

AGENDA

COUNCIL MEETING

Tuesday, June 9, 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. 5/26/15 council minutes.
- B. Oly's Corner, Inc Class C Beer Permit.
- C. Uncorked Wine and Spirits, Class E Liquor License.
- D. Payment of \$1,033.26 to the Greene County Area Chamber of Commerce from Hotel/Motel for Bell Tower Festival and Tourism.
- E. Employ Audry Walker at the Jefferson Community Golf Course at hourly wage of \$4.50 or \$7.25/hr.
- F. Employ Allie Stoline at the Jefferson Community Golf Course at hourly wage of \$4.50 or \$7.25/hr
- G. Payment of monthly bills.

IV. NEW BUSINESS:

- A. Public Hearing for Planned Unit Development (PUD) zoning classification for property in Water Tower Subdivision.
- B. First reading of ordinance adopting Planned Unit Development zoning classification for property in Water Tower Subdivision.
- C. Approve the sale of General Obligation Urban Renewal Corporate Purpose Bonds Series 2015A:
- D. Approve the sale of General Obligation Golf Course Acquisition Bonds Series 2015B:
- E. Appointment of Building & Zoning Official.
- F. Consider approval of pay estimate #2 for 2015 Water and Sanitary Improvements in the amount of \$219,203.91
- G. Approval of plat of survey for Marcellous Taylor

V. REPORTS:

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

VI. ADJOURN.

AGENDA SUMMARY

DATE 6/9/15

NEW BUSINESS

- A. **Public Hearing for Planned Unit Development (PUD) zoning classification for property in Water Tower Subdivision.** The project was reviewed by the Planning Commission on May 14, 2015 and recommended for approval. Representatives from Jcorp, Inc. will be at the meeting to present the project and address questions. Attached is the PUD application information.
- B. First reading of ordinance adopting Planned Unit Development zoning classification for property in Water Tower Subdivision.
- C. **Approve the sale of General Obligation Urban Renewal Corporate Purpose Bonds Series 2015A.** The sale of the bonds is scheduled for Tuesday June 9, 21015 at 11:00 AM. Tim Oswald from Piffer Jaffery will be at the meeting to overview the sale.
- D. **Approve the sale of General Obligation Golf Course Acquisition Bonds Series 2015B.** Tim Oswald from Piffer Jaffery will be at the meeting to overview the sale.
- E. **Appointment of Building & Zoning Official.**
- F. **Consider approval of pay estimate #2 for 2015 Water and Sanitary Improvements in the amount of \$219,203.91.**
- G. **Approval of plat of survey for Marcellous Taylor.** Attached is the survey

COUNCIL MEETING

May 26, 2015

5:30 P.M.

PRESENT: Ahrenholtz, Teeples, Jaskey, Von Ahsen

ABSENT: Black

Mayor Berry presided.

No citizens spoke during the Open Forum.

RESOLUTION NO. 29-15

On motion by Teeples, second by Black, the Council approved the following consent agenda: May 12, 2015 Council Minutes, a Class BB Liquor License for Jefferson Area Chamber of Commerce, d.b.a. as Bell Tower Festival, a Class C Liquor License for Greene County Fair Association, Employ Emily Vander Wilt at the Community Center at hourly wage of \$7.25/hr., Cigarette Permit renewals for: Casey's General Stores on Elm and Lincoln Way, Dollar General #8463, Fareway Stores, Inc. #888, Hy-Vee, Inc., Kum & Go #238, Oly's Corner Inc., Sparky's One Stop #22 and Wild Rose Jefferson, LLC for July 1, 2014 through June 30, 2015, and Resolution No. 29-15, a resolution approving employee salaries for calendar year 2014.

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

NAY: None

This was the time and place for a public hearing on General Obligation Loan Agreement in a principal amount not to exceed \$3M. (General Obligation Urban Renewal Corporate Purpose). There was no oral or written comments. On motion by Black, second by Jaskey, the Council closed the Public Hearing.

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

NAY: None

This was the time and place for a public hearing on Loan Agreement in a principal amount not to exceed \$300,000.(General Obligation Golf Course Acquisition). There was no oral or written comments. On motion by Black, second by Von Ahsen, the Council closed the Public Hearing.

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

NAY: None

RESOLUTION NO. 30-15

On motion by Jaskey, second by Teeples, the Council approved Resolution No. 30-15, a resolution setting date for June 9, 2015 at 11:00 a.m. for sale of General Obligation Urban Renewal Bonds, Series 2015A and General Obligation Reimbursement Bonds, Series 2015B and authorizing the use of a preliminary official statement in connection with the sale of the Bonds.

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

NAY: None

On motion by Jaskey, second by Von Ahsen, the Council set a public hearing on proposal to change zoning, classification for property in Water Tower Subdivision for June 9, 2015 at 5:30 p.m.

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

NAY: None

This was the time and place for Public Hearing for the 2014-2015 Budget Amendment. Mayor Berry called for any oral or written comments and there were none. On motion by Von Ahsen, second by Jaskey, the Council closed the Public Hearing.

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

NAY: None

RESOLUTION NO. 31-15

On motion by Teeples, second by Jaskey, the Council approved Resolution No. 31-15, a resolution approving the 2014-2015 Budget Amendment.

AYE: Teeples, Von Ahsen, Ahrenholtz, Jaskey, Black
NAY: None

On motion by Jaskey, second by Von Ahsen, the Council approved of contract with Neese Inc. for removal of sludge at waste water plant.

AYE: Von Ahsen, Jaskey, Black, Teeples, Ahrenholtz
NAY: None

On motion by Von Ahsen, second by Black, the Council approved the contract to seal coat streets and alleys with Blacktop Service Co. in the amount of \$49,543.64.

AYE: Black, Jaskey, Ahrenholtz, Teeples, Von Ahsen
NAY: None

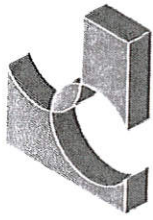
On motion by Jaskey, second by Teeples, the Council approved the 3-year agreement for auditing services with Gronewold, Bell, Kyhmn & Co. P.C., Atlantic, IA.

AYE: Teeples, Ahrenholtz, Black, Jaskey, Von Ahsen
NAY: None

There being no further business the Council agreed to adjourn.

Craig J. Berry, Mayor

Diane M. Kennedy, City Clerk



Water Tower PUD Narrative

3. Application and Development Plan for: Water Tower PUD
A Replat of Water Tower Subdivision
of Blocks 12 & 17, Re-survey of Albert
Head's Addition
Jefferson, IA

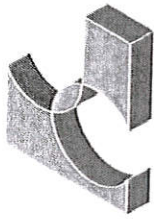
PRINCIPAL

Duane E. Jensen, P.E.

CONTACT

PO BOX 159
HUXLEY, IA 50124
P: 515.597.5457
F: 515.597.5461
www.jcorp.biz

- A. Owner: Water Tower, LLC, P.O. Box 159, 708 N. Hwy 69, Huxley, IA 50124
Developer: JCorp, Inc., P.O. Box 15, 708 N. Hwy 69, Huxley, IA 50124
- B. PUD district allowed uses: Residential to include single family detached or bi-attached homes, apartments and condominiums up to 16 units attached or townhomes up to 6 units attached.
PUD district prohibited uses: All other uses not noted as allowed above.
- C. Site Plan Information: and JCorp, inc. Sheet No. A101.
- 1) See attached M.H.F. Engineering, P.C. Drawing No. 3 –
 - a) Block 12 will be divided into 12 Townhome lots and 3 Outlots. Each Townhome within a 4-Plex will be on its own separate "postage stamp" lot. The Outlot surrounding each 4-Plex will be an Outlot for common use by the Owners of the 4-Plex.
 - b) Block 17 will be divided into 4 equal size lots. On each of these lots will be an 8 unit, Condominium Building with 4 garages attached on one end. Each Condominium will have its own direct exit door to the exterior, therefore no common hallways.
 - 2) See attached M.H.F. Engineering, P.C. Drawing No. 3 – Block 12 property is relatively flat and Block 17 has a general slope from north to south. Neither property is in a floodplain.
 - 3) See attached JCorp, Inc. Sheet No. A201 thru A204 for the 2-Story 4-Plex Townhomes and Sheet No. A301 thru A304 2-Story 8-Plex Condominium Buildings. All buildings will be 2-Story. Each Townhome will be 3-Bedroom, 1380 SF each. Each Condominium will be 2-Bedroom, 1004 SF each. All buildings will be various earth tone colors/styles of vinyl siding and architectural asphalt shingles. The townhomes will have cultured stone accents on the front elevations.



JCorp

FROM DESIGN CONCEPT TO PROJECT COMPLETION

- 4) See attached M.H.F. Engineering, P.C. Drawing No. 3 and JCorp, Inc. Sheet No. A101. Each Townhome has an attached 2-Car Garage with 2-Parking Stalls in their driveway leading up to the garage. Each 8-Plex Condominium Building will have 19-Parking Stalls(2 stalls for each unit plus 3 stalls for guests) and access to 4-Garages on the end of the building with 4-Parking Stalls in the driveway leading up to these Garages. The common interior parking area running north-south between the units will have street access from both Head Street on the north and Mahlon Street on the south.
- 5) There will be no new public streets added. Existing streets only; Walnut Street on the west, Pinet Street on the east, Central Avenue on the north, Head Street in the middle between Blocks 12 and 17, and Mahlon Street on the south.
- ✓ 6) See attached JCorp, Inc. Sheet No. A101 for proposed landscaping. Per the request of City staff, additional trees in the public-right-of-way will be added in the parking islands along Walnut Street and Pinet Street in the Block 17 Condominium site, similar to what is shown in the islands of the interior parking area. Effort will be made with Chad Olson, the homeowner adjacent to the townhomes, to locate landscaping to screen areas satisfactorily for him along the townhome side and rear shared property boundaries.
- EXACT LOCATION 7) No signs are shown at this time. We would propose a small (2' tall x 8' long) sign be placed to the south of Head Street near the entrance to the interior parking lot. This sign would have the property managers contact information on it.
- 8) Peripheral yards are as shown on the site plan. The building setbacks all along Walnut Street and Pinet Street are 7'. The Townhome building setback along Central Avenue is 18' and along Head Street is 18'. The Condominium building setback along both Head Street and Mahlon Street is 0'. All Oulot area yards are for common use of the owners/renters of the properties.
- 9) No common areas will be dedicated to the City of Jefferson. Likely, there will be a detention basin on the southwest corner of the Condominium Block 17 which likely will take the place of the end 4-Car Garage of the southwest building. Final design for this is in progress.
- 10) See attached M.H.F. Engineering, P.C. Drawing No. 3
- 11) It is the Developer's intent to start immediately upon City approval with Block 12, 4-Plex Townhome on Lots 1, 2, 3 & 4 and with Block 17, 8-Plex Condominium on Lot 1 & 4. The remaining Townhomes and Condominiums would follow based upon rental interest. It would be the Developer's intention to have all 44 units completed no later than October 1, 2016.

PRINCIPAL

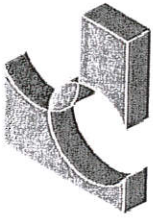
Duane E. Jensen, P.E.

CONTACT

PO BOX 159
 HUXLEY, IA 50124
 P: 515.597.5457
 F: 515.597.5461
 www.jcorp.biz

THAT WOULD BE THE GARAGES?

PLEASE DETAIL DRAINAGE



JCorp

FROM DESIGN CONCEPT TO PROJECT COMPLETION

- D. The common ground will be maintained within a Home Owners Association formed with By-Laws and Declaration of Covenants, Conditions, Easements and Restrictions. An example of such Covenants is attached. These still need more definition specific to each Lot and will be submitted/filed with the Final Plat documents. All easements will be shown on the Final Plat drawing that will be prepared by M.H.F. Engineering, P.C.
 - E. See attached.
 - F. M.H.F. Engineering, P.C. along with City of Jefferson staff have reviewed and determined the existing site conditions of sanitary & storm sewer and water main lines available to serve the site(s) have the necessary capacity.
 - G. City of Jefferson staff determined existing streets surrounding the property and access of them to main arterials are adequate to support the new volume of traffic.
 - H. See answer to item C. (4) above. Parking easily exceeds the minimum required.
 - I. Ken Paxton has presented the housing need as desperate and critical to the success of incoming/growing businesses and the Casino. This was presented/discussed with City of Jefferson staff in the pre-Application Conference.
 - J. Neighboring properties are single-family residential and bi-attached residential. A City park with a water tower is to the northwest. We have met with Chad Olson and his wife, the only adjoining property owners, and they showed support of the project and the quality of it.
 - K. See attached M.H.F. Engineering, P.C. Drawing No. 3 and JCorp, Inc. Sheet No. A101
 - L. The Developers goal is to create a quality product that is in-line with our income goals.
4. Design Standards – See attached M.H.F. Engineering, P.C. Drawing No. 1, 2 & 3 and JCorp, Inc. sheets A101, A201 thru A204 and A301 thru A304. Open space clearly exceeds 25% of the total land area. All other items (building spacing, traffic circulation, setbacks, services, etc.) have been addressed in Section 3 responses.

Respectfully submitted,

Duane E. Jensen, P.E.

P.E. License No. IA 13567

PRINCIPAL

Duane E. Jensen, P.E.

CONTACT

PO BOX 159
HUXLEY, IA 50124
P: 515.597.5457
F: 515.597.5461
www.jcorp.biz

Owner:

Water Tower, LLC

Developer/Architect:

JCorp, Inc.

Civil Engineer:

M.H.F. Engineering, P.C.
P.O. Box 68 Jefferson, IA 50129

PO Box 159, Huxley, IA 50124
JCorp, Inc.
PO Box 159, Huxley, IA 50124

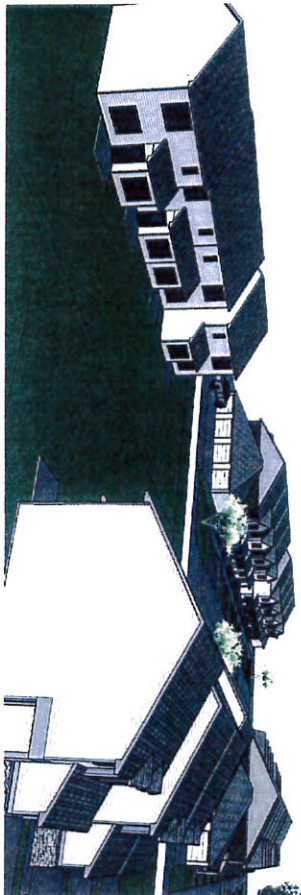
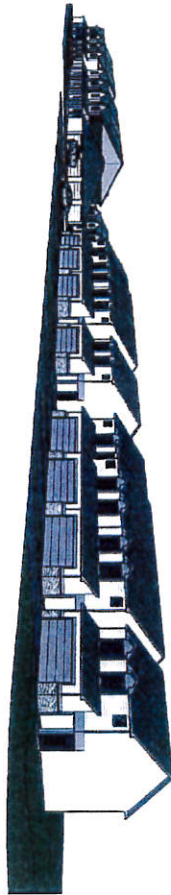
M.H.F. Engineering, P.C.
P.O. Box 68 Jefferson, IA 50129



I certify that these drawings have been prepared by myself or under direct supervision and that I am a duly registered Structural Engineer under the laws of the State of Iowa.

Duane E. Jensen
Duane E. Jensen Date: 4/14/15
Iowa Reg. No. 13567

My license renewal date is December 31, 2015
Pages or sheets covered by this seal:
A101, A201-204, A301-304



Drawing Index

Number Drawing Title

General

G000 Cover Sheet

Civil

- 1 Cover Sheet
- 2 Legend Sheet and Notes
- 3 Development Plan

Architectural

- A101 Landscape Plan
- A201 First Floor Plan - Townhomes
- A202 Second Floor Plan - Townhomes
- A203 Elevations - Townhomes
- A204 3D Views - Townhomes
- A301 First Floor Plan - Condos
- A302 Second Floor Plan - Condos
- A303 Elevations - Condos
- A304 3D Views - Condos

Proposed Development Schedule

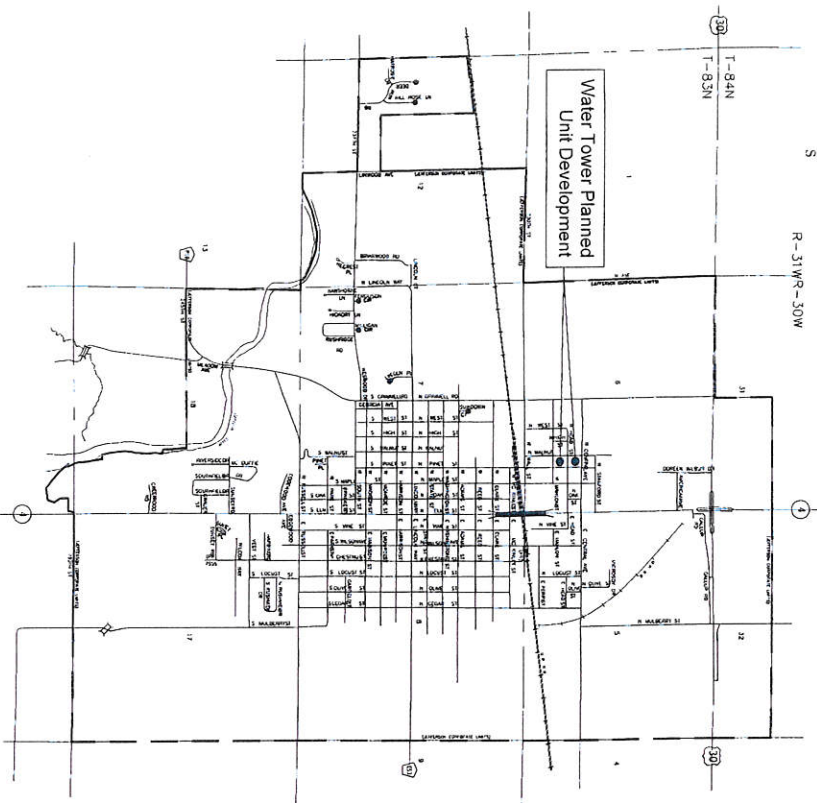
-Upon Approval by City Council
Block 12, Outlet 1, Lots, 1 thru 4
Block 17, Lots 1 and 4

-Depending on Rent-Up
Remaining Lots

Legal Description

See Civil Sheet 3

PROJECT	Water Tower PUD
Blocks 12 & 17	
Jefferson, IA	
REVISIONS	
DATE	04/14/15
PROJECT NO.	14-095
CONTENTS	
SHEET NO.	G000



Vicinity Map - Jefferson, Iowa

Planned Unit Development Plan
 For
 Water Tower Planned Unit Development
 A Replat of Water Tower Subdivision
 of Blk 12 and 17, Re-survey of Albert
 Head's Addition, Jefferson, Iowa

Index of Drawings

Dwg	Description
1	Cover Sheet
2	Legend Sheet and Notes
3	Development Plan

OWNER:
 Water Tower, LLC
 P.O. Box 159
 708 N. Hwy 69
 Huxley, Iowa 50124

Developer:
 JCorp, Inc
 P.O. Box 159
 708 N. Hwy 69
 Huxley, Iowa 50124

Planner/Engineer:
 M.H.F. Engineering, P.C.
 P.O. Box 68
 300 W. McKriley St.
 Jefferson, Iowa 50129
 John R. Milligan, P.E. #9519

Land Surveyor:
 M.H.F. Engineering, P.C.
 P.O. Box 68
 300 W. McKriley St.
 Jefferson, Iowa 50129
 Wander C. Hillhouse, Jr., L.S. #9806



I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

John R. Milligan 4/12/15
 Signature
 John R. Milligan
 Date

License number 9519
 My license renewed date is December 31, 2015

PAGES OR SHEETS COVERED BY THIS SEAL: ALL

Recommend Tentative Approval Planning and Zoning Commission	
Chairman	Date
Secretary	Date
Tentative Approval City of Jefferson, Iowa	
Mayor	Date
City Clerk	Date

<p>M.H.F. ENGINEERING, P.C. ENGINEERS - LAND SURVEYORS P.O. Box 68 Jefferson, Iowa 50129 Ph. (515) 386-4191 Fax. (515) 386-4913</p>	<p>Cover Sheet Water Tower Planned Unit Development Jefferson, Greene County, Iowa</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	REVISIONS	BY	DATE																
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<p>ENGINEER/LAND SURVEYOR</p>	<p>DRAWN</p>	<p>CHECKER</p>																				

STANDARD SYMBOLS - CIVIL LEGEND

	Building		Sidewalk (Proposed)
	Cable Television (Underground)		Soil Boring
	Curb & Gutter (Existing)		Telephone (Underground)
	Concrete		Telephone (For optic)
	Contour Line (Existing)		Telephone (Pedestal)
	Contour Line (Proposed)		Tree (Deciduous)
	Bum		Tree (Coniferous)
	Direction of Drainage		Water Line (Existing)
	Electric (Overhead)		Water Line (Proposed)
	Electric (Underground)		Water Valve (Existing)
	Elevation Spot Location		Water Valve (Proposed)
	Force (Chamlink)		Water, Curb Stop Valve & Box (Existing)
	Force (Barbwire)		
	Fire Hydrant (Existing)		
	Fire Hydrant (Proposed)		
	Gas (Underground)		
	Intake, Existing (Beehive)		
	Intake, Proposed (Beehive)		
	Intake, Existing (Curb Style)		
	Intake, Proposed (Curb Style)		
	Iron Pin (Found)		
	Iron Pin (Set)		
	Light Pole, Existing		
	Light Pole, Proposed		
	Lot Line, Existing		
	Lot Line, Proposed		
	Mannole, Existing (Sanitary Sewer)		
	Mannole, Existing (Storm Sewer)		
	Mannole, Existing (Water Valve)		
	Mannole, Existing (Telephone)		
	Mannole, Damage/Sanitary Proposed		
	Monitoring Well		
	Power Pole		
	Sanitary Sewer Cleanout		
	Sanitary Sewer Existing Man		
	Sanitary Sewer, Proposed		
	Storm Sewer Existing Man		
	Storm Sewer, Proposed		
	Storm Sewer, Sub Drain		
	Section Line		
	Sign		

ABBREVIATIONS

AC	Acce
CMP	Corrugated Metal Pipe
EXIST	Existing
FT	Feet
FOC	Fiber Optic Cable
INV	Invert
LF	Linear Feet
PVC	Plastic Pipe
RCP	Reinforced Concrete Pipe
RT	Right
S	Sanitary
SF	Square Feet
STR	Storm Sewer Structure
SSTR	Sanitary Sewer Structure
ST	Storm Sewer
STA	Station
T	Telephone
UAC	Use As Constructed
W	Water Man

GENERAL NOTES

1. MAP ENGINEERING, P.C. ASSUMES NO GUARANTEE NOR ASSUMES ANY LIABILITY FOR THE LOCATION OF UTILITIES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL LOCATE AND EXPOSE BEFORE CONSTRUCTION BEGINS. CALL "ONE-CALL" (800)522-3869 BEFORE EXCAVATION BEGINS.
2. SHEET PLACEMENT CONSTRUCTION SHALL FOLLOW THE CURRENT STATE URBAN DESIGN STANDARDS AND SPECIFICATIONS FOR SHEET PLACEMENT BY THE CITY OF JEFFERSON, IOWA.
3. EXISTING STREETS CONVEY STORM WATER THROUGH SHALLOW DITCHES TO INTAKES CONNECTED TO OUTLOTS 1, 2, 3 FOR TEMPORARY DETENTION AND THEN DRAIN THROUGH AREA INTAKES AT A RATE NO MORE THAN A 5 YEAR PRE-DEVELOPED STORM EVENT TO THE EXISTING STORM SEWER.
- 3.1. BLOCK 17 NEW CONSTRUCTION SHALL CONVEY STORM WATER TO INTERNAL PARKING AND LAWN SPACE AREAS FOR TEMPORARY DETENTION, THEN DRAIN THROUGH INTAKES CONNECTED TO PRE-DEVELOPED STORM SEWER FOR TO A SANITARY CLEANOUT AND THEN DRAIN THROUGH A 5 YEAR PRE-DEVELOPED STORM EVENT DISCHARGE TO THE EXISTING STORM WATER SUBSURFACE SYSTEM.
4. SANITARY SEWER SERVICE.
- 4.1. THE ASSOCIATIONS WILL BE RESPONSIBLE FOR ALL MAINTENANCE OF ANY COMMON LINES AND INDIVIDUAL LINES WILL BE THE RESPONSIBILITY OF EACH UNITS OWNER.
- 4.2. BLOCK 12 FOUR (4) PLEX UNITS SHALL BE CONNECTED INDIVIDUALLY TO THE EXISTING EIGHT (8) INCH FOUR (4) INCH LATERAL. IF EXISTING LATERALS EXIST WITH PROPER ALIGNMENT TO A UNIT, IT SHALL BE USED TO MINIMIZE EXCAVATION OF THE STREET.
5. WATER SERVICE.
- 5.1. INDIVIDUAL LINES WILL BE THE RESPONSIBILITY OF EACH UNITS OWNER.
- 5.2. BLOCK 17 EACH UNIT OF EACH EIGHT (8) PLEX BUILDING SHALL HAVE THEIR OWN CURB BOX AND VALVE.

FIG. NO. 15013/DATE: 3/15

<p>M.H.F. ENGINEERING, P.C. ENGINEERS - LAND SURVEYORS P.O. Box 66 Jefferson, Iowa 50129 Ph. (515) 366-4101 FAX (515) 366-4815</p>	Legend Sheet and Notes Water Tower Planned Unit Development Jefferson, Greene County, Iowa		NO.	REVISIONS	BY	DATE
	PROJECT NO. 15013 DWG. NO. 2	ENGINEER/LAND SURVEYOR:	DESIGNER:	DRAFTSMAN:	CHECKER:	

Total Number of Lots:
 Block 12: 12 Lots
 3 Outlots (Common Area)
 Block 17: 4 Lots

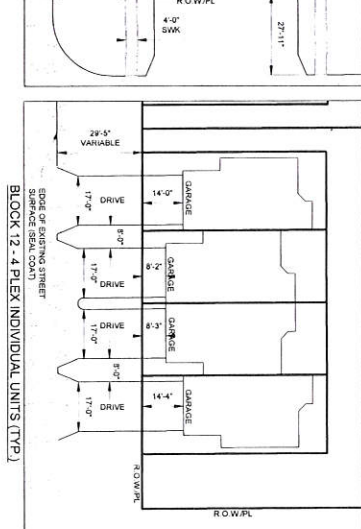
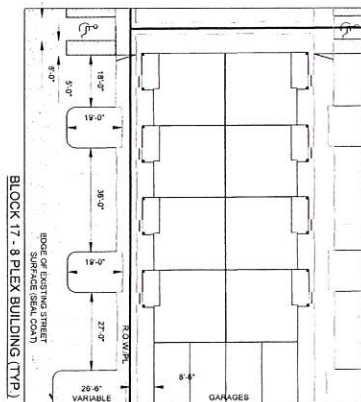
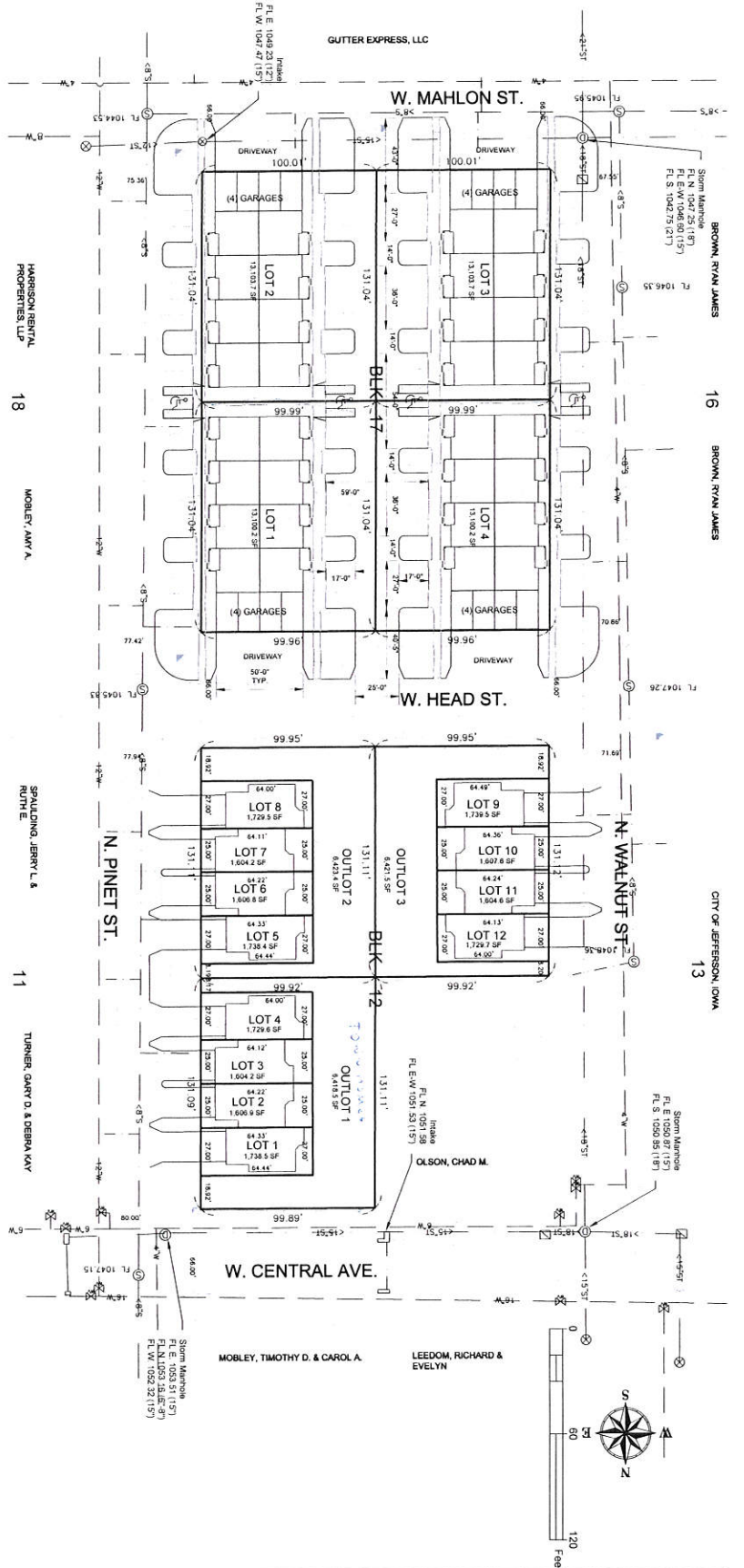
Lot Areas:
 Block 12:
 Min. Lot Area: 1,604.2 sf
 Max. Lot Area: 1,739.5 sf
 Avg. Lot Area: 1,670.0
 Avg. Outlot (Common) Area: 6,421.3 sf
 Setbacks: Request Variance

Block 17:
 Min. Lot Area: 13,100.2 sf
 Max. Lot Area: 13,103.7 sf
 Avg. Lot Area: 13,102.0 sf
 Setbacks: Request Variance

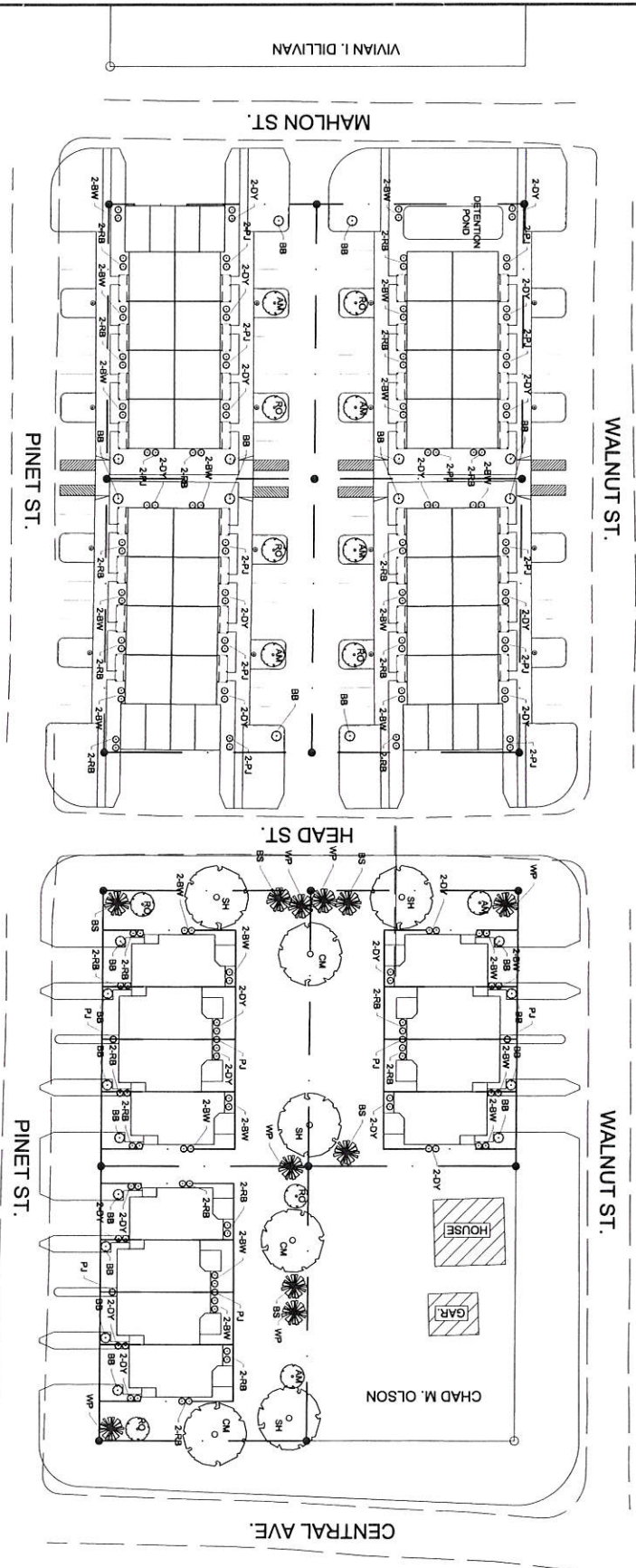
Legal Description and Boundary of PUD District:
 Block 12, except the north one half of the west one half, and all of Block 17 of the re-survey of Albert Head's Addition known as Water Tower Subdivision, Jefferson, Iowa.

Zoning Classification:
 Existing: RS-6
 Proposed: Planned Unit Development

See general notes on drawing number 2 for additional information of the Planned Unit Development.



PRODUCTION 15013 DWG. NO.	<p>M.H.F. ENGINEERING, P.C. ENGINEERS - LAND SURVEYORS P.O. Box 66 Jefferson, Iowa 50129 Ph. (515) 386-4101 FAX (515) 386-4815</p>	<p>Development Plan Water Tower Planned Unit Development Jefferson, Greene County, Iowa</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS	BY	DATE												
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ENGINEER/LAND SURVEYOR:	DESIGNER:	DRAFTSMAN:	CHECKER:																



PLANT SCHEDULE

CODE	QTY	OVERSTORY TREES	SIZE	COND
AM	5	AUTUMN BLAZE MAPLE	7' CAL.	BAB
CM	3	GRASSY HORN MAPLE	7' CAL.	BAB
SH	4	SHADEMASTER HONEYLOCUST	7' CAL.	BAB
RO	7	REDOAK	7' CAL.	BAB
EVERGREEN TREES				
BS	5	COLORADO BLUE SPRUCE	6' HT.	BAB
WP	6	EASTERN WHITE PINE	6' HT.	BAB
SHRUBS				
BB	24	BURNING BUSH	18" HT.	CONT
BW	40	WINTERGREEN BOXWOOD	18" HT.	CONT
PJ	28	PALM RHODODENDRON	18" HT.	CONT
DV	40	DOBIE YEW	18" HT.	CONT
RB	40	ROSE BLOW BARRBERY	18" HT.	CONT

MOBLEY

EDWARD F. OLSON

MARVEL C. NEWELL

1 Landscape Plan
SCALE: 1"=50'-0"

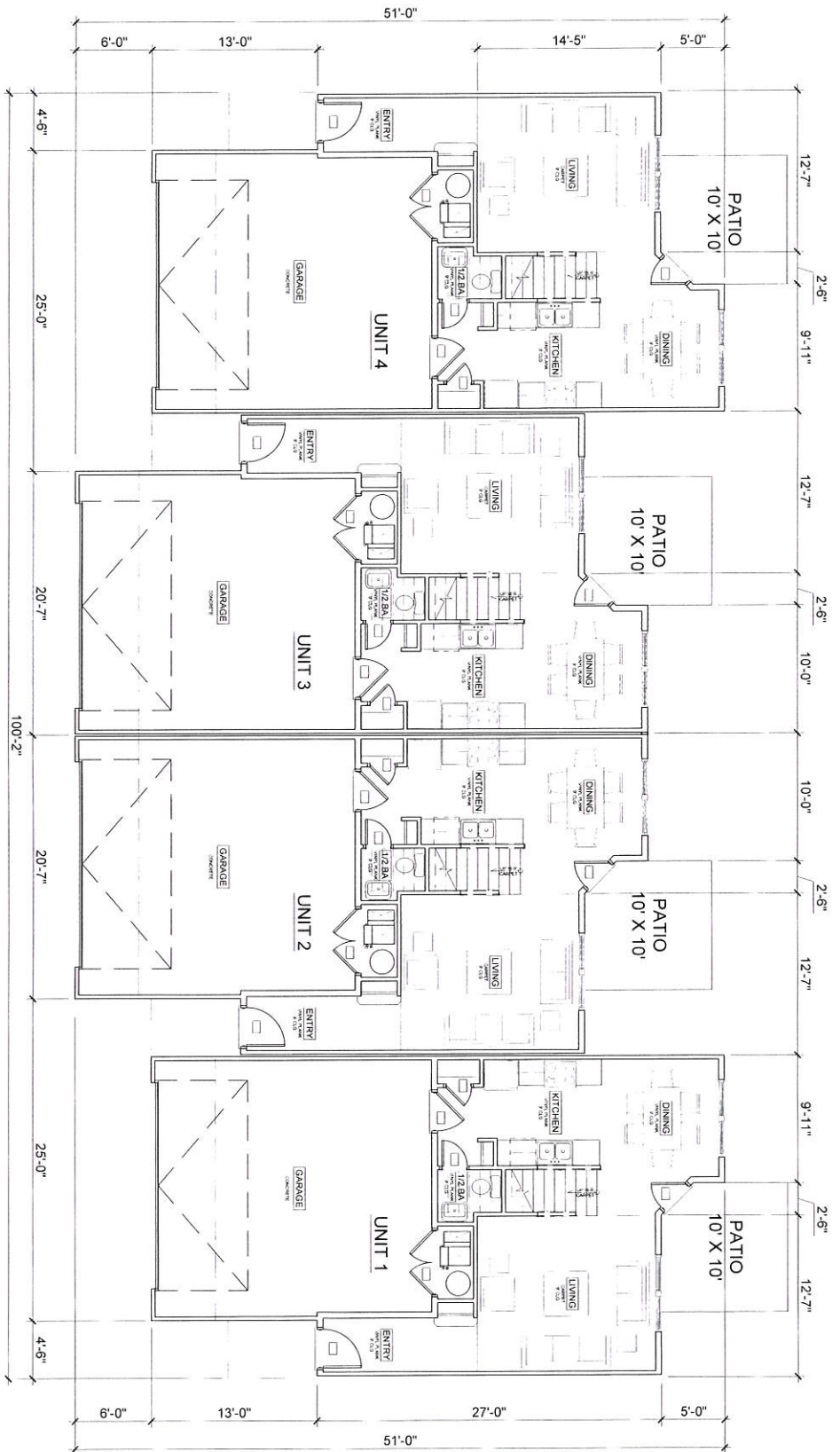
JCorp, Inc.
CONSULTING ENGINEERS
P O Box 156
Hudson, IA 50124
Phone: (515) 597-5457
Fax: (515) 997-5461
www.jcorp.net

PROJECT
Water Tower PUD
Blocks 12 & 17
Jefferson, IA

REVISIONS

DATE: 04/14/15
PROJECT NO: 14495
CONTRACT NO:
SHEET NO: **A101**

TRANSMISSION ENGINEERING CONSULTANTS, INC. - IOWA LICENSED

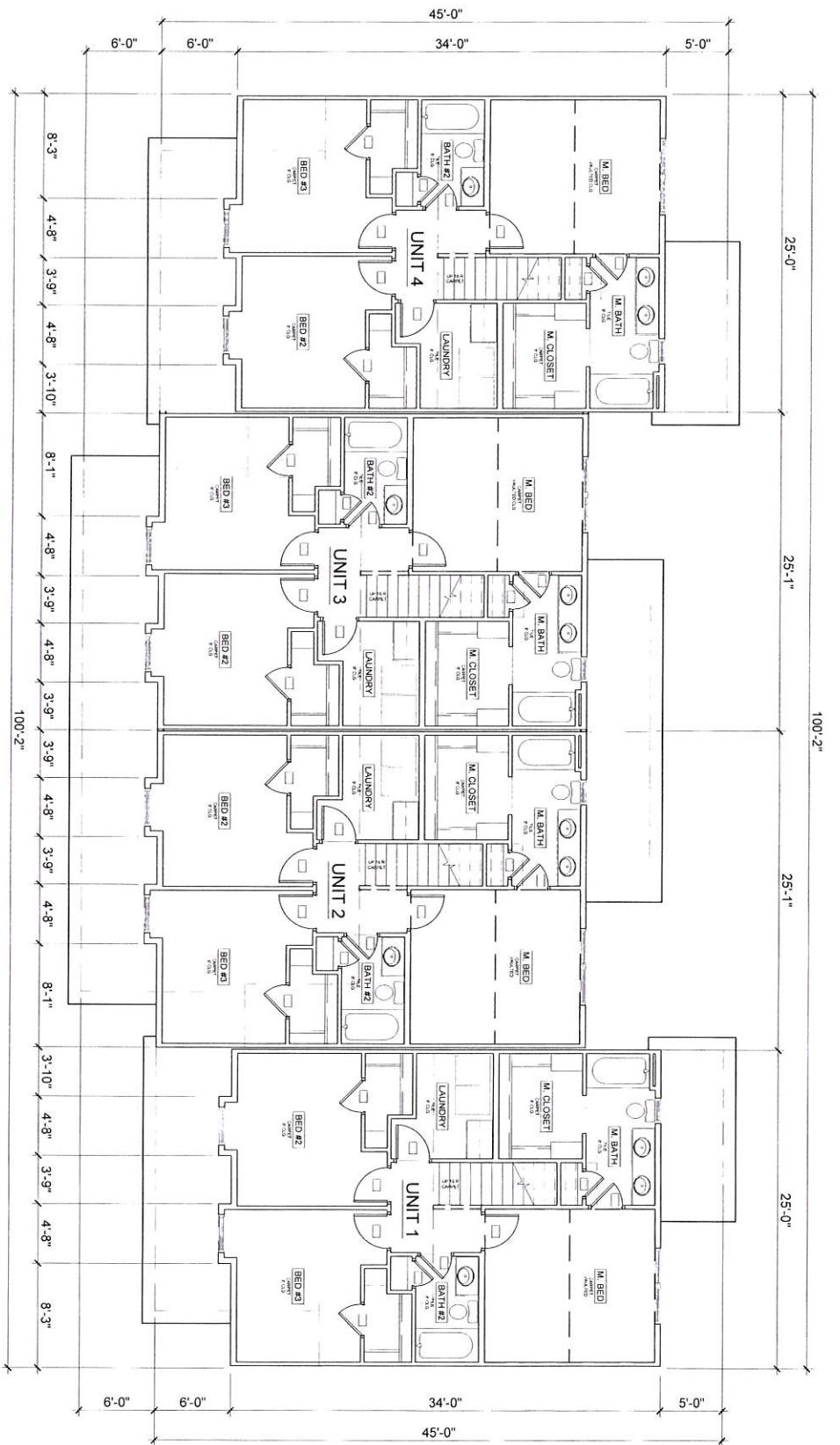


EACH TOWNHOME

FIRST	526 SF
SECOND	854 SF
TOTAL	1380 SF
GARAGES	464 SF


1 First Floor Plan - Townhomes
SCALE: 1/8"=1'-0"

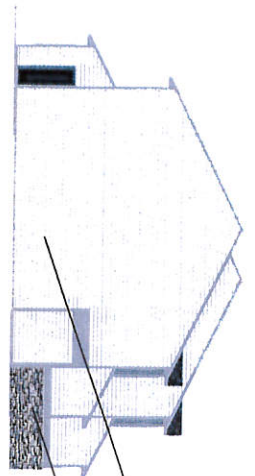
<p>Jscorp INC. CONSULTING ENGINEERS</p> <p>P. O. Box 159 Huxley, IA 50724 Phone: (515) 597-5457 Fax: (515) 597-5461 www.jcorp.biz</p> <p>ARCHITECTURAL • STRUCTURAL CONSTRUCTION • ENGINEERING</p>	<p>PROJECT Water Tower PUD</p> <p>Block 12 Jefferson, IA</p>
	<p>DATE: 04/14/15 PROJECT NO: 14-095 SHEET NO: A201</p>



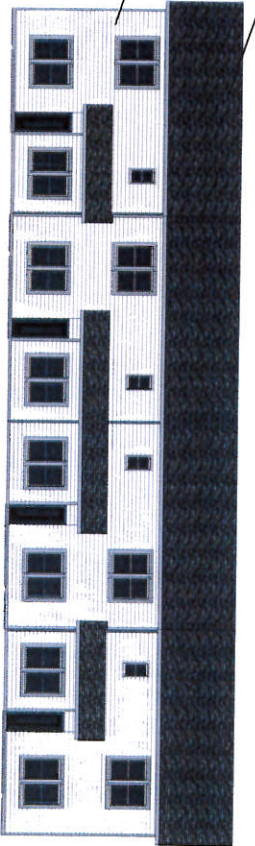
BUILDING
 FIRST 2104 SF
 SECOND 3418 SF
 TOTAL 5520 SF
 GARAGES 1856 SF

1 Second Floor Plan - Townhomes
 SCALE: 1/8"=1'-0"

 <p>JCorp CONSULTING ENGINEERS P. O. Box 159 Huxley, IA 50124 Phone: (515) 597-5457 Fax: (515) 597-5461 WWW.JCORP.IA</p>	<p>PROJECT Water Tower PUD Block 12 Jefferson, IA</p>
	<p>DATE: 04/14/15 PROJECT NO: 14295 CONTENTS: Second Floor Plan - Townhomes</p>
<p>SHEET NO A202</p>	<p>REVISIONS:</p>

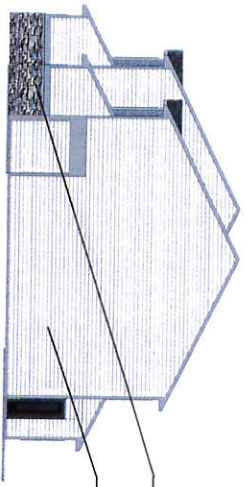


ASPHALT SHINGLES
HORIZONTAL VINYL
CULTURED STONE

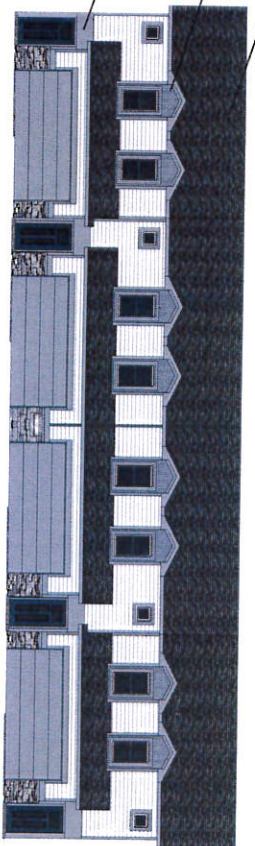


4 Right Elevation - Townhomes
SCALE: 1/16"=1'-0"

2 Back Elevation - Townhomes
SCALE: 1/16"=1'-0"



ASPHALT SHINGLES
VERTICAL VINYL
CULTURED STONE
HORIZONTAL VINYL



3 Left Elevation - Townhomes
SCALE: 1/16"=1'-0"

1 Front Elevation - Townhomes
SCALE: 1/16"=1'-0"



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PROJECT:
Water Tower PUD
Block 12
Jefferson, IA

REVISIONS	
DATE: 04/14/15	
PROJECT NO: 14495	
CONTENTS:	
SHEET NO:	A203



JCorp, Inc.
CONSULTING ENGINEERS

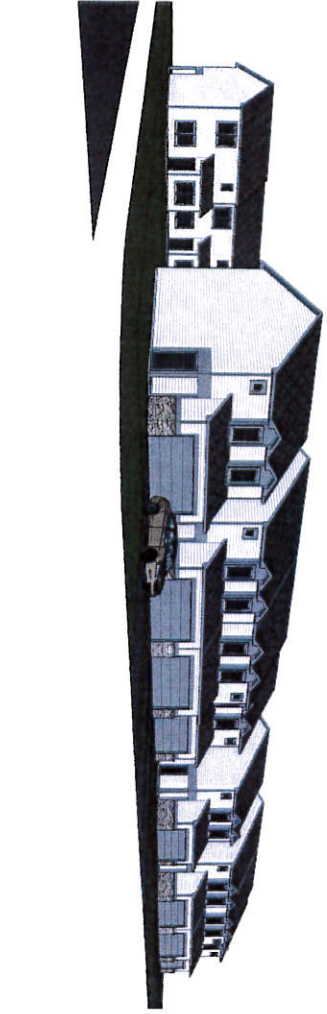
P O Box 199
Huxley, IA 50124
Phone: (515) 597-5467
Fax: (515) 597-5481
www.jcorp.biz

ARCHITECTURAL - STRUCTURAL
CONSTRUCTION - COMMERCIAL

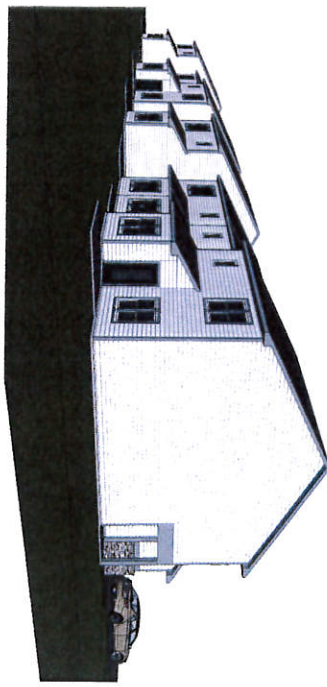
PROJECT
Water Tower PUD
Block 12
Jefferson, IA

REVISIONS

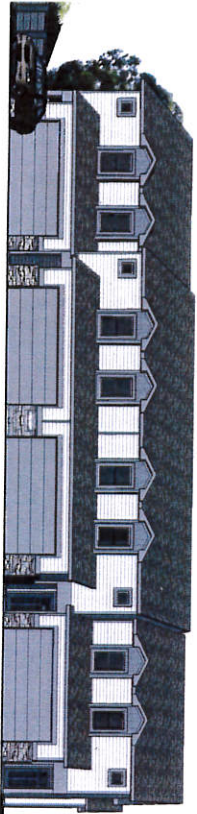
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PROJECT NO: 14495
COMMENTS:
SHEET NO:
A204



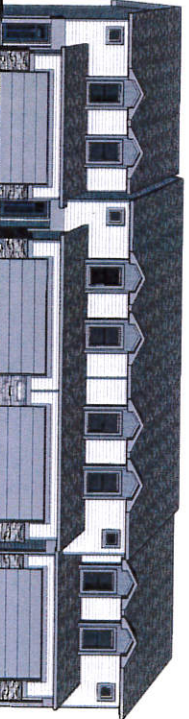
3 3D Views - Townhomes
SCALE: 1/16"=1'-0"

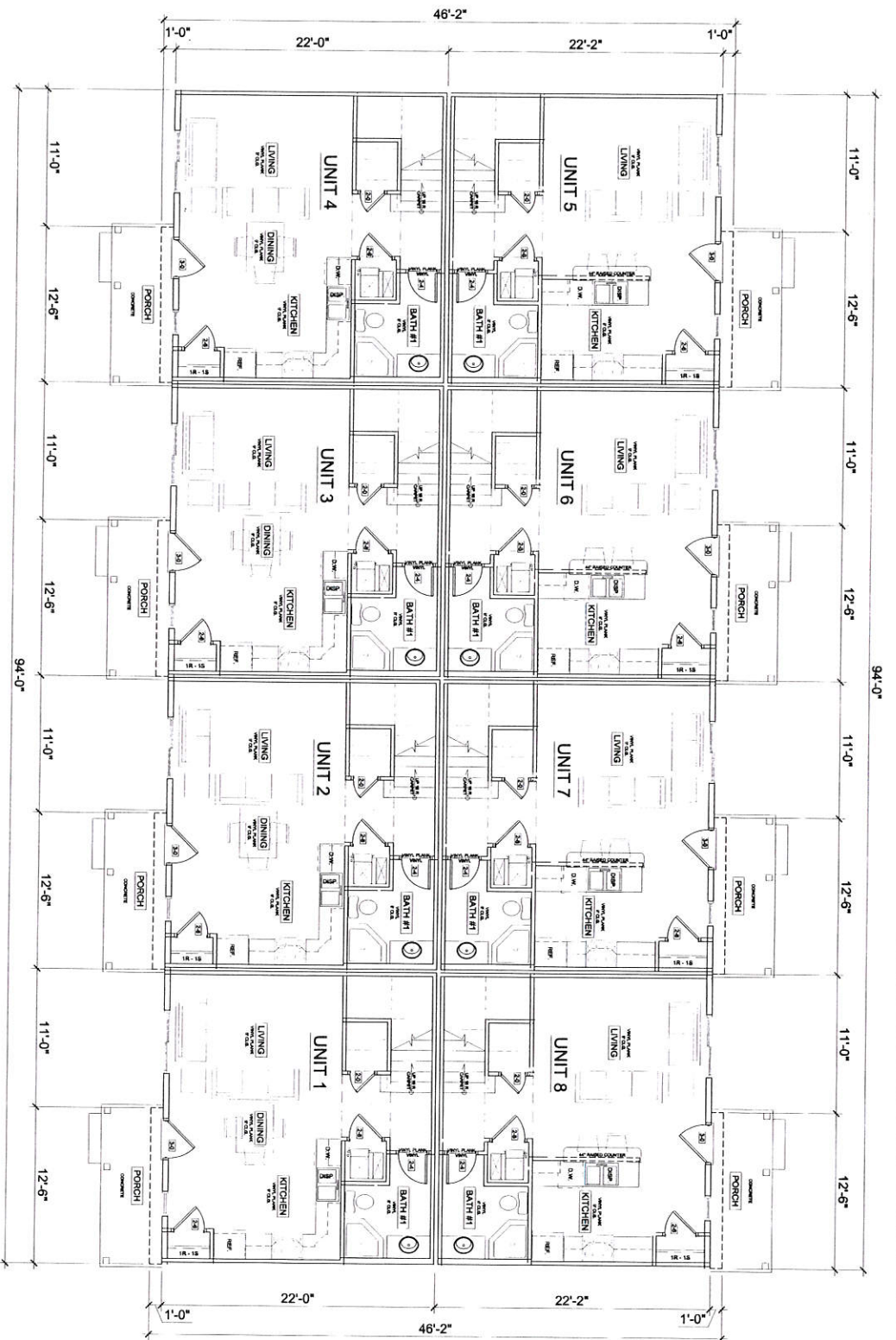


2 3D View - Townhomes
SCALE: 1/16"=1'-0"



1 3D View - Townhomes
SCALE: 1/16"=1'-0"

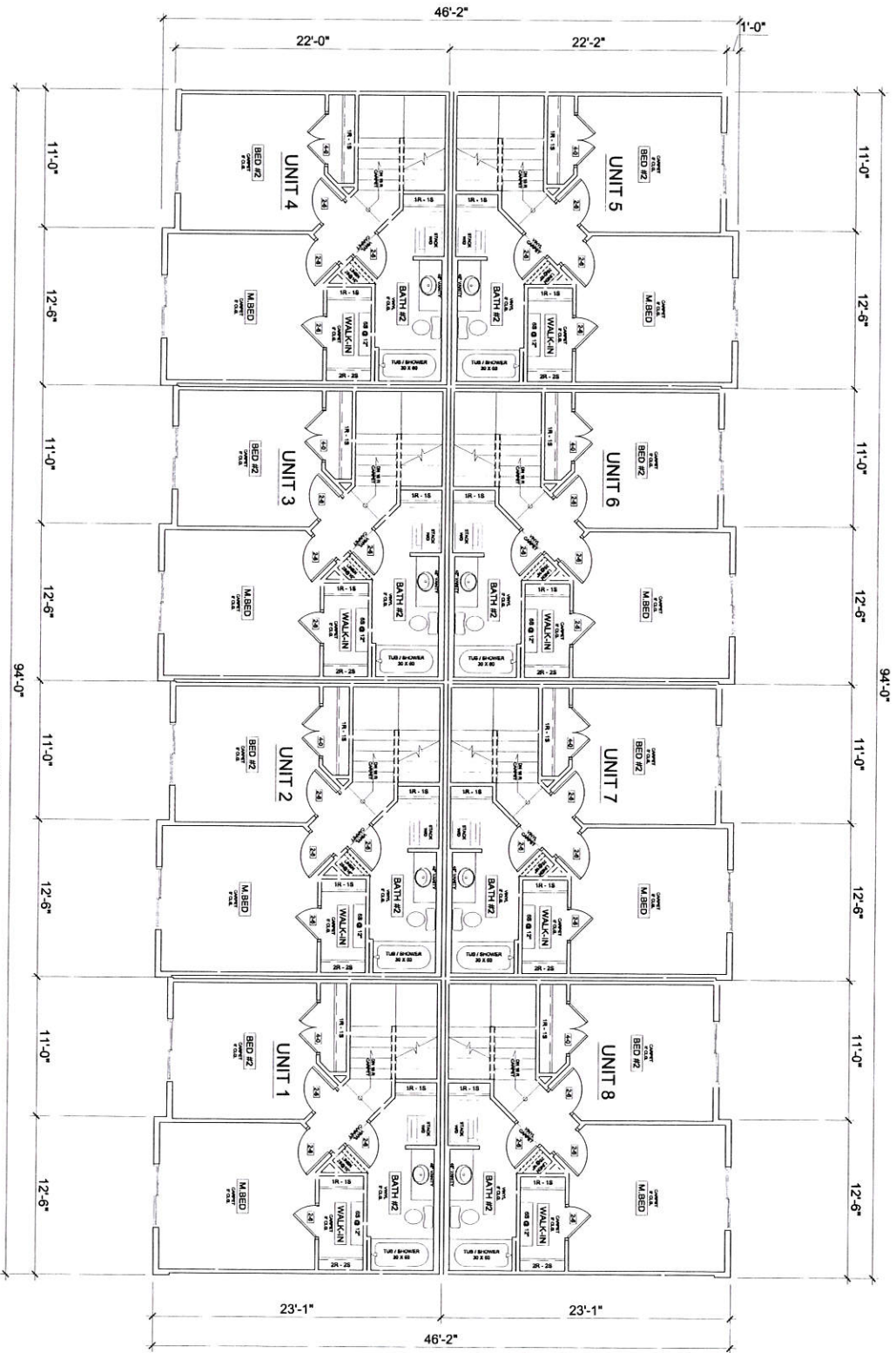




EACH CONDO	
FIRST	4745 SF
SECOND	5305 SF
TOTAL	10045 SF
PORCHES	63 SF

1 First Floor Plan - Condos
 SCALE: 1/4" = 1'-0"
 4247.5 SF

<p>JCorp Inc. CONSULTING ENGINEERS</p> <p>P O Box 159 Hulvey, IA 50124 Phone: (515) 597-5457 Fax: (515) 597-5461 www.jcorp.biz</p> <p>ARCHITECTURAL - STRUCTURAL CONSTRUCTION - ENGINEERING</p>	<p>PROJECT Water Tower PUD Block 17 Jefferson, IA</p>
	<p>RESUBS</p> <p>APPROVED BY: </p> <p>DRAWN BY: </p> <p>DATE: 04/14/15</p> <p>PROJECT NO: 14-095</p> <p>CONTRACT NO: </p> <p>SHEET NO: A301</p>



BUILDING
 FIRST 4247.5 SF
 SECOND 4347.5 SF
 TOTAL 8595.0 SF

1 Second Floor Plan - Condos
 SCALE: 1/8"=1'-0"
 4347.5 SF

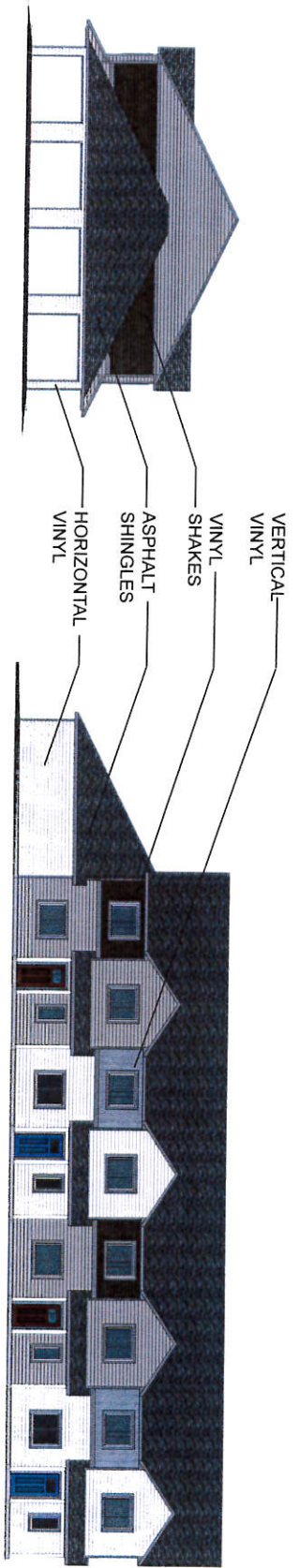
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 Phone: (515) 597-5457
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PROJECT
Water Tower PUD
 Block 17
 Jefferson, IA

REVISIONS

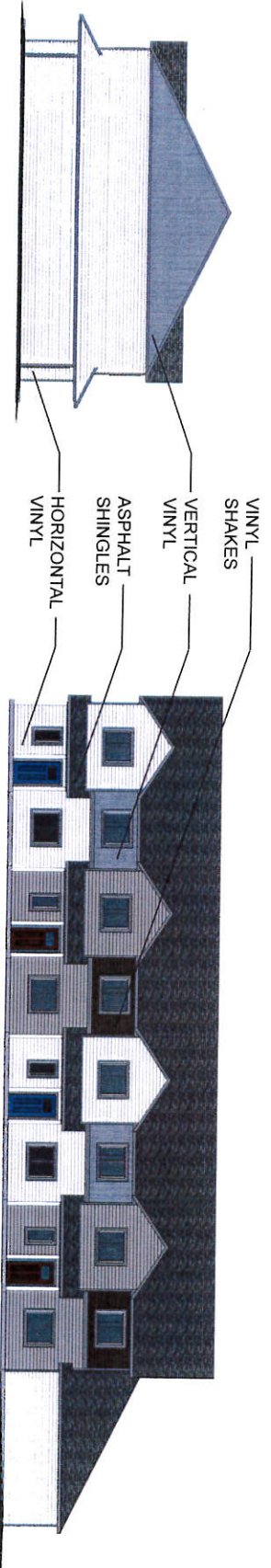
NO.	DATE	DESCRIPTION

APPROVED BY: *[Signature]*
 DATE: 04/14/15
 DRAWN BY: *[Signature]*
 PROJECT NO: 14495
 SHEET NO: **A302**



4 Right Elevation - Condos
SCALE: 1/16"=1'-0"

2 Back Elevation - Condos
SCALE: 1/16"=1'-0"



3 Left Elevation - Condos
SCALE: 1/16"=1'-0"

1 Front Elevation - Condos
SCALE: 1/16"=1'-0"



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PROJECT
Water Tower PUD
Block 17
Jefferson, IA

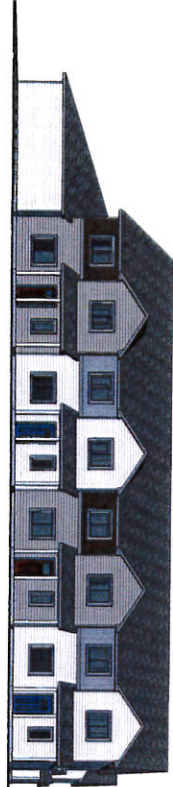
REVISIONS	
DATE: 04/14/15	
PROJECT NO: 14093	
CONTENTS	
SHEET NO:	A303



3 3D View - Condos
SCALE: 1/16"=1'-0"



2 3D View - Condos
SCALE: 1/16"=1'-0"



1 3D View - Condos
SCALE: 1/16"=1'-0"



 <p>JCorp, Inc. CONSULTING ENGINEERS</p> <p>P. O. Box 159 Huxley, IA 50124 Phone: (515) 597-5457 Fax: (515) 597-5461 www.jcorp.biz</p> <p>REGISTERED PROFESSIONAL ENGINEERS CONTRACTORS</p>	<p>PROJECT Water Tower PUD Block 17 Jefferson, IA</p>											
	<p>REVISIONS</p> <table border="1"> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>											
<p>SHEET NO. A304</p>	<p>DATE: 04/14/15 PROJECT NO: 14-095 CONTENTS: 3D View - Condos</p>											

NOTICE OF SALE
City of Jefferson, Iowa
\$2,450,000* General Obligation Urban Renewal Corporate Purpose Bonds,
Series 2015A

Bids will be received on behalf of the City of Jefferson, Iowa, until 11:00 o'clock a.m. on June 9, 2015, for the purchase of \$2,450,000 General Obligation Urban Renewal Corporate Purpose Bonds, Series 2015A (the "Series 2015A Bonds").

Any of the methods set forth below may be used, but no open bids will be accepted:

Sealed Bidding: Sealed bids will be received at the office of the City Clerk, Municipal Center, Jefferson, Iowa.

Electronic Facsimile Bidding: Bids may be submitted via facsimile at (515) 386-4671. Electronic facsimile bids will be sealed and treated as sealed bids.

Electronic Internet Bidding: Electronic Internet bids will be received through PARITY.

After the deadline for receipt of bids has passed, sealed bids will be opened and announced, and electronic internet bids will be accessed and announced. All bids will be presented to the City Council for consideration at its meeting to be held at 5:30 o'clock p.m. on June 9, 2015, at the Municipal Center, Jefferson, Iowa, at which time the Series 2015A Bonds will be sold to the best bidder for cash.

The Series 2015A Bonds will be issued as fully registered bonds in denominations of \$5,000 or any integral multiple thereof, will be dated June 29, 2015, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing June 1, 2016, and will mature on June 1 in the following years and amounts:

Year	Principal Amount	Year	Principal Amount
2018	\$115,000	2027	\$135,000
2019	\$115,000	2028	\$140,000
2020	\$115,000	2029	\$140,000
2021	\$120,000	2030	\$145,000
2022	\$120,000	2031	\$150,000
2023	\$120,000	2032	\$155,000
2024	\$125,000	2033	\$160,000
2025	\$130,000	2034	\$165,000
2026	\$130,000	2035	\$170,000

*The City reserves the right to increase or decrease the aggregate principal amount of the Series 2015A Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder.

The right is reserved to the City to call and redeem all of the Series 2015A Bonds maturing in the years 2021 to 2035, inclusive, in whole or from time to time in part, in one or more units of \$5,000, on June 1, 2020, or on any date thereafter prior to and in any order of maturity (and within a maturity by lot), upon terms of par and accrued interest.

Bidders must specify a price of not less than \$2,425,500, plus accrued interest. The legal opinion of Dorsey & Whitney LLP, Attorneys, Des Moines, Iowa, will be furnished by the City.

A good faith deposit of \$24,500 is required from the successful bidder and may be forfeited to the City in the event the successful bidder fails or refuses to take and pay for the Series 2015A Bonds.

The City reserves the right to reject any or all bids and to waive irregularities in any bid.

The Series 2015A Bonds are being issued pursuant to the provisions of Division III of Chapters 384 and 403 of the Code of Iowa and will constitute general obligations of the City, payable from taxes levied upon all the taxable property in the City without limitation as to rate or amount.

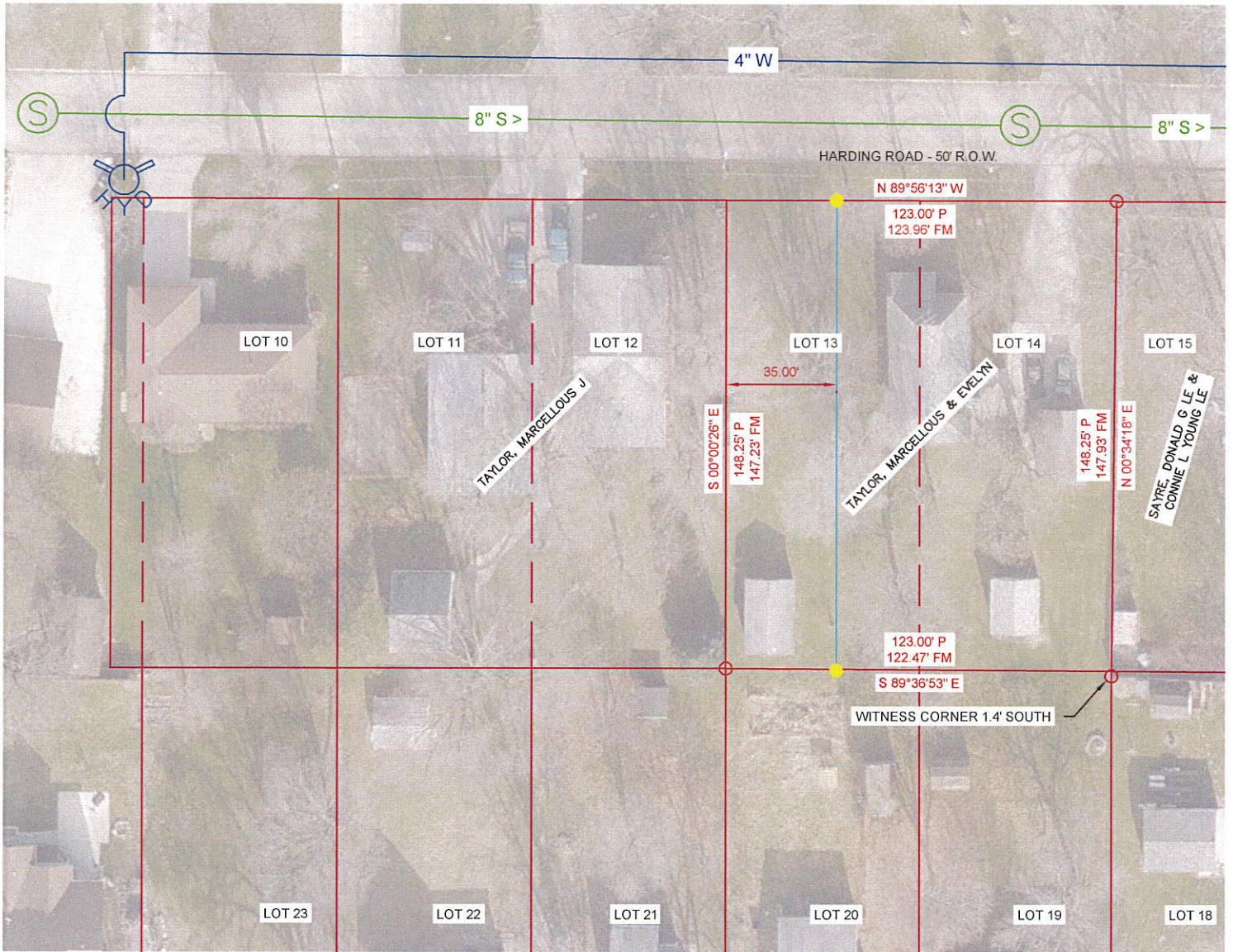
The Securities and Exchange Commission (the "SEC") has promulgated certain amendments to Rule 15c2-12 under the Securities Exchange Act of 1934 (17 C.F.R. § 240.15c2-12) (the "Rule") that make it unlawful for an underwriter to participate in the primary offering of municipal securities in a principal amount of \$1,000,000 or more unless, before submitting a bid or entering into a purchase contract for such securities, it has reasonably determined that the issuer or an obligated person has undertaken in writing for the benefit of the holders of such securities to provide certain disclosure information to prescribed information repositories on a continuing basis so long as such securities are outstanding.

On the date of issuance and delivery of the Series 2015A Bonds, the City will execute and deliver a Continuing Disclosure Certificate pursuant to which the City will undertake to comply with the Rule. The City will covenant and agree to comply with and carry out the provisions of the Continuing Disclosure Certificate. All of the officers of the City will be authorized and directed to take any and all actions as may be necessary to comply with the Rule and the Continuing Disclosure Certificate.

Bidders should be aware that the official terms of offering to be published in the Official Statement for the Series 2015A Bonds contain additional bidding terms and information relative to the Series 2015A Bonds. In the event of a variance between statements in this Notice of Sale (except with respect to the time and place of the sale of the Series 2015A Bonds and the principal amount offered for sale) and said official terms of offering, the provisions of the latter shall control.

By order of the City Council of Jefferson, Iowa.

Diane Kennedy
City Clerk



GENERAL NOTES:

1. CITY OF JEFFERSON UTILITY LINES (SANITARY SEWER, STORM SEWER, AND WATER) ARE ONLY GENERALLY LOCATED. UTILITY SERVICES BY OTHERS ARE NOT SHOWN. "ONE CALL" SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. AERIAL PHOTO IS ONLY APPROXIMATED TO PROPERTY LINES.



CITY UTILITY LEGEND

				SANITARY SEWER (GRAVITY)	SANITARY SEWER (FORCE MAIN)	STORM SEWER	WATER MAIN
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