

AGENDA

COUNCIL MEETING

Tuesday, July 14, 2015

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. 6/23/15 council minutes.
 - B. Payment of monthly bills.
 - C. Fireworks permit for Wild Rose Casino and Resort-8/07/15 or 8/8/15 (rain date)
 - D. Sparetime Lanes and Lounge, Class C Liquor License.
 - E. Employ Heather Hinote at the Jefferson Community Golf Course at hourly wage of \$7.25/hr.
 - F. Employ Bayli Gibson at the Jefferson Community Golf Course at hourly wage of \$7.25/hr
 - G. Employ Sherry Palmer at the Jefferson Community Golf Course at hourly wage of \$7.25/hr.
 - H. Wild Rose Jefferson, LLC. - Casino, Class B Wine Permit, Class C Liquor License.
 - I. Wild Rose Jefferson, LLC. - Coaches Corner, Class C Liquor License.
 - J. 2015-2016 Department Head and non-union wages.
- IV. **NEW BUSINESS:**
 - A. Public Hearing on the July 2015 Amendment to the Urban Renewal Plan.
 - B. Resolution approving amendment to Urban Renewal Plan.
 - C. Public Hearing on development agreement with Jcorp, Inc.
 - D. Resolution approving development agreement with Jcorp, Inc.
 - E. First reading of ordinance to increase water rates by 3%.
 - F. First reading of ordinance to increase sewer rates by 3%.
 - G. Consider approval of Danny Moranville to serve as Interim Sewer Superintendent.
 - H. Third reading of ordinance adopting Planned Unit Development zoning classification for property in Water Tower Subdivision.
 - I. Consider approval of preliminary and final plat for Water Tower Subdivision. (Attached)
 - J. Consider approval to replace existing 4 inch water line on Walnut St between Central Ave and W. Mahlon.
- V. **REPORTS:**
 - A. Mayor
 - B. Engineer
 - C. City Clerk
 - D. Attorney
 - E. City Administrator
 - F. Council & Committees
- VI. **ADJOURN.**

AGENDA SUMMARY

DATE 7/14/15

NEW BUSINESS

- A. Public Hearing on the July 2015 Amendment to the Urban Renewal Plan.**
- B. Resolution approving amendment to Urban Renewal Plan.**
- C. Public Hearing on development agreement with Jcorp, Inc.**
- D. Resolution approving development agreement with Jcorp, Inc.**
- E. First reading of ordinance to increase water rates by 3%.** As part of the 2015-2016 budget the water rates would be increased by 3%. The change would increase the minimum monthly bill for the first 134 cubic feet (1000 gallons) by .29 per month plus .23 per month for each 134 cubic feet (1000 gallons) beyond the minimum charge.
- F. First reading of ordinance to increase sewer rates by 3%.** As part of the 2015-2016 budget the sewer rates would be increased by 3%. The change would increase the minimum monthly bill by .34 plus an additional .14 per 100 cubic feet (750 gallons) of water used.
- G. Consider approval of Danny Moranville to serve as Interim Sewer Superintendent.**
- H. Third reading of ordinance adopting Planned Unit Development zoning classification for property in Water Tower Subdivision.**
- I. Consider approval of preliminary and final plat for Water Tower Subdivision. Attached is the final plat.**
- J. Consider approval to replace existing 4 inch water line on Walnut St between Central Ave and W. Mahlon.** The Water/Sewer Committee met on Wednesday, 7/8/15 and recommended replacement of the existing 4 inch water line on Walnut St between Central Ave and W. Mahlon for an estimated price of \$73,950.

COUNCIL MEETING

June 23, 2015

5:30 P.M.

PRESENT: Ahrenholtz, Teeple, Black, Jaskey, Von Ahsen

ABSENT: None

Mayor Berry presided.

No citizens spoke during the Open Forum.

On motion by Black, second by Von Ahsen, the Council approved the following consent agenda: June 9, 2015 Council Minutes, Waive \$140.00 sign permit fee for Greene County Medical Center, Wild Rose Jefferson LLC Class C Liquor License.

AYE: Ahrenholtz, Black, Teeple, Von Ahsen

NAY: None

On motion by Teeple, second by Black, the Council approved second reading of ordinance adopting Planned Unit Development zoning classification for property in Water Tower subdivision.

AYE: Von Ahsen, Ahrenholtz, Black, Teeple

NAY: None

RESOLUTION NO. 35-15

On motion by Teeple, second by Von Ahsen, the Council approved Resolution No. 35-15, a resolution approving final plat for GCDC Business Park 1 recommendation from the Planning and Zoning committee.

AYE: Black, Teeple, Von Ahsen, Ahrenholtz

NAY: None

City Councilperson Jaskey arrived at the meeting.

RESOLUTION NO. 36-15

On motion by Black, second by Ahrenholtz, the Council set a public hearing on Resolution No. 36-15, a resolution for an amendment to the Urban Renewal Plan for the Jefferson Urban Renewal area for July 14, 2015 at 5:30 p.m.

AYE: Teeple, Ahrenholtz, Jaskey, Black, Von Ahsen

NAY: None

RESOLUTION NO. 37-15

On motion by Black, second by Von Ahsen, the Council set a public hearing on Resolution No. 37-15, a resolution setting date for July 14, 2015 at 5:30 p.m. for development agreement with JCorp, Inc.

AYE: Ahrenholtz, Von Ahsen, Teeple, Jaskey, Black

NAY: None

On motion by Ahrenholtz, second by Jaskey, the Council approved the bid from Hydro Klean of \$6,149.00 for removal and installation of media in softener at Water Plant.

AYE: Black, Jaskey, Teeple, Von Ahsen, Ahrenholtz

NAY: None

On motion by Von Ahsen, second by Teeples, the Council approved the bid from Westech of \$25,415.00 for removal and installation of media in softener at Water Plant.

AYE: Jaskey, Teeples, Ahrenholtz, Von Ahsen, Black
NAY: None

On motion by Ahrenholtz, second by Von Ahsen, the Council approved an additional \$43,000.00 in Engineering costs to MHF Engineering for NW Utility Improvements in TIF District (Casino Project).

AYE: Black, Ahrenholtz, Von Ahsen
NAY: Teeples, Jaskey

Presentation by Peg Raney (Main Street Committee) on renovation of alley on north side of Doc's Stadium at 113 N. Chestnut. The Council discussed the project, but no action was taken.

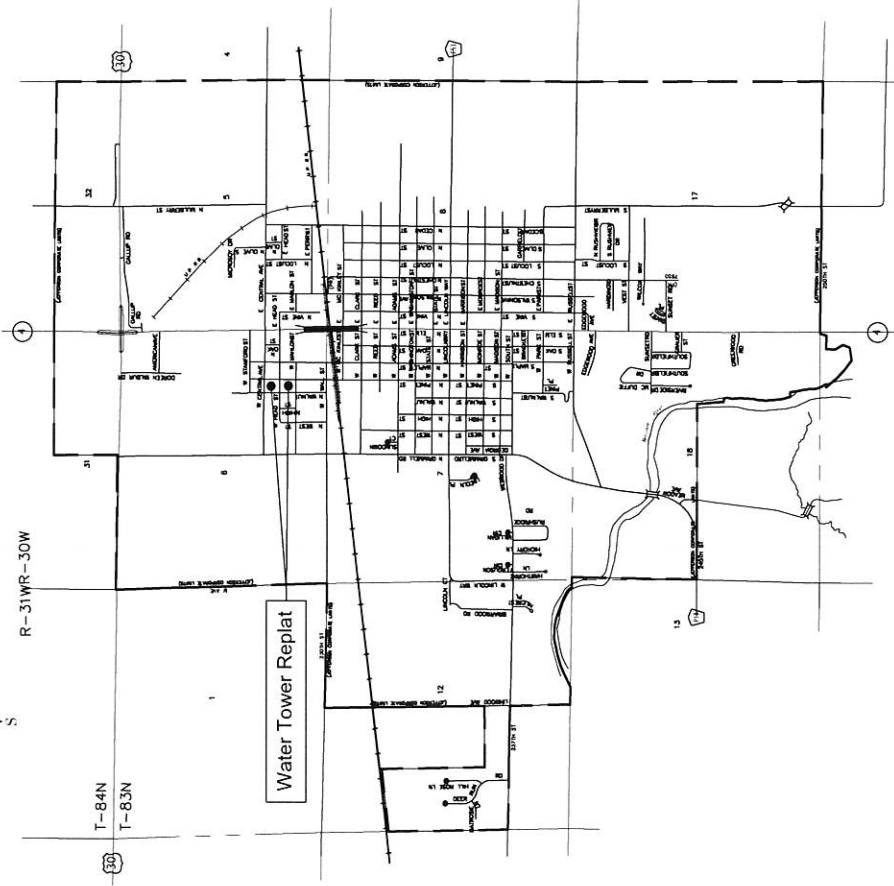
There being no further business the Council agreed to adjourn.

Craig J. Berry, Mayor

Diane M. Kennedy, City Clerk

Preliminary Plat For Water Tower Replat Jefferson, Greene County, Iowa

(A Replat of Water Tower Subdivision)



Vicinity Map - Jefferson, Iowa

Dwg	Description
1	Cover Sheet
2	Legend Sheet and Notes
3	Preliminary Plat

OWNER:

Water Tower, LLC
P.O. Box 159
708 N. Hwy 69
Huxley, Iowa 50124

Developer:

JCorp, Inc
P.O. Box 159
708 N. Hwy 69
Huxley, Iowa 50124

Planner/Engineer:

M.H.F. Engineering, P.C.
P.O. Box 68
300 W. McKinley St
Jefferson, Iowa 50129
John R. Milligan, P.E. #9519

Land Surveyor:

M.H.F. Engineering, P.C.
P.O. Box 68
300 W. McKinley St
Jefferson, Iowa 50129
Warder C. Hillhouse, Jr., L.S. #6806

	M.H.F. ENGINEERING, P.C. ENGINEERS & LAND SURVEYORS P.O. Box 68 Jefferson, Iowa 50129 PH: (515) 366-4101 FAX: (515) 366-4815	DESIGNER WARDER C. HILLHOUSE, JR. L.S. #6806	CHECKER JOHN R. MILLIGAN P.E. #9519
Cover Sheet Water Tower Replat, Jefferson, Greene County, Iowa		ENGINEER AND SURVEYOR PROJECT NO. 15013 DIVISION 1	DATE 3/15

NO.	REVISIONS	BY	DATE

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND I AM AN ADULT LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

Signature: John R. Milligan Date: _____

License number: 9519
 My license renewal date is: December 31, 2015

PAGES OR SHEETS COVERED BY THIS SEAL: _____ ALL _____

Recommend Approval
Planning and Zoning Commission

Chairman		Date
Secretary		Date

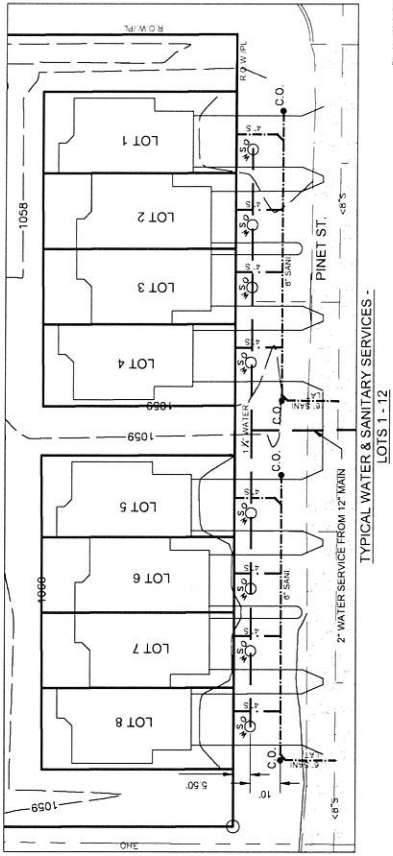
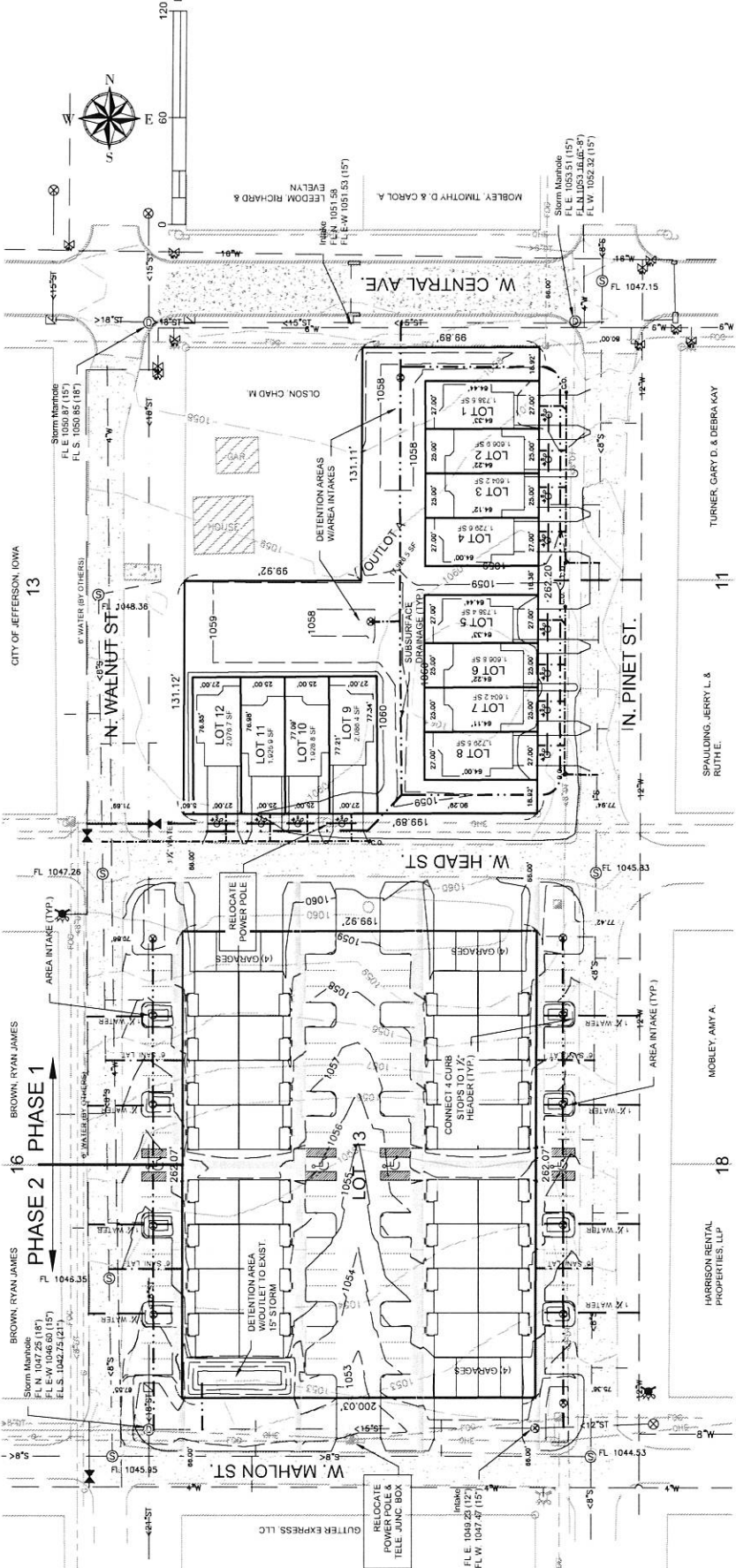
Approved
City of Jefferson, Iowa

Mayor		Date
City Clerk		Date

NO.	REVISIONS	BY	DATE

DESIGNER: M.H.F. ENGINEERING, P.C.
 PROJECT NO: 19013
 DRAWING NO: 3
 DATE: 3/15/19
 PH: (515) 386-1013
 FAX: (515) 386-4815
 P.O. Box 68
 Jefferson, Iowa 50129

ENGINEER/LAND SURVEYOR
 ENGINEERS - LAND SURVEYORS
 WATER TOWER PLANNED UNIT DEVELOPMENT
 Jefferson, Greene County, Iowa
 PRELIMINARY PLAT - WATER TOWER REPLAT



Legal Description (Existing Property):
 Block 12, and Block 17 of Water Tower Subdivision,
 Jefferson, Iowa.

Zoning Classification:
 Existing: RS-6
 Proposed: Planned Unit Development

Total Number of Lots:
 Block 12: 12 Lots
 Block 17: 1 Outlot (Common Area)

Lot Areas:
 Block 12:
 Min. Lot Area: 1,604.2 sf
 Max. Lot Area: 2,086.4 sf
 Avg. Lot Area: 1,781.3 sf
 Outlot (Common) Area: 17,926.53 sf

Block 17:
 Lot Area: 52,407.79 sf

See general notes on drawing number 2 for additional information of the Planned Unit Development.