

Adel City Council
February 28, 2022 – Meeting Minutes

The Adel City Council met in regular session at the Adel City Hall, 301 S. 10th Street, Adel, Iowa on Monday, February 28, 2022. At 6:00 p.m., Mayor Peters called the meeting to order. The following answered roll: McAdon, Selby, Christensen, Miller, and Ockerman.

Staff Present: Assistant City Attorney Sabroske, City Administrator Brown, City Clerk Erickson, Finance Director Sandquist, Code Compliance Officer Nichols, Parks and Recreation Director Schenck, and Public Works Director Overton.

PUBLIC HEARING

1. Fiscal Year 2022-2023 Pre-Levy Debt Service
Motion by Miller, seconded by Ockerman, to open the public hearing.
Roll: Ayes – Unanimous. Motion carried.

No written/oral comments received.

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

2. Amending the Zoning Ordinance by Rezoning 4.41 Acres Owned By Six Pack Enterprises, LLC From R-1 to C-3
Motion by Selby, seconded by Christensen, to open the public hearing.
Roll: Ayes – Unanimous. Motion carried.

No written/oral comments received.

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

COMMENTS FROM THE PUBLIC

CONSENT AGENDA

- a) Consider Approval of City Minutes Dated February 8, 2022
- b) Consider Approval of Class E Liquor License, Class B Wine Permit, and Class C Beer Permit with Sunday Sales for Kum & Go #2093
- c) Consider Approval of Class E Liquor License, Class B Wine Permit, and Class C Beer Permit for Fareway Stores, Inc. #124
- d) Consider Approval of Resolution No. 22-24, Approving City Hall Parking Lot Closure in Conjunction with Adel Rotary's Safety Bike Rodeo Event – Saturday, May 7, 2022 (Close parking lot on Friday, May 6 at 5:00 p.m. and re-open on Saturday, May 7 at 1:00 p.m.)
Motion by Ockerman, seconded by McAdon, to approve the Consent Agenda.
Roll: Ayes – Unanimous. Motion carried.

DEPARTMENT HEAD REPORT

OLD BUSINESS

- a) Discussion / Possible Action on Potential Sanitary Sewer Lift Station and Force Main Project for Bear Estates / Prospect Pointe in East Annex Connect Fee District

Eric Grubb with Solid Ground, LLC (17389 Berkshire Parkway, Clive), presented his proposed Prospect Pointe subdivision just north of 288th Trail and the Bear Estates subdivision. Grubb asked the council to move forward with developing a sanitary sewer connection for this area or to amend the City's ordinances to allow septic systems instead. James West (28875 Frost Lane, Adel) presented the differing desires by Bear Estates residents to connect to a City sewer system. Ryan Steinfeldt (24668 Quail Ave, Adel) spoke about the priority of growth being lowest in the resident survey taken in early 2019 for the *Envision Adel 2040* comprehensive plan. The Council agreed that more data was needed to make a fully informed decision that would be best for the City, the residents, and the developer.

Motion by Christensen, seconded by Selby, to instruct City staff to gather additional information for the City's Water & Sewer Committee, including data on current septic systems in the East Annex Connection Fee District, estimates from Eric Grubb on the phasing of the proposed Prospect Pointe development, and financial analysis from PFM on funding a new sanitary sewer connection project.

Roll: Ayes – Unanimous. Motion carried.

NEW BUSINESS

- a) Consider Approval of Resolution No. 22-25, Instituting Proceedings to Take Additional Action for the Issuance of Not to Exceed \$2,250,000 General Obligation Capital Notes
Ockerman suggested postponing this overall project based on world events and oil prices. The council discussed the uncertainty involved, the increased cost estimates, the limited time window of the pre-levy process, the impact to the FY22-23 tax levy rate, how long bond proceeds can be held before moving forward with a project, and whether it would make sense to delay action until March 8. Assistant City Attorney Sabroske conferred with bond counsel and advised not to act on this item if it is unlikely that the project will proceed in the coming months. Bonds could still be issued this year even if this item is not approved, but the City would still need to design and bid the project first to obtain accurate cost figures.

Motion by Miller, seconded by McAdon, to approve Resolution No. 22-25.

Roll: Nays – Unanimous. Motion failed.

- b) Consider Approval of Resolution No. 22-26, Authorizing the Issuance of \$1,355,000 General Obligation Capital Loan Notes, Series 2022, And Levying a Tax for the Payment Thereof
Assistant City Attorney Sabroske advised that this item was a moot point based on the previous action failing.

Motion by Miller, seconded by Selby, to approve Resolution No. 22-26.

Roll: Nays – Unanimous. Motion failed.

- c) Consider Approval of Ordinance No. 381, Amending the Zoning Ordinance By Rezoning 4.41 Acres from R-1 (Single Family Residential District) to C-3 (Highway Commercial District) owned by Six Pack Enterprises, LLC – First Reading
Christensen asked about traffic concerns on HWY 6, which the DOT would control. Ockerman asked about the build-up of shale on this site and its impact on a septic system. Code Compliance Officer Nichols noted that, if approved, the project would need a conditional use permit from the City's Board of Adjustment, a site plan approved by the City's Planning & Zoning Commission, and a septic system approved by the Dallas County Environmental Health Department. Miller noted that the land has limited use otherwise. Motion by Selby, seconded by Miller, to approve the first reading of Ordinance No. 381.
Roll: Ayes – McAdon, Miller, Selby, and Christensen. Nays – Ockerman. Motion carried.

- d) Consider Approval of Resolution No. 22-27, Approval of Preliminary Plat – Southbridge Townhomes Plat 1
Motion by Christensen, seconded by Ockerman, to approve Resolution No. 22-27.
Roll: Ayes – Unanimous. Motion carried.
- e) Consider Approval of Resolution No. 22-16, Approving Amendment No. 1 to the Engineering Services Agreement Between the City of Adel and McClure Engineering for the Adel 2022 Pavement Resurfacing Project
The council briefly discussed this item given the previous pre-levy actions failing. City Administrator Brown stated that, if approved without a future bond, the City’s fund balances would be used to cover the engineering fees.
Motion by Miller, seconded by McAdon, to approve Resolution No. 22-16.
Roll: Nays – Unanimous. Motion failed.
- f) Consider Approval of Resolution No. 22-17, Approving Amendment No. 1 to the Engineering Services Agreement Between the City of Adel and McClure Engineering for the Rapids Street Reconstruction Project
Ockerman suggested that the City could use the Flint Formula as a baseline for a modified street assessment policy instead of contracting this work.
Motion by Miller, seconded by McAdon, to approve Resolution No. 22-17.
Roll: Nays – Unanimous. Motion failed.
- g) Discussion / Possible Action on Directing City Staff to Prepare an Ordinance to Adjust the Garbage and Recycling Rates for Fiscal Year 2022-2023
City staff presented rate adjustments related to the City’s Garbage Fund balance. McAdon noted the relevant fees for the South Dallas County Landfill. Ockerman suggested waiting until after the City has reviewed the future of the Landfill.
Motion by Miller, seconded by Selby, to instruct City staff to prepare an Ordinance to increase the garbage and recycling rates by \$1.91.
Roll: Ayes – McAdon, Miller, Selby, and Christensen. Nays – Ockerman. Motion carried.

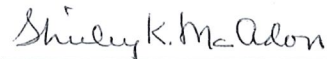
OTHER BUSINESS

Council Member McAdon gave an update on the happenings going on around the 175th Birthday of Adel. There will be a recognition of Founder’s Day on Saturday, May 21st where there will be a recreation of the panoramic photo that was taken 25 years ago followed by an ice cream social. The annual Sweet Corn Festival will have the parade theme of “birthday”, a time capsule will be created, and there will be occasions for history walks and cemetery walks available for the public.

ADJOURNMENT

1. Meeting adjourned at 7:34 p.m.

Attest: 
 Carrie Erickson, City Clerk


~~James F. Peters, Mayor~~
 Shirley K. McAdon, Mayor Pro Tem