AGENDA
COUNCIL MEETING
Tuesday, December 12, 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. 11/28/17 regular Council meeting minutes.
B. Approval of monthly bills.
C. Cancel the regular Council Meeting on December 26, 2017

IV. NEW BUSINESS:
A. Public hearing on 2017 Amendment to City of Jefferson Urban Revitalization Plan.
B. Consider resolution adopting 2017 amendment to the Jefferson Urban Revitalization Area Plan.
C. Consider approval of resolution approving 5-year Capital Improvement Plan and match funding for the
   Airport Improvement Project.
D. Consider approval of Jefferson Wayfinding signage plan

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

VI. ADJOURN.
AGENDA SUMMARY

DATE 12/12/17

NEW BUSINESS

A. Public hearing on 2017 Amendment to City of Jefferson Urban Revitalization Plan. Attached is the public hearing notice.

B. Consider resolution adopting 2017 amendment to the Jefferson Urban Revitalization Area Plan. This action would be too extend the 3 year 100% tax abatement until 2020.

C. Consider approval of resolution approving 5-year Capital Improvement Plan and match funding for the Airport Improvement Project.

D. Consider approval of Jefferson Wayfinding signage plan. The plan was developed through a Main Street Challenge grant and was presented to the Council on August 8, 2017. Plan attached.
COUNCIL MEETING
November 28, 2017
5:30 P.M.

PRESENT: Ahrenholtz, Teeples, Sloan, Wetrich, Von Ahsen
ABSENT: None

Mayor Berry presided.

No citizens spoke during the Open Forum.

On motion by Teeples, second by Sloan, the Council approved the following consent agenda:
November 14, 2017 Council Minutes, and approval of TIF annual report.

AYE: Ahrenholtz, Wetrich, Von Ahsen, Teeples, Sloan,
NAY: None

On motion by Sloan, second by Wetrich, the Council approved Change Order No. 3 to Pinnacle Construction for $41,990.06 for CDBG Downtown Façade Project.

AYE: Von Ahsen, Teeples, Sloan, Ahrenholtz, Wetrich
NAY: None

On motion by Wetrich, second by Von Ahsen, the Council approved the Pay Estimate No. 6 to Pinnacle Construction for $138,812.58 for Downtown Façade Project.

AYE: Sloan, Wetrich, Teeples, Von Ahsen, Ahrenholtz
Nay: None

On motion by Teeples, second by Wetrich, the Council approved of additional structural engineering fees of $13,191.31 for CDBG Façade project.

AYE: Ahrenholtz, Sloan, Teeples, Wetrich, Von Ahsen
NAY: None

Item D was removed from agenda.

On motion by Teeples, second by Sloan, the Council approved the health insurance increase for Wellmark Health insurance effective December 1, 2017.

AYE: Von Ahsen, Teeples, Wetrich, Sloan, Ahrenholtz
NAY: None

Finance committee gave a brief overview of City department financial positions as they relate to the 2017-2018 budget.

A quarterly workshop with Main Street Committee was held to update the Council on activities with the Main Street Program.

There being no further business the Council agreed to adjourn.

Craig J. Berry, Mayor

Diane M. Kennedy, City Clerk
RESOLUTION NO. ______

To fix a date of meeting for a public hearing on a proposed 2017 Amendment to the Jefferson Urban Revitalization Plan

WHEREAS, the City of Jefferson, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 404 of the Code of Iowa (“Chapter 404”), has designated an area of the City as an urban revitalization area (the “Jefferson Urban Revitalization Area”) and has adopted an urban revitalization plan for the Jefferson Urban Revitalization Area (the “Urban Revitalization Plan”); and

WHEREAS, pursuant to the provisions of Chapter 404, before amending the Urban Revitalization Plan, the City must publish a notice and hold a hearing; and

WHEREAS, a proposed 2017 Amendment to the Urban Revitalization Plan has been prepared and presented to the City Council for consideration, for the purpose of extending the eligibility period for property tax abatement benefits until the valuation date of January 1, 2020, and making the classification of multi-residential property eligible for benefits, which amendment is set forth as Exhibit A attached hereto; and

WHEREAS, it is necessary to set a date for a public hearing on the proposed 2017 Amendment to the Urban Revitalization Plan, pursuant to Chapter 404;

NOW THEREFORE, IT IS RESOLVED by the City Council of the City of Jefferson, Iowa, as follows:

Section 1. This Council shall meet on the 12th day of December, 2017 at ______ o’clock p.m., at the Council Chambers, City Hall, at which time and place a public hearing will be held and proceedings will be instituted and action taken to approve the proposed 2017 Amendment to the Urban Revitalization Plan.

Section 2. The City Clerk is hereby directed to give notice of the proposed action, the time when and place where said meeting will be held, by publication at least once not less than seven days and not more than twenty days before said meeting in a legal newspaper of general circulation in the City. Said notice shall be in substantially the following form:
NOTICE OF PUBLIC HEARING ON 2017 AMENDMENT TO CITY OF JEFFERSON URBAN REVITALIZATION PLAN

NOTICE IS HEREBY GIVEN: That there is now on file for public inspection in the office of the City Clerk of the City of Jefferson, Iowa, the 2017 Amendment to the Urban Revitalization Plan for the City, which proposes to extend the period of eligibility for property tax abatement benefits and to add the classification of multiresidential property to the types of property that are eligible for benefits under the Plan.

Under the 2017 Amendment, eligibility for property tax abatement benefits would be provided for all increased taxable valuations that go on the Greene County tax rolls by the valuation date of January 1, 2020. Residential, commercial, industrial and multiresidential properties will be eligible for a property tax abatement on new valuation for three years.

The City Council will meet at _____ o’clock p.m., on the 12th day of December, 2017, at the Council Chambers, City Hall, at which time a hearing will be held pursuant to the provisions of Chapter 404 of the Code of Iowa on the proposed amendment. At such public hearing all owners of record of real property, any tenants, all “occupants” of city addresses, and any other person having an interest in the matter may appear and be heard for or against the adoption of the proposed amendment.

Published by order of the City Council of the City of Jefferson, Iowa.

Diane Kennedy
City Clerk

-3-
DORSEY & WHITNEY LLP, ATTORNEYS, DES MOINES, IOWA
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<thead>
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<th>FY</th>
<th>Detailed Project/Scope Description</th>
<th>Fund Source</th>
<th>Amount</th>
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<td>Extend Runway 32 to 4,000 Feet (Design)</td>
<td>Federal</td>
<td>$135,000.00</td>
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<td></td>
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<td>Local</td>
<td>$133,920.00</td>
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<tr>
<td></td>
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<td>Total</td>
<td>$1,339,200.00</td>
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FEDERAL AVIATION ADMINISTRATION
CAPITAL IMPROVEMENT PROGRAM (CIP)
AIRPORTS DIVISION - CENTRAL REGION

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<th>SEE INSTRUCTIONS TO COMPLETE THIS INFORMATION</th>
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<tr>
<td>Airport Name, LOCID, City, State: Jefferson Municipal Airport (EFW)</td>
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<td>AIP Project Type: Click here to enter text</td>
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<td>Local Priority: 1 - Very High</td>
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<td>FFY Requested: 2020</td>
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<td>Federal Share: $135,000.00</td>
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<td>State Share: $0</td>
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<td>Total Project Cost: $150,000.00</td>
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The purpose of this project is the design to extend Runway 14/32 to a total length of 4,000 feet.

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**SPONSOR SIGNATURE BLOCK**

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<tr>
<td>Printed Name: Michael Palmer</td>
<td>Title: City Administrator</td>
</tr>
<tr>
<td>Phone Number: 515-386-3111</td>
<td>Email: <a href="mailto:michaelpcjeff@netins.net">michaelpcjeff@netins.net</a></td>
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<td>No.</td>
<td>ITEM</td>
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Subtotal $150,000.00 $135,000.00 - $15,000.00

EXTEND RUNWAY 32 TO 4,000 FEET (DESIGN) $150,000.00 $135,000.00 - $15,000.00
Airport Name, LOCID, City, State: Jefferson Municipal Airport (EFW)

AIP Project Type:

Local Priority: 2 - High

FFY Requested: 2021

Federal Share: $1,205,280.00

State Share: $0

Local Share: $133,920.00

Total Project Cost: $1,339,200.00

The purpose of this project is to extend Runway 14/32 to a total length of 4,000 feet.

SPONSOR SIGNATURE BLOCK

Signature: Date:

Printed Name: Michael Palmer Title: City Administrator

Phone Number: 515-386-3111 Email: michaelpcjeff@netins.net
## EXTEND RUNWAY 32 TO 4,000 FEET (CONSTRUCTION)

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| Subtotal | $1,206,100.00 | $1,085,490.00 | $- | $120,610.00 |

PROJECT DEVELOPMENT - SCOPING | $2,000.00 | $1,400.00 | $- | $200.00 |
DESIGN ENGINEERING (9%) | $- | $- | $- | $- |
CONSTRUCTION ENGINEERING (10%) | $120,600.00 | $108,540.00 | $- | $12,060.00 |
GRANT ADMINISTRATION | $3,000.00 | $2,000.00 | $- | $1,000.00 |
DISADVANTAGED BUSINESS ENTERPRISE (DBE) PLAN | $1,500.00 | $1,125.00 | $- | $150.00 |
ENVIRONMENTAL CATEG | $5,000.00 | $4,500.00 | $- | $500.00 |
ESTIMATED CITY ADMINISTRATION | $1,000.00 | $900.00 | $- | $100.00 |

EXTEND RUNWAY 32 TO 4,000 FEET (CONSTRUCTION) | $1,339,200.00 | $1,205,280.00 | $- | $133,920.00 |
Jefferson Public Library

Meeting of the Board of Trustees
December 11, 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. Project updates

VI. Old Business
   A. State Library building consultant grant
   B. Estate gifts
   C. FY19 budget proposal
   D. Strategic plan

VII. New Business
   A. Review of policies
   B. Greene County libraries budget request
   C. State Librarian visit
   D. Community focus group
   E. Children’s department remodel

VIII. Next Meeting – January 8 at 6:30 p.m.

IX. Adjournment