AGENDA
COUNCIL MEETING
Tuesday, May 9, 2017
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.  4/25/17 regular Council meeting minutes.
B.  Oly’s Corner, Inc Class C Beer Permit.
D.  Payment of monthly bills

IV.  NEW BUSINESS:
A.  Public hearing on proposed zoning change to add preschools and child care centers as use that may be permitted by special exception in the HD - Holding District.
B.  Consider first reading on Ordinance to amend the Municipal Zoning Code to add preschools and child care centers as use that may be permitted by special exception in the HD - Holding District.
C.  Consider resolution awarding contract for CDBG Main Street Jefferson Façade Rehabilitation Project.
D.  Consider approval of resolution to waive plat of survey review for property located at Lot 3 N1/2 NE 1/4, Lot 4 NW 1/4 NE 1/4, Section 31, T84N, R30W of the 5th P.M.
E.  Request letter of support for Jefferson overpass designation as Greene County Veterans & First Responders Memorial Bridge.

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

VI.  ADJOURN.
AGENDA SUMMARY

DATE 5/9/17

NEW BUSINESS

A. Public hearing on proposed zoning change to add preschools and child care centers as use that may be permitted by special exception in the HD - Holding District.

B. Consider first reading on Ordinance to amend the Municipal Zoning Code to add preschools and child care centers as use that may be permitted by special exception in the HD - Holding District.

C. Consider resolution awarding contract for CDBG Main Street Jefferson Façade Rehabilitation Project. The architect is recommending to award the contract to Pinnacle Construction in the amount of $741,365.

D. Consider approval of resolution to waive plat of survey review for property located at Lot 3 N1/2 NE 1/4, Lot 4 NW 1/4 NE 1/4, Section 31, T84N, R30W of the 5th P.M. (This is Ag land with no address.) This proposed subdivision is outside of the City corporate limits but within the 2 mile area which allows the City to make comment on the subdivision.

E. Request letter of support for Jefferson overpass designation as Greene County Veterans & First Responders Memorial Bridge. Jim Andrew will be at the meeting.
COUNCIL MEETING
April 25, 2017
5:30 P.M.

PRESENT: Ahrenholtz, Teeple, Sloan, Benitz, Von Ahsen
ABSENT: None

Mayor Berry presided.

No citizens spoke during the Open Forum.

On motion by Ahrenholtz, second by Benitz, the Council approved the following consent agenda: April 11, 2017 Council Minutes, Resolution No. 15-17 approving employee salaries for calendar year 2016 and Doc’s Stadium Bar and Grill, Class C Liquor License.

On motion by Teeple, second by Sloan, the Council approved of a proposal from Hick’s Well Company up to $24,000 for improvements to golf course irrigation well.

AYE: Ahrenholtz, Teeple, Sloan, Benitz, Von Ahsen
NAY: None

On motion by Von Ahsen, second by Benitz, the Council approved setting a date of May 9, 2017 at 5:30 p.m., for public hearing on proposed zoning change to add preschools and child care centers as use that may be permitted by special exception in the HD-Holding District.

AYE: Teeple, Benitz, Von Ahsen, Ahrenholtz, Sloan
NAY: None

There being no further business the Council agreed to adjourn.

Craig J. Berry, Mayor

Diane M. Kennedy, 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 Administration on July 16, 2012.

2. A copy of a plat of survey prepared by Robert B. Eick, an Iowa registered land surveyor, dated May 15, 2012, showing the land proposed to be divided is attached to this application.

3. The purpose of this proposed division is: ESCAPE DIVISION OF ART

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:

   [List of names and addresses]

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.

   [List of adjoining property owners]

6. (a) The existing zoning classification of the property covered by the plat is Ag Land. (There is no pending plan or proposal to change this zoning classification.)

   (b) The zoning classification(s) for the adjoining properties listed as follows:

   Ag Land

   (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 Ag Land.)

7. (Check applicable paragraph)

   [X] 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.

(Rev. July 16, 2012)
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 subdivided 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: \(4/15/12\)

\[\text{Signature}\]

[Signature]

APPROVAL RECOMMENDED/NOT RECOMMENDED

_________________________  __________________________
City Engineer  Date

APPROVAL RECOMMENDED/NOT RECOMMENDED

_________________________  4/27/17
City Administrator  Date

(Rew. July 16, 2013)
LOT 3 N1/2 NE1/4
LOT 4 NW1/4 NE1/4
SECTION 31, T54N, R30W OF THE 5TH P.M.,
GREENE COUNTY, IOWA

FIELD NOTES:

LOT 3 N1/2 NE1/4 SEC. 31, T54N, R30W
A TRACT OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, T54N, R30W OF THE 5TH P.M., GREENE COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, THENCE S89°29'42"W ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER, A DISTANCE OF 1621.43 FEET; THENCE N0°44'59"W PARALLEL WITH THE WEST LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER. A DISTANCE OF 1186.99 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NS89°29'42"E ON SAID NORTH LINE, A DISTANCE OF 469.98 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID NORTHEAST QUARTER; THENCE S89°29'42"W ON THE WEST LINE OF SAID LOT 2, A DISTANCE OF 443.15 FEET; THENCE N91°17'11"E ON THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 600.02 FEET; THENCE S89°29'42"W ON THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 220.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE N91°17'11"E ON THE NORTHEAST QUARTER, THENCE S89°29'42"W ON THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 325.83 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER, THENCE N80°46'03"E ON SAID EAST LINE, A DISTANCE OF 333.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS LOT 3 OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 31, T54N, R30W OF THE 5TH P.M., GREENE COUNTY, IOWA.

THE ABOVE DESCRIBED PARCEL CONTAINS 26.39 ACRES AND IS SUBJECT TO 0.68 ACRES FOR ROAD EASEMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

LOT 4 NW1/4 NE1/4 SEC. 31, T54N, R30W
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, T54N, R30W OF THE 5TH P.M., GREENE COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH WEST CORNER OF SAID SECTION 31, T54N, R30W OF THE NORTHEAST QUARTER, A DISTANCE OF 1216.56 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NS89°29'42"E ON THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1018.03 FEET; THENCE N0°44'59"W PARALLEL WITH SAID WEST LINE, A DISTANCE OF 1316.06 FEET TO A DISTANCE OF 1018.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS LOT 4 OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, T54N, R30W OF THE 5TH P.M., GREENE COUNTY, IOWA.

THE ABOVE DESCRIBED PARCEL CONTAINS 39.77 ACRES AND IS SUBJECT TO 0.77 ACRES FOR ROAD EASEMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

NOTE: THIS IS A TWO PAGE SURVEY AND IS INCOMPLETE UNLESS BOTH PAGES ARE PRESENT.

CENTRAL IOWA SURVEYING, LLC
P.O. BOX 67, JOPPENRON, IOWA 50328
PHONE 515-572-2368, FAX 515-572-3108

FIELD WORK DATE: 4/17

PAGE 2 OF 2
Jefferson Public Library

Meeting of the Board of Trustees
May 8, 2017    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. Upcoming Programs and Events

VI. Old Business
   A. Landscaping improvement project
   B. FY17 Budget amendment

VII. New Business
   A. Legislative update
   B. Friends of the Library activities

VIII. Next Meeting – June 12 at 6:30 p.m.

IX. Adjournment