

AGENDA

COUNCIL MEETING

Tuesday, October 13, 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. 9/22/15 council minutes.
- B. Shopko Hometown #678. Class C Beer Permit
- C. Sparky's One Stop, Class C Beer Permit
- D. Payment of Hotel/Motel reimbursement to Greene County Chamber.
- E. Payment of monthly bills.

IV. NEW BUSINESS:

- A. Trees Forever annual update.
- B. Consider employment of wastewater worker.
- C. Consider first reading of ordinance amending provision pertaining to no parking during snow removal.
- D. Third reading of an ordinance to rezone lots 2, 3 & 4 in GCDC West Business Park from Light Industrial to Highway Commercial.
- E. Consider approval of pool repair with ACCO.
- F. Consider approval of change order #1 for Hatch Construction for the Walnut St Water project.
- G. Consider approval of pay estimate #1 for Hatch Construction for the Walnut St Water project.
- H. Consider approval of pay estimate #3 of \$41,069.83 for 2015 Sanitary Sewer and Manhole Rehabilitation Grimmell Road Lift Station to Wall Street.
- I. Consider resolution approving final plat for Wild Rose Jefferson Plat 1 subdivision.
- J. Consider resolution accepting public improvements in Wild Rose Jefferson Plat 1 subdivision.
- K. Consider approval of variance request by Bruce and Cynthia Tapper, 1009 Westwood Drive.
- L. Consider approval of Building Improvement Incentive Application of Dennis Ross, for demolition of 408 North Pinet Street.

V. REPORTS:

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

VI. ADJOURN.

AGENDA SUMMARY

DATE 10/13/15

NEW BUSINESS

- A. Trees Forever annual update.**
- B. Consider employment of wastewater worker.** A recommendation will be made by the search committee.
- C. Consider first reading of ordinance amending provision pertaining to no parking during snow removal.** Reviewed by street committee. Attached is the proposed change to the ordinance.
- D. Third reading of an ordinance to rezone lots 2, 3 & 4 in GCDC West Business Park from Light Industrial to Highway Commercial.**
- E. Consider approval of pool repair with ACCO.** During the process of repainting the swimming pool, ACCO notified the City that the gutters would need to be caulked all the way around the pool along with several holes on the sides and under the gutter that needed to be repaired as well as regrouting of a crack in the pool. The estimate to do the additional work is \$6500.
- F. Consider approval of change order #1 for Hatch Construction for the Walnut St Water project.**
- G. Consider approval of pay estimate #1 for Hatch Construction for the Walnut St Water project.**
- H. Consider approval of pay estimate #3 of \$41,069.83 for 2015 Sanitary Sewer and Manhole Rehabilitation Grimmell Road Lift Station to Wall Street.**
- I. Consider resolution approving final plat for Wild Rose Jefferson Plat 1 subdivision.**
- J. Consider resolution accepting public improvements in Wild Rose Jefferson Plat 1 subdivision.**
- K. Consider approval of variance request by Bruce and Cynthia Tapper, 1009 Westwood Drive.** Tappers are requesting a variance for 14' encroachment into the rear set back of their residence. Board of Adjustment approved the request.
- L. Consider approval of Building Improvement Incentive Application of Dennis Ross, for demolition of 408 North Pinet Street.**

COUNCIL MEETING

September 22, 2015

5:30 P.M.

PRESENT: Ahrenholtz, Teeples, Jaskey

ABSENT: Black, Von Ahsen

Mayor Berry presided.

Peg Raney from Main Street gave update on the CDBG Grant application process for the 205 N. Wilson building.

On motion by Jaskey, second by Teeples, the Council approved the following consent agenda: September 8, 2015 Council Minutes, The Printers Box Class B Native Wine Permit.

AYE: Ahrenholtz, Teeples, Jaskey

NAY: None

On motion by Jaskey, second by Ahrenholtz, the Council considered second reading of ordinance to rezone lots 2, 3 & 4 in GCDC West Business Park #1 from Light Industrial to Highway Commercial.

AYE: Jaskey, Ahrenholtz, Teeples

NAY: None

On motion by Teeples, second by Ahrenholtz, the Council approved the purchase of water system alarm dialing software from Automated Systems for the amount of \$6,542.00.

AYE: Ahrenholtz, Teeples, Jaskey

NAY: None

On motion by Ahrenholtz, second by Jaskey, the Council approved to enter into purchase agreement at 111 E Lincoln Way (formally Linda's Fashions) in the amount of \$50.00 plus taxes, legal and abstracting fees to Buddy Liston who owns the building currently.

AYE: Jaskey, Teeples, Ahrenholtz

NAY: None

RESOLUTION NO. 45-15

On motion by Teeples, second by Jaskey, the Council approved Resolution No. 45-15, a resolution approving the submission of the Fiscal Year 2014-2015 Annual Street Financial report to the Department of Transportation.

AYE: Teeples, Ahrenholtz, Jaskey

NAY: None

The Council re-scheduled date for Priority Workshop to October 13, 2015 at end of council meeting.

There being no further business the Council agreed to adjourn.

Craig J. Berry, Mayor

Diane M. Kennedy, City Clerk

SCHEDULE OF CONTRACT CHANGE ORDERS				
Contract Change Order		Description	Additions To Contract Price As Shown On Change Orders	Deductions From Contract Price As Shown On Change Orders
No.	Date			
1	04/24/2015	Division 1 - Adjust Quantities	\$4,652.89	
2	08/31/2015	Division 2 - Adjust Quantities / Additional Work	\$13,280.08	
Total			\$17,932.97	\$0.00

ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE:

(a) Original Contract Amount \$179,364.24
 (b) Plus: Additions Selected Above \$17,932.97
 (c) Less: Deductions Scheduled Above \$0.00
 (d) Adjusted Total Contract Amount To Date \$197,297.21

ANALYSIS OF WORK PERFORMED:

(a) Cost of Contract Work Performed To Date \$197,297.21
 (b) Less: Amount Retained In Accordance With Contract Terms 5% \$9,864.86
 (c) Materials Stored At Close Of This Period \$0.00
 (d) Less: Amount Retained In Accordance With Contract Terms 5% \$0.00
 (e) Net Amount Earned On Contract Work To Date \$187,432.35
 (f) Less: Amount Of Previous Payments \$146,362.52
 (g) BALANCE DUE THIS PAYMENT *

\$41,069.83

CERTIFICATION OF CONTRACTOR: HYDRO-KLEAN, LLC

The undersigned Contractor hereby swears under penalty of perjury that (1) all previous progress payments received from the Owner on account of work performed under the contract referred to above have been applied by the undersigned to discharge in full all obligations of the undersigned incurred in connection with work covered by prior Applications for Payment under said contract, being Applications for Payment numbered 1 through inclusive; and (2) all materials and equipment incorporated in said Project or otherwise listed in or covered by this Application for Payment are free and clear of all liens, claims, security interests and encumbrances.

By:  CFD Date: 10/6/15

RECOMMENDATION OF ENGINEER: MHF ENGINEERING, P.C.

In accordance with above contract, the undersigned recommends payment to the Contractor of the Amount Due as shown hereon.

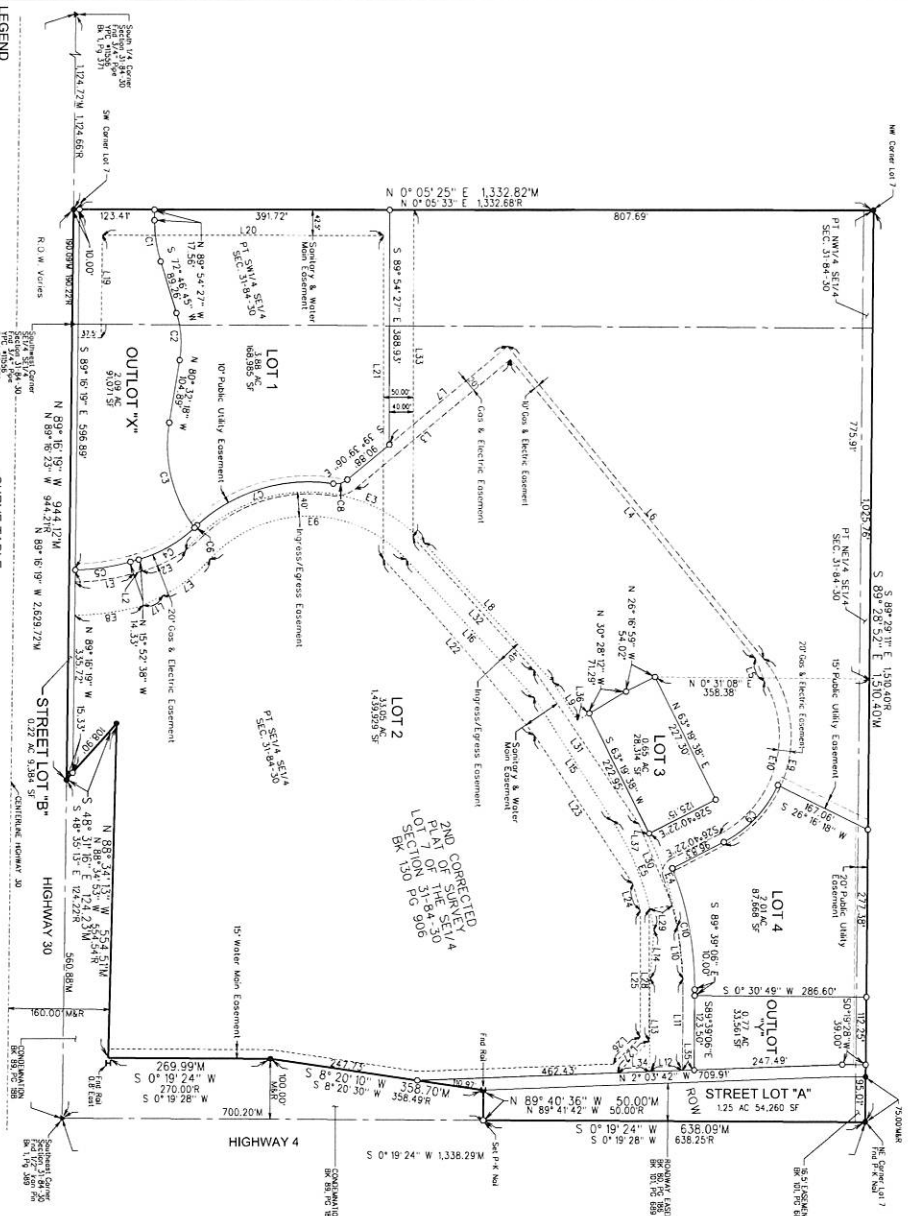
By:  Date: 10/7/15
 John R. Milligan

APPROVAL OF OWNER: CITY OF JEFFERSON, IOWA

Amount Paid: _____ Date Paid: _____

By: _____ Attest: _____
 Craig Berry Diane M. Kennedy
 Mayor City Clerk
 Title: _____ Title: _____

WILD ROSE JEFFERSON PLAT 1 FINAL PLAT



LEGEND

Symbol	Description
●	Found
○	Not Found
□	Survey Point
—	Section Corner
—	5/8" Neat, Yellow Cap Nailed
—	Iron Nail
—	Brass Nail
—	Recorded Distance & Distance
—	Recorded As
—	Minimum Protection Elevation
—	Section Line
—	1/4 Section Line
—	Estimated Line

CURVE TABLE

Curve No.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/CORNER
C1	28° 40' 57" R	170.00'	73.27'	40.32'	N 89° 07' 34" E
C2	27° 21' 32" R	225.00'	107.46'	54.38'	S 79° 53' 29" E
C3	50° 04' 31" R	350.00'	192.05'	86.37'	S 47° 52' 32" E
C4	51° 58' 52" L	216.00'	126.00'	67.50'	S 17° 24' 28" E
C5	48° 58' 17" L	186.00'	103.50'	54.38'	N 48° 02' 07" E
C6	27° 07' 12" L	535.00'	205.77'	104.17'	N 74° 19' 48" W
C7	24° 53' 31" L	245.00'	110.27'	54.06'	N 25° 17' 55" W
C8	23° 45' 53" L	480.00'	219.54'	107.84'	N 69° 05' 15" W
C9	23° 29' 53" L	480.00'	219.54'	107.84'	S 69° 05' 15" W
C10	21° 59' 44" R	420.00'	198.27'	99.54'	S 37° 31' 27" W
C11	42° 00' 45" R	102.00'	46.52'	22.60'	S 74° 41' 44" E
C12	32° 53' 08" L	181.00'	79.53'	38.78'	N 73° 28' 35" W

LINE TABLE

Line No.	Description	Distance
1	N 19° 52' 28" W	14.55'
2	N 89° 07' 34" E	78.46'
3	S 79° 53' 29" E	108.42'
4	S 47° 52' 32" E	86.37'
5	S 17° 24' 28" E	241.96'
6	N 48° 02' 07" E	130.76'
7	N 74° 19' 48" W	704.50'
8	N 25° 17' 55" W	59.27'
9	N 69° 05' 15" W	371.18'
10	S 69° 05' 15" W	371.18'
11	S 37° 31' 27" W	58.11'
12	S 74° 41' 44" E	31.58'
13	N 73° 28' 35" W	253.78'

AREA

SE 1/4 SE 1/4 31.52 AC
 NE 1/4 SE 1/4 31.52 AC
 NW 1/4 SE 1/4 31.52 AC
 SW 1/4 SE 1/4 31.52 AC
 TOTAL AREA 126.08 AC (140,359 S.F.)

PLAT DESCRIPTION

LOT 1 AS FILED IN BOOK 150 PAGE 906 OF THE GREENE COUNTY RECORDS NORTH RANGE 20 WEST OF THE 5TH E.W. NOW ENCLOSED IN AND FORMING A PART OF THE CITY OF JEFFERSON, GREENE COUNTY, IOWA.
 PROPERTY SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER/DEVELOPER

GREENE COUNTY
 5415 WELLS OAK PARKWAY, #400
 JEFFERSON, IOWA 50359
 CONTACT: TOM THOMPSON
 515-281-1716 EXT. 206

NOTES

1. LOT 1'S "X" AND "Y" ARE TO SERVE AS REGIONAL STORMWATER DETENTION ZONE ACCESS TO HIGHWAYS 4 AND 30 IS THROUGHTFUL EXCEPT WHERE PERMITTED BY 801.
 2. DIRECT ACCESS TO HIGHWAYS 4 AND 30 IS THROUGHTFUL EXCEPT WHERE PERMITTED BY 801.
 3. L-1 LIGHT INDUSTRIAL.

BULK REGULATIONS

MINIMUM LOT AREA: 1,752 S.F.
 MINIMUM LOT WIDTH: 75.0 FT.
 MINIMUM LOT DEPTH: 100.0 FT.
 MINIMUM LOT FRONT SETBACK: 25.0 FT.
 MINIMUM LOT SIDE SETBACK: 10.0 FT.
 MINIMUM LOT REAR SETBACK: 10.0 FT.
 SIDE YARD SETBACK: 10.0 FT.



Scale: 1" = 100'

WILD ROSE JEFFERSON PLAT 1
FINAL PLAT

JEFFERSON, IOWA

2727 S.W. SNYDER BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

MARK	REVISION	DATE	BY
1	ADDED STREET LOT "B"	11-10-14	SKH

Engineer: E.J. Snyder
 Checked by: EDG
 Date: 08-18-14
 Scale: 1" = 100'

Project No: 113.0934
 Sheet 1 of 1