

AGENDA

COUNCIL MEETING
Tuesday, February 27, 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. 2/13/18 regular Council meeting minutes.

IV. NEW BUSINESS:

- A. GCDC quarterly update and request for funds.
- B. Consider approval of City insurance policy with Unger Insurance.
- C. Consider approval of "in kind" City contribution for Iowa Economic Development Authority Community Catalyst Remediation Grant application.
- D. Quarterly financial update.
- E. Quarterly meeting with Main Street.
- F. 2018-2019 Budget workshop

V. REPORTS:

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

VI. ADJOURN.

AGENDA SUMMARY

DATE 2/27/18

NEW BUSINESS

I. NEW BUSINESS:

- A. **GCDC quarterly update and request for funds.** Report attached.
- B. **Consider approval of City insurance policy with Unger Insurance.** See attached.
- C. Consider approval of “in kind” City contribution for Iowa Economic Development Authority Community Catalyst Remediation Grant application.
- D. **Quarterly financial update.** Finance committee will present a brief summary of quarterly financials.
- E. Quarterly meeting with Main Street.
- F. 2018-2019 Budget workshop

COUNCIL MEETING

February 13, 2018

5:30 P.M.

PRESENT: Ahrenholtz, Sloan, Wetrich, Gordon

ABSENT: Teeples

Mayor Berry presided.

Don Ihnken spoke for VFW asking the City for help with the bills that were caused by the sewer system at the VFW building. VFW asked if the City would write a letter of support for a Grant to help with their building Roof repairs.

On motion by Sloan, second by Ahrenholtz, the Council approved the following consent agenda: January 23, 2018 Council Minutes, Kum & Go., LLC, #238, Class C Beer Permit, Jefferson Community Golf Course, Class C Liquor License, Approval of \$3000 Hotel/Motel grant for Bell Tower Festival Motorcycle event, Dollar General Store, #8463, Class B Wine Permit, Class C Beer Permit, and payment of monthly bills from City funds. Item F was removed from the consent items.

AYE: Ahrenholtz, Wetrich, Gordon, Sloan

NAY: None

RESOLUTION NO. 7-18

On motion by Ahrenholtz, second by Wetrich, the Council approved Resolution No. 7-18, a resolution approving Interstate Power Electric Line Easement along Washington Park. Interstate Power and Light Corporation will pay \$500 for easement.

AYE: Sloan, Gordon, Wetrich, Ahrenholtz

NAY: None

RESOLUTION NO. 8-18

On motion by Wetrich, second by Gordon, the Council approved Resolution No. 8-18, a resolution approving Greene County Development Corp. amended Plat of Survey Dated January 2018 for East Business Park.

AYE: Sloan, Gordon, Wetrich, Ahrenholtz

Nay: None

Discussion was held on the Fire Department for 2018-2019 budget. No decisions were made.

Presentation was given by David Williamson for alley improvements on north side of the square.

RESOLUTION NO. 9-18

On motion by Ahrenholtz, second by Wetrich, the Council approved a Resolution No. 9-18, a resolution supporting Arch Alley Project.

AYE: Sloan, Gordon, Wetrich, Ahrenholtz

NAY: None

The following bills were approved for payment from City funds:

GREENE COUNTY CHAMBER AND DEVELOPMENT
MONTHLY STATUS REPORT- 2/6/18

-On January 5 the Community 360 Team made their Phase I final presentation to the Vision 2020 Steering Committee. They distributed a final report and a set of appendices were later e-mailed to all the Steering Committee members. Their recommendations focused on the following projects:

- Passage of the School Bond Initiative (including the new Iowa Central Community College Campus) was recommended as the highest priority (along with housing) and the Community 360 Team proposed working with the local School Bond Committee and other members of the Steering Committee to support their strategy for passing the bond issue to build the new school campus and ICCC location.

- The housing shortage in Greene County was also a primary focus. They recommended several options including a "Neighborhood Finance Corporation" and strategies for housing stock rehabilitation. The 360 Team would join our GCDC Housing Committee to work on these projects throughout the County.

- The business class restaurant/brew pub project was recommended, and the 360 Team has started to work with the potential ownership group on their final business plan and a possible location. Several locations were reviewed and evaluated by the 360 Team and a final location has been chosen.

- Since the January meeting the business plan has been completed and the ownership group is now in the process of looking for financing.

- The Community 360 Team recommended moving forward with a sports complex and indoor/outdoor waterpark to attract tourists and visitors and detailed several unique elements that would differentiate our project from any other similar projects in the State.

- The 360 Team recommended expansion of the Early Learning Center and proposed to work with the Steering Committee and the Greene County Early Learning Center Board to finalize the day care expansion project. They recommend an expansion but the final decision on expanding the existing facility versus a new facility is still being finalized.

- One of the unique recommendations from the 360 Team is their "Complete Streets" program. They recommend that Jefferson adopt a complete streets policy to safely accommodate different forms of surface travel and provide direction for those designing transportation infrastructure in the County.

- Related to the "Complete Streets" concept is a recommendation for a trail system to connect downtown with local neighborhoods and the growth area around the

a significant positive impact on the Jefferson downtown and Greene County has a whole. It would serve as an attraction for young families and Millennials who are needed to fill our growing business community.

-This community development projects should provide significant benefits for all employers throughout Greene County. The more attractive and active the community, the easier it will be to recruit new employees and retain current workforce. In the future when recruiting new employees, the assets and advantages of a community will be a critical part of the overall employment package along with wages and benefits. This project will provide a significant asset for attracting Millennials and impact our major employers as well as our service, retail, and hospitality businesses.

-If you have any questions about the projects, representatives from the Steering Committee or GCDC will be glad to meet with you to provide any further details or information. This needs to be a community wide project so we need both your input and support.

-One of the primary focuses for GCDC during 2018 will be working with local developers on securing a new technology business to Greene County. The company would locate on the Jefferson Square and provide between 20 and 30 new jobs when fully expanded. GCDC has been asked to provide financial assistance from their Special Projects Fund. The project is currently in the funding stage and details will be made available as the project progresses.

-The new technology company would work closely in establishing and teaching the curriculum at the new ICCC location in Greene County. They would also help the high school with their technology training to provide the types of skills that support the needs of our major ag employers like John Deere, Bauer Built, and Landus.

-GCDC provided a letter of support and funding for a Challenge Grant to build a new apartment and shared workspace on the second floor of the Prairie Lakes AEA building on the Jefferson downtown square. Jefferson Matters Main Street submitted the application and the grant has been approved. The project is jointly supported by Jefferson Matters Main Street, Greene County Community Schools, Prairie Lakes AEA and GCDC. Construction will begin in February.

-The project includes the construction of an apartment and shared work space on the second floor of the Prairie Lakes AEA building. High school students will do the design and the construction of the project.

-GCDC is working with the Greene County School System on a new internship program. The program is currently being used in the Spencer School System and can be adopted to the needs of the Greene County Schools. The program would expose Greene County students to work experience options by connecting the high school to our employers. GCDC and the School System will be holding meetings with our larger employers to get their input in designing the program.

-Construction in the GCDC West Business Park for the new McAtee Tire Outlet continues. Opening is scheduled for this Spring. The new McAtee facility will service retail and truck traffic with access from Highway 4.

MEETINGS

-GCDC has scheduled a Major Employers Roundtable for Tuesday, February 13 at the AAI Conference Room. The main purpose of the meeting is to present the School Bond Issue Initiative to the major employers. The presentation will also include details on the related new ICCC location in Greene County. Other current projects will be discussed.

-Greene County has been chosen as an overnight stop for the next Ragbrai. GCDC has been asked to help with financial support for the event. A proposal will be made at the next GCDC Voting Board Meeting on Tuesday, February 13.

-The County Board of Supervisors will meet on Thursday, February 8 to vote on the development of a TIF District to utilize the tax funds from the wind turbine projects in Greene County.

-The BOS held a TIF Meeting with Bob Josten during January to gather information on the potential project.

-Highway 30 Coalition meetings with the DOT were held during December and January. Both meetings discussed projects along Highway 30 that would impact traffic flow and how they could be used as leverage with the DOT. The DOT voted last Fall to prioritize the four-lane expansion between Ogden and Scranton. This is a significant development for the project.

-Attended City Council meetings in Churdan, Paton, Grand Junction, Scranton, and Rippey. Presented monthly status report and updated the Vision 2020 project. Reminded them of available funds for new businesses. We have asked for their participation in the Vision 2020 project and the Steering Committee.

-GCDC has offered to help arrange for the local communities to attend the upcoming Iowa Rural Development Summit in April. The City of Jefferson will be sending a group including representation from GCDC.

-GCDC attended the monthly Iowa Economic Development Marketing Meeting in Des Moines on January 24. The meeting covered future projects for the IED group. We also provided IED an update on the Vision 2020 project and updated the group on the Leadership Iowa Project that visited Greene County in November.

-Met with USDA and Region XII for yearly review of the Greene County Revolving Loan Program. All accounts are up to date and approved by USDA.

-Met with Jefferson Matters Main Street to go over their current projects. GCDC will be a part of their Market Analysis Project that begins March 21.

-Met with Aureon to discuss renewal of their lease on the GCDC owned building. The new lease needs to be in place by the end of April.

IAMU Safety Group Dividend Report

The City of Jefferson received their portion of the Iowa Association of Municipal Utilities (IAMU) Safety Group dividend for the policy period April 1, 2016 to March 31, 2017. 2018 payment to the City was \$16,193.48, about 10% of the total City of Jefferson premium paid for this term.

2017 dividend payment was \$9,546.42

2016 dividend payment was \$7,354.09



IOWA
ASSOCIATION OF MUNICIPAL
UTILITIES

**IAMU Safety Group
Annual Report 2017**

We are now enclosing our annual report for the 36rd year of the IAMU Safety Group Program. This latest report covers the experience period that runs from April 1, 2016 to March 31, 2017.

We are pleased to report that the program has earned the largest dividend in its history totally \$4,433,783. This year we had a nice improvement in the Package portion of the program, but more importantly the Workers' Compensation experience improved dramatically. Last year the Workers' Compensation was a negative \$409,000 and this year it is a positive \$733,438. This substantial swing in the Workers' Compensation helped produce the large total dividend. The continued work that IAMU members are doing in conjunction with the IAMU Risk Management Division is starting to pay substantial dividends, which is a trend we hope will continue.

The dividend is a unique feature of the Safety Group Program since it is a way to return money to members based on the overall losses of the program. The IAMU plan is large enough that it can sustain numerous losses and still report positive results. Monies not used for underwriting, loss control and claims handling, are returned to members in the same proportion as their premiums bear to the total. A portion of that dividend is used by IAMU to support the substantial work they are doing in the risk management area.

As always, we greatly appreciate your continued support to this extremely strong and beneficial program for IAMU members.

For the IAMU Trust Committee:

John Bilsten, Algona
Chairman

Brad Honold, Coon Rapids
Trustee

Steve Pick, Spencer
Trustee

Troy DeJoode, Executive Director

Robert E. Jester, Managing Agent

Iowa Association
of Municipal Utilities
Safety Group

Dividend Calculation

Package Portion

April 1, 2016 to April 1, 2017

Premiums	\$14,065,802		
Subtract retention	<u>-5,485,663</u>		
	8,580,139		
Less Losses	<u>-2,369,687</u>		
Dividend	\$6,210,452	÷3 =	\$2,070,151

April 1, 2015 to April 1, 2016

Premiums	\$13,997,141		
Subtract retention	<u>-5,458,885</u>		
	8,538,256		
Less Losses	<u>-4,359,117</u>		
Dividend	\$4,179,139	÷3 =	\$1,393,046

April 1, 2014 to April 1, 2015:

Premiums	\$13,125,324		
Subtract retention	<u>-5,118,876</u>		
	8,006,448		
Less Losses	<u>-7,295,003</u>		
Dividend	\$711,445	÷3 =	\$237,148

TOTAL PACKAGE PORTION:	\$2,070,151
	\$1,393,046
	\$237,148
	<u>\$3,700,345</u>

WORKERS' COMPENSATION PORTION

April 1, 2016 to April 1, 2017

Premiums	\$8,007,121		
Subtract retention	<u>-2,482,208</u>		
	5,524,913		
Subtract losses and expenses	<u>-2,766,318</u>		
	\$2,758,595	÷ 3 =	\$919,532

April 1, 2015 to April 1, 2016

Premiums	\$7,629,255		
Subtract retention	<u>-2,365,069</u>		
	5,264,186		
Subtract losses and expenses	<u>-3,878,342</u>		
	\$1,385,844	÷ 3 =	\$461,948

April 1, 2014 to April 1, 2015:

Premiums	\$7,581,066		
Subtract retention	<u>-2,350,130</u>		
	5,230,936		
Subtract losses and expenses	<u>-7,175,061</u>		
	(\$1,944,125)	÷ 3 =	(\$648,042)

TOTAL WORKERS COMPENSATION PORTION:	\$919,532
	\$461,948
	(\$648,042)
	<u>\$733,438</u>

COMBINED CALCULATION:	
PACKAGE:	\$3,700,345
WORKERS' COMPENSATION:	<u>\$733,438</u>
TOTAL DIVIDEND:	<u>\$4,433,783</u>

City of Jefferson

Insurance 04/01/18 to 04/01/19

	2017	2018
Total Premium	184,250	171,436
Property	45,055	46,848
Liability	13,896	18,250
Crime	148	148
Inland Marine	2,208	2,518
Automobile	22,555	23,121
Work Comp	90,314	69,477
Umbrella	4,816	5,211
Linebacker	3,392	3,888
Law Enforcement	1,357	1,978

Blanket property values total \$32,703,302 for the 2018 policy year, up from \$32,062,061.

City of Jefferson's work comp experience modification factor changes from 1.37 to 1.14 on 04/01/18.

The 04/01/18 experience modification factor is based on the following loss data:

04/01/14 to 04/01/15	23,060	paid loss and loss reserves
04/01/15 to 04/01/16	85,861	paid loss and loss reserves
04/01/16 to 04/01/17	867	paid loss and loss reserves

The 04/01/19 experience modification factor will be determined by replacing the 04/01/15 loss data with the loss data from 04/01/18.

04/01/17 to 02/15/18	700	paid loss and loss reserves
----------------------	-----	-----------------------------