

AGENDA

COUNCIL MEETING

Tuesday, February 14, 2017

5:30 P.M.

CITY HALL COUNCIL CHAMBERS

I. CALL TO ORDER:

II. OPEN FORUM: This is a time for any concerned citizen to speak to the Council on an item that is not on the agenda.

III. CONSENT ITEMS:

- A. 1/24/17 regular Council meeting minutes. 1/23/17, 1/30/17 City/County meetings.
- B. Payment of monthly bills
- C. Annual Tax Abatement approvals.
- D. Treasurer's Report

IV. NEW BUSINESS:

- A. Public hearing on plans and specifications, form of contract, and estimate of cost for Community Development Block Grant (CDBG) Jefferson Main Street Façade Rehabilitation Project.
- B. Consider resolution approving plans and specifications, form of contract, and estimate of cost for Community Development Block Grant (CDBG) Jefferson Main Street Façade Rehabilitation Project.
- C. Public hearing on agreement for sale and redevelopment of property at 111 E. Lincoln Way.
- D. Consider resolution approving agreement for sale and redevelopment of property at 111 E. Lincoln Way.
- E. Consider resolution setting public hearing on proposed plans and specifications, form of contract, and estimate of cost for the 2017 Street and Alley Reconstruction Project.
- F. GCDC Quarterly Update and request for funds.
- G. Overview of Comprehensive plan proposal from Region XII Council of Governments.
- H. Consider approval to employ golf course manager.
- I. Consider first reading of ordinance to create a \$1 monthly charge for the yard waste site.
- J. Discussion of north area drainage improvements and consider authorizing Bolton & Menk to proceed with study to estimate benefit allocation.
- K. 2017-2018 Budget Workshop.

V. REPORTS:

- A. Mayor
- B. Engineer
- C. City Clerk
- D. Attorney
- E. City Administrator
- F. Council & Committees

VI. ADJOURN.

AGENDA SUMMARY

DATE 2/14/17

NEW BUSINESS

- A. **Public hearing on plans and specifications, form of contract, and estimate of cost for Community Development Block Grant (CDBG) Jefferson Main Street Façade Rehabilitation Project.**
- B. **Consider resolution approving plans and specifications, form of contract, and estimate of cost for Community Development Block Grant (CDBG) Jefferson Main Street Façade Rehabilitation Project.**
- C. **Public hearing on agreement for sale and redevelopment of property at 111 E. Lincoln Way.**
- D. **Consider resolution approving agreement for sale and redevelopment of property at 111 E. Lincoln Way.**
- E. **Consider resolution setting public hearing on proposed plans and specifications, form of contract, and estimate of cost for the 2017 Street and Alley Reconstruction Project.** See attached project description.
- F. **GCDC Quarterly Update and request for funds.**
- G. **Overview of Comprehensive plan proposal from Region XII Council of Governments.** At the last meeting the Council discussed updating the Comprehensive plan. Chris Whitaker from Region XII will be at the meeting to overview the comprehensive plan process and the services they provide.
- H. **Consider approval to employ golf course manager.**
- I. **Consider first reading of ordinance to create a \$1 monthly charge for the yard waste site.** Due to air quality and safety concerns, the City discontinued the burning of brush at Daubendiek Park yard waste site in 2014 and began mulching the brush. Because mulching requires special equipment and operators, the work is contracted out at a cost of about \$15,000-\$20,000 per year. The proposed \$1 per month charge would appear on each residential water bill.
- J. **Discussion of north area drainage improvements and consider authorizing Bolton & Menk to proceed with study to estimate benefit allocation.** In 2016 the Council authorized Bolton and Menk to conduct a storm water drainage study for the north part of the City in order to address current conditions and future growth. The study was presented to the Water/Sewer committee for their comments. Bolton and Menk will be at the meeting to overview the proposal and advise the Council of the next steps.
- K. **2017-2018 Budget Workshop.**

COUNCIL MEETING

January 24, 2017

5:30 P.M.

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

ABSENT: None

Mayor Berry presided.

No citizens spoke during the Open Forum.

On motion by Teeples, second by Benitz, the Council approved the following consent agenda: January 10, 2017 Council Minutes, Class C Beer Permit for Kum & Go., LLC, Class E Liquor License for Fareway Stores, Inc. #888, Class C Liquor License for Jefferson Community Golf Course, and Treasurer's Report.

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

NAY: None

This was the time and place for the Public Hearing on the General Obligation Essential Purposes loan agreement in a principal amount not to exceed \$360,000.00. Berry called for any oral or written comments and there were none. On motion by Teeples, second by Von Ahsen, the Council closed the Public Hearing

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

NAY: None

RESOLUTION NO. 3-17

On motion by Sloan, second by Ahrenholtz, the Council approved Resolution No. 3-17, a resolution to enter into General Obligation Essential Purposes loan agreement and setting date of February 14, 2017 at 5:30 p.m. for public hearing on General Obligation General Purposes loan agreement.

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

NAY: None

RESOLUTION NO. 4-17

On motion by Benitz, second by Von Ahsen, the Council approved a Resolution No. 4-17, a resolution proposing agreement for sale and redevelopment of property at 111 East Lincoln Way and setting public hearing on February 14, 2017 at 5:30 p.m.

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

NAY: None

RESOLUTION NO. 5-17

On motion by Sloan, second by Ahrenholtz, the Council approved a Resolution No. 5-17, a resolution tentatively approving detailed plans and specifications, form of contract, and estimate of cost, and setting public hearing on February 14, 2017 at 5:30 p.m. for the CDBG Jefferson Main Street Façade Rehabilitation Project.

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

NAY: None

ORDINANCE NO. 576

On motion by Teeples, second by Ahrenholtz, the Council approved the third reading and final adoption of an ordinance amending the code of ordinances of the City of Jefferson, Iowa, 2008. by amending provisions pertaining to traffic and speed regulations.

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

NAY: None

On motion by Von Ahsen, second by Benitz, the Council approved setting a Public Hearing for February 28, 2017 at 5:30 p.m. for Fiscal Year 2017-2018 Budget.

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

NAY: None

The City Council discussed updating the Comprehensive Plan.

There being no further business the Council agreed to adjourn.

Craig J. Berry, Mayor

Diane M. Kennedy, City Clerk

SPECIAL COUNCIL MEETING

January 23, 2017

10:00 a.m.

PRESENT: Ahrenholtz, Teeples, Sloan, Von Ahsen, Benitz
ABSENT: None

Mayor Berry presided.

The Council and Greene County Board of Supervisors met in a Special Joint Session at City Hall to discuss the new animal shelter.

The city and county officials proceeded with discussion about the proposed animal shelter. Both parties agreed to schedule another meeting on this discussion January 30, 2017 at 10:30 a.m.

There being no further business the Council agreed to adjourn.

Craig J. Berry, Mayor

Diane M. Kennedy, City Clerk

SPECIAL COUNCIL MEETING

January 30, 2017

10:30 a.m.

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

ABSENT: None

Mayor Berry presided.

The Council and Greene County Board of Supervisors met in a Special Joint Session at City Hall to discuss the proposed new animal shelter.

The city and county officials proceeded with discussion about the proposed animal shelter with consensus that both parties choose not to proceed with the proposal as presented.

There being no further business the Council agreed to adjourn.

Craig J. Berry, Mayor

Diane M. Kennedy, City Clerk

2016 City of Jefferson Tax Abatement List

	PROPERTY OWNER	PARCEL #	PERMIT #	HOUSE #	STREET	PROJECT	PROJECT \$	ISSUE DATE	ABATEMENT \$
1	Phillip Sheridan	1117176015	64-12	208	E. Wilcox Way	New House	\$ 150,000.00	9/20/2012	\$ 144,200.00
2	Jim Andrews	1118226005	20-15	507	W. Edgewood Rd.	Addition	\$ 270,000.00	4/29/2015	\$ 364,300.00
3	James Ober	1107353019	49-15	1221	Rush Ridge Rd.	Addition	\$ 70,000.00	1/12/2016	\$ 51,500.00
4	Shane Kozal	1107476017	70-15	600	S. Maple St.	Garage	\$ 50,000.00	6/8/2016	\$ 12,300.00
5	Milan Kucerak	1108177003	16-16	304	E. Adams St.	Addition	\$ 120,000.00	5/6/2016	\$ 24,500.00
6	TD Hunter, LLC	732376010	18-16	2204	N. Mulberry St.	Building	\$ 361,000.00	5/6/2016	\$ 588,200.00
7	Todd Madson	1117106012	25-16	104	E. Vest St.	Addition	\$ 70,000.00	5/8/2016	\$ 25,700.00
8	Chris Blackburn	1117107012	26-16	109	E. Vest St.	Garage	\$ 10,000.00	5/31/2016	\$ 14,000.00
9	Andy Murphy	1107327009	45-16	200	S. Grimmell Rd.	Addition	\$ 30,000.00	8/4/2016	\$ 42,000.00
10	Lyle Conroy	1107451004	46-16	903	W. South St.	Garage	\$ 35,000.00	7/29/2016	\$ 24,700.00
11	Michael Pothoff	1108377006	55-16	304	E. Garfield St.	New House	\$ 170,000.00	8/26/2016	\$ 39,900.00
12	Tracy Saffell	1107452007	62-16	701	W. South St.	New Garage	\$ 8,000.00	9/29/2016	\$ 7,000.00
13	Diane Jackson	1108357012	63-16	616	S. Chestnut St.	Garage	\$ 37,358.00	10/11/2016	\$ 14,000.00
14	Phil Sloan	1108339001	N/A	503	E. Monroe St.	Remodel	\$ 140,000.00		\$ 71,600.00

Totals \$ 1,521,358.00

\$ 1,423,900.00

PROJECT AT A GLANCE

2017 Street and Alley Re-Construction

City of Jefferson

Jefferson, Iowa

BMI Project No. A13.112906

1. Project Description:

Division 1: Lincoln Ridge Estates, Deer Run Re-Construction - This project consists of approximately 1,420 SY of subgrade preparation and modified subbase, 1,420 SY of geo grid subgrade treatment, 1,251 SY of 7 inch PCC pavement and 1,228 SY of pavement removal along with all associated construction and all incidentals required to complete the project.

Division 2 (Alternate): Block 24, Original Town, East/West & North/South Alley Re-Construction – This project consists of approximately 1,170 SY of subgrade preparation and modified subbase, 1,045 SY of 7 inch PCC pavement and 1,097 SY of pavement removal along with all associated construction and all incidentals required to complete the project.