

**Adel City Council**  
**February 13, 2024 - Meeting Minutes**

The Adel City Council met in regular session at Adel City Hall, 301 S. 10th Street, Adel, Iowa on Tuesday, February 13, 2024. At 6:01 p.m., Mayor Peters called the meeting to order. The following answered roll: Christensen, McAdon, West, and Ockerman. Selby was absent.

Staff Present: City Administrator Brown, Assistant City Attorney Sabroske, City Clerk Erickson, Public Works Director Overton, and Police Chief Book.

**COMMENTS FROM THE PUBLIC**

**CONSENT AGENDA**

- 2.a. Consider Approval of City Minutes Dated January 9, 2024
- 2.b. Consider Approval of City Minutes Dated January 22, 2024
- 2.c. Consider Approval of January Bills and January 31, 2024 Treasurer's Report
- 2.d. Consider Approval of Class C Retail Alcohol License for Adel Family Fun Center
- 2.e. Consider Approval of Class C Retail Alcohol License for Fiesta Mexican Restaurant
- 2.f. Consider Approval of Resolution No. 24-08, A Resolution Updating FY2023-2024 Fees for Services
- 2.g. Consider Approval of Change Order No. 1 - Adel Water Utility Improvements - New Well No. 7
- 2.h. Consider Approval of Resolution No. 24-09, Appointing Anthony Brown as the MIPA Board Representative for Calendar Year 2024
- 2.i. Consider Approval of Special Event Market to Market Relay - Saturday, May 11th, 2024 - 11:00 a.m. - 4:15 p.m.

**Motion by Ockerman, seconded by West, to approve the Consent Agenda.**

**Roll: Ayes - Unanimous. Motion Carried.**

**DEPARTMENT HEAD REPORT**

- 3.a. South Dallas County Landfill Agency Annual Report - Council Member Shirley McAdon, City of Adel Appointed Representative  
**Council Member McAdon shared that the landfill is moving along successfully to extend the life of the landfill by continuing to excavate areas and establish environmentally friendly practices. With the staff, equipment, and being debt free the landfill is set up well to continue for a long time. McAdon has represented the City of Adel with the landfill for 39 years.**

**NEW BUSINESS**

- 4.a. Consider Approval of Mayor Board and Commission Appointments: Historic Preservation Commission One Opening (*Iowa Code 69.16A - Gender Balance requires the appointment of one woman or one man*)  
**There were no applications received. The vacancy will remain open until filled.**
- 4.b. Consider Approval of Resolution No. 24-10, Ordering Construction of the Evans Park Trail Connection, and Fixing a Date for Hearing Thereon and Taking of Bids Therefor  
**Motion by Christensen, seconded by West, to approve Resolution No. 24-10.**  
**Roll: Ayes - Unanimous. Motion Carried.**
- 4.c. Consider Approval of Resolution No. 24-11, Approving Land Acquisitions Related to the Evans Park Trail Connections Project (Temporary Easements)  
**Motion by Ockerman, seconded by West, to approve Resolution No. 24-11.**  
**Roll: Ayes - Unanimous. Motion Carried.**
- 4.d. Consider Approval of Resolution No. 24-12, Temporarily Closing Public Ways or Grounds In Connection With Construction For The Dallas County Administration Building  
**Council Member Christensen asked about any issues with extra weight on the brick streets. Chad Lane, with Turner Construction, assured the Council that there would not be any more weight than they have already had on the street. Council Member McAdon asked if the one lane would be a one-way street during the temporary street closure. Lane responded that yes, the eastbound lane will continue traffic that way and the westbound lane will be closed.**  
**Motion by Ockerman, seconded by Christensen, to approve Resolution No. 24-12.**  
**Roll: Ayes - Unanimous. Motion Carried.**

4.e. Consider Approval of TE Forensics, Inc's Quote for Structural Evaluation Services for the Adel Historical Museum

**Council Member McAdon presented the Council with the proposals in items 4.e. and 4.f. as they are connected. The Adel Historical Museum is a building that is over 150 years old and is in need of structural repairs, the stabilization of the floor being a major project that the Historical Museum volunteers have suggested as the first to be done. Along with that repair, an evaluation of the entire building is needed to assess what other projects are needed to maintain the Museum. The timeline for the stabilization repair would be in February with the timeline for the structural evaluation to be scheduled sometime in March. Some members of the Council questioned whether the structural evaluation services should be done after the rehabilitation project presented in item 4.f. The Council would like to move forward with the structural evaluation.**

**Motion by Christensen, seconded by West, to approve the quote from TE Forensics, Inc for structural evaluation services for the Adel Historical Museum, not to exceed \$2,880.00.**

**Roll: Ayes - Unanimous. Motion Carried.**

4.f. Consider Approval of MJR Development, LLC's Proposal for the Adel Historical Museum Rehabilitation Project

**Council Member Christensen and Council Member West questioned what the risk would be if nothing was done about the floor stabilization over the next couple months while waiting on the structural evaluation report. Council Member McAdon, along with volunteers from the Adel Historical Museum, shared that the stabilization project should be done sooner rather than later and felt that the project was a necessity. The volunteers felt that the structural evaluation will show that the project needs to be done, so why wait? The Council asked if Staff and McAdon could get a more precise timeline from TE Forensics, Inc for the structural evaluation and also to ask MJR Development, LLC if they would have availability after the structural evaluation was completed.**

**Motion by McAdon, seconded by Christensen, to approve the proposal presented by MJR Development, LLC.**

**This motion was not voted on.**

**Motion by Christensen, seconded by West, to postpone any action taken on this proposal until the February 26, 2024 City Council meeting and direct Staff to firm up the timeline commitments of both TE Forensics, Inc as well as MJR Development, LLC.**

**Roll: Ayes - Unanimous. Motion Carried.**

4.g. Consider Approval of Setting a Public Hearing for Proposed Property Tax Amounts and New Taxpayer Statements for Monday, March 25, 2024 at 6:00 p.m.

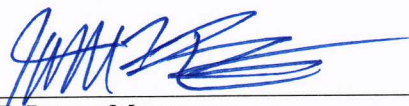
**Motion by Christensen, seconded by McAdon, to approve setting a public hearing for the proposed property tax amounts and new taxpayer statements for Monday, March 25, 2024 at 6:00 p.m.**

**Roll: Ayes - Unanimous. Motion Carried.**

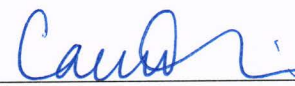
## **OTHER BUSINESS**

## **ADJOURNMENT**

**Meeting was adjourned at 6:43 p.m.**

  
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James F. Peters, Mayor

Attest:

  
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Carrie Erickson, City Clerk