

AGENDA

COUNCIL MEETING

Tuesday, October 10, 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. 9/26/17 regular Council meeting minutes.
- B. Payment of monthly bills
- C. The Printers Box, Class B Native Wine Permit.
- D. Hy-Vee, 5 Day Special Class C Wine Permit

IV. NEW BUSINESS:

- A. Public hearing on proposed 2017-2 amendment to urban renewal plan for Jefferson Urban Renewal Area.
- B. Consider resolution approving 2017-2 amendment to urban renewal plan for Jefferson Urban Renewal Area.
- C. Public hearing on proposed development agreement with Michael J. and Miranda J. Wahl in connection with construction of Goodyear Tire Service Center.
- D. Consider resolution approving development agreement with Michael J. and Miranda J. Wahl in connection with construction of Goodyear Tire Service Center.
- E. Consider approval of Nutrient Reduction Study for Waste Water Treatment Facility.
- F. Consider approval of Hotel-Motel Tax grants disbursements.
- G. Tourism report from Greene County Tourism Committee.
- H. 2018-2019 budget priority workshop.

V. REPORTS:

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

VI. ADJOURN.

AGENDA SUMMARY

DATE 10/10/17

NEW BUSINESS

- A. **Public hearing on proposed 2017-2 amendment to urban renewal plan for Jefferson Urban Renewal Area.**
- B. **Consider resolution approving 2017-2 amendment to urban renewal plan for Jefferson Urban Renewal Area.** See attached description of amendment.
- C. **Public hearing on proposed development agreement with Michael J. and Miranda J. Wahl in connection with construction of Goodyear Tire Service Center.**
- D. **Consider resolution approving development agreement with Michael J. and Miranda J. Wahl in connection with construction of Goodyear Tire Service Center.** Proposed agreement attached.
- E. **Consider approval of Nutrient Reduction Study for Waste Water Treatment Facility.** See attached description on purpose of the study.
- F. **Consider approval of Hotel/Motel Tax grant disbursements.** The City received 6 applications for the available funds of \$35,000. Recommendations for funding will be made by the committee at the meeting.
- G. **Tourism report from the Greene County Tourism Committee.** The committee will provide a report about the tourism activities completed.
- H. **2018-2019 budget priority workshop.**

COUNCIL MEETING

September 26, 2017

5:30 P.M.

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

ABSENT: None

Mayor Berry presided.

During open forum Mr. Denny Lautner addressed the Council on concerns he has with council members and also on the lack of transparency of city government.

On motion by Sloan, second by Teeples, the Council approved the following consent agenda: September 12, 2017 Council Minutes, The Printers Box, Class B Native Wine Permit, Sparky's One Stop Class C Beer Permit and **RESOLUTION NO. 35-17** for submission of FY 16-17 Road Use Tax Report.

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

NAY: None

ORDINANCE NO. 582

On motion by Teeples, second by Sloan, the Council approved the third reading and final adoption of an ordinance adopting the existing city code of the City of Jefferson, Iowa, 2008, as the code of ordinances of the City of Jefferson, Iowa, 2017.

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

NAY: None

RESOLUTION NO. 34-17

On motion by Wetrich, second by Teeples, the Council approved Resolution No. 34-17 approving the Federal Recreational Trails Grant application submittal for Daubendiek Trail.

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

Nay: None

On motion by Von Ahsen, second by Ahrenholtz, the Council approved the appointment of Roxanne Gorsuch as Deputy City Clerk effective September 1, 2017 at a salary of \$40,000/yr.

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

NAY: None

RESOLUTION NO. 36-17

On motion by Teeples, second by Sloan, the Council approved Resolution No. 36-17 approving FY 16-17 Transfers.

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

NAY: None

On motion by Von Ahsen, second by Ahrenholtz, the Council approved the Pay Estimate No. 4 to Pinnacle Construction for \$163,443.37 for CDBG Façade Project.

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

NAY: None

On motion by Wetrich, second by Teeples, the Council approved the funding from the City for Animal Shelter.

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

NAY: None

Peg Raney from Main Street gave a Presentation on the Smithsonian exhibit called HomeTown Teams which will be in Jefferson in 2018.

CITY OF JEFFERSON, IOWA
JEFFERSON URBAN RENEWAL AREA

2017-2 AMENDMENT
URBAN RENEWAL PLAN

October, 2017

The Urban Renewal Plan for the Jefferson Urban Renewal Area (the “Urban Renewal Area”) is hereby amended in accordance with Section 403.5 of the Code of Iowa, to give information about a new urban renewal project that is proposed to be undertaken in the Urban Renewal Area, described as follows:

- Payments of incremental property tax rebates to Michael J. and Miranda J. Wahl, pursuant to a development agreement related to the construction of a facility in the Urban Renewal Area to be used for a Goodyear Tire Service Center. Payments will be made for not to exceed seven years, in a total amount not to exceed \$130,000.

The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Outstanding general obligation debt of the City	\$5,445,000
Constitutional debt limit of the City:	\$11,000,000
Proposed debt payable from tax increment revenues for projects in Urban Renewal Area	\$130,000

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DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Jefferson, Iowa (the “City”) and Michael J. Wahl and Miranda J. Wahl (the “Developer”) as of the 10th day of October, 2017.

WHEREAS, pursuant to Chapter 403 of the Code of Iowa, the City has established the Jefferson Urban Renewal Area (the “Urban Renewal Area”), and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Developer owns certain property located within the Urban Renewal Area and specifically described as:

Lot 2, in GCDC Business Park No. 1, a subdivision in Jefferson, Greene County, Iowa (the “Property”)

and;

WHEREAS, the Developer intends to construct a commercial facility on the Property for use as a Goodyear Tire Service Center (the “Project”); and

WHEREAS, the Developer has requested tax increment financing assistance in paying a portion of the costs of the Project; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. Developer’s Covenants

1. The Developer agrees to complete construction of the Project and to maintain the Project as a commercial facility during the term of this Agreement.

2. The Developer agrees that the Project will have a taxable valuation of at least \$600,000 as of January 1, 201__, and the Developer agrees to enter into a minimum assessment agreement with the City acknowledging that minimum taxable valuation, which agreement shall remain in effect until June 1, _____.

3. The Developer agrees to make timely payment of all property taxes, or to make arrangements for the timely payment of all property taxes, as they come due throughout the term of this Agreement and to submit, or require the submission of, a receipt or cancelled check to the City Clerk in evidence of each such payment.

B. City’s Obligations

In recognition of the Developer’s obligations set out above, and subject to the City determining that the Developer has complied with each of those obligations, the City agrees to make economic development tax increment payments (the “Payments”) to the Developer in each

fiscal year during the term of this Agreement, pursuant to Chapters 15A and 403 of the Code of Iowa, provided, however, that the total amount of the Payments shall not exceed \$130,000, and all Payments shall be subject to annual appropriation by the City Council.

The Payments will be made on December 1 and June 1 of each fiscal year, beginning in the first fiscal year for which the City receives Incremental Property Tax Revenues with respect to an increase in the taxable valuation of the Property over the valuation shown for the Property on the tax rolls as of January 1, 2017, and continuing for a total of seven fiscal years. For example, if the increase in the taxable valuation of the Property is shown on the tax rolls as of January 1, 2018, the first Payment will be made on December 1, 2019. Each Payment shall be in an amount equal to 100% of the Incremental Property Tax Revenues received by the City that are attributable to the Property during the six months immediately preceding each Payment Date.

Incremental Property Tax Revenues are produced by multiplying the consolidated property tax levy (city, county, school, etc.) times the incremental valuation of the Property, then subtracting debt service levies of all taxing jurisdictions, subtracting the school district physical plant and equipment and instructional support levies and subtracting any other levies which may be exempted from such calculation by action of the Iowa General Assembly.

The Payments shall not constitute general obligations of the City, but shall be made solely and only from Incremental Property Tax Revenues attributable to the Property that are received by the City from the Greene County Treasurer.

Each Payment shall be subject to annual appropriation by the City Council. Prior to November 15 of each year during the term of this Agreement, the City Council shall consider the question of obligating an amount of Incremental Property Tax Revenues for appropriation to the funding of the Payments due in the next succeeding fiscal year. The City Administrator shall estimate the amount of Incremental Property Tax Revenues attributable to the Property that could be collected in such year and the City Council shall then consider appropriating that estimated amount to the funding of Payments due in such year (the "Appropriated Amount"). Each such estimate shall be based on then current consolidated property tax levy and most recent incremental valuation of the Property.

To the extent the City Council decides to obligate funds for appropriation to the Payments, the City agrees to certify to the Greene County Auditor by December 1 of each year during the term of this Agreement, an amount equal to the most recently determined Appropriated Amount.

C. Administrative Provisions

1. This Agreement may not be amended or assigned by either party without the express permission of the other party. Notwithstanding the foregoing, however, or any other provisions of this Agreement, the Developer may assign its rights to receive the economic development payments hereunder to a lender as security related to any financing from such lender to the Developer. If all or any portion of the Property is sold by the Developer, the City reserves the right to determine whether the City will continue to make Payments to the Developer, will agree to an assignment of the Payments, or will cancel this Agreement.

2. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

The City and the Developer have caused this Agreement to be signed, in their names and on their behalf, by their duly authorized officers, all as of the day and date written above.

CITY OF JEFFERSON, IOWA

By: _____
Mayor

Attest:

City Clerk

MICHAEL J. WAHL

MIRANDA J. WAHL

1.0 Introduction

1.1 Purpose

This report provides the City of Jefferson, Iowa with a review of the feasibility and reasonableness of reducing the amount of nitrogen and phosphorus discharged to the North Raccoon River to comply with the Iowa Nutrient Reduction Strategy as required by the City's National Pollutant Discharge Elimination System (NPDES) discharge permit. Recommendations for wastewater treatment facility improvements to reduce TN and TP loadings are based on input from the City staff, a visual inspection of the infrastructure, and an evaluation of facility requirements in accordance with the current recommended practices. City officials may use the information included in this report to make an informed decision on improvements to be implemented at the Jefferson Wastewater Treatment Facility (WWTF) and for negotiating a construction schedule with IDNR for an NPDES permit amendment.

Jefferson Public Library

Meeting of the Board of Trustees
October 9, 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. Project updates – landscape improvements, computer upgrades
 - D. Calendar of events
- VI. Old Business
 - A. State Library building consultant – grant application
 - B. Estate gifts
 - C. Trustee training – Monday, Nov. 6, 6-8 pm @ Rippey P.L.
 - D. Holiday hours
 - E. Building repairs
- VII. New Business
 - A. Consideration of request for registered sex offender to use library
 - B. FY19 budget proposal
 - C. Strategic plan
 - D. Equipment purchases & lease agreements
 - E. State Library update
- VIII. Next Meeting – November 13 at 6:30 p.m.
- IX. Adjournment