

AGENDA

COUNCIL MEETING
Tuesday, October 23, 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. 10/9/18 regular Council meeting minutes.
- B. Adjustment of sewer bill in the amount of \$787.33 at 104 E. Clark Street

IV. NEW BUSINESS:

- A. Public hearing on proposed 2018-2 amendment to urban renewal plan for Jefferson Urban Renewal Area.
- B. Consider resolution approving 2018-2 amendment to urban renewal plan for Jefferson Urban Renewal Area.
- C. Public hearing on proposed development agreement with Jefferson Veterinary Clinic, L.C. in connection with construction of veterinary clinic.
- D. Consider resolution approving development agreement with Jefferson Veterinary Clinic, L.C. in connection with construction of veterinary clinic.
- E. Proclamation for Donor Awareness Week.
- F. GCDC Quarterly report and request for funds.
- G. Consider approval to purchase cover for the municipal swimming pool.
- H. Consider approval to adopt revised Personnel Manual.
- I. Consider approval of resolution for municipal swimming pool liner reimbursement.
- J. Consider approval of resolution for municipal swimming pool cover reimbursement.
- K. Consider approval of Joint City/County agreement for the purpose of establishing the Beaver Creek Wind Farm Urban Renewal Plan.
- L. Consider approval of plat of survey application for Mary Louise Thede Estate.
- M. Third reading of ordinance to increase water rates by 3%.
- N. Third reading of ordinance to increase sewer rates by 3%.
- O. 2017-2018 Financial review.

V. REPORTS:

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

VI. ADJOURN.

AGENDA SUMMARY

DATE 10/23/18

NEW BUSINESS

I. NEW BUSINESS:

- A. **Public hearing on proposed 2018-2 amendment to urban renewal plan for Jefferson Urban Renewal Area.**
- B. **Consider resolution approving 2018-2 amendment to urban renewal plan for Jefferson Urban Renewal Area. [Amendment attached.](#)**
- C. **Public hearing on proposed development agreement with Jefferson Veterinary Clinic, L.C. in connection with construction of veterinary clinic. [Agreement attached.](#)**
- D. **Consider resolution approving development agreement with Jefferson Veterinary Clinic, L.C. in connection with construction of veterinary clinic.**
- E. **Proclamation for Donor Awareness Week. [Proclamation attached](#)**
- F. **GCDC Quarterly report and request for funds.**
- G. **Consider approval to purchase cover for the municipal swimming pool. [Attached](#) is the proposal from ACCO for \$28,250.35 for a new pool cover.**
- H. **Consider approval to adopt revised Personnel Manual.** The manual was reviewed and updated by Staff and a human resource consultant, Jack Lipovac.
- I. **Consider approval of resolution for municipal swimming pool liner reimbursement.**
- J. **Consider approval of resolution for municipal swimming pool cover reimbursement.**
- K. **Consider approval of Joint City/County agreement for the purpose of establishing the Beaver Creek Wind Farm Urban Renewal Plan. [Attached](#) is the agreement. The full Urban Renewal Plan will be sent as a separate attachment.**
- L. **Consider approval of plat of survey application for Mary Louise Thede Estate. Plat of survey [attached.](#)**
- M. **Third reading of ordinance to increase water rates by 3%.** Increase was figured in as part of the 2018-2019 budget and reviewed by the water committee. The rate would increase the base amount for water service by 32 cents per month.
- N. **Third reading of ordinance to increase sewer rates by 3%.** Increase was figured in as part of the 2018-2019 budget and reviewed by the sewer committee. The rate would increase the base amount for sewer service by 52 cents per month.
- O. **2017-2018 Financial review. [Attached](#)**

COUNCIL MEETING

October 9, 2018

5:30 P.M.

PRESENT: Ahrenholtz, Teeples, Sloan, Wetrich, Gordon

ABSENT: None

Mayor Berry presided.

No citizens spoke during the Open Forum.

On motion by Sloan, second by Wetrich, the Council approved the following consent agenda September 25, 2018 Council Minutes, Sparky's One Stop, Class C Beer Permit, and payment of monthly bills form City funds.

AYE: Gordon, Ahrenholtz, Sloan, Teeples, Wetrich

NAY: None

On motion by Wetrich, second by Teeples, the Council approved the appointment of Tracy Deal as a Board member to the Jefferson Parks and Recreation Board.

AYE: Ahrenholtz, Sloan, Teeples, Wetrich, Gordon

NAY: None

RESOLUTION NO. 34-18

On motion by Ahrenholtz, second by Teeples, the Council approved Resolution No. 34-18, a resolution approving Declaration Combining Parcels (Lots at 300-308 N. Elm Street) for Zoning and Tax Purposes.

AYE: Wetrich, Teeples, Gordon, Ahrenholtz, Sloan

NAY: None

RESOLUTION NO. 35-18

On motion by Ahrenholtz, second by Wetrich, the Council approved Resolution No. 35-18, a resolution relating to financing acquisition of golf course equipment by the City of Jefferson, Iowa; establishing compliance with reimbursement bond regulations under the Internal Revenue Code with a Maximum of \$31,000.00.

AYE: Teeples, Sloan, Wetrich, Gordon, Ahrenholtz

NAY: None

Item D was removed from the Agenda.

RESOLUTION NO. 36-18

On motion by Teeples, second by Wetrich, the Council approved Resolution No. 36-18, a resolution approving \$150,000 Economic Development Forgivable Loan Agreement with East State Street Properties for renovation of building 204-206 East State Street.

AYE: Sloan, Wetrich, Ahrenholtz, Gordon, Teeples

NAY: None

RESOLUTION NO. 37-18

On motion by Wetrich, second by Ahrenholtz, the Council approved Resolution No. 37-18, a resolution approving \$100,000 Catalyst Grant Forgivable Loan Agreement (forgivable over a period of 10 years) with the purpose of providing funding for East State Street Project for renovation of building 204-206 East State Street.

AYE: Ahrenholtz, Teeples, Gordon, Sloan, Wetrich

NAY: None

RESOLUTION NO. 38-18

On motion by Gordon, second by Ahrenholtz, the Council approved Resolution No. 38-18, a resolution approving application for a Façade Rehabilitation Program grant at 204-206 East State Street.

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

On motion by Teeples, second by Sloan, the Council approved to purchase new liner for municipal swimming pool from RenoSys Corporation in the amount of \$86,517.00.

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

On motion by Sloan, second by Wetrich, the Council approved the second reading of ordinance adjusting water service rates by 3%.

AYE: Teeples, Sloan, Wetrich, Ahrenholtz
NAY: Gordon

On motion by Wetrich, second by Teeples, the council approved the second reading of ordinance adjusting sewer rates by 3%.

AYE: Ahrenholtz, Sloan, Teeples, Wetrich
NAY: Gordon

The following bills were approved for payment from City funds:

ABC PEST CONTROL	PEST CONTR	243.15
ACCESS ELEVATOR & LIFTS	LB LIFT REPR	416.80
ACCESS SYSTEMS INC	RN CPIER LSE	654.94
ACCESS SYSTEMS LEASING	LB CPIER LSE	582.28
ACCO UNLIMITED CORP	PL SPRAYER KIT	2,818.00
AFLAC	AFLAC INS W/H	256.61
AFSCME/IOWA COUNCIL 61	UNION DUES	380.88
AG SOURCE LABORATORIES	WA TSTG	95.50
ALLIANT ENERGY	UTILITIES	33,410.92
ANGIE LOWMILLER	WA DEP REF	33.11
AUTOMATIC SYSTEMS CO.	SW MONITOR	1,131.97
AXON ENTERPRISE, INC.	PD TASER PLAN	205.00
BAKER & TAYLOR INC.	LB BOOKS	2,619.13
BEE & HERALD	PA LGL/ADV	1,231.57
BLUE TARP FINANCIAL, INC	PK SIDE MOUNT	419.98
BOLTON & MENK INC	AP ENG	4,425.50
BOMGAARS	SUPP	1,394.84
BOOK LOOK	LB BOOKS	512.57
BREADEAUX PIZZA	PA WORKSHOP	63.96
BROWN SUPPLY CO	SW ADAPTERS	658.00
CAHOY PUMP SERVICE INC.	WA REPL VALVE	2,856.50
CASSIE BROWN	WA DEP REF	102.76
CENTRAL IOWA SYTSTEMS	RN SERV	319.97
CHIEF	PD TSHIRTS	31.94
CLEANING SOLUTIONS INC.	RN CLEAN	2,160.00
CLOUSER PLUMBING TECHNOLOG	WA VALVE	21,081.50
COBRAHELP	PA FEE	18.00
COMPASS MINERALS	WA SALT	9,898.76
COMPUTER CONCEPTS	BLDG INSP MONITR	268.00
CORE & MAIN	WA TUBING	519.00
DANIELSON AUTO SERV	RC REPRS	2,567.25
DAVE DAVIS	CAF REIMB	39.55

CITY OF JEFFERSON, IOWA
JEFFERSON URBAN RENEWAL AREA

2018-2 AMENDMENT
URBAN RENEWAL PLAN

October, 2018

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 Jefferson Veterinary Clinic, L.C., pursuant to a development agreement related to the construction of a facility in the Urban Renewal Area to be used for a veterinary clinic. Payments will be made for not to exceed seven years, in a total amount not to exceed \$100,000.

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	\$5,030,000
Constitutional debt limit of the City:	\$12,150,000
Proposed debt payable from tax increment revenues for projects in Urban Renewal Area	\$100,000

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Jefferson, Iowa (the “City”) and Jefferson Veterinary Clinic, L.C. (the “Developer”) as of the 23rd day of October, 2018.

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 with a street address of 1908 North Wilson Avenue, and a legal description as follows:

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

and;

WHEREAS, the Developer intends to construct a facility on the Property for use as a veterinary clinic (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 veterinary clinic during the term of this Agreement.

2. The Developer agrees that the Project will have a taxable valuation of at least \$450,000 as of January 1, 2019, 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, 2028.

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 \$100,000, 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, 2018, 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, 2019, the first Payment will be made on December 1, 2020. 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

JEFFERSON VETERINARY CLINIC, L.C.

By _____

Proclamation For The City Of Jefferson
For Donor Awareness Week November 4-10,2018

As we get ready to Honor and Celebrate Donor Awareness week here in the city Of Jefferson let us all keep in our hearts and minds that 1 new persons name is added to the ever growing list every 10 minutes this means that 6 new names per hour and 144 more new people are added daily to this ever growing list that need The Gift Of Love and Life.

So as we The Citizens Of Jefferson set about to Honor Organ & Tissue and Bone Marrow Donation week let us all keep in mind that we have many of our own Citizens who in some way have had a Transplant or who need a transplant yet we also have several citizens who have donated either their loved ones organs or bone marrow or they themselves have been a Donor to help someone else who needed this Precious Gift Of Love and Life. Yes we want to Honor everyone who's been affected in some way by An Organ & Tissue and Bone Marrow Transplant and Who have also Given this Precious Gift.

So we also want to Stand United with all of these wonderful People and fellow Citizens Of Jefferson and let them know that we care about them and that they are not in this fight alone, so We come together and Here by Proclaim that The Week Of November 4-10th, 2018 is Organ & Tissue and Bone Marrow Awareness Week here in Our Great City.

We are Honored By All Of Those Who Have Helped Give This Precious Gift Of Love and Life is to someone else who truly needed this wonderful gift.

Here are the Goals for This Very Important Week here in Our Great City

- Goal 1) Goal for Sunday 11-4-18 Have each Church Recognize their own Donor Family Members and Living Donors During the Sunday Morning Church Service.
- Goal 2) Goal For Monday 11-5-18 Have each Local Business form a " Theme Window Display Showing Their Support For Donor Awareness Week" keeping in mind that These window displays will be up for the entire Donor Awareness Week.
- Goal 3) Goal For Tuesday 11-6-18 - Have each Business wear Blue Shirts To Work and take a " Team Picture " and upload it to Our (A Token Of Love Donor Awareness Facebook Page)
- Goal 4) Goal For Wednesday 11-7-18- Have each Business Wear Green Shirts To Work and take a " Team Picture and upload it to our (A Token Of Love Donor Awareness Facebook Page)
- Goal 5) Goal For Thursday 11-8-18- From 12noon To 12:30 Have A Huge Gathering Of Our Fellow Citizens Gather on The Courthouse Grounds wearing Blue and Green Shirts for a Huge Picture in the hopes of Settling A World Record
- Goal 6) Goal For Friday 11-9-18- The Local Businesses window displays will be Judged and the Winning Business Will be announced and Get their picture taken (And Posted To Our A Token Of Love Donor Awareness Facebook Page) as well as they will receive a Gift or Traveling Trophy
- Goal 7) Goal For Saturday 11-10-18- End Of Donor Awareness Week for The City and Citizens Of Jefferson we will end this special week with a free will Dinner and Concert to Honor All Of Our Donor Families and Living Donors

October 8, 2018

Ms. Vicky Lautner
Jefferson Municipal Pool
220 N Chestnut
Jefferson, IA 50129
pakrecvl@netins.net

Dear Ms. Lautner,

ACCO is pleased to provide the following quotation for your consideration:

Tara Safety Pool Cover - Heavy Duty 9,594 sq. ft.	\$21,570.35
Estimated Freight	\$350.00
Installation of the above safety pool cover.	\$6,330.00

There is a factory lead time of 4 – 6 weeks. A specification sign off sheet needs to be submitted before the factory will process the order.

All of us at ACCO appreciate the opportunity to be of service.

Sincerely,

ACCO Unlimited Corporation

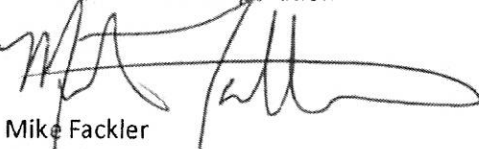

Mike Fackler
Operations Manager

EXHIBIT D

JOINT CITY/COUNTY AGREEMENT

WHEREAS, Greene County, Iowa (the “County”) has proposed to establish the Greene County Beaver Creek Wind Farm Urban Renewal Area (the “Urban Renewal Area”) which includes certain property within the corporate boundaries of, or within two miles of the corporate boundaries of, the Cities of Jefferson, Dana, Grand Junction, and Paton (the “City”), for the purpose of participating in proposed urban renewal projects; and

WHEREAS, the governing body of the County has reviewed the Greene County Beaver Creek Wind Farm Urban Renewal Plan (the “Plan”) for said Urban Renewal Area and has determined that the Urban Renewal Area and completion of the eligible projects are in the best interests of the County; and

WHEREAS, Section 403.17(4) of the Code of Iowa requires a “joint agreement” between the County and the City before the County can proceed with the Plan.

NOW THEREFORE, GREENE COUNTY, STATE OF IOWA AND THE CITIES OF JEFFERSON, DANA, GRAND JUNCTION, AND PATON, STATE OF IOWA, AGREE AS FOLLOWS:

1. The governing body of each of the Cities identified herein hereby agrees and authorizes the County to establish the Urban Renewal Area as described in the Plan under Chapter 403 of the Code of Iowa, and to proceed with activities authorized under said Chapter. Notwithstanding the foregoing sentence, the County agrees that it shall not place a TIF ordinance on any portion of the Urban Renewal Area that is located within the corporate boundaries of any of the identified Cities without the express written consent of that City.

2. This “joint agreement” is intended to meet the requirements of Section 403.17(4) of the Code of Iowa with respect to the Urban Renewal Area in the County and within the Area of Operation (as defined in Section 403.17(4)) of the Cities.

3. This Joint Agreement has been duly authorized by the governing bodies of the County and the Cities of Jefferson, Dana, Grand Junction, and Paton, Iowa.

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 10/08/2018.

2. A copy of a plat of survey prepared by ROBERT B. BILLS, an Iowa registered land surveyor, dated 10/14/2018, showing the land proposed to be divided is attached to this application.

3. The purpose of this proposed division is: SELL PARCEL TO JAMES D. TAYLOR SR. WHO OWNS THE GROUND WEST OF AND ADJACENT TO NEW PARCEL.

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:

MARY LOUISE THEVE ESTATE EXECUTOR IS JAMES D. TAYLOR
SR. 604 W. WASHINGTON ST. JEFFERSON, IA 50129
PH: 515-370-0303

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.

JAMES D. TAYLOR SR. 604 W. WASHINGTON ST. JEFFERSON, IA 50129
TERESA A. BALL 304 N. PINET ST. JEFFERSON, IA 50129
MCCAULLEY RENTALS, LLC. 540 ONE ST. KAMRAT, IA 50132

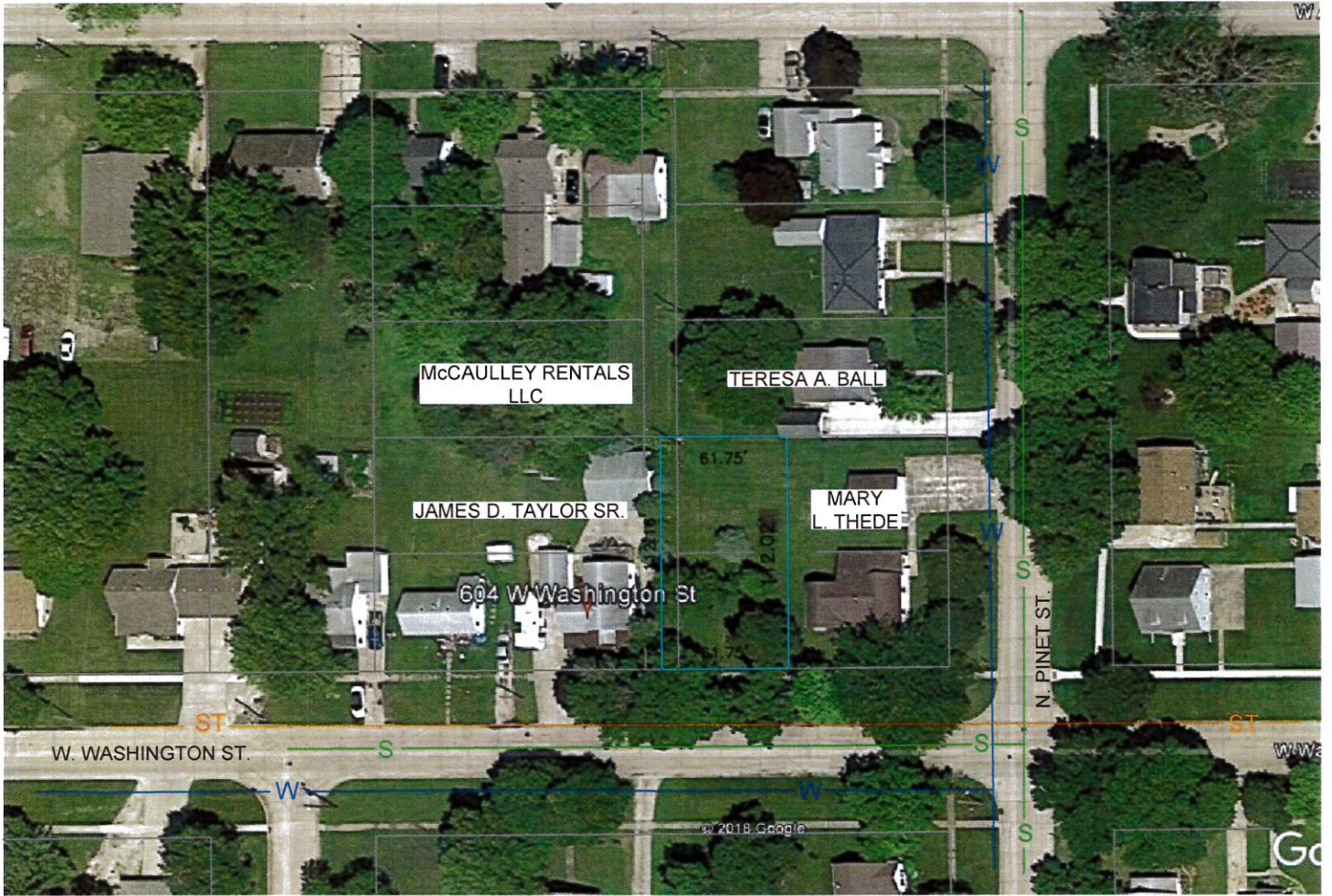
6. (a) The existing zoning classification of the property covered by the plat is RS-6. (There is no pending plan or proposal to change this zoning classification./It is proposed that the zoning classification of this property be changed to N/A.)

(b) The zoning classification(s) for the adjoining properties is/are as follows: RS-6. (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.



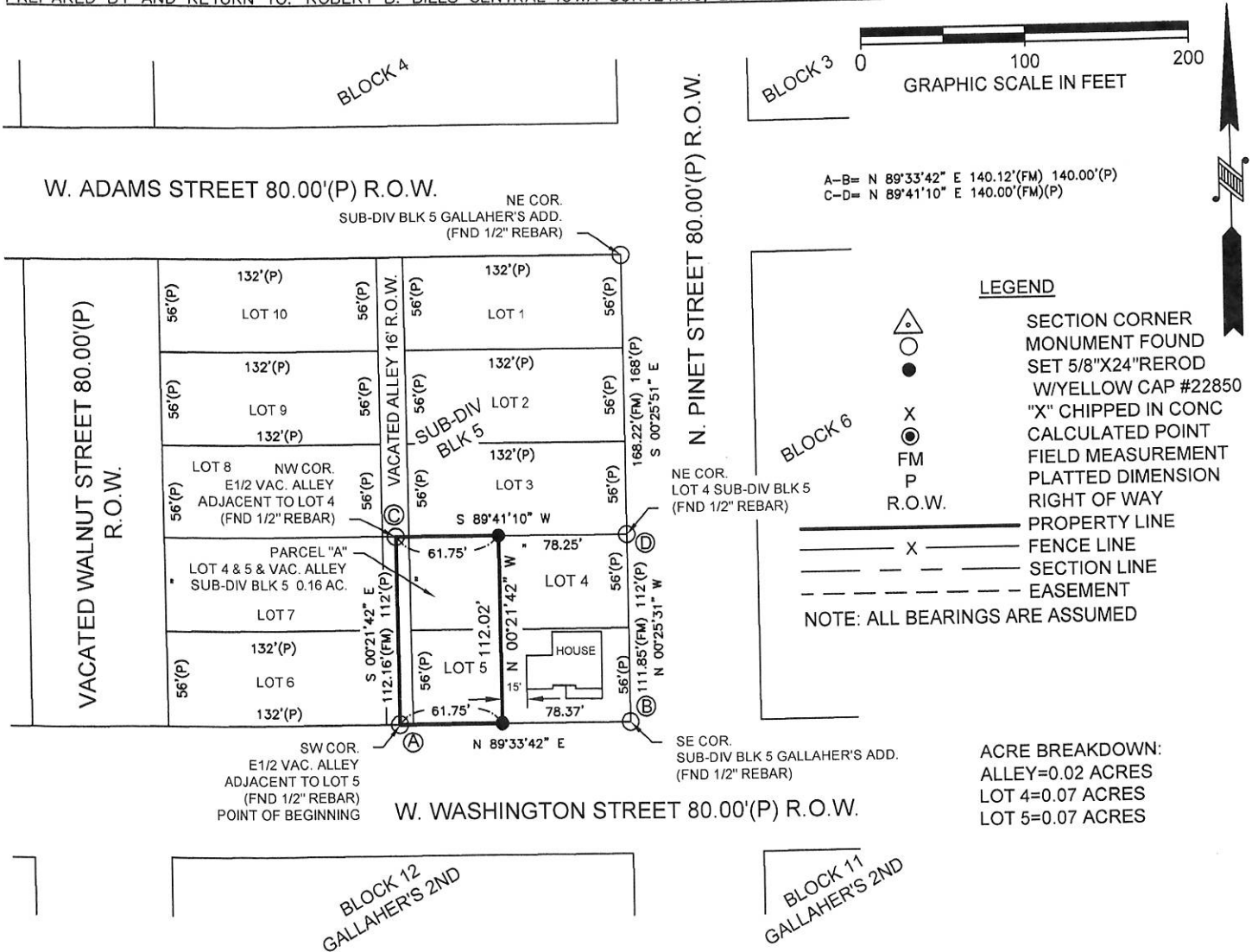
GENERAL NOTES:

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.



INDEX LEGEND	PLAT OF SURVEY
COUNTY: GREENE	
DESIGNATION: PARCEL "A" OF LOT 4 AND LOT 5 AND E1/2 VAC. ALLEY WEST OF AND ADJACENT TO SAID LOTS 4 AND 5	
LOCATION: SUB-DIVISION OF BLOCK 5 IN GALLAHER'S ADDITION	
SITE ADDRESS: 600 W. WASHINGTON ST., JEFFERSON, IA 50129	
OWNER: MARY LOUISE THEDE ESTATE	
SURVEY REQUESTED BY: JIM TAYLOR	
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



FIELD NOTES:

A TRACT OF LAND LOCATED IN LOT 4, LOT 5 AND THE EAST HALF OF VACATED ALLEY LYING WEST OF AND ADJACENT TO SAID LOT 4 AND LOT 5 IN THE SUB-DIVISION OF BLOCK 5 IN GALLAHER'S ADDITION TO THE CITY OF JEFFERSON, GREENE COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF VACATED ALLEY LYING WEST OF AND ADJACENT TO LOT 5 IN SAID SUB-DIVISION OF BLOCK 5; THENCE N89°33'42"E ON THE SOUTH LINE OF SAID SUB-DIVISION OF BLOCK 5, A DISTANCE OF 61.75 FEET; THENCE N00°21'42"W PARALLEL WITH THE CENTERLINE OF SAID VACATED ALLEY, A DISTANCE OF 112.02 FEET TO A POINT ON THE NORTH LINE OF LOT 4 OF SAID SUB-DIVISION OF BLOCK 5; THENCE S89°41'10"W ON THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 61.75 FEET TO THE CENTERLINE OF SAID VACATED ALLEY; THENCE S00°21'42"E ON SAID CENTERLINE, A DISTANCE OF 112.16 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS PARCEL "A" OF LOT 4 AND LOT 5 AND THE EAST HALF OF VACATED ALLEY LYING WEST OF AND ADJACENT TO SAID LOT 4 AND LOT 5 IN THE SUB-DIVISION OF BLOCK 5 IN GALLAHER'S ADDITION TO THE CITY OF JEFFERSON, GREENE COUNTY, IOWA.

GENERAL FUND SUMMARY

	FY 17-18 Budget	YTD	Balance	% Rec'd FY 17-18
REVENUES				
PROPERTY TAXES	\$1,050,996.00	\$1,152,060.94	-\$101,064.94	109.62%
POLICE	\$23,350.00	\$61,857.90	-\$38,507.90	264.92%
FIRE (Includes Township)	\$41,602.00	\$35,887.46	\$5,714.54	86.26%
GOLF COURSE	\$153,000.00	\$152,952.24	\$47.76	99.97%
ANIMAL CONTROL	\$7,200.00	\$1,940.00	\$5,260.00	26.94%
LIBRARY	\$27,400.00	\$30,714.57	-\$3,314.57	112.10%
PARK	\$400.00	\$180.00	\$220.00	45.00%
RECREATION	\$306,967.00	\$353,016.35	-\$46,049.35	115.00%
CEMETERY	\$20,600.00	\$22,912.82	-\$2,312.82	111.23%
SWIMMING POOL	\$42,500.00	\$39,965.37	\$2,534.63	94.04%
CASINO	\$148,000.00	\$139,642.13	\$8,357.87	94.35%
HOTEL MOTEL	\$80,000.00	\$97,924.67	-\$17,924.67	122.41%
TOTAL Category REVENUES	\$1,902,015.00	\$2,089,054.45	-\$187,039.45	109.83%
EXPENSES				
POLICE	\$643,064.00	\$735,868.38	-\$92,804.38	114.43%
FIRE	\$89,624.00	\$87,156.90	\$2,467.10	97.25%
GOLF COURSE	\$215,000.00	\$227,979.97	-\$12,979.97	106.04%
ANIMAL CONTROL	\$16,300.00	\$16,120.77	\$179.23	98.90%
SWIMMING POOL	\$104,890.00	\$86,023.62	\$18,866.38	82.01%
LIBRARY	\$270,000.00	\$260,496.85	\$9,503.15	96.48%
PARK	\$115,548.00	\$101,960.81	\$13,587.19	88.24%
RECREATION	\$409,847.00	\$378,336.90	\$31,510.10	92.31%
CEMETERY	\$102,075.00	\$98,164.97	\$3,910.03	96.17%
HOTEL MOTEL	\$60,000.00	\$92,864.25	-\$32,864.25	154.77%
TOTAL Category EXPENSES	\$2,026,348.00	\$2,084,973.42	-\$58,625.42	102.89%
REVENUES-EXPENSES	-\$124,333.00	\$4,081.03	-\$128,414.03	

ENTERPRISE FUND SUMMARY

		FY 17-18 Budget	YTD	Balance	% Rec'd FY 17-18
REVENUES					
WATER	From T-report	\$1,148,375.00	\$1,019,533.80	\$128,841.20	88.78%
SEWER	From T-report	\$986,500.00	\$928,307.09	\$58,192.91	94.10%
SANITATION	From T-report	\$526,537.00	\$510,640.79	\$15,896.21	96.98%
RECYCLING	From T-report	\$125,904.00	\$128,392.19	-\$2,488.19	101.98%
AIRPORT	From T-report	\$96,900.00	\$102,163.33	-\$5,263.33	105.43%
TOTAL REVENUES		\$2,884,216.00	\$2,689,037.20	\$195,178.80	93.23%
EXPENSES					
WATER	From T-report	\$1,156,665.00	\$1,036,417.94	\$120,247.06	89.60%
SEWER	From T-report	\$857,561.00	\$819,963.72	\$37,597.28	95.62%
SANITATION	From T-report	\$542,707.00	\$504,472.78	\$38,234.22	92.95%
RECYCLING	From T-report	\$157,905.00	\$146,540.77	\$11,364.23	92.80%
AIRPORT	From T-report	\$60,600.00	\$119,845.54	-\$59,245.54	197.76%
TOTAL EXPENSES		\$2,775,438.00	\$2,627,240.75	\$148,197.25	94.66%
REVENUES-EXPENSES		\$108,778.00	\$61,796.45	\$46,981.55	

ROAD USE TAX

		FY 17-18 Budget	YTD	Balance	% Rec'd FY 17-18
REVENUES	From T-report	\$495,000.00	\$719,018.68	-\$224,018.68	145.26%
EXPENSES	From T-report	\$522,403.00	\$757,424.49	-\$235,021.49	144.99%
REVENUES-EXPENSES		-\$27,403.00	-\$38,405.81		

LOST FUND

		FY 17-18 Budget	YTD	Balance	% Rec'd FY 17-18
REVENUES	T-report	\$500,000.00	\$469,397.11	\$30,602.89	93.88%
EXPENSES	T-report	\$359,000.00	\$606,255.07	-\$247,255.07	168.87%
REVENUES-EXPENSES		\$141,000.00	-\$136,857.96		