

# AGENDA

**COUNCIL MEETING**  
**Tuesday, October 8, 2013**  
**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. 9/24/13 Council meeting minutes.
- B. Shopko Hometown #678. Class C Beer Permit
- C. Payment of monthly bills.

**IV. NEW BUSINESS:**

- A. Public hearing on proposed plans, specifications, form of contract, and estimate of cost for 2013 Water Main Replacement Project.
- B. Consider resolution finally approving detailed plans, specifications, form of contract, and estimate of cost for 2013 Water Main Replacement Project.
- C. Review of bids and consider resolution awarding contract for 2013 Water Main Replacement Project.
- D. Public hearing on proposal to amend zoning regulations by adding permitted uses to Light Industrial District.
- E. Consider first reading of ordinance to amend Section 165.36 of the zoning regulations by adding permitted uses to Light Industrial District.
- F. Consider approval of purchase agreement for 507 S. Locust St.
- G. Consideration of approval of Change Order. No. 1 to Sandstone Management Increase \$11,356.42.
- H. Consideration of approval of Pay Estimate No. 6 (sub-final) \$46,479.54.
- I. Consideration of approving the construction of the GCDC Business Park No. 1 by Sandstone Management as substantially complete.
- J. Consider approval to extend preliminary plat on GCDC West Business Park.
- K. Consider approval to install two street lights at 500 block of North Olive St.
- L. Consider first reading of ordinance changing fines for parking violations.

**V. REPORTS:**

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

**VI. ADJOURN.**

# AGENDA SUMMARY

DATE 10/8/13

## NEW BUSINESS

- A. **Public hearing on proposed plans, specifications, form of contract, and estimate of cost for 2013 Water Main Replacement Project.** Attached is a description of the areas that are proposed for improvements.
- B. **Consider resolution finally approving detailed plans, specifications, form of contract, and estimate of cost for 2013 Water Main Replacement Project.**
- C. **Review of bids and consider resolution awarding contract for 2013 Water Main Replacement Project.** The opening of the bids is scheduled for 10/8/13, 11:00 AM at City Hall. John Milligan from MHF will be at the meeting to make a recommendation on the selection of the bidder.
- D. **Public hearing on proposal to amend zoning regulations by adding permitted uses to Light Industrial District.** Attached are the proposed amendments to the zoning code.
- E. **Consider first reading of ordinance to amend Section 165.36 of the zoning regulations by adding permitted uses to Light Industrial District.**
- F. **Consider approval of purchase agreement for 507 S. Locust St.** The purchase price is \$12,000.
- G. **Consideration of approval of Change Order. No. 1 to Sandstone Management Increase \$11,356.42.** Attached is the change order.
- H. **Consideration of approval of Pay Estimate No. 6 (sub-final) \$46,479.54.** Attached is the pay estimate.
- I. **Consideration of approving the construction of the GCDC Business Park No. 1 by Sandstone Management as substantially complete.**
- J. **Consider approval to extend preliminary plat on GCDC West Business Park.** The subdivision ordinances provide that preliminary plats are good for only one year [section 165.14.4], and the expectation normally is that a final plat will be approved before the preliminary plat expires. However, due to uncertainty as to what improvements to put in and the footprint of lots that will be needed the City really isn't ready to approve a final plat, which is the document which establishes the legal boundaries of lots in the subdivision. At this point the Staff recommends postponing the final plat until the City has a better idea of what is needed for lot boundaries, and it therefore would be kind of a good housekeeping step to extend the duration of the preliminary plat.
- K. **Consider approval to install two street lights at 500 block of North Olive St.** The Streets Committee reviewed a request to install additional street lighting for the new park at the northwest corner of Reed and Olive streets.
- L. **Consider first reading of ordinance changing fines for parking violations.** Recommendation from Police Chief to adjust the following parking fines. General parking tickets increased from \$10.00 to \$25.00. Snow parking tickets increase from \$25.00 to \$50.00. Parking of trailers and recreational vehicles in the parking and on the streets increased from \$10.00 to \$75.00.

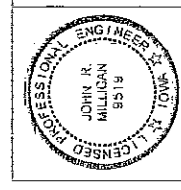
# 2013 Water Main Replacement

Wilson Ave. - Washington to McKinley  
 Vine St. - Adams to Reed  
 Reed St. - Vine to Wilson  
 South St. - Walnut to Oak  
 Maple St. - South to Madison  
 Jefferson, Iowa

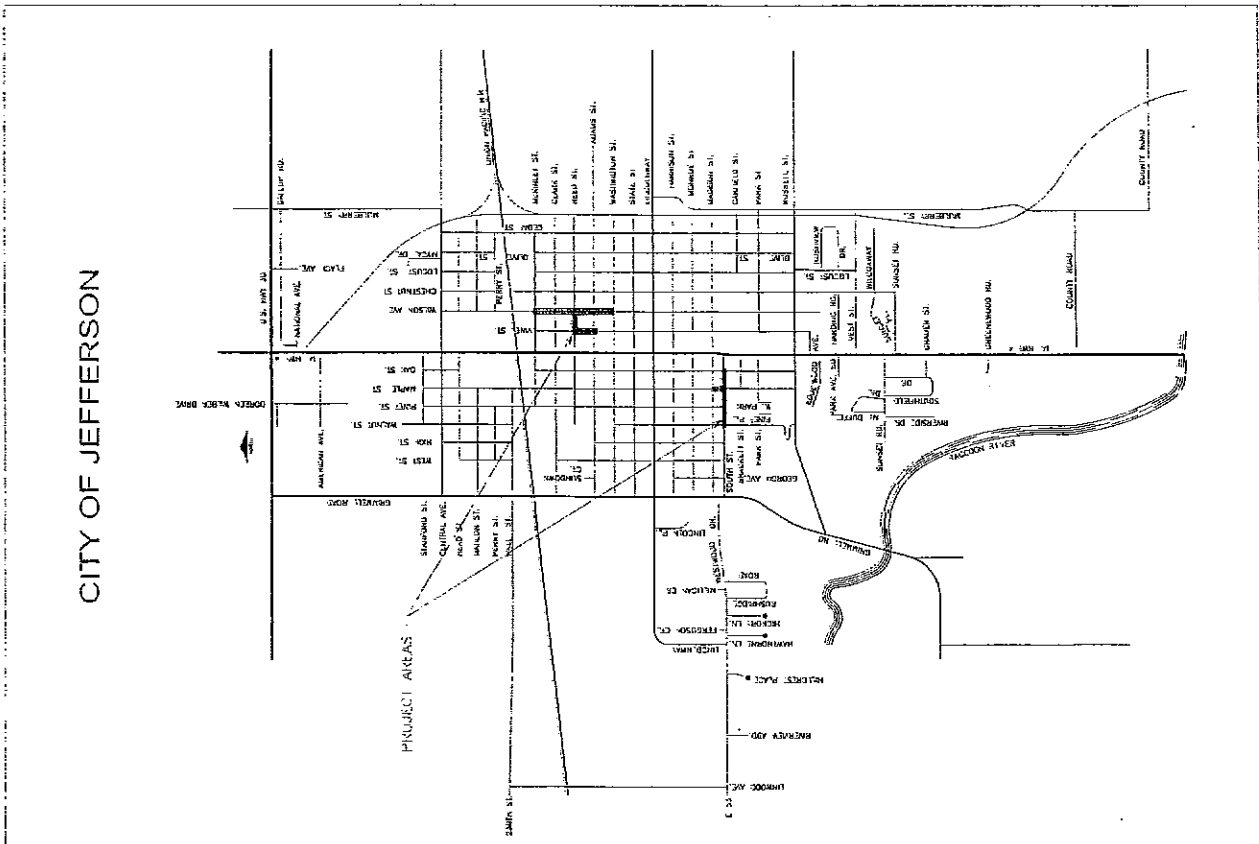
## INDEX OF DRAWINGS

Dwg No.	Description
A.01	Title Sheet
C.01	Est. of Quantities, Legend, Est. Reference Information
D.01	Site Plan: Vine St. - Adams to Reed Reed St. - Vine to Wilson
D.02	Site Plan: Wilson Ave. - Washington to Adams
D.03	Site Plan: Wilson Ave. - Adams to Clark
D.04	Site Plan: Wilson Ave. - Clark to McKinley
D.05	Site Plan: South St. - Walnut to Oak Maple St. - South to Madison

GENERAL NOTES:  
 1. CONSTRUCTIONS SHALL BE IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ADOPTED BY THE CITY OF JEFFERSON, IOWA.  
 2. M.H.F. ENGINEERING, P.C. ASSUMES NO GUARANTEE NOR ASSUMES ANY LIABILITY FOR THE LOCATION OF EXISTING UTILITIES WHETHER SHOWN OR NOT. ALL UTILITY LINES ARE ONLY GENERALLY LOCATED. CONTRACTOR SHALL LOCATE AND EXPOSE BEFORE CONSTRUCTION BEGINS. CALL "ONE CALL" (800)292-8889 BEFORE EXCAVATION BEGINS.



Signature: John R. Milligan  
 Date: \_\_\_\_\_  
 License number 9519  
 Printed or Typed Name: \_\_\_\_\_  
 My license renewal date is December 31, 2013  
 ALL DRAWINGS COVERED BY THIS SEAL.



## 165.36 LI – LIGHT INDUSTRIAL DISTRICT.

### INTENT

1. This district is intended to allow a variety of land uses that have industrial, commercial, entertainment or recreational value serving local populations as well as regional ~~provide for areas of development by industrial firms that~~ have high standards of performance and that can locate in close proximity to residential and business uses. The district regulations are designed to permit the development of any manufacturing, ~~or industrial, entertainment or recreational~~ operations which on the basis of actual physical and operational characteristics, would not be detrimental to the surrounding area or to the community as a whole by reasons of noise, dust, smoke, odor, traffic, physical appearance or other similar factors. All industrial operations must be in an enclosed building. ~~No residential uses, hotels or motels, schools, colleges, hospitals, or clinics, or residential uses other than hotels or motels~~ are permitted in this district.

### PERMITTED USES

2. The following uses are permitted in the LI District.
- A. Agriculture, including the usual agricultural buildings and structures; however, not including any residential farm dwellings.
  - B. Any nonresidential building or use which would not be hazardous, obnoxious, offensive or unsightly by reason of odor, sound, vibrations, radioactivity, electrical interference, glares, liquid or solid waste, smoke, or other air pollutants.
  - C. Storage, manufacture, compounding, processing, packing and/or treatment of products, exclusive of the rendering or refining of fats and/or oils.
  - D. Manufacture, compounding, assembly and/or treatment of articles or merchandise derived from previously prepared materials.
  - E. Assembly of appliances and equipment, including manufacture of small parts.
  - F. Wholesale distribution of all standard types of prepared or packaged merchandise.
  - G. Sale and storage of building materials.
  - H. Contractors' offices and storage of equipment.
  - I. Public or private utility substations, relay stations, etc.
  - J. Hotels and motels.

K. A state licensed gambling structure, as defined by state law, and compatible facilities typically associated with casino operations.

L. Convention and exhibition halls, meeting facilities and banquet facilities.

M. Restaurants and food services.

#### **ACCESSORY USES**

3. Uses of land or structure customarily incidental and subordinate to a permitted use in the LI District including, but not limited to, the following:

A. Accessory buildings and uses customarily incidental to a permitted use.

B. Living quarters for watchmen or custodians of industrial properties.

#### **SPECIAL EXCEPTIONS**

4. Certain uses may be permitted in the LI District subject to specific conditions and requirements as may be imposed by the Board of Adjustment which are intended to make them compatible with and acceptable to adjacent uses.

A. Telecommunications towers and wireless communication facilities, subject to the following requirements:

(1) A minimum distance of 300 feet from the telecommunications tower to any residentially zoned or used property measured from the base of the telecommunications tower to the property line.

(2) A minimum distance of one-half mile between telecommunications towers measured from the base of one telecommunications tower to the base of another, except when an existing antenna support structure is used to co-locate a wireless communication facility.

(3) Building permit shall include documented Federal Communications Commission (FCC) approval prior to permit issuance.

(4) The maximum height for telecommunications towers and wireless communications facilities shall not exceed 100 feet for single users or 200 feet for two or more users. When such structure is located in an airport approach zone, Federal Aviation Administration approval will be required prior to permit issuance.

CHANGE ORDER

M H F ENGINEERING, P.C.  
 300 WEST MCKINLEY, P. O. BOX 68  
 JEFFERSON, IOWA 50129  
 515-386-4101

No.: One (1)

Project No.: 83020-6

Date: September 19, 2013

Project: Construction of GCDC  
 Business Park No. 1  
 Jefferson, Iowa

The Contractor, Sandstone Management, is hereby ordered to make the following changes from the plans and specifications or do the extra work on your contract dated November 13, 2012. The adjustment in compensation that will be due the Contractor, by reason of these changes, will be made on the following basis.

ITEM NO.	ITEM	QUANTITY	UNIT	PRICE	AMOUNT	
					INCREASE	DECREASE
3	Topsoil, Strip and Respread	+ 3107	CY	\$2.86	\$8,886.02	
6	8" Corrugated PE Drain Pipe	+ 402	LF	\$13.83	\$5,559.66	
15	10" Class 350 DI Water Main	- 25	LF	\$104.00		\$2,600.00
17	10" Tapping Valve and Tee	- 1	EA	\$5,393.25		\$5,393.25
18	Remove and Replace PCC	- 10	SY	\$114.86		\$1,148.60
19	Class "A" Roadstone	- 4.49	TN	\$25.00		\$112.25
20	Sand Backfill	- 71.36	TN	\$19.00		\$1,355.84
21	Class "E" Rip Rap (Includes Fabric)	+ 5.76	TN	\$62.50	\$360.00	
23	Silt Fence	- 344	LF	\$1.85		\$636.40
24	Removal of Silt Fence	- 344	LF	\$0.32		\$110.08
25	Cross Sanitary with Water Main Pipe	+ 1	LS	\$1,338.66	\$1,338.66	
26	Water Main Exploration	+ 1	LS	\$1,760.00	\$1,760.00	
27	8" Class 350 DI Water Main	+ 15.3	LF	\$100.20	\$1,533.06	
28	8" Tapping Valve and Tee	+ 1	EA	\$4,877.82	\$4,877.82	
29	Restock Fee 10" Class 350 DI Water Main	+ 1	LS	\$272.50	\$272.50	
30	Restock Fee 10" Tapping Valve and Tee	+ 1	LS	\$779.75	\$779.75	
31	Strip and Respread Class "A" Stone, Rebuild Street Grade (4 Hours)	+ 1	LS	\$2,140.00	\$2,140.00	
				TOTAL	\$27,507.47	\$11,356.42

SCHEDULE OF CONTRACT CHANGE ORDERS				
Contract Change Order		Description	Additions To Contract Price As Shown On Change Orders	Deductions From Contract Price As Shown On Change Orders
No.	Date			
1	9/19/2013	Adjust to Final Quantities	\$27,507.47	\$11,356.42
Total			\$27,507.47	\$11,356.42

**ANALYSIS OF ADJUSTED CONTRACT AMOUNT TO DATE:**


(a) Original Contract Amount \$220,814.79  
 (b) Plus: Additions Selected Above \$27,507.47  
 (c) Less: Deductions Scheduled Above \$11,356.42  
 (d) Adjusted Total Contract Amount To Date \$236,965.84

**ANALYSIS OF WORK PERFORMED:**

(a) Cost of Contract Work Performed To Date \$236,965.84  
 (b) Less: Amount Retained In Accordance With Contract Terms 5% \$11,848.29  
 (c) Materials Stored At Close Of This Period \$0.00  
 (d) Less: Amount Retained In Accordance With Contract Terms 5% \$0.00  
 (e) Net Amount Earned On Contract Work To Date \$225,117.54  
 (f) Less: Amount Of Previous Payments \$178,638.00  
 (g) BALANCE DUE THIS PAYMENT \$46,479.54


**CERTIFICATION OF CONTRACTOR: SANDSTONE MANAGEMENT**

The undersigned Contractor hereby swears under penalty of perjury that (1) all previous progress payments received from the Owner on account of work performed under the contract referred to above have been applied by the undersigned to discharge in full all obligations of the undersigned incurred in connection with work covered by prior Applications for Payment under said contract, being Applications for Payment numbered 1 through inclusive; and (2) all materials and equipment incorporated in said Project or otherwise listed in or covered by this Application for Payment are free and clear of all liens, claims, security interests and encumbrances.

By:  Date: 10/01/13

**RECOMMENDATION OF ENGINEER: MHF ENGINEERING, P.C.**

In accordance with above contract the undersigned recommends payment to the Contractor of the Amount Due as shown hereon.

By:  Date: 10/1/13  
 John R. Milligan

**APPROVAL OF OWNER: CITY OF JEFFERSON**

Amount Paid: \_\_\_\_\_ Date Paid: \_\_\_\_\_

By: \_\_\_\_\_ Attest: \_\_\_\_\_  
 Craig Berry Diane M. Kennedy  
 Mayor City Clerk  
 Title: \_\_\_\_\_ Title: \_\_\_\_\_