

COUNCIL MEETING

December 13, 2016

5:30 P.M.

PRESENT: Ahrenholtz, Teeple, Sloan, Benitz, Von Ahsen

ABSENT: None

Mayor Berry presided.

No citizens spoke during the Open Forum.

On motion by Teeple, second by Benitz, the Council approved the following consent agenda: November 22, 2016 Council Minutes, payment of monthly bills from the City funds, Payment of Neighborhood Improvement Incentive Program to Keith Conroy for removal of buildings at 601 E. Adams Street and approval to waive the regular Council Meeting on December 20, 2016.

AYE: Von Ahsen, Ahrenholtz, Sloan, Benitz, Teeple

NAY: None

This was the time and place for Public Hearing for the application for Community Development Block Grant funds from the Iowa Economic Development Authority to provide funds for an owner-occupied rehabilitation program.

**CITY OF JEFFERSON PUBLIC HEARING MINUTES FOR CDBG HOUSING FUND APPLICATION**

A public hearing was held on **December 13 at 5:30 PM** at the Jefferson City Hall to hear comments on the city's application for a CDBG Housing Fund Application. The public hearing was opened at 5:30 PM by Mayor Berry. The hearing was pursuant to the citizen participation requirements of Section 508 of the Housing and Community Development Act of 1987, as amended March 25, 1988. The Iowa Economic Development Administration (IEDA) will advise all CDBG applicants and grantees of the requirements, and of acceptable means to amended, to ensure compliance with said requirements by all applicants for and recipients of CDBG funds administered by the State of Iowa. The public was informed that IEDA requires reasonable public access to all local meetings, project records and information relating to the proposed and actual use of CDBG funds. All CDBG related meetings should be conducted in public buildings.

The need for owner-occupied housing rehabilitation has been realized by the City of Jefferson through a Housing Needs Assessment. The proposed project will rehabilitate 6 units to meet the IEDA Housing Quality Standards and be lead safe upon completion. Families may be temporarily displaced during rehabilitation disturbing lead based paint. No businesses will be displaced as a result of this proposed project.

The city determined the 6 projects will be located in the following Targeted Area:

Houses located within the following boundaries: Starting on the north-west at the intersection of N. West St. and W. Adams St., continuing east to N. Pinet St., south to W. Washington St., east to N. Maple St., south to West Lincolnway, west to West St. and north to West Adams St.

The total project is estimated to be \$263,000.00 which includes a \$18,000.00 city match share. Grant administration of \$20,000.00 and Rehabilitation/Technical Services of \$225,000.00 are combined for a total CDBG request of \$ 245,000.00. The application deadline is January 13, 2017.

A requirement of the CDBG program is that funds must benefit a population of at least 51% of the households are occupied by low or moderate income families. The City of Jefferson's LMI percentage is **60.59%** and 100% of housing rehabilitation participants will be low and moderate income.

The Public Hearing was closed at 5:45 PM.

Signed:

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Craig Berry, Mayor

Attested:

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Diane Kennedy, City Clerk

On motion by Teeples, and second by Von Ahsen, the Council closed the Public Hearing.

AYE: Ahrenholtz, Teeples, Sloan, Benitz, Von Ahsen

NAY: None

On motion by Ahrenholtz, second by Teeples, the Council approved Region XII Council of Governments for Technical Services for the 2017 Community Development Block Grant owner-occupied rehabilitation program. The fees will be \$3,500 for technical assistance per house and \$1,000 for asbestos removal per house and will be recovered with the Community Development Block Grant funds.

AYE: Benitz, Von Ahsen, Ahrenholtz, Sloan, Teeples

NAY: None

**RESOLUTION NO. 36-16**

On motion by Von Ahsen, second by Benitz, the Council approved Resolution No. 36-16, a resolution providing matching funds for the 2017 Community Development Block Grant owner-occupied rehabilitation program. This is for the city's match for this program, which is (6) projects at \$3,000 per project.

AYE: Teeples, Benitz, Sloan, Ahrenholtz, Von Ahsen

NAY: None

On motion by Ahrenholtz, second by Sloan, the Council approved of Affirmative Fair Housing Policy and Equal Opportunity Policy Statement for 2017 Community Development Block Grant owner-occupied rehabilitation program.

AYE: Von Ahsen, Teeples, Ahrenholtz, Sloan, Benitz

NAY: None

**RESOLUTION NO. 37-16**

On motion by Teeples, second by Ahrenholtz, the Council approved Resolution No. 37-16, a resolution for Code of Conduct for 2017 Community Development Block Grant owner-occupied rehabilitation program.

AYE: Sloan, Teeples, Von Ahsen, Benitz, Ahrenholtz

NAY: None

**RESOLUTION NO. 38-16**

On motion by Sloan, second by Von Ahsen, the Council approved Resolution No. 38-16, a resolution for Residential Anti-Discrimination & Relocation Assistance Plan for 2017 Community Development Block Grant owner-occupied rehabilitation program.

AYE: Benitz, Ahrenholtz, Teeples, Von Ahsen, Sloan

NAY: None

**RESOLUTION NO. 39-16**

On motion by Benitz, second by Teeples, the Council approved Resolution No. 39-16, a resolution for Procurement Policy for 2017 Community Development Block Grant owner-occupied rehabilitation program.

AYE: Teeples, Sloan, Benitz, Ahrenholtz, Von Ahsen

NAY: None

**RESOLUTION NO. 40-16**

On motion by Teeples, second by Benitz, the Council approved Resolution No. 40-16, a resolution for Excessive Force for 2017 Community Development Block Grant owner-occupied rehabilitation program.

AYE: Ahrenholtz, Von Ahsen, Sloan, Benitz, Teeples

NAY: None

Item F was removed from the Agenda.

**RESOLUTION NO. 41-16**

On motion by Ahrenholtz, second by Sloan, the Council approved Resolution No.41-16, a resolution setting date of January 10, 2017 at 5:30p.m., for public hearing on 2017 amendment to urban renewal plan for Jefferson Urban Renewal Area.

AYE: Von Ahsen, Benitz, Sloan, Teeples, Ahrenholtz  
NAY: None

**RESOLUTION NO. 42-16**

On motion by Benitz, second by Teeples, the Council approved Resolution No. 42-16, a resolution approving a 5-year Capital Improvement Plan and matching funding for the Airport Improvement Project.

AYE: Ahrenholtz, Sloan, Teeples, Benitz, Von Ahsen  
NAY: None

On motion by Benitz, second by Sloan, the Council approved the agreement with Iowa DOT for the remaining payment of \$200,130.53 for the Grade Separation Project.

AYE: Von Ahsen, Ahrenholtz, Benitz, Teeples, Sloan  
NAY: None

On motion by Ahrenholtz, second by Von Ahsen, the Council considered first reading of ordinance amending Jefferson Code of Ordinance provisions pertaining to traffic and speed regulations.

AYE: Teeples, Sloan, Benitz, Ahrenholtz, Von Ahsen  
NAY: None

Don Orris gave a presentation on Animal Shelter.

The following bills were approved for payment from the City funds:

ACCESS SYSTEMS INC	RN CPIER LSE	608.74
ACCESS SYSTEMS LEASE	PA CPIER LSE	314.91
ACCO UNLIMITED CORP	PL MAINT	14,246.94
ACUSHNET CO.	GCRSE MERCH	214.49
AFLAC	AFLAC INS W/H	256.61
AFSCME/IA COUNCIL 61	UNION DUES	488.4
AG SOURCE LAB	WA TSTG	104.00
AIR MACH INC.	WA AUTO DRAIN	168.00
ALAINA HARP	WA REF	100.00
ALEX AIR APPARATUS INC	JFD HOSE	460.00
ALLIANT ENERGY	UTILITIES	20,911.17
AMAZON	LB SUPP	82.94
AUTOMATIC SYSTEMS CO.	WA EQUIP	1,699.00
BAKER & TAYLOR INC.	LB MOVIES	2,390.39
BEE & HERALD	LB JOB AD	577.81
BELL TOWER FOUNDATION	BT FOUND	5,000.00
BLOHM INSPECTION	407 L'WAY	600.00
BOLTON & MENK INC	TIF RUETERS	5,203.00
BOMGAARS	SUPPLIES	672.49
BRIAN GILLILAND	WA REF	100.00
BROWN SERVICES	RN CLEAN	2,160.00
C&D MASONRY INC	200 E STA BRICK	23,886.00
CAROL MORTON	WA REF	100.0
CHIEF/LAW ENFORCE SUPP	PD CLOTH	191.20
CHRIS YEAGER	WA REF	100.00

CINTAS CORP	FIRST AID	225.34
CITY OF JEFFERSON	WA DEL APPLY	900.00
COBRAHELP	PA FEE	15.00
COLLECTION SERV CENTER	CASE IDENT	452.92
COMPASS MINERALS	WA SALT	6,528.18
COMPUSENSE	LB MAINT	566.70
DE LAGE LANDEN	LB COPIER LSE	207.50
DIGITAL ALLY, INC.	PD CAMERA	805.00
DOLLAR GENERAL	LB SUPP	53.75
DON'S ACE HARDWARE	LB BULBS	270.92
DONALD RHOADES	WA REF	100.00
DPC INDUSTRIES, INC.	WA CHEM	635.00
DURBIN AUTO	PD BATTERY	338.81
DURLAM ELECTRIC	SRV FLAG LITE	999.52
ED M. FELD EQUIP CO.	JFD SWIVEL	563.00
ED MILLER	WA DEP	100.00
EFTPS	FEDERAL W/H	52,695.61
EMC NATIONAL LIFE CO.	EMC LIFE INS	194.31
FAIRCHILD COMMUNICATIONS	AP MAINT	603.20
FAREWAY	LB SUPP	367.90
FORT DODGE DISTRIB	GCRSE BEER	166.60
FRANK DUNN CO.	RUT PATCH	750.00
GALE/CENGAGE LEARNING	LB BOOKS	23.24
GALLS LLC	PD CLOTH	664.85
GENESIS DEVELOPMENT	CLEANING	525.00
GEODE	WARIN OIL	83,341.97
GORDON KANKE	WA REF	100.00
GRAVE DISCOVER, LLC	CEM SOFTWRE	500.00
GREENE CO SEC ROADS	FUEL	8,919.07
GREENE CO. CHAMBER	LB PRIZE	50.00
GRONEWOLD, BELL, KYHNN	PA AUDIT	7,500.00
H D SUPPLY	WA GASKET	1,803.54
HALLIE RICE	WA REF	100.00
HAMILTON REDI-MIX	PK PEA ROCK	1,622.75
HANS BENNEWITZ	WA REF	100.00
HARRISON RV LAND	SUPP	38.94
HOLIDAY INN	WA SCHOOL	183.68
HOME STATE BANK	RN NSF	872.54
IA DOT	RUT TUBING	284.24
INNOVATIVE INTERFACES INC	LB SUB RENEW	609.79
INT. INST.OF MUNI. CLERKS	PA DUES	160.00
INTOXIMETERS INC.	PD (2) PBT	885.00
IA ASSN OF MUNI UTIL	SAFETY DUES	884.96
IA CONCRETE CUTTING, INC	RUT REPRS	270.00
IA DEPOF JUSTICE	FORFEITURE	200.00
IA DOT	RUT SUPP	357.25
IA INS DIVISION	CEM REPORT FEE	50.00
IA LEAGUE OF CITIES	PA WORKSHOP	40.00
IA ONE CALL	ONE CALL	72.90
IPERS	IPERS W/H	21,009.96
J & M GOLF	GCRSE MERCH	125.61
JANE MILLARD	REIMB	110.14
JAY GOUGHNOUR	GCRSE MAINT	725.00
JEFFERSON MATTERS	HOT/MOT ADV	45.00
JEFFERSON TELECOM	PHONE	2,346.16
JENN OAKES	WA REF	100.00
JERRY SCHULTZ	WA REF	100.00

KARL CHEVROLET	SN 2017 CHEVY	98,128.18
KENT BINNS	WA REF	100.00
KEYSTONE LAB INC	WA TSTG	327.70
KGRA	GCRSE ADV	79.95
KIMBALL MIDWEST	RUT HEX KEYS	152.92
LOIS CLARK	SW PROG	322.00
LOUK PLUMBING	REPAIRS	2,602.76
MANDY JACOBSON	WA REF	100.00
MANGOLD	SW TSTG	1,798.40
MATHESON TRIGAS	WA CHEM	40.60
MCATEE TIRE SRV	WA TIRE	1,170.67
METRO WASTE	SN LF FEES	7,336.09
MICAH DESTIVAL	REIMB	1,531.87
MICHAEL WALLACE	REIMB CLOTH	54.55
MIDLAND POWER COOP	AP LITES	26.13
MIKE PALMER	REIMB	33.16
MOTOR PARTS	PARTS	14.87
MPH INDUSTRIES INC	PD RADAR UNIT	1,695.00
MUIR EMBROIDERY	SN BOOTS	162.00
NAPA AUTO PARTS	PARTS	81.48
NAPA SMALL ENGINE SALES	PK MAINT	114.61
NEW COOPERATIVE INC	WA CHEM	223.52
O'HALLORAN	RC REPRS	3,038.47
OCLC, INC.	LBB ILL & CATAL	503.62
ORKIN PEST CONTROL	PEST CONTR	319.17
OTC BRANDS INC.	LB SUPP	118.86
OURAY SPORTSWEAR	GCRSE MERCH	1,131.00
PAULA CALMER	WA REF	100.00
PAW'S	PAW CONTRACT	1,000.00
PEGGY SANDERS	WA REF	100.00
PERFORMANCE TIRE AND SRV	SN TIRES	1,203.98
PING	GCRSE MERCH	543.22
PLAYPOWER LT FARMINGTON	PK SWING SEATS	562.55
RACCOON VALLEY RADIO	GCRSE ADV	141.93
RANDY HAYES	WA REF	100.00
REGION XII COUNCIL	DTWN CDBG	2,711.00
ROTARY CLUB	PA DUES	149.00
ROXANNE GORSUCH	REIMB CAF	77.72
RT AUTO/FLOORING	AP-CARPET	840.62
SENSUS USA	WA SOFTWARE	2,181.17
SHADRAN	LB SUPP	1,202.63
SIMEON LANG	REIMB	84.00
SITONE LANDSCAPE	GCRSE PARTS	112.78
SPENCER BURLEY	WA REF	100.00
SRIXON/CLEVELAND GOLF	GCRSE MERCH	2,140.90
STEVE MOON	WA REF	100.00
STONE	RN SUPP	148.47
STOREY KENWORTHY CO	PA FORMS	127.99
TANNER WILES	WA REF	100.00
TELRITE CORP	LNG DIST	199.63
TERESA CLARK	H INS SINK	1,232.49
THE FRANKS DESIGN GROUP	CDBG/DWNTWN	29,087.04
THE OFFICE STOP INC.	CEM BINDER	144.03
THE PRINTERS BOX	WA UPS	294.86
THOMSON REUTERS	PA LGL	470.44
TREASURER STATE OF IA	STATE W/H	6,015.00
TRI-COUNTY LUMBER	SUPP	599.42

TYLER TECHNOLOGIES	PA MAINT	77.00
U.S. CELLULAR	WA PHONE	224.25
U.S. POST OFFICE	POSTAGE	1,062.64
U.S. POSTOFFICE	STAMPS	94.00
UPTOWN SPORTING GOODS	RN PRGR SUPP	30.00
USA BLUEBOOK	SW SUPP	832.84
UTILITY EQUIPMENT CO	WA COUPLING	309.23
VERIZON WIRELESS	PD PHONE	160.06
VICKY LAUTNER	REIMB	277.22
WAGGONER & WINEINGER	ANIM SHEL ARC	1,500.00
WELLMARK BC/BS	H. INS	32,594.20
WILCOX LAW FIRM	LEGAL	15,004.64
WOODLEY APPLIANCE REPR	RN REPRS	132.50
ZIEGLER	RUT SEAL KIT	1,162.55

	FUND TOTALS	
001 GENERAL FUND	220,830.30	
110 ROAD USE TAX	85,852.87	
112 CAFETERIA PLAN	77.72	
121 LOCAL OPTION SA	16,706.28	
125 TIF	7,484.00	
126 POLICE FORFEITURE	200.00	
128 HEALTH INS. SINKING	1,200.00	
134 LIBRARY AGENCY	273.54	
140 WATER DEPOSITS	2,800.00	
149 DOWNTOWN BUILDINGS	27,143.00	
150 DOWNTOWN CDBG GNT	32,189.04	
600 WATER	28,154.67	
606 WATER TOWER REPAIR	1,699.00	
610 WASTEWATER	16,251.96	
660 AIRPORT	3,515.72	
670 SANITATION	58,591.06	
671 RECYCLING	6,467.36	
GRAND TOTAL	509,436.52	

There being no further business the Council agreed to adjourn.

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 Craig J. Berry, Mayor

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 Diane M. Kennedy, City Clerk