improving Court Street. Overton stated that the storm sewer work on Rapids could help the situation on Court.

Miller summarized several emails from residents in the Bailey’s Grove neighborhood with concerns about Meadow Road. McAdon stated that grading and dust control were important in the interim. Brown noted that improving the road will be affected by annexation (e.g., ag deferral), when homes roll off the tax abatement, and future projects paving here. Christensen will draft an email response covering these issues. Selby asked for a preliminary analysis of the paving costs, bonding capacity, and a wide-area assessment.

Miller motioned, seconded by Ockerman, to recommend to the council to move forward with the Rapids Street and overlays projects. Motion carried unanimously.

c) Potential Residential TIF Project

Brown stated that Hubbell is targeting a parcel on Meadow Road to develop a 40-unit assisted living facility. With that work, the City suggested paving a portion of the road. Hubbell has proposed tax increment financing (TIF) incentives to improve the road and extend sanitary sewer. Because this project would be residential, the tax abatement would no longer apply after the changes a few years ago.

The committee indicated it was very interested in seeing this development happen and that Hubbell has a good reputation around the metro. Christensen noted that he prefers TIF and that a residential TIF would allow the City to set up a low-moderate income housing grant throughout the community. Selby stated that the City only has 14 independent living units.

The committee was supportive of City staff working with Ahlers & Cooney, PFM, and McClure to evaluate Hubbell's proposal further. Miller asked that the paving cover more area to address the gravel issues discussed earlier.

OTHER BUSINESS

Brown provided an update on the paving issues in Eagle Vista Plat 1. City staff are working with Ahlers and McClure on a path forward.

ADJOURNMENT – 7:45 p.m.

Respectfully submitted: Anthony Brown, City Administrator