

AGENDA

COUNCIL MEETING
Tuesday, April 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. 3/24/15 Council minutes.
 - B. 4/8/15 Special Council meeting minutes.
 - C. Part time employee for the golf course
 - D. Payment of monthly bills.
- IV. NEW BUSINESS:**
 - A. Annual Alliant Energy report – Annette Renauld.
 - B. Review of bids and consider resolution awarding contract for 2015 Grimmell Road Lift Station Access Improvements.
 - C. Consider second reading of ordinance providing for no parking zones on streets surrounding HyVee store and on north side of West Adams Street and south side of West Reed Street between Elm and Vine Streets.
 - D. Consider approval to waive building permit fees for Habitat for Humanity sign at 114 S. Chestnut.
 - E. Consider approval to purchase of Hydrovac machine.
 - F. Review of variance's granted by the Board of Adjustment at Shelter Stor-All-Hunter Farms at 408 E. Highway 30.
 - G. Consider approval for the Fire Department to obtain a DNR permit to burn the house owned by the City at 107 S. Olive
 - H. Consider approval of lift station repairs.
 - I. Recommendation by Tourism Task Force
- V. REPORTS:**
 - A. Mayor
 - B. Engineer
 - C. City Clerk
 - D. Attorney
 - E. City Administrator
 - F. Council & Committees
- VI. ADJOURN.**

COUNCIL MEETING

March 24, 2015

5:30 P.M.

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

ABSENT: None

Mayor Berry presided.

During Open Forum Jamie Daubendiek invited council to State Main Street Meeting in May 2015. Carole Fisher expressed her appreciation for the City employees and felt they needed recognized in some way. She expressed the Garden Club is in need of water at Memorial Park which is on County property. Ms Fisher also expressed a concern with the property at 705 W Harrison looking like a junk yard and needs cleaned up.

On motion by Teeples, second by Jaskey, the Council approved the following consent agenda: February 10, 2015 Council Minutes.

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

NAY: None

This was the time and place for a Public Hearing on the proposed plans, specifications, form of contract, and estimate of cost for 2015 Grimmell Road Lift Station Access Improvements. Mayor Berry called for any oral or written comments and there were none. On motion by Von Ahsen, second by Black, the Council closed the Public Hearing.

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

NAY: None

RESOLUTION NO. 21-15

On motion by Jaskey, second by Teeples, the Council approved Resolution No. 21-15, a resolution approving plans and specifications, form of contract and estimate of cost for 2015 Grimmell Road Lift Station Access Improvements.

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

NAY: None

RESOLUTION NO. 22-15

On motion by Jaskey, second by Von Ahsen, the Council approved Resolution No. 22-15, a resolution to reset date to receive bids for 2015 Grimmell Road Lift Station Access Improvements. No bids were received on March 24, 2015. A Public Hearing for April 14, 2015 at 5:30 p.m. was set for receipt of bids.

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

NAY: None

RESOLUTION NO. 23-15

On motion by Von Ahsen, second by Teeples, the Council approved Resolution No. 23-15, a resolution approving contract and performance and payment bonds for the 2015 Sanitary Sewer & Manhole Rehabilitation Project.

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

NAY: None

Item E was removed from the agenda.

On motion by Black, second by Ahrenholtz, the Council approved Renewal of garden leases at 607 W. Lincoln Way-Central Christian Church and 709 W. Lincoln Way-Paul Tucker.

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

NAY: None

Item G was tabled and asked there be more discussion on the stop signs at intersections next to Hy-Vee store location at the next Street Committee meeting.

A discussion was held with the Council and Police Chief David Morlan, Mr. Curt Hastings and Ms Chantel Long regarding the proposed No Parking Zones surrounding the Hy-Vee store. Mr. Hastings, Ms Long and Mr. Bill Monroe expressed their opposition to this proposed action.

On motion by Jaskey, second by Teeple, the Council approved first reading of ordinance providing for no parking zones on streets surrounding Hy-Vee store and on north side of West Adams Street and south side of West Reed Street between Elm and Vine Streets.

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

NAY: None

On motion by Von Ahsen, second by Ahrenholtz, the Council approved the purchase of a 2007 John Deere Mower from Easter Equipment for the golf course in the amount of \$17,500.00.

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

NAY: None

On motion by Black, second by Ahrenholtz, the Council approved to go into Closed Session at 6:40 p.m. per Iowa Code Section 21.5(1)(i) for City Administrator evaluation .

The Council returned to Open Session at 6:59 p.m.

There being no further business the Council agreed to adjourn.

Craig J. Berry, Mayor

Diane M. Kennedy, City Clerk

SPECIAL COUNCIL MEETING

APRIL 8, 2015

12:00 NOON

PRESENT: Teeples, Black, Von Ahsen

ABSENT: Ahrenholtz, Jaskey

Mayor Davis presided.

On motion by Black second by Von Ahsen the Council approved the hiring of part-time staff for the Jefferson Community Golf Course:

Bret Madson	\$18,000/season (8.5 months)
Cody Renwanz	\$7.25/hr. \$4.50/hr.
Jessica Rice	\$7.75/hr. \$4.50/hr.
Riah Nelson	\$7.75/hr.
Allie Raemakers	\$4.50/hr.
Alex Palmer	\$7.25/hr.
Dave Destival	\$7.25/hr.

AYE: Teeples, Black, Von Ahsen

NAY: None

On motion by Teeples second by Black, the Council approved a Lease Agreement for 15 Golf Cars from H&H Sports, Inc. for a total of \$7,500.00 for the 2015 Golf Season.

AYE: Von Ahsen, Teeples, Black

NAY: None

There being no further business the Council agreed to adjourn.

Craig J. Berry, Mayor

Diane M. Kennedy, City Clerk

AGENDA SUMMARY

DATE 4/14/15

NEW BUSINESS

- A. **Annual Alliant Energy report – Annette Renauld.**
- B. **Review of bids and consider resolution awarding contract for 2015 Grimmell Road Lift Station Access Improvements.** MHF will have a recommendation.
- C. **Consider second reading of ordinance providing for no parking zones on streets surrounding HyVee store and on north side of West Adams Street and south side of West Reed Street between Elm and Vine Streets.**
- D. **Consider approval to waive building permit fees for Habitat for Humanity sign at 114 S. Chestnut.** The fee for the wall sign is \$20.00.
- E. **Consider approval to purchase Hydrovac machine.** The Water Committee is recommending the purchase (\$50,650) for a machine that essentially bores a hole into the ground by using water and vacuuming the material out of the hole. The process minimizes the possibility of damaging underground utilities. The vacuum on the machine can also be used in other to vacuum out
- F. **Review of variance's granted by the Board of Adjustment at Shelter Stor-All-Hunter Farms at 408 E. Highway 30.** Attached are the minutes from The Board of Adjustment granting a 6' tall fence in the required front yard and the use of three strands of barbed wire at Shelter Stor-All-Hunter Farms at 408 E. Highway 30. The City code requires the reporting of Board of Adjustment actions to the City Council.
- G. **Approval for the Fire Department to obtain a DNR permit to burn the house owned by the City at 107 S. Olive Street.** All asbestos has been removed from the structure so the fire department can utilize the house for training.
- H. **Consider approval of lift station repairs.** At the March 17, 2015 Sewer Committee meeting a proposal for improvements to the lift stations (attached) was presented. The items are considered maintenance and can be paid for out of the sewer system maintenance fund. The fund has a sufficient balance to fund items 1a, 2a, 3a, 4a.
- I. **Recommendation by Tourism Task Force.** At the January 20, 2015 Council meeting, the Council agreed with the concept to form a task force to make a recommendation whether the Greene County Chamber should promote tourism and receive hotel/motel tax proceeds for that purpose, or a new free-standing group should be formed.

**Phase 6 - Lift Station Repair
2015 Sanitary Improvements
Jefferson, Iowa
3-10-15**

The following is a list of items to complete in accordance with the recommendations of the Utility Study for this area that was previously submitted and approved.

1. Grimmell Station

- a. Replace two (2) pumps, sheaves, belts, 25 hp motors, check valves, 3-way valve, use existing controls. The pump speed will be increased to give the station an approximate 750 gpm capacity. \$25,000 delivered (not installed)
- b. Remove the existing enclosure and replace with an 10' wide x 15' long x 8' high insulated pre-wired fiberglass enclosure with one (1) 3'x6'8" access door and one (1) 10' x 6'8" double door required for pump maintenance. \$26,000 delivered (not installed)
- c. Portable 72 Hp diesel driven pump and trailer to be used for all lift stations and kept at the WWTP. \$50,000 delivered.

2. Hwy 30 (Redwood) Station

- a. Replace both pumps – already on order \$13,758 delivered (not installed)

3. Hwy 4 (Restaurant) Station

- a. Replace both pumps, check valves, 3 way valve, couplings and suction el. \$19,000 delivered (not installed)

4. Wilson Station

- a. Replace one pump with one in storage at WWTP, replace other pump with new pump, replace 3 way valve. Change sheaves and belts to match both pump speeds. \$9825 delivered (not installed)

Board of Adjustment
March 27, 2015
10:00 A.M.
City Council Chambers

Present: Kathy Calvert, Lois Clark and Sheryl McDonald
Absent: Bill Kendall and Lee Sloan
Staff: Mike Palmer, City Administrator & Tom Heater, Building
Official
Others: Rachelle Smith for Shelter Stor-All, Hunter Farms

Meeting was called to order by Heater at 10:00 A.M.

Lois Clark was unanimously appointed Co-Chairperson.

On a motion by Sheryl McDonald seconded by Kathy Calvert, the minutes of the December 19, 2014 meeting were approved. **CARRIED UNANIMOUSLY**

Applicant has requested the issuance of a building permit to construct a 6' green chain link security fence with 3-strand barbed wire on the top in all yards (front, rear and sides) of the property located at 408 E. Hwy 30, Jefferson, Iowa, also known as 32/84/30 Lot 1 (Ex Lots A, B & C Lot 1) & Lot 2 (Ex Lots A & B of Lot 2) SE 1/4 of Jefferson, Greene County, Iowa.

This property is located in the Light Industrial District (LI), and the Building and Zoning Official denied the request for the reason that under the regulations for the LI District (i) the use of barbed wire is not permitted, and (ii), fences are not permitted in the required front of a lot that are more than 4' high without a special exception.

Rachelle Smith, representing Shelter-Stor-All-Hunter Farms reported that the storage facility has experienced a number of burglaries lately where property has been stolen from the storage units. Due to the locations of the buildings it does offer the opportunity for people to park their vehicles in dark secluded spots where they then can walk up to the storage units and make entry.

Tom Heater advised that Commission Member Bill Kendall, who was excused, had asked why an 8' security fence without barbed wire could not be installed so that the barbs were not needed.

Rachelle Smith stated that they had checked the costs to do so, and that the 6' fence with barbed wire was estimated at \$6,000.00 while the 8' fence was estimated at \$15,000.00. She also stated that they were checking into adding more security camera's with an estimated cost of \$6,000.00. She also stated that rental leases were down due to renters being afraid of their property being stolen.

Heater also reported that he had been called by Dick Finch who owns adjoining property and that he had advised he had no objections to the fence being built.

Mike Palmer then added that the application had been reviewed by city staff and that the consensus was that all the requirements were met to approve the passage of this special exception and variance.

On a motion by Sheryl McDonald seconded by Kathy Calvert, the Board approved the request by the applicant to install the 6' green chain link fence on all sides of the property with 3-strand barbed wire on the top.

The Board of Adjustment further found that it is empowered under the section of this chapter described in the application to grant the special exception for the fence height and variance for the barbed wire and that it would be in harmony with the general purpose and intent of this chapter, and would not be injurious to the neighborhood, or otherwise detrimental to the public welfare. **CARRIED UNANIMOUSLY.**

With no further business the meeting was adjourned.

Lois Clark, Co-Chairperson

Tom Heater, Building Official