

Adel City Council
October 12, 2021 – Meeting Minutes

The Adel City Council met in regular session at the Adel City Hall, 301 S. 10th Street, Adel, Iowa on Tuesday, October 12, 2021. At 6:00 p.m., Mayor Peters called the meeting to order. The following answered roll: Ockerman, McAdon, Selby, Christensen, and Miller.

Staff Present: City Administrator Brown, City Clerk Erickson, Finance Director Sandquist, City Attorney Stone, Parks and Recreation Director Schenck, Library Director Jayne, and Public Works Director Overton.

PUBLIC HEARING

1. Amending the Code of Ordinances of the City of Adel, Iowa, By Adding Provisions Pertaining to Low-Speed Electric Bicycles and Fully Controlled-Access Facilities
Motion by Miller, seconded by Christensen, to open the public hearing.
Roll: Ayes – Unanimous. Motion carried.

No written or oral comments were received.

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

COMMENTS FROM THE PUBLIC

Council Member McAdon shared that on Tuesday, October 5th, Director of South Dallas County Landfill, Mike Fountas, and Adel Representative to the South Dallas County Landfill, Shirley McAdon, were honored at the Iowa Society of Solid Waste Operations Conference with the Innovative Project Award for 2021. The project was the excavation of the Southwest area that will add 19 years of life to the Landfill and use of a flexible membrane liner that is better for the environment.

CONSENT AGENDA

- a) Consider Approval of City Council Minutes Dated September 14, 2021
- b) Consider Approval of September Bills and July-September 30, 2021 Treasurer's Report
- c) Consider Approval of Ahlers & Cooney, P.C. September 2021 Invoice to be Applied to Retainer
- d) Consider Approval of Resolution No. 21-77, Approving Budget Transfers for City Attorney Services
- e) Consider Approval of Class C Liquor License (LC) (Commercial) with Outdoor Service and Sunday Sales for Brickyard Burgers & Brews –Reboot LLC (*Pending Dramshop Review*)
- f) Consider Approval of Class E Liquor License, Class B Wine Permit, and Class C Beer Permit (Commercial) with Sunday Sales for Adel Convenience, LLC
- g) Consider Approval of 2021/2022 Cigarette Permit – Adel Convenience, LLC
- h) Consider Approval of Request by Snappy's Stick Fire BBQ to Operate on City Property at the Water Treatment Plant Open House on Thursday, October 14, 2021
- i) Consider Approval of Pay Application No. 4 for the Adel Water System Improvements 2020 – High Service Pump Building
- j) Consider Approval of Pay Application No. 13 for the Adel Wastewater System Improvements 2019 – Wastewater Treatment Plant Improvements

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- k) Consider Approval of Resolution No. 21-78, Approving Amendment No. 1 to the Engineering Services Agreement between the City of Adel and McClure Engineering for Developing a Risk and Resilience Assessment and an Emergency Response Plan for the City's Water Utility
- l) Consider Approval of Setting a Public Hearing to Consider Adopting a Site and Building Development Standards Ordinance – Tuesday, November 9, 2021 at 6:00 p.m.
Motion by Ockerman, seconded by Miller, to approve the Consent Agenda.
Roll: Ayes – Unanimous. Motion carried.

DEPARTMENT HEAD REPORT

- 1. Water Treatment Plant Open House – Thursday, October 14, 2021 from 4:00 p.m. to 7:00 p.m. at 210 N. 5th Street
- 2. 2022-2023 Goal Setting Session – Tuesday, November 16, 2021 at 6:00 p.m.

OLD BUSINESS

- a) Consider Approval of Ordinance No. 369, Amending the Code of Ordinances of the City of Adel, Iowa, By Amending Provisions Pertaining to Abandoned Vehicles – Second Reading
Christensen stated that the State Legislature should give the public the same amount of time to respond as cities have to notify property owners.
Motion by McAdon, seconded by Ockerman, to approve the second reading of Ord. No. 369.
Roll: Ayes – Miller, Selby, Ockerman, and McAdon. Nays – Christensen. Motion carried.

Motion by Ockerman, seconded by Miller, to waive the third reading and adopt Ord. No. 369.
Roll: Ayes – Selby, Ockerman, McAdon, and Miller. Nays – Christensen. Motion carried.

NEW BUSINESS

- a) Consider Approval of Moving Forward with Next Steps on the City's Major Priority Projects of Rapids Street Reconstruction and Various Overlays Throughout the City
Motion by Christensen, seconded by Selby, to approve moving forward with next steps on the City of Adel's Major Priority Projects, including Rapids Street Reconstruction, Various Overlays, and Replacing Two Firetrucks
Roll: Ayes – Unanimous. Motion carried.
- b) Consider Approval of Ordinance No. 376, Amending the Code of Ordinances of the City of Adel, Iowa, By Adding Provisions Pertaining to Low-Speed Electric Bicycles and Fully Controlled-Access Facilities – First Reading
Motion by Ockerman, seconded by Selby, to approve 1st reading of Ord. No. 376.
Roll: Ayes – Unanimous. Motion carried.
- c) Consider Approval of Resolution No. 21-79, Approving Final Plat of Southbridge Plat 4
Motion by Christensen, seconded by Ockerman, to approve the Final Plat of Southbridge Plat 4.
Roll: Ayes – Unanimous. Motion carried.
- d) Consider Approval of Resolution No. 21-80, Approving Final Plat of Southbridge Plat 7
Christensen noted that the State does not require this kind of approval for its tax credit process. Robert Cramer of Cramer & Associates, Inc. stated that the developer of the senior and affordable apartments had requested it. Cramer stated that the State will decide

on the tax credits this month and that the developer will close on the land before the end of December.

Motion by Ockerman, seconded by Selby, to approve the Final Plat of Southbridge Plat 7.

Roll: Ayes – Unanimous. Motion carried.

- e) Consider Approval of Resolution No. 21-81, Approving Amendment No. 1 to the Engineering Services Contract between the City of Adel and McClure Engineering for the Adel Wastewater Treatment Plant Improvements Project

Motion by Ockerman, seconded by Miller, to approve the Amendment No. 1 to the Engineering Services Contract for the Adel Wastewater Treatment Plant Improvements Project.

Roll: Ayes – Unanimous. Motion carried.

- f) Consider Approval of Change Order No. 2 for the Adel Water System Improvements 2020 – 0.75MG Ground Storage Reservoir (Final)

Motion by Selby, seconded by Ockerman, to approve Change Order No. 2 for the Adel Water System Improvements 2020 – 0.75MG Ground Storage Reservoir.

Roll: Ayes – Unanimous. Motion carried.

- g) Consider Approval of Pay Estimate No. 8 for the Adel Water System Improvements 2020 – 0.75MG Ground Storage Reservoir (Final)

Motion by Selby, seconded by Ockerman, to approve Pay Estimate No. 8 for the Adel Water System Improvements 2020 – 0.75MG Ground Storage Reservoir.

Roll: Ayes – Unanimous. Motion carried.

- h) Consider Approval of Resolution No. 21-82, Accepting Water System Improvements 2020, 0.75MG Ground Storage Reservoir

Motion by Christensen, seconded by McAdon, to approve Resolution No. 21-82.

Roll: Ayes – Unanimous. Motion carried.

OTHER BUSINESS

Council Member Miller reminded the City Council that he would be sending out the 2020-2021 Appraisal Forms to give feedback on City Administrator Brown.

ADJOURNMENT

1. Meeting adjourned at 6:16 p.m.

Attest:


Carrie Erickson, City Clerk


James F. Peters, Mayor

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