

AGENDA

COUNCIL MEETING
Tuesday, January 25, 2022
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. 1/11/22 regular Council minutes.
- B. Fareway Stores, Inc., #888, Class E liquor license

IV. NEW BUSINESS:

- A. Public Hearing on the proposed sale of property located at 210 W. Washington
- B. Consider approval of sale of property at 210 W. Washington Street.
- C. Public hearing for maximum property levy.
- D. Consider approval of resolution of maximum property tax levy
- E. Consider approval to adjust sewer bill at Moe's Mart for \$3,241.85.
- F. Set date for 2022-2023 budget workshop.
- G. Consider approval of resolution waiving right to review plat of survey for property located at 1629 235th Street within 2 miles of Jefferson.
- H. Request by Jefferson Fire Department to apply for Grow Greene funds for water tanker truck.
- I. Chris Deal – update on Forge Project

V. REPORTS:

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

VI. ADJOURN.

AGENDA SUMMARY

DATE 1/25/22

NEW BUSINESS

- A. Public Hearing on the proposed sale of property located at 210 W. Washington. Attached is the proposed purchase agreement.
- B. **Consider approval of sale of property at 210 W. Washington Street.**
- C. **Public hearing for maximum property levy.** This Annual Maximum Levy puts a “ceiling” limit on proposed property taxes increases for the fiscal year starting July 1. This new legislation created a 2% threshold that applies to the revenue from certain levies. If the city’s revenue growth from those certain levies increases more than 2%, the council must pass a resolution by at least two-thirds of the members. This year’s increase in levy is a -2.02% See attached information on breakdown along with the resolution.
- D. **Consider approval of resolution of maximum property tax levy.**
- E. **Consider approval to adjust sewer bill at Moe’s Mart for \$3,241.85.** Attached are the minutes of the committee meeting overviewing the request and condition for adjustment
- F. **Set date for 2022-2023 budget workshop.** The date for the workshop would be Tuesday, February 8, 2022 as the final item on the regular Council agenda.
- G. **Consider approval of resolution waiving right to review plat of survey for property located at 1629 235th Street within 2 miles of Jefferson.** Attached is the plat of survey for a property located outside of the corporate City limits but within 2 miles. The City has the option to waive the right to review when the land division does not have an impact on the future development of Jefferson.
- H. **Request by Jefferson Fire Department to apply for Grow Greene funds for water tanker truck.**
- I. **Chris Deal** – update on Forge Project

COUNCIL MEETING

JANUARY 11, 2022

5:30 P.M.

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

ABSENT: None

Mayor Gordon presided..

No citizens spoke during Open Forum.

On motion by Zmolek, second by Wetrich, the Council approved the following consent agenda: December 14, 2021 Council Minutes, Casey's #1617, Class E Liquor License, Moes Mart #14, Class E Liquor License, 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 on proposed sale of property consisting of the East 21 feet of 806 W Lincoln Way to Craig A. Kinsey and Polly A. Kinsey in the amount of \$500.00. Mayor Gordon called for any oral or written comments and there were none. On motion by Sloan, second by Jackson, the Council closed the Public Hearing.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

RESOLUTION NO. 1-22

On motion by Ahrenholtz, second by Jackson, the Council approved Resolution No. 1-22, a resolution approving agreement for sale of property consisting of the East 21 Feet of 806 W Lincoln Way.

AYE: Jackson, Wetrich, Sloan, Zmolek, Ahrenholtz

NAY: None

This was the time and place for the Public Hearing on proposed sale of property consisting of 808 & the West Portion of 806 W Lincoln Way to Justin Towers in the amount of \$250.00. 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: Wetrich, Ahrenholtz, Jackson, Sloan, Zmolek

NAY: None

RESOLUTION NO. 2-22

On motion by Sloan, second by Zmolek, the Council approved Resolution No. 2-22, a resolution approving agreement for sale of property consisting of 808 & the West Portion of 806 W Lincoln Way.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

This was the time and place for the Public Hearing on proposed sale of property at 407 W Lincoln Way to Kenneth A. Bose and Susan K. Bose in the amount of \$250.00. Mayor Gordon called for any oral or written comments and there were none. On motion by Zmolek, second by Ahrenholtz, the Council closed the Public Hearing.

AYE: Wetrich, Sloan, Jackson, Ahrenholtz, Zmolek

NAY: None

RESOLUTION NO. 3-22

On motion by Jackson, second by Zmolek, the Council approved Resolution No. 3-22, a resolution approving agreement for sale of property at 407 W Lincoln Way.

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

This was the time and place for proposed sale of property at 105 and 107 South Olive Street to Rowland Real Estate L.L.C. in the amount of \$250.00. Mayor Gordon asked for any oral or written comments and there were none. On motion by Zmolek,, second by Wetrich, the Council closed the Public Hearing.

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

RESOLUTION NO. 4-22

On motion by Ahrenholtz, second by Wetrich, the Council approved Resolution No. 4-22, a resolution approving agreement for sale of property consisting of 105 and 107 South Olive Street.

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

ORDINANCE NO. 610

On motion by Jackson, second by Sloan, the Council approved the third reading and final adoption of an ordinance changing zoning classification for property at 808, 806, 804, 802, 800, 708, 706, & 704 W Lincoln Way.

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

On motion by Ahrenholtz, second by Wetrich, the Council approved hiring Janelle Brophy as Police Officer for Jefferson Police Department at a salary of \$49,450.45/yr effective January 14, 2022.

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

RESOLUTION NO. 5-22

On motion by Ahrenholtz,, second by Sloan, the Council approved Resolution No. 5-22, a resolution proposing sale of property located at 210 W. Washington St. and setting Public Hearing January 25, 2022 at 5:30 p.m.

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

Item L was removed from agenda.

RESOLUTION NO. 6-22

On motion by Ahrenholtz, second by Jackson, the Council approved Resolution No. 6-22, a resolution to set Public Hearing for Annual Maximum Property Tax Levy. The public hearing has been set for January 25, 2022, at 5:30 p.m.

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

Denny Hammen, Park and Recreation Director and Tracy Deal, representing Park and Recreation Board were present to speak and answer questions. On motion by Ahrenholtz, second by Wetrich, the Council approved of agreement with OPN Architects for Phase I Needs Analysis study of indoor pool in the amount of \$13,300.00.

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

On motion by Jackson, second by Sloan, the Council approved of agreement with Atura Architecture for architectural services for the swimming pool bath house improvements in the amount of \$8,700.00.

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

On motion by Ahrenholtz, second by Sloan, the Council approved of Administrative Assistance Contract BG2202 with Region XII for Community Development Block Grant (CDBG) Program IEDA Contract #20-CVN-008 for 123 N Chestnut second story apartment renovations.

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

On motion by Wetrich, second by Ahrenholtz, the Council approved to sign the 7015 for release of funds for Community Development Block Grant (CDBG) for 123 N Chestnut.

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

On motion by Sloan, second by Zmolek, the Council approved of an amendment for additional Community Development Block Grant (CDBG) for upper story apartments at 200 E State St.

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

On motion by Jackson, second by Sloan, the Council approved Pay Estimate #1 to Jensen Builders LTD in the amount of \$57,543.87 for the Greene County Animal Shelter.

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

On motion by Wetrich, second by Zmolek, the Council approved the following Mayor/Council appointments:

Matt Wetrich

Park & Rec
Golf Course
Recycling
Grow Greene County Gaming Corporation
Bell Tower Foundation

Dave Sloan

Streets
Chamber/Jefferson Main Street
Hwy 30
Animal Shelter
Downtown Buildings

Pat Zmolek

Mayor Pro-tem
PD Committee
LEC Entity
Finance Committee
Downtown Buildings

Harry Ahrenholtz

Wage and Benefit
Housing
GCDC
Finance
Public Works

Darren Jackson

Park and Rec
Housing
Library
Cemetery
Animal Control

Matt Gordon

PD Committee
Fire Department
LEC Entity
Animal Control
Hotel/Motel
Finance

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

Peg Raney with Why Not Us, LLC spoke and introduced Sara Ostrander who will be the Chef for The Centennial Building. The Council approved a Façade Improvement Grant application of \$89,635.00 for property located at 100 E State Street owed by Why Not Us, LLC.

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

The following bills were approved for payment from City funds:

ABC PEST CONTROL	PEST CONTR	325.00
ACCESS SYSTEMS LEASING	PA/RN/LB CPIER LSE	1227.71
ACCO UNLIMITED CORP	WA CHEM	2,353.20
AFLAC	AFLAC INS W/H	59.21
AG SOURCE COOP SERV	SW TSTG	1,063.00
ALLIANT ENERGY	UTILITIES	30,424.04
AMANDA FROST	WA DEP REF	101.28
ASCAP	HOT/MOT MUSIC FEE	390.00
ATCO INTERNATIONAL	SW ALL-PRO	118.00
AUSTIN SADORIS	WA DEP REF	103.66
BAKER & TAYLOR INC.	LB MOVIES	490.17
BILLY E. DAVIS	WA DEP REF	87.92
BLAKE RENWANZ	WA DEP REF	98.30
BOLTON & MENK INC	W L'WAY CORRIDOR	5,751.00
BOMGAARS	SUPP	3,100.68
BOOK FARM LLC	LB BOOKS	1,601.74
BRANDI HICKS	WA DEP REF	54.49
C&D MASONRY INC	AIRTEMP BLDG	87,542.00
CARD SERVICE CENTER	CREDIT CARD	235.12
CARROLL CO. SOLID WASTE	RC MRKTG FEES	1,521.00
CINTAS CORP	FIRST AID	262.78
CLEANING SOLUTIONS INC.	RN CLEAN	2,268.00
COLLECTION SERV CENTR	CASE #895827	569.09
COMPASS MINERALS AMERICA	WA SALT	7,514.65
CORE & MAIN	WA ADAPTER	251.30
DANIELSON AUTO SERVICE	RUT REPL ACUATOR	214.47
DANKO EMERGENCY EQUIP	JFD BOOTS	1,856.07
DANNY MORANVILLE	H INS SINK C SH	2,378.66
DAVE DAVIS	CAF REIMB	89.44
DAVE MORLAN	CLOTHING	107.00
DISCOUNT SCHOOL SUPP	LB SUPP	9.79
DUANE ONKEN	C SH H INS SINK	233.92

Sent from my iPhone

Begin forwarded message:

From: Chris Henning <chris.henning.50059@gmail.com>
Date: January 11, 2022 at 3:35:52 PM CST
To: Harry Ahrenholtz <harry.ahrenholtz@gmail.com>
Cc: Roxanne G Mike Palmer <roxanneg@cityofjeffersoniowa.org>
Subject: **USDA and Iowa Meat and Poultry Slaughter, Processing and Labeling**

Hi, Harry - Thanks for taking my call this morning. I'm sending this for follow-up on my comments. I found I had Roxanne's email, hope that works.

In my years as Farmers Market Manager and local foods work, I have had some experience with the meat/poultry processing and safe food regulations. I worked on a local food processing project that became reality in Marshalltown and actually sold fresh-frozen, packaged sweet corn, apples and potato products to the Wheatsfield Coop in Ames, before a tornado damaged its location beyond repair.

As a country kid, our family did our own chicken processing it's a wonder that I ended up eating meat at all from that experience, but that's a whole 'nother story!! We took our pigs and beef to Bagley, and more recently I've had dealings with State Center locker for my "local" non-CAFO pork. I've had Murphy's beef - and of course, Mike Holden's Moo Meat which is a huge seller at Farmers Market.

Anyway, some of the questions and concerns about water use/ and processing the waste water that might be bloody, or with fecal materials; the disposal of innards, bones and hides; etc, etc;; dealing with smells and air and water quality, etc, can be answered through Iowa Dept Land Stewardship (IDALS) and if the meat is USDA inspected through the US Dept of Ag link, both below:

The Iowa link: <https://iowaagriculture.gov/meat-poultry-inspection-bureau/slaughter-processing-and-labeling> has a guidebook for facility construction, the inspections business, and even a list of all 250 some small processing plants in Iowa. The closest that are also USDA are probably Breda, west of Carroll, and Granger down on 141. I'm not sure Bagley is still running. There used to be a great facility in Eagle Grove - but I think they did mostly pork products. (Great brats!!)

Janis Hochstetler of IDALS, in the Meat and Poultry department can be reached with questions at [515-281-8858](tel:515-281-8858). She suggested that the city officials who had the questions be in touch.

The USDA Link is much more complete, and speaks to sewage, waste, and water concerns, as well as the space for live animal holding pens and the inspections necessary for USDA operations. I don't have a contact at USDA, but I'm sure Janis at IDALS can get you that information. There are several Google links with information, and Here's the link from the Federal

Register: <https://www.ncagr.gov/MeatPoultry/pdf/Facility%20Guidelines.pdf>

It is my understanding that the blood, guts, and animal excrement from Tyson's pork processing is considered "industrial waste" and is regulated differently than pork CAFO fecal waste by the DNR, but I haven't been able to locate the contact name to share with you. It may not apply here, anyway, as Tyson is processing much more than the two pigs and a steer a day, but having those trailers "at the ready" to spread on farm fields may not be the best advertising for Jefferson's downtown.

It's an interesting dilemma - Iowa imports nearly 85% of their food products and exports nearly that much of their beef and pork. Our local producers are to be commended for trying to change that equation by combining the production, the processing and the sales. Memories of Durlam's meat locker just up the street from this proposed location says it used to be possible to do so.

Chris

Christina Henning

Prairie Skye Productions

chris.henning.50059@gmail.com

Farm 1931 Q Ave, Jefferson 50129

Guest House 308 Vine St, Cooper 50059

Mail 402 Main, Suite 2 Cooper, IA 50059

Mobile 515-370-2436

"Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it is the only thing that ever has." Margaret Mead

REAL ESTATE PURCHASE AND SALE AGREEMENT

This real estate purchase and sale agreement is dated _____, and is between the City of Jefferson, of 220 N. Chestnut St., Jefferson, IA 50129 (the “**Seller**”), and Dennis Murphy, of 1410 J Avenue, Jefferson, IA 50129 (the “**Buyer**”).

The parties agree as follows:

1. **Purchase and Sale, the Property.** Seller agrees to sell to Buyer and Buyer agree to purchase from Seller the following described real estate:

The East 43 Feet of Lot 30 and the West 14 feet of Lot 31 in Block 7, in the Original Town (now City) of Jefferson, Greene County, Iowa, and all of the alley lying between said Lots 30 and 31 in said Block 7;

together with all easements and servient estates appurtenant thereto and all improvements situated thereon, subject to easements for public utilities and streets, subject to zoning restrictions, and subject to such other easements, covenants, restrictions, and reservations as Buyer may approve, all of which is referred to as the “**Property**.”

2. **Purchase Price.** Buyer agrees to pay for the Property the total sum of \$25,000.00 (the “**Purchase Price**”), the balance of which, subject to any adjustments required under this agreement, shall be paid at the time of closing to Hoyt & Morain Law Firm, of Jefferson, Iowa, as settlement agent for Seller and Buyer.

3. **Tax Proration.** The Property is currently exempt from property tax and therefore no proration adjustment for taxes will be made at closing. Buyer shall be responsible for any taxes or special assessments levied after closing.

4. **Abstract.** Seller agrees to deliver to Buyer for his examination an abstract of title covering the above described real estate continued to the date of this agreement and showing marketable title in Seller in accordance with Iowa Title Standards, subject only to the matters permitted by this agreement. Upon receipt of the continued abstract Buyer shall have 14 days within which to notify Seller in writing of any objections to title. If no written objections are made within this time, then title shall be deemed approved for all purposes under this agreement. Seller will make reasonable efforts to cure any title exceptions caused by its acts or omissions but will not be obligated to cure any other exceptions. Buyer may waive the requirement of abstracting in writing if he so chooses.

5. **Condition of Property.** The Property is being sold by Seller to Buyer in “AS IS WHERE IS” condition and with all faults, and except as otherwise expressly set forth in this agreement Seller makes no representations or warranties with respect to the condition of the Property.

6. **Closing.** (a) Closing shall be held at the offices of Hoyt & Morain Law Firm, or at such other place as may be mutually agreed upon by Seller and Buyer, as soon as can practicably be done after Seller’s abstracting requirements under this agreement have been fulfilled.

(b) At closing Seller shall deliver to Buyer, in addition to any other items required under this agreement, the following: (i) a quitclaim deed conveying marketable title to the Property to Buyer, free and clear of all liens, charges and encumbrances, except taxes and assessments required to be paid by Buyer under this agreement, easements for public utilities and streets, and such other easements, covenants, restrictions, and reservations as Buyer may approve, (ii) a closing statement, executed by Seller, and (iii) such other documents as may be reasonably and customarily required in connection with the transaction contemplated by this agreement, each executed and acknowledged as applicable by Seller.

(c) At closing Buyer shall deliver to Seller, in addition to any other items required under this agreement, the following: (i) the balance of the Purchase Price, plus any closing adjustments in favor of Seller, minus any closing adjustments in favor of Buyer, (ii) a closing statement, duly executed by Buyer, and (iii) such other documents as may be reasonably and customarily required in connection with the transaction contemplated by this agreement, each executed and acknowledged as applicable by Buyer.

(d) Possession of the Property shall be delivered by Seller to Buyer upon the completion of closing.

7. **Building Construction; Restrictions.** Buyer shall complete construction the building that shall house his business on the Property within 12 months of closing. Buyer shall not construct a pole building on the Property. Buyer shall adhere to all zoning restrictions in place on the Property. Buyer shall adhere to the business plan attached hereto as Exhibit A. Buyer's business plan is for a commercial butcher shop with a limited amount of processing and manufacturing of animals, which is anticipated to be around seven (7) beef and fourteen (14) hogs processed per week. Buyer shall not keep any animals outside the building to be constructed on the Property.

8. **No Broker or Commission.** Seller and Buyer represent and warrant to each other that they have not used the services of any real estate broker, salesperson or any other person to whom a commission or fee will be due as a result of this transaction. Seller and Buyer agree to indemnify and hold each other harmless from any claim by any person or entity for a commission or a fee as a result of this transaction.

9. **Remedies.** If Buyer fails to perform this agreement in any respect, time being of the essence, then Seller may forfeit this agreement as provided by Chapter 656 of the Iowa Code in which event all payments made and improvements made on the Property shall be forfeited, declare the full balance owing due and payable and proceed by suit at law or in equity to foreclose this agreement, or seek such other relief as may be provided by law or equity. If Seller fails to perform its obligations under this agreement, Buyer may (a) terminate this agreement and have all payments returned to them, or (b) seek such other relief as may be provided by law or equity. It is agreed that the periods of redemption after sale on foreclosure may be reduced under the conditions set forth in Sections 628.26 and 628.27 of the Iowa Code. In any action or proceeding relating to this agreement the successful party shall be entitled to receive reasonable attorney's fees and costs as permitted by law.

10. **Notices.** Any notice to either party that may be required hereunder or which either party is permitted or may desire to give to the other party must be in writing and may be given by personal delivery, by reputable overnight courier, or by registered or certified mail, return receipt requested, postage prepaid, to the party for whom it is intended at the address stated above or such other address as it may have designated in writing in the manner provided in this paragraph. Any such notice will be deemed to have been given (i) if personally delivered, when so delivered; (ii) if sent by reputable national overnight courier, upon confirmation of receipt; or (iii) if mailed by registered or certified mail, return receipt requested, postage prepaid, upon confirmation of receipt.

11. **City Council Approval.** Seller's obligation to perform under this agreement is subject to approval of the City Council of Jefferson after a public hearing, and staff for the City of Jefferson will arrange for this agreement to be considered by the City Council as soon as can reasonably be done.

12. **Severability.** If any clauses or provisions herein contained would invalidate this agreement in whole or in part, such clauses or provisions only shall be invalid, and the remainder of this agreement will remain in full force and effect.

13. **Miscellaneous.** The provisions of this agreement shall be binding upon and shall inure to the benefit of the parties, their heirs, personal representatives, successors and assigns. The use of any gender shall include all genders, and the use of any number shall be construed as singular or plural as the case may require. All obligations, covenants, agreements and warranties contained herein are and shall be joint and several as to each party bound thereby. This agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement. Delivery of an executed counterpart of a signature page to this agreement by facsimile or by e-mail transmission of a PDF or similar copy shall be equally as effective as delivery of an original executed counterpart of this agreement.

The parties are signing this agreement on the date stated in the introductory clause.

CITY OF JEFFERSON, SELLER

BUYER:

By: _____
Matt Gordon, Mayor

Dennis Murphy

Attest:

Roxanne Gorsuch, City Clerk

Murphy Farm Meats, L.L.C.

Dennis D. Murphy and Terry L Murphy, Owners

Business Plan

Owner's Names: Dennis D. Murphy and Terry L. Murphy

Name of Business: Murphy Farm Meats, L.L.C.

Address: to be determined

Phone Number: to be determined

Email Address: dennism@netins.net

Website: to be developed

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Executive Summary

Murphy Farm Meats LLC is being established as a strategic extension of the success Murphy Farms has had during the past 7 years establishing a direct to consumer meat business.

Industry trends over the last decade have shown strong support for direct meat sales to consumers. This trend has primarily been driven by consumer's interest in knowing the source of their food products. This trend has been evident in both produce as well as meat marketing.

The increase in direct-to-consumer meat sales was beginning to put a strain on the states existing meat processing facilities. Many facilities couldn't; or weren't interested in making the necessary improvements to increase processing capacity or upgrade their current licensing protocols. Then with the onset of COVID, and the subsequent concerns about supply and price of meat - the demand for locally grown and sourced meat skyrocketed again. This latest surge in demand simply put, overwhelmed the current processing capacity and many lockers were scheduling processing time-slots out two years in advance.

The inability of securing timely processing slots coupled with the high volumes of meat going thru the existing plants, raised great concern for both the quality and quantity control needed to meet consumer demand and expectation.

Murphy Farm Meats LLC is being built to reduce the risk of being limited in access to processing and to retain complete control of product from production to consumer. By integrating processing into the business model, Murphy's will be able to control the timing, cost and quality of their animal processing.

The facility by industry standards would be considered small. All of the beef will be sourced from Murphy's feedlots or closely related genetics if demand requires it. The pork will be pasture raised and sourced from two Iowa growers that have a working history with Murphy Farms. Likewise lamb and goats would be sourced locally.

The following business plan is illustrative of the conservative approach taken in planning and designing the plant. Last year Murphy's sold approximately 10 head of beef per month. Beef numbers would begin at approximately 10/week and grow to approximately 15/week. Hog numbers would begin at approximately 10/week and grow to approximately 20/week. Lamb numbers would begin at approximately 3/week and grow to approximately 5/week. Goat numbers would begin at approximately 3/week and grow to approximately 5/week. These are estimates and it will be based on inventory and demand. If demand is less on a certain product the number will decrease, it is hard to predict that in the beginning.

The cash flow and start-up budgets carry that same conservative theme; although starting with a new building, the facility will be equipped with high quality used equipment whenever possible.

Business Description

Business Stage: New business enterprise within our current direct to consumer beef sales operation.

Location: Jefferson, IA Greene County

Owners: Dennis D. Murphy and Terry L. Murphy

Background: Dennis grew up and lived on the farm all his life with his parents. He started farming in 1975. He enjoyed livestock all through the years and it became a passion. Dennis enjoys his feeder cattle and cow calf operation. It was his dream to raise and feed out his cattle until time to harvest. Dennis' current hobby is Tractor Pulling and spending time with friends and family. Terry grew up a town girl but her parents and several of her relatives had farm roots. Dennis and Terry were married in 2003. Terry worked in various positions at Brenton Bank and then Wells Fargo Bank for 32 years. She retired from banking and took a job at Greene County Medical Center as a clerk for Facilities Management, Environmental Services, and Laundry for 7 years before retiring from jobs outside the home. Dennis and Terry taught Country Dance Lessons, enjoyed golfing, playing cards, tractor pulling, eating out and visiting with friends, and consider family time important. We both love animals and currently have three inside cats and a herd outside.

History: We have dabbled in the meat business for the last 7 years selling by the piece, quarters, halves, and wholes. We also currently sell beef to Surety Hotel in downtown Des Moines. The restaurant is called the Mulberry Street Tavern and our names are on the menu showing they purchase home grown corn fed beef from us. They also have our story which they show people that want to know where the beef comes from and how it was raised.

Having successfully served our current customer base, and seeing both an increase in demand for quality beef – while at the same time experiencing more and more difficulty managing the constraints of the processing portion of our business. We believe it is time for us to grow our business and take more control over processing of our meat. By investing in a small-scale processing facility we can eliminate the risk of logistical constraints of using other lockers, while also ensure the quality of the product by retaining complete control of the product from production to consumer.

Company Structure and Goals: Murphy Farm Meats will operate as an Iowa LLC. Two owners Dennis Murphy and Terry Murphy. Murphy Farm Meats LLC will have the capacity to be both state and federally inspected so the beef we raise can be sold nation-wide, if we reach that horizon. We want to promote our product at a fair price to the consumer with the best quality meat products possible. By owning/operating the processing facility we can retain complete chain of custody ensuring timely processing and maximum quality of the product.

Growth: We plan to start small with baby steps until we build up a client base that supports our business and proceed on from there. Current market demands require an average of 10 head of beef per month. We hope to double that volume within 24 months. And add pork processing as well.

Products and/or Services

What need does your product/service satisfy: All beef, pork, lamb, and goats cuts with a Fresh Meat counter and bundle shipping. We will offer bundles where people can choose quality meat, size of portion, and cuts they prefer to make bundles specific for their families' needs.

What unique benefits does it have: Feeding consumers not only locally, but nationwide with quality beef and pork.

Price: Cost will be based on retail market and it will include the price of the animal plus processing.

Cost to Produce: When you raise your cattle from start to finish it can save money making the cost effectiveness a reality as there is no middle man.

We will raise most of the beef that is processed in the facility, excess can always be sold on the open market. This flexibility allows us to have complete control of our supply chain so we can consistently manage both the quantity and quality of the product to meet changing market demands.

Complete control of the supply chain from production to retail sales allows us to maximize profits by controlling the costs associated with processing and marketing. It also provides greater flexibility to adjust to market demands, which currently is impossible when current processing plants are booking slots as much as two-years in advance.

Market Observations & Analysis

Market Observation: Covid impacted every business and industry in some fashion. The meat industry was no exception. Local meat processors were already experiencing and increasing in production numbers as more and more people were wanting to buy direct from producers. However; Covid literally took the local lockers to their maximum capacity! It was and isn't uncommon to hear of plants booking processing slots more than 24 months out. This demand was impart due to reduced capacity at the major processing plants, but it was also another spice in consumers wanting to know the source of their meat.

Market Size: In the beginning we believe we will continue to be a local central Iowa market, but gradually expand to a state-wide foot print. The plant is being designed to meet both state a federal inspection criteria and therefore we are planning for possible nationwide exposure. For initial planning purposes we have used very conservative processing numbers. We want to emphasis to be on our own meat while helping local producers and individuals when possible.

The attached 2021 Retail meat consumption report outlines the increased consumption trends of quality beef and the raise in direct to consumer sales over the last decade. All of these trends indicate that this is the right time for Murphy Farm Meats to invest in what we know is the direction the meat industry is going and the only way that producers can assure themselves a fair piece of the profit.

Competitive Advantage: Quality meat at a fair price to satisfy the average consumer's needs. With complete control of product from production and processing to the consumer.

Local Economy: We believe this business would improve local economy. We are keeping our business as local as possible and using local contractors, suppliers and employees whenever possible. In addition to the owners time contribution the processing facility will require 3 FTE employees generating over \$120,000 of annual salary.

Competition: The nearest lockers are 45 minutes or further away. Booking processing slots at these plants is becoming increasingly challenging and expensive. Lack of control of processing schedules will eventually prohibit our ability to grow our business and serve customers the way they have become accustomed too. A list of 1ACB Iowa plants is included.

Strengths and Weaknesses: One strength is we already have a client base just from selling beef from home. We already sell to people in Jefferson, Perry, Des Moines, Omaha, Chariton, Lamoni, and out-of-state in Missouri. The biggest strength is complete control of the product and the processing, thus not being subject to price variability, processing logistics.

Weaknesses: Experience in operating a processing facility, but this has been addressed by identifying an experienced processor to run the plant. Securing start-up costs.

Barriers: Need to purchase a location and get building layout developed from our drawing being planned by USDA, and structure erected with proper coolers, smoking area, and work areas. Next would be to purchase equipment needed and have the inspectors oversee and offer suggestions to get us off on the right foot. Need to get a Facebook Page and Website developed before the open date. Currently, we use our personal Facebook page and it has been a good resource.

List of current 1-ACB Iowa plants that can package for re-sale

ANITA MEAT PROCESSING INC.	Anita, IA	Cass County
ATLANTIC LOCKER L.C.	Atlantic, IA	Cass County
BABCOCK LOCKER, INC.	Alton, IA	Sioux County
BUD'S CUSTOM MEATS, INC.	Riverside, IA	Washington County
CLAN RICHMOND MEAT COMPANY INC.	Farmington, IA	Van Buren County
CLARION LOCKER	Clarion, IA	Wright County
CORNING MEAT PROCESSING SERVICE, INC.	Corning, IA	Adams County
COUNTRY MEATS, INC.	Arcadia, IA	Carroll County
DAYTON MEAT PRODUCTS, INC.	Malcom, IA	Poweshiek County
DURANT LOCKER	Durant, IA	Cedar County
EDGEWOOD LOCKER	Edgewood, IA	Clayton County
ELMA LOCKER & GROCERY, INC.	Elma, IA	Howard County
FOOD LOCKER SERVICE, INC.	Holstein, IA	Ida County
GILBERTVILLE LOCKER	Gilbertville, IA	Black Hawk County
GREINER LOCKER AND MEATS, LLC.	Packwood, IA	Jefferson County
HENNINGSSEN'S PROCESSING PLANT, INC.	Atlantic, IA	Cass County
IONIA MEAT PROCESSING LLC	Ionia, IA	Chickasaw County
IOWA MEAT COMPANY, INC.	State Center, IA	Marshall County
LEIGHTON PROCESSED MEATS, INC.	Leighton, IA	Mahaska County
LEWRIGHT MEATS, INC.	Eagle Grove, IA	Wright County
MARKS LOCKER	Rowley, IA	Buchanan County
MEAT MISSION	Lynnville, IA	Jasper County
MIDWEST PACKING CO.	Nevada, IA	Story County
MILO LOCKER, LLC	Milo, IA	Warren County
MINDEN CUSTOM MEATS, INC.	Minden, IA	Pottawattamie County
MINGO LOCKER	Mingo, IA	Jasper County
NEWHALL LOCKER AND PROCESSING	Newhall, IA	Benton County
OLD MAN'S CREEK MEATS LLC	Williamsburg, IA	Iowa County
ORLY'S MEAT MARKET & LOCKER	Clarksville, IA	Butler County
QUILLIN'S	Waukon, IA	Allamakee County
RC NIKKEL, L.L.C.	Sully, IA	Jasper County
RICEVILLE MEATS, LLC	Riceville, IA	Howard County
RUTHVEN MEAT PROCESSING	Ruthven, IA	Palo Alto County
RUZICKA'S MEAT PROCESSING, INC.	Solon, IA	Johnson County
S & S LOCKER LLP	Osage, IA	Mitchell County
STORY CITY LOCKER LLC	Story City, IA	Story County
WEAVER MEATS LLC	Afton, IA	Union County
WHOLESALE MEATS & PROCESSING, INC.	Dyersville, IA	Dubuque County
WINTHROP LOCKER LLC	Winthrop, IA	Buchanan County
ZANKER MEATS, INC.	Stanhope, IA	Hamilton County

Marketing Plan

Pricing of Advertising: We plan to promote in the local Newspaper/Radio, specials each week.

Frequency of Advertising: Minimum of weekly with a high reliance on word of mouth and being highly visible and engaged in the community/region promoting their product. This strategy is based on a strong belief that customers are earned and retained based on relationships just as much as on the quality of the product.

Promotions: We plan to capitalize on the growing number of visitors to Jefferson by have tasting events and cook-offs for people to try our meat. We want to contribute to the experience and buzz that keeps people coming back to Jefferson.

We will also do live videos or posts on Facebook from the locker with new products, sales, etc. as well as using other social media platforms as appropriate.

Management and Operations

Murphy Farm Meats will be organized as an LLC. Owners will be Dennis D. Murphy and Terry L. Murphy. Key advisors will be the State Inspector for our region along with the Veterinary for the Southwest Territory. Another resource is Brad Lodge who will be designing the floor plan, plumbing plan, refrigeration plan, and electrical plan in accordance to USDA specifications. We also utilize Iowa State as a resource as well. Dennis will manage the business and Terry will assist. Hours will be from 7:00 a.m. to 4:00 p.m. We will have three employees to start, two will do the butchering, and one will do the pricing, wrapping, and waiting on customers. Insurance will be through Unger Insurance and Robinson Ruhnke will do the accounting. We are in process of exploring a POS system, cash register, computer, and software appropriate for the business.

NOTICE OF PUBLIC HEARING - CITY OF JEFFERSON - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2022 - June 30, 2023

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 1/25/2022 **Meeting Time:** 05:30 AM **Meeting Location:** Jefferson City Hall

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.cityofjeffersoniowa.org

City Telephone Number
 (515) 386-3111

	Current Year Certified Property Tax 2021 - 2022	Budget Year Effective Property Tax 2022 - 2023	Budget Year Proposed Maximum Property Tax 2022 - 2023	Annual % CHG
Regular Taxable Valuation	147,690,938	140,765,495	140,765,495	
Tax Levies:				
Regular General	1,196,296	1,196,296	1,140,201	
Contract for Use of Bridge	0	0	0	
Opr & Maint Publicly Owned Transit	0	0	0	
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.	0	0	0	
Opr & Maint of City-Owned Civic Center	0	0	0	
Planning a Sanitary Disposal Project	0	0	0	
Liability, Property & Self-Insurance Costs	50,000	50,000	50,000	
Support of Local Emer. Mgmt. Commission	0	0	0	
Emergency	39,877	39,877	38,007	
Police & Fire Retirement	0	0	0	
FICA & IPERS	236,958	236,958	252,218	
Other Employee Benefits	330,000	330,000	335,097	
Total Tax Levy	1,853,131	1,853,131	1,815,523	-2.02
Tax Rate	12.54736	13.16467	12.89749	

Explanation of significant increases in the budget:

Negative growth percentage attributed to lower revenue due to lower valuations.

If applicable, the above notice also available online at:

www.cityofjeffersoniowa.org

*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.

**Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year

RESOLUTION NO.

Approval of FY 23 Maximum Property Tax Dollars for FY 2022-2023

WHEREAS, the City Council of the City of Jefferson, Iowa have considered the proposed FY 22-23 city maximum property tax dollars for the affected levy total, and

WHEREAS, a notice concerning the proposed city maximum property tax dollars was published as required and posted on city web site and/or social media accounts if applicable,

WHEREAS, a public hearing concerning the proposed city maximum property tax dollars was held on Tuesday, January 25, 2022 at Jefferson City Hall at 5:30PM

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Jefferson, Iowa that the maximum property tax dollars for the affected tax levies for FY 2022-2023 shall not exceed the following total:

Total maximum levy for affected property tax levies – 1,815,523.00

The Maximum Property Tax dollars requested in the total maximum levy for affected property tax levies for FY 2022-2023 does not represent greater than 102% of the Maximum Property Tax dollars requested for the current FY 2021-2022.

Roll Call Vote:

Sloan - YEA/NAY

Ahrenholtz - YEA/NAY

Zmolek - YEA/NAY

Jackson - YEA/NAY

Wetrich - YEA/NAY

PASSED AND ADOPTED by Jefferson City Council this 25th day of January, 2022 at City Hall, Jefferson, IA.

Matt Gordon, Mayor

Roxanne Gorsuch, City Clerk

MINUTES

WATER/SEWER, STREET/SANITATION COMMITTEE TUESDAY, JANUARY 19, 2022, 12:00PM NOON JEFFERSON CITY HALL

Attendees: Harry Ahrenholtz, Dave Morlan, Marty Murphy, Jim Leiding, Joyce Richardson

I. SEWER

A. *Review of sewer adjustment for Moe's Mart located at 303 N Elm Street, Jefferson, IA. Pipe froze and broke in March 2021 and store was not open, so owners were unaware. The water leaked out the door to outside. Total bill was \$7,131.93. Sewer portion was \$2,966.64. Average sewer usage was \$21.45. The committee decided to forgive the difference (\$2,966.64-\$21.45) of \$2,945.19 plus the sewer penalty of \$296.66 to be forgiven for the total forgiveness of \$3,241.85. Joyce to adjust the account, notify County Treasurer to adjust the lien amount, and send customer a letter and email of the decision and in the letter to explain that the lien will still need paid in full before service will be restored.*

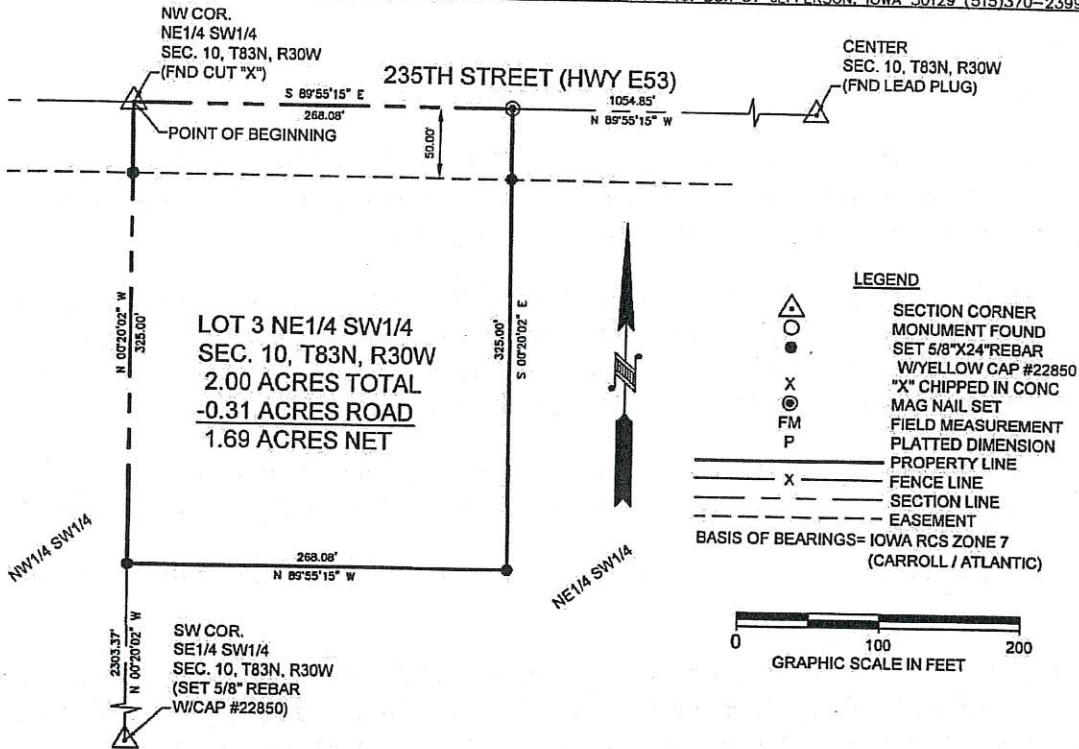
II. WATER

A. *Russell Street main replacement – Due to the cold, work will start when snow is gone, and ground thawed. Jim said total estimate for job currently is \$406,018.00. Job will take a couple months to complete. Possibly mid to late April for survey, bid in August, contract in September. Jim said this is an estimate time frame, but job will need to be completed before next winter. This will need to be placed on next agenda for more discussion.*

B. *Lead and Copper Rules – Marty said all properties will need inventoried. Marty thought have customers send or bring in picture of what the pipes look like to us and who we do not get pictures from, we contact them about gaining access to check them. Anything lead and galvanized will need replaced, Marty said utility is responsible for the cost to replace some of these lines so there will need to be plans made to do this. Marty to check on the government guidelines from the state and find out if utility or customer is responsible for certain areas of line replacement. Harry requested Mike Palmer contact Iowa League of Cities to find out how they have had cities do this in the past. This will need discussed next agenda for update from Marty.*

INDEX LEGEND	PLAT OF SURVEY
COUNTY: GREENE	
DESIGNATION: LOT 3 NE1/4 SW1/4	
LOCATION: SECTION 10, T83N, R30W	
SITE ADDRESS: 1629 235TH STREET, JEFFERSON, IA 50129	
OWNER: JAY DEAN SPRINGER	
SURVEY REQUESTED BY: JAY DEAN SPRINGER	
SURVEYOR: ROBERT B. BILLS	

PREPARED BY AND RETURN TO: ROBERT B. BILLS CENTRAL IOWA SURVEYING, LLC P.O. BOX 67 JEFFERSON, IOWA 50129 (515)370-2399



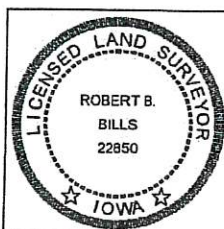
FIELD NOTES:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, T83N, R30W OF THE 5TH P.M., GREENE COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE S89°55'15"E ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 268.08 FEET; THENCE S00°20'02"E PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 325.00 FEET; THENCE N89°55'15"W PARALLEL TO SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 268.08 FEET TO A POINT ON SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE N00°20'02"W ON SAID WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS LOT 3 OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, T83N, R30W OF THE 5TH P.M., GREENE COUNTY, IOWA.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.00 ACRES AND IS SUBJECT TO 0.31 ACRES FOR ROAD EASEMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.



I hereby certify that this land surveying document and the related survey 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.

Signature

Robert B. Bills

Date

License number #22850

My license renewal date is Dec, 31, 2022

Pages or sheets covered by this seal: 1

CENTRAL IOWA SURVEYING, LLC
P.O. BOX 67 JEFFERSON, IOWA 50129
PHONE (515) 370-2399 EMAIL rbills@centraliowasurveying.com

FIELD WORK DATE: 01/12/2022

22A07

RESOLUTION NO. _____

A RESOLUTION WAIVING RIGHT TO
REVIEW PLAT OF SURVEY

WHEREAS, Jay Dean Springer has requested the City Council of Jefferson to approve a plat of survey prepared by Robert B. Bills, dated January 12, 2022, covering a parcel of real estate to be described as follows:

Lot 3 of the Northeast Quarter of the Southwest Quarter of Section 10, Township 83 North, Range 30 West of the 5th P.M., in Greene County, Iowa;

located east of Jefferson at approximately 1629 235th Street (Hwy E53), which parcel is located outside of the boundaries of the City of Jefferson but within the two mile limit within which the City has the right to review subdivision plats or plats of survey; and

WHEREAS, the City Engineer and City Administrator have reviewed said proposed plat and have recommended that the City Council waive its right to review the plat for the reason that it does not conflict with the extension of any existing City streets or other rights-of-way and that it will not interfere with development under the City's comprehensive plan; and

WHEREAS, based on its review of the plat and the recommendation of the City Engineer and City Administrator, the City Council finds that it should waive its right to review said plat.

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

Section 1. The City waives its right to review the above described plat of survey prepared by Robert B. Bills, dated January 12, 2022. This action shall have no effect on any requirements that Greene County may have with respect to the filing of such plat.

Section 2. The Mayor, City Clerk and City Administrator are authorized and directed to execute such instruments as may be necessary to confirm the waiver of the City's right to review this plat of survey and 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 January 25, 2022.

Matt Gordon, Mayor

Attest:

Roxanne Gorsuch, City Clerk