

AGENDA

COUNCIL MEETING

Tuesday, June 11, 2019

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. 5/28/19 regular Council minutes.
- B. Payment of monthly bills.
- C. Cigarette/Tobacco/Nicotine/Vapor Permit July 1, 2019- June 30, 2020 MOES MART #14
- D. Hy-Vee Market Café, Class C Liquor License (Commercial)
- E. Hotel/Motel grant for \$350 for event banner.

IV. NEW BUSINESS:

- A. Public hearing for general obligation loan agreement in amount not to exceed \$243,000 for construction of ten-foot wide “shared use path” along Central Avenue from Iowa Highway 4 west to Walnut Street.
- B. Consider resolution setting date for GO bond sale and authorizing use of preliminary official statement.
- C. Public hearing for relocation of 243rd Street for airport runway extension project.
- D. Consider resolution approving Plans and Specifications, Form of Contract, and Estimate of Cost for the Relocate Greene County 243rd Street Project.
- E. Consider approval of grant for the construction of the Relocation of 243rd Street project
- F. Appointment of Jerry Roberts as Library Trustee.
- G. Discussion of extension of general three year tax abatement and establishing multi-family residential 10 year tax abatement.
- H. Consider approval of second reading of an ordinance to increase the compensation of Council members.
- I. Consider approval of second reading of an ordinance to increase the compensation of the Mayor.
- J. Consider approval of City Administrators contract.
- K. Update from Thomas Jefferson Gardens.

V. REPORTS:

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

VI. ADJOURN.

AGENDA SUMMARY

DATE 6/11/19

NEW BUSINESS

- A. **Public hearing for general obligation loan agreement in amount not to exceed \$243,000 for construction of ten-foot wide “shared use path” along Central Avenue from Iowa Highway 4 west to Walnut Street.**
- B. **Consider resolution setting date for GO bond sale and authorizing use of preliminary official statement.** This resolution would set the date for the sale of \$2,540,000 in bonds for June 25, 2019. Resolution attached
- C. **Public hearing for relocation of 243rd Street for airport runway extension project.**
- D. **Consider resolution approving Plans and Specifications, Form of Contract, and Estimate of Cost for the Relocate Greene County 243rd Street Project.**
- E. **Consider approval of grant for the construction of the Relocation of 243rd Street project.** This is part of the FFA supplemental funding that Jefferson was awarded and is for the amount of \$648,197 and is 100% paid, there is no local match.
- F. **Appointment of Jerry Roberts as Library Trustee.**
- G. Discussion of extension of general three year tax abatement and establishing multi-family residential 10 year tax abatement.
- H. **Consider approval of second reading of an ordinance to increase the compensation of Council members.** The current ordinance provides for \$30 per meeting not to exceed \$1,000 per year and has been in place since 2002. The amendment would provide for \$60 per meeting not to exceed \$2,000 per year.
- I. **Consider approval of second reading of an ordinance to increase the compensation of the Mayor.** The current ordinance provides for \$200 per month.
- J. **Consider approval of City Administrators contract.**
- K. **Update from Thomas Jefferson Gardens.** See attached

JEFFERSON CITY COUNCIL
MAY 28, 2019
5:30 P.M.
CITY HALL COUNCIL CHAMBERS

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Gordon
ABSENT: None

Mayor Berry presided.

There was no Open Forum.

On motion by Gordon second by Ahrenholtz, the Council approved the following consent agenda: Wild Rose Jefferson, LLC, Class C Liquor License (commercial); Greene County Fair Association, Class C Liquor License Cigarette Permits. July 1, 2019 through June 30, 2020; Hotel/Motel grant for \$375 for October event banner.

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

This was the time and place for a public hearing on the FY 2018-2019 Budget Amendment. The Mayor called for any comments and there were none. On motion by Sloan second by Wetrich, the Council closed the public hearing.

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

RESOLUTION NO. 24-19

On motion by Wetrich second by Gordon, the Council approved Resolution No. 24-19, a resolution approving the FY 2018-2019 Budget Amendment.

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

RESOLUTION NO. 25-19

On motion by Ahrenholtz second by Sloan, the Council approved Resolution No. 25-19, a resolution Re-scheduling date of public hearing on Central Avenue Project General Obligation Loan Agreement for June 11, 2019 at 5:30 p.m.

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

RESOLUTION NO. 26-19

On motion by Jackson second by Gordon, the Council approved Resolution No. 26-19, a resolution awarding a bid to Leroy & Sons, Inc. in the amount of \$563,897.45 for the relocation of Greene County Road 243rd Street as part of the Airport Improvement Project.

AYE: Sloan, Ahrenholtz, Jackson, Wetrich, Gordon

NAY: None

Item E was removed from the agenda.

On motion by Sloan second by Wetrich, the Council approved placing on 1st reading an ordinance increasing per meeting compensation for City Council meetings from \$30.00/mtg to \$60.00/mtg.

AYE: Wetrich, Gordon, Ahrenholtz, Jackson, Sloan

NAY: None

On motion by Wetrich second by Ahrenholtz, the Council approved placing on 1st reading an ordinance increasing per month compensation for Mayor from \$200/mo. to \$400/mo.

AYE: Jackson, Ahrenholtz, Gordon, Wetrich, Sloan

NAY: None

On motion by Wetrich second by Ahrenholtz, the Council approved a bid for \$14,000 from Rueter's Inc for the purchase of a Kubota lawn mower.

AYE: Sloan, Gordon, Ahrenholtz, Jackson, Wetrich

NAY: None

Item J was removed from the agenda.

On motion by Wetrich second by Jackson, the Council approved removing \$1,000 for sewer charges on a utility bill to Peoples Trust and Savings Bank for 303 E Lincoln Way, Jefferson, IA as recommended by the Water, Sewer, Street Committee.

AYE: Ahrenholtz, Gordon, Jackson, Wetrich, Sloan

NAY: None

Ken Paxton, GCDC Director updated the Council on Greene County Development Company activity. On motion by Sloan second by Ahrenholtz, the Council approved the quarterly payment of \$12,500.00 to GCDC.

AYE: Jackson, Wetrich, Ahrenholtz, Sloan, Gordon

NAY: None

Andy Rowland from Rowland Construction Co., Clive, IA addressed the council on his desire to build 4 Plex Residential Housing with garages in Jefferson. He would like the council to consider a 10-year 100% tax abatement for these units. The Council directed staff to move ahead in having the Urban Renewal Plan updated to consider further action on the tax abatement request.

Jefferson Matters Main Street updated and had a dialogue with the council on their activities and achievements.

There being no further business the Council agreed to adjourn.

Craig J. Berry, Mayor

Diane M. Kennedy, City Clerk

RESOLUTION NO. _____

Resolution setting the date for the sale of General Obligation Corporate Purpose Bonds, Series 2019, and authorizing the use of a preliminary official statement in connection with the sale of the Bonds

WHEREAS, pursuant to the provisions of Section 384.24A of the Code of Iowa, the City of Jefferson, in the County of Greene, State of Iowa (the "City"), has heretofore proposed to enter into loan agreements for the purposes of financing improvements to alleys and municipal parks, acquiring equipment for the fire department and solid waste collection, making improvements to City Hall, including the entrance, an elevator and parking lot; making improvements and acquiring equipment for the municipal swimming pool; acquiring equipment for the municipal golf course, making improvements known as the East Entry Way Project and constructing a sidewalk/shared use path along Central Avenue, and has published notices and held hearings thereon; and

WHEREAS, a Preliminary Official Statement (the "Preliminary Official Statement") has been prepared to facilitate the sale of \$2,540,000 General Obligation Corporate Purpose Bonds, Series 2019 (the "Bonds"), and it is now necessary to make provision for the approval of the Preliminary Official Statement and to authorize its use by Piper Jaffray & Co.; and

WHEREAS, it is also necessary at this time to set a date for the sale of the Bonds;

NOW, THEREFORE, It Is Resolved by the City Council of the City of Jefferson, Iowa, as follows:

Section 1. The Council hereby expresses its intent to enter into a loan agreement related to financing the construction of a sidewalk/shared use path along Central Avenue in the future and hereby orders that General Obligation Bonds be issued in evidence thereof. The Council further declares that this resolution constitutes the "additional action" required by Section 384.24A of the Code of Iowa.

Section 2 The 25th day of June, 2019, at 11:00 o'clock a.m., is hereby fixed as the time for receiving and canvassing bids for the purchase of the Bonds, and this Council shall meet on that date, at 5:30 p.m., for the purpose of considering such bids received and adopting a resolution providing for the award, sale and issuance of the Bonds.

Section 3. The use by Piper Jaffray & Co. of the Preliminary Official Statement related to the Bonds, in substantially the form as has been presented to and considered by the City Council, is hereby approved, and Piper Jaffray & Co is hereby authorized to prepare and use a final Official Statement for the Bonds substantially in the form of the Preliminary Official Statement, but with such changes therein as are required to conform the same to the terms of the Bonds and the resolution, when adopted, providing for the issuance of the Bonds, and the City Clerk is hereby authorized and directed to execute a final Official Statement for the Bonds, if requested. The Preliminary Official Statement as of its date is deemed final by the City within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.

Section 4. Pursuant to Section 75.14 of the Code of Iowa, the City Council hereby authorizes the use of electronic bidding procedures for the sale of the Bonds through PARITY, and hereby finds and determines that the PARITY competitive bidding system will provide reasonable security and maintain the integrity of the competitive bidding process and will facilitate the delivery of bids by interested parties under the circumstances of this bond sale.

Section 5. All resolutions and orders or parts thereof in conflict with the provisions of this resolution, to the extent of such conflict, are hereby repealed, and this resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved June 11, 2019.

Mayor

Attest:

City Clerk

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At the conclusion of the meeting and upon motion and vote, the City Council adjourned.

Mayor

Attest:

City Clerk

**THOMAS JEFFERSON GARDENS OF GREENE
COUNTY CITY OF JEFFERSON 2019 REPORT**

MONEY LEFT OVER

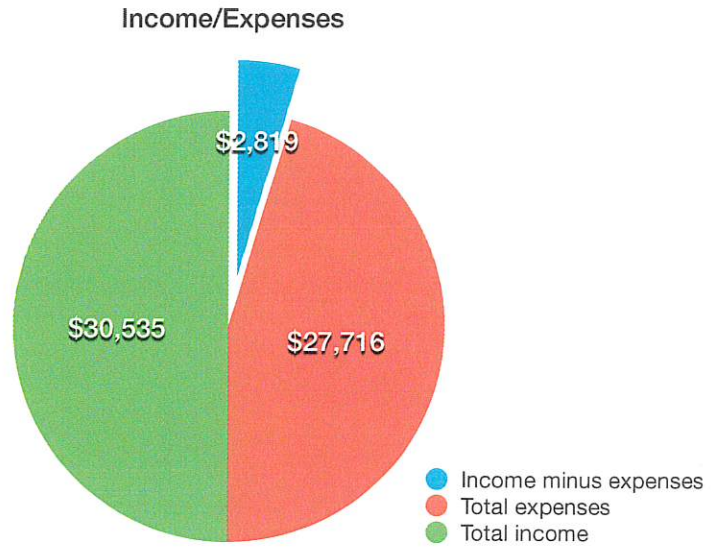
Income minus expenses \$2,819

CREDITS

RENTALS	\$400.00
BANK INTEREST	\$40.00
DONATIONS	\$7500.00
HOTEL/MOTEL CITY GRANT TIER 2	\$20000.00
HOTEL/MOTEL CITY GRANT TIER 3	\$2595.00
TOTAL INCOME	\$30535.00

DEBITS

Water/Sewage/Garbage	\$500.00
Alliant Energy	\$2700.00
Chamber Dues	\$125.00
Home State Bank Chamber Loan Payment	\$5000.00
Person Telecom	\$570.00
Home State Bank Service Charges & Tax	\$21.00
Employment	\$10000.00
Audio Visual Equipment	\$500.00
Cleaning Supplies	\$250.00
Insurance	\$3800.00
Tourism	\$1500.00
Legal/Accounting Fees	\$1200.00
Home State Bank Chamber Loan Interest	\$1200.00
Snow Removal	\$350.00
TOTAL EXPENSES	\$27716.00



Thomas Jefferson Gardens
of Greene County, Iowa
Summary of activities/visitors
July 2018-June 2019
Presented to City of Jefferson June 11, 2019

10 member volunteer board

Beginning third year in the Welcome Center and working with Greene County Chamber

Identifying ourselves as Greene County's Front Door

Events/Happenings in Garden/Welcome Center

RAGBRAI (123 registering, 5 countries, 29 states)

6 "Tuesday Talks" educational/ nature presentations done at noon time from local experts

Summer Concert in the (spilled over into the street)

Listening to Carillon Recital from the Gardens/reception for performers and attendees

Regional Press Coverage in *Farm News*

Produce from Gardens delivered to Food Bank, Carrots, radishes, tomatoes, peppers (not kale/beets)

Amazing Race

Solicitation of donations from educational presentation "Giving a Gift of Grain"

Trick or Treat on the Square

Christmas Tree Lighting/Tag a Tree

4 Meet your Legislators 150 persons

3 Java and Juice 81 persons

3 Greene County Democrats 51 persons

3 Plant Doctor Talks 39 persons

Hanging of the WELCOME CENTER sign

Celebrated Thomas Jefferson's 276th birthday with music from Greene Co instrumental students

Host site DREAMS START HERE

2nd Annual Plant Sale

2nd Annual Planting of Children's Garden by local children

Greene Co Pre-Schoolers visit 77 children

Great Places Site Visit 17 persons

Pre-Press Conference lunch 30 persons (June 5, 2019)

U. S. Visitors from 40 states, plus Iowa

International Visitors from 11 countries; Australia, Canada, England, Germany, Japan, Mexico, Netherlands, Scotland, Turkey, Spain, and Switzerland

1476 registered visitors

Open 10-4:00 weekends/holidays from May-October with paid staff on weekends/Chamber during week

Upcoming Events

Serving TJ's ice cream (using his original recipe from Lafayette July 23 at Farmer's Market

Sister's summer concert August 4th, Hot August Nights August 8th, supporting the Scarecrow Invasion, Art Show, Amazing Race, or any other Square Public events.

Plans for 2019-2020

Development of Web Site

Living Waters, Memorial water feature in the west side of Gardens

One more musical instrument

Implement Regional Garden Tours with Greene, Boone, Story Counties

Development of Heirloom Garden

Increase our endowment funds for perpetuity for the Gardens/Welcome Center

Member of United Community Development committee

Increase tourist visits

Create "Friends of Thomas Jefferson Gardens"/volunteers to assist with tours/gardening

Officers:

Mary Weaver, Alan Greiner, Jean Walker, John Turpin

Directors:

Roger Aegerter, Jacque Andrew, Becky Greiner, Ginny Showman, Beth Vanderwilt, Jean Van Gilder

Don Orris resigned from the TJG Board in May of 2019

Jefferson Public Library

Meeting of the Board of Trustees
June 10, 2019 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:
- VI. Old Business
 - A. Investment of estate funds
 - B. Personnel
 - C. Trustee vacancy
- VII. New Business
 - A. Director's performance review – work session
 - B.
- VIII. Next Meeting – July 8 at 6:30 p.m.
- IX. Adjournment