

# AGENDA

**COUNCIL MEETING**  
**Tuesday, October 26, 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. Limit of 3-5 minutes per speaker.**

**III. CONSENT ITEMS:**

- A. 10/12/21 regular Council minutes.
- B. The Printer's Box Ltd, Class B Native Wine Permit
- C. Reimbursement of \$1,918 for replacement of 137 feet of sidewalk at 400 East Monroe Street.

**IV. NEW BUSINESS:**

- A. Consider resolution awarding contract for Greene County Animal Shelter.
- B. Consider resolution proposing sale of property at 1006 N. Walnut St. and setting public hearing.

**V. REPORTS:**

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

**VI. ADJOURN.**

## AGENDA SUMMARY

**DATE 10/26/21**

### **NEW BUSINESS**

- A. **Consider resolution awarding contract for Greene County Animal Shelter.** Attached are the bids for the Animal Shelter that were opened on 9/9/21. The low bid was Jensen Builders of \$894,900.
- B. **Consider resolution proposing sale of property at 1006 N. Walnut St. and setting public hearing.**

COUNCIL MEETING

October 12, 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 Jackson, second by Zmolek, the Council approved the following consent agenda: September 28, 2021 Council Minutes, Sparky's One Stop, Class C Beer permit, Sewer bill adjustment at 104 E Clark of \$118.30, Sewer bill adjustment at 801 W State of \$117.33, Neighborhood Improvement Incentive Program of \$2,000 for demolition of house at 106 Harding Rd, Neighborhood Improvement Incentive Program reimbursement of \$2000 for demolition of house at 1403 West Lincoln Way, Reimbursement to Habitat for Humanity of \$3,081 for Façade Improvements and Payment of monthly bills from City funds.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

This was the time and place for the Public Hearing for Community Development Block Grant (CDBG) application funding for building for 123 North Chestnut Street. Mayor Gordon called for oral or written comments and there were none. On motion by Sloan, second by Wetrich, the Council closed the Public Hearing.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

**RESOLUTION NO. 63-21**

On motion by Ahrenholtz, second by Jackson, the Council approved Resolution No. 63-21, a resolution Authorizing CDBG Grant Application for 123 North Chestnut Street

AYE: Sloan, Ahrenholtz, Zmolek, Wetrich, Jackson

NAY: None

**RESOLUTION NO. 64-21**

On motion by Sloan, second by Zmolek, the Council approved Resolution No. 64-21, a resolution Authorizing Region XII to Adminster CDBG Grant Funds for 123 North Chestnut Street Project.

AYE: Wetrich, Ahrenholtz, Jackson, Sloan, Zmolek

NAY: None

**RESOLUTION NO. 65-21**

On motion by Wetrich, second by Ahrenholtz, the Council approved Resolution No. 65-21, a resolution approving Economic Development Forgivable Loan Agreement for Upper-Story Rental Housing at 123 North Chestnut Street.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

On motion by Wetrich, second by Jackson, the Council approved the promotion of Jason Kroeger to Captain for the City of Jefferson Police Department at the rate of \$65,000/yr.

AYE: Wetrich, Sloan, Jackson, Ahrenholtz, Zmolek

NAY: None

On motion by Sloan, second by Ahrenholtz, the Council approved of the Façade Improvement Grant Application of \$40,938 for Sierra Community Theatre.

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

On motion by Zmolek, second by Wetrich, the Council approved of Change Order #1 of \$24,035.30 with Concrete Technologies for improvements at Jefferson Municipal Airport.

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

On motion by Wetrich, second by Sloan, the Council approved Pay Estimate #7 of \$139,634.70 to Concrete Technologies Inc for Runway 14/32 Extension Project at Jefferson Municipal Airport.

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

On motion by Zmolek, second by Sloan, the Council approved of Substantial completion for Jefferson Municipal Airport Runway 14/32 Extension.

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

#### **RESOLUTION NO. 66-21**

On motion by Wetrich, second by Jackson, the Council approved Resolution No. 66-21, a resolution Providing for City Acceptance of Gift of Real Estate at 1006 North Walnut Street.

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

#### **RESOLUTION NO. 67-21**

On motion by Sloan, second by Ahrenholtz, the Council approved Resolution No. 67-21, a resolution Recognizing Benefits of Wild Rose Casino for the City of Jefferson and Greene County.

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

The following bills were approved by payment from City funds:

ABC PEST CONTROL	PEST CONTR	380.00
ACCESS SYSTEMS LEASING	PA CPIER LSE	579.16
ACCO UNLIMITED CORP	WA CHEM	2,262.54
ADVANCED WASTE SOLUTIONS	GCRSE PORT TOILET	100.00
AFLAC	AFLAC INS W/H	59.21
AG SOURCE COOP SERV	SW TSTG	1,879.50
ALLIANT ENERGY	UTILITIES	42,296.02
ANGIE O'GRADY	WA DEP REF	100.68
BAKER & TAYLOR INC.	LB BOOKS	686.07
BARCO MUNICIPAL PRODUCTS	JFD BOOTS	206.22
BOLTON & MENK INC	ALLEY RECONST	31,171.50
BOMGAARS	SUPP	1,194.44
BOOK FARM LLC	LB EDUCATIONAL TOYS	134.91
BRENDA & SHAYLON LAPPE	WA DEP REF	97.70
CARD SERVICE CENTER	CREDIT CARD	1,144.24
CARROLL COUNTY SOLID WASTE	RC MRKTG FEES	1,667.25
CENTER POINT LARGE PRINT	LB LP BOOKS	70.76
CENTRAL IOWA SYSTEMS	VOSKER CAMERA	1,356.57
CITY OF JEFFERSON	FIRST AD	700.00

**BID TABULATION**



**PROJECT: GREENE COUNTY ANIMAL SHELTER - PHASE 1**

**PROJECT NO. 2020-104**

**September 9, 2021**

BIDDER	Bid Security	Signed	Bidder Status	ADDENDUM		BASE BID	ALTERNATES	UNIT PRICES
				1	2			
Henkel Construction							1 Add Epoxy Flooring & Base	1 Over-excavation
Jensen Builders	X	X	X	X		\$894,900	\$12,500	\$30
JMJ Construction	X	X	X	X		\$992,777	\$13,470	\$30
Kolacia Construction								
Peterson Construction								
Pro Commercial								
Sande Construction								
Woodruff Construction	X	X	X	X		\$952,700	\$8,700	\$28

# MINUTES

## **WATER/SEWER, STREET/SANITATION COMMITTEE TUESDAY, OCTOBER 19, 2021, 12:00 NOON JEFFERSON CITY HALL**

*Attendees – Harry Ahrenholtz, Dave Sloan, Dave Morlan, Dave Teeples, Marty Murphy, Mike Palmer, Mark Clouse, Jim Leiding, Chad Stevens, and Joyce Richardson*

### **I. SEWER**

- A. Review of Revenue Projections – Mike handed out, committee agreed the projection is in line, discussion will continue next meeting.*
- B. Discussion of drainage projects – north project by casino, east area of east Lincoln way, Jim said looking for sponsor project for SRF – committee agreed many options to use the funds. Dave M said money can be spent on numerous items so committee said to make a list and they will prioritize them next meeting. Drainage projects also includes surface drainage.*

### **II. WATER**

- A. Review of water line service connection language – talked about adding change to ordinance 90.11, to include additional wording of the following: under #2 – Any service pipe greater than 2” shall be the responsibility of the property owner whether residential or commercial. – Mike said it will need to be discussed with Dave Moraine and then brought before the council to accept the ordinance change. The service line for the Tea Garden and Funky Zebra were discussed, currently on shared line and with apartments upstairs, businesses are worried they may not have enough water pressure. Will be very expensive to separate/run new one. Shared expense between business and city was discussed.*
- B. Discussion of potential projects for American Rescue Act(Covid) – water main for Russell, Mulberry, W Mahlon, S Wilson, etc. Mike mentioned he believed this was only for sewer. Dave M then said, slip lining, manholes, etc. I verified with Sarah, after meeting, this can be used for both water and sewer infrastructure. Sarah also confirmed that we received \$305,000 a few months ago and that we will more than likely receive more after unclaimed funds are redistributed. It is unknown how much will be coming in the future. Dave M to make a list of projects and he will have Danny M do the same for sewer. Dave M mentioned some projects will probably need assistance from Bolton and Menk.*
- C. Review of revenue projections – committee discussed numbers on hand out and Dave M said he had a few things possibly to change and a few things to add but it is pretty close to being accurate.*

### **III. STREETS/PUBLIC IMPROVEMENTS**

- A. *Discussion of speed limit on North Grimmell. Committee agreed speed limit to remain 35mph. Dave M and Mark C handed out some pricing of different options of signs. It was agreed to have city guys build up a piece of the shoulder and put in a post for Mark to then put out a mobile speed sign and chain it to post so it doesn't get stolen. Try this first and see if it gets peoples attention. Mark said they started out just warning people and now are ticketing but tickets are down in count. Other signs can be in excess of \$3,000.*
- B. *GIS update from Jim – estimated project will be \$69,000 give or take, project includes, scoping and communication, data acquisition and migration, gps data collection, curb stop collection, web application development, collector application development, GIS solution training. Data collection could take around 400 hours, Jim says would like to start collecting data in May and they can use interns so it will be less of an expense to us. The equipment, if we choose to purchase it, will be approximately an addition \$10,000. Costs of user licenses will very depending on how much access each individual will have.*
- C. *Review of revenue projection – Payloader was purchased in 1997. Dave T would like to plan on trading or replacing. Dave M says treasury balance in road use is not enough to purchase but would like to do this when fema money comes back.*

### **IV. SANITATION/RECYCLING**

- A. *Waste was 230.01 tons*
- B. *Recycling was 25.65 tons*
- C. *Review of revenue projections – discussed from handout. Dave M said a big struggle was insurance costs for all departments. They have gone up, Harry talked with Mike about checking other companies and to find out if we are under insured or possibly over insured. Insurance premiums are allocated to each department according to usage.*

**Harry called meeting to close at 1:07pm.**