

**JEFFERSON, IOWA  
CITY ON THE RISE**

**Relocation Packet**

*As Mayor of Jefferson, I invite you to consider making Jefferson your home.*

***Jefferson** is a great place to raise a family! Our small town **quality of life** is safe and friendly. Our **schools** and **health care** are excellent. Our Greene County Early Learning Center provides education-based **child care**. Our **parks and recreational programs** give kids and adults plenty of free time choices. Our location within an hour of Des Moines and Ames gives easy access to additional cultural events and attractions, while our distance eliminates the hassles of metropolitan living.*

*Entrepreneurship is welcome and supported. Our local telephone company provides state-of-the art **telecommunications technology** for those who can work from home. Area industries and businesses are **hiring**. We have room and resources for your **business to relocate!***

***Housing** is affordable and, with several new areas under development, available in many price ranges.*

*Let us give you a **tour** and a chance to **share** our love of living here. I would like to personally invite you to consider Jefferson, Iowa your home.*

*Craig Berry,  
Mayor of Jefferson*

## **JEFFERSON**

Jefferson's location on the interstate of United States Highway 30 and Iowa State Highway 4 in west central Iowa is especially favorable to its current and prospective citizens and businesses. The city benefits from exits on Highway 30 and Highway 4 and is on a Union Pacific railway hub. Jefferson's proximity to larger cities like Carroll, Boone, Ames and Des Moines means convenient access to a broad array of shopping, cultural and entertainment options. Top quality education and continuing education opportunities, as well as music, theater and public interest programs, are only 45 minutes away at Iowa State University in Ames. Attractive industrial tracts, home building sites, and both new and pre-owned housing, are available at reasonable prices. Land use planning is current and generally permissive. See [Map Gallery](#).

## **QUALITY OF LIFE**

Jefferson is a close-knit, progressive community with an exceptional quality of life. Many find that living here is like having a large family who care about each other and interact often in daily living. Teachers, physicians, storekeepers and city workers are also neighbors and friends.

It is a vibrant place with stores, restaurants, industry, schools, medical facilities, offices, homes and places of worship. Residents enjoy friendly local government, as well as proactive civic, religious and social organizations.

Living in Jefferson makes life easy. Schools and daily errands are close-by. Recreation is easily accessible. There are ample opportunities to be active and involved in a variety of sports, clubs, educational and community activities.

Contributors to Jefferson's Quality of Life:

- safe and clean neighborhoods
- small-town atmosphere
- a strong work ethic
- quality health care
- senior citizen care available on several levels
- licensed day care center
- excellent school system
- active civic organizations
- active religious organizations
- The Webb House, a gathering place for middle and high school students
- cooperative local governments
- affordable housing
- residential developments
- indoor recreational facility
- 3 golf courses (1 in city limits)
- municipal swimming pool
- multiple athletic fields, including softball, soccer, and Little League
- two tennis courts
- Raccoon River Valley Trail; a 56-mile paved trail going from Jefferson to Waukee, IA
- six well-maintained municipal parks with playgrounds and soccer fields
- annual Bell Tower Festival, highlighting the Mahanay Memorial Carillon Tower
- excellent public library
- murals on several buildings downtown
- Greene County Historical Society Museum

- strong retail businesses
- 2 hotels and 2 bed and breakfast
- locally owned cable franchise, telephone, cable, high speed internet and cellular services
- excellent police and fire protection
- clean air, clean water, good streets
- friendly people

## SCHOOLS

Jefferson-Scranton Community School Website

[www.jefferson-scranton.k12.ia.us](http://www.jefferson-scranton.k12.ia.us)

*For the ninth consecutive year (1999-2007), the Jefferson-Scranton Community Schools were awarded the “**What Parent’s Want Award**” by SchoolMatch, the nation’s largest school selection consulting firm located in Columbus, Ohio. Only slightly more than 16% of the nation’s 15,573 school systems are designated for this special honor.*

### High School

- 75% of JSHS students exceed the State’s identified college success ACT indicator score compared to 70% for Iowa and 59% for the nation
- AP classes in Art, American History, and Calculus
- 48.6% of the high school teaching staff has a Masters Degree or higher
- National award-winning music programs
- Award-winning vocational programs
- Nearly 70 college-credit courses offered on campus; in the Class of 2005, all but two graduates finished their program of study with college credit. The average student in the Class of 2006 graduated with 15 hours, or one semester, of college credit.
- Tremendous community support for fine arts, athletics, and academics
- Graduation rate above the state average

### Middle School

- Grades 5-8 middle school with classroom sizes of 20-25.
- Algebra offered to eighth grade students
- Strong academic programs with composite test scores at the 75th percentile in Sixth Grade, 86th percentile in Seventh Grade, and 87th percentile in Eighth Grade.
- Strong music program

### Elementary

- Exemplary early childhood offerings that include Pre-Kindergarten (4-yr. olds), as well as Transitional Kindergarten and Kindergarten for our 5-yr. olds.
- Small class sizes ranging from 13-24.
- Free summer school offerings for students needing a boost in Reading and/or Math.
- A full-range of services including TAG, ELL, multiple special education services, and daily Integrated Learning Systems (ILS) for all students in grades 1-4.

## **HEALTH AND WELLNESS**

The [Greene County Medical Center](#) provides state-of-the-art acute, skilled, and long term care with local access to specialist physicians and excellent sports and rehabilitative physical therapy, as well as a full range of outpatient diagnostic and treatment services and surgery.

Available at the hospital are long-term care nursing home units, public health nursing, home care services and an independent senior living center, Ever Greene Ridge. The New Beginnings Birth Center is the area's choice for delivering newborns.

### **McFarland Clinic-Jefferson office**

(<http://www.mcfarlandclinic.com/network/jefferson.htm>) staffs full-time physicians and offers a full-service clinical facility. Jefferson is also served by local dentists, chiropractors, optometrists, and massage therapists. For a list of health care providers, visit the Greene County Chamber and Development website at [www.greenecountyiowa.com](http://www.greenecountyiowa.com).

The Public Health Department of Greene County Medical Center works to educate and emphasize life-long health. It provides excellent pre-natal and newborn follow-up care, immunizations and parenting support to families through H.O.P.E.S. (Health Opportunities for Parents to Experience Success).

Local social and cultural opportunities provide a healthy, well-rounded atmosphere for recreation and entertainment essential for mental and physical well-being. The Greene County Community Center has a walking track, full gym, cardio and weight room and provides [wellness classes](#) through the [Jefferson Park and Recreation Department](#). Jefferson is a safe place to walk, run, or ride a bike. The [Raccoon River Valley Trail](#) provides 56-miles of paved trail to the Des Moines metro area. The [city pool](#) is open from Memorial Day to Labor Day with lap swims, family hour, and aerobic classes.

## **CHILD CARE/EARLY CHILDHOOD DEVELOPMENT**

Jefferson is home to The Greene County Early Learning Center, a non-profit, board-run, education-based center for full- or part-time childcare. Created in cooperation with the City, Greene County Development Corporation and Jefferson-Scranton Community Schools, the center is presided over by a board of local residents, many of whom are young mothers themselves. The center is located in the middle of the community.

The early childhood education class at the high school offers a pre-school February through May each year. Watch the *Jefferson Bee* and *Herald* newspapers for announcements of their sign up each year in August.

Various quality in-home day cares are also available in town. Contact the Family Resource Center (<http://www.carrollfrc.org/other.html>) at 1-800-999-5101 for more information on finding quality home care in the area.

## **PARKS AND RECREATIONAL PROGRAMS**

<http://www.cityofjeffersoniowa.org/depts-park-recreation.php>)

## **TELECOMMUNICATIONS TECHNOLOGY**

Today's telecommunications technology makes it not only possible, but easy, to work from home or even establish a global business in a place like Jefferson. Our locally-owned and operated telephone company can provide all the Information Technology products, capacity and services available in any metropolitan area, with fiber-optic trunk lines, hometown pricing and reliable local tech support. Check out the advantages of living and working here!

Jefferson Telecom: <http://www.jeffersontelecom.net>

Also read more about living and working in the Jefferson area using local technology at <http://offenburger.com/lspaper.asp?link=20050307>

## **EMPLOYERS**

Local industries are hiring!

American Athletic

<http://iowaworkeforce.org/region8/carroll.htm>

B and D Manufacturing

<http://www.bdmfginc.com>

Bauer Built

<http://www.bauerbuiltmfg.com/inthenews.htm>

Caleris

<http://www.caleris.com/contactus.htm>

Farmers Cooperative

<http://www.fccoop.com/careers/openings.cfm>

Greene County Medical Center

Contact human resources at 515-386-2114 for a list of current openings.

Scranton Manufacturing

<http://www.newwaytrucks.com/employment.php?PHPSESSID=5f9e9430cbfc6497f558faffe39fbc8a>

West Central Cooperative

<http://www.west-central.com/career.asp>

## **Other Resources**

Iowa Workforce Development

<http://iowaworkforce.org/region8/carroll.htm>

Midwest Partnership

<http://midwestpartnership.com/workforce/jobs/careers.cfm>

## **BUSINESS CLIMATE**

We'd love to have your business in Jefferson!

Our vibrant downtown retail area has well-kept, progressive businesses located in an attractive town-square setting. And room for more! Come check out our shops and keep an eye on Jefferson's [Downtown Restoration Project](#).

Jefferson is willing to work with high-caliber businesses that reflect community values and fulfill community visions. Ample water, sewer and garbage disposal services are supplied by the City at reasonable costs. State of Iowa funding, City tax abatements, and Tax Increment Financing may be available for qualified projects. Labor is available at all education and skill levels for wages which are average for the immediate area but generally less than those of the U.S. and the region. Many local alumni now live in Greene County as quality jobs have become available through strong cooperation between schools and industry.

Local governments, professionals, financial and other private institutions, including the [Greene County Development Corporation](#) and [Midwest Partnership](#), a regional development entity, are organized and equipped to assist and support new and existing businesses.

Testimonial:

[http://www.westerniowaadvantage.com/workforce/testimonials/?testimonial=microsoy\\_move\\_to\\_jefferson](http://www.westerniowaadvantage.com/workforce/testimonials/?testimonial=microsoy_move_to_jefferson)

For a list of Chamber members and community events – See Greene County Chamber and Development website: [www.greenecountyiowa.com](http://www.greenecountyiowa.com).

For a List of businesses and tourism related information – See Greene County Development Corporation website: [www.greenecountyiowadevelopment.org](http://www.greenecountyiowadevelopment.org).

## **HOUSING**

Affordable housing provides more choices for living the way you want! Whether it be new or existing construction, resources are available to help find a home for you and your family. Our neighborhoods are safe and close knit. Local builders, realtors and lenders are willing to work with you as you make your home here.

### **Real Estate Agents**

Iowa Realty – [www.iowarealty.com/jefferson](http://www.iowarealty.com/jefferson)

Marso Peckumn Real Estate & Farm Management – [www.marsopeckumn.com](http://www.marsopeckumn.com)

Midland Realty – [www.raccoonvalleymls.com](http://www.raccoonvalleymls.com)

Polking Realty – [www.polkingrealty.com](http://www.polkingrealty.com)

Town and Farm Realty – [www.showcase.netins.net/web/townfarm](http://www.showcase.netins.net/web/townfarm)

### **Real Estate Developments and Potential Lots for Sale**

Bauer Development – [www.bauerdevelopment.com](http://www.bauerdevelopment.com)

Tri-County Lumber & Do it Best Rental – Briarwood Estates 515/386-3181

Doug Whipple – Bell Tower Estates 515/208-2219 and 515/386-4215

ACC Properties – 515/386-3881

Richard Beaman – 515/386-2009

Mike Bravard – 515/386-2579

Greene County Development Corporation – 515/386-4161

Doug Ott – 515/386-2370

Bill Souder – 515/386-3120

St. Josph Catholic Church – 515/386-2638

Joe Testroet – 515/460-4362

Bruce Youngblood – 515/386-2009

### **Greene County Lenders**

Community State Bank, Paton – [www.csbpaton.com](http://www.csbpaton.com)

Home State Bank, Jefferson – [www.hsbankiowa.com](http://www.hsbankiowa.com)

Peoples Trust & Savings Bank, Grand Junction, Jefferson, Rippey & Scranton –  
[www.ptsbank.com](http://www.ptsbank.com)

Rolling Hill Bank & Trust, Rippey – [www.rollinghillsbank.com](http://www.rollinghillsbank.com)

United Bank of Iowa, Churdan – [www.unitedbk.com](http://www.unitedbk.com)

Wells Fargo Bank, Jefferson – [www.wellsfargo.com](http://www.wellsfargo.com)

### **Other Resources**

Region XII Council of Governments – [www.region12cog.org](http://www.region12cog.org)

USDA – [www.rurdev.gov/ia/index.html](http://www.rurdev.gov/ia/index.html)

ISU Extension - [www.extension.iastate.edu/greene](http://www.extension.iastate.edu/greene)

### **Landlord Information**

[Click here](#)

### **Contractor Information**

[Click here](#)



## **Housing Board**

A formal, appointed housing board is working to ensure high-quality housing in every range of income or need, be it a rental or owner-occupied. The board represents a partnership among City, realtors, builders, banks, and interested citizens.

For a housing packet, including housing market survey and results, city and county maps, labor shed analysis, data for decision makers, local financial information, tax abatement incentives, Tax Increment Finance (TIF) policy, and other Greene County information, please contact GCDC Housing Committee Chair Norm Fandel at 515/386-4111.

## **TOUR JEFFERSON**

We would love to show you around! To arrange a tour, contact: Greene County Chamber and Development at 515/386-2155.

## **SHARE**

### Testimonials

#### *What brought you (back) to Jefferson?*

- The school system was our main concern. The community is clean and well kept. We liked the layout and we found a home we liked without having to build, which we did not want to do at the time. The fact that our children could feel safe here was a major determining factor. The people we were acquainted with from here were wonderful people who loved Jefferson themselves and encouraged us to move here.
- I came back to Jefferson after going to college in Boston, MA because it seemed the next step, go home and apply what I'd learned. When I married, we moved to Houston, TX. I did not like the weather, the people or the school system. The education of students was not a top priority in the school. We moved back after one year because we had a daughter and I wanted to raise her here, in a place where the teachers still had most of the control in the classrooms, where kids can walk to and from school and be safe. I also want to be able to come and go at the school and know who my children know and know their families. I think it's safer for children when their parents know, and can check in with, other parents.  
I like that I can go to the Chinese restaurant and they know my name, my husband, my children, my mother, and my grandmother. They ask about them if they aren't with me. And they know what I like to drink with my food. This doesn't happen just at restaurants, either. The movie theatre, the grocery store, shops around the square. I like to know that people know me and my family and if something is wrong they will let me know. Some feel this is an invasion of privacy but I think of it as extended family.
- We moved here 1 year ago from West Des Moines. We were looking for a smaller town to raise our children in. We looked at a number of towns, we chose Jefferson for a number of reasons: The school system, the town square was very appealing and the businesses were still in business, it was in range (actually it was 20 miles out of range!)



for my husband to commute to Des Moines. We have been more than happy living here. We were originally from a smaller town of about 8000 and we wanted that small town feel of knowing people when you went into the bank etc. For the size of town that Jefferson is it has so much to offer for children with the rec center and all of the programs that they have to offer.

- Sense of a small town-everyone knows you, safety, good schools, all of them put together. Jefferson is also a very central town--where we lived before was 2 hours from everything. Jefferson you can drive 30-45 min and be in a "city"
- What attracted us to Jefferson (since my husband works in Des Moines) was the fact that it is a big enough town to offer medical, dental, and eye care as well as groceries, restaurants, etc..., but small enough that we could feel like we were raising our kids in a safe environment. We heard excellent comments about the school district and what it has to offer. As far as we were concerned it offered perfect sized classes. The other thing that we really liked is the fact that we are close to Ames, Des Moines, Carroll and Fort Dodge if he should ever need to find a new job. We love it here!

Tish Harmeyer at Western Iowa Advantage:

[http://www.westerniowaadvantage.com/lifestyle/testimonials/?study=thirty\\_somethings\\_resettle](http://www.westerniowaadvantage.com/lifestyle/testimonials/?study=thirty_somethings_resettle)

Offenburgers:

[http://www.westerniowaadvantage.com/lifestyle/testimonials/?study=couple\\_describes\\_iowa](http://www.westerniowaadvantage.com/lifestyle/testimonials/?study=couple_describes_iowa)

MicroSoy at Western Iowa Advantage:

[http://www.westerniowaadvantage.com/workforce/testimonials/?testimonial=microsoy\\_move\\_to\\_jefferson](http://www.westerniowaadvantage.com/workforce/testimonials/?testimonial=microsoy_move_to_jefferson)

Ben Teusch's essay: <http://offenburger.com/guestpaper.asp?link=20070327>

Carla Offenburger's list of things to do: <http://offenburger.com/porch.asp?link=20060522>