

# **AGENDA**

**COUNCIL MEETING**  
**Tuesday, October 9, 2018**  
**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. 9/25/18 regular Council meeting minutes.
- B. Sparky's One Stop, Class C Beer Permit
- C. Payment of monthly bills

### **IV. NEW BUSINESS:**

- A. Appointment of Tracy Deal as a Board member to the Jefferson Parks and Recreation Board.
- B. Consider resolution approving Declaration Combining Lots at 300-308 N. Elm Street for Zoning and Tax Purposes
- C. Consider approval of resolution for golf course equipment reimbursement.
- D. Consider resolution approving Declaration Combining Lots at 300-308 N. Elm Street for Zoning and Tax Purposes.
- E. Consider resolution approving \$150,000 Economic Development Forgivable Loan Agreement with East State Street Properties for renovation of building at 204-206 East State Street.
- F. Consider resolution approving \$100,000 Catalyst Grant Forgivable Loan Agreement with East State Street Properties for renovation of building at 204-206 East State Street.
- G. Consider approval of application from \*\*\* for a façade improvement grant at 204-206 East State Street.
- H. Consider approval to purchase new liner for municipal swimming pool.
- I. Second reading of ordinance to increase water rates by 3%.
- J. Second reading of ordinance to increase sewer rates by 3%.

### **V. REPORTS:**

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

### **VI. ADJOURN.**

# AGENDA SUMMARY

DATE 10/9/18

## NEW BUSINESS

### I. NEW BUSINESS:

- A. **Appointment of Tracy Deal as a Board member to the Jefferson Parks and Recreation Board.**
- B. **Consider resolution approving Declaration Combining Lots at 300-308 N. Elm Street for Zoning and Tax Purposes.**
- C. **Consider approval of resolution for golf course equipment reimbursement.** At the August 14, 2018 meeting, the Council approved \$31,000 for the purchase of a greens mower and spray cart for the golf course. This action would enable the City to add this expenditure onto a future bond sale.
- D. **Consider resolution approving \$150,000 Economic Development Forgivable Loan Agreement with East State Street Properties for renovation of building at 204-206 East State Street.** The Council had agreed to this amount as part of the Catalyst Grant application approved on January 23, 2018. The funds would be obtained under the conditions of the 2018-1 Urban renewal amendment (attached).
- E. **Consider resolution approving \$100,000 Catalyst Grant Forgivable Loan Agreement with East State Street Properties for renovation of building at 204-206 East State Street.** The City had applied and received a \$100,000 grant for the use on this project. Under this agreement, the funds would be dispersed as a forgivable 10 year loan.
- F. **Consider approval of application from East State Street Properties, LLC. for a façade improvement grant at 204-206 East State Street.** This activity was part of the 2018-1 Urban Renewal Amendment that provided funding for the façade improvements to the downtown buildings. (See item C attachment).
- G. **Consider approval to purchase new liner for municipal swimming pool.** At the last meeting, the Council directed the Staff to research and recommend a long term repair for the pool floor and walls. The attached information describes a PVC liner system.
- H. **Second reading of ordinance to increase water rates by 3%.** Increase was figured in as part of the 2018-2019 budget and reviewed by the water committee. The rate would increase the base amount for water service by 32 cents per month.
- I. **Second reading of ordinance to increase sewer rates by 3%.** Increase was figured in as part of the 2018-2019 budget and reviewed by the sewer committee. The rate would increase the base amount for sewer service by 52 cents per month.

COUNCIL MEETING

September 25, 2018

5:30 P.M.

PRESENT: Teeples, Sloan, Wetrich, Gordon

ABSENT: Ahrenholtz

Mayor Berry Presided.

Park & Recreation Director Vicky Lautner and Stan Weihs from Acco reported on repairs that are needed at the pool. Painting, grinding & installation of a new liner were discussed.

MeLinda Madison-Millard would like November 4<sup>th</sup> – 10<sup>th</sup> as a Proclamation for Token of Love donors.

**RESOLUTION NO. 30-18**

On motion by Sloan, second by Teeples, the Council approved the following consent agenda September 11, 2018 Council Minutes, The Printers Box, Class B Native Wine Permit, Resolution No. 30-18 for submission of FY 17-18 Road Use Tax Report, Hotel/Motel Chamber expenses in the amount of \$7,355.87, and Neighborhood Improvement Incentive Program grant of \$1,765.50 to Diane Conroy at 606 S Elm St. for exterior improvements.

AYE: Wetrich, Teeples, Gordon, Sloan

NAY: None

On motion by Teeples, second by Gordon, the Council approved the appointment of Mr. Eldon Cunningham to the Jefferson Fire Department as recommended by Chief Jack Williams.

AYE: Sloan, Teeples, Gordon, Wetrich

NAY: None

On motion by Teeples, second by Wetrich, the Council approved for purchase of back-up power equipment for sewer lift stations. The sewer committee is recommending the expenditure of up to \$180,000 for back-up power equipment.

AYE: Gordon, Sloan, Wetrich, Teeples

NAY: None

**RESOLUTION NO. 31-18**

On motion by Sloan, second by Teeples, the Council approved setting a Public Hearing date for October 23, 2018 on the 2018-2 amendment to the urban renewal plan for Jefferson Urban Renewal Area.

AYE: Wetrich, Sloan, Teeples, Gordon

NAY: None

**RESOLUTION NO. 32-18**

On motion by Teeples, second by Wetrich, the Council approved setting a Public Hearing for October 23, 2018 on a Development Agreement with Jefferson Veterinary Clinic, L.C., including annual appropriation economic development TIF payments in an amount not to exceed \$100,000.00 with a minimum Assess of \$450,000.00.

AYE: Teeples, Gordon, Sloan, Wetrich

NAY: None

On motion by Wetrich, second by Teeples, the Council approved the first reading of ordinance adjusting water service rates by 3%.

AYE: Sloan, Teeples, Wetrich

NAY: Gordon

On motion by Sloan, second by Wetrich, the council approved the first reading of ordinance adjusting sewer rates by 3%.

AYE: Teeples, Sloan, Wetrich  
NAY: Gordon

**RESOLUTION 33-18**

On motion by Wetrich, second by Teeples, the Council approved Resolution No. 33-18, a resolution approving application for the Federal Recreational Trails for East Lincoln Way.

AYE: Teeples, Sloan, Wetrich, Gordon  
NAY: None

The Council held a Fiscal Year 2019-2020 Budget Workshop. No action was taken.

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



## **DESCRIPTION OF 2018-1 AMENDMENT:**

The following projects would be added to the urban renewal plan:

1. Provide incentives to persons to make repairs and improvements to buildings in the downtown area, including repairs and improvements to roofs, exterior and interior walls, foundations, front facades, flooring, ceilings, and electrical, plumbing, and HVAC systems. The amount of tax increment revenues that may be used for this purpose shall not exceed \$150,000 for any one building and all of such projects shall not exceed \$600,000 in the aggregate for any one fiscal year.
2. Provide matching funds for façade rehabilitation projects in the downtown area, using tax increment revenues in an amount not to exceed \$300,000 in any one fiscal year.

For purposes of this Amendment the downtown area includes the portion of the Urban Renewal Area bounded on the west by Elm Street, on the north by Washington Street, on the east by the Raccoon River Valley Trail, and on the south by Harrison Street, and Block 32 in the Original Town (now City) of Jefferson.





# RenoSys<sup>®</sup> PVC Pool Shells

**Pool Surface  
Solutions.  
Renovation or  
New Construction.**

*before*

*after*



# RenoSys

## *Aquatic Systems That Work.*

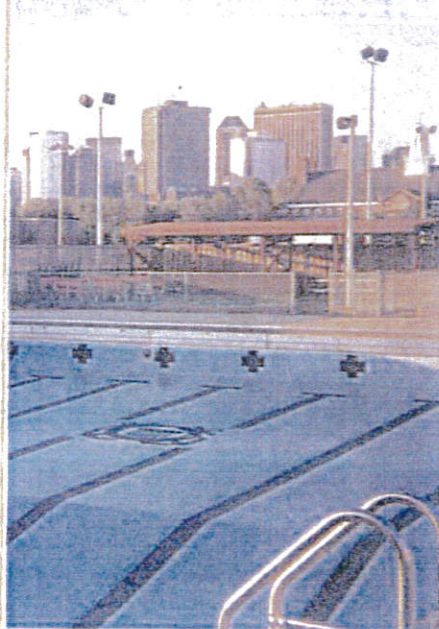
RenoSys Corporation is North America's largest, oldest and most respected manufacturer, distributor and installer of polymer products designed and formulated specifically for public swimming pool construction and renovation. From the RenoSys PVC Pool Shell to the DuraTech Pool Gutter or Grating Systems, RenoSys is committed to meeting the needs of public and commercial swimming pool designers, operators and managers. Featuring a full network of licensed contractor applicators, RenoSys has handled projects on all continents.

PVC has become the standard in the aquatics industry for pool piping systems due to its low maintenance, its affordability and total imperviousness to pool chemicals. The RenoSys Corporation family of products brings all of the advantages of PVC to pool surfaces.

## *Permanent Impermeability.*

RenoSys PVC Pool Shells are specifically formulated and designed to provide an effective water containment membrane for use in any public pool application. RenoSys commercial liners have been successfully employed in pools constructed of concrete, steel, fiberglass and aluminum. RenoSys offers special electrical isolation benefits for problem aluminum pools and other metallic pools. RenoSys may also be used to line fountains, water features, or for site built potable water containment applications - virtually anywhere that water needs to be contained.

DuraTech Pool Gutters feature seamless non-metallic or stainless steel construction in an integral pool gutter. Designed to be used specifically in the public pool market, DuraTech can be employed either with or without the RenoSys membrane liner. When combined with a RenoSys liner and a concrete or stainless steel wall, a DuraTech gutter is a cost effective method of constructing a new commercial pool.



The RenoSys system uphoisters the pool with a durable watertight easy to clean membrane

## *Durable, Low Maintenance, Flexible and Watertight.*

RenoSys is the ideal surface for the interior lining of new or existing public pool structures. Constructed on site from a 60 mil reinforced membrane of specially formulated PVC, RenoSys is textured to provide nonabrasive slip resistance, is pore free for ease of maintenance, and offers dependable water containment for deteriorated pools which are experiencing water loss. RenoSys offers remarkably cost effective options for new pool construction and is usually dramatically less expensive than conventional renovation options.

**“RenoSys and RecDeck are the Knockout Punch for your pool and deck problems.”**

## *RenoSys Fixes Old Pools and*

### *Aluminum and Metallic Pool Problems Solved.*

The special problems experienced in aluminum and mild steel pools due to galvanic or electrolytic corrosion are effectively eliminated when RenoSys is installed. Since PVC is an excellent insulator, the electrical currents in the body of water are prevented from contacting the metal wall by the 60 mil PVC barrier.

Hundreds of aluminum installations have proven that RenoSys prevents pool side corrosion in metallic pools.

### *Total Design Flexibility.*

A significant benefit of the RenoSys PVC Pool Shell is the creative flexibility it affords pool designers. Because it easily spans cracks and eliminates leakage at cold joints, RenoSys can be used to make completely watertight any pool modification including zero depth pool conversions.

The RenoSys sales team will be happy to suggest specific solutions to your design issues and show how the RenoSys material can be employed to allow alternative construction techniques.

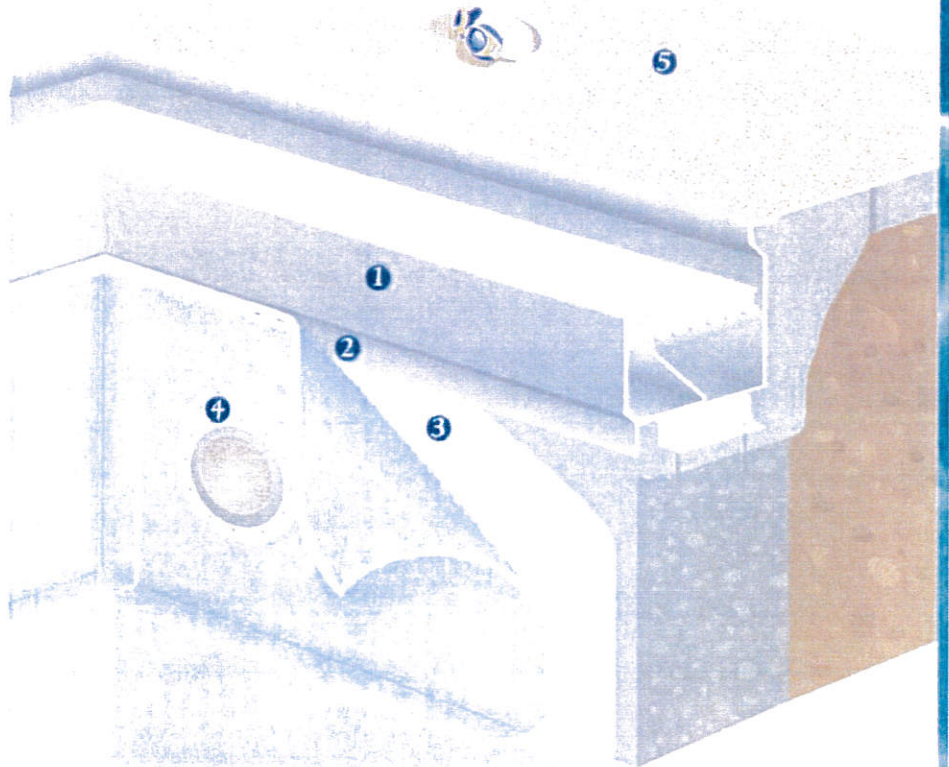


Hot air thermal fusion welding bonds the membrane to the pool surface, creating a permanent



## A TYPICAL CUTAWAY VIEW OF A RenoSys OR DuraTech INSTALLATION

- ① A DuraTech Stainless Steel or PVC integral pool gutter is leveled and anchored in grout on top of the new or existing pool wall creating an integral pool supply/return system.
- ② The RenoSys liner can be bolted directly to the bottom of the DuraTech gutter. RenoSys completely lines the interior of the pool.
- (Note: Several termination detail options are available.)
- ③ RenoSys is adhered over a 150 mil geotextile slipsheet which is adhered to the pool surface.
- ④ All penetrations (e.g. at lights, main drains etc.) are securely flanged with a plastic compression plate and are mechanically secured to the pool shell.
- ⑤ Pool deck areas are made watertight, attractive and slip resistant after the installation of a RecDeck flooring system.



# Finishes New Ones Right From The Start.

*Build new Pools Right From the Start.  
Even When Elevated.*

The technology and design flexibility provided by the RenoSys system can be employed to affordably build new pools and make them absolutely watertight. RenoSys successfully replaces tile, plaster or paint in new pool construction.

A RenoSys liner, when combined with the DuraTech Pool Gutter and a stainless steel structural wall system, can result in a much longer lasting, more affordable commercial pool.

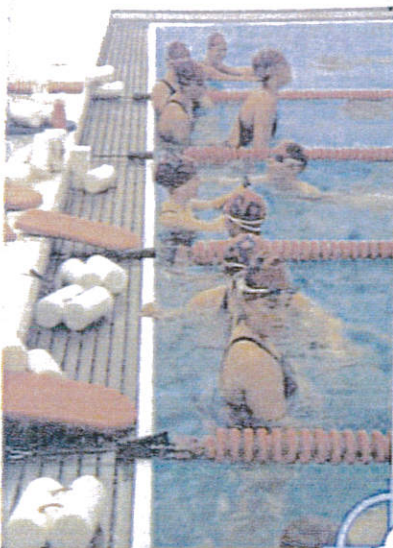
RenoSys colorful prints offer an attractive Marble, Pebble Rock or Mosaic Tile look to the pool to enhance the appearance. Marble is shown below. Mosaic Tile is shown on the back page.



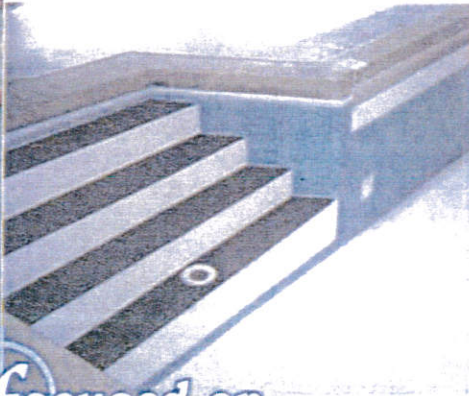
RenoSys shown in an elevated new pool application with RecDeck flooring







Unique Solutions  
to Pool Problems.



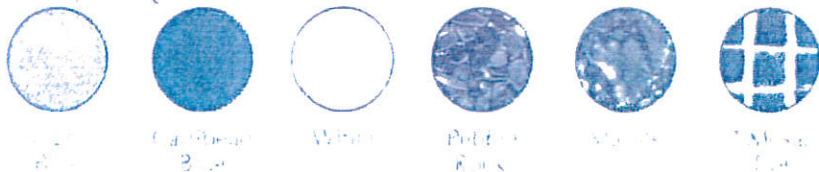
focused on  
**AQUATIC  
CONSTRUCTION  
& RENOVATION**



*Focused On Aquatics.*

PVC Pool Shells, PVC Grating and Bullnose Systems, PVC Leisure Flooring, PVC and Stainless Steel Gutters, Pool Safety Padding, Main Drain Boxes... the list of quality products from RenoSys continues to grow. We would be honored to add you to our customer list.

RenoSys Design Palette



Your Local Dealer:

**RenoSys Corporation**

2825 East 55th Place Indianapolis, IN 46220

(800) 783-7005 (317) 251-0207 Fax (317) 251-0360

email: "renosys@aol.com"

Visit our website "[www.renosys.com](http://www.renosys.com)"

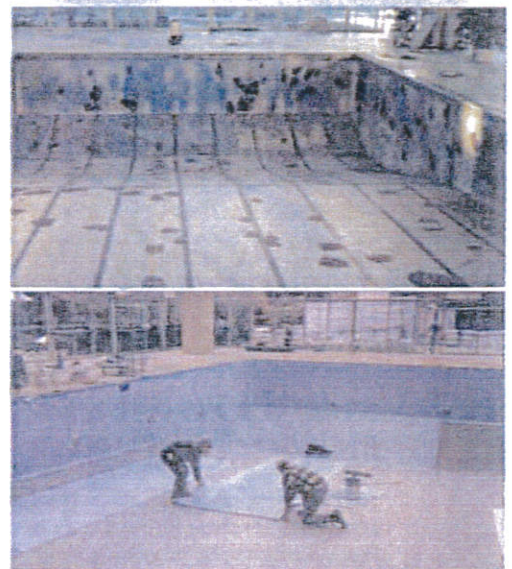
*The Permanent Pool Within A Pool Concept.*

The RenoSys PVC Pool Shell is a proven system of pool construction and renovation components that are custom tailored on site to create an attractive pool interior shell inside a new or existing structure. The final product is monolithic, guaranteed watertight, easy to maintain and with proper care, should last in excess of fifteen to twenty years.

RenoSys PVC Pool Shells are built from a tough, 60 mil thick PVC membrane installed over a 150 mil thick polyethylene felt pad slip sheet. The membrane is manufactured to exacting standards from state of the art virgin PVC compounds, anti-fungal agents, and an inner core of non wicking fiber reinforcement. The surface may be either smooth or textured depending upon the

specific application. All RenoSys membranes come with a factory applied anti-solling acrylic top coating. Since RenoSys membranes are acrylic top coated and pore free, they are designed to be easy to clean and maintain.

The entire system is installed employing hot air thermal fusion welding to make the seams stronger than the material itself. The RenoSys membrane is generally fully adhered to all pool walls and floor perimeters and is securely attached with a watertight compression strip. The system is not dependent for its performance success on a full structural bond with the pool floor and walls and it is therefore unaffected by pool structural movement in earthquake zones or due to extreme freeze/thaw conditions.



*RenoSys Warranty and Technical Data.*

RenoSys complies with all applicable local, state and national codes. Roll Size 6' x 82.5' x 60 mil thick. Material is manufactured employing polyester reinforcing for maximum puncture resistance, soil guard acrylic top coating, anti fungal agents and is formulated specifically for the pool environment. Three textures are available. Request bid specifications, product usage guidelines, ASTM test data and construction details. Full A/E design assistance is available on diskette, online or on CD-ROM. The RenoSys PVC Pool Shell is warranted for a full Five Years from date of installation. (See warranty for details.)