

# AGENDA

## COUNCIL MEETING

Tuesday, July 27, 2021

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. 7/13/21 regular Council minutes.
- B. Neighborhood Improvement Incentive Program of \$2,000 for house demolition at 403 E State St.
- C. Sparetime Lanes and Lounge, Class C Liquor License.
- D. Adjustment of sewer charges of \$125.56 at 709 West State Street.
- E. Adjustment of sewer charges of \$77.52 at 400 N. Locust St.

### IV. NEW BUSINESS:

- A. Public Hearing on proposed sale of property at 703 North Wilson Avenue.
- B. Consider resolution approving sale of property at 703 North Wilson Avenue.
- C. Consider third reading of an ordinance amending Chapter 90, Section 90.04, Abandon Connections, amending Section 92.11, Temporary Vacancy, and adding section 92.12, Temporary Water Service and Rate.
- D. Consider third reading of an ordinance amending Chapter 165, Section 165.26,5,I, Terraces, Decks and Patios.
- E. Consider third reading of an ordinance amending Chapter 55, Animal Protection and Control, adding sections 55.23 thru 55.26 addressing Feral Cat Colonies.
- F. Consider approval to accept Airport Coronavirus Response Grant Program grant offer of \$13,000.
- G. Consideration of resolution approving 28E Agreement for the Joint Operation and Maintenance of the Greene County Law Enforcement Center with Greene County.
- H. Consider approval of plat of survey for Early Learning Center.
- I. GCDC Quarterly report and request for funds

### V. REPORTS:

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

### VI. ADJOURN.

## AGENDA SUMMARY

DATE 7/27/21

### NEW BUSINESS

- A. **Public Hearing on proposed sale of property at 703 North Wilson Avenue.**
- B. **Consider resolution approving sale of property at 703 North Wilson Avenue.** The proposed sale is \$2,500. Location and resolution attached.
- C. **Consider third reading of an ordinance amending Chapter 90, Section 90.04, Abandon Connections, amending Section 92.11, Temporary Vacancy, and adding section 92.12, Temporary Water Service and Rate.** Water Committee is recommending changes to discontinue minimum service charges if a property is determined to be vacant. The ordinance would also include a new section to provide for temporary water service and charges that tend to occur during construction. Ordinance attached.
- D. **Consider third reading of an ordinance amending Chapter 165, Section 165.26,5,I, Terraces, Decks and Patios.** The current zoning ordinance does not allow for terraces/decks/patios to project into the front yard. The Planning Commission is recommending amending the zoning code to allow for these types of additions with certain limitations. Proposed ordinance attached.
- E. **Consider third reading of an ordinance amending Chapter 55, Animal Protection and Control, adding sections 55.23 thru 55.26 addressing Feral Cat Colonies.** Proposed ordinance attached.
- F. **Consider approval to accept Airport Coronavirus Response Grant Program grant offer of \$13,000.** Grant offered by the FFA to offset expenses related to operations, personnel, cleaning, sanitation, janitorial services and debt service payments. Attached
- G. **Consideration of resolution approving 28E Agreement for the Joint Operation and Maintenance of the Greene County Law Enforcement Center with Greene County.** Reviewed by Law enforcement committee. Agreement attached.
- H. **Consider approval of resolution of plat of survey for Early Learning Center.** Attached
- I. **GCDC Quarterly report and request for funds.** Report attached

COUNCIL MEETING

JULY 13, 2021

5:30 P.M.

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

ABSENT: None

Mayor Gordon presided.

No citizens spoke during Open Forum.

On motion by Wetrich, second by Jackson, the Council approved the following consent agenda: June 22, 2021 Council Minutes, approval of \$560.00 from Neighborhood Improvement Incentive Program for sidewalk replacement at 602 S Chestnut St, Pay Estimate #10 of \$1,714.87 to Caliber Concrete LLC for Shared Use Path, Pay Estimate #5 of \$657,220.88 to Concrete Technologies Inc. for Airport Runway 14/32 extension, and payment of monthly bills from City funds.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

On motion by Jackson, second by Sloan, the Council approved the second reading of ordinance amending Chapter 90, Section 90.04, Connections, amending Section 92.11, Temporary Vacancy, and adding Section 92.12, Temporary Water Service and Rate.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

On motion by Sloan, second by Zmolek, the Council approved the second reading of ordinance amending the code of ordinances of the City of Jefferson Iowa, 2017, by amending provisions pertaining to the zoning regulations for RS District Decks permitted under Section 165.26.

AYE: Wetrich, Sloan, Ahrenholtz, Jackson, Zmolek

NAY: None

On motion by Sloan, second by Zmolek, the Council approved the second reading of ordinance amending the code of ordinances of the City of Jefferson, Iowa, 2017, by amending provisions pertaining to Animal Protection and Control.

AYE: Jackson, Ahrenholtz, Sloan, Zmolek, Wetrich

NAY: None

On motion by Sloan, second by Wetrich, the Council accepted the annual Grow Greene Gaming Corporation allocation of \$33,000.00.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

**RESOLUTION NO. 49-21**

On motion by Ahrenholtz, second by Jackson, the Council approved Resolution No. 49-21, a resolution proposing sale of property located at 703 N. Wilson Avenue and setting Public Hearing for July 27, 2021 at 5:30 p.m.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

On motion by Wetrich, second by Jackson, the Council approved the Contract with The Franks Design Group, P.C. for Library Facility Feasibility Study in the amount of \$43,000.00.

AYE: Sloan, Zmolek, Jackson, Ahrenholtz, Wetrich

NAY: None

Item G was removed from agenda.

On motion by Zmolek, second by Sloan, the Council approved Change Order #2 of \$9,784.78 (decrease) to Caliber Concrete LLC for Jefferson Shared Use Path Improvements Project for adjustment of final quantities.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz  
NAY: None

**RESOLUTION NO. 50-21**

On motion by Ahrenholtz, second by Wetrich, the Council approved Resolution No. 50-21, a resolution accepting Completed Construction and Approving Final Payment of Jefferson Shared Use Path Improvements Project.

AYE: Zmolek, Wetrich, Jackson, Ahrenholtz, Sloan  
NAY: None

**RESOLUTION NO. 51-21**

On motion by Wetrich, second by Jackson, the Council approved Resolution No. 51-21, a resolution approving FY 2020-2021 year end transfers.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek  
NAY: None

**RESOLUTION NO. 52-21**

On motion by Jackson, second by Wetrich, the Council approved Resolution No. 52-21, a resolution supporting application for State of Iowa Workforce Housing Tax Credits for building at 203 W Harrison Avenue. (former middle school)

AYE: Jackson, Sloan, Wetrich, Zmolek, Ahrenholtz  
NAY: None

**RESOLUTION NO. 53-21**

On motion by Jackson, second by Wetrich, the Council approved Resolution No. 53-21, a resolution approving fourteenth amendment to City Administrator Employment Agreement extending the term of the Employment Agreement though June 30,2022, and adjusting City Administrators salary to \$109,035.00/yr effective July 1, 2021.

AYE: Sloan, Wetrich, Jackson, Zmolek, Ahrenholtz  
NAY: None

The following bills were approved by payment from City funds:

A1 AUTOMOTIVE	PD OIL CHNG	119.39
ABC PEST CONTROL	PEST CONTR	460.00
ACCESS SYSTEMS	RN CPIER OVERAGE	54.17
ACCESS SYSTEMS LEASING	CPIER LSE	579.16
ACCO UNLIMITED CORP	WA PARTS	4,829.59
ADVANCED WASTE SOLUTIONS	GCRSE PORT TOILET	200.00
AFLAC	AFLAC W/H	118.43
AFSCME/IOWA COUNCIL 61	UNION DUES	271.08
AG SOURCE COOP SERV	SW TSTG	1,980.00
ALEX AIR APPARATUS INC	JFD HOSE	4,911.72
ALLIANT ENERGY	UTILITIES	31,413.24
ALLSTAR PRO GOLF	GCRSE INSECT REPELL	173.50
AMERICAN ATHLETIC / SPALDING	RN AUTO LOC 3	452.00
BAKER & TAYLOR INC.	LB BOOKS	2,182.58
BOLTON & MENK INC	AP RUNWAY EXT ENG	61,226.00
BOMGAARS	SUPP	923.46
CALIBER CONCRETE LLC	GRWD/CENTRAL EST#9	32,600.03
CAMPBELL SUPPLY CO.	PK PART	288.00



# 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: Adey LLC Project Name: Demolition  
Contact Person: Ruth Perros Mailing Address: P.O. box 55  
City, State, Zip: Camoll, IA 51401 Daytime Phone Number: 901-205-8904  
Fax: \_\_\_\_\_ E-mail: Ruthashantie@gmail.com  
Total Project Cost: \$10,000 Amount requesting from this grant program: \$2000.00  
Project Address: 403 E State Street Jefferson, IA 50129  
Project Description: Demolition of house

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.

# Hausman Dozing

24860 230th Street  
Carroll, IA 51401

Phone # 515-419-5727

# Invoice

Date	Invoice #
6/17/2021	512
Due Date	
6/17/2021	

Bill To
Ruth Petros / Adey LLC 403 E State St. Jefferson, IA 50139

Item	Quantity	Description	Rate	Amount
Cat 323F Excavator	14.8	House demo. Load on trailer	210.00	3,108.00
Koster Grain Semi	10	Debris hauling	135.00	1,350.00
Bobcat T770 Track...	7.4	Clean up debris around house. Level fill dirt and grade area	90.00	666.00
Fill Dirt	11	Fill dirt from Gehling Welding Carroll, IA	30.00	330.00
Semi/Side Dump	21	Hauling away of building foundation. Hauling in fill dirt from Carroll	120.00	2,520.00
Landfill Fees	53	Dumping fees	35.00	1,855.00
			<b>Total</b>	<b>\$9,829.00</b>



Close

Check #1112-\$9,829.00

ADEY, LLC  
P.O. BOX 55  
WINTERSET, IA 50273

1112  
72-2240/739

DATE 6-21-21

PAY TO THE ORDER OF Hausman Dozing

\$ 9,829.00

Nine thousand eight hundred twenty nine and 00/100 DOLLARS

Security features included. Details on back.



MEMO Jefferson Demolition

*[Handwritten Signature]*

MP

⑈001112⑈ ⑆07392⑆

⑈07392⑆

Front

Back

Allen Street

Truonion Park











RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING AGREEMENT FOR SALE OF PROPERTY  
LOCATED AT 703 NORTH WILSON AVENUE

WHEREAS, by Resolution No. \_\_\_\_\_ adopted on July 13, 2021, the City Council of Jefferson proposed to enter into an agreement for the sale of property located at 703 North Wilson Avenue, in Jefferson (the "Property"), to James Ford, (the "Agreement"); and

WHEREAS, notice of a public hearing on the City Council's proposal to enter into the Agreement has been published as required by law; and

WHEREAS, that public hearing has been held at the time and place as specified in the notice and any and all objections or other comments relating to such proposal have been heard, and it is deemed to be in the best interests of the City of Jefferson, Iowa, that the proposed Agreement be approved.

NOW, THEREFORE, It Is Resolved by the City Council of the City of Jefferson, Iowa, as follows:

Section 1. The City Council hereby approves the Agreement pursuant to which the City agrees to sell the Property, legally described as follows:

Lots 6 and 7, in Block 2, in Blair's Addition to the City of Jefferson, Greene County,  
Iowa;

to James Ford, for the amount of \$2,500.00, all in accordance with the terms and provisions set forth in the Agreement.

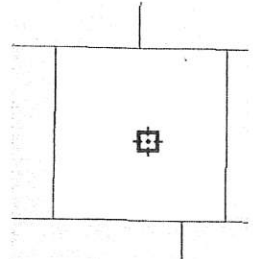
Section 2. The Mayor and City Clerk are hereby authorized and directed to execute and deliver the Agreement on behalf of the City in substantially the form and content in which the Agreement has been presented to this City Council, and such officers are also authorized to make such changes, modifications, additions or deletions as they, with the advice of counsel, may believe to be necessary.

Section 3. The Mayor, City Administrator and City Clerk are authorized to take such further action as may be necessary to complete the closing of such sale and to carry out the intent and purpose of this resolution.

Section 4. All resolutions and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby repealed, and this resolution shall be in full force and effect immediately upon its adoption and approval.



Overview



Legend

- Parcels
- Road Labels
- Corporate Limits
- Lots and Units

Parcel ID	1108102002	Alternate ID	BL020060	Owner Address	JEFFERSON, CITY OF
Sec/Twp/Rng	n/a	Class	R		220 N CHESNUT ST
Property Address	703 N WILSON AVE	Acreage	n/a		JEFFERSON, IA 50129
	JEFFERSON				
District	IJJF				
Brief Tax Description	BLAIRS ADD - LOTS 6 & 7 BLK 2				
	(Note: Not to be used on legal documents)				

Date created: 7/9/2021  
 Last Data Uploaded: 7/9/2021 12:54:43 AM

Developed by  Schneider  
 GEOSPATIAL

ORDINANCE NO. \_\_\_\_\_  
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY  
OF JEFFERSON, IOWA, 2017, BY AMENDING PROVISIONS  
PERTAINING TO THE WATER SERVICE SYSTEM

Be it enacted by the City Council of Jefferson, Iowa:

SECTION 1. Section Amended. Section 90.04 of the Code of Ordinances of the City of Jefferson, Iowa, 2017, is repealed and the following adopted in lieu thereof:

**90.04 ABANDONED CONNECTIONS.** When an existing water service is abandoned or a service is renewed with a new tap in the main, all abandoned connections with the mains may be tuned off at the corporation stop and made absolutely watertight. The City's authorized municipal officer may determine the water service to be abandoned under this section if there has been no observable activity at the property served in excess of 30 calendar days. No new charges shall accrued following a water connection being determined as abandoned, though such determination does not relieve the responsible party from paying previous charges. Before an abandoned connection can be reconnected to the City's water service, a new water meter must be purchased and installed, and all prior fees and charges must be paid in full.

SECTION 2. Section Amended. Section 92.11 of the Code of Ordinances of the City of Jefferson, Iowa, 2017, is repealed and the following adopted in lieu thereof:

**92.11 TEMPORARY VACANCY.** A property owner may request water service be temporarily discontinued and shut off at the curb valve when the property is expected to be vacant for an extended period of time. Unless otherwise requested by the property owner, the City will remove the meter for such temporary vacancy. There shall be a fee collected, as established by resolution of the Council, for shutting the water off at the curb valve, removing the meter and restoring service. Minimum service charges shall continue if water is shut off at the curb valve and the property owner has requested the meter remain during the temporary vacancy. If the meter has been removed the minimum service charges shall be discontinued until such time as service has been restored.

SECTION 3. Section Added. The following shall be adopted as Section 92.12 of the Code of Ordinances of the City of Jefferson, Iowa, 2017.

**92.12 TEMPORARY WATER SERVICE AND RATE.**

This section is intended for new construction of residential, commercial, and industrial structures. "New construction" is defined as a structure not previously served by the City's water system or a structure previously served by the City's water system, which structure was totally destroyed or removed from the site. This section does not apply to remodeling, retrofitting, or similar projects.

1. This section is applicable only to construction sites having an approved building permit issued for the proposed structure to be built on the site.



2. This service shall not exceed 90 days from the date of the new service connection to the water system.
3. Water usage under this section shall be for the sole purpose of construction, relative to the structure permitted for the specific construction site, including sidewalks and driveways, and may not otherwise be used outside of the structure.
4. Water usage shall be determined by a water meter which shall be rented from the City. A deposit shall be required to rent the water meter, which shall be remitted upon the water meter being returned in the same condition as when originally rented, normal wear and tear excepted.
5. The City may monitor the usage to determine if it exceed the intended purpose. If the City determines that the usage exceeds the intended purpose, the service will be discontinued and reconnected only as prescribed in other sections of this Code of Ordinances.
6. Failure to comply with any part of this section shall result in disconnection of service from the City water system. Any reconnection to the City water system thereafter shall be as allowed only by other sections of this Code of Ordinances and not as allowed in this section.
7. Water service under this section shall be furnished at the rates enumerated in Section 92.02 of this Code of Ordinances, for a period not to exceed 90 days from the date of the new service connection to the water system and will be billed with the building permit for the applicable structure.

SECTION 4. Repealer. Any and all resolutions and ordinances, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. Severability. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 6. When effective. This ordinance shall be effective as of the beginning of the monthly water and sewer billing cycle that commences immediately after this ordinance is published as required by law.

Finally passed by the Council and approved on \_\_\_\_\_, 2021.

\_\_\_\_\_  
Matt Gordon, Mayor

Attest:

\_\_\_\_\_  
Roxanne Gorsuch, City Clerk

ORDINANCE NO. \_\_\_\_\_  
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY  
OF JEFFERSON, IOWA, 2017, BY AMENDING PROVISIONS  
PERTAINING TO THE ZONING REGULATIONS FOR RS  
DISTRICT DECKS PERMITTED UNDER SECTION 165.26

Be it enacted by the City Council of Jefferson, Iowa:

SECTION 1. Section Amended. Section 165.26(5)(I) of the Code of Ordinances of the City of Jefferson, Iowa, 2017, is repealed and the following adopted in lieu thereof:

I. Terraces/Decks/Patios. Terraces, decks and patios which do not extend more than six inches above the level of the ground may project into a required yard, provided these projections are distant at least two feet from the adjacent lot line. However, no terraces, decks or patios above six inches above the ground shall extend into the front yard more than ten feet, and shall not be closer than ten feet to a lot line. Allowed projections into the front yard must be open in design without walls, screening, windows or doors. Decks are to be no wider than the house in the front yard, unless the deck was continued around one or more sides of the house in a wrap-around style. All decks projecting into the front yard require the installation of skirting.

SECTION 2. Repealer. Any and all resolutions and ordinances, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. Severability. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. When effective. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Finally passed by the Council and approved on \_\_\_\_\_, 2021.

\_\_\_\_\_  
Matt Gordon, Mayor

Attest:

\_\_\_\_\_  
Roxanne Gorsuch, City Clerk

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I hereby certify that the foregoing ordinance was published in The Jefferson Herald on \_\_\_\_\_, 2021.

\_\_\_\_\_  
Roxanne Gorsuch, City Clerk

ORDINANCE NO. \_\_\_\_\_  
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY  
OF JEFFERSON, IOWA, 2017, BY AMENDING PROVISIONS  
PERTAINING TO ANIMAL PROTECTION AND CONTROL

Be it enacted by the City Council of Jefferson, Iowa:

SECTION 1. Section Amended. Section 55.01 of the Code of Ordinances of the City of Jefferson, Iowa, 2017, is repealed and the following adopted in lieu thereof:

**55.01 DEFINITIONS.** The following terms are defined for use in this chapter.

1. "Advertise" means to present a commercial message in any medium including but not limited to print, radio, television, sign, display, label, tag or articulation.
2. "Animal" means a nonhuman vertebrate.

*(Code of Iowa, Sec. 717B.1)*

3. "At large" means off the premises of the owner and not under the control of a competent person, restrained within a motor vehicle, or housed in a veterinary hospital or kennel.
4. "Business" means any enterprise relating to any of the following:
  - A. The sale or offer for sale of goods or services.
  - B. A recruitment for employment or membership in an organization.
  - C. A solicitation to make an investment.
  - D. An amusement or entertainment activity.
5. "Caregiver" means the person responsible for a feral cat colony.
6. "Fair" means any of the following:
  - A. The annual fair and exposition held by the Iowa State Fair Board pursuant to Chapter 173 of the Code of Iowa or any fair event conducted by a fair under the provisions of Chapter 174 of the Code of Iowa.
  - B. An exhibition of agricultural or manufactured products.
  - C. An event for operation of amusement rides or devices or concession booths.
6. "Feral cat" means any wild or untamed cat. A feral cat is not a stray cat.
7. "Feral cat colony" means a group of homeless, wild or untamed cats living or growing together.

8. "Game" means a "game of chance" or "game of skill" as defined in Section 99B.1 of the Code of Iowa.

9. "Illegal animal" means:

A. Badgers, wolverines, weasels, skunk and mink;

B. Raccoons;

C. Bats;

D. Scorpions;

E. Any dog which has attacked a human being or domestic animal one or more times, without provocation.

10. "Livestock" means an animal belonging to the bovine, caprine, equine, ovine or porcine species, ostriches, rheas and emus; farm deer as defined in Section 170.1 of the Code of Iowa; or poultry.

*(Code of Iowa, Sec. 717.1)*

11. "Nuisance" means disturbing the peace by habitually or continually crying or screaming, or the habitual and significant destruction, desecration, or soiling of property against the owner or possessor of the property.

12. "Owner" means any person owning, keeping, sheltering or harboring an animal.

13. "Pet" means a living dog, cat or an animal normally maintained in a small tank or cage in or near a residence, including but not limited to a rabbit, gerbil, hamster, mouse, parrot, canary, mynah, finch, tropical fish, goldfish, snake, turtle, gecko or iguana.

14. "Vicious animal" means and includes:

A. Any dog with a history, tendency or disposition to attack, to cause injury or to otherwise endanger the safety of human beings or domestic animals;

B. Any dog that snaps, attempts to bite a human being or domestic animal, or manifests a disposition to snap or bite;

C. Any dog that, unprovoked, chases or approaches anyone in a menacing fashion off the owner's property;

D. Any dog that has been trained for dog fighting, animal fighting or animal baiting or is owned or kept for such purposes; or

E. Any dog trained to attack human beings, upon command or spontaneously in response to human activities, except dogs owned by and under the control of the police department, the county sheriff, a law enforcement agency of the state or of the United States or a branch of the armed forces of the United States.



A dog shall not be deemed to be “vicious” if the threat or injury: (a) is caused by a person who is assaulting the dog’s owner, committing a willful trespass or tort upon the owner’s premises, or provoking, tormenting, or abusing the dog or can be shown to have done so repeatedly at other times, (b) is a response to pain or injury, or is to protect itself, its kennel, its offspring, or its owner’s property, or (c) is inflicted by a dog owned by a law enforcement agency in the line of duty.

SECTION 2. Sections Added. The Code of Ordinances of the City of Jefferson, Iowa, 2017, is amended and the following Sections 55.23 thru 55.26 are adopted and added therein:

**55.23 FERAL CAT COLONY.** It is unlawful for any person to maintain a feral cat colony unless the colony is a managed colony in which food, water, and shelter are provided by a caregiver in conjunction with the implementation of the Trap-Neuter-Return (TNR) Program as set forth in section 55.25 of this Chapter.

**55.24 MANAGED FERAL CATS.** The City of Jefferson, in order to encourage the stabilization of the feral cat population in the City, shall implement the Trap-Neuter-Return (TNR) Program as follows:

1. Live-trap any free-roaming cat in a humane manner,
2. Have the cat surgically altered, ear-notched (if feral), microchipped (if feral and if so determined by the City), and vaccinated against rabies, and
3. Give a written report annually to the Jefferson City Council on the following:
  - A. Number of colonies and location with the city limits;
  - B. Total number of cats in colonies;
  - C. Number of cats and kittens spayed and neutered pursuant to the TNR program; and
  - D. Number of cats and kittens placed in permanent homes.

**55.25 MAINTAINING A FERAL CAT COLONY.** Feral cat colony caregivers shall:

1. Take responsibility for feeding and watering the cat colony regularly through the year, while ensuring that the food storage area(s) are secure from insect, rodent, and other vermin attraction and harborage.
2. Work to sterilize, vaccinate and ear-notch all adult cats that can be captured. Implanting a microchip is recommended; and
3. Remove droppings, spoiled food, and other waste from the premises as often as necessary, and at least every seven (7) days, to prevent odor, insect or rodent attracting or breeding, or any other nuisance.
4. Provide contact information in the event that complaints are received by the City of Jefferson concerning management of the colony.

5. Register the feral cat colony with the City of Jefferson.
6. Obtain written permission of the owner of any property, to which the Caregiver requires access to provide colony care.
7. In the event kittens are born to a colony cat, the Caregiver shall take reasonable steps likely to result in the removal of the kittens in homes or foster homes for the purpose of subsequent permanent placement.
8. Obtaining proper medical attention to any colony cat that appears to need it.
9. Provide written reports to the City of Jefferson covering six month periods, due April 15 (reporting months October through March) and October 15 (reporting months April through September) of each year, on forms prepared by and provided by the City of Jefferson.

**55.26 ORDINANCE ENFORCEMENT.** The City of Jefferson shall have the following rights:

1. The right to seize or remove cats from a colony that have not been vaccinated against rabies and which are demonstrating signs of the disease.
2. The right to seize or remove cats from a colony that is creating a nuisance as defined above and the caregiver has been given 48 hours to remove and relocate and has failed to do so.
3. The right to seize or remove a colony of cats when the feral cat colony caregiver regularly fails to comply with the requirements of 55.25 and replacement/substitute cannot be located within 30 days of notice to the caregiver..

SECTION 3. Severability. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. When effective. This ordinance shall be in effect after its final passage, approval and publication as provided by law.

Finally passed by the Council and approved on \_\_\_\_\_, 2021.

\_\_\_\_\_  
Matt Gordon, Mayor

Attest:

\_\_\_\_\_  
Roxanne Gorsuch, City Clerk

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U.S. Department  
of Transportation  
Federal Aviation  
Administration

**AIRPORT CORONAVIRUS RELIEF GRANT PROGRAM (ACRGP)**

**GRANT AGREEMENT**

**Part I - Offer**

Federal Award Offer Date July 16, 2021

Airport/Planning Area Jefferson Municipal

CRRSA Grant Number 3-19-0049-016-2021

Unique Entity Identifier 051470813

TO: City of Jefferson  
(herein called the "Sponsor")

FROM: **The United States of America** (acting through the Federal Aviation Administration, herein called the "FAA")

**WHEREAS**, the Sponsor has submitted to the FAA an Airports Coronavirus Response Grant Program (herein called "ACRGP") Application dated **June 02, 2021**, for a grant of Federal funds at or associated with the **Jefferson Municipal Airport**, which is included as part of this ACRGP Grant Agreement; and

**WHEREAS**, the Sponsor has accepted the terms of FAA's ACRGP Grant offer;

**WHEREAS**, in consideration of the promises, representations and assurances provided by the Sponsor, the FAA has approved the ACRGP Application for the **Jefferson Municipal Airport**, (herein called the "Grant" or "ACRGP Grant") consisting of the following:

This ACRGP Grant is provided in accordance with the Coronavirus Response and Relief Supplemental Appropriations Act (CRRSA Act or "the Act"), Division M of Public Law 116-260, as described below, to provide eligible Sponsors with funding for costs related to operations, personnel, cleaning, sanitization, janitorial services, combating the spread of pathogens at the airport, and debt service payments. ACRGP Grant amounts to specific airports are derived by legislative formula (See Division M, Title IV of the Act).

The purpose of this ACRGP Grant is to prevent, prepare for, and respond to coronavirus. Funds provided under this ACRGP Grant Agreement must only be used for purposes directly related to the airport. Such purposes can include the reimbursement of an airport's operational and maintenance expenses or debt service payments in accordance with the limitations prescribed in the Act. ACRGP Grants may be used to reimburse airport operational and maintenance expenses directly related to **Jefferson Municipal Airport** and incurred no earlier than January 20, 2020. ACRGP Grants also may be used to reimburse a Sponsor's

**28E AGREEMENT  
FOR THE JOINT OPERATION AND MAINTENANCE  
OF THE GREENE COUNTY LAW ENFORCEMENT CENTER**

This Agreement for the Joint Operation and Maintenance of the Greene County Law Enforcement Center (the “Agreement”) is between the City of Jefferson (“Jefferson”) and the County of Greene (“Greene County”), sometimes referred to individually as a “Party” and collectively as “the Parties,” and is entered into pursuant to Chapter 28E of the Code of Iowa.

**ARTICLE I. IDENTITY OF THE PARTIES**

- 1.1 Jefferson and Greene County are each political subdivisions of the State of Iowa and constitute “public agencies” authorized under Iowa Code Sections 28E.2(2) and 28E.4 to enter into an agreement for joint or cooperative action.

**ARTICLE II. PURPOSE**

- 2.1 The purpose of this Agreement is to provide the Jefferson Police Department and the Greene County Sheriff’s Office with centralized law enforcement facilities and to provide for the sharing of costs and responsibilities with respect to the operation and maintenance of those facilities.

**ARTICLE III. NEW LEGAL ENTITY**

- 3.1 This Agreement creates a Joint Entity Board as a separate legal and administrative entity to conduct the cooperative undertaking described in this Agreement.

**ARTICLE IV. DURATION**

- 4.1 This Agreement shall enter into force, and the operations of the Joint Entity Board shall commence, when the Agreement is executed by the Parties, recorded with the Greene County Recorder, and filed with the Iowa Secretary of State.
- 4.2 Upon the execution of this Agreement, the Greene County Auditor shall record an executed copy of the Agreement with the Greene County Recorder and shall file the Agreement with the Iowa Secretary of State as required by Iowa Code § 28E.8.



- 4.3 The term of this Agreement shall be perpetual, subject to the right of either Party to terminate this Agreement as provided herein.

#### **SECTION V. LAW ENFORCEMENT CENTER**

- 5.1 Greene County shall provide centralized law enforcement facilities for joint use by the Greene County Sheriff's Office and the Jefferson Police Department with office space, meeting rooms, and restrooms adequate to the needs of both agencies; said centralized law enforcement facilities shall be called the Greene County Law Enforcement Center (the "Law Enforcement Center"). The Law Enforcement Center shall be located at 1005 E. Lincoln Way, Jefferson, Iowa.
- 5.2 The Law Enforcement Center building and grounds shall remain the separate property of Greene County throughout the term of this Agreement and shall remain Greene County's property upon this Agreement's termination.
- 5.3 Greene County shall be responsible for the everyday maintenance of the Law Enforcement Center building, including both the interior of the building and the building itself. Maintenance under this section does not include repairs and improvements. Repairs and improvements to the Law Enforcement Center building shall be determined by action of the Joint Entity Board ("Board"), as described in Section VI herein, the cost of which shall be paid by the Board.
- 5.4 Jefferson shall be responsible for the everyday maintenance of the Law Enforcement Center's grounds, sidewalks, drives, and parking lots. Maintenance under this section does not include repairs and improvements. Repairs and improvements to the grounds, sidewalks, drives, or parking lots shall be determined by Board action, the cost of which shall be paid by the Joint Entity Board.
- 5.5 Jefferson shall be responsible for snow removal from all parking lots, streets, alleys, drives, and sidewalks on, or adjacent to, the grounds of both the Law Enforcement Center and the building located at 204 South Chestnut Street in Jefferson, Iowa.
- 5.6 Jefferson shall be responsible for mowing the grass, trimming trees, and weeding the landscaping on the grounds of the Law Enforcement Center. Improvements or changes to the landscaping, and adding or removing trees, shall be determined by Board action, the cost of which shall be paid by the Board.
- 5.7 The Jefferson Police Department shall be permitted use of the sally port at the building located at 204 South Chestnut Street in Jefferson, Iowa, for the purpose of washing Jefferson Police Department vehicles without charge.

#### **SECTION VI. JOINT ENTITY BOARD**

- 6.1 The operation and maintenance of the Law Enforcement Center shall be overseen by the Board, which shall be comprised of two representatives selected by the Jefferson City Council, two representatives selected by the Greene County Board of Supervisors, the Jefferson Police Chief, the Greene County Sheriff, and the Greene County Auditor, sometimes referred to individually as a "member" of the Board or collectively as the "members" of the Board.
- 6.2 The Board shall meet at least once every January and at least once every July during the term of this Agreement and at such additional times as requested by the Chairman of the Board or any three members of the Board.

- 6.3 The members of the Board shall be given at least ten days notice of a meeting in writing, in person, by telephone, by email, or by any other reasonable method.
- 6.4 A Board member may, in writing, waive notice of any meeting of the Board either before or after the meeting, and such waiver shall be deemed the equivalent of giving notice; in addition, attendance of a member at a Board meeting shall constitute waiver of notice of that meeting, unless the member's attendance is for the express purpose of objecting to the transaction of business because the meeting was not lawfully convened.
- 6.5 At any meeting of the Board, a majority of the members shall be necessary to constitute a quorum for the transaction of business.
- 6.6 Any one or more members may participate in a meeting telephonically or by means of similar communications equipment, so long as all members participating in the meeting can hear one another, and all such members shall be deemed present in person at such meeting.
- 6.7 At all meetings of the Board, each member shall have one vote.
- 6.8 Meetings of the Board shall be governed by Robert's Rules of Order.
- 6.9 The Board may establish one or more standing or ad hoc committees, each consisting of at least three members, to serve at the pleasure of the Board.
- 6.10 At the first Board meeting in the month of January, the Board shall elect a chairman, a vice-chairman, and a secretary, who shall serve as the Board's officers.
- 6.11 The chairman shall preside at all Board meetings, shall appoint members to any standing or ad hoc committees created by the Board, and shall perform all such other duties as the Board may from time to time assign.
- 6.12 The vice-chairman shall be vested with all the powers and shall perform all the duties of the chairman in the chairman's absence and shall perform all such other duties as the Board may from time to time assign.
- 6.13 The secretary shall record and keep the minutes of all Board meetings, shall have charge of such books, documents, and papers as the Board may determine, and shall perform all such other duties as the Board may from time to time assign.
- 6.14 The chairman, vice-chairman, and secretary shall each hold office for a term of one year and until his or her successor has been elected.
- 6.15 Only members of the Board shall be eligible to serve as an officer of the Board, and no person may hold more than one office.
- 6.16 An officer may be removed from office at any time, with or without cause, by a majority vote of the members at any meeting of the Board.
- 6.17 Any officer may resign his or her office at any time by giving written notice to the other two officers, and such resignation shall take effect upon receipt of that notice or at any later time specified in that notice.

- 6.18 Any vacancy occurring in any office, whether because of death, removal, or resignation, or for any other reason, shall be filled by the Board at the next meeting of the Board.
- 6.19 The Board shall have the power to establish an annual budget for the operation and maintenance of the Law Enforcement Center and to approve expenditures for capital improvements as provided in Article VII of this Agreement.

#### **ARTICLE VII. BUDGET AND FINANCING**

- 7.1 The budget for the operation and maintenance of the Law Enforcement Center shall be based on a fiscal year beginning on July 1 and ending on June 30.
- 7.2 In January of each year, the Board shall meet to establish a budget for the maintenance and operation of the Law Enforcement Center for the immediately succeeding fiscal year.
- 7.3 Jefferson shall provide in its annual budget for its share of the Law Enforcement Center's maintenance and operating expenses as budgeted by the Board.
- 7.4 Greene County shall provide in its annual budget for one-hundred percent (100%) of the Law Enforcement Center's maintenance and operating expenses as budgeted by the Board.
- 7.5 Jefferson's share of the Law Enforcement Center's annual maintenance and operating expenses shall be forty percent (40%) of the total expenses budgeted by the Board, and Greene County's share of the Law Enforcement Center's annual maintenance and operating expenses shall be sixty percent (60%) of the total expenses budgeted by the Board.
- 7.6 Greene County will initially pay all maintenance and operating expenses during the course of the fiscal year, and the Greene County Auditor shall invoice Jefferson on a quarterly basis on September 30, December 31, March 31, and June 30 for Jefferson's share of the actual maintenance and operating expenses incurred during the then concluding quarter.
- 7.7 Jefferson shall reimburse Greene County within thirty days of receipt of its quarterly invoice for its share of the Law Enforcement Center's actual maintenance and operating expenses.
- 7.8 Upon the completion of each fiscal year, all unexpended amounts budgeted by the Parties for the operation and maintenance of the Law Enforcement Center shall be deposited into an identifiable Law Enforcement Center Capital Improvement Account maintained by the City of Jefferson.
- 7.9 Jefferson shall permit Greene County to inspect and to copy all business records associated with the Law Enforcement Center Capital Improvement Account during normal business hours.
- 7.10 The funds maintained in the Law Enforcement Center Capital Improvement Account may be expended at any time, without the prior approval by the Parties, for capital improvements at the Law Enforcement Center by a majority vote of the members present at any meeting of the Board.
- 7.11 Jefferson and Greene County will each entirely finance its own obligations as undertaken herein.

#### **SECTION VIII. TERMINATION**

- 8.1 Either Party may terminate this Agreement effective 4:30 P.M. on June 30 of the then current fiscal year by giving written notice of termination to the other Party on or before December 31 of the then current fiscal year.
- 8.2 Written notice of a Party's termination of this Agreement shall be accomplished by certified mail or personal delivery.
- 8.3 Within thirty days of the termination of this Agreement, sixty percent (60%) of any funds in the Law Enforcement Center's Capital Improvement Account at the time of termination shall be reimbursed to Greene County.
- 8.4 Upon the termination of this Agreement, all fixtures and valuable improvements added to the Law Enforcement Center building and grounds during the term of this Agreement shall become the sole property of Greene County.
- 8.5 Except as otherwise provided in this Agreement, all real and personal property acquired by either of the Parties which may be used in connection with the cooperative undertaking described in this Agreement shall be the separate property of the Party acquiring such property and shall remain so upon the expiration or termination of this Agreement.

**SECTION IX. AMENDMENT**

- 9.1 This Agreement may be amended only by a written agreement signed by both Parties.

**SECTION X. ENTIRE AGREEMENT**

- 10.1 This Agreement embodies the entire agreement and understanding between the Parties relating to the subject matter covered by this Agreement.

**SECTION XI. SEVERABILITY**

- 11.1 If any clause or provision contained herein would invalidate this Agreement in whole or in part, such clause or provision only shall be invalid, and the remainder of the Agreement shall remain in full force and effect.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021 at Jefferson, Iowa.

GREENE COUNTY BOARD OF SUPERVISORS

CITY OF JEFFERSON, IOWA

BY \_\_\_\_\_  
JOHN MUIR, CHAIRMAN

BY \_\_\_\_\_  
MATT GORDON, MAYOR

ATTEST:

ATTEST:

\_\_\_\_\_  
JANE HEUN, COUNTY AUDITOR

\_\_\_\_\_  
ROXANNE GORSUCH, CITY CLERK



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING  
28E AGREEMENT FOR THE JOINT OPERATION AND MAINTENANCE OF  
THE GREENE COUNTY LAW ENFORCEMENT CENTER

WHEREAS, Greene County (the “**County**”) and the City of Jefferson (the “**City**”) were parties to a 28E Agreement for known as the Greene County Public Safety Authority Joint Agreement dated on or about February 7, 1972 (the “**1972 28E Agreement**”); and

WHEREAS, the County and City desire to enter into a new 28E Agreement for the Joint Operation and Maintenance of the Greene County Law Enforcement Center that would provide for the operation and maintenance of the Greene County law enforcement center, as well as the restructuring of a joint entity board to provide oversight (the “**2021 28E Agreement**”); and

WHEREAS, a proposed form of the 2021 28E Agreement that confirms this agreement is now before the City Council; and

WHEREAS, the City Council finds that it is in the best interests of the City of Jefferson that it approve this new agreement.

NOW, THEREFORE, It Is Resolved by the City Council of the City of Jefferson, Iowa, as follows:

Section 1. The proposed 2021 28E Agreement is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver that agreement on behalf of the City, in substantially the form and content in which the agreement has been presented to this City Council, and such officers are also authorized to make such changes, modifications, additions or deletions as they, with the advice of counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the Agreement.

Section 2. The Mayor, City Administrator and City Clerk are authorized to take such further action as may be necessary to carry out the intent and purpose of this resolution.

Section 3. All resolutions and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby repealed, and this resolution shall be in full force and effect immediately upon its adoption and approval.

Passed and approved on July 27, 2021.

\_\_\_\_\_  
Matt Gordon, Mayor

Attest:

\_\_\_\_\_  
Roxanne Gorsuch, City Clerk

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 \_\_\_\_\_.

2. A copy of a plat of survey prepared by Eugene R. Dreyer, an Iowa registered land surveyor, dated 6/30/2021, showing the land proposed to be divided is attached to this application.

3. The purpose of this proposed division is: Greene Co. Community School District is selling Parcel 'A' for construction of Greene County Early Learning Center.

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:  
Greene Co. Community School District, 101 Ram Drive, Jefferson, Iowa 50129 Ph. 515-386-4168

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.  
Greene Co. Community School District, 101 Ram Drive, Jefferson, Iowa

6. (a) The existing zoning classification of the property covered by the plat is CBC. (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 NONE.)

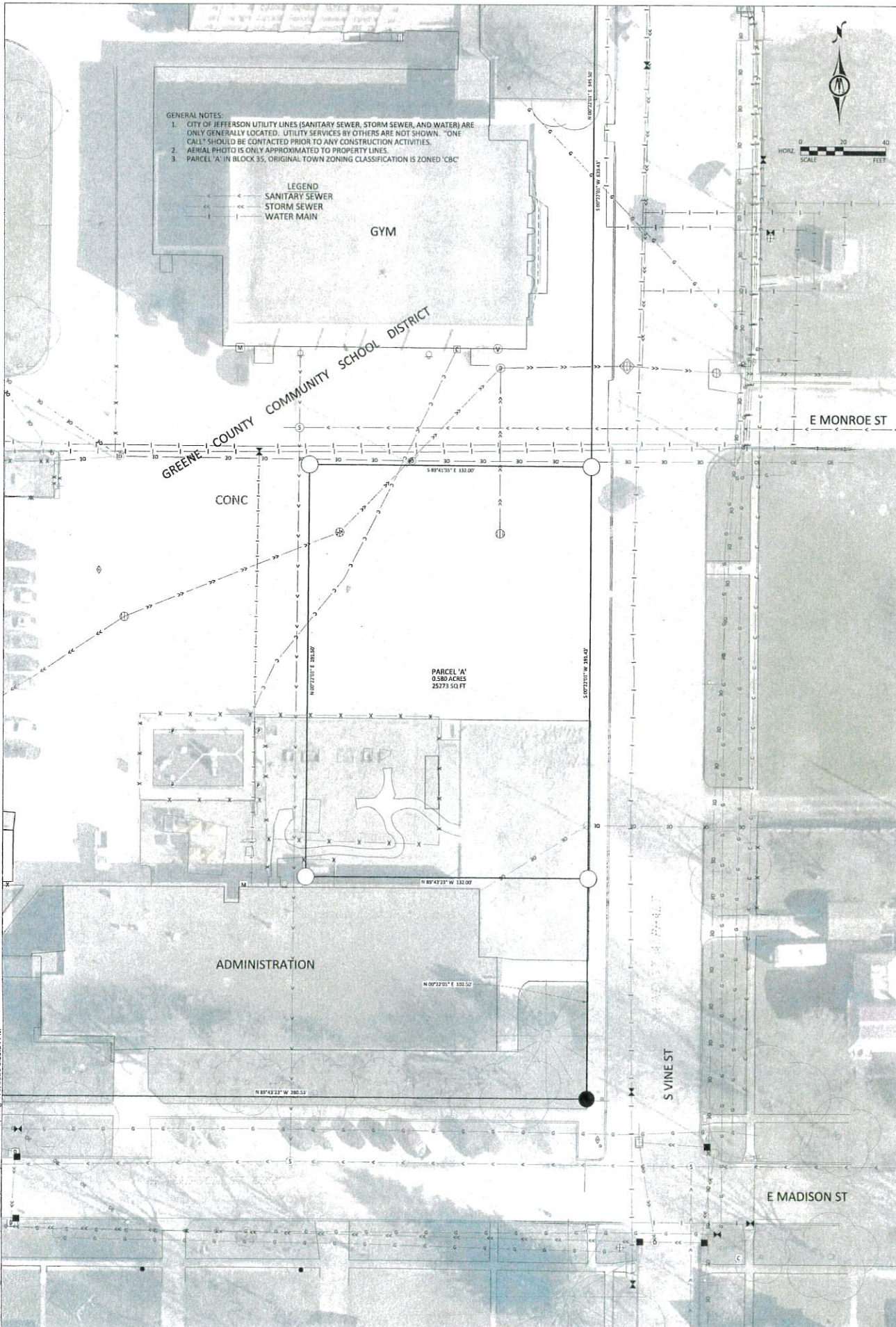
(b) The zoning classification(s) for the adjoining properties is/are as follows: CBC. (There is no pending plan or proposal to change any zoning classification for any of the adjoining properties./It is proposed that the zoning classification of adjoining property be changed to NONE.)

7. (Check applicable paragraph:)

There are no structures located on the property proposed to be divided.

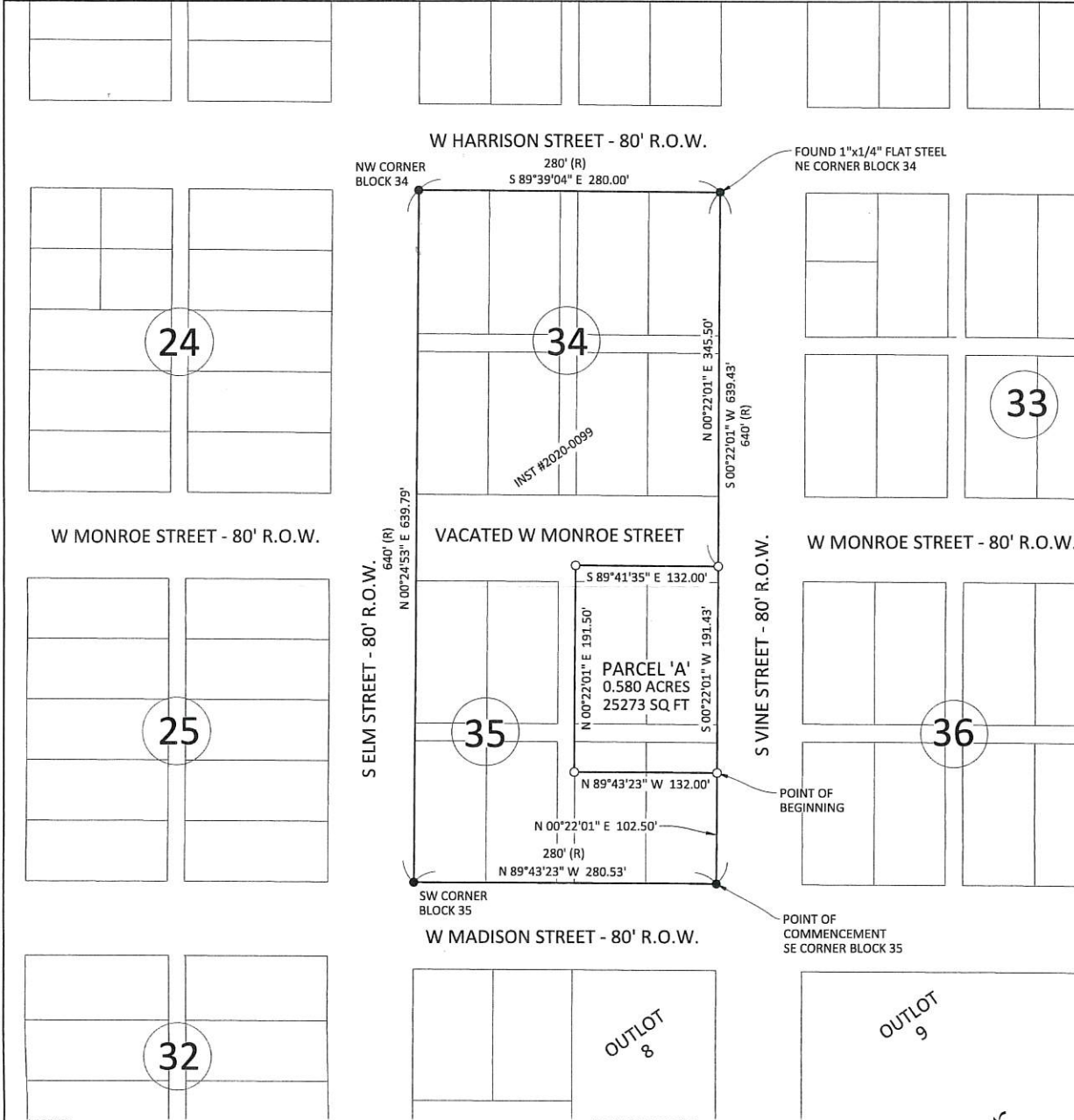
There are one or more structures located on the property proposed to be divided, and the location of such structures and their distance from existing and proposed boundary lines has been shown by a registered land surveyor either on the attached plat or on a separate drawing attached to this application.





INDEX LEGEND	
LOCATION	BLOCK 35 AND PART OF VACATED WEST MONROE STREET ORIGINAL TOWN OF JEFFERSON, GREENE COUNTY, IOWA
REQUESTOR:	GREENE COUNTY EARLY LEARNING CENTER
PROPRIETOR:	GREENE COUNTY COMMUNITY SCHOOL DISTRICT
SURVEYOR:	EUGENE R. DREYER, P.L.S. #17535
SURVEYOR COMPANY:	BOLTON & MENK, INC.
RETURN TO:	EUGENE R. DREYER, BOLTON & MENK, INC. 1519 BALTIMORE DRIVE, AMES, IA 50010 (515)-233-3100

FOR RECORDER USE ONLY



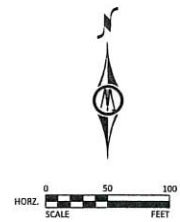
- LEGEND:
- FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP #25513 (UNLESS OTHERWISE NOTED)
  - SET CUT 1/2"x24" REBAR WITH YELLOW PLASTIC CAP #17535 (SEE NOTE 4 FOR DETAILS)
  - (R) RECORDED DIMENSION

NOTES:

1. THIS SURVEY MEETS OR EXCEEDS IOWA CODE 355.
2. BASIS OF BEARING SHOWN IS IOWA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, US SURVEY FOOT.
3. THIS PLAT IS SUBJECT TO EASEMENTS APPARENT OR OF RECORD.
4. REBAR TO BE SET AFTER DEMOLITION OF CONCRETE ON PROPERTY WITHIN ONE (1) YEAR OF SIGNING.

LEGAL DESCRIPTION:  
 PARCEL 'A' IN BLOCK 35, AND ALSO IN PART OF THE VACATED MONROE STREET, ALL IN THE ORIGINAL TOWN OF JEFFERSON, GREENE COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK 35; THENCE NORTH 00°22'01" EAST, A DISTANCE OF 102.50 FEET ALONG THE EAST LINE OF SAID BLOCK 35 TO THE POINT OF BEGINNING; THENCE NORTH 89°43'23" WEST, A DISTANCE OF 132.00 FEET; THENCE NORTH 00°22'01" EAST, A DISTANCE OF 191.50 FEET; THENCE SOUTH 89°41'35" EAST, A DISTANCE OF 132.00 FEET TO THE EAST LINE OF SAID BLOCK 35 EXTENDED NORTH; THENCE SOUTH 00°22'01" WEST, A DISTANCE OF 191.43 FEET ALONG THE EAST LINE OF SAID BLOCK 35 TO THE POINT OF BEGINNING.



I hereby certify that this land survey and plat was prepared by me and the related field work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

*Eugene R. Dreyer*  
 EUGENE R. DREYER  
 17535

REG. NO. #17535 DATE: 6/30/21  
 MY LICENSE RENEWAL DATE IS 12-31-2022

PAGES OR SHEETS COVERED BY THIS SEAL:  
 THIS SHEET

**PLAT OF SURVEY**  
 BLOCK 35 AND PART OF VACATED WEST MONROE STREET, ORIGINAL TOWN OF JEFFERSON

**BOLTON & MENK**

1519 BALTIMORE DRIVE  
 AMES, IOWA 50010  
 (515) 233-6100

SHEET  
 1  
 OF  
 1



**GREENE COUNTY DEVELOPMENT CORP.**  
**MONTHLY STATUS REPORT- 7/12/21**

-GCDC received an update on the Middle School Project at the monthly Exec. Board Meeting. Workforce Housing Tax Credit applications have been filed and they are now in the process of completing the historic tax credits applications. Construction is scheduled to begin Spring 2022.

-GCDC, Chamber/Main Street, our local retailers, and the high school have completed the first seven weeks of the Retail Revamped Social Media Project. The first session will be completed in August. The project provides interns for social media training to help our local businesses deal with problems related to the COVID Pandemic. In the past year foot traffic has declined and our businesses need support to maintain and grow their sales. Multiple businesses formed a committee within Chamber/Mainstreet called Retail Revamped.

-Over the past few months several meetings have been held with Retail Revamped, GCDC, Chamber/Main Street, Greene County High School, and Chatterkick.

-The result of those meetings is a program for social media training through the Career Academy. Interns from the technology program at the high school provide on-site training for our local businesses on how to best utilize social media. The students help the businesses expand their presence on social media for pay and credits. The interns gain valuable knowledge about our local businesses and how they are run.

-The interns work at each business two hours per week for three months (two retailers per intern) with follow-up work at the Career Academy.

-The program is being coordinated by Jen Badger working through the high school.

-Jen has also developed a contract between the interns and the businesses and criteria to measure the success of the program.

-During the three-month program Chatterkick is providing two help sessions each month to answer questions about the program and provide general social media training. These sessions are open to all Greene County businesses. The sessions are being recorded as part of a social media training archive on You Tube. This archive is available to our businesses and high school students.

-This week GCDC sent out links to two of the training sessions to businesses in Greene County. These sessions should be extremely helpful to any business that has a presence on social media. The two topics are "Google My Business" and how to utilize "Facebook Insights". We have asked our businesses to circulate this information to as many businesses in Greene County as possible.

-Their fifth session will be held July 15.

-In addition to the Chatterkick webinars for the Retail Revamped Social Media Project, Region XII provided a series of seminars to help with social media training for small businesses. The

- Housing development continues to be a focus for GCDC:
  - GCDC continues to meet with Andy Rowland to finalize the Scranton rental housing project. The goal is to follow the Scranton development with similar projects in the other smaller Greene County communities.
    - Because of significant increases in the cost of lumber and other building materials, Andy has applied for a Workforce Housing Tax Credits. Region XII helped with the application.
  - The White Apartments began interior construction in March with completion this Fall.
  - Work continues of the second story housing project above Gravitare.
- Construction is complete on the new Gravitare Coworking facility in the old City View building next to the Forge. Chris Deal and Geoff Wood formed a development group that requested financial support from GCDC. The GCDC Voting Board approved funding to support the project.
  - The facility had their "ribbon cutting" on Friday, June 11.
  - The coworking space will attract entrepreneurs and other business representatives working from home or looking for a local office or place to work while in the area. Gravitare is excellent support for our local businesses and the Forge.
  - Gravitare has a new flyer that describes the project. It was distributed during May to potential users throughout the region. It is also available on the GCDC website and Facebook page. GCDC toured the facility and took pictures for future promotions.
- Chris and Geoff are also constructing second floor housing above their coworking space location. They requested funding for this project from GCDC and it was approved by the Voting Board. The housing will be a significant asset for downtown and attract new residents and businesses.
- 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 RLF funding.
  - GCDC approved a new RLF application at the May Executive Board Meeting. The loan is complete and the funds have been issued.
  - There is currently interest in one of the GCDC lots in the East Business Park.
  - GCDC provides funding for SBDC so they are available to assist new business by creating financials and business plans 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.
  - Region XII has lowered the interest rates on several of their RLF sources to 0% to stimulate interest in larger loans. GCDC can assist with these applications.
  - Region XII approved one new regional loan at our monthly meeting on June 9.

## MEETINGS

-GCDC continues to distribute updated economic development information to site selectors in Chicago and Minneapolis as well as local developers. Two site selector meetings were held in Ames during June. The meetings provided leads interested in the GCDC land next to Power Lift and the Genesis Building.

-GCDC Exec. Board held an introductory meeting with Carlos Arguello, the Vice President of Latino IQ. Latino IQ provides assistance with locating employees for companies in Iowa and potential new businesses. Carlos also spoke at the May GCDC Membership Meeting.

-GCDC met with Carlos to develop the “phases” and costs he recommends for a program to provide Latino support for Greene County. A proposal was received in early July and was distributed to the Exec. Board for review.

-GCDC is in the process of contacting municipalities that have worked with Carlos to review their programs and the results.

-Recommendations will be made to the Exec. Board at the August meeting.

-GCDC attended the monthly Iowa Economic Development Marketing Meeting via Zoom on June 23. The meeting covered future projects for the IED group. GCDC updated the group on our housing projects, the coworking space, and our social media support for local businesses.

-GCDC conducted two classes on Entrepreneurship at a recent ICCS Seminar.

-The Retail Revamped Social Media Project continues to generate significant interest at the State level. The Governor, Lt. Governor, IED, Joni Ernst, and other legislators have indicated they are following our progress and want to be kept up to date. Other counties are interested in implementing a similar program.

-The Lt. Governor visited Greene County on July 1. He toured the New Way Trucking facility and discussed housing and workforce shortage. He was also informed about our retail social media program and our interest in a diversity program.

-The monthly WIAD meeting was held June 14. The meeting focused on review of the modifications/improvements to the WIAD website. These meetings are now being held in Carroll instead of by Zoom.

-Region XII also reviewed the upcoming seminars to help regional small businesses.

-WIAD is completing the updates to their website to include current projects in the region and key assets.