

AGENDA

COUNCIL MEETING

Tuesday, November 12, 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. 10/22/19 regular Council minutes.
- B. Transfer of 2003 Ford pick-up title to the City of Churdan
- C. Payment of monthly bills

IV. NEW BUSINESS:

- A. Consider approval of resolution authorizing Alliant to place an additional light at southwest corner of E. Perry St and N. Cedar St. for the recycling collection area.
- B. Consider resolution accepting supplemental easements from GCDC for GCDC Business Park No. 1.
- C. Consider resolution approving plat of survey for property in GCDC Business Park No. 1.
- D. Consider resolution approving annual appropriation for rebate payments under Lincoln Ridge Estates Development Agreements.
- E. Consider resolution approving annual appropriation for rebate payments under Briarwood Development Agreement.
- F. Consider resolution approving annual appropriation for rebate payments under Jefferson Hotel Group Development Agreement.
- G. Consider resolution approving annual appropriation for rebate payments under Michael and Miranda Wahl Development Agreement.
- H. Consider resolution approving annual appropriation for rebate payments under Jefferson Veterinary Clinic Development Agreement.

V. REPORTS:

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

VI. ADJOURN.

AGENDA SUMMARY

DATE 11/12/19

NEW BUSINESS

- A. **Consider approval of resolution authorizing Alliant to place an additional light at southwest corner of E. Perry St and N. Cedar St.** The new drop off location for recycling and cardboard is located at the northwest corner of Perry and Cedar Streets. The resolution will authorize Alliant to install an additional light to illuminate the area. Location map attached.
- B. **Consider resolution accepting supplemental easements from GCDC for GCDC Business Park No. 1.** Attached is the language from the easement agreement that grants additional utility easements.
- C. **Consider resolution approving plat of survey for property in GCDC Business Park No. 1.** Attached is a plat of survey to combine 1.54 acres of lot 5 with lot 3 in the GCDC West Park for the future construction of Heartland Bank.

Items C-G: Annual action required under the terms of the development agreements. Final rebate amounts will be presented at the meeting.

- D. Consider resolution approving annual appropriation for rebate payments under Lincoln Ridge Estates Development Agreements.
- E. Consider resolution approving annual appropriation for rebate payments under Briarwood Development Agreement.
- F. Consider resolution approving annual appropriation for rebate payments under Jefferson Hotel Group Development Agreement.
- G. Consider resolution approving annual appropriation for rebate payments under Michael and Miranda Wahl Development Agreement.
- H. Consider resolution approving annual appropriation for rebate payments under Jefferson Veterinary Clinic Development Agreement.



Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, Map data ©2019 50 ft

**Current Pole with Street light
Added Light would face bar
with x in it**

COUNCIL MEETING

October 22, 2019

5:30 P.M.

PRESENT: Jackson, Sloan, Gordon

ABSENT: Ahrenholtz, Wetrich

Mayor Berry presided.

During open forum Phyllis Crowder asked the Council where they are at on the TNR program. Councilman Jackson explained talking to all involved, but no answers yet. Melinda Millard addressed the council with a concern of kids driving golf carts on streets and not enough stop signs in the Washington Park area.

On motion by Gordon, second by Sloan, the Council approved the following consent agenda October 8, 2019 Council Minutes, and adjustment to sewer bill of \$234.69 at 402 East Clark Street.

AYE: Jackson, Gordon, Sloan

NAY: None

On motion by Gordon, second by Jackson, the Council approved of an engineering agreement with Bolton and Menk to develop a Waste Water facility plan. The proposed fee for the services is \$48,500.00

AYE: Gordon, Jackson, Sloan

NAY: None

On motion by Gordon, second by Sloan, the Council approved of an engineering agreement with Bolton and Menk for the construction of approximately 1,450 LF of 6 inch water main along East Washington Street from Wilson Avenue to the alley just east of Chestnut Street, East Adams Street from Wilson to the alley just east of Chestnut Street and the alley from Chestnut Street to Adams Street. The amount for engineering services is \$32,000.00.

AYE: Sloan, Gordon, Jackson

NAY: None

On motion by Gordon, second by Sloan, the Council approved of addendum to Bolton and Menk Greenwood and Central Avenue Trail Improvements engineering agreement to add Daubendiek Trail Improvements. The additional engineering fee would be \$44,000.00.

AYE: Gordon, Jackson, Sloan

NAY: None

On motion by Gordon, second by Sloan, approved the purchase of two heating units for the wastewater treatment plant from Winger Mechanical in Fort Dodge for the amount of \$10,522.00.

AYE: Jackson, Sloan, Gordon

NAY: None

RESOLUTION NO. 43-19

On motion by Gordon, second by Jackson, the Council approved Resolution No. 43-19, a resolution authorizing continuing participation in and support of the Main Street program.

AYE: Sloan, Gordon, Jackson

NAY: None

ORDINANCE NO. 591-1

On motion by Sloan, second by Gordon, the Council approved the third reading and final adoption of an ordinance amending The Code of Ordinance of the City of Jefferson, Iowa, 2017, by amending provision pertaining to water rates.

AYE: Jackson, Gordon, Sloan

NAY: None

ORDINANCE NO. 592

On motion by Jackson, second by Gordon, the Council approved the third reading and final adoption of an ordinance amending The Code of Ordinance of the City of Jefferson, Iowa, 2017, by amending provision pertaining to sewer user charges.

AYE: Jackson, Gordon, Sloan

NAY: None

At 6:00 p.m. Councilman Wetrich arrived at the meeting.

Don Orris gave an update on the Animal Shelter.

There being no further business the Council agreed to adjourn.

Craig J. Berry, Mayor

Diane M. Kennedy, City Clerk

EASEMENT AGREEMENT

This Easement Agreement made as of _____, 2019, by and between **GREENE COUNTY DEVELOPMENT CORP.**, an Iowa corporation (“GCDC”); and the **CITY OF JEFFERSON, IOWA** (the “City”); and **JEFFERSON TELEPHONE COMPANY**, an Iowa corporation (“JTC”).

Whereas, the final plat for GCDC Business Park No. 1 was filed on July 13, 2015, in Book 75 at Page 160;

Whereas, the exact locations of water, sanitary sewer, storm sewer and utility lines were not determined by the parties until after the recording of the GCDC Business Park No. 1 final plat (the “Business Park Plat”);

Whereas, the location of easements are shown on the attached Exhibit A (the “Easement Plat”), which does not alter the dimensions of any road, lot or setback area within GCDC Business Park No. 1.;

Whereas, the Easement Plat has been submitted to, and approved by, the City and JTC;

Whereas, GCDC is the owner of Lots 1, 3, 5, 6 and 7, in GCDC Business Park No. 1, a subdivision in Jefferson, Greene County, Iowa (the “GCDC Lots”);

Whereas, GCDC desires to grant and convey an easement to the City for public use purposes at the areas designated as “Water Main”; and “Sanitary”; and “Sanitary Sewer”; and “Sewer”; and “Storm Sewer” on the GCDC Lots on the attached Easement Plat;

Whereas, GCDC desire to grant and convey a non-exclusive easement to JTC for utility purposes at the areas designated as “Utility” on the GCDC Lots on the attached Easement; and

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 9/24/19.

2. A copy of a plat of survey prepared by ROBERT B. BILLS, an Iowa registered land surveyor, dated 10/08/2019, showing the land proposed to be divided is attached to this application.

3. The purpose of this proposed division is: CONVY PROPOSED SPLIT WITH LIST 3 TO HEARTLAND BANK.

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:

GREENE COUNTY DEVELOPMENT CORP.
PO BOX 166 JEFFERSON, IA 50129
515-386-8255

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.

KRMH, LLC 301 AMERICAN AVE JEFFERSON, IA 50129
GREENE COUNTY DEVELOPMENT CORP. PO BOX 166 JEFFERSON, IA 50129
MICHAEL + MIRANDA WAHL 1700 N. ELM ST. JEFFERSON, IA 50129

6. (a) The existing zoning classification of the property covered by the plat is L1. (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: L1. (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.

8. All existing and proposed public streets and roads, all public water and sanitary and storm sewer lines, and all gas and electrical services in relation to the property proposed to be divided have been described by a registered land surveyor either on the attached plat or on a separate drawing attached to this application. If any parcel shown on the attached plat does not have direct access to any such services, then it is proposed that access to such services be obtained as follows:

If any private easements are proposed, copies of the same will be provided upon request.

The undersigned acknowledge that they have reviewed the foregoing application and represent and warrant that the information set forth above is true and accurate. This application is being submitted in quadruplicate.

Date: 10-9-19

John A. [Signature]

APPROVAL RECOMMENDED/NOT RECOMMENDED

City Engineer Date

APPROVAL RECOMMENDED/NOT RECOMMENDED

City Administrator Date



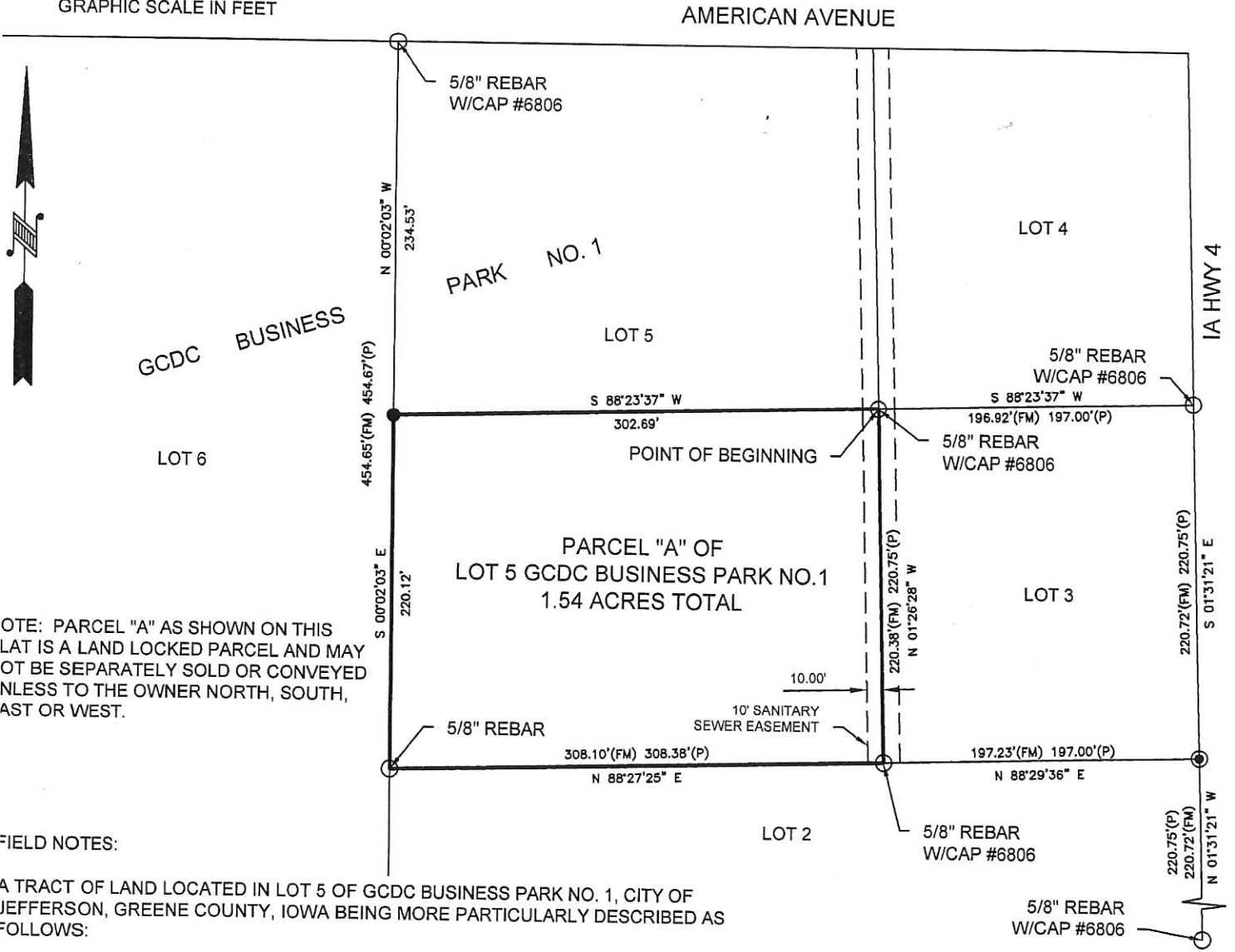
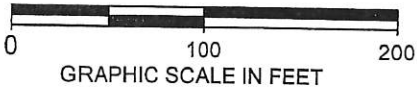
GENERAL NOTES:

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.
3. THE BUYER OF PARCEL "A" OF LOT 5 IS ALSO PURCHASING ALL OF LOT 3 TO THE EAST.



| INDEX LEGEND | PLAT OF SURVEY |
|---|----------------|
| COUNTY: GREENE | |
| DESIGNATION: PARCEL "A" OF LOT 5 | |
| LOCATION: GCDC BUSINESS PARK NO. 1, CITY OF JEFFERSON | |
| SITE ADDRESS: N/A | |
| OWNER: GREENE COUNTY DEVELOPMENT CORP. | |
| SURVEY REQUESTED BY: HEARTLAND BANK | |
| 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



NOTE: PARCEL "A" AS SHOWN ON THIS PLAT IS A LAND LOCKED PARCEL AND MAY NOT BE SEPARATELY SOLD OR CONVEYED UNLESS TO THE OWNER NORTH, SOUTH, EAST OR WEST.

FIELD NOTES:

A TRACT OF LAND LOCATED IN LOT 5 OF GCDC BUSINESS PARK NO. 1, CITY OF JEFFERSON, GREENE COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 OF SAID GCDC BUSINESS PARK NO. 1; THENCE S88°23'37"W, A DISTANCE OF 302.69 FEET TO A POINT ON THE WEST LINE OF SAID LOT 5; THENCE S00°02'03"E ON SAID EAST LINE OF LOT 5, A DISTANCE OF 220.12 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N88°27'25"E ON THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 308.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5 ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N01°26'28"W ON THE EAST LINE OF SAID LOT 5 ALSO BEING THE WEST LINE OF SAID LOT 3, A DISTANCE OF 220.38 FEET TO THE POINT OF BEGINNING.

LEGEND

| | |
|----|---------------------------------------|
| | SECTION CORNER |
| | MONUMENT FOUND |
| | SET 5/8"X24"REBAR W/YELLOW CAP #22850 |
| | "X" CHIPPED IN CONCRETE |
| | PK NAIL SET |
| FM | FIELD MEASUREMENT |
| P | PLATTED DIMENSION |

Jefferson Public Library

Meeting of the Board of Trustees
November 11, 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
- VI. Old Business
 - A. Priority survey
 - B. FY21 Budget proposal
- VII. New Business
 - A. County funding
 - B. Computer replacement project update
 - C. Digital archives project update
 - D. Building repairs
- VIII. Next Meeting – December 9 at 6:30 p.m.
- IX. Adjournment

Annual Trustee Training – Thurs, Nov 14 from 6-8 pm at Jefferson Community Golf Course
Session will be led by Maryann Mori, State Library of Iowa Central District consultant