

AGENDA

COUNCIL MEETING
Tuesday, April 28, 2020
5:30 P.M.

CITY HALL COUNCIL CHAMBERS

The City will be keeping the total number of attendees to 10 or less at city hall. In abiding by Governor Reynolds orders. The current COVID-19 situation makes in “impossible and impractical” to meet in one location. The public can simply call 1-312-626-6799 and use the meeting ID number: 377 759 2273 . From a smart phone questions and comment can be typed in. You can also “raise your hand” and be recognized to speak. Video conferencing is also available on the “Zoom meeting App”

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. 4/14/20 regular Council meeting minutes.
- B. Salaries for 2019 calendar year.
- C. Oly’s Corner, Inc., Class C Beer Permit.
- D. Sewer adjustment for Dick Ferguson at 302 Edgewood Ave of \$505.23.
- E. Neighborhood Improvement Incentive grant of \$2,000 at 702 W. Lincoln Way
- F. Set public hearing for 2019-2020 budget amendments

IV. NEW BUSINESS:

- A. Public Hearing on plans, specifications form of contract and estimate of costs for the Jefferson shared use path improvements project.
- B. Public Hearing on Amendment to City’s Urban Renewal Plan.
- C. Consider resolution approving Amendment to City’s Urban Renewal Plan.
- D. Consider approval of resolution adopting Multi-Jurisdictional Hazard Mitigation Plan.
- E. GCDC Quarterly Report.
- F. Presentation by Sebolt Wrestling Academy for proposed use of Field House building.
- G. Proposal for Main Street/Chamber merger.
- H. Consider approval of amended resolution adopting the 2020-2021 budget.
- I. Quarterly Financial update
- J. Update from Cat Committee
- K. Video Services for Council meetings

V. REPORTS:

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

VI. ADJOURN.

AGENDA SUMMARY

DATE 4/28/20

NEW BUSINESS

- A. **Public Hearing on plans, specifications form of contract and estimate of costs for the Jefferson shared use path improvements project.**
- B. **Public Hearing on Amendment to City's Urban Renewal Plan.** The current Urban renewal plan limits the amount that can be spent on any one building to \$150,000 and not to exceed \$600,000 for all buildings in one year. Since some building are more costly than others to renovate, the proposal is to modify the amendment to eliminate the \$150,000 limit per building and leave the \$600,000 per year.
- C. **Consider resolution approving Amendment to City's Urban Renewal Plan.**
- D. **Consider approval of resolution Adopting Multi-Jurisdictional Hazard Mitigation Plan.** The Multi-Jurisdictional Hazard Mitigation Plan for Carroll, Crawford, Greene, & Sac Counties that was prepared by Region XII Council of governments in compliance with the Hazard Mitigation Planning Requirement of the Disaster Mitigation Act of 2000. The last plan update was in 2004. The full plan can be viewed at: <http://www.region12cog.org/wp-content/uploads/2020/03/Carroll-Crawford-Greene-and-Sac-Counties-Multi-Jurisdictional-Hazard-Mitigation-Plan-2020.pdf>
- E. **GCDC Quarterly Report.** Update attached
- F. **Presentation by Sebolt Wrestling Academy for proposed use of Field House building.** Sebolt Wrestling Academy (SWA) operates year round and has about 40-50 athletes that come in twice per week They would like to acquire and modify the Fieldhouse building located at Chestnut and Harrison Street to accommodate a new academy. Attached is general information about SWA, information regarding the pricing for the training along with proposed improvements and a drawing of the floor plan.
- G. **Proposal for Main Street/Chamber merger.**
- H. **Consider approval of amended resolution adopting the 2020-2021budget.** When the Council approved the FY201-21 Budget at the 4/14/20 meeting the resolution provided in the packet for the Council to review was not correct. The Debt Levy was printed as -\$1,363,002 and should have been \$480,873. The correct amount was published in the paper so the State has advised us that a resolution to amend the debt levy will correct the error.
- I. **Quarterly Financial update.** Attached
- J. **Update from Cat Committee**
- K. **Video Services for Council meetings**

COUNCIL MEETING

March 24, 2020

5:30 P.M.

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

ABSENT: None

Mayor Gordon presided.

Meeting was held at City Hall with Mayor Gordon and Councilman Ahrenholtz. Also present was Councilman Sloan, Jackson, Wetrich and Zmolek via invite on electronic Zoom application. This was necessary due to the State of Iowa Governor issuing a State Public Disaster Emergency which limited the meeting to no more than 10 people. The Disaster Emergency was due to the 2019 Novel Coronavirus.

No citizens spoke during Open Forum.

On motion by Sloan, second by Wetrich, the Council approved the following consent agenda March 10, 2020 Council Minutes and March 17, 2020 Special Council Minutes.

AYE: Jackson, Ahrenholtz, Sloan, Wetrich, Zmolek

NAY: None

This was the time and place for the Public Hearing on amendment to the City's Urban Renewal Plan to add Block 33, Original Town of Jefferson, to Urban Renewal Area. Gordon called for any oral or written comments and there were none. On motion by Ahrenholtz, second by Wetrich, the Council closed the Public Hearing.

AYE: Zmolek, Jackson, Ahrenholtz, Sloan, Wetrich

NAY: None

RESOLUTION NO. 10-20

On motion by Ahrenholtz, second by Sloan, the Council approved Resolution No. 10-20, a resolution to approve 2020-1 Urban Renewal Plan Amendment for the Jefferson Urban Renewal Area.

AYE: Wetrich, Jackson, Zmolek, Sloan, Ahrenholtz

NAY: None

On motion by Sloan, second by Wetrich, the Council approved tabling awarding contract for 100 East State Street Roof Project.

AYE: Ahrenholtz, Sloan, Jackson, Wetrich, Zmolek

NAY: None

RESOLUTION NO. 11-20

On motion by Ahrenholtz, second by Jackson, the Council approved Resolution No. 11-20, a resolution ordering bids, approving plans, specifications and form of contract and notice to bidder, fixing amount of bidder's check, and ordering clerk to publish notice and for a public hearing on plans, specifications, form of contract and estimate of costs for the Jefferson shared use path improvements project. A public hearing date has been set for April 28, 2020 at 5:30p.m.

ABSTAIN: Sloan

AYE: Jackson, Ahrenholtz, Wetrich, Zmolek

NAY: None

RESOLUTION NO. 18-20

RESOLUTION APPROVING EMPLOYEE SALARIES FOR CALENDAR YEAR 2019

WHEREAS, the City of Jefferson Wage and Benefit Committee has met to consider Salaries for the City of Jefferson employees, and

WHEREAS, the City of Jefferson has paid the following salaries for the calendar year 2019 for the City of Jefferson employees:

Chapman, Andrew S.	\$47,092.67
Clouse, Mark A.	\$61,766.59
Enns, Heath A.	\$55,874.71
Gerhardt, Patrick A.	\$61.21
Jackson, Cole A.	\$43,564.90
Jans, Caleb P.	\$41.93
Jones, Shane M.	\$53,046.35
Keeland, Paul W.	\$3,703.59
Kroeger, Jason J.	\$51,801.35
Smith, Cody R.	\$22,536.56
Wilson, Ashley S.	\$18,068.26
Young, Johnathan T.	\$37,930.61
Bauer, Derrik M.	\$1,030.86
Black, Chad A.	\$615.00
Carman, Amelia M.	\$682.50
Chargo, Dallas G.	\$172.50
Cunningham, Eldon D.	\$907.50
Eliserio, Eric J.	\$547.50
Fester, Jacob W.	\$120.00
Fester, Timothy W.	\$930.00
Ganoë, Jamie L.	\$1,327.50
Hadley, Robert A.	\$502.50
Hermansen, Jesse D.	\$847.50
Kersey, Jonathan M.	\$13,797.39
Lamaak, Justin J.	\$780.00
Lawson, Robert E.	\$1,446.19
McDowell, Jason E.	\$705.00
Newby, Robert J.	\$600.00
Olson, Shawn T.	\$1,282.50
Promes, Dean A.	\$1,044.89
Scheffler, Steven A.	\$487.50
Schiltz, Sean P.	\$965.64
Schiltz, Sydney A.	\$406.00
Schrunk, David J.	\$637.50
Venteicher, Justin D.	\$772.50
Wahl, Michael J.	\$705.00
Weber, Scott R.	\$907.50
Williams, Jack J.	\$2,580.00
Morlan, David M.	\$66,038.67
Alaffa, Beatriz L.	\$43.50
Allen, Joleen S.	\$864.00
Clark, Teresa S.	\$33,781.10
Gilbertson, Sadie I	\$320.82
Hall, Stephanie A.	\$2,664.15
Hamilton, Margaret	\$1,346.00
Kingery, Catherine J.	\$9,785.66
Lansman, Marilyn P.	\$5,358.73
Millard, Jane E.	\$46,757.52
Mohler, Judith E.	\$2,749.76

Pettit, Darrell G.	\$4,507.09
Schwery, Sarah D.	\$10,525.33
Sharpe, Janice A.	\$1,345.00
Stehn, Diana L.	\$4,729.78
Tronchetti, Bradley P.	\$1,042.87
Onken, Duane R.	\$42,942.10
Bennett Tuel, Nicole	\$440.00
Brant, Lois R.	\$336.00
Bryson, Jack E.	\$2,524.00
Christensen, Emily K.	\$81.00
Clipperley-Price, Linn A.	\$448.20
Danileson, Gary F.	\$2,681.00
Dideriksen, David M.	\$250.00
Egeland, Logan D.	\$2,984.00
Goff, Edward L.	\$676.14
Gray, Noelle M.	\$2,220.00
Griffin, Roslyn M.	\$60.00
Hammen, Dennis L.	\$16,768.65
Hauptert, Carla S.	\$265.23
Hueser, Ethan M.	\$2,205.26
Jackson, Katelyn R.	\$248.00
Kennedy, Denise A.	\$265.23
Kerr, Mailee	\$1,836.00
Kral, Nathan R.	\$9,724.19
Lang, Simeon J.	\$32,694.61
Lautner, Vicky M.	\$38,481.68
McGraith, Corey M.	\$4,261.77
Meredith, Donna J.	\$2,351.75
Newell-Moranville, Peggy L.	\$332.50
Rasmussen, Susan G.	\$265.23
Riley, Victoria J.	\$3,375.33
Sheehy, Carrie A.	\$1,557.63
Telleen, Samantha E.	\$270.00
Turner, Judy L.	\$1,631.25
Vanderwilt, Emily N.	\$9,698.72
Vaughan, Megan E.	\$1,996.00
Aubrey, Jordan N.	\$1,463.12
Ausberger, Lucas F.	\$1,585.26
Ausberger, Sophia H.	\$1,152.00
Black, Nathan A.	\$1,023.76
Carlson, Eliza C.	\$885.45
Collier, Nicole M.	\$1,367.90
Ewalt, Joshua M.	\$2,563.14
Flack, Chantel O.	\$855.64
Goff, Zachary E.	\$534.39
Higgins, Corey A.	\$1,582.51
Hovick, Matthew L.	\$468.76
Hunter, Ashley R.	\$1,627.20
Lowe, Tegan D.	\$986.26
Madson, Ellie M.	\$1,505.64
Miller, Cameren A.	\$573.51
Olson, Brooklynn O.	\$765.01
Pound, Anna L.	\$2,551.25
Saul, Julia F.	\$1,186.00
Twillie, Anaiah L.	\$873.75
Winger, Kaydence N.	\$904.83
Woodruff, Logan B.	\$806.25
Schroeder, Madeline G.	\$3,000.00
Angell, Kylie D.	\$3,778.15

Benson, Joseph D.	\$310.00
Block, Elijah C.	\$3,549.50
Cerveney, Jason C.	\$1,785.70
Destival, David A.	\$21,137.36
Destival, Micah P.	\$33,836.25
Greiner, Ryan S.	\$268.25
Hinote, Jacob T.	\$1,350.34
Michaelsen, Andrew R.	\$406.01
Renwanz, Cody W.	\$5,660.25
Davis, David L.	\$47,350.55
Ahrenholtz, Harry E.	\$618.49
Berry, Craig	\$2,400.00
Gordon, Matthew J.	\$618.49
Jackson, Darren F.	\$449.81
Palmer, Michael S.	\$91,485.98
Sloan, David L.	\$ 750.00
Teeple, Larry D.	\$112.45
Wetrich, Matthew T.	\$646.60
Kennedy, Diane M.	\$59,164.37
Gorsuch, Roxanne R.	\$36,135.19
Gregerson, Teresa A.	\$26,611.32
Sorensen, Nickolas L.	\$61,855.62
McDowell, Bill D.	\$42,913.45
Robbins, Rodney A.	\$42,965.65
Teeple, David M.	\$54,661.30
DeMoss, Kyle R.	\$39,850.85
Schilling, Thomas R.	\$51,776.41
Silbaugh, Michael J.	\$40,496.30
Moranville, Daniel J.	\$55,045.07
Olson, Shawn C.	\$39,159.02
Hostetler, Paul D.	\$48,846.16
Morlan, Dale E.	\$6,718.25
Schmidt, Kenneth D.	\$19,510.69
Wallace, Michael C.	\$37,713.15
Curtis, Kent C.	\$38,175.40

NOW, THEREFORE, BE IT RESOLVED THAT THE City Council of the City of Jefferson approved the salaries for the City of Jefferson employees from January 1, 2019 - December 31, 2019 as they are listed in this resolution.

PASSED AND ADOPTED this day of April 28, 2020.

Matt Gordon, Mayor

Roxanne Gorsuch, City Clerk

City of Jefferson

Neighborhood Improvement Incentive Program

Purpose:

The purpose of this grant program is to assist organizations, residents, and business owners within the City of Jefferson to strengthen their neighborhood's appearance, to promote the area to visitors, and to improve the quality of life.

Eligible Applicants:

- ◆ Eligible applicants are property owners in the City of Jefferson who are committed to improve neighborhoods, promote the area, and improve the quality of life.

Eligible Projects to be Considered for Funding: (Must demonstrate at least one of the items listed below)

- ◆ Projects that demolish a structure, including grading and seeding the area, in residential or commercial and public or private property.
- ◆ Projects that correct violations of the 2012 International Property Maintenance Code
- ◆ Project must be completed one year from application approval date.

Funding Requirements:

- ◆ Maximum request is \$2,000.
- ◆ Grant funds are available on a reimbursement basis only.
- ◆ Grants will generally be awarded on a 50/50 cash match basis up to \$2,000.
- ◆ Before and after pictures are required for funding.

Applicant Information

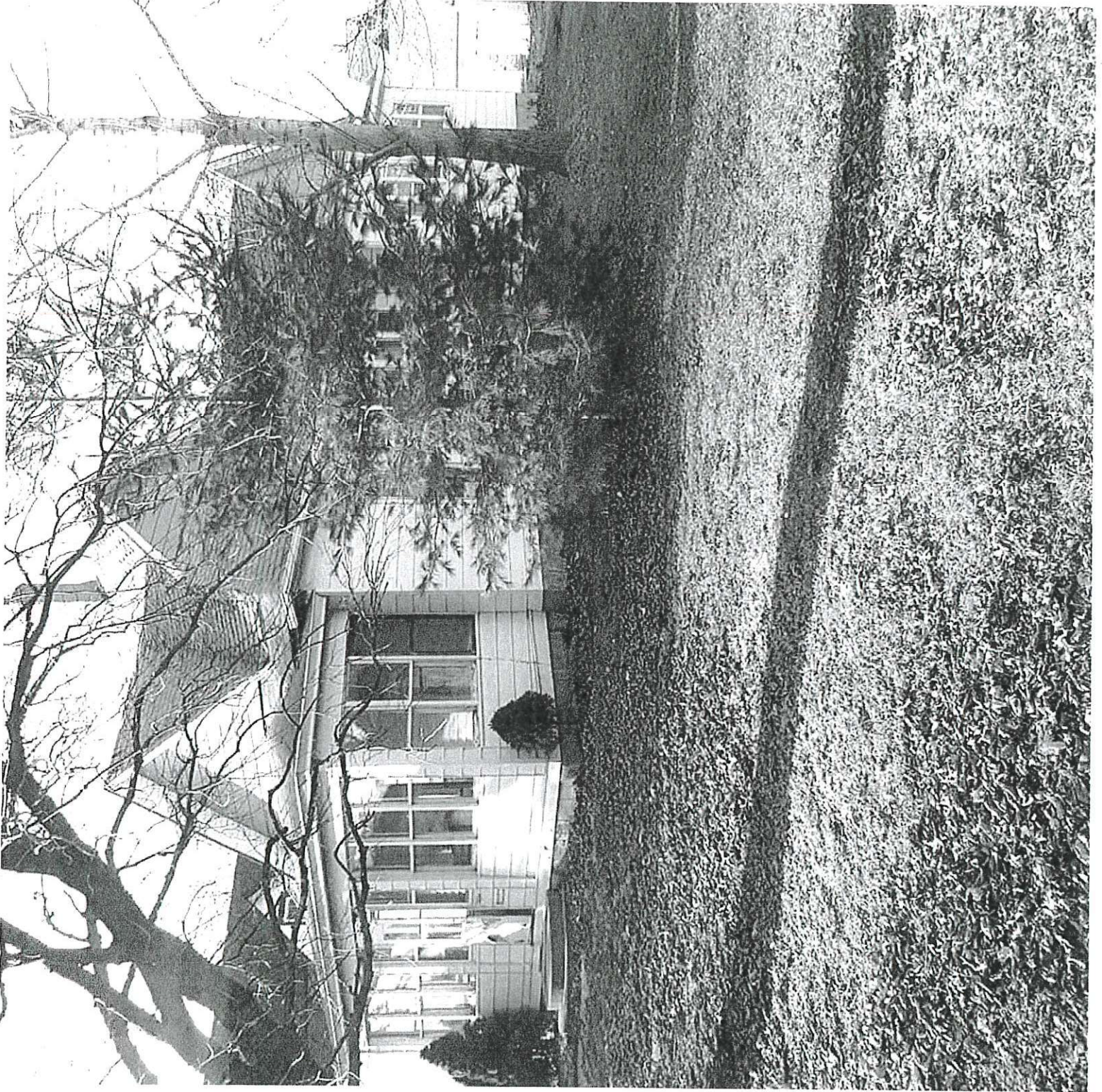
Organization Name: _____ Project Name: Lincoln Way house demolished.
Contact Person: Kathy Rice Mailing Address: 700 W. Lincoln Way
City, State, Zip: Jefferson, Ia. 50139 Daytime Phone Number: 515-386-5459
Fax: NA E-mail: wrice@netins.net
Total Project Cost: \$ ~~12,000.00~~ 12,000.00 Amount requesting from this grant program: \$ 2,000.00
Project Address: 702 W. Lincoln Way
Project Description Demolish house & garage - asbestos check & removal, level yard & seeding.

The City Administrator and the Building Official will make final recommendations to the City Council regarding which projects should be funded. However, they will solicit input by utilizing, the City Engineer, City Department Staff, and/or City Council Members.

For More Information/Questions:

Contact the City Administrator, City Clerk or Building Official at 515-386-3111.

702
WEST
LINCOLN
WAY



BID SUMMARY



Real People. Real Solutions.

Project Location: City of Jefferson, Iowa
Project Title: Jefferson Shared Use Path Improvements
Project No.: A14.119874
Addendum(s): N/A

Bid Day/Date: Wednesday, April 22nd, 2020
Bid Time: 3:00 p.m.
Bid Location: Bolton & Menk, Jefferson, Iowa
 (Closed Bid Opening)

\$	BIDDERS	CITY	BID BOND	TOTAL BASE BID	TOTAL ALTERNATE A BID
1.	Howrey Construction, Inc.	Rockwell City, Iowa	Y / N	\$1,011,005.25	\$77,766.50
2.	Caliber Concrete LLC	Adair, Iowa	Y / N	\$877,039.20	\$69,454.29
3.			Y / N		
4.			Y / N		
5.			Y / N		
6.			Y / N		
7.			Y / N		
8.			Y / N		
9.			Y / N		
10.	Engineer's Estimate		Y / N	\$964,179.50	\$76,350.50

BOLTON & MENK, INC.
 Mankato, MN • Fairmont, MN • Sleepy Eye, MN • Burnsville, MN • Chaska, MN • Duluth, MN
 Willmar, MN • Ramsey, MN • Maplewood, MN • Rochester, MN • Baxter, MN • Fargo, ND
 Ames, IA • Spencer, IA • Des Moines, IA • Jefferson, IA • Cedar Rapids, IA • Algona, IA
 Bolton-Menk.com

Resolution No. _____

Resolution Adopting Multi-Jurisdictional Hazard Mitigation Plan

**A RESOLUTION OF THE CITY OF JEFFERSON ADOPTING THE
CARROLL, CRAWFORD, GREENE, & SAC COUNTIES MULTI-JURISDICTIONAL HAZARD
MITIGATION PLAN 2020**

Whereas, The Board of Supervisors of Greene County, IA has authorized the development of a multi-jurisdictional hazard mitigation plan; and,

Whereas, the City of Jefferson participated in the multi-jurisdictional hazard mitigation planning process; and

Whereas, the Carroll, Crawford, Greene, & Sac Counties Multi-Jurisdictional Hazard Mitigation Plan was prepared in compliance with the Hazard Mitigation Planning Requirement of the Disaster Mitigation Act of 2000 provided by the Iowa Homeland Security and Emergency Management Division.

NOW THEREFORE BE IT RESOLVED, that the City of Jefferson adopts the Carroll, Crawford, Greene, & Sac Counties Multi-Jurisdictional Hazard Mitigation Plan, incorporating citizen comments and recommendations.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2020.

Mayor

ATTEST:

City Clerk

GREENE COUNTY DEVELOPMENT CORP.
MONTHLY STATUS REPORT- 3/10/20

-The primary function of GCDC during the past month has been information dissemination and making sure all the businesses in Greene County are aware of the aid available to help them during the Pandemic. GCDC has held meetings and been in regular contact with multiple organizations and agencies that provide help for our businesses. Those contacts include regular meetings with IED, IWD, Region XII/ Western Iowa Advantage, contact with the SBA and related agencies. There have also been regular meetings and contact with the Small Business Development Center. They offer multiple services for our businesses and are an excellent local contact for owners to get assistance. GCDC is a member of SBDC so their services are free to our businesses.

-GCDC also helped IED with the completion of a business survey to establish the primary needs of our businesses and how to best respond. That survey has been used to implement their current programs.

-The GCDC/City Council Housing Committee continues to work on several housing projects:

-Construction is almost complete on the multi-unit apartment project in Jefferson. The developer worked with the City, BOS, and GCDC to finalize the project. Most of the units are already rented and are now occupied. A second project is planned for 2020 that should include units in Jefferson and Scranton. A planning meeting was held with Scranton Mfg. and the BOS to discuss support for the project, plan details and location. This project is still in process.

-Construction continues on new single-family housing located on two lots near the new apartment project. These are in-fill lots the City has provided for single family homes. The Jefferson City Council worked with Region XII to fund this project. One of the lots now contains the first Prison Industries House constructed in Iowa. The City Council is also working on a program that would provide free single-family lots.

-Several meetings are scheduled the end of February and early March to explain the Rural Housing 360 Initiative to smaller communities and the major employers located in those communities. Steve Gilbert, head of the program, met with John Deere to explain the program and they will be supporting it through a series of workshops for their employees. In early March Steve met with the Paton City Council to get their support and establish what lots are available for the program. This was to be followed by meetings with Scranton Mfg. and the Scranton City Council in March to get their program started. Because of the Pandemic those meetings are being rescheduled. The Rural Housing 360 Website allows a potential buyer to locate a site, pick a house layout, apply for funding, and get approval all on the website.

-A developer and his contractor toured the White Apartments building January 31. He provided a proforma to establish next steps needed to purchase the building and build out the apartments. The developer also mapped out the interior. The Housing Committee has been working with the owner to purchase the building, sell it to the developer and begin the project.

-GCDC is working with a potential buyer for the Fieldhouse, located just off the square in Jefferson. The new owner would use the building as a wrestling training facility and also add a retail store. The new business would attract athletes from all over the state and be an excellent addition to help support our other businesses. The project is moving forward.

-GCDC continues to work with the City of Jefferson and a developer on the plan to build rental housing in the Middle School as part of the Three Block Project. The developer presented his plan to the GCDC Full Board and Grow Greene County. Funding for the development phase is now in place based on support from Grow Greene County and GCDC. Final architectural plans are almost complete and GCDC continues to provide funding. The developer is also working with Greene County Early Learning Center to incorporate their proposed new facility into the overall design of the Three Block Project. He will also be working on the park and green space amenities that tie the Early Learning Center, Middle School Apartments and Community Center together.

-The Greene County Early Learning Center presented a proposal to the GCDC Exec. Board asking for support to hire a fund raiser for their new building project. The proposed fund raiser presented their plan to the Full Board Meeting in March and the funding was approved. This project is critical for attracting young families to the county and should begin soon.

-GCDC continues to work with Linc Kroger and Accenture to develop a marketing program that combines four rural cities and their surrounding territory (Carroll, Jefferson, Perry, Boone) into a single community that can then be marketed to large technology companies to incentivize them to expand into our region. The new community is called "The Lincoln Corridor" and a new website is now available at lincolncorridor.com. The marketing plan was developed in coordination with representatives from all four cities. The cities jointly paid for a consultant to create marketing materials and a website that can be used to sell the community.

-The Lincoln Corridor strategy of grouping smaller communities together to better sell their joint assets to large tech companies was presented to the Western Iowa Advantage Annual Planning Meeting. The goal is to expand the strategy to smaller cities located in the other eight counties in Region XII. The response was so positive that a follow-up meeting between Linc and the eight counties was held on March 9 at the Forge. The other counties are now working on their plans.

-GCDC continues to work with several potential new businesses who are in various stages of development and/or working on loan applications through the Greene County Revolving Loan Fund or Regional XII financing.

- GCDC provides funding for SBDC so they are available to assist new business projects at no cost. Anyone interested in using their services can contact Ken Paxton at 515-386-8255. SBDC will help with your business plan and financials at no cost.
- If anyone is aware of someone with a new business idea who is looking for help with financing or business planning please call Ken Paxton at 515-386-8255.
- During December GCDC completed the sale on two lots in the West Business Park. One of the lots is the frontage lot between McAtee Tire and the new dentist. The property will be used to construct a new \$2 million banking facility for Heartland Bank. During the construction period the bank has opened a location on the square in Jefferson to begin operations.
 - Funds from this sale will be used to support new projects during 2020 or possibly purchase new land for resale. The uses of the funds will be decided by the Voting Board during 2020.
- GCDC continues to distribute an updated selling piece to site selectors in Chicago and Minneapolis as well as local developers.
 - The most recent site selector meeting was held in Ames on March 19. Most site selectors that work on projects in Western Iowa are aware of the Forge Project and the new high school/Career Academy. They continue to follow our housing development efforts and are now aware of the new apartments project and the Middle School Apartments project. The last meeting lead to contact with a new developer.
- GCDC continues to update our website and Facebook page with new articles, videos, market research and new economic data that shows growth trends in Greene County.
 - There is a new video and information on the Forge Grand Opening and a second new video on the changes that have taken place in Greene County over the past few years.
 - Anyone with rental properties should contact GCDC to get a free listing on our site.
 - The GCDC website will be evaluated as part of an overall effort to unify community development efforts. The goal is to centralize access to one website location for anyone doing a Google search for Jefferson or Greene County.
- The Genesis operation in Jefferson closed the end of November and GCDC is helping contact potential buyers for the warehouses and office space. Please let us know if you are aware of anyone that might have an interest. Information on the facility is available from GCDC or you can contact Linda Eighmy or Amanda Bills at Iowa Realty. They have the listing.
- GCDC worked with Chatterkick to construct a survey to estimate demand for a new co-working facility if it were located in Jefferson. The developer from Des Moines is getting close to making a final decision and the information from the survey was used to apply for funding.

MEETINGS

-Because of the Pandemic multiple meetings were cancelled during March. Many will be rescheduled but some were cancelled for the year. These meeting included:

-GCDC Monthly Full Board Meeting in April, WIAD Annual Dinner, Highway 30 Coalition Day At the Capital, SBDC Award Ceremony for Minnehan's in Churdan, Grow Greene County Awards Presentation at Wild Rose, Day Care Centers Conference.

-Grow Greene County held their annual Awards Presentation on April 7. The program was done using Zoom technology. GCDC received funding for our Special Projects Account and to support current apartment projects. We are extremely thankful for their significant contribution to economic development in Green County for 2020 and the past several years. We would not be able to support housing and other projects without their contributions.

-Region XII held their monthly loan review meeting in March using Zoom technology. A new loan was approved and the committee reviewed our current loans and updated their status.

-GCDC attended the monthly Iowa Economic Development Marketing Meeting by video chat on March 25. The meeting covered future projects for the IED group. GCDC provided IED an update on the Forge and other rural technology related projects. GCDC updated the group on the new housing projects and the Lincoln Corridor.

-The monthly WIAD meeting was held at the Forge in Jefferson on March 9. Linc Kroger addressed the group on the development of the Forge and specifically covered the Lincoln Corridor Project. The group toured the Forge and then had their lunch meeting at Casa de Oro.

-There have been three Highway 30 Coalition meetings during the past two months, the last was March 14. The DOT is considering awarding a PELL Study for the four-lane expansion from Ogden to Carroll. The Coalition has several meetings and events planned to support this effort.

-Met with Scranton Mayor to discuss their participation in the second Rowland housing project and the Rural Housing 360 project. They are supportive of both and will provide lots and tax incentives.

March 26, 2020

Greene County Development Corporation
c/o Mr. Ken Paxton
ken@greencountyiowa.com

RE: Fieldhouse, Jefferson, Iowa

Mr. Paxton:

I am following up on our meeting at the property located at 202 South Chestnut in Jefferson known as The Fieldhouse. I appreciate the opportunity to meet with you and to view the property as well as begin discussions on this potential purchase. I would like to give you an overview of my vision of bringing not only my family but our businesses into the town of Jefferson, Iowa.

My wife, Bethany, and I married in October 2012, have two spunky and life-filling girls, Mila and Nova. We currently reside in Plymouth, Iowa, a small town outside of Mason City where I am the Head Assistant Coach for North Iowa Area Community College (NIACC). I began Sebolt Wrestling Academy (SWA) in 2010 after completing my own career as a 4-time Iowa High School State Champion, moving on to red shirt at Iowa State and then on to NIACC to complete my education and was able to work with 3 of the junior national champions who came from NIACC. The success of SWA comes in the form of young athletes looking to become better wrestlers. I get the privilege to coach nearly 85 kids with several that have stood atop the podium at the not only the state level but also at the national level during their careers. At this time there are 5 SWA athletes that have made Division 1 college commits, just this year alone. In the 2020 Iowa High School State Wrestling Championship, SWA had 10 state champions, 8 runners-up and 32 placers across 1A, 2A, and 3A. Many of these kids come from the surrounding states for practices 1-2 nights per week and for week-long camps in the summer. Many of these families are from Minnesota, Wisconsin, Iowa and Missouri.

My wife, Bethany, is an RN working at Mercy North Iowa. She began her small business, Bethany's Blanket Bundles, as a way to make a little extra income while she stayed at home with our first daughter, Mila, but found enjoyment of not only being able to be home with our daughter, but to be able to be creative and help other moms across the state. This has grown and transitioned into a custom and wholesale apparel printing business where she has made apparel for several of our local area schools adding a flare to the sporting events for those moms and fans, and for those special custom makes such as tumblers, wine glasses, and signs. With her starting this small business she has been able to continue to stay at home even after the birth of our second

daughter, Nova. Bundled + co is a sister branch of Bethany's Blanket Bundles right now as an online boutique, but would be included as part of the store front.

Looking at this property we would need to incorporate some changes, in order to meet the needs of SWA and the small businesses that would also be located there. Inside the wrestling room area I would be installing more insulation in order to make the room more efficient as well as adding white steel to the walls, painting, general clean up and installation of an A/C unit in order to accommodate the need during the hot days of the camps held for 2 weeks at the end of July and first of August. Changes to make on the exterior include installation of an overhead door as part of the garage, repair and replacing concrete, replacement of windows for additional efficiency, and for the storefront the addition of stone/brick wainscoat and tuck point the brick in the places needed. With doing these changes I would look to the City of Jefferson in ways to assist in this cost in the way of grant assistance under the City Façade Program and also look at the County for a proposed 5-year tax abatement. My father, who has run his own construction business for the last 25+ years, knows the additional details to go into the needed repairs, replacements and additions in order to make the facility be exactly what is needed as a storefront and a wrestling room. Other than applying for these programs, the funding for these repairs and improvements would be paid for by us as owners. Closing on this property without the need to take out a loan will allow us to not only be fully invested, but also show those committee members who sign those grants and abatements that we are looking to be in the community of Jefferson for the long haul. We are not a family to come in, make a mark and move on. With family who live in Jefferson, Ann and Jim Ober, we have a connection in and to Jefferson and look to be the next family who calls Jefferson home.

PROJECT COST

Purchase of building by Sebolt	\$135,000.00
Interior renovations by Sebolt	\$ 40,000.00
Façade with grant from City of Jefferson	\$150,000.00
Total Cost of SWA/Sebolt Project	\$325,000.00

With SWA, Jefferson looks to see a group of kids along with their families not only look to the town for their needs in their fuel, grocery, snacks, meals, and even lodging needs when they come to town, but Jefferson also looks to grow a new family, not just 1, but 3 businesses and even athletes within the Jefferson School District who look to further their wrestling career and be part of bringing wrestling in Iowa back to the top in the country as it was before.

I look forward to getting the opportunity to speak with you more or answer any questions you may have in regard to not only my wrestling club, but Bethany's businesses, and our family.

Sincerely,
TJ Sebolt

Elite Level

\$150 per month, year round

Family discount with 2 athletes is 50% off 2nd athlete and 75% off 3rd athlete

Beginner Level

Held from November – February

\$100 per month

Family discount with 2 athletes 50% off 2nd athlete

Private Lesson

Groups of 2-4 kids is \$25 per athlete

Phase I - Building

HVAC	\$50,000.00
Interior Renovations	\$12,000.00
Wrestling room liner panel throughout walls and ceiling	
Parent Lobby	\$16,000.00
Viewer windows and openings, divider walls	
TOTAL OF PHASE I	\$78,000.00

Phase II – Campers

Garage door	\$8,500.00
Door, door opening, red steel, red steel framing, and garage door opener	
Bedrooms/Bathrooms	\$65,000.00
Upstairs and downstairs framing and finish	
Kitchen	\$30,000.00
Kitchen/Dining finished which includes HVAC	
Sewer	\$14,000.00
Tapping fee, digging, concrete removal, rock and tamping, line set to grade and required/necessary inspection fees	
TOTAL OF PHASE II	\$117,500.00

Phase III – Exterior

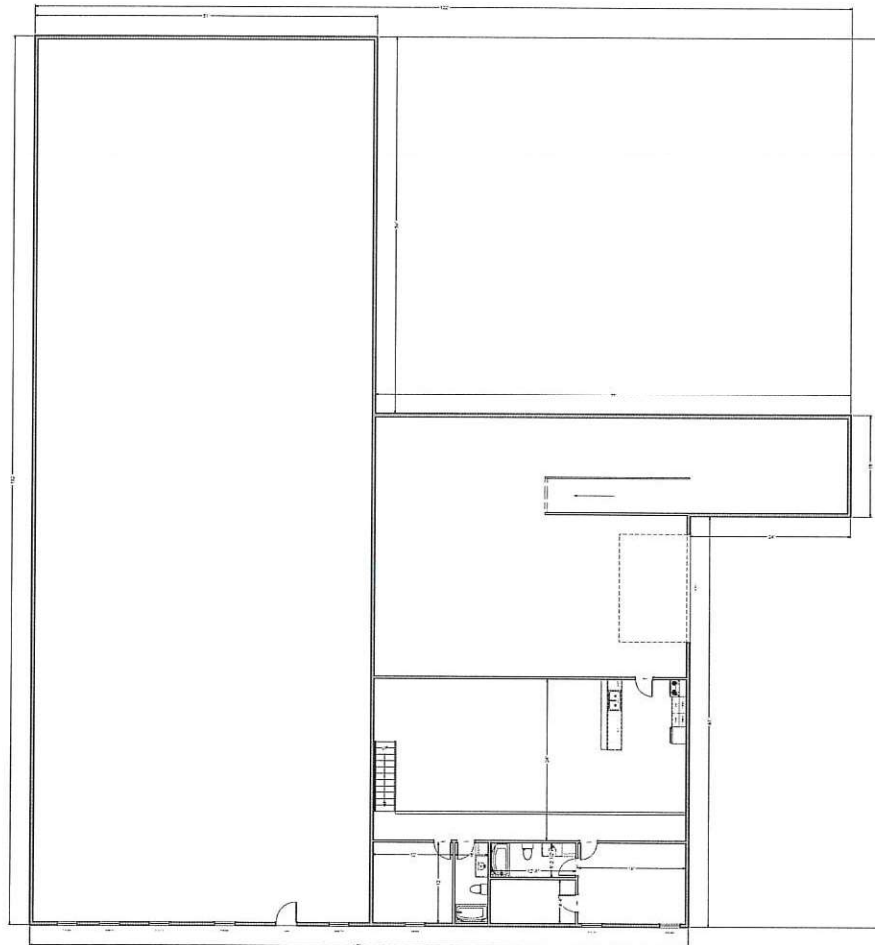
Façade	\$38,000.00
Brick, wains-coat, windows, siding	
Parking in front	\$25,000.00
Removal and replace of concrete	
Sidewalk in front	\$25,000.00
Removal and replace of concrete	
TOTAL OF PHASE III	\$88,000.00

**GRAND TOTAL
OF ALL PHASES** **\$283,500.00**

Building Purchase \$138,750.00

TOTAL PROJECT \$422,250.00

Phase II kitchen, bathrooms and bedrooms also includes the electrical installation and any inspections required and necessary.



LIVING AREA
10'6" x 11'7"

HARRISON

CHESTNUT STREET



37-349

Adoption of Budget and Certification of City Taxes

FISCAL YEAR BEGINNING JULY 1, 2020 - ENDING JUNE 30, 2021

Resolution No.: _____

The City of: Jefferson

County Name: GREENE

Date Budget Adopted: _____

(Date) xxx/xxx

The below signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages. Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

515-386-3111
Telephone Number

Signature

County Auditor Date Stamp

January 1, 2019 Property Valuations

	Regular	2a	148,811,130	2b	145,779,197	4,345
	DEBT SERVICE	3a	177,904,241	3b	174,872,308	
	Ag Land	4a	1,921,294			

TAXES LEVIED

Code Sec.	Dollar Limit	Purpose	(A) Request with Utility Replacement	(B) Property Taxes Levied	(C) Rate
384.1	8.10000	Regular General Levy	5 1,205,370	1,180,811	43 8.10000
(384)		Non-Voted Other Permissible Levies			
12(8)	0.67500	Contract for use of Bridge	6	0	44 0
12(10)	0.95000	Opr & Maint publicly owned Transit	7	0	45 0
12(11)	Amt Nec	Rent, Ins. Maint of Civic Center	8	0	46 0
12(12)	0.13500	Opr & Maint of City owned Civic Center	9	0	47 0
12(13)	0.06750	Planning a Sanitary Disposal Project	10	0	48 0
12(14)	0.27000	Aviation Authority (under sec.330A.15)	11	0	49 0
12(15)	0.06750	Levee Impr. fund in special charter city	13	0	51 0
12(17)	Amt Nec	Liability, property & self insurance costs	14 50,000	48,982	52 0.33600
12(21)	Amt Nec	Support of a Local Emerg.Mgmt.Comm.	462	0	465 0
(384)		Voted Other Permissible Levies			
12(1)	0.13500	Instrumental/Vocal Music Groups	15	0	53 0
12(2)	0.81000	Memorial Building	16	0	54 0
12(3)	0.13500	Symphony Orchestra	17	0	55 0
12(4)	0.27000	Cultural & Scientific Facilities	18	0	56 0
12(5)	As Voted	County Bridge	19	0	57 0
12(6)	1.35000	Missi or Missouri River Bridge Const.	20	0	58 0
12(9)	0.03375	Aid to a Transit Company	21	0	59 0
12(16)	0.20500	Maintain Institution received by gift/devise	22	0	60 0
12(18)	1.00000	City Emergency Medical District	463	0	466 0
12(20)	0.27000	Support Public Library	23	0	61 0
28E.22	1.50000	Unified Law Enforcement	24	0	62 0
		Total General Fund Regular Levies (5 thru 24)	25 1,255,370	1,229,793	
384.1	3.00375	Ag Land	26 5,771	5,771	63 3.00375
		Total General Fund Tax Levies (25 + 26)	27 1,261,141	1,235,564	Do Not Add
		Special Revenue Levies			
384.8	0.27000	Emergency (if general fund at levy limit)	28 40,179	39,360	64 0.27000
384.6	Amt Nec	Police & Fire Retirement	29 0	0	0
	Amt Nec	FICA & IPERS (if general fund at levy limit)	30 243,366	238,407	1.63540
Rules	Amt Nec	Other Employee Benefits	31 305,191	298,973	2.05086
		Total Employee Benefit Levies (29,30,31)	32 548,557	537,380	65 3.68626
		Sub Total Special Revenue Levies (28+32)	33 588,736	576,740	
		Valuation			
386	As Req	With Gas & Elec	Without Gas & Elec		
		SSMID 1 (A)	(B)	34	66 0
		SSMID 2 (A)	(B)	35	67 0
		SSMID 3 (A)	(B)	36	68 0
		SSMID 4 (A)	(B)	37	69 0
		SSMID 5 (A)	(B)	555	565 0
		SSMID 6 (A)	(B)	556	566 0
		SSMID 7 (A)	(B)	1177	### 0
		SSMID 8 (A)	(B)	1185	### 0
		Total Special Revenue Levies	39 588,736	576,740	
384.4	Amt Nec	Debt Service Levy 76.10(6)	40 480,873	472,678	70 2.70299
384.7	0.67500	Capital Projects (Capital Improv. Reserve)	41	0	71 0
		Total Property Taxes (27+39+40+41)	42 2,330,750	2,284,982	72 15.09525

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following:

Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.

- 1) The prescribed Notice of Public Hearing Budget Estimate (Form 631.1) was lawfully published, or posted if applicable, filed proof was evidenced.
- 2) Budget hearing notices were published or posted not less than 10 days, nor more than 20 days, prior to the budget hearing.
- 3) Adopted property taxes do not exceed published or posted amounts.
- 4) Adopted expenditures do not exceed published or posted amounts in each of the nine program areas, or in total.
- 5) Number of the resolution adopting the budget has been included at the top of this form.
- 6) The budget file uploaded to the SUBMIT Area matched the paper copy certified by the city to this office.
- 7) The long term debt schedule (Form 703) shows sufficient payment amounts to pay the G.O. debt certified by the city to this office.

(County Auditor)

Fund Balance Worksheet for City of **Jefferson**

		2019										2020										2021																				
		General (A)		Special Rev (B)		TIF Special Rev (C)		Debt Serv (D)		Capt Proj (E)		Permanent (G)		Total Government (H)		Proprietary (I)		Grand Total (J)				General		Special Rev		TIF Special Rev		Debt Serv		Capt Proj		Permanent		Tot Govt		Proprietary		Grand Total				
(1) Annual Report FY		1	2,085,234	1,940,080	431,934	192,682	4,716	182,837	4,837,483	4,436,127	9,273,610																															
Beginning Fund Balance July 1 (pg 5, line 134) *		2	3,123,301	2,405,141	748,773	353,767	25,400	9,165	6,665,547	3,220,729	9,886,276																															
Actual Revenues Except Beg Bal (pg 5, line 132) *		3	3,853,111	2,143,912	657,311	376,595	692	0	7,031,621	2,497,628	9,529,249																															
Actual Expenditures Except End Bal (pg 9, line 136) *		4	1,355,424	2,201,309	523,396	169,854	29,424	192,002	4,471,409	5,159,228	9,630,637																															
Ending Fund Balance June 30 (pg 9, line 147) *		(2) Re-Estimated FY		General		Spec Rev		TIF Special Rev		Debt Serv		Capt Proj		Permanent		Tot Govt		Proprietary		Grand Total				General		Spec Rev		TIF Special Rev		Debt Serv		Capt Proj		Permanent		Tot Govt		Proprietary		Grand Total		
Beginning Fund Balance		5	1,355,424	2,201,309	523,396	169,854	29,424	192,002	4,471,409	5,159,228	9,630,637																															
Re-Est Revenues		6	3,041,381	1,209,905	665,845	341,565	425,000	2,000	5,685,696	3,880,954	9,566,650																															
Re-Est Expenditures		7	3,054,170	1,369,188	665,845	376,665	427,000	0	5,892,868	3,520,648	9,413,516																															
Ending Fund Balance		8	1,342,635	2,042,026	523,396	134,754	27,424	194,002	4,264,237	5,519,534	9,783,771																															
(3) Budget FY		(3) Budget FY		General		Spec Rev		TIF Special Rev		Debt Serv		Capt Proj		Permanent		Tot Govt		Proprietary		Grand Total				General		Spec Rev		TIF Special Rev		Debt Serv		Capt Proj		Permanent		Tot Govt		Proprietary		Grand Total		
Beginning Fund Balance		9	1,342,635	2,042,026	523,396	134,754	27,424	194,002	4,264,237	5,519,534	9,783,771																															
Revenues		10	3,028,340	1,246,375	1,025,212	480,873	425,000	2,000	6,207,800	4,561,391	10,769,191																															
Expenditures		11	3,106,403	1,224,202	1,543,027	483,873	427,000	0	6,784,505	3,597,585	10,382,090																															
Ending Fund Balance		12	1,264,572	2,064,199	5,581	131,754	25,424	196,002	3,687,532	6,483,340	10,170,872																															

* The figures in section (1) are taken from FORM F-66(A-2) STATE OF IOWA FINANCIAL REPORT FOR FISCAL YEAR ENDED JUNE 30, 2019
 ** The remaining two sections are filled in by the software once ALL worksheets are completed.

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 1

RE-ESTIMATED Fiscal Year Ending 2020

Fiscal Years

GOVERNMENT ACTIVITIES (A)		(B)	GENERAL (C)	SPECIAL REVENUE (D)	TIF SPECIAL REVENUES (E)	DEBT SERVICE (F)	CAPITAL PROJECTS (G)	PERMANENT (H)	PROPRIETARY (I)	RE-ESTIMATED 2020 (J)	ACTUAL 2019 (K)
PUBLIC SAFETY											
Police Department/Crime Prevention	1		847,393							847,393	703,000
Jail	2									0	0
Emergency Management	3									0	0
Flood Control	4									0	0
Fire Department	5		100,164							100,164	237,048
Ambulance	6									0	0
Building Inspections	7									0	0
Miscellaneous Protective Services	8									0	0
Animal Control	9		16,500							16,500	16,633
Other Public Safety	10		2,450							2,450	2,419
TOTAL (lines 1 - 10)	11		966,507	0				0		966,507	959,100
PUBLIC WORKS											
Roads, Bridges, & Sidewalks	12		91,156	523,440						614,596	547,196
Parking - Meter and Off-Street	13									0	0
Street Lighting	14			94,000						94,000	94,293
Traffic Control and Safety	15			7,500						7,500	5,060
Snow Removal	16			19,000						19,000	14,135
Highway Engineering	17									0	0
Street Cleaning	18									0	0
Airport (if not Enterprise)	19									0	0
Garbage (if not Enterprise)	20									0	0
Other Public Works	21									0	0
TOTAL (lines 12 - 21)	22		91,156	643,940				0		735,096	660,684
HEALTH & SOCIAL SERVICES											
Welfare Assistance	23									0	0
City Hospital	24									0	0
Payments to Private Hospitals	25									0	0
Health Regulation and Inspection	26									0	0
Water, Air, and Mosquito Control	27		3,000							3,000	0
Community Mental Health	28									0	0
Other Health and Social Services	29									0	0
TOTAL (lines 23 - 29)	30		3,000	0				0		3,000	21,789
CULTURE & RECREATION											
Library Services	31		279,500	16,200						295,700	277,146
Museum, Band and Theater	32									0	0
Parks	33		118,910							118,910	122,330
Recreation	34		423,312							423,312	395,191
Cemetery	35		117,274							117,274	104,419
Community Center, Zoo, & Marina	36									0	0
Other Culture and Recreation	37		315,910							315,910	486,675
TOTAL (lines 31 - 37)	38		1,254,906	16,200				0		1,271,106	1,385,761

RE-ESTIMATED EXPENDITURES SCHEDULE PAGE 2
RE-ESTIMATED Fiscal Year Ending 2020

Fiscal Years

(A)	(B)	RE-ESTIMATED							Fiscal Years		
		GENERAL REVENUES (C)	SPECIAL REVENUES (D)	TIF SPECIAL REVENUES (E)	DEBT SERVICE (F)	CAPITAL PROJECTS (G)	PERMANENT (H)	PROPRIETARY (I)	RE-ESTIMATED 2020 (J)	ACTUAL 2019 (K)	
GOVERNMENT ACTIVITIES CONT.											
COMMUNITY & ECONOMIC DEVELOPMENT											
	39	50,000								50,000	0
	40	160,000		665,845						825,845	426,023
	41	15,000								15,000	147,599
	42									0	0
	43	105,133								105,133	0
	44									0	0
	45	330,133	0	665,845						995,978	573,622
GENERAL GOVERNMENT											
	46	75,226								75,226	77,842
	47	47,417								47,417	53,218
	48	4,000								4,000	216
	49	62,000								62,000	46,462
	50									0	83,879
	51	45,000								45,000	46,872
	52	112,381								112,381	215,044
	53	346,024	0	0						346,024	523,533
										376,665	555,086
	54					376,665				427,000	768,599
	55						427,000			0	0
	56									0	0
	57	0	0	0		427,000				427,000	768,599
	58	2,991,726	660,140	665,845		427,000				5,121,376	5,448,174
BUSINESS TYPE ACTIVITIES											
Proprietary: Enterprise & Budgeted ISF											
	59									979,571	692,301
	60									866,853	532,628
	61									0	0
	62									0	0
	63									80,100	82,510
	64									533,732	472,897
	65									0	0
	66									0	0
	67									0	0
	68									0	0
	69									141,329	166,823
	70									0	290,545
	71									0	52,424
	72									0	0
	73									2,601,585	2,289,128
	74	2,991,726	660,140	665,845		427,000				7,722,961	7,737,302
	75	62,444	709,048							1,690,565	1,535,558
	76									0	256,389
	77	62,444	709,048	0	0	0				1,690,565	1,791,947
	78	3,054,170	1,369,188	665,845	376,665	427,000				9,413,516	9,529,249
	79	1,342,635	2,042,026	523,396	134,754	27,424				9,783,771	9,630,637

THE USE OF THE CONTINUING APPROPRIATION IS VOLUNTARY. SUCH EXPENDITURES DO NOT REQUIRE AN AMENDMENT. HOWEVER THE ORIGINAL AMOUNT OF THE CAPITAL PROJECT MUST HAVE APPEARED ON A PREVIOUS YEAR'S BUDGET TO OBTAIN THE SPENDING AUTHORITY. THE CONTINUING APPROPRIATION CAN NOT BE FOR A YEAR PRIOR TO THE ACTUAL YEAR. CONTINUING APPROPRIATIONS END WITH THE ACTUAL YEAR. SEE INSTRUCTIONS.

RE-ESTIMATED REVENUES DETAIL
RE-ESTIMATED Fiscal Year Ending 2020

(A)	(B)	Fiscal Years									
		GENERAL (C)	SPECIAL REVENUES (D)	TIF SPECIAL REVENUES (E)	DEBT SERVICE (F)	CAPITAL PROJECTS (G)	PERMANENT (H)	PROPRIETARY (I)	RE-ESTIMATED 2020 (J)	ACTUAL 2019 (K)	
REVENUES & OTHER FINANCING SOURCES											
1	Taxes Levied on Property	1,187,299	568,626						2,091,340	2,169,772	
2	Less: Uncollected Property Taxes - Levy Year				335,415				0	0	
3	Net Current Property Taxes (line 1 minus line 2)	1,187,299	568,626		335,415				2,091,340	2,169,772	
4	Delinquent Property Taxes								0	0	
5	TIF Revenues			665,845					665,845	748,773	
Other City Taxes:											
6	Utility Tax Replacement Excise Taxes	24,571	11,825		6,150				42,546	0	
7	Utility franchise tax (Iowa Code Chapter 364.2)								0	0	
8	Parimutuel wager tax	178,000							178,000	0	
9	Gaming wager tax								0	0	
10	Mobile Home Taxes								0	0	
11	Hotel/Motel Taxes	115,000							0	0	
12	Other Local Option Taxes								115,000	125,315	
13	Subtotal - Other City Taxes (lines 6 thru 12)	317,571	11,825		6,150				335,546	463,964	
14	Licenses & Permits	16,975							16,975	34,769	
15	Use of Money & Property	44,110	565				2,000		109,375	105,776	
Intergovernmental:											
16	Federal Grants & Reimbursements		525,745						525,745	0	
17	Road Use Taxes								0	581,313	
18	Other State Grants & Reimbursements	500							500	147,041	
19	Local Grants & Reimbursements	129,898				425,000			554,898	235,578	
20	Subtotal - Intergovernmental (lines 16 thru 19)	130,398	525,745	0	0	425,000			1,081,143	943,932	
Charges for Fees & Service:											
21	Water Utility								1,263,475	1,013,394	
22	Sewer Utility								1,069,316	931,939	
23	Electric Utility								0	0	
24	Gas Utility								0	0	
25	Parking								0	0	
26	Airport								45,400	0	
27	Landfill/Garbage								541,500	534,958	
28	Hospital								0	0	
29	Transit								0	0	
30	Cable TV, Internet & Telephone								0	0	
31	Housing Authority								0	0	
32	Storm Water Utility								0	0	
33	Other Fees & Charges for Service	466,650							592,650	473,077	
34	Subtotal - Charges for Service (lines 21 thru 33)	466,650	0	0	0	0	0	3,045,691	3,512,341	2,953,368	
35	Special Assessments								0	0	
36	Miscellaneous	39,330	13,200						63,530	523,260	
Other Financing Sources:											
37	Regular Operating Transfers In	839,048	89,944						1,690,555	1,535,558	
38	Internal TIF Loan Transfers In								0	256,389	
39	Subtotal ALL Operating Transfers In	839,048	89,944	0	0	0	0	761,563	1,690,555	1,791,947	
40	Proceeds of Debt (Excluding TIF Internal Borrowing)								0	0	
41	Proceeds of Capital Asset Sales								0	25,400	
42	Subtotal-Other Financing Sources (lines 36 thru 38)	839,048	89,944	0	0	0	0	761,563	1,690,555	1,817,347	
Total Revenues except for beginning fund balance											
43	(lines 3, 4, 5, 12, 13, 14, 19, 33, 34, 35, & 39)	3,041,381	1,209,905	665,845	341,565	425,000	2,000	3,880,954	9,566,650	9,886,276	
44	Beginning Fund Balance July 1	1,355,424	2,201,309	523,396	169,854	29,424	192,002	5,159,228	9,630,637	9,273,610	
45	TOTAL REVENUES & BEGIN BALANCE (lines 41+42)	4,396,805	3,411,214	1,189,241	511,419	454,424	194,002	9,040,182	19,197,287	19,159,886	

EXPENDITURES SCHEDULE PAGE 1

Fiscal Year Ending 2021

Fiscal Years

GOVERNMENT ACTIVITIES (A)	(B)	GENERAL (C)	SPECIAL REVENUES (D)	TIF SPECIAL REVENUES (E)	DEBT SERVICE (F)	CAPITAL PROJECTS (G)	PERMANENT (H)	PROPRIETARY (I)	BUDGET 2021 (J)	RE-ESTIMATED 2020 (K)	ACTUAL 2019 (L)
PUBLIC SAFETY											
Police Department/Crime Prevention	1	873,686							873,686	847,393	703,000
Jail	2								0	0	0
Emergency Management	3								0	0	0
Flood Control	4								0	0	0
Fire Department	5	105,164							105,164	100,164	237,048
Ambulance	6								0	0	0
Building Inspections	7								0	0	0
Miscellaneous Protective Services	8								0	0	0
Animal Control	9	16,500							16,500	16,633	16,633
Other Public Safety	10	2,450							2,450	2,450	2,419
TOTAL (lines 1 - 10)	11	997,800	0				0		997,800	966,507	959,100
PUBLIC WORKS											
Roads, Bridges, & Sidewalks	12	96,724	440,766						537,490	614,596	547,196
Parking - Meter and Off-Street	13								0	0	0
Street Lighting	14		94,000						94,000	94,293	94,293
Traffic Control and Safety	15		7,500						7,500	7,500	5,060
Snow Removal	16		19,000						19,000	19,000	14,135
Highway Engineering	17								0	0	0
Street Cleaning	18								0	0	0
Airport (if not Enterprise)	19								0	0	0
Garbage (if not Enterprise)	20								0	0	0
Other Public Works	21								0	0	0
TOTAL (lines 12 - 21)	22	96,724	561,266				0		657,990	735,096	660,684
HEALTH & SOCIAL SERVICES											
Welfare Assistance	23								0	0	0
City Hospital	24								0	0	0
Payments to Private Hospitals	25								0	0	0
Health Regulation and Inspection	26								0	0	0
Water, Air, and Mosquito Control	27	5,000							5,000	3,000	0
Community Mental Health	28								0	0	0
Other Health and Social Services	29								0	0	0
TOTAL (lines 23 - 29)	30	5,000	0				0		5,000	3,000	21,789
CULTURE & RECREATION											
Library Services	31								0	0	0
Museum, Band and Theater	32	285,000	16,200						301,200	295,700	277,146
Parks	33	119,516							119,516	118,910	122,330
Recreation	34	442,159							442,159	423,312	395,791
Cemetery	35	111,824							111,824	117,274	104,419
Community Center, Zoo, & Marina	36								0	0	0
Other Culture and Recreation	37	295,125							295,125	315,910	486,675
TOTAL (lines 31 - 37)	38	1,253,624	16,200				0		1,289,824	1,271,106	1,385,761

EXPENDITURES SCHEDULE PAGE 2
Fiscal Year Ending 2021

Fiscal Years

(B)	(A)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)
		GENERAL	SPECIAL	TIF	DEBT	CAPITAL	PERMANENT	PROPRIETARY	BUDGET	RE-ESTIMATED	ACTUAL
		(C)	REVENUES	SPECIAL	SERVICE	PROJECTS	(H)	(I)	2021	2020	2019
		(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)
GOVERNMENT ACTIVITIES CONT.											
COMMUNITY & ECONOMIC DEVELOPMENT											
39	Community Beautification								0	50,000	0
40	Economic Development	50,000		1,543,027					1,593,027	825,845	426,023
41	Housing and Urban Renewal	15,000							15,000	15,000	147,599
42	Planning & Zoning								0	0	0
43	Other Com & Econ Development	232,464							232,464	105,133	0
44	TIF Rebates								0	0	0
45	TOTAL (lines 39 - 44)	297,464	0	1,543,027			0		1,840,491	995,978	573,622
GENERAL GOVERNMENT											
46	Mayor, Council, & City Manager	87,617							87,617	75,226	77,842
47	Clerk, Treasurer, & Finance Adm.	50,332							50,332	47,417	53,218
48	Elections	4,000							4,000	4,000	216
49	Legal Services & City Attorney	52,000							52,000	62,000	46,462
50	City Hall & General Buildings	8,000							8,000	0	83,879
51	Tort Liability	50,000							50,000	45,000	46,872
52	Other General Government	131,248							131,248	112,361	215,044
53	TOTAL (lines 46 - 52)	383,197	0	0			0		383,197	346,024	523,533
54	DEBT SERVICE				483,873				483,873	376,665	555,086
55	Gov Capital Projects					427,000			427,000	427,000	768,599
56	TIF Capital Projects					427,000			427,000	0	0
57	TOTAL CAPITAL PROJECTS	0	0	0		427,000	0		427,000	427,000	768,599
58	TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	3,033,809	577,466	1,543,027	483,873	427,000	0		6,065,175	5,121,376	5,448,174
BUSINESS TYPE ACTIVITIES											
Proprietary: Enterprise & Budgeted ISF											
59	Water Utility							1,079,571	1,079,571	979,571	692,301
60	Sewer Utility							866,853	866,853	866,853	532,628
61	Electric Utility							0	0	0	0
62	Gas Utility							0	0	0	0
63	Airport							80,100	80,100	80,100	82,510
64	Landfill/Garbage							533,732	533,732	533,732	472,897
65	Transit							0	0	0	0
66	Cable TV, Internet & Telephone							0	0	0	0
67	Housing Authority							0	0	0	0
68	Storm Water Utility							0	0	0	0
69	Other Business Type (city hosp., ISF, parking, etc.)							141,329	141,329	141,329	165,823
70	Enterprise DEBT SERVICE							0	0	0	290,545
71	Enterprise CAPITAL PROJECTS							0	0	0	52,424
72	Enterprise TIF CAPITAL PROJECTS							0	0	0	0
73	TOTAL Business Type Expenditures (lines 59 - 73)							2,701,585	2,701,585	2,601,585	2,289,128
74	TOTAL ALL EXPENDITURES (lines 58+74)	3,033,809	577,466	1,543,027	483,873	427,000	0		8,766,760	7,722,961	7,737,302
75	Regular Transfers Out	72,594	646,736					896,000	1,615,330	1,690,555	1,535,556
76	Internal TIF Loan / Repayment Transfers Out							0	0	0	256,389
77	Total ALL Transfers Out	72,594	646,736	0	0	0	0	896,000	1,615,330	1,690,555	1,791,947
78	Total Expenditures & Fund Transfers Out (lines 75-79)	3,106,403	1,224,202	1,543,027	483,873	427,000	0	3,597,585	10,382,090	9,413,516	9,529,249
79	Ending Fund Balance June 30	1,264,572	2,064,199	5,581	131,754	25,424	196,002	6,483,340	10,170,872	9,783,771	9,630,637

* A continuing appropriation is the unexpended budgeted amount from a prior year's capital project. The entry is made on the Con Approps page that must accompany the budget forms if used. SEE INSTRUCTIONS FOR USE.

REVENUES DETAIL
Fiscal Year Ending 2021

Fiscal Years

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)
		GENERAL	SPECIAL	TIF	DEBT	CAPITAL	PERMANENT	PROPRIETARY	BUDGET	RE-ESTIMATED	ACTUAL
		(C)	REVENUES	SPECIAL	SERVICE	PROJECTS	(H)	(I)	2021	2020	2019
			(D)	REVENUES	(F)	(G)	(H)	(I)	(J)	(K)	(L)
				(E)							
REVENUES & OTHER FINANCING SOURCES											
1 Taxes Levied on Property		1,235,564	576,740		472,678	0			2,284,982	2,091,340	2,169,772
2 Less: Uncollected Property Taxes - Levy Year						0			0	0	0
3 Net Current Property Taxes (line 1 minus line 2)		1,235,564	576,740		472,678	0			2,284,982	2,091,340	2,169,772
4 Delinquent Property Taxes									0	0	0
5 TIF Revenues									0	0	0
Other City Taxes:											
6 Utility Tax Replacement Excise Taxes		25,577	11,996		8,195	0			45,768	42,546	0
7 Utility franchise tax (Iowa Code Chapter 364.2)									0	0	0
8 Parimutuel wager tax									0	0	0
9 Gaming wager tax		178,000							178,000	178,000	0
10 Mobile Home Taxes									0	0	0
11 Hotel/Motel Taxes		115,000							115,000	115,000	125,315
12 Other Local Option Taxes									425,000	425,000	463,964
13 Subtotal - Other City Taxes (lines 6 thru 12)		318,577	11,996		8,195	425,000			763,768	335,546	589,279
14 Licenses & Permits		16,975							79,675	16,975	34,769
15 Use of Money & Property		44,110	565	1,025,212			2,000		1,071,887	109,373	105,776
Intergovernmental:											
16 Federal Grants & Reimbursements									0	525,745	0
17 Road Use Taxes			543,780						543,780	0	561,313
18 Other State Grants & Reimbursements		500	0		0	0			500	500	147,041
19 Local Grants & Reimbursements		129,798	13,200						142,998	554,898	235,578
20 Subtotal - Intergovernmental (lines 16 thru 19)		130,298	556,980	0	0	0			687,278	1,081,143	943,932
Charges for Fees & Service:											
21 Water Utility								1,263,475	1,263,475	1,263,475	1,013,394
22 Sewer Utility								1,069,316	1,069,316	1,069,316	931,939
23 Electric Utility								0	0	0	0
24 Gas Utility								0	0	0	0
25 Parking								0	0	0	0
26 Airport								45,400	45,400	45,400	0
27 Landfill/Carbage								541,500	541,500	541,500	534,958
28 Hospital								0	0	0	0
29 Transit								0	0	0	0
30 Cable TV, Internet & Telephone								0	0	0	0
31 Housing Authority								0	0	0	0
32 Storm Water Utility								126,000	592,650	592,650	473,077
33 Other Fees & Charges for Service		466,650	0		0	0	0	3,045,691	3,512,341	3,512,341	2,953,368
34 Subtotal - Charges for Service (lines 21 thru 33)		466,650	0		0	0	0	11,000	50,430	63,530	53,260
35 Special Assessments									0	0	0
36 Miscellaneous		39,430							0	0	0
Other Financing Sources:											
37 Regular Operating Transfers In		776,736	100,094					738,500	1,615,330	1,690,555	1,535,558
38 Internal TIF Loan Transfers In								0	0	0	256,389
39 Subtotal ALL Operating Transfers In		776,736	100,094	0	0	0	0	738,500	1,615,330	1,690,555	1,791,947
40 Proceeds of Debt (Excluding TIF Internal Borrowing)								703,500	703,500	0	25,400
41 Proceeds of Capital Asset Sales								0	0	0	0
42 Subtotal-Other Financing Sources (lines 38 thru 40)		776,736	100,094	0	0	0	0	1,442,000	2,318,830	1,690,555	1,817,347
Total Revenues except for beginning fund balance		3,028,340	1,246,375	1,025,212	480,873	425,000	2,000	4,561,391	10,769,191	9,566,650	9,886,276
(lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)											
44 Beginning Fund Balance July 1		1,342,635	2,042,026	523,396	134,754	27,424	194,002	5,519,534	9,783,771	9,630,637	9,273,610
45 TOTAL REVENUES & BEGIN BALANCE (lines 42+43)		4,370,975	3,288,401	1,548,608	615,627	452,424	196,002	10,080,925	20,552,962	19,197,287	19,159,886

CITY OF

Jefferson

Department of Management

ADOPTED BUDGET SUMMARY
YEAR ENDED JUNE 30, 2021

Fiscal Years

(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)
		GENERAL REVENUES	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2021	RE-ESTIMATED 2020	ACTUAL 2019
		(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)
Revenues & Other Financing Sources											
Taxes Levied on Property	1	1,235,564	576,740		472,678	0			2,284,982	2,091,340	2,169,772
Less: Uncollected Property Taxes-Levy Year	2	0	0		0	0			0	0	0
Net Current Property Taxes	3	1,235,564	576,740		472,678	0			2,284,982	2,091,340	2,169,772
Delinquent Property Taxes	4	0	0		0	0			0	0	0
TIF Revenues	5			0					0	0	0
Other City Taxes	6	318,577	11,996		8,195	425,000			763,768	665,845	748,773
Licenses & Permits	7	16,975							335,546	335,546	589,279
Use of Money and Property	8	44,110						62,700	16,975	16,975	34,769
Intergovernmental	9	130,298	565	1,025,212	0	0	2,000	0	1,071,887	109,375	105,776
Charges for Fees & Service	10	466,650	556,980	0	0	0	0	0	687,278	1,081,143	943,932
Special Assessments	11	0	0		0	0	0	3,045,691	3,512,341	3,512,341	2,953,368
Miscellaneous	12	39,430	0		0	0	0	0	50,430	63,530	523,260
Sub-Total Revenues	13	2,251,604	1,146,281	1,025,212	480,873	425,000	2,000	3,119,391	8,450,361	7,876,095	8,068,929
Other Financing Sources:											
Total Transfers In	14	776,736	100,094	0	0	0	0	738,500	1,615,330	1,690,555	1,791,947
Proceeds of Debt	15	0	0	0	0	0	0	703,500	703,500	0	25,400
Proceeds of Capital Asset Sales	16	0	0	0	0	0	0	0	0	0	0
Total Revenues and Other Sources	17	3,028,340	1,246,375	1,025,212	480,873	425,000	2,000	4,561,391	10,769,191	9,566,650	9,886,276
Expenditures & Other Financing Uses											
Public Safety	18	997,800	0	0	0	0	0	0	997,800	966,507	959,100
Public Works	19	96,724	561,266	0	0	0	0	0	657,990	735,096	660,684
Health and Social Services	20	5,000	0	0	0	0	0	0	5,000	3,000	21,789
Culture and Recreation	21	1,253,624	16,200	0	0	0	0	0	1,269,824	1,271,106	1,385,761
Community and Economic Development	22	297,464	0	1,543,027	0	0	0	0	1,840,491	995,978	573,622
General Government	23	383,197	0	0	483,873	0	0	0	383,197	346,024	523,533
Debt Service	24	0	0	0	0	0	0	0	483,873	376,665	555,086
Capital Projects	25	0	0	0	0	427,000	0	0	427,000	427,000	768,599
Total Government Activities Expenditures	26	3,033,809	577,466	1,543,027	483,873	427,000	0	0	6,065,175	5,121,376	5,448,174
Business Type Proprietary, Enterprise & ISF	27							2,701,585	2,701,585	2,601,585	2,289,128
Total Gov & Bus Type Expenditures	28	3,033,809	577,466	1,543,027	483,873	427,000	0	2,701,585	8,766,760	7,722,961	7,737,302
Total Transfers Out	29	72,594	646,736	0	0	0	0	896,000	1,615,330	1,690,555	1,791,947
Total ALL Expenditures/Fund Transfers Out	30	3,106,403	1,224,202	1,543,027	483,873	427,000	0	3,597,585	10,382,090	9,413,516	9,529,249
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	31	-78,063	22,173	-517,815	-3,000	-2,000	2,000	963,806	387,101	153,134	357,027
Beginning Fund Balance July 1	33	1,342,635	2,042,026	523,396	134,754	27,424	194,002	5,519,534	9,783,771	9,630,637	9,273,610
Ending Fund Balance June 30	34	1,264,572	2,064,199	5,581	131,754	25,424	196,002	6,483,340	10,170,872	9,783,771	9,630,637

City Name: Jefferson

LONG TERM DEBT SCHEDULE
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS
PAGE 1

Fiscal Year
2021

(A)	(B)	(C)	(D)	(E)	(F)	(G)	+(H)	-(I)	-(J)	(K)	90 - TOTAL	
											NONGO TOTAL	GRAND TOTAL
(1) Sewer Revenue Refunding Bonds Series 2012	3,385,000	NO SELECTION	2012	270,200	23,865	293,865	500	0	294,365	0	0	0
(2) General Fund Golf Course Series 15B	300,000	NO SELECTION	33-15	320,000	7,500	7,500	500	0	8,000	0	0	8,000
(3) 2012 Urban Renewal Corp Purpose Bonds, Series 2012	2,325,000	NO SELECTION	28-12	115,000	13,498	333,498	500	0	178,490	0	0	333,998
(4) TIF G.O. Urban Renewal 15A, Casino	2,420,000	NO SELECTION	32-15	1,000,000	62,990	177,990	500	0	1,035,500	0	0	0
(5) 2017 Essential & General Purpose Loan	1,000,000	NO SELECTION	9-17		35,000	1,035,000	500	0		0	0	0
(6) 2019 G.O. Comp Purpose Bonds, Series 2019	2,460,000	NO SELECTION	20-19		138,375	138,375	500	0		138,875	0	138,875
(7)		NO SELECTION				0						0
(8)		NO SELECTION				0						0
(9)		NO SELECTION				0						0
(10)		NO SELECTION				0						0
(11)		NO SELECTION				0						0
(12)		NO SELECTION				0						0
(13)		NO SELECTION				0						0
(14)		NO SELECTION				0						0
(15)		NO SELECTION				0						0
(16)		NO SELECTION				0						0
(17)		NO SELECTION				0						0
(18)		NO SELECTION				0						0
(19)		NO SELECTION				0						0
(20)		NO SELECTION				0						0
(21)		NO SELECTION				0						0
(22)		NO SELECTION				0						0
(23)		NO SELECTION				0						0
(24)		NO SELECTION				0						0
(25)		NO SELECTION				0						0
(26)		NO SELECTION				0						0
(27)		NO SELECTION				0						0
(28)		NO SELECTION				0						0
(29)		NO SELECTION				0						0
(30)		NO SELECTION				0						0
TOTALS				1,705,000	281,228	1,986,228	3,000	0	1,508,355	0	0	480,873

ENTERPRISE FUND SUMMARY

	FY 19-20 Budget	YTD	Balance	% Rec'd FY 19-20
REVENUES				
WATER	\$1,217,475.00	\$798,964.91	\$418,510.09	65.62%
SEWER	\$1,045,816.00	\$729,887.29	\$315,928.71	69.79%
SANITATION	\$531,000.00	\$393,107.48	\$137,892.52	74.03%
RECYCLING	\$128,304.00	\$130,562.24	-\$2,258.24	101.76%
AIRPORT	\$96,900.00	\$99,604.69	-\$2,704.69	102.79%
TOTAL REVENUES	\$3,019,495.00	\$2,152,126.61	\$867,368.39	71.27%
EXPENSES				
WATER	\$1,214,778.00	\$683,604.24	\$531,173.76	56.27%
SEWER	\$1,023,213.00	\$524,851.41	\$498,361.59	51.29%
SANITATION	\$555,178.00	\$346,980.75	\$208,197.25	62.50%
RECYCLING	\$161,796.00	\$121,828.93	\$39,967.07	75.30%
AIRPORT	\$70,600.00	\$83,297.18	-\$12,697.18	117.98%
TOTAL EXPENSES	\$3,025,565.00	\$1,760,562.51	\$1,265,002.49	58.19%
	-\$6,070.00	\$391,564.10	-\$397,634.10	

ROAD USE TAX

	FY 19-20 Budget	YTD	Balance	% Rec'd FY 19-20
REVENUES	\$530,745.00	\$442,028.40	\$88,716.60	83.28%
EXPENSES	\$693,940.00	\$370,689.58	\$323,250.42	53.42%
REVENUES-EXPENSES	-\$163,195.00	\$71,338.82		

LOSST

	FY 19-20 Budget	YTD	Balance	% Rec'd FY 19-20
REVENUES	\$425,000.00	\$354,440.15	\$70,559.85	83.40%
EXPENSES	\$604,000.00	\$241,398.57	\$362,601.43	39.97%
REVENUES-EXPENSES	-\$179,000.00	\$113,041.58		

AT A GLANCE FINANCIALS - JANUARY-MARCH 2020

GENERAL FUND

This is only a partial List

	FY 19-20 Budget	YTD	Balance	% Rec'd FY 19-20
REVENUES				
PROPERTY TAXES	\$1,116,092.00	\$708,958.82	\$407,133.18	63.52%
POLICE	\$44,800.00	\$33,484.95	\$11,315.05	74.74%
FIRE (Includes Township)	\$85,597.00	\$48,173.69	\$37,423.31	56.28%
GOLF COURSE	\$133,400.00	\$61,107.13	\$72,292.87	45.81%
ANIMAL CONTROL	\$6,800.00	\$1,656.36	\$5,143.64	24.36%
LIBRARY	\$32,600.00	\$31,103.49	\$1,496.51	95.41%
PARK	\$400.00	\$40.00	\$360.00	10.00%
RECREATION	\$320,500.00	\$212,494.91	\$108,005.09	66.30%
CEMETERY	\$20,300.00	\$16,886.66	\$3,413.34	83.19%
SWIMMING POOL	\$41,950.00	\$13,040.33	\$28,909.67	31.09%
CASINO	\$138,000.00	\$102,128.71	\$35,871.29	74.01%
HOTEL MOTEL	\$100,000.00	\$69,947.61	\$30,052.39	69.95%
TOTAL REVENUES	\$2,040,439.00	\$1,299,022.66	\$741,416.34	63.66%
EXPENSES				
POLICE	\$847,393.00	\$609,280.56	\$238,112.44	71.90%
FIRE	\$100,164.00	\$140,948.96	-\$40,784.96	140.72%
GOLF COURSE	\$205,568.00	\$157,823.84	\$47,744.16	76.77%
ANIMAL CONTROL	\$16,500.00	\$12,340.97	\$4,159.03	74.79%
SWIMMING POOL	\$102,091.00	\$88,858.13	\$13,232.87	87.04%
LIBRARY	\$282,000.00	\$189,009.90	\$92,990.10	67.02%
PARK	\$118,910.00	\$91,150.33	\$27,759.67	76.65%
RECREATION	\$407,721.00	\$303,064.50	\$104,656.50	74.33%
CEMETERY	\$117,274.00	\$84,281.00	\$32,993.00	71.87%
HOTEL MOTEL	\$90,000.00	\$57,790.19	\$32,209.81	64.21%
TOTAL EXPENSES	\$2,287,621.00	\$1,734,548.38	\$553,072.62	75.82%
	-\$247,182.00	-\$435,525.72	\$188,343.72	

DID YOU KNOW....

100% CITY VALUATION	\$251,946,171	WATER RATE	11.17 Base
TAX LEVY	\$1,156,092	SEWER RATE	12.99 Base
DEBT LEVY	\$341,565	RECYCLING	3.70