

# AGENDA

## COUNCIL MEETING

Tuesday, May 25, 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. 5/11/21 regular Council minutes.
  - B. Cigarette Permits. July 1, 2020 through June 30, 2021.
  - C. Greene County Fair Association, Class C Liquor License
  - D. Oly's Corner, Inc. Class C Beer Permit
  - E. Phase II Façade improvement of \$3,975 for façade improvements on west wall at 112 E. State Street.
- IV. **NEW BUSINESS:**
  - A. Public Hearing on 2020-2021 budget amendments
  - B. Resolution adopting 2020-2021 budget amendments.
  - C. Public Hearing on proposed sale of property at 100 East State Street.
  - D. Consider resolution approving agreement for sale and redevelopment of property at 100 East State Street.
  - E. Consider approval of second reading of ordinance to change zoning of Block 8, 10, 11, 12, 17 and 18 in Manning's Addition; Block 13, All of Block 14 (Except the West 132' thereof), in Subdivision of Outlot 9; Lots 1, 2, 3, 4 of Block 31, and all of Block 32, in Blairs Addition; and the East 125' of Outlot 1; all of the City of Jefferson, Greene County, Iowa; and Lot 23 of the NE ¼ NW ¼ of Section 8, Township 83 North, Range 30 West of the 5<sup>th</sup> P.M., Greene County, Iowa; all from Residential Single Family – 6 (RS-6) to Residential Multifamily 3 (RM-3).
  - F. Consider approval of second reading of ordinance to change Lots 1, 2 & 3, Potter's Subdivision of Outlot 1, Manning's Addition to the City of Jefferson, Greene County, Iowa; from Light Industrial (LI) to Residential Single Family – 6 (RS-6) with consideration of waiving the third reading of the ordinance.
  - G. Consider approval of first reading to increase water rates by 3%
  - H. Consider approval of first reading to increase wastewater rates by 5½ %.
  - I. Library Expansion Project presentation
  - J. Consider approval of funding for Library expansion study.
  - K. Main Street/Chamber Quarterly report.
- V. **REPORTS:**
  - A. Engineer
  - B. City Clerk
  - C. Attorney
  - D. City Administrator
  - E. Departments
  - F. Council & Committees
  - G. Mayor
- VI. **ADJOURN.**

## AGENDA SUMMARY

DATE 5/25/21

### NEW BUSINESS

- A. **Public Hearing on 2020-2021 budget amendments.**
- B. **Resolution adopting 2020-2021 budget amendments.** Attached is the budget amendment document along with the detailed breakdown of the amendments.
- C. **Public Hearing on proposed sale of property at 100 East State Street.**
- D. **Consider resolution approving agreement for sale and redevelopment of property at 100 East State Street.** The sale price of the property is \$40,000 along with a \$110,000 economic development agreement. The sale price and economic development agreement are forgivable over a 10-year period if the conditions agreement are followed. See attached agreement.
- E. **Consider approval of second reading of ordinance to change zoning** of Block 8, 10, 11, 12, 17 and 18 in Manning's Addition; Block 13, All of Block 14 (Except the West 132' thereof), in Subdivision of Outlot 9; Lots 1, 2, 3, 4 of Block 31, and all of Block 32, in Blairs Addition; and the East 125' of Outlot 1; all of the City of Jefferson, Greene County, Iowa; and Lot 23 of the NE ¼ NW ¼ of Section 8, Township 83 North, Range 30 West of the 5<sup>th</sup> P.M., Greene County, Iowa; all from Residential Single Family – 6 (RS-6) to Residential Multifamily 3 (RM-3).
- F. **Consider approval of second reading of ordinance to change Lots 1, 2 & 3,** Potter's Subdivision of Outlot 1, Manning's Addition to the City of Jefferson, Greene County, Iowa; from Light Industrial (LI) to Residential Single Family – 6 (RS-6) with consideration of waiving the third reading of the ordinance.
- G. **Consider approval of first reading of ordinance to increase water rates by 3%.** The water committee evaluated the increase costs of chemicals and funding necessary for anticipated plant improvements and is recommending the 3% rate increase as provided for in the 2021-2022 budget. The rate would increase the base amount for water service for the first 134 cubic feet by 35 cents per month from \$11.51 to \$11.86 and the price per additional 100 cubic feet would increase by 22 cents from \$7.22 to \$7.44. Attached is a graph showing the increase by amount of water used.
- H. **Consider approval of first reading to increase wastewater rates by 5½ %.** The Wastewater Committee and Finance committee reviewed the fee structure needed to provide the necessary funding for a \$10-12 million dollar upgrade of the wastewater treatment plant to meet the Department of Natural Resources discharge requirements. The annual increase would be 5½% for each year for the next 5 years. The base rate would increase for sewer service in the first year by 74 cents per month from \$13.38 to \$14.12. The price per 100 cubic feet would increase by 31 cents from \$5.65 to \$5.96. Attached is a graph showing the increase by amount of sewer used along with the 5-year fee schedule.
- I. **Library Expansion Project presentation.** Attached is information related to the presentation.
- J. **Consider approval of funding for Library expansion study.**
- K. **Main Street/Chamber Quarterly report.** Report attached