

AGENDA

COUNCIL MEETING

Tuesday, May 9, 2017

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. 4/25/17 regular Council meeting minutes.
- B. Oly's Corner, Inc Class C Beer Permit.
- C. Set public hearing FY 2016-2017 budget amendments.
- D. Payment of monthly bills

IV. NEW BUSINESS:

- A. Public hearing on proposed zoning change to add preschools and child care centers as use that may be permitted by special exception in the HD - Holding District.
- B. Consider first reading on Ordinance to amend the Municipal Zoning Code to add preschools and child care centers as use that may be permitted by special exception in the HD - Holding District.
- C. Consider resolution awarding contract for CDBG Main Street Jefferson Façade Rehabilitation Project.
- D. Consider approval of resolution to waive plat of survey review for property located at Lot 3 N1/2 NE 1/4, Lot 4 NW 1/4 NE 1/4, Section 31, T84N, R30W of the 5th P.M.
- E. Request letter of support for Jefferson overpass designation as Greene County Veterans & First Responders Memorial Bridge.

V. REPORTS:

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

VI. ADJOURN.

AGENDA SUMMARY

DATE 5/9/17

NEW BUSINESS

- A. **Public hearing on proposed zoning change to add preschools and child care centers as use that may be permitted by special exception in the HD - Holding District.**
- B. **Consider first reading on Ordinance to amend the Municipal Zoning Code to add preschools and child care centers as use that may be permitted by special exception in the HD - Holding District.**
- C. **Consider resolution awarding contract for CDBG Main Street Jefferson Façade Rehabilitation Project.** The architect is recommending to award the contract to Pinnacle Construction in the amount of \$741,365.
- D. **Consider approval of resolution to waive plat of survey review for property located at Lot 3 N1/2 NE 1/4, Lot 4 NW 1/4 NE 1/4, Section 31, T84N, R30W of the 5th P.M.** (This is Agricultural land with no address.) This proposed subdivision is outside of the City corporate limits but within the 2 mile area which allows the City to make comment on the subdivision.
- E. **Request letter of support for Jefferson overpass designation as Greene County Veterans & First Responders Memorial Bridge.** Jim Andrew will be at the meeting

COUNCIL MEETING

April 25, 2017

5:30 P.M.

PRESENT: Ahrenholtz, Teeples, Sloan, Benitz, Von Ahsen

ABSENT: None

Mayor Berry presided.

No citizens spoke during the Open Forum.

On motion by Ahrenholtz, second by Benitz, the Council approved the following consent agenda: April 11, 2017 Council Minutes, Resolution No. 15-17 approving employee salaries for calendar year 2016 and Doc's Stadium Bar and Grill, Class C Liquor License.

On motion by Teeples, second by Sloan, the Council approved of a proposal from Hick's Well Company up to \$24,000 for improvements to golf course irrigation well.

AYE: Ahrenholtz, Teeples, Sloan, Benitz, Von Ahsen

NAY: None

On motion by Von Ahsen, second by Benitz, the Council approved setting a date of May 9, 2017 at 5:30 p.m., for public hearing on proposed zoning change to add preschools and child care centers as use that may be permitted by special exception in the HD-Holding District.

AYE: Teeples, Benitz, Von Ahsen, Ahrenholtz, Sloan

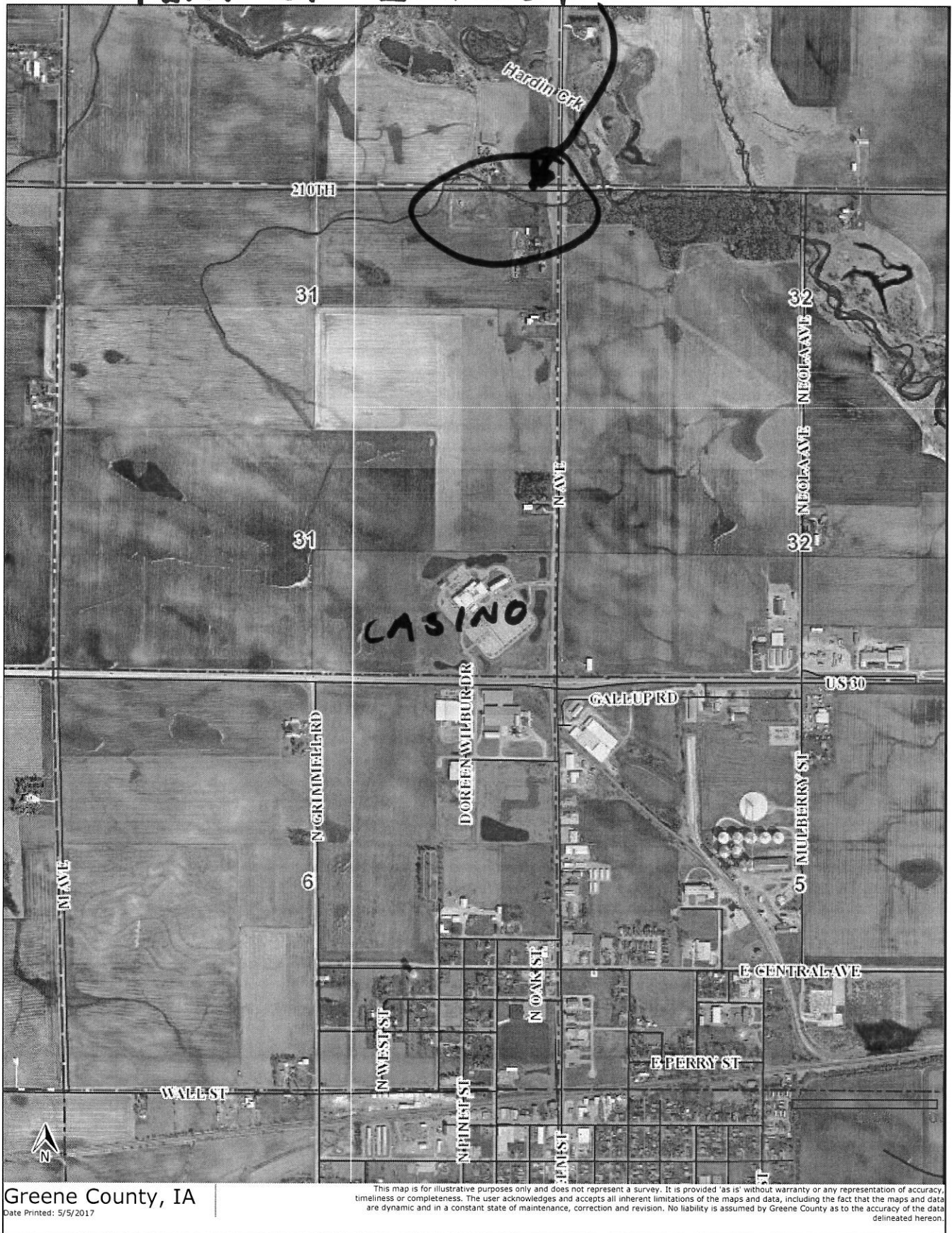
NAY: None

There being no further business the Council agreed to adjourn.

Craig J. Berry, Mayor

Diane M. Kennedy, City Clerk

PLAT OF SURVEY



Greene County, IA

Date Printed: 5/5/2017

This map is for illustrative purposes only and does not represent a survey. It is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are dynamic and in a constant state of maintenance, correction and revision. No liability is assumed by Greene County as to the accuracy of the data delineated hereon.

APPLICATION FOR APPROVAL OF PLAT OF SURVEY

TO: City Council of Jefferson

The undersigned owner(s) of the land described in the attached plat of survey request the City Council of the City of Jefferson to approve the division of land reflected in the attached plat of survey pursuant to Section 166.22 of the Code of Ordinances of the City of Jefferson. The following information is submitted in support of this application:

1. A pre-application conference regarding this proposed subdivision was held with the City Administrator on April 4th 2017.
2. A copy of a plat of survey prepared by ROBERT B. BILLS, an Iowa registered land surveyor, dated 4/17/17, showing the land proposed to be divided is attached to this application.
3. The purpose of this proposed division is: Equal Division of Acre Access Between Family Members.
4. The name(s), address(es) and telephone number(s) of all the owners of the land described in the attached plat are as follows:
DELAN M. FORTSONG 1416 KILBURN AVE JEFFERSON IA 50129
STEVEN SHREVEOR 460 SIVENS ST DORSET VT 07838
5. The names and addresses of all adjoining property owners are set forth below, and the approximate locations of their properties are shown on the attached plat.
HEATHER EDWARDS INC PO Box 227 GARLAND IOWA 50107
HEATHER M. BRYDER 2022 CRAWFORD DR PARKSIDE PARKWAY, CA 91875
DORRIS LISA STRASSER 1209 N AVE JEFFERSON IA 50129
THOMAS EUGENE TAYLOR 1226 N. AVE JEFFERSON IA 50129
6. (a) The existing zoning classification of the property covered by the plat is AG LAND. (There is no pending plan or proposal to change this zoning classification. It is proposed that the zoning classification of this property be changed to AG BUNNIE.)

(b) The zoning classification(s) for the adjoining properties is/are as follows: AG LAND. (There is no pending plan or proposal to change any zoning classification for any of the adjoining properties. It is proposed that the zoning classification of adjoining property be changed to AG BUNNIE.)

7. (Check applicable paragraph):
 There are no structures located on the property proposed to be divided.

There are one or more structures located on the property proposed to be divided, and the location of such structures and their distance from existing and proposed boundary lines has been shown by a registered land surveyor either on the attached plat or on a separate drawing attached to this application.

6. All existing and proposed public streets and roads, all public water and sanitary and storm sewer lines, and all gas and electrical services in relation to the property proposed to be divided have been described by a registered land surveyor either on the attached plat or on a separate drawing attached to this application. If any parcel shown on the attached plat does not have direct access to any such services, then it is proposed that access to such services be obtained as follows:

None

If any private easements are proposed, copies of the same will be provided upon request.

The undersigned acknowledge that they have reviewed the foregoing application and represent and warrant that the information set forth above is true and accurate. This application is being submitted in quadruplicate.

Date: 4/17/17

Debra M. Chiodo

Mauro Lopez

APPROVAL RECOMMENDED/NOT RECOMMENDED

City Engineer _____ Date _____

APPROVAL RECOMMENDED/NOT RECOMMENDED

M. Lopez 4/27/17
City Administrator _____ Date _____

PREPARED BY AND RETURN TO: ROBERT B. BILLS, CENTRAL IOWA SURVEYING, LLC, P.O. BOX 67, JEFFERSON, IOWA 50129, (515)370-2382

PLAT OF SURVEY
LOT 3 N1/2 NE1/4
LOT 4 NW1/4 NE1/4
SECTION 31, T84N, R30W OF THE 5TH P.M.,
GREENE COUNTY, IOWA

FIELD NOTES:

LOT 3 N1/2 NE1/4 SEC. 31, T84N, R30W

A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, T84N, R30W OF THE 5TH P.M., GREENE COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER; THENCE S89°29'42"W ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER, A DISTANCE OF 1621.33 FEET; THENCE N00°44'48"W PARALLEL WITH SAID NORTHEAST QUARTER, THENCE N89°27'35"E ON SAID NORTH LINE, A DISTANCE OF 1316.98 FEET TO A POINT ON THE NORTH LINE OF LOT 2 OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE S07°41'18"W ON THE WEST LINE OF SAID NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE N89°12'10"E ON THE SOUTH LINE OF SAID NORTHWEST CORNER OF SAID NORTHWEST QUARTER, A DISTANCE OF 482.95 FEET; THENCE N89°12'10"E ON THE SOUTH LINE OF SAID NORTHWEST CORNER OF SAID NORTHWEST QUARTER, A DISTANCE OF 200.06 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE N89°12'12"E ON THE SOUTH LINE OF SAID NORTHWEST CORNER OF LOT 3 OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 302.63 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST CORNER OF LOT 3 OF SAID NORTHEAST QUARTER; THENCE S00°48'03"E ON SAID EAST LINE, A DISTANCE OF 333.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS LOT 3 OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, T84N, R30W OF THE 5TH P.M., GREENE COUNTY, IOWA.

THE ABOVE DESCRIBED PARCEL CONTAINS 30.88 ACRES AND IS SUBJECT TO 0.88 ACRES FOR ROAD EASEMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

LOT 4 NW1/4 NE1/4 SEC. 31, T84N, R30W

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, T84N, R30W OF THE 5TH P.M., GREENE COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE S00°44'48"E ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1316.35 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE N89°28'42"E ON THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1018.03 FEET; THENCE N00°44'48"E PARALLEL WITH SAID WEST LINE, A DISTANCE OF 1316.98 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S89°27'35"W ON SAID NORTH LINE, A DISTANCE OF 1018.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS LOT 4 OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, T84N, R30W OF THE 5TH P.M., GREENE COUNTY, IOWA.

THE ABOVE DESCRIBED PARCEL CONTAINS 30.77 ACRES AND IS SUBJECT TO 0.77 ACRES FOR ROAD EASEMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

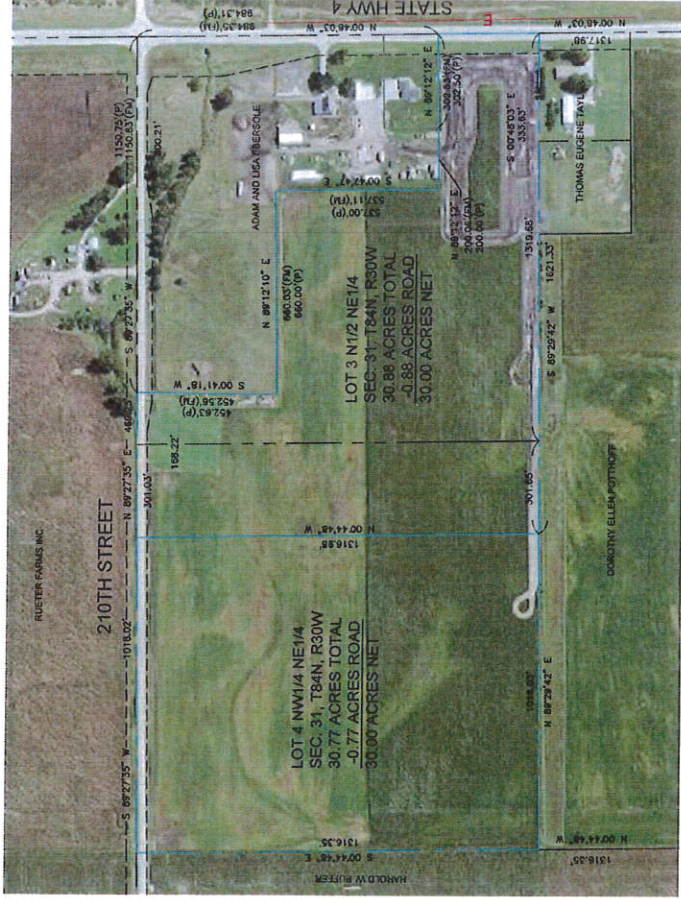
NOTE: THIS IS A TWO PAGE SURVEY AND IS INCOMPLETE UNLESS BOTH PAGES ARE PRESENT.

CENTRAL IOWA SURVEYING, LLC
P.O. BOX 67 JEFFERSON, IOWA 50129
PHONE (515) 370-2380 EMAIL: rbills@centraliowasurveying.com

FIELD WORK DATE: 4/17

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GENERAL NOTES:

1. THERE IS NO CITY OF JEFFERSON UTILITIES (SANITARY SEWER, STORM SEWER, AND WATER) LOCATED ON THIS PROPERTY
2. AERIAL PHOTO IS ONLY APPROXIMATED TO PROPERTY LINES.



CENTRAL IOWA SURVEYING, LLC
 P.O. BOX 67 JEFFERSON, IOWA 50129
 Phone: 515-310-3399 Email: central@centraliasurveying.com



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INDEX LEGEND

COUNTY: GREENE

DESIGNATION: LOT 3 N1/2 NE1/4 AND LOT 4 NW1/4 NE1/4

LOCATION: SECTION 31, T84N, R30W

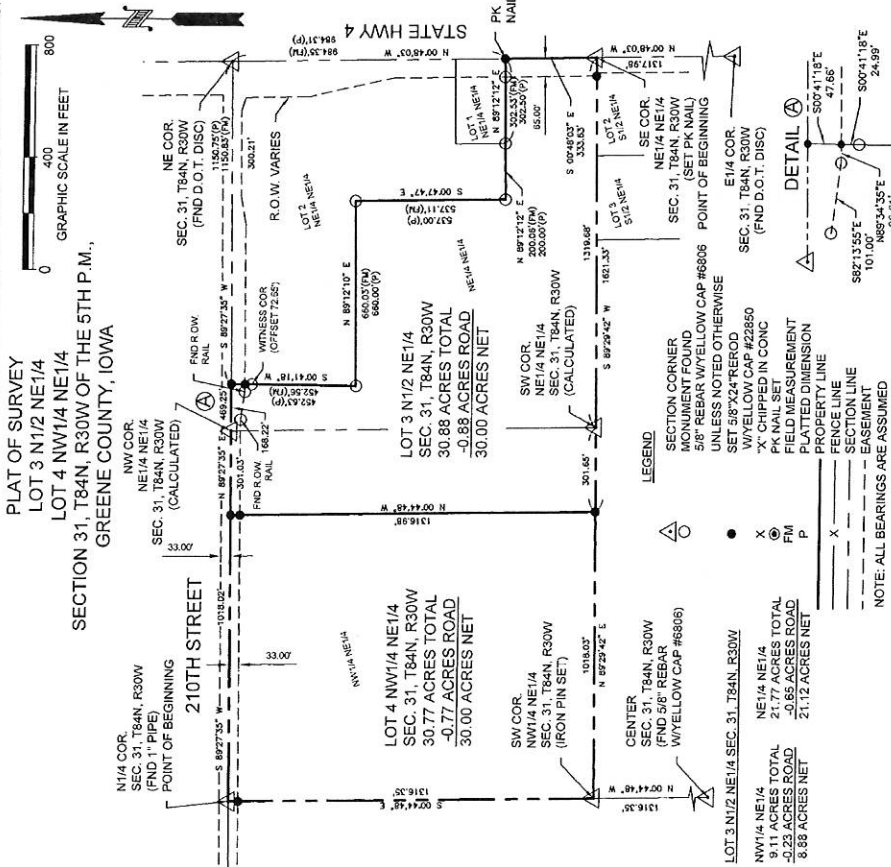
SITE ADDRESS: N/A

OWNER: DEANN M. EBERSOLE AND SUSAN SAFAPOUR

SURVEY REQUESTED BY: MUMMA & PEDERSEN

SURVEYOR: ROBERT B. BILLS

PREPARED BY AND RETURN TO: ROBERT B. BILLS, CENTRAL IOWA SURVEYING, LLC, P.O. BOX 67, JEFFERSON, IOWA 50129, (515)370-2389



NOTE: THIS IS A TWO PAGE SURVEY AND IS INCOMPLETE UNLESS BOTH PAGES ARE PRESENT.

I hereby certify that this land surveying document and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

License number #22850
 My license renewal date is Dec. 31, 2018
 Pages or sheets covered by this seal.

Signature: *Robert B. Bills* Date: *4/17/17*



CENTRAL IOWA SURVEYING, LLC
 P.O. BOX 67, JEFFERSON, IOWA 50129
 PHONE (515) 370-2389 EMAIL: rbb@centraliowasurveying.com

FIELD WORK DATE: 4/17
 PAGE 1 OF 2

Jefferson Public Library

Meeting of the Board of Trustees
May 8, 2017 6:30 PM
Library Basement Meeting Room

AGENDA

- I. Call to Order
- II. Open Forum: this is a time for any concerned citizen to speak to the trustees about an item that is not on the agenda.
- III. Approval of Minutes of Previous Meeting
- IV. Approval of Expenditures
- V. Director's Report
 - A. Monthly Circulation & Usage Report
 - B. Year-to-Date Monthly Financial Reports
 - C. Upcoming Programs and Events
- VI. Old Business
 - A. Landscaping improvement project
 - B. FY17 Budget amendment
- VII. New Business
 - A. Legislative update
 - B. Friends of the Library activities
- VIII. Next Meeting – June 12 at 6:30 p.m.
- IX. Adjournment