

AGENDA

COUNCIL MEETING

Tuesday, April 13, 2021

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. 3/23/21 regular Council minutes and 4/6/21 special meeting.
- B. Hire Dale Morlan for part-time seasonal help at Public Works at \$15.00 per hour.
- C. Payment of monthly bills

IV. NEW BUSINESS:

- A. Public Hearing on Proposed Property Tax Levy for FY 2021-2022.
- B. Consider resolution approving proposed Tax Levy for FY 2021-2022.
- C. Set Public Hearing for 2021-2022 budget.
- D. Consider approval to authorize the Jefferson Fire Department to conduct a controlled burn on structure located at 703 N. Wilson Ave.
- E. Consider approval of plat of survey at 1005 E. Lincoln Way.
- F. Consider resolution to accept bid for 2021 Alley reconstruction project.
- G. Consider amendment to Bolton and Menk engineering agreement for addition services for 2021 Alley reconstruction project.
- H. Consider approval of pay request #7 to Caliber Construction in the amount of \$74,027.14 for shared use path project.
- I. Consider resolution proposing sale of property at 100 East State Street and setting public hearing.
- J. Consider resolution proposing sale of property at 206 North Wilson Avenue and setting public hearing.
- K. Consider resolution proposing sale of property at 305 East Vest Street and setting public hearing.
- L. Consider resolution proposing sale of property at 502 West State Street and setting public hearing.
- M. Consider resolution authorizing the issuance of the City's \$3,585,000 General Obligation Corporate Purpose and Refunding Bonds Series 2021A.
- N. Consider resolution authorizing the issuance of the City's \$1,755,000 Taxable General Obligation Urban Renewal Bonds, Series 2021B.

V. REPORTS:

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

VI. ADJOURN.

AGENDA SUMMARY

DATE 4/13/21

NEW BUSINESS

- A. **Public Hearing on Proposed Property Tax Levy for FY 2021-2022.** This was reviewed and passed by the Council on 2/9/21. A correction in the publishing needed to be made which requires a public hearing to be held again. Nothing in the original action has changed. The following is the summary from the 2/9/21 meeting: "Last year the State initiated a process for municipalities to disclose the amount of change in revenues derived from certain levies. If those levels exceed 2% from the previous year, then the Council would need to pass a resolution approving the increase in excess of 2% by a 2/3 vote. The City asking is less than ½% increase."
- B. **Consider resolution approving proposed Tax Levy for FY 2021-2022.**
- C. **Set Public Hearing for 2021-2022 budget.** The hearing date would be for 4/27/21.
- D. **Consider approval to authorize the Jefferson Fire Department to conduct a controlled burn on structure located at 703 N. Wilson Ave.**
- E. **Consider approval of plat of survey at 1005 E. Lincoln Way.** Attached is a survey to split the lot Midland Power has into two parcels. Midland will retain possession of the west lot and Greene County will take possession of the east lot.
- F. **Consider resolution to accept bid for 2021 Alley reconstruction project. One bid was received for \$142,079.** Bid tabulations attached
- G. **Consider amendment to Bolton and Menk engineering agreement for addition services for 2021 Alley reconstruction project.** The additional costs for construction observation and project management would be \$16,500. Description of services attached
- H. **Consider approval of pay request #7 to Caliber Construction in the amount of \$74,027.14 for shared use path project.** Pay estimate attached.
- I. **Consider resolution proposing sale of property at 100 East State Street and setting public hearing.** The public hearing would be set for 4/27/21.
- J. **Consider resolution proposing sale of property at 206 North Wilson Avenue and setting public hearing.** Property is the former Pizza Ranch.
- K. **Consider resolution proposing sale of property at 305 East Vest Street and setting public hearing. Location map attached.**
- L. **Consider resolution proposing sale of property at 502 West State Street and setting public hearing. Location map attached.**
- M. **Consider resolution authorizing the issuance of the City's \$3,585,000 General Obligation Corporate Purpose and Refunding Bonds Series 2021A.**
- N. **Consider resolution authorizing the issuance of the City's \$1,755,000 Taxable General Obligation Urban Renewal Bonds, Series 2021B.**

COUNCIL MEETING

March 23, 2021

5:30 P.M.

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

ABSENT: None

Meeting was held at City Hall with Mayor Gordon, Councilman Ahrenholtz Jackson, Sloan, Wetrich and Zmolek present. Via invite on electronic Zoom application was necessary due to the State of Iowa Governor issuing a State Public Disaster Emergency Proclamation. The Disaster Emergency was due to the 2019 Novel Coronavirus.

No citizens spoke during Open Forum.

On motion by Wetrich, second by Jackson, the Council approved the following consent agenda: March 9, 2021 Council Minutes, approval to adjust sewer charges by \$1,208.74 at 406 N. Cedar Street, Employ Joe Carey, Emily Dvorak, Jeremy Cartwright, Jennie Schuttler, and Bill Labath for seasonal part time help at Jefferson Community Golf Course at \$7.75/hr, Employ Samantha Schmidt as swimming pool manager at \$15/hr and Anna Pound as assistant swimming pool manager at \$12/hr.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

Mayor Matt Gordon presented Dean Promes with a plaque for recognition of 22 years of service to the Jefferson Fire Department.

On motion by Sloan, and second by Zmolek, the Council approved of the appointment of Ben Campbell to the Jefferson Fire Department as recommended by Fire Chief Jack Williams.

AYE: Jackson, Sloan, Wetrich, Zmolek, Ahrenholtz

NAY: None

On motion by Wetrich, and second by Jackson, the Council approved of the appointment of Bryce Hoyle to the Jefferson Fire Department as recommended by Fire Chief Jack Williams.

AYE: Sloan, Wetrich, Zmolek, Ahrenholtz, Jackson

NAY: None

RESOLUTION NO. 19-21

On motion by Ahrenholtz, and second by Wetrich, the Council approved Resolution No. 19-21, a resolution First Amendment to Office Space Lease of First Floor of 200 East State Street.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

RESOLUTION NO. 20-21

On motion by Ahrenholtz, second by Zmolek, the Council approved Resolution No. 20-21, a resolution approving Bond Purchase Agreement for General Obligation Corporate Purpose and Refunding Bonds, Series 2021A and Taxable General Obligation Urban Renewal Bonds, Series 2021B, and authorizing early redemption of outstanding bonds.

AYE: Sloan, Jackson, Ahrenholtz, Wetrich, Zmolek

NAY: None

This was the time and place for the Public Hearing for the sale of property at 709 West Lincoln Way. Mayor Gordon called for oral or written comments and there were none. On motion by Jackson, second by Sloan, the Council closed the Public Hearing.

AYE: Ahrenholtz, Sloan, Jackson, Wetrich, Zmolek

NAY: None

RESOLUTION NO. 21-21

On motion by Ahrenholtz, second by Sloan, the Council approved Resolution No. 21-21, a resolution approving agreement for sale of property located at 709 West Lincoln Way.

AYE: Zmolek, Wetrich, Sloan, Ahrenholtz, Jackson

NAY: None

This was the time and place for the Public Hearing for the sale of property at 205 North Wilson Ave. Mayor Gordon called for oral or written comments and there were none. On motion by Ahrenholtz, second by Wetrich, the Council closed the Public Hearing.

AYE: Wetrich, Sloan, Ahrenholtz, Zmolek, Jackson

NAY: None

RESOLUTION NO. 22-21

On motion by Sloan, second by Zmolek, the Council approved Resolution No. 22-21, a resolution approving agreement for sale and redevelopment of property at 205 North Wilson Ave.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

Item J removed from the agenda.

This was the time and place for the Public Hearing on Detailed Plans and Specifications for the 2021 Alley Improvement Project. Matt Gordon called for oral or written comments and there were none. On motion by Sloan, second by Wetrich, the Council closed the Public Hearing.

AYE: Sloan, Zmolek, Wetrich, Ahrenholtz, Jackson

NAY: None

RESOLUTION NO. 23-21

On motion by Jackson, second by Sloan, the Council approved Resolution No. 23-21, a resolution approving Detailed Plans and Specifications, Form of Contract, and Estimate of Cost for the 2021 Alley Improvement Project.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

Item M, N, O, P were removed from the agenda.

There being no further business the Council agreed to adjourn at 6:02 p.m.

Matt Gordon, Mayor

Roxanne Gorsuch, City Clerk

SPECIAL COUNCIL MEETING

April 6, 2021

4:00 P.M.

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

ABSENT: None

Mayor Gordon Presided.

Meeting was held at City Hall with Councilman Ahrenholtz, Jackson, Sloan, Wetrich and Zmolek present. Also present was Mayor Gordon via invite on electronic Zoom application. This was necessary due to the State of Iowa Governor issuing a State Public Disaster Emergency Proclamation. The Disaster Emergency was due to the 2019 Novel Coronavirus.

RESOLUTION NO. 24-21

On motion by Wetrich, second by Jackson, the Council approved Resolution No. 24-21, a resolution to set public hearing for Annual Maximum Property Tax Levy. A public hearing date has been set for April 13, 2021 at 5:30 p.m.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

On motion by Jackson, second by Wetrich, the Council approved to consider endorsement of project to rehabilitate and develop Middle School property.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

There being no further business the Council agreed to adjourn at 4:02 p.m.

Matt Gordon, Mayor

Roxanne Gorsuch, City Clerk

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 02/01/2021.
2. A copy of a plat of survey prepared by ROBERT B. BILLS, an Iowa registered land surveyor, dated 02/02/2021, showing the land proposed to be divided is attached to this application.
3. The purpose of this proposed division is: MIDLAND POWER IS KEEPING PARCEL "A" AND SELLING PARCEL "B" TO GREENE COUNTY.
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:
MIDLAND POWER COOPERATIVE 1005 E. LINCOLN WAY PO BOX 420
JEFFERSON 50129
PH: (800) 833-8876
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.
CITY OF JEFFERSON 220 N. CHESTNUT JEFFERSON 50129
GREENE COUNTY FARM ASSOC. 650 190TH ST SCRANTON 51462
DELMAR VAN HORN REVOC. TRUST 1537 235TH ST. JEFFERSON 50129
JEFFERSON CEMETERY ASSOC. 220 N. CHESTNUT JEFFERSON 50129
6. (a) The existing zoning classification of the property covered by the plat is LI+HD. (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 NONE.)

(b) The zoning classification(s) for the adjoining properties is/are as follows: HD+CN. (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 NONE.)
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: 3/1/21

Midland Power Cooperative

William Mgh
CEO/EVP

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. PARCEL "A" AND PARCEL "B" INCLUDE ZONING CLASSIFICATIONS LI AND HD. ALL OF BLOCK 1 IS ZONED LI AND THE REMAINING LAND LOCATED IN PARCEL "A" AND PARCEL "B" IS ZONED HD.

— S —	— S —	SANITARY SEWER
— ST —	— ST —	STORM SEWER
— W —	— W —	WATER MAIN

CENTRAL IOWA SURVEYING, LLC
P.O. BOX 67 JEFFERSON, IOWA 50129
PHONE (515) 370-2399 EMAIL rbills@centraliowasurveying.com



INDEX LEGEND PLAT OF SURVEY

COUNTY: GREENE

DESIGNATION: PARCEL "A" W1/2 NE1/4 SE1/4 AND PARCEL "B" W1/2 NE1/4 SE1/4

LOCATION: SECTION 8, T83N, R30W

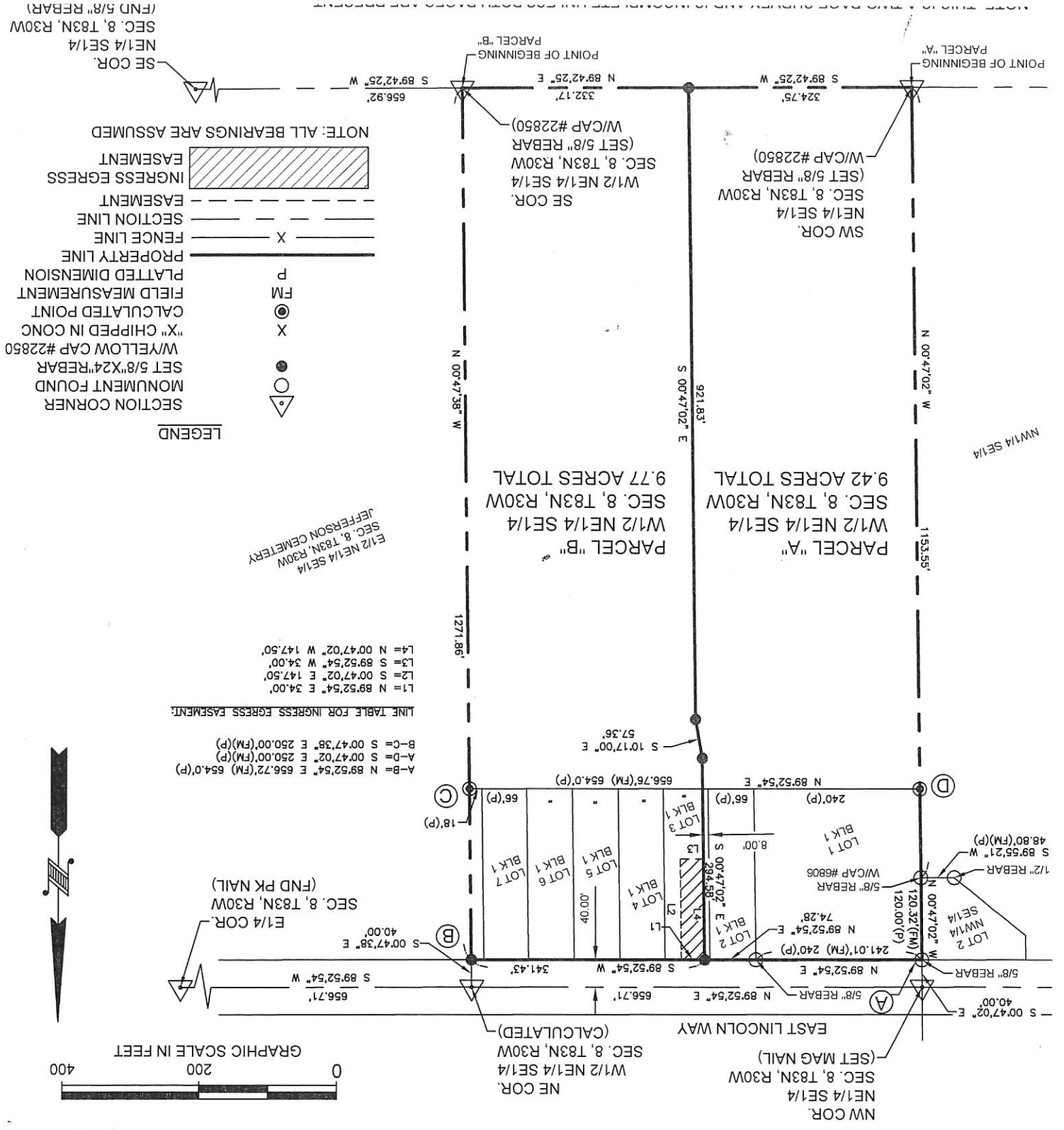
SITE ADDRESS: 1005 E. LINCOLN WAY, JEFFERSON, IA 50129

OWNER: MIDLAND POWER COOPERATIVE

SURVEY REQUESTED BY: MIDLAND POWER COOPERATIVE

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





**BOLTON
& MENK**

Real People. Real Solutions.

300 W McKinley Street
PO Box 68
Jefferson, IA 50129

Ph: (515) 386-4101
Bolton-Menk.com

April 8, 2021

City of Jefferson
Attn: Michael Palmer, City Administrator
220 North Chestnut St.
Jefferson, Iowa 50129

RE: 2021 Alley Improvements
Recommendation of Award
Project No.: A01.123075

Dear Mr. Palmer:

At 3:00 P.M. on March 31st, 2021 bids were received for the 2021 Alley Improvements project. The Engineer's Estimate for the base bid of the project was \$123,531.00. Only one bid was received, the bidder was responsive, and bids for total base bid are summarized as follows:

Bidder	City	Amount
TK Concrete, Inc	Pella, Iowa	\$142,079.00

There were eight plan holders that did not submit bids and in phone conversations with them there were issues with schedules and not being competitive as reasons for not submitting. No errors were found for the bidder. The bid received from TK Concrete, Inc. from Pella, IA was about 15% above the engineer's final estimate for the project, but close to the preliminary estimate with contingencies. Bolton & Menk, Inc. has reviewed the bid documents and bonds submitted, and was satisfied with information provided.

Therefore, if deemed economically feasible, Bolton & Menk, Inc. recommends award of the 2021 Alley Improvements project to TK Concrete, Inc. for the bid amount of \$142,079.00 (One hundred forty-two thousand and seventy-nine and 00/100 dollars).

The bid tabulation is attached for your use.

Feel free to contact me should there be any questions related to this project.

Sincerely,

Bolton & Menk, Inc.

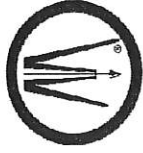
James D. Leiding, P.E.

Project Manager
A01.123075

enclosure

TABULATION OF BIDS

March 31st, 2021, 3:00 p.m.
 BMI Project No. 0A1.123075



**BOLTON
& MENK**

300 W. McKinley Street
 Jefferson, Iowa 50129
 Phone: (515) 386-4101

2021 Alley Improvements
 City of Jefferson, Iowa

Real People. Real Solutions.

Line No.	Description	Unit	Quantity	Engineer's Estimate		TR Concrete, Inc. Pella, Iowa	
				Unit Price	Amount	Unit Price	Amount
2021 ALLEY IMPROVEMENTS							
101	TOPSOIL, OFF-SITE	CY	30	\$50.00	\$1,500.00	\$80.00	\$2,400.00
102	EXCAVATION, CLASS 13	CY	185	\$20.00	\$3,700.00	\$25.00	\$4,625.00
103	SUBGRADE PREPARATION, 6 IN.	SY	1,090	\$4.50	\$4,905.00	\$3.00	\$3,270.00
104	SUBBASE, MODIFIED, 6 IN.	SY	1,090	\$14.00	\$15,260.00	\$10.00	\$10,900.00
105	VALVE & CURB BOX ADJUSTMENT, MINOR	EA	1	\$300.00	\$300.00	\$1,500.00	\$1,500.00
106	MANHOLE ADJUSTMENT, MINOR	EA	2	\$1,500.00	\$3,000.00	\$1,000.00	\$2,000.00
107	INTAKE ADJUSTMENT, MINOR	EA	1	\$300.00	\$300.00	\$1,000.00	\$1,000.00
108	PAVEMENT, PCC, 7 IN.	SY	1,014	\$60.00	\$60,840.00	\$65.00	\$65,910.00
109	PAVEMENT, PCC M-4 MIX, 7 IN.	SY	26	\$75.00	\$1,950.00	\$100.00	\$2,600.00
110	SIDEWALK, THICKENED EDGE	SY	12	\$75.00	\$900.00	\$65.00	\$780.00
111	SIDEWALK, PCC, 4 IN.	SY	92	\$50.00	\$4,600.00	\$55.00	\$5,060.00
112	DRIVEWAY, GRANULAR	TON	28	\$30.00	\$840.00	\$40.00	\$1,120.00
113	PAVEMENT REMOVAL	SY	1,203	\$12.00	\$14,436.00	\$13.00	\$15,639.00
114	TEMPORARY TRAFFIC CONTROL	LS	1	\$3,000.00	\$3,000.00	\$8,000.00	\$8,000.00
115	CONVENTIONAL SEEDING, TYPE 1 SEEDING, FERTILIZING, AND MULCHING	AC	0.03	\$20,000.00	\$600.00	\$100,000.00	\$3,000.00
116	WATTLE, INSTALL, MAINTAIN, REMOVE	LF	200	\$2.00	\$400.00	\$4.00	\$800.00
117	MOBILIZATION	LS	1	\$7,000.00	\$7,000.00	\$13,475.00	\$13,475.00
TOTAL BASE BID:					\$123,531.00		\$142,079.00

Indicates Math Error

Indicates Low Bid



Real People. Real Solutions.

300 W McKinley Street
PO Box 68
Jefferson, IA 50129

Ph: (515) 386-4101
Bolton-Menk.com

ADDENDUM TO PROFESSIONAL SERVICES AGREEMENT (A01.123075)

2021 ALLEY IMPROVEMENTS

DATED October 27, 2020

by and between

Bolton & Menk, Inc. (hereinafter referred to as BMI)

300 W McKinley Street

PO Box 68

Jefferson, IA 50129

and

Client	
Name: <u>City of Jefferson, Iowa</u>	Phone No.:
Address: <u>220 N. Chestnut St.</u>	(515) 386-3111
Address: _____	Fax No.:
City: <u>Jefferson</u> State: <u>Iowa</u> Zip: <u>50129</u>	(515) 386-4671
(hereinafter referred to as Client)	

Changes to Fee Arrangement
Addition of Hourly, Estimate Fee amount of \$16,500 to the total fee provided in the original contract. Revised Total Fee for the project is estimated at \$31,000.

Changes to Scope / Additional Services
Bolton & Menk agrees to complete the Construction Contract Administration and Construction Phase
Services tasks of the tasks described in the attached Exhibit 1A.

BMI and Client agree to the Terms and Conditions as stated on the original Agreement (first mentioned above) unless otherwise stated above. The below signed represents that he or she has been authorized to order and accept changes to Scope / Additional Services on behalf of the Client.

Offered by: Bolton & Menk, Inc.

James D. Leiding, P. E. Project Manager
print name/title

James D. Leiding April 8, 2021
signature and date

Ordered and Accepted by:

Matt Gordon, Mayor
print name/title

signature and date

CONTRACTOR'S PAY REQUEST Jefferson Shared Use Path Improvements City of Jefferson, Iowa BMI PROJECT NO. A14.119874	DISTRIBUTION:
	CONTRACTOR (1)
	OWNER (1)
	ENGINEER (1)
	BONDING CO. (1)

TOTAL AMOUNT BID PLUS APPROVED CHANGE ORDERS	\$954,755.79
TOTAL, COMPLETED WORK TO DATE	\$723,953.64
RETAINED PERCENTAGE (5%)	\$36,197.68
TOTAL AMOUNT OF OTHER PAYMENTS OR (DEDUCTIONS)	\$0.00
NET AMOUNT DUE TO CONTRACTOR TO DATE	\$687,755.96
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	\$613,728.82
PAY CONTRACTOR AS ESTIMATE NO. 7 3/31/2021	\$74,027.14

Certificate for Partial Payment

I hereby certify that, to the best of my knowledge and belief, all items quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between the Owner and the undersigned Contractor, and as amended by any authorized changes, and that the foregoing is a true and correct statement of the contract amount for the period covered by this Estimate.

Contractor: CALIBER CONCRETE LLC
309 AUDUBON STREET
ADAIR, IOWA 50002

By _____
Name Title

Date _____

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
 ENGINEER: BOLTON & MENK, INC., ENGINEERS, 300 WEST MCKINLEY STREET, PO BOX 68, JEFFERSON, IA 50129

By _____, PROJECT ENGINEER
James D. Leiding, P.E.

Date _____

APPROVED FOR PAYMENT:
 OWNER:

By _____ Mayor
Matt Gordon Title Date

And _____ City Clerk
Roxanne Gorsuch Title Date

RESOLUTION NO. _____

A RESOLUTION PROPOSING AGREEMENT FOR SALE AND
REDEVELOPMENT OF PROPERTY AT 100 E STATE ST. AND SETTING
PUBLIC HEARING

WHEREAS, the City of Jefferson has acquired a building and real estate located at 100 E State Street, in Jefferson, Iowa, legally described as follows:

The South 80.4 feet of the West One-third of Lot 93, in Block 10, in the Original Town (now City) of Jefferson, Greene County, Iowa

(the "Property"), and desires to obtain a proposal for the purchase and redevelopment of the Property; and

WHEREAS, the City has received a proposal for the acquisition and redevelopment of the Property from Why Not Us, LLC, which it desires to proceed with; and

WHEREAS, before the City may proceed with such proposal it is necessary that notice of the proposal be published and that a public hearing be held in accordance with the Iowa Code.

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

Section 1. The City Council hereby proposes to sell the Property to Why Not Us, LLC, pursuant to the terms and provisions of a sale and redevelopment agreement that will provide for the sale of the Property for the sale of the Property for \$40,000.00 pursuant to a forgivable note and for an additional forgivable loan of up to \$110,000.00 for improvements.

Section 2. The City Council shall meet at the Municipal Center in Jefferson, Iowa, on April 27, 2021, at 5:30 p.m., at which time and place a public hearing shall be held on the proposal, at which hearing all local residents who appear shall be given an opportunity to express their views for or against the proposal.

Section 3. The City Clerk of the City of Jefferson is hereby directed to publish notice of this proposal and of the public hearing on the proposal one time, not less than four days nor more than 20 days before the date of the meeting, in The Jefferson Herald, a legal newspaper published and having a general circulation within the City of Jefferson.

Section 4. The Mayor, City Administrator and City Clerk are authorized to take such further action as may be necessary to carry out the intent and purpose of this resolution.

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

RESOLUTION NO. _____

A RESOLUTION PROPOSING AGREEMENT FOR SALE AND
REDEVELOPMENT OF PROPERTY AT 206 NORTH WILSON AVENUE
AND SETTING PUBLIC HEARING

WHEREAS, the City of Jefferson has acquired a building and real estate located at 206 North Wilson Avenue, in Jefferson, Iowa, legally described as follows:

The North Half of the East One-third of Lot 91 and the North Half of Lot 92, all in Block 9, in the Original Town (now City) of Jefferson, Greene County, Iowa

(the "Property"), and desires to obtain a proposal for the purchase and redevelopment of the Property; and

WHEREAS, the City has received a proposal for the acquisition and redevelopment of the Property from The Stitch, LLC, which it desires to proceed with; and

WHEREAS, before the City may proceed with such proposal it is necessary that notice of the proposal be published and that a public hearing be held in accordance with the Iowa Code.

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

Section 1. The City Council hereby proposes to sell the Property to The Stitch, LLC, pursuant to the terms and provisions of a sale and redevelopment agreement that will provide for the sale of the Property for \$78,000.00 pursuant to a forgivable note and for an additional forgivable loan of up to \$72,000.00 for improvements.

Section 2. The City Council shall meet at the Municipal Center in Jefferson, Iowa, on April 27, 2021, at 5:30 p.m., at which time and place a public hearing shall be held on the proposal, at which hearing all local residents who appear shall be given an opportunity to express their views for or against the proposal.

Section 3. The City Clerk of the City of Jefferson is hereby directed to publish notice of this proposal and of the public hearing on the proposal one time, not less than four days nor more than 20 days before the date of the meeting, in The Jefferson Herald, a legal newspaper published and having a general circulation within the City of Jefferson.

Section 4. The Mayor, City Administrator and City Clerk are authorized to take such further action as may be necessary to carry out the intent and purpose of this resolution.

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

RESOLUTION NO. _____

A RESOLUTION PROPOSING SALE OF PROPERTY LOCATED AT
305 EAST VEST STREET AND SETTING PUBLIC HEARING

WHEREAS, the City of Jefferson previously acquired ownership of property located at 305 East Vest Street, in Jefferson, legally described as follows:

The East 58 feet of Lot 8 in the Subdivision of Lot 8 in the Northwest Quarter of Section 17, Township 83 North, Range 30 West of the 5th P.M. in Jefferson, Greene County, Iowa (the “**Property**”); and

WHEREAS, the City has received from John Richard Wiggins and Angela Jo Wiggins, a proposal to purchase the Property pursuant to the terms and provisions of a Real Estate Purchase and Sale Agreement (the “**Purchase and Sale Agreement**”) that is now before this Council; and

WHEREAS, the City Council finds that it is in the best interests of the City of Jefferson that such sale be made; and

WHEREAS, before the city may proceed with such proposal it is necessary that notice of this proposal be published and that public hearing be held in accordance with the Iowa Code.

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

Section 1. The City of Jefferson proposes to sell the Property to John Richard Wiggins and Angela Jo Wiggins for the sum of \$250.00 in accordance with the terms and provisions of the Purchase and Sale Agreement now before the Council.

Section 2. The City Council shall meet at the Municipal Center in Jefferson, Iowa, on April 27, 2021, at 5:30 p.m., at which time and place a public hearing shall be held on the proposal, at which hearing all local residents who appear shall be given an opportunity to express their views for or against the proposal.

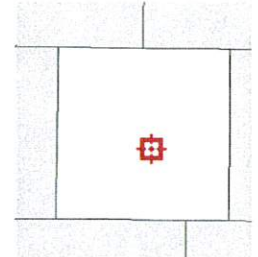
Section 3. The City Clerk of the City of Jefferson is hereby directed to publish notice of this proposal and of the public hearing and the proposal one time, not less than four days nor more than twenty days before the date of the meeting, in the Jefferson Herald, a legal newspaper published and having a general circulation within the City of Jefferson.

Section 4. The Mayor, City Administrator and City Clerk are authorized to take such further action as may be necessary to carry out the intent and purpose of this resolution.

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



Overview



Legend

-  Parcels
-  Road Labels
-  Corporate Limits
-  Lots and Units

Parcel ID	1117131005	Alternate ID	17213100	Owner Address	JEFFERSON, CITY OF
Sec/Twp/Rng	17-83-30	Class	ZZ		220 N CHESTNUT ST
Property Address	305 E VEST ST	Acres	n/a		JEFFERSON, IA 50129
	JEFFERSON				
District	IJJF				
Brief Tax Description	17/83/30 E58' LOT 8 IN SUB-DIV LOT 8 NW1/4				
	(Note: Not to be used on legal documents)				

Date created: 4/9/2021
 Last Data Uploaded: 4/9/2021 12:22:50 AM

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RESOLUTION NO. _____

A RESOLUTION PROPOSING SALE OF PROPERTY LOCATED AT
502 WEST STATE STREET AND SETTING PUBLIC HEARING

WHEREAS, the City of Jefferson previously acquired ownership of property located at 502 West State Street, in Jefferson, legally described as follows:

Lot 3 in Block 11, in Gallaher's Second Addition to Jefferson, Greene County, Iowa;
and

WHEREAS, the City has received from Camden Enterprises IV, LLC, a proposal to purchase the Property pursuant to the terms and provisions of a Real Estate Purchase and Sale Agreement (the "**Purchase and Sale Agreement**") that is now before this Council; and

WHEREAS, the City Council finds that it is in the best interests of the City of Jefferson that such sale be made; and

WHEREAS, before the city may proceed with such proposal it is necessary that notice of this proposal be published and that public hearing be held in accordance with the Iowa Code.

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

Section 1. The City of Jefferson proposes to sell the Property to Camden Enterprises IV, LLC, for the sum of \$250.00 in accordance with the terms and provisions of the Purchase and Sale Agreement now before the Council.

Section 2. The City Council shall meet at the Municipal Center in Jefferson, Iowa, on April 27, 2021, at 5:30 p.m., at which time and place a public hearing shall be held on the proposal, at which hearing all local residents who appear shall be given an opportunity to express their views for or against the proposal.

Section 3. The City Clerk of the City of Jefferson is hereby directed to publish notice of this proposal and of the public hearing and the proposal one time, not less than four days nor more than twenty days before the date of the meeting, in the Jefferson Herald, a legal newspaper published and having a general circulation within the City of Jefferson.

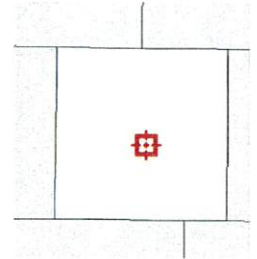
Section 4. The Mayor, City Administrator and City Clerk are authorized to take such further action as may be necessary to carry out the intent and purpose of this resolution.

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

Adopted and approved on April 13, 2021.



Overview



Legend

-  Parcels
-  Road Labels
-  Corporate Limits
-  Lots and Units

Parcel ID	1107285009	Alternate ID	GA110030	Owner Address	JEFFERSON, CITY OF
Sec/Twp/Rng	n/a	Class	ZZ		220 N CHESTNUT ST
Property Address	502 W STATE ST	Acreege	n/a		JEFFERSON, IA 50129
	JEFFERSON				
District	IJJF				
Brief Tax Description	GALLAHERS 2ND ADD - LOT 3 BLK 11				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/9/2021
 Last Data Uploaded: 4/9/2021 12:22:50 AM

Developed by  Schneider
 GEOSPATIAL

RESOLUTION NO. _____

Approving Loan Agreement and Authorizing Issuance of General Obligation Corporate Purpose and Refunding Bonds, Series 2021A and providing for the levy of taxes

WHEREAS, the City Council of the City of Jefferson, Iowa (the “City”) has proposed to enter into a loan agreement (the “Loan Agreement”) and to issue General Obligation Bonds, pursuant to the provisions of Chapter 384 of the Code of Iowa, for the purpose of paying the cost, to that extent, of financing a portion of the cost of constructing an animal shelter and refunding the outstanding balances of the City’s General Obligation Urban Renewal Corporate Purpose Bonds, Series 2012; General Obligation Urban Renewal Corporate Purpose Bonds, Series 2015A and General Obligation Reimbursement Bonds, Series 2015B, and has published notices and held hearings thereon; and

WHEREAS, the City has entered into a bond purchase agreement with Piper Sandler & Co. (the “Purchaser”) related to the sale of the City’s \$3,585,000 General Obligation Corporate Purpose and Refunding Bonds, Series 2021A (the “Bonds”); and

WHEREAS, it is now necessary to take action to authorize the issuance of the Bonds;

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

Section 1. The City shall enter into the Loan Agreement with the Purchaser in substantially the form as will be placed on file with the Council, providing for a loan to the City in the principal amount of \$3,585,000, for the purposes set forth in the preamble hereof.

The Mayor and City Clerk are hereby authorized and directed to sign the Loan Agreement on behalf of the City, and the Loan Agreement is hereby approved.

Section 2. The Bonds are hereby authorized to be issued in evidence of the obligation of the City under the Loan Agreement, in the total aggregate principal amount of \$3,585,000, to be dated April 28, 2021, in the denomination of \$5,000 each, or any integral multiple thereof, maturing on June 1 in each of the years, in the respective principal amounts and bearing interest at the respective rates, as follows:

<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate Per Annum</u>	<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate Per Annum</u>
2021	\$475,000	2.00%	2028	\$165,000	2.00%
2022	\$460,000	2.00%	2029	\$165,000	2.00%
2023	\$460,000	2.00%	2030	\$175,000	2.00%
2024	\$310,000	2.00%	2031	\$180,000	2.00%
2025	\$180,000	2.00%	2033	\$365,000	2.00%
2026	\$130,000	2.00%	2035	\$355,000	2.00%
2027	\$165,000	2.00%			

UMB Bank, n.a., West Des Moines, Iowa, is hereby designated as the Registrar and Paying Agent for the Bonds and may be hereinafter referred to as the “Registrar” or the “Paying Agent.” The City shall enter into an agreement (the “Registrar/Paying Agent Agreement”) with the Registrar, in substantially the form as has been placed on file with the Council; the Mayor and City Clerk are hereby authorized and directed to sign the Registrar/Paying Agent Agreement on behalf of the City; and the Registrar/Paying Agent Agreement is hereby approved.

The City reserves the right to prepay part or all of the Bonds maturing in each of the years 2030 to 2035, inclusive, prior to and in any order of maturity on June 1, 2029, or on any date thereafter upon terms of par and accrued interest. If less than all of the Bonds of any like maturity are to be redeemed, the particular part of those Bonds to be redeemed shall be selected by the Registrar by lot. The Bonds may be called in part in one or more units of \$5,000.

Principal of the Bond maturing on June 1, 2033 is subject to mandatory redemption (by lot, as selected by the Registrar) on June 1, 2032 at a redemption price of 100% of the principal amount thereof to be redeemed, plus accrued interest thereon to the redemption date, in the following principal amount:

<u>Year</u>	<u>Principal Amount</u>
2032	\$180,000
2033	\$185,000 (Maturity)

Principal of the Bond maturing on June 1, 2035 is subject to mandatory redemption (by lot, as selected by the Registrar) on June 1, 2034, at a redemption price of 100% of the principal amount thereof to be redeemed, plus accrued interest thereon to the redemption date, in the following principal amount:

<u>Year</u>	<u>Principal Amount</u>
2034	\$185,000
2035	\$170,000 (Maturity)

If less than the entire principal amount of any Bond in a denomination of more than \$5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Bond, a new Bond or Bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Bond. Notice of such redemption as aforesaid identifying the Bond or Bonds (or portion thereof) to be redeemed shall be sent by electronic means or mailed by certified mail to the registered owners thereof at the addresses shown on the City’s registration books not less than 30 days prior to such redemption date. Any notice of redemption may contain a statement that the redemption is conditioned upon the receipt by the Paying Agent of funds on or before the date fixed for redemption sufficient to pay the redemption price of the Bonds so called for redemption, and that if funds are not available, such redemption shall be cancelled by written notice to the owners of the Bonds called for redemption in the same manner as the original redemption notice was sent. All of such Bonds as to which the City reserves and exercises the right of redemption and as to

RESOLUTION NO. _____

Approving Loan Agreement and Authorizing Issuance of Taxable General Obligation Urban Renewal Bonds, Series 2021B and providing for the levy of taxes

WHEREAS, the City Council of the City of Jefferson, Iowa (the “City”) has proposed to enter into a loan agreement (the “Loan Agreement”) and to issue Taxable General Obligation Bonds, pursuant to the provisions of Chapter 384 of the Code of Iowa, for the purpose of financing an urban renewal project in the Jefferson Urban Renewal Area consisting of improvements to downtown commercial buildings, and has published notice and held a hearing thereon, and no petition has been filed asking that the question of entering into the Loan Agreement be submitted to the voters of the City; and

WHEREAS, the City has entered into a bond purchase agreement with Piper Sandler & Co. (the “Purchaser”) related to the sale of the City’s \$1,755,000 Taxable General Obligation Urban Renewal Bonds, Series 2021B (the “Bonds”); and

WHEREAS, it is now necessary to take action to authorize the issuance of the Bonds;

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

Section 1. The City shall enter into the Loan Agreement with the Purchaser in substantially the form as will be placed on file with the Council, providing for a loan to the City in the principal amount of \$1,755,000, for the purpose set forth in the preamble hereof.

The Mayor and City Clerk are hereby authorized and directed to sign the Loan Agreement on behalf of the City, and the Loan Agreement is hereby approved.

Section 2. The Bonds are hereby authorized to be issued in evidence of the obligation of the City under the Loan Agreement, in the total aggregate principal amount of \$1,755,000, to be dated April 28, 2021, in the denomination of \$5,000 each, or any integral multiple thereof, maturing on June 1 in each of the years, in the respective principal amounts and bearing interest at the respective rates, as follows:

<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate Per Annum</u>	<u>Year</u>	<u>Principal Amount</u>	<u>Interest Rate Per Annum</u>
2022	\$500,000	0.500%	2028	\$150,000	1.960%
2023	\$200,000	0.630%	2029	\$600,000	2.200%
2024	\$100,000	0.900%	2030	\$205,000	2.330%

UMB Bank, n.a., West Des Moines, Iowa, is hereby designated as the Registrar and Paying Agent for the Bonds and may be hereinafter referred to as the “Registrar” or the “Paying Agent.” The City shall enter into an agreement (the “Registrar/Paying Agent Agreement”) with

the Registrar, in substantially the form as has been placed on file with the Council; the Mayor and City Clerk are hereby authorized and directed to sign the Registrar/Paying Agent Agreement on behalf of the City; and the Registrar/Paying Agent Agreement is hereby approved.

The City reserves the right to prepay part or all of the Bonds maturing in each of the years 2028 to 2030, inclusive, prior to and in any order of maturity on June 1, 2026, or on any date thereafter upon terms of par and accrued interest. If less than all of the Bonds of any like maturity are to be redeemed, the particular part of those Bonds to be redeemed shall be selected by the Registrar by lot. The Bonds may be called in part in one or more units of \$5,000.

If less than the entire principal amount of any Bond in a denomination of more than \$5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Bond, a new Bond or Bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Bond. Notice of such redemption as aforesaid identifying the Bond or Bonds (or portion thereof) to be redeemed shall be sent by electronic means or mailed by certified mail to the registered owners thereof at the addresses shown on the City's registration books not less than 30 days prior to such redemption date. Any notice of redemption may contain a statement that the redemption is conditioned upon the receipt by the Paying Agent of funds on or before the date fixed for redemption sufficient to pay the redemption price of the Bonds so called for redemption, and that if funds are not available, such redemption shall be cancelled by written notice to the owners of the Bonds called for redemption in the same manner as the original redemption notice was sent. All of such Bonds as to which the City reserves and exercises the right of redemption and as to which notice as aforesaid shall have been given and for the redemption of which funds are duly provided, shall cease to bear interest on the redemption date.

Accrued interest on the Bonds shall be payable semiannually on the first day of June and December in each year, commencing June 1, 2021. Interest shall be calculated on the basis of a 360-day year comprised of twelve 30-day months. Payment of interest on the Bonds shall be made to the registered owners appearing on the registration books of the City at the close of business on the fifteenth day of the month next preceding the interest payment date and shall be paid to the registered owners at the addresses shown on such registration books. Principal of the Bonds shall be payable in lawful money of the United States of America to the registered owners or their legal representatives upon presentation and surrender of the Bond or Bonds at the office of the Paying Agent.

The Bonds shall be executed on behalf of the City with the official manual or facsimile signature of the Mayor and attested with the official manual or facsimile signature of the City Clerk, and shall be fully registered Bonds without interest coupons. In case any officer whose signature or the facsimile of whose signature appears on the Bonds shall cease to be such officer before the delivery of the Bonds, such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

The Bonds shall not be valid or become obligatory for any purpose until the Certificate of Authentication thereon shall have been signed by the Registrar.