

**Adel City Council**  
**November 9, 2021 – Meeting Minutes**

The Adel City Council met in regular session at the Adel City Hall, 301 S. 10<sup>th</sup> Street, Adel, Iowa on Tuesday, November 9, 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, Library Director Jayne, Code Compliance Officer Nichols, Police Chief Shepherd, Police Lieutenant Book, and Public Works Director Overton.

**MAYORAL RECOGNITION**

1. Key To The City – Cliff Stump (awarded October 15)

**PUBLIC HEARING**

1. Adopting Ordinance No. 377, Site and Building Development Standards  
**Motion by Ockerman, seconded by Miller, to open the public hearing.**  
**Roll: Ayes – Unanimous. Motion carried.**

*No written or oral comments were received.*

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

**COMMENTS FROM THE PUBLIC**

1. Jay Buckles, 2121 Greene St Unit B20 – Presented Council with complaints about the Heart of Iowa Regional Transit Agency (HIRTA) services, customer service, and information on their website.

**CONSENT AGENDA**

- a) Consider Approval of City Council Minutes Dated October 12, 2021
- b) Consider Approval of October Bills and October 2021 Treasurer's Report
- c) Consider Approval of Ahlers & Cooney, P.C. October 2021 Invoice to be Applied to Retainer
- d) Consider Approval of Resolution No. 21-83, Approving Budget Transfers for City Attorney Services
- e) Consider Approval of Annual Urban Renewal Report – Fiscal Year 2020-2021
- f) Consider Approval of FY20-21 City Street Financial Report
- g) Consider Approval of the Engagement Agreement Between the City of Adel and Ahlers & Cooney, P.C. for the 2021 Public Improvement Contract Proceedings
- h) Consider Approval of Change Order No. 3 for the Adel Water System Improvements 2020 – High Zone Water Main
- i) Consider Approval of Change Order No. 4 for the Adel Water System Improvements 2020 – High Zone Water Main
- j) Consider Approval of Pay Application No. 7 for the Adel Water System Improvements 2020 – High Zone Water Main (Sub-Final)
- k) Consider Approval of Pay Application No. 5 for the Adel Water System Improvements 2020 – High Service Pump Building
- l) Consider Approval of Pay Application No. 14 for the Adel Water System Improvements 2019 – Wastewater Treatment Plant Improvements
- m) Consider Approval of Resolution No. 21-84, Updating FY21-22 Cemetery Fees

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- n) Consider Approval of Appointing Bob Ockerman (Primary Member) and James F. Peters (Alternate) as the City's 2022 Representatives on the Dallas County E911 Board
- o) Consider Approval of Special Class C Liquor License (BW) (Beer/Wine) with Living Quarters for China Village, Inc. – *Pending Dram Shop*
- p) Consider Approval of Special Class C Liquor License with Class B Wine Permit, Outdoor Service, and Sunday Sales for The Morning Grind, LLC

**Motion by Selby, seconded by Miller, to approve the Consent Agenda.**

**Roll: Ayes – Unanimous. Motion carried.**

#### **DEPARTMENT HEAD REPORT**

- 1. 2022-2023 Goal Setting Session – Tuesday, November 16, 2021 at 6:00 p.m.
- 2. FY22-23 Budget Council Meeting – Monday, January 24, 2022 at 6:00 p.m.

#### **OLD BUSINESS**

- a) 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 – Second Reading

**Motion by Christensen, seconded by Ockerman, to approve the second reading of Ord. No. 376.**

**Roll: Ayes – Unanimous. Motion carried.**

**Motion by Ockerman, seconded by Christensen, to waive the third reading and adopt Ord. No. 376.**

**Roll: Ayes – Unanimous. Motion carried.**

#### **NEW BUSINESS**

- a) Consider Approval of Ordinance No. 377, Amending the Code of Ordinances of the City of Adel, Iowa, By Adopting the Site and Building Development Standards – First Reading

**Motion by Ockerman, seconded by Selby, to approve the first reading of Ord. No. 377.**

**Roll: Ayes – Unanimous. Motion carried.**

**Motion by Ockerman, seconded by Miller, to waive the second/third readings and adopt Ord. No. 377.**

**Roll: Ayes – Unanimous. Motion carried.**

- b) Consider Approval of Resolution No. 21-85, Authorizing an Interfund Loan to the TIF Fund

**Motion by McAdon, seconded by Selby, to approve Resolution No. 21-85.**

**Roll: Ayes – Unanimous. Motion carried.**

- c) Consider Approval of Resolution No. 21-86, Approving TIF Indebtedness Certification

**Motion by McAdon, seconded by Selby, to approve Resolution No. 21-86**

**Roll: Ayes – Unanimous. Motion carried.**

- d) Consider Approval of Ordinance No. 378, Amending Section 63.04 of the Adel City Code for the Purpose of Amending the Speed Regulations on US HWY 169 within the City Limits – First Reading

**Mayor Peters commented that the Adel Police will have an early presence at this section of Hwy 169 to enforce the new speed limits. Public Works Director Overton commented that the Iowa Department of Transportation will place a message board near this section of**

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Highway 169 to inform the community about the speed limit changes, which are targeted for December 1.

Motion by Christensen, seconded by Selby, to approve the first reading of Ord. No. 378.

Roll: Ayes – Unanimous. Motion carried.

Motion by Ockerman, seconded by Christensen, to waive the second/third readings and adopt Ord. No. 378.

Roll: Ayes – Unanimous. Motion carried.

- e) Consider Approval of Setting a Public Hearing for New City Precincts (Reprecincting Process) based on 2020 Census and Recent State Redistricting Map – Tuesday, December 14, 2021 at 6:00 p.m.

City Administrator Brown commented that the process will result in at least a third district being added to allow for expected growth in Adel over the next 10 years.

Motion by Miller, seconded by Ockerman, to approve Setting a Public Hearing for New City Precincts based on 2020 Census and Recent State Redistricting Map for Tuesday, December 14, 2021 at 6:00 p.m.

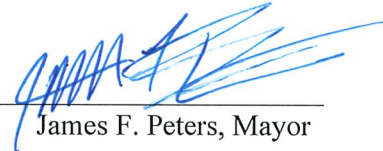
Roll: Ayes – Unanimous. Motion carried.


#### OTHER BUSINESS

1. 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.
2. Mayor Peters commended Council Member McAdon on receiving the ISOSWO Innovative Project Award as the Adel Representative to the South Dallas County Landfill.
3. Council Member Christensen thanked Mayor Peters, Lieutenant Book, and all members of the Adel community who are veterans for their military service.
4. Council Member Ockerman stated that he responded to a water rate email and would be reviewing the account's usage details.

#### ADJOURNMENT

1. Meeting adjourned at 6:43 p.m.

  
James F. Peters, Mayor

Attest:   
Carrie Erickson, City Clerk