

# **AGENDA**

## **COUNCIL MEETING**

**Tuesday, November 13, 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. 10/23/18 regular Council meeting minutes.
- B. Hy-Vee, Class E Liquor License
- C. Payment of monthly bills

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

- A. Appointment of David Schunk as Fireman.
- B. Consider resolution approving annual appropriation for rebate payments under Lincoln Ridge Estates Development Agreements.
- C. Consider resolution approving annual appropriation for rebate payments under Jefferson Hotel Group Development Agreement.
- D. Consider resolution approving annual appropriation for rebate payments under Michael and Miranda Wahl Development Agreement.
- E. Consider resolution setting public hearing on an amendment to the Jefferson Urban Renewal Plan.
- F. Jefferson Police Department presentation on staffing.

### **V. REPORTS:**

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

### **VI. ADJOURN.**

# AGENDA SUMMARY

DATE 11/13/18

## NEW BUSINESS

### I. NEW BUSINESS:

- A. **Appointment of David Schunk as Fireman.**
- B. **Consider resolution approving annual appropriation for rebate payments under Lincoln Ridge Estates Development Agreements.** Final rebate amounts will be presented at the meeting.
- C. **Consider resolution approving annual appropriation for rebate payments under Jefferson Hotel Group Development Agreement.** Final rebate amounts will be presented at the meeting.
- D. **Consider resolution approving annual appropriation for rebate payments under Michael and Miranda Wahl Development Agreement.** Final rebate amounts will be presented at the meeting.
- E. **Consider resolution setting public hearing on an amendment to the Jefferson Urban Renewal Plan.** The amendment would expand the area where building improvement incentives can be made to include all of the Jefferson Urban Renewal Area, rather than just the downtown area. The current language allows for incentives to persons to make repairs and improvements to buildings in the downtown area. The amendment would allow for the incentives to be provided in the entire urban renewal area.
- F. **Jefferson Police Department presentation on staffing.**

COUNCIL MEETING

October 23, 2018

5:30 P.M.

PRESENT: Ahrenholtz, Teeples, Sloan, Wetrich, Gordon

ABSENT: None

Mayor Berry Presided.

No citizens spoke during the Open Forum.

On motion by Teeples, second by Wetrich, the Council approved the following consent agenda October 9, 2018 Council Minutes and Adjustment of sewer bill in the amount of \$787.33 at 104 E. Clark Street.

AYE: Gordon, Ahrenholtz, Sloan, Teeples, Wetrich

NAY: None

This was the time and place for the Public Hearing on proposed 2018-2 Urban Renewal Plan Amendment for Jefferson Urban Renewal Area. Berry called for any oral and written comments and there were none. On motion by Sloan, second by Ahrenholtz, the Council closed the Public Hearing.

AYE: Teeples, Wetrich, Gordon, Sloan, Ahrenholtz

NAY: None

**RESOLUTION NO. 39-18**

On motion by Ahrenholtz, second by Teeples, the Council approved Resolution No. 39-18, a resolution approving 2018-2 Urban Renewal Plan Amendment for the Jefferson Urban Renewal Area.

AYE: Wetrich, Sloan, Ahrenholtz, Teeples, Gordon

NAY: None

This was the time and place for the Public Hearing on proposed Development Agreement with Jefferson Veterinary Clinic, L.C., Authorizing Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement in connection with construction of veterinary clinic. Berry called for any oral and written comments and there were none. On motion by Ahrenholtz, second by Sloan, the Council closed the Public Hearing.

AYE: Wetrich, Teeples, Gordon, Ahrenholtz, Sloan

NAY: None

**RESOLUTION NO. 40-18**

On motion by Sloan, second by Wetrich, the Council approved Resolution No. 40-18, a resolution approving Development Agreement with Jefferson Veterinary Clinic, L.C., Authorizing Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement in connection with construction of veterinary clinic.

AYE: Ahrenholtz, Gordon, Teeples, Wetrich, Sloan

NAY: None

Mayor Berry Proclaimed a Proclamation for Donor Awareness Week November 4<sup>th</sup> - 10<sup>th</sup>, 2018.

Ken Paxton updated the Council on GCDC activities.

On motion by Teeples, second by Ahrenholtz, the Council approved Quarterly Funding for GCDC in the amount of \$12,500.00.

AYE: Gordon, Teeples, Sloan, Wetrich, Ahrenholtz

NAY: Nay

On motion by Ahrenholtz, second by Teeples, the Council approved to purchase a pool cover for the municipal swimming pool not to exceed \$35,000.00.

AYE: Wetrich, Teeples, Sloan, Ahrenholtz  
NAY: Gordon

On motion by Sloan, second by Wetrich, the Council approved the adoption of the revised Personal Manual subject to AFSCME/Iowa Council 61 Local 3949 approval.

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

**RESOLUTION NO. 41-18**

On motion by Ahrenholtz, second by Teeples, the Council approved Resolution No. 41-18, a resolution relating to financing acquisition of swimming pool equipment – liner by the City of Jefferson, Iowa; establishing compliance with reimbursement bond regulations under the Internal Revenue Code.

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

Item J was removed from the Agenda.

On motion by Ahrenholtz, second by Wetrich, the Council approved of the Joint City/County agreement for the purpose of establishing the Beaver Creek Wind Farm Urban Renewal Plan.

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

**RESOLUTION NO. 42-18**

On motion by Teeples, second by Sloan, the Council approved Resolution No. 42-18, a resolution approving Mary Louise Thede Estate plat of survey at 604 West Washington Street.

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

**ORDINANCE NO. 586**

On motion by Teeples, second by Wetrich, the Council approved the third reading and final adoption of an ordinance amending The Code of Ordinance of the City of Jefferson, Iowa, 2017, by amending provision pertaining to water rates.

AYE: Sloan, Ahrenholtz, Wetrich, Teeples  
NAY: Gordon

**ORDINANCE NO. 587**

On motion by Wetrich, second by Ahrenholtz, the council approved the third reading and final adoption of an ordinance amending the Code of Ordinance of the City of Jefferson, Iowa, 2017 by amending provision pertaining to sewer user charges.

AYE: Sloan, Wetrich, Teeples, Ahrenholtz  
NAY: Gordon

Mike Palmer gave a quarterly update of City department financials for FY17-18.

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