AGENDA
COUNCIL MEETING
Tuesday, August 28, 2018
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. 8/14/18 regular Council meeting minutes.
B. Hy-Vee Fast and Fresh Express, Class C Beer Permit
C. Fareway Stores In., #888, Class E Liquor License
D. Reduction of sewer charges of $179.17 at 800 W. State Street.

IV. NEW BUSINESS:

A. Public hearing on proposal to change zoning classification for new lots located south of Gallup Road from LI (Light Industrial) to HC (Highway Commercial District).
B. Consider first reading of ordinance changing zoning classification for property on Gallup Road from LI (Light Industrial) to HC (Highway Commercial District).
C. Public hearing on proposal to change zoning classification for Blocks 23 and 24 of Albert Head’s Addition from RS (Residential) to LI (Light Industrial).
D. Consider first reading of ordinance changing zoning classification for Blocks 23 and 24 of Albert Head’s Addition from RS (Residential) to LI (Light Industrial).
E. Consider approval of plat of survey for Tasler property located on N. Mulberry St.
F. Set budget priority workshop date.
G. Main Street Quarterly meeting

V. REPORTS:

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

VI. ADJOURN.
AGENDA SUMMARY

DATE 8/28/18

NEW BUSINESS

I. NEW BUSINESS:

A. Public hearing on proposal to change zoning classification for new lots located south of Gallup Road from LI (Light Industrial) to HC (Highway Commercial District). Location attached

B. Consider first reading of ordinance changing zoning classification for property on Gallup Road from LI (Light Industrial) to HC (Highway Commercial District).

C. Public hearing on proposal to change zoning classification for Blocks 23 and 24 of Albert Head’s Addition from RS (Residential) to LI (Light Industrial). Location attached.

D. Consider first reading of ordinance changing zoning classification for Blocks 23 and 24 of Albert Head’s Addition from RS (Residential) to LI (Light Industrial).

E. Consider approval of plat of survey for Tasler property located on N. Mulberry St. Application attached

F. Set budget priority workshop date. The recommended date is Tuesday September 25, 2018 as part of the regular City Council meeting

G. Main Street Quarterly meeting
COUNCIL MEETING
August 14, 2018
5:30 P.M.

PRESENT: Ahrenholtz, Teeple, Sloan, Wetrich
ABSENT: Gordon

Mayor Berry Presided.

Phyllis Crowder addressed the Council for an update on a feral cat program.

On motion by Teeple, second by Wetrich, the Council approved the following consent agenda: July 24, 2018 Council Minutes, Approval of Neighborhood incentive Improvement Grant for Arnold and Mary Norgart in the amount of $1,375.00, and Payment of monthly bills from City Funds.

AYE: Ahrenholtz, Sloan, Teeple, Wetrich
NAY: None

Ken Paxton updated the Council on GCDC activities.

On motion by Sloan, second by Wetrich, the Council approved Quarterly Funding for GCDC in the amount of $12,500.00.

AYE: Teeple, Wetrich, Sloan, Ahrenholtz
NAY: None

RESOLUTION NO. 25-18

On motion by Wetrich, second by Ahrenholtz, the Council approved Resolution No. 25-18, a resolution approving the submission of a REAP grant application for East Lincoln Way Corridor Trail.

AYE: Sloan, Ahrenholtz, Wetrich, Teeple
NAY: None

On motion by Teeple, second by Sloan, the Council approved to release Pay Estimate No. 2 (Final) with Godberson-Smith Construction in the amount of $10,944.66 for 2017 Street and Alley Reconstruction Project.

AYE: Ahrenholtz, Wetrich, Teeple, Sloan
NAY: None

RESOLUTION NO. 26-18

On motion by Ahrenholtz, second by Sloan, the Council approved Resolution No. 26-18, a resolution approving eleventh amendment to City Administrator Employment Agreement extending the term of the Employment Agreement through June 30, 2019 and by adjusting City Administrator’s salary to $97,400.00/yr effective July 1, 2018.

AYE: Sloan, Wetrich, Teeple, Ahrenholtz
NAY: None

RESOLUTION NO. 27-18

On motion by Ahrenholtz, second by Wetrich, the Council approved Resolution No. 27-18, a resolution approving R4K, LLC Plat of Survey to sell Parcel “A” to Edward and Marcia Calvert (908 W Lincoln Way).

AYE: Teeple, Sloan, Ahrenholtz, Wetrich
NAY: None
On motion by Teeple, second by Wetrich, the Council approved to purchase equipment for
Golf Course of a Jacobsen greens mower and utility cart from Davis Equipment Corporation in
the amount of $31,000.00.

AYE: Sloan, Ahrenholtz, Wetrich, Teeple
NAY: None

Tom Timmons from Wild Rose Casino CEO addressed the Council on a proposed frontage road
to the west of Wild Rose for a private development. He would like the City to take on as much
cost of building the road as possible.

The following bills were approved for payment from the City funds:

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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 Aug. 15th 2018.

2. A copy of a plat of survey prepared by Robert B. Bills, an Iowa registered land surveyor, dated 08/15/2018, showing the land proposed to be divided is attached to this application.

3. The purpose of this proposed division is: SPLIT OFF EXISTING PARCELS

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:

   Walter Tisdale et al., 1801 N. Muncie St.

   Ryan Tisdale, 912-269-3314

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.

   Garfield County Motor Co., 1903 N. Muncie St.

   Les Utilities Inc., 1900 N. Muncie St.

   Landscaping Corp., 1900 N. Muncie St.

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

   HC (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:)

   X 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 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: 8-15-18

____________________________

APPROVAL RECOMMENDED/NOT RECOMMENDED

City Engineer ___________________________ Date ___________________________

APPROVAL RECOMMENDED/NOT RECOMMENDED

City Administrator ___________________________ Date ___________________________

(Rev. July 16, 2012)
A TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 5, T83N, R30W OF THE 6TH P.M., CITY OF JEFFERSON, GREENE COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF SAID NORTHEAST FRACTIONAL QUARTER, THENCE 50"32'47"E ON THE WEST LINE OF SAID NORTHEAST FRACTIONAL QUARTER, A DISTANCE OF 329.14 FEET; THENCE N86°46'39"E PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 367.00 FEET; THENCE N01°32'47"W PARALLEL WITH THE WEST LINE OF SAID NORTHEAST FRACTIONAL QUARTER, A DISTANCE OF 329.14 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S86°46'39"W ON THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 367.00 FEET TO THE POINT OF BEGINNING.
GENERAL NOTES:

1. CITY OF JEFFERSON UTILITY LINES (SANITARY SEWER, STORM SEWER, AND WATER) ARE ONLY GENERALLY LOCATED.

2. AERIAL PHOTO IS ONLY APPROXIMATED TO PROPERTY LINES.

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

WATER/SEWER, STREET/SANITATION COMMITTEES
TUESDAY, AUGUST 21, 2018, 12:00 NOON
JEFFERSON CITY HALL

I. SEWER

   A. Citizen discussion of sewer charges
   B. Request for adjustment to sewer bill
   C. Proposal for Grimmell Lift Station.

II. WATER

   A. Request for review of water billing
   B. Water usage report

III. STREETS

   A. Highway 4 resurfacing
   B. Greenwood bike path extension
   C. East Lincoln Way entryway update.
   D. Report on street projects

IV. SANITATION/RECYCLE

   A. Waste collection report