AGENDA

COUNCIL MEETING
Tuesday, July 14, 2015
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. 6/23/15 council minutes.
B. Payment of monthly bills.
C. Fireworks permit for Wild Rose Casino and Resort-8/07/15 or 8/8/15 (rain date)
D. Sparetime Lanes and Lounge, Class C Liquor License.
E. Employ Heather Hinote at the Jefferson Community Golf Course at hourly wage of
   $7.25/hr.
F. Employ Bayli Gibson at the Jefferson Community Golf Course at hourly wage of
   $7.25/hr.
G. Employ Sherry Palmer at the Jefferson Community Golf Course at hourly wage of
   $7.25/hr.
H. Wild Rose Jefferson, LLC. - Casino, Class B Wine Permit, Class C Liquor License.
I. Wild Rose Jefferson, LLC. - Coaches Corner, Class C Liquor License.
J. 2015-2016 Department Head and non-union wages.

IV. NEW BUSINESS:
A. Public Hearing on the July 2015 Amendment to the Urban Renewal Plan.
B. Resolution approving amendment to Urban Renewal Plan.
C. Public Hearing on development agreement with Jcorp, Inc.
D. Resolution approving development agreement with Jcorp, Inc.
E. First reading of ordinance to increase water rates by 3%.
F. First reading of ordinance to increase sewer rates by 3%.
G. Consider approval of Danny Moranville to serve as Interim Sewer Superintendent.
H. Third reading of ordinance adopting Planned Unit Development zoning classification for
   property in Water Tower Subdivision.
I. Consider approval of preliminary and final plat for Water Tower Subdivision. (Attached)
J. Consider approval to replace existing 4 inch water line on Walnut St between Central
   Ave and W. Mahlon.

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

VI. ADJOURN.
AGENDA SUMMARY

DATE 7/14/15

NEW BUSINESS

A. Public Hearing on the July 2015 Amendment to the Urban Renewal Plan.
B. Resolution approving amendment to Urban Renewal Plan.
C. Public Hearing on development agreement with Jcorp, Inc.
D. Resolution approving development agreement with Jcorp, Inc.
E. First reading of ordinance to increase water rates by 3%. As part of the 2015-2016 budget the water rates would be increased by 3%. The change would increase the minimum monthly bill for the first 134 cubic feet (1000 gallons) by .29 per month plus .23 per month for each 134 cubic feet (1000 gallons) beyond the minimum charge.
F. First reading of ordinance to increase sewer rates by 3%. As part of the 2015-2016 budget the sewer rates would be increased by 3%. The change would increase the minimum monthly bill by .34 plus an additional .14 per 100 cubic feet (750 gallons) of water used.
G. Consider approval of Danny Moranville to serve as Interim Sewer Superintendent.
H. Third reading of ordinance adopting Planned Unit Development zoning classification for property in Water Tower Subdivision.
I. Consider approval of preliminary and final plat for Water Tower Subdivision. Attached is the final plat.
J. Consider approval to replace existing 4 inch water line on Walnut St between Central Ave and W. Mahlon. The Water/Sewer Committee met on Wednesday, 7/8/15 and recommended replacement of the existing 4 inch water line on Walnut St between Central Ave and W. Mahlon for an estimated price of $73,950.
COUNCIL MEETING
June 23, 2015
5:30 P.M.

PRESENT: Ahrenholtz, Teeple, Black, Jaskey, Von Ahsen
ABSENT: None

Mayor Berry presided.

No citizens spoke during the Open Forum.

On motion by Black, second by Von Ahsen, the Council approved the following consent agenda:
June 9, 2015 Council Minutes, Waive $140.00 sign permit fee for Greene County Medical Center, Wild Rose Jefferson LLC Class C Liquor License.

AYE: Ahrenholtz, Black, Teeple, Von Ahsen
NAY: None

On motion by Teeple, second by Black, the Council approved second reading of ordinance adopting Planned Unit Development zoning classification for property in Water Tower subdivision.

AYE: Von Ahsen, Ahrenholtz, Black, Teeple
NAY: None

RESOLUTION NO. 35-15

On motion by Teeple, second by Von Ahsen, the Council approved Resolution No. 35-15, a resolution approving final plat for GCDC Business Park 1 recommendation from the Planning and Zoning committee.

AYE: Black, Teeple, Von Ahsen, Ahrenholtz
NAY: None

City Councilperson Jaskey arrived at the meeting.

RESOLUTION NO. 36-15

On motion by Black, second by Ahrenholtz, the Council set a public hearing on Resolution No. 36-15, a resolution for an amendment to the Urban Renewal Plan for the Jefferson Urban Renewal area for July 14, 2015 at 5:30 p.m.

AYE: Teeple, Ahrenholtz, Jaskey, Black, Von Ahsen
NAY: None

RESOLUTION NO. 37-15

On motion by Black, second by Von Ahsen, the Council set a public hearing on Resolution No. 37-15, a resolution setting date for July 14, 2015 at 5:30 p.m. for development agreement with JCorp, Inc.

AYE: Ahrenholtz, Von Ahsen, Teeple, Jaskey, Black
NAY: None

On motion by Ahrenholtz, second by Jaskey, the Council approved the bid from Hydro Klean of $6,149.00 for removal and installation of media in softener at Water Plant.

AYE: Black, Jaskey, Teeple, Von Ahsen, Ahrenholtz
NAY: None
On motion by Von Ahsen, second by Teeple, the Council approved the bid from Westech of $25,415.00 for removal and installation of media in softener at Water Plant.

AYE: Jaskey, Teeple, Ahrenholtz, Von Ahsen, Black
NAY: None

On motion by Ahrenholtz, second by Von Ahsen, the Council approved an additional $43,000.00 in Engineering costs to MHF Engineering for NW Utility Improvements in TIF District (Casino Project).

AYE: Black, Ahrenholtz, Von Ahsen
NAY: Teeple, Jaskey

Presentation by Peg Raney (Main Street Committee) on renovation of alley on north side of Doc’s Stadium at 113 N. Chestnut. The Council discussed the project, but no action was taken.

There being no further business the Council agreed to adjourn.

Craig J. Berry, Mayor

Diane M. Kennedy, City Clerk
Lots:

Total Number of Lots:
Block 12: 12 Lots
Block 17: 1 Lot

Lot Areas:
Block 12:
Min. Lot Area: 1,604.2 sf
Max. Lot Area: 2,086.4 sf
Avg. Lot Area: 1,781.3 sf
Outlet (Common Area): 17,926.3 sf

Block 17:
Lot Area: 52,407.79 sf

Legal Description (Existing Property):
Block 12, and Block 17 of Water Tower Subdivision, Jefferson, Iowa.

Zoning Classification:
Existing: RS-6
Proposed: Planned Unit Development

See general notes on drawing number 2 for additional information of the Planned Unit Development.