

# AGENDA

**COUNCIL MEETING**  
**Tuesday, August 28, 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. 8/14/18 regular Council meeting minutes.
- B. Hy-Vee Fast and Fresh Express, Class C Beer Permit
- C. Fareway Stores In., #888, Class E Liquor License
- D. Reduction of sewer charges of \$179.17 at 800 W. State Street.

**IV. NEW BUSINESS:**

- A. Public hearing on proposal to change zoning classification for new lots located south of Gallup Road from LI (Light Industrial) to HC (Highway Commercial District).
- B. Consider first reading of ordinance changing zoning classification for property on Gallup Road from LI (Light Industrial) to HC (Highway Commercial District).
- C. Public hearing on proposal to change zoning classification for Blocks 23 and 24 of Albert Head's Addition from RS (Residential) to LI (Light Industrial).
- D. Consider first reading of ordinance changing zoning classification for Blocks 23 and 24 of Albert Head's Addition from RS (Residential) to LI (Light Industrial).
- E. Consider approval of plat of survey for Tasler property located on N. Mulberry St.
- F. Set budget priority workshop date.
- G. Main Street Quarterly meeting

**V. REPORTS:**

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

**VI. ADJOURN.**

# AGENDA SUMMARY

DATE 8/28/18

## NEW BUSINESS

### I. NEW BUSINESS:

- A. **Public hearing on proposal to change zoning classification for new lots located south of Gallup Road from LI (Light Industrial) to HC (Highway Commercial District).** Location attached
- B. Consider first reading of ordinance changing zoning classification for property on Gallup Road from LI (Light Industrial) to HC (Highway Commercial District).
- C. **Public hearing on proposal to change zoning classification for Blocks 23 and 24 of Albert Head's Addition from RS (Residential) to LI (Light Industrial).** Location attached.
- D. Consider first reading of ordinance changing zoning classification for Blocks 23 and 24 of Albert Head's Addition from RS (Residential) to LI (Light Industrial).
- E. **Consider approval of plat of survey for Tasler property located on N. Mulberry St.** Application attached
- F. **Set budget priority workshop date.** The recommended date is Tuesday September 25, 2018 as part of the regular City Council meeting
- G. Main Street Quarterly meeting

COUNCIL MEETING

August 14, 2018

5:30 P.M.

PRESENT: Ahrenholtz, Teeples, Sloan, Wetrich  
ABSENT: Gordon

Mayor Berry Presided.

Phyllis Crowder addressed the Council for an update on a feral cat program.

On motion by Teeples, second by Wetrich, the Council approved the following consent agenda: July 24, 2018 Council Minutes, Approval of Neighborhood incentive Improvement Grant for Arnold and Mary Norgart in the amount of \$1,375.00, and Payment of monthly bills from City Funds.

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

Ken Paxton updated the Council on GCDC activities.

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

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

**RESOLUTION NO. 25-18**

On motion by Wetrich, second by Ahrenholtz, the Council approved Resolution No. 25-18, a resolution approving the submission of a REAP grant application for East Lincoln Way Corridor Trail.

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

On motion by Teeples, second by Sloan, the Council approved to release Pay Estimate No. 2 (Final) with Godberson-Smith Construction in the amount of \$10,944.66 for 2017 Street and Alley Reconstruction Project.

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

**RESOLUTION NO. 26-18**

On motion by Ahrenholtz, second by Sloan, the Council approved Resolution No. 26-18, a resolution approving eleventh amendment to City Administrator Employment Agreement extending the term of the Employment Agreement through June 30, 2019 and by adjusting City Administrator's salary to \$97,400.00/yr effective July 1, 2018.

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

**RESOLUTION NO. 27-18**

On motion by Ahrenholtz, second by Wetrich, the Council approved Resolution No. 27-18, a resolution approving R4K, LLC Plat of Survey to sell Parcel "A" to Edward and Marcia Calvert (908 W Lincoln Way).

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

On motion by Teeples, second by Wetrich, the Council approved to purchase equipment for Golf Course of a Jacobsen greens mower and utility cart from Davis Equipment Corporation in the amount of \$31,000.00.

AYE: Sloan, Ahrenholtz, Wetrich, Teeples

NAY: None

Tom Timmons from Wild Rose Casino CEO addressed the Council on a proposed frontage road to the west of Wild Rose for a private development. He would like the City to take on as much cost of building the road as possible.

The following bills were approved for payment from the City funds:

ABC PEST CONTROL	PEST CONTROL	413.15
ACCESS SYSTEMS	RN CPIER OVERAGE	283.49
ACCESS SYSTEMS INC	RN CPIER LSE	654.94
ACCESS SYSTEMS LEASING	PA COPIER	551.85
ACCO UNLIMITED CORP	PL CHEM	3,799.10
ACTION GRAPHICS & DESIGNS	GCRSE SIGNS	782.56
ACUSHNET COMPANY	GCRSE MERCH	279.87
AFLAC	AFLAC INS W/H	128.30
AFSCME/IOWA COUNCIL 61	UNION DUES	380.88
AG SOURCE LAB	WA TSTG	122.50
ALLIANT ENERGY	UTILITIES	32,745.66
AMBER REVELL	WA DEP REF	11.14
BAKER & TAYLOR INC.	LB MOVIES	1,312.78
BEE & HERALD	ADV/LGL/PUB	799.01
BLACKTOP SERVICE CO	RUT SEAL COAT	42,136.44
BOLTON & MENK INC	AP ENG	17,153.00
BOMGAARS	SUPP	808.00
BROWN SUPPLY COMPANY	WA HYDRANTS	1,466.66
CARLISA COFFIN	WA DEP REF	54.31
CENTRAL IOWA DISTRIBUTING	WA SUPP	345.50
CENTRAL IOWA SYSTEMS	PL MONITOR SRV	54.98
CHAD LOUK PLUMBING	WA LINE REPLACE	1,500.00
CHAD SCHWANDER	RN REIMB	54.00
CHIEF	PD BOOTS	267.01
CINTAS	FIRST AID	346.21
CLEANING SOLUTIONS INC.	RN CLEAN	2,268.00
CLOUSER PLUMBING TECH	WA INSTALL SLEEVE	800.00
COBRAHELP	PA FEE	18.00
COMPASS MINERALS	WA SALT	10,167.12
COMPUTER CONCEPTS	LB BACKUPS	77.36
CORE & MAIN	WA VALVES	1,784.70
COUNTYWIDE ELECTRIC SERV	MOVE PANEL	221.64
CHRISTOPHER HOWARTH	WA DEP REF	32.78
CUMMINS SALES AND SERV	WA SRV	1,517.00
DAILY TIMES HERALD	LB SUBSCRIP	134.00
DANIELSON AUTO SERV	CEM MODULE	1,150.75
DAVE DAVIS	H INS SINK	1,799.78
DAVIS EQUIPMENT CORP.	GCRSE CART REPR	236.40
DENCO CORP	RUT CRACK REPR	34,924.60
DIAMOND VOGEL PAINT	RUT PAINT	472.65
DOLL DISTRIBUTING	BEER	1,280.60
DOLLAR GENERAL	LB SUPP	116.05
DON'S ACE HARDWARE	SUPP	408.47
DPC INDUSTRIES, INC.	WA CHEM	939.13
DURBIN AUTO/TRUCK REPAIR	PD TOW	663.93
DURLAM ELECTRIC	RN SERV	3,058.80

# FINAL PLAT FOR GCDC BUSINESS PARK NO. 2, PHASE I JEFFERSON, GREENE COUNTY, IOWA

INDEX LEGEND	LOCATION
●	PART OF OUTLOT 1, FRL W 1/2, SECTION 5, T-83-N, R-30-W, JEFFERSON, GREENE COUNTY, IOWA
▲	GREENE COUNTY DEVELOPMENT CORP.
○	GREENE COUNTY DEVELOPMENT CORP.
△	EUGENE R. DREYER, P.L.S. #17935
□	BOLTON & MENK, INC.
Ⓜ	EUGENE R. DREYER, P.L.S. #17935
Ⓜ	BOLTON & MENK, INC.
Ⓜ	EUGENE R. DREYER, P.L.S. #17935
Ⓜ	BOLTON & MENK, INC.



FOR RECORDER USE ONLY

SUBDIVIDER AND OWNER  
GREENE COUNTY DEVELOPMENT CORP.  
220 N. CHESTNUT ST.  
JEFFERSON, IOWA 50129

PLANNING/ENGINEER/LAND SURVEYOR  
BOLTON & MENK, INC.  
300 W. MCGRADY ST., P.O. BOX 68  
JEFFERSON, IOWA 50129

JAMES D. LEIDING, P.E.  
EUGENE R. DREYER, P.L.S.

- NOTES:
- ALL LOT CORNERS WILL BE SET WITHIN ONE YEAR OF THE DATE OF RECORDING.
  - UTILITY EASEMENTS ARE PROVIDED THROUGH THE PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN AND DIMENSIONED. COMPLETED AS OF THE DATE OF APPROVAL OF THIS FINAL PLAT AND THEREFORE THE DEVELOPER, ITS GRANTEES, ASSIGNEES, SUCCESSORS, HEIRS, AND assigns, shall be responsible for the maintenance, including but not limited to, street maintenance, snow and ice removal, rubbish, refuse and garbage disposal, and utility easements, and shall be responsible for the maintenance and repair of the same.
  - THE PAVEMENT AVENUE WILL BE DEDICATED FOR PUBLIC RIGHT OF WAY USE. GRADING OF THIS RIGHT OF WAY WILL NOT BE ACCOMPLISHED UNTIL FUTURE DEVELOPMENT OF GCDC BUSINESS PARK NO. 2.
  - IMPROVEMENTS ARE PROPOSED AND UTILITIES ARE EXISTING, AND A SMALL CONFORM TO THE GRADING PATTERN AS SHOWN ON THE PRELIMINARY PLAT TO PROVIDE CONSISTENCY TO THE FUTURE DEVELOPMENT OF GCDC BUSINESS PARK NO. 2. THE LOTS SHALL BE GRADED TO SURFACE WATERS ONTO ADJACENT PROPERTY OWNERS. DEVELOPMENT OF EACH LOT WILL REQUIRE ON SITE STORM WATER MANAGEMENT TO MEET THE CITY OF JEFFERSON STANDARDS AND SPECIFICATIONS (SUDAS). OUTLOT 1 IS BASED ON AN AMENDED PLAT OF SURVEY RECORDED IN BOOK 132, PAGE 544.

LEGAL DESCRIPTION:  
A PART OF PART OF OUTLOT 1 OF THE WEST FRACTIONAL HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 83 NORTH, RANGE 30 WEST OF THE 5TH P.M., CITY OF JEFFERSON, GREENE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF OUTLOT 1 OF THE WEST FRACTIONAL HALF OF SECTION 5, TOWNSHIP 83 NORTH, RANGE 30 WEST OF THE 5TH P.M., CITY OF JEFFERSON, GREENE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF OUTLOT 1, THENCE NORTH 81°50'55" EAST, 866.82 FEET ALONG THE NORTH LINE TO THE NORTHEAST CORNER OF SAID OUTLOT 1, THENCE SOUTH 01°20'47" WEST, 216.82 FEET ALONG THE EAST LINE OF SAID OUTLOT 1, THENCE SOUTH 81°04'55" WEST, 203.08 FEET, THENCE SOUTH 54°02'42" WEST, 247.44 FEET, THENCE SOUTHEASTERLY 89.89 FEET ALONG A 150.00 FOOT RADIOUS CURVE TO THE NORTH 81°04'55" WEST, 102.52 FEET ALONG A WEST DIAGONAL LINE OF SAID OUTLOT 1, THENCE NORTH 01°35'37" WEST, 111.47 FEET ALONG THE WEST LINE OF SAID OUTLOT 1, THENCE SOUTH 86°29'30" WEST, 179.35 FEET ALONG THE BOUNDARY LINE OF SAID OUTLOT 1, THENCE NORTH 49°35'54" WEST, 72.85 FEET ALONG THE BOUNDARY LINE OF SAID OUTLOT 1, THENCE NORTH 98.98 ACRES SUBJECT TO ALL EASEMENTS OF RECORD.

THIS PARCEL IS HEREBY SUBDIVIDED INTO LOTS WITH LETTERS, NUMBERS, AND DIMENSIONS AS SHOWN ON THE PLAT AND SHALL HEREINAFTER BE KNOWN AS GCDC BUSINESS PARK NO. 2, PHASE I, A-35 SUBDIVISION IN JEFFERSON, GREENE COUNTY, IOWA.

NOTE: BEARINGS SHOWN HEREON ARE GRID (IA-IC) ZONE 7, CARROLL - ATLANTIC

RECOMMEND APPROVAL  
PLANNING AND ZONING  
COMMISSION

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

CITY CLERK \_\_\_\_\_

APPROVED  
CITY OF JEFFERSON, IOWA

DATE \_\_\_\_\_

IMPROVEMENTS OF SANITARY SEWER AND WATER INSTALLATIONS OF THIS SUBDIVISION SHOWN ON THE PRELIMINARY PLAT AND REQUIRED BY CHAPTER 166, SUBDIVISION REGULATIONS, CODE OF ORDINANCES OF JEFFERSON, IOWA, HAVE BEEN MADE IN ACCORDANCE WITH CITY STANDARDS.

*James D. Leiding* 6/29/17 DATE

JAMES D. LEIDING, P.E. #17000

LEGEND:

- FOUND 5/8" BEAM WITH YELLOW PLASTIC CAP #8606 (UNLESS OTHERWISE NOTED)
- ▲ FOUND SECTION CORNER
- SET 3/4" x 2 1/2" BEAM WITH YELLOW PLASTIC CAP #17354
- △ SECTION CORNER SET
- SET CUT X
- (R) RECORDED DIMENSION
- YPC YELLOW PLASTIC CAP

SCALE

0 50 100 FEET

Include certify that this final surveying document was prepared by me and the related field work was performed by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Iowa.

Eugene R. Dreyer, P.L.S.  
REG. NO. 17935 DATE: 6/27/18  
MY LICENSE RENEWAL DATE IS: 12/31/2018

BOLTON & MENK

300 WEST MCGRADY ST. P.O. BOX 68  
JEFFERSON, IOWA 50129  
Email: jordan@bolton-menk.com  
www.bolton-menk.com

GREENE COUNTY DEVELOPMENT CORP.  
GCDC BUSINESS PARK NO. 2, PHASE I

FINAL PLAT

SHEET 1



Enter Map Title...  
 Web Print: 08/23/2018

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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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 AUG. 15<sup>TH</sup> 2018.

2. A copy of a plat of survey prepared by ROBERT B. BILLS, an Iowa registered land surveyor, dated 08/15/2018, showing the land proposed to be divided is attached to this application.

3. The purpose of this proposed division is: SPLIT OFF EXISTING ACRESAGE FROM FARM GROUND.

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:

WALTER TASLER ETAL 1801 N. MULBERRY ST.

RYAN TASLER 712-269-3314

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.

GREENE COUNTY MOTOR CO. 1903 N. MULBERRY ST.

IE'S UTILITIES INC. 1900 N. MULBERRY ST.

LANOVS COOP 1500 N. MULBERRY ST.

6. (a) The existing zoning classification of the property covered by the plat is HC. (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 N/A.)

(b) The zoning classification(s) for the adjoining properties is/are as follows: HC. (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 N/A.)

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.


8. 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:

\_\_\_\_\_  
\_\_\_\_\_

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: 8-15-18

  
\_\_\_\_\_  
\_\_\_\_\_

APPROVAL RECOMMENDED/NOT RECOMMENDED

\_\_\_\_\_  
City Engineer Date

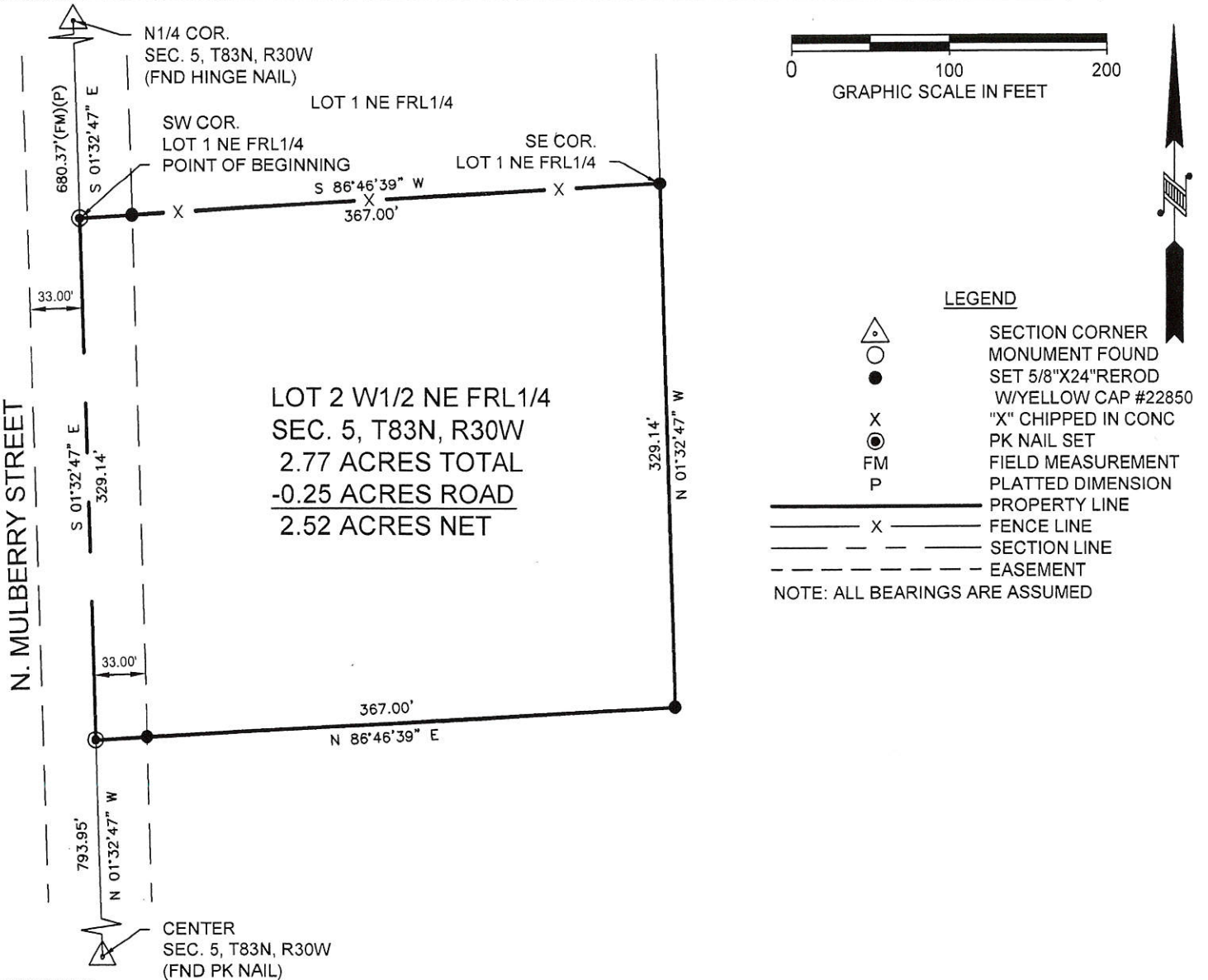
APPROVAL RECOMMENDED/NOT RECOMMENDED

\_\_\_\_\_  
City Administrator Date

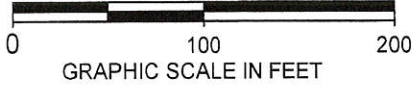


INDEX LEGEND	PLAT OF SURVEY
COUNTY: GREENE	
DESIGNATION: LOT 2 W1/2 NE FRL1/4	
LOCATION: SECTION 5, T83N, R30W	
SITE ADDRESS: 1801 N. MULBERRY ST., JEFFERSON, IA 50129	
OWNER: WALTER TASLER ETAL	
SURVEY REQUESTED BY: PEOPLES COMPANY	
SURVEYOR: ROBERT B. BILLS	

PREPARED BY AND RETURN TO: ROBERT B. BILLS CENTRAL IOWA SURVEYING, LLC P.O. BOX 67 JEFFERSON, IOWA 50129 (515)370-2399



LOT 2 W1/2 NE FRL1/4  
 SEC. 5, T83N, R30W  
 2.77 ACRES TOTAL  
 -0.25 ACRES ROAD  
 2.52 ACRES NET



- LEGEND**
- SECTION CORNER
  - MONUMENT FOUND
  - SET 5/8"X24"REROD
  - W/YELLOW CAP #22850
  - "X" CHIPPED IN CONC
  - PK NAIL SET
  - FM
  - P
  - FIELD MEASUREMENT
  - PLATTED DIMENSION
  - PROPERTY LINE
  - FENCE LINE
  - SECTION LINE
  - EASEMENT
- NOTE: ALL BEARINGS ARE ASSUMED

**FIELD NOTES:**

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 5, T83N, R30W OF THE 5TH P.M., CITY OF JEFFERSON, GREENE COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF SAID NORTHEAST FRACTIONAL QUARTER; THENCE S01°32'47"E ON THE WEST LINE OF SAID NORTHEAST FRACTIONAL QUARTER, A DISTANCE OF 329.14 FEET; THENCE N86°46'39"E PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 367.00 FEET; THENCE N01°32'47"W PARALLEL WITH THE WEST LINE OF SAID NORTHEAST FRACTIONAL QUARTER, A DISTANCE OF 329.14 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S86°46'39"W ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 367.00 FEET TO THE POINT OF BEGINNING



GENERAL NOTES:

1. CITY OF JEFFERSON UTILITY LINES (SANITARY SEWER, STORM SEWER, AND WATER) ARE ONLY GENERALLY LOCATED.

2. AERIAL PHOTO IS ONLY APPROXIMATED TO PROPERTY LINES.

H	HOUSE
B	BUILDING
	SANITARY SEWER
	STORM SEWER
	WATER MAIN



# **AGENDA**

## ***WATER/SEWER, STREET/SANITATION COMMITTEES TUESDAY, AUGUST 21, 2018, 12:00 NOON JEFFERSON CITY HALL***

### **I. SEWER**

- A. Citizen discussion of sewer charges
- B. Request for adjustment to sewer bill
- C. Proposal for Grimmell Lift Station.

### **II. WATER**

- A. Request for review of water billing
- B. Water usage report

### **III. STREETS**

- A. Highway 4 resurfacing
- B. Greenwood bike path extension
- C. East Lincoln Way entryway update.
- D. Report on street projects

### **IV. SANITATION/RECYCLE**

- A. Waste collection report