

COUNCIL MEETING

July 14, 2020

5:30 P.M.

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

ABSENT: None

Jamie Daubendeik, president of Jefferson Main Street introduced Reegan Hanigan as the new Executive Director for Jefferson Main Street and Jefferson Chamber.

On motion by Ahrenholtz, second by Jackson, the Council approved the following consent agenda: June 23, 2020 Council Minutes, approval of sewer bill adjustment for Bob Keck of \$1,045.52, approval of pay estimate #2 of \$38,284.05 to Westbrooke Construction Co. for 110 E. State Street, approval of pay estimate #3 of \$105,314.10 to Leroy and Sons to relocate 243<sup>rd</sup> St for airport runway extension, **RESOLUTION NO. 36-20**, a resolution approving FY 2019-2020 year end transfers and payment of monthly bills from City funds.

AYE: Sloan, Wetrich, Zmolek, Ahrenholtz, Jackson

NAY: None

This was the time and place for the Public Hearing for the CDBG Upper Story Housing Application. Mayor Gordon called for any oral or written comments and there were none. On motion by Sloan, second by Zmolek, the Council closed the Public Hearing.

AYE: Zmolek, Sloan, Wetrich, Jackson, Ahrenholtz

NAY: None

This was the time and place for the Public Hearing for the proposed zoning amendment to allow dwelling units on upper levels of buildings in the CBC District as a permitted use. Mayor Gordon called for any oral or written comments and there were none. On motion by Wetrich, second by Sloan, the Council closed the Public Hearing.

AYE: Zmolek, Jackson, Ahrenholtz, Sloan, Wetrich

NAY: None

On motion by Jackson, second by Wetrich, the Council approved the first reading of ordinance amending The Code of Ordinances of the City of Jefferson, Iowa, 2017, by amending permitted uses and special exceptions for CDB District.

AYE: Zmolek, Jackson, Ahrenholtz, Sloan, Wetrich

NAY: None

On motion by Jackson, second by Wetrich, the Council approved the second and third reading of ordinance amending The Code of Ordinances of the City of Jefferson, Iowa, 2017, by amending permitted uses and special exceptions for CDB District.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

**ORDINANCE NO. 593**

On motion by Ahrenholtz, second by Sloan, the Council approved the final adoption of an ordinance amending The Code of Ordinances of the City of Jefferson, Iowa, 2017, by amending permitted uses and special exceptions for CDB District.

AYE: Sloan, Jackson, Zmolek, Wetrich, Ahrenholtz

NAY: None

This was the time and place for the Public Hearing for the Public Hearing on detailed plans and specifications, form of contract, and estimate of cost for the Arch Alley and City Hall Parking Improvements. Mayor Gordon called for any oral or written comments and there were none. On motion by Wetrich, second by Ahrenholtz, the Council closed the Public Hearing.

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

**RESOLUTION NO. 37-20**

On motion by Sloan, second by Wetrich, the Council approved Resolution No. 37-20, a resolution approving Detailed Plans and Specifications, Form of Contract, and Estimate of the Cost for the Arch Alley (Base Bid) and City Hall Parking Lot (Alternate A) Improvement Project.

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

**RESOLUTION NO. 38-20**

On motion by Sloan, second by Zmolek, the Council approved Resolution No. 38-20, a resolution awarding Contract and Approving Contract and Bond for the Arch Alley Improvement Project to Caliber Concrete, LLC from Adair with a Base Bid of \$37,382.04.

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

On motion by Ahrenholtz, second by Wetrich, the Council approved a Variance and Special Exception for a 75' monopole telecommunications tower for their substation located at 1804 North Elm Street, Jefferson Iowa, Parcel D in the Southeast Quarter of the Northwest Fractional Quarter of Section 5, Township 82 North, Range 30 West of the 5<sup>th</sup> P.M. of Jefferson, Greene County, Iowa for Interstate Power and Light Company. The purpose of the Variance and Special Exception requests was to allow a telecommunication tower within one half mile of another telecommunication tower.

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

On motion by Jackson, second by Sloan, the Council approved work order #4 for professional services for airport runway extension with Bolton & Menk, Inc. up to \$8,000.00.

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

On motion by Wetrich, second by Ahrenholtz, the Council approved work order #5 for professional services for airport runway extension with Bolton & Menk, Inc. up to \$38,100.00.

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

**RESOLUTION NO. 39-20**

On motion by Wetrich, second by Ahrenholtz, the Council approved Resolution No. 39-20, a resolution approving FAA Grant Agreement for CARES Act Funds.

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

**RESOLUTION NO. 40-20**

On motion by Jackson, second by Zmolek, the Council approved Resolution No. 40-20, a resolution proposing agreement for sale and redevelopment of property at 200 East State Street. A public hearing date has been set for July 28, 2020 at 5:30 p.m.

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

On motion by Sloan, second by Ahrenholtz, the Council approved the first reading of an ordinance adding Chapter 48 Noise Control.

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

On motion by Ahrenholtz, second by Zmolek, the Council approved of the repairs to water well #9 not to exceed \$35,000.00.

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

On motion by Sloan, second by Wetrich, the Council approved of the repairs to water well #6 not to exceed \$40,000.00.

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

On motion by Jackson, second by Sloan, the Council approved of Service Level Agreement with Computer Concepts of Iowa, Inc. with a monthly fee of \$310.00 per month.

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

Mayor and Council discussed the proposed policy for community cats. Citizens were given time to voice their concerns. No action was taken.

The following bills were approved by payment from City funds:

A1 AUTOMOTIVE	PD VEH MAINT	61.03
ABC PEST CONTROL	SW PEST CNTRL	415.00
ACCESS SYSTEMS INC	RN COPIER LSE	579.43
ACCESS SYSTEMS LEASING	LB COPIER LSE	561.04
ACCO UNLIMITED CORP	WA CHEM	5,208.44
ACUSHNET COMPANY	GC MERCHDSE	625.78
ADVANCED WASTE SOLUTIONS	GCRSE PORT POT	190.00
ADVANTAGE ARCHIVES, LLC	LI ARCHIVING	9,300.00
AFLAC	AFLAC INS W/H	144.95
AFSCME/IOWA COUNCIL 61	UNION DUES	338.85
AG SOURCE LABORATORIES	WA TSTG	176.00
AHEAD LLC	GCRSE MERCH	1,032.24
ALLIANT ENERGY	UTILITIES	24,503.06
AMY LEHMAN	407 E MONROE	2,000.00
ARROWHEAD SCIENTIFIC INC.	PD KIT	187.70
AXON ENTERPRISE, INC.	PD TASR CERT	2,880.00
BAKER & TAYLOR INC.	LI BOOKS	1,603.16
BLACKTOP SERVICE COMPANY	RUT STRT REPR	51,506.25
BOLTON & MENK INC	ENG	56,575.50
BOMGAARS	SUPP	451.89
BROWN SUPPLY COMPANY	SW PARTS	2,029.20
C&D MASONRY INC	200 E STATE DEMO	14,868.00
CARROLL COUNTY SOLID WASTE	RC MRKTG FEES	2,693.70
CENTRAL IOWA DISTRIBUTING	RUT BLDG MAINT	79.00
CENTRAL IOWA SYSTEMS	PL MONITOR SERV	195.00
CENTRAL IOWA TOWING	PD TOWING	175.75
CINTAS CORPORATION	FIRST AID SUPP	226.62
CLEANING SOLUTIONS INC.	RN CLEAN	2,466.00
COBRAHELP	PA FEE	20.00
COLLECTION SERVICES CENTE	CASE (2)	2,048.70

COMMUNITY OIL CO., INC	AP FUEL	9,148.04
COMPASS MINERALS	WA SALT	14,535.83
COMPUTER CONCEPTS	PA BACKUP	257.50
CUMMINS SALES AND SERVICE	WA MAINT	3,733.79
D. J. GONGOL & ASSOCIATES	SW PARTS	2,267.25
DANKO EMERGENCY EQUIP	JFD BOOTS	344.63
DAVE DAVIS	REIMB CAF	243.00
DEAL'S ORCHARD	GC CIDER	155.00
DELL MARKETING L.P.	LB SERVER	2,953.26
DENCO HIGHWAY CONSTR	RUT JOINT/CRACK RPR	51,980.10
DENNIS HAMMEN	PL CONCESSIONS	1,303.10
DIAMOND VOGEL PAINT	RUT PAINT	1,076.90
DNR/WA SUPPLY OP	WA FEE	499.42
DOLL DISTRIBUTING	GCRSE BEER	1,203.72
DOLLAR GENERAL CHARGE SALE	LB TOTES	44.00
DUANE ONKEN	H INS SINK	93.67
DURBIN AUTO/TRUCK REPAIR	PD TOW	125.00
DURLAM ELECTRIC	ELEC SRV	1,167.99
ED M. FELD EQUIPMENT CO.	JFD FOAM	2,245.00
EFTPS	FEDERAL W/H	58,117.07
ELECTRIAL ENGINEERING	SW LINES	614.13
ELLIOTT EQUIPMENT CO.	SN 4YD CONTAINER	1,151.28
EMC NATIONAL LIFE CO,	EMC LIFE INS	215.82
FAREWAY	GCRSE SUPP	428.38
FASTLANE MOTOR PARTS LLC	PARTS	823.81
FORT DODGE DISTRIBUTING	GCRSE BEER	585.10
GALLS LLC	PD NAMEPLATE	11.99
GARY & ROBERT CARHILL	903 W MONROE	2,000.00
GRAYBAR	RUT PART	1,104.15
GREENE CO SEC ROADS	FUEL	4,703.65
GREENE CO. AUDITOR	LEC CITY SHARE	19,259.90
GREENE COUNTY CHAMBER & DEV	HOT/MOT TOURISM	11,659.92
HAMILTON REDI-MIX	CONCRETE	12,790.00
HANIFEN	RC TRUCK REPAIR	735.00
HARRISON TRUCK CENTERS	RC REPRS	3,714.19
HICKS WELL CO INC	GCRSE WELL PUMP	14,602.62
HOME STATE BANK	COBBLESTONE TIF #6	50,688.56
HY- VEE WINE & SPIRITS	GCRSE LIQUOR	577.46
HY-VEE, INC.	SUPP	26,016.04
HYDRO KLEAN	WA REMVE FILTER MEDIA	57,912.50
IACMA	PA DUES	150.00
INTERNATIONAL CODE COUNCIL	BLDG INSP DUES	135.00
IOWA DNR	ASBESTOS DEMO/RENO	400.00
IOWA DEPT. OF PUBLIC SAFETY	PD ONLINE	1,200.00
IOWA LEAGUE OF CITIES	PA DUES	2,446.00
IOWA ONE CALL	WA ONE CALL	72.00
IOWA POETRY ASSN	LB BOOKS	80.75
IOWA RADIO PLUS	RN ADV	61.56
IPERS-FOAB	IPERS W/H	24,776.39
J & M GOLF	GCRSE MERCH	368.09
J-14	LB SUBSCRIPTION	14.97
JACKIE MCANDREWS	WA DEP REF	29.04
JAKE KELLER	LB LABOR	382.50
JAMES E. FORBES	AP MGR	600.00
JANE MILLARD	LB REIMB	934.27
JAY D. GOUGHNOUR	GCRSE MAINT PMT3&4	1,500.00
JEFFERSON ACE HARDWARE	LB SUPPLIES	937.78

JEFFERSON COMM GOLF CRSE	GCRSE TIP REIMB	922.50
JEFFERSON MATTERS/MAIN ST	HOT/MOT ADV	325.00
JEFFERSON PUBLIC LIBRARY	LB PETTY CASH	50.00
JEFFERSON TELECOM	PHONE	2,376.51
JET'S OUTDOOR POWER & SERV	GCRSE REPRS	98.90
KIMBALL MIDWEST	RUT PAINT	289.92
KIWANIS CLUB OF JEFFERSON	PA DUES	160.00
KYLE DEMOSS	WA DNR FEE	30.00
LOGAN CONTRACTORS	RUT PARTS	897.83
LOUK PLUMBING, HEATING	AP REPL METER PIT	1,260.00
MANGOLD ENVIRO	SW TSTG	1,385.60
MARLENE OSBORN	WA DEP REF	53.39
MARTINS FLAG CO., LLC	PA FLAG	34.87
MATHESON TRIGAS	WA CHEM	57.80
METRO WASTE AUTHORITY	SN LF FEES	8,475.37
MICAH DESTIVAL	GCRSE REIMB	3,467.20
MICHAEL J. WAHL	TIF REBATE	18,600.00
MIDLAND POWER COOP	AP LITES HOUSE	553.47
MOTOR PARTS	PARTS	272.03
MUIR TREE SERVICE	STMP RMVLS	2,730.00
MUNICIPAL SUPPLY	WA METERS	3,962.00
NATIONAL ELEVATOR INSPECT	PA ELV INSP	150.00
NEW COOPERATIVE INC	PK CHEM & SEED	1,036.46
NOVA FITNESS EQUIP CO.	RN EQUIP MAINT	362.00
O'HALLORAN INTERNATIONAL	RC TRUCK REPRS	289.44
OCLC, INC.	LB ILL & CTLGING	1,122.16
OPTIONS INK	OFFICE SUPPLIES	950.81
PAW'S	PAW'S CONTRACT	1,500.00
PEAK SOFTWARE SYSTEMS INC	RN MEMBERSHP CARDS	127.07
PEPSI CO.	GCRSE-POP	369.93
RACCOON VALLEY RADIO	PA ADV	1,160.42
REGION XII COUNCIL - GOVT	CDBG ADMIN #15	16,292.72
REHAB SYSTEMS, INC.	SW JET VAC CLEAN	15,000.00
ROCK RIVER ARMS, INC.	PD RIFLES & SUPP	3,628.00
ROWLAND CONSTR CO.	SIDEWLK PROG	9,436.00
ROXANNE GORSUCH	CAF PLAN/POSTAGE	282.51
RUETER'S	RUT ASSY ROLLERS	707.47
SEBOURN VIDEO SERVICES	PA VIDEO SERV	240.00
SHADRAN	SUPPLIES	431.78
SIMEON LANG	PL CONCESSIONS	56.25
SITEONE LANDSCAPE SUPP	GCRSE FERT	1,394.71
SPRING-GREEN	PA MAINT	44.25
SRIXON/CLEVELAND GOLF	GCRSE MERCH	8,504.65
STONE	RN SUPPLIES	95.95
STOTT AERIAL SPRAYING INC	HANGAR REPR	125.00
SYN-TECH SYSTEMS	AP TECH SUPPRT	42.00
SYNCB/AMAZON	LB SUPP	389.11
TELRITE CORPORATION	LONG DISTANCE	189.61
TERESA GREGERSON	CAF REIMB	850.51
THE BEE & HERALD	ADV	354.63
THE MESSENGER	GCRSE ADV	90.00
THOMAS JEFFERSON GARDENS	HOT/MOT UTIL;PMT;WAGE	14,817.13
TRAVIS LEE	RN PATCH	175.00
TREASURER STATE OF IOWA	STATE W/H	6,263.00
TRI-COUNTY LUMBER	LB SUPP	1,423.75
TRIPLE "A" SEEDS, INC.	AP 500# SUNLAWN	1,225.00
TYLER TECHNOLOGIES	SFTWRE SUPPORT	18,829.54

U.S. CELLULAR	WA PHONE	157.44
U.S. POST OFFICE	POSTAGE BILLS	544.35
UNITYPOINT CLINIC-OCCUPATI	RUT DOT LAB	42.00
UTILITY EQUIPMENT CO	WA PARTS	1,539.70
VERIZON WIRELESS	PD PHONE	491.50
VESSCO, INC.	WA PARTS	16,290.00
WAHL MCATEE TIRE SERVICE	TIF REBATE;TIRES	3,370.52
WELLMARK BC/BS	HEALTH INS	52,492.66
WESTECH ENGINEERING, INC.	WA PARTS	13,321.21
WILCOX LAW FIRM	LEGAL	6,152.27

FUND TOTALS

001 GENERAL FUND	214,773.61
110 ROAD USE TAX	30,080.75
112 CAFETERIA PLAN	1,367.32
121 LOCAL OPTION SALES TAX	162,145.16
125 TIF	56,670.99
128 HEALTH INS. SINKING	93.67
134 LIBRARY AGENCY	14,058.46
147 HOUSING REHAB PROGRAM	15,275.00
149 DOWNTOWN BUILDINGS	55,541.87
391 AIRPORT IMPROVEMENTS	49,083.50
410 CIP	4,237.00
600 WATER	140,915.74
610 WASTEWATER	28,990.11
660 AIRPORT	13,242.17
670 SANITATION	27,197.05
671 RECYCLING	13,007.91
GRAND TOTAL	826,680.31

There being no further business the Council agreed to adjourn.

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Matt Gordon, Mayor

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Roxanne Gorsuch, City Clerk