

# **AGENDA**

## **COUNCIL MEETING**

**Tuesday, July 23, 2013**

**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. 7/9/13 Council meeting minutes and 7/16/13 Special Council meeting minutes
- B. Sparetime Lanes and Lounge, Class C Liquor License.
- C. Casa De Oro, Class C Liquor License

**IV. NEW BUSINESS:**

- A. Consider motion setting public hearing on proposal to change zoning classification for property at 201 East Perry Street.
- B. Consider approval of Clark St. overlay project.
- C. Consider approval of agreement with Geode Environmental for site monitoring at former Warin Oil.
- D. Consider resolution proposing vacation and sale of alley lying north of intersection of McKinley and Locust Streets and setting public hearing.
- E. Consider approval of three year fireworks contract with J&M Displays.
- F. Consider approval of amended contract with MHF Engineering for water main extensions on Vine St, Reed St., Wilson Ave., South St. and Maple Street.
- G. Review of end of year 2012-2013 department financial information.

**V. REPORTS:**

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

**VI. ADJOURN.**

COUNCIL MEETING

July 9, 2013

5:30 P.M.

PRESENT: Figenshaw, Black, Teeples, Jaskey

ABSENT: Von Ahsen

No citizens spoke at the Open Forum.

On motion by Black second by Teeples, the Council approved the following consent agenda: June 25, 2013 Council Minutes, and payment of bills from City funds.

AYE: Jaskey, Teeples, Figenshaw, Black

NAY: None

On motion by Black second by Teeples, the Council approved setting date for Special Council Meeting for Public Hearing on proposed development agreement with Hy-Vee, Inc., for July 16, 2013 at 4:00 p.m.

AYE: Figenshaw, Black, Jaskey, Teeples

NAY: None

Item B was removed from agenda.

On motion by Jaskey second by Black, the Council approved Pay Estimate #4 to Sandstone Management in the amount of \$29,369.25 for construction to date of GCDC Business Park #1.

AYE: Black, Teeples, Jaskey, Figenshaw

NAY: None

**RESOLUTION NO. 32-13**

On motion by Figenshaw second by Teeples, the Council approved Resolution No. 32-13, a resolution approving fifth amendment to City Administrator Employment Agreement.

AYE: Jaskey, Figenshaw, Black, Teeples

NAY: None

On motion by Jaskey second by Black, the Council approved a three year labor contract between the City of Jefferson and the American Federation of State, County & Municipal Employees/Iowa Council 61, Local 3949.

AYE: Teeples, Figenshaw, Black, Jaskey

NAY: None

The Council discussed the procedure for closing railroad crossing at Pinet St.

The following bills were approved for payment from City funds:

There being no further business the Council agreed to adjourn.

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Craig Berry, Mayor

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Diane M. Kennedy, City Clerk

SPECIAL COUNCIL MEETING

July 16, 2013

4:00 P.M.

PRESENT: Black, Teeples, Jaskey, Figenshaw

ABSENT: Von Ahsen

No citizens spoke at the Open Forum.

This was the time and place for a Public Hearing on proposed development agreement with Hy-Vee, Inc. Mayor Berry called for any oral or written comments and there were none. On motion by Figenshaw second by Teeples, the Council approved closing the Public Hearing.

AYE: Black, Figenshaw, Teeples, Jaskey

NAY: None

**RESOLUTION NO. 33-13**

On motion by Jaskey second by Black, the Council approved Resolution No. 33-13, a resolution approving development agreement with Hy-Vee, Inc.

AYE: Teeples, Jaskey, Black, Figenshaw

NAY: None

**ORDINANCE NO. 545**

On motion by Teeples, second by Jaskey, the Council approved third reading and final adoption of an ordinance vacating part of Adams Street and alley in Block 6 in the Original Town of Jefferson, Iowa.

AYE: Figenshaw, Jaskey, Black, Teeples

NAY: None

There being no further business the Council agreed to adjourn.

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Craig Berry, Mayor

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Diane M. Kennedy, City Clerk

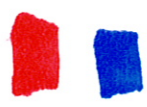
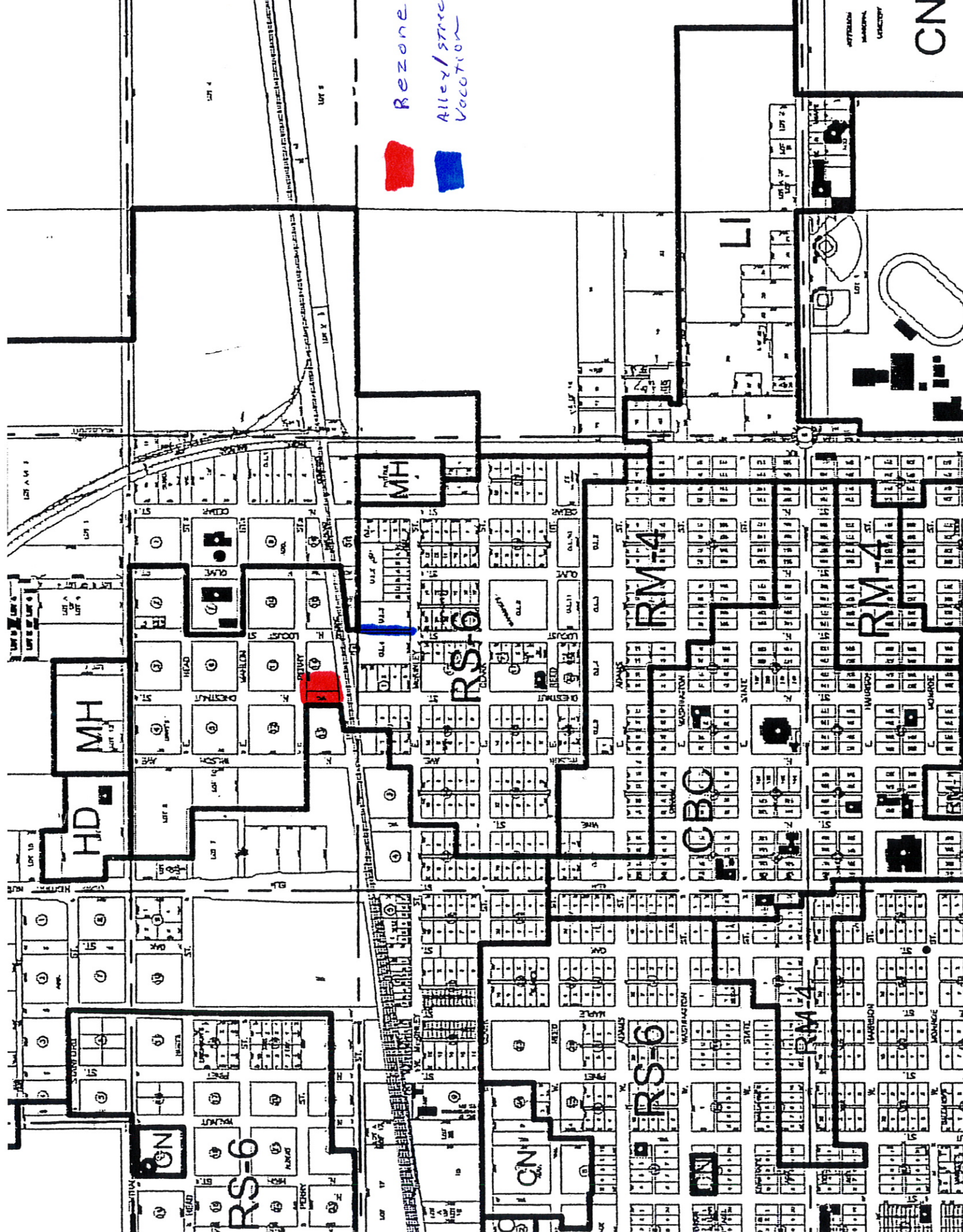
## AGENDA SUMMARY

DATE 7/23/13

### NEW BUSINESS

- A. **Consider motion setting public hearing on proposal to change zoning classification for property at 201 East Perry Street.** The Planning Commission reviewed an application to change the zoning from residential to light industrial. Attached is a location map
- B. **Consider approval of Clark St. overlay project.** Attached is the proposal presented by the Iowa Department of Transportation to repair Clark Street from Pinet to Grimmell due to the additional traffic traveling the road during the construction of the overpass. The City's monetary portion of the project would be approximately \$47,000.
- C. **Consider approval of agreement with Geode Environmental for site monitoring at former Warin Oil.** Attached is the agreement for the quarterly monitoring along with the letter approving the expenditure. The contract amount will be fully reimbursed by Cunningham & Lindsey.
- D. **Consider resolution proposing vacation and sale of alley lying north of intersection of McKinley and Locust Streets and setting public hearing.** Attached is a location map of the alley.
- E. **Consider approval of three year fireworks contract** with J&M Displays. 2013 was the final year of a three year contract with J&M Displays for the July 4<sup>th</sup> fireworks. This new contract would provide for the fireworks display at the cost of \$3,000 per year for 2014, 2015 and 2016.
- F. **Consider approval of amended agreement with MHF Engineering for water main extensions on Vine St, Reed St., Wilson Ave., South St. and Maple Street.** This would provide for the engineering services for water line improvements around the Hy-Vee development as well as water line replacement on South St. The total estimated amount of the agreement is \$40,700. This would replace the agreement approved on 5/28/13.
- G. **Review of end of year 2012-2013 department financial information.** The Staff will present a summary of expenses and revenues as compared to the 2012-2013 budget.





Rezone  
Alley/Street  
Vacation

APPROXIMATE  
MASSING  
VARIATION  
CN

**REQUEST FOR PAYMENT  
FORT DODGE ASPHALT CO  
BOX1374 FORT DODGE , IA 50501  
PHONE 515-573-3124 FAX 515-576-4821**

Proposal submitted to: Phone: 515 386 8166 Fax: \_\_\_\_\_  
Name: Jefferson D.O.T. Att. Dennis Ward  
Street P.O. Box 150 Jefferson State Ia.  
Date 6/6/2013 Zip 50501  
Job name or project # Clark Street Jefferson Iowa

Mill ends of Clark Street to tie in new 4" asphalt pavement.  
Mill entire street 2"s to create desired profile.  
1426' x 22' = 3486 sy.

Milling 3486 x \$4.25 = \$14,815.00  
4' HMA Pavement 766 ton x \$97.00 = \$74,302.00  
Adjust manholes 4 x \$1,100 = \$4,400.00

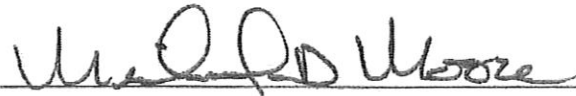
TOTAL COST = \$94,517.00

**Notes**

Payment for HMA to be at quoted unit price for actual tons used.  
Manhole adjustments may be done with City Forces if desired.  
Prices quoted are the same as 2013 City Of Jefferson HMA Project.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to the standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Sites with minimal drainage can be subject to ponding of water. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers Compensation Insurance.

Authorized Signature: \_\_\_\_\_



Note: This proposal may be withdrawn if not accepted within \_\_\_\_\_ days.

**Acceptance of Proposal**

Accepted: Signature \_\_\_\_\_

Date: \_\_\_\_\_ Title \_\_\_\_\_



July  
23<sup>rd</sup>  
MTR

This has already  
been approved  
for re-  
imburse-  
ment  
JEFFERSON, IA 50129



EXHIBIT "A"

RE: **Proposal for Site Monitoring:**  
**Former Warin Oil Co., 406 East Lincolnway, Jefferson, Iowa**  
**Reg. #8606695 LUST #9LTM88**

Dear Ms. Kennedy:

The following is a proposal to complete Site Monitoring and reporting as required on a quarterly basis. The items provided correspond to the Corrective Action Design Report dated 3/16/12 and subsequent IDNR review dated 4/4/12. The general measures undertaken during these activities consist of the following:

- Site monitoring of 6 wells for BTEX and DO at a quarterly interval.
- Determination of future activities and completion of a Site Monitoring Report on a semi-annual basis.

We currently perceive that the site will require soil resampling after the 180 day event. Costs for these activities have not been included and will be pending results.

**Cost**

<i>Quarterly Groundwater Monitoring/Semi-Annual SMR</i>	
Mileage-104 miles @ \$65/mile	\$ 67.60
Scientist Labor-7 hrs @ \$60	\$420.00
DO Meter Rental	\$172.50
BTEX Analysis-6 @ \$50	\$300.00
Equipment/Materials	\$ 75.00
<hr/> Sub-Total	<hr/> \$1,035.10
<u>2 events required</u>	<u>X2</u>
<hr/> Sub-Total	<hr/> \$2,070.20
<u>180 day Site Monitoring Report</u>	<u>\$ 480</u>
<hr/> Semi-Annual Total	<hr/> \$2,550.20

The Semi-Annual Total will be maintained and continued on an as needed basis. Exceptions will be made for scope of services reductions. In the event of price increases, Geode will provide an updated proposal. Any additional fees or required activities would be addressed through a change order. Invoicing will be completed on a quarterly basis following completion of the assigned tasks.





Cunningham Lindsey U.S. Inc.

June 27, 2012

Diane Kennedy  
City of Jefferson  
220 N Chestnut St.  
Jefferson, IA 50128

Re: UST Claim Site Location: 406 E Lincoln Way, Jefferson  
UST Site Registration & LUST No.: 8606695, 9LTM88

Dear UST Owner/Operator or Representative:

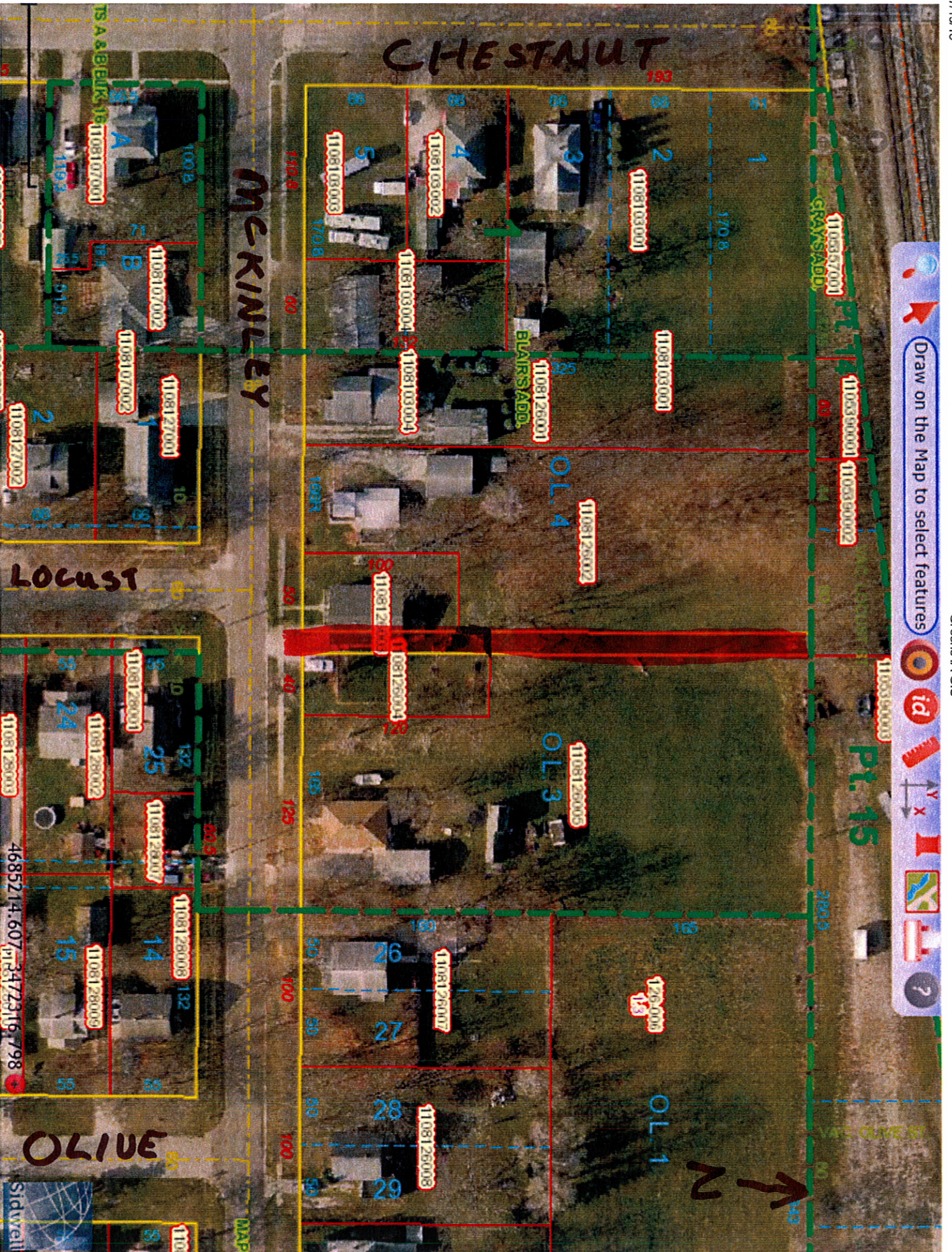
We will approve the post-remediation site monitoring report (SMR) budget by Geode for \$2,550.20.

Sincerely,

Steve Reinders

cc: Iowa Department of Natural Resources (VS)  
Geode Environmental







# **AGENDA**

## ***WATER/SEWER, STREET/SANITATION COMMITTEES TUESDAY JULY 16, 2013, 12:00 NOON JEFFERSON CITY HALL***

### **I. SEWER**

### **II. WATER**

- A. Monthly water usage report.

### **III. STREETS**

- A. Review of street repairs at Lincoln Ridge Estates.
- B. Review of limiting parking on Clark St between Elm St and Vine St.
- C. Discussion of additional flashing stop signs at intersection of Elm St and Lincoln Way.
- D. Update of railroad crossing at Pinet St.

### **IV. SANITATION**

- A. Policy on use of yard waste site.

**Jefferson Park & Recreation Commission**  
Agenda  
July 17, 2013  
12:00 pm Greene County Community Center

- I. Call to Order
- II. Roll Call
- III. Open Forum: This is a time for any concerned citizen to speak to the Board on an item that is not on the agenda. (Limit 3-5 minutes).
- IV. Approval of minutes for June
- V. Approval of bills for June 16-July 15
- VI. Old Business
  - a. Update on replacement LED light in GCCC Gym
  - b. Update on Kelso Park Shelter lighting
  - c. Update on pool shade structure
  - d. Cement work at the pool in concession stand area
- VII. New Business
  - a. Policy for teaching swimming lessons and not employed by the city
- VIII. Reports
  - a. Wellness Report
  - b. Program Report
  - c. Directors Report
  - d. Parks Report
- IX. Adjournment-Next meeting Wednesday, August 21, 2013 at noon at the GCCC