

# AGENDA

**COUNCIL MEETING**  
**Tuesday, October 11, 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. 9/27/22 regular Council minutes.
- B. Sparky's One Stop, Class C beer permit.
- C. Annual Urban Renewal Report, Fiscal Year 2021-2022
- D. Consider approval of pay estimate #2 of \$119,899.74 to Morris Enterprises, Inc for Russell Street Watermain Improvement, 2022.
- E. Pay estimate #11 of \$17,144.00 of CDBG funds for 200 E. State Street.
- F. Pay estimate #6 of \$204,467.98 to Jensen Builders, LTD for Greene County Animal Shelter.
- G. Payment of monthly bills

### **IV. NEW BUSINESS:**

- A. Consider approval of resolution setting a Public Hearing on a Community Development Block Grant from Iowa Economic Development Authority for upper story housing conversion at 100 East State Street.
- B. Consider approval of third reading of an ordinance to increase residential landfill fees and residential sanitation rates.
- C. Consider resolution to write off bad debt for calendar year 2012 of \$13,478.44.
- D. Consider resolution Ordering Bids, Approving Plans, Specifications, Form of Contract and Notice to Bidders, Fixing Amount of Bidder's Security, Ordering Clerk to Publish Notice and For a Public Hearing on the Plans, Specifications, Form of Contract and Estimate of Costs for the Wastewater Treatment Facility Improvements.
- E. Consider approval of change order #1 of \$36,541.75 for the Russell Street water line replacement project.
- F. Consider approval of engineering agreement with Bolton and Menk for Hourly, Not to Exceed fee of \$15,200 for the 2022 CIPP Sewer Lining Improvement project.
- G. Consideration of approval of ordinance to establish no parking area on the north side of Adams Street west of Grimmell.

### **V. REPORTS:**

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

### **VI. ADJOURN.**

## AGENDA SUMMARY

DATE 10/11/22

### NEW BUSINESS

- A. **Consider approval of resolution setting a Public Hearing on a Community Development Block Grant from Iowa Economic Development Authority for upper story housing conversion at 100 East State Street. The public hearing would be scheduled for October 25, 2022.** Notice attached
- B. **Consider approval of third reading of an ordinance to increase residential landfill fees and residential sanitation rates.** The Finance and Sanitation committees reviewed the costs of operating the solid waste utility and determined the increase in fuel, equipment and disposal fees necessitated an increase in fees. The proposal is to raise fees for the current 22-23 fiscal year: Land fill fee from \$2.50 to \$3.00. Solid waste collection from \$11.45 to \$12.50. The new fees would automatically increase \$0.25 per year for the next four fiscal years. The proposed ordinance is attached with the changes highlighted.
- C. **Consider resolution to write off bad debt for calendar year 2012 of \$13,478.44** Attached
- D. **Consider resolution Ordering Bids, Approving Plans, Specifications, Form of Contract and Notice to Bidders, Fixing Amount of Bidder's Security, Ordering Clerk to Publish Notice and For a Public Hearing on the Plans, Specifications, Form of Contract and Estimate of Costs for the Wastewater Treatment Facility Improvements.**
- E. **Consider approval of change order #1 of \$36,541.75 for the Russell Street water line replacement project.** The Russell Street waterline replacement is projected to come in under budget by about \$47,000. The money being used is Covid relief funds which can be used on water line replacement. The City has the opportunity to utilize the unspent funds along with local option sales funds of \$36,541.75 to replace the existing 1 inch water line in Oak Street (630 feet) from Russell to Park Street with a 6 inch line. A map of the location has been attached
- F. Consider approval of engineering agreement with Bolton and Menk for Hourly, Not to Exceed fee of \$15,200 for the 2022 CIPP Sewer Lining Improvement project.
- G. **Consideration of approval of ordinance to establish no parking area on the north side of Adams Street on west Grimmell. Streets Committee reviewed.** A map of the proposed no parking area is attached.

**Annual Urban Renewal Report, Fiscal Year 2021 - 2022**

**Levy Authority Summary**

Local Government Name: JEFFERSON  
 Local Government Number: 37G349

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
JEFFERSON URBAN RENEWAL	37001	13
JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL	37002	2

**TIF Debt Outstanding:** **0**

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<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:</b>	<b>221,698</b>	<b>0</b>	<b>Amount of 07-01-2021 Cash Balance Restricted for LMI</b>
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TIF Revenue:	1,189,917
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,189,917</b>

Rebate Expenditures:	201,746
Non-Rebate Expenditures:	1,097,542
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,299,288</b>

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<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:</b>	<b>112,327</b>	<b>0</b>	<b>Amount of 06-30-2022 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
 Obligations, Net of TIF Special  
 Revenue Fund Balance:** **-1,411,615**

**Urban Renewal Area Data Collection**

Local Government Name: JEFFERSON (37G349)  
 Urban Renewal Area: JEFFERSON URBAN RENEWAL  
 UR Area Number: 37001

UR Area Creation Date: 12/1989

UR Area Purpose: Promote economic development in the City of Jefferson. To stimulate, through public involvement and commitment, private investments in commercial and industrial development and to create a sound economic base.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/TIF 1 INCREM	370066	370067	18,491,946
JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/TIF 2 INCREM	370068	370069	0
JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/TIF 3 INCREM	370070	370071	0
JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/TIF 4 INCREM	370072	370073	0
JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON) SCH AG TIF 1 INC	370078	370079	0
JEFFERSON CITY/GREENE COUNTY SCH/MARK BAUER DEV CO TIF 5 PHASE 3 INCR	370080	370081	0
JEFFERSON CITY/GREENE COUNTY SCH/HY-VEE TIF 6 INCR	370086	370087	1,552,738
JEFFERSON CITY, GREENE COUNTY SCH, WATER TOWER TIF 8	370088	370089	0
JEFFERSON CITY, GREENE COUNTY SCH, COBBLESTONE TIF 9	370090	370091	2,957,874
JEFFERSON CITY, GREENE COUNTY SCH, BRIARWOOD TIF 10	370092	370093	87,684
JEFFERSON CITY, GREENE COUNTY SCH, DOWNTOWN TIF 11	370094	370095	3,782,000
JEFFERSON CITY/GREENE COUNTY SCH/GCDC BUSINESS PARK #1 TIF 7 INC	370100	370101	555,332
JEFFERSON CITY/GREENE COUNTY SCH/GCDC BUSINESS PARK #2 TIF 12 INC	370102	370103	426,729

**Urban Renewal Area Value by Class - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	10,607,200	54,231,000	16,020,700	0	-25,928	81,365,972	0	81,365,972
Taxable	0	5,983,461	48,807,900	14,418,630	0	-25,928	69,543,840	0	69,543,840
Homestead Credits									83

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:** 221,698      0      **Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 1,162,302  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 1,162,302**

Rebate Expenditures: 178,463  
 Non-Rebate Expenditures: 1,097,542  
 Returned to County Treasurer: 0  
**Total Expenditures: 1,276,005**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:** 107,995      0      **Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For JEFFERSON URBAN RENEWAL

### GCDC West Business Prk #1

Description: Getting Business Prk land ready for development  
 Classification: Mixed use property (ie: a significant portion is residential and significant portion is commercial)  
 Physically Complete: Yes  
 Payments Complete: Yes

### Hy-Vee Store Construction

Description: Construction of a Hy-Vee Grocery Store  
 Classification: Commercial - retail  
 Physically Complete: Yes  
 Payments Complete: No

### Wild Rose Casino

Description: Water/Sewer Improvements/New Install  
 Classification: Commercial - hotels and conference centers  
 Physically Complete: Yes  
 Payments Complete: No

### Cobblestone/Jefferson Hotel Group

Description: Construction of new Hotel  
 Classification: Commercial - hotels and conference centers  
 Physically Complete: Yes  
 Payments Complete: No

### JCorp Housing

Description: Housing Complex Development  
 Classification: Administrative expenses  
 Physically Complete: No  
 Payments Complete: No

### Rueter Truck Stop

Description: Building a Truck Stop  
 Classification: Administrative expenses  
 Physically Complete: No  
 Payments Complete: No

### Sewer Trunk Proj-Casino

Description: Sewer Trunk for Casino  
 Classification: Roads, Bridges & Utilities  
 Physically Complete: Yes  
 Payments Complete: No

### Dwntwn Bldgs/CDBG/Grade Sep Proj

Description: Bldg Renovations/Facade Improv/Final Bridge  
 Classification: Commercial - retail  
 Physically Complete: No

Payments Complete: No

### **Michael J and Miranda J Wahl**

Description: GoodYear Tire Service Center  
Classification: Commercial - retail  
Physically Complete: Yes  
Payments Complete: No

### **GCDC East Business Park**

Description: Getting Business Prk ready for development  
Classification: Mixed use property (ie: a significant portion is residential and significant portion is commercial)  
Physically Complete: No  
Payments Complete: No

### **Jefferson Veterinary Clinic**

Description: New Veterinary Clinic  
Classification: Commercial-Medical  
Physically Complete: Yes  
Payments Complete: No

### **Briarwood**

Description: Briarwood Development  
Classification: Commercial - apartment/condos (residential use, classified commercial)  
Physically Complete: No  
Payments Complete: No

## Debts/Obligations For JEFFERSON URBAN RENEWAL

### GCDC West Business Prk #1

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/30/2012
FY of Last Payment:	2017

### Hy-Vee Grocery Store

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	09/11/2013
FY of Last Payment:	2022

### Wild Rose Casino

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/29/2015
FY of Last Payment:	2035

### Cobblestone/Jefferson Hotel Group

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	02/24/2015
FY of Last Payment:	2032

### JCorp Housing Project

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2015
FY of Last Payment:	2030

### Dwntwn Bldgs/CDBG/Grade Sep Proj

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	0
Interest:	0

Total: 0  
Annual Appropriation?: No  
Date Incurred: 03/15/2017  
FY of Last Payment: 2021

### **Sewer Trunk Proj-Casino**

Debt/Obligation Type: Other Debt  
Principal: 0  
Interest: 0  
Total: 0  
Annual Appropriation?: No  
Date Incurred: 07/29/2016  
FY of Last Payment: 2019

### **Rueter Truck Stop**

Debt/Obligation Type: Other Debt  
Principal: 0  
Interest: 0  
Total: 0  
Annual Appropriation?: No  
Date Incurred: 02/15/2017  
FY of Last Payment: 2019

### **Michael J and Miranda J Wahl**

Debt/Obligation Type: Rebates  
Principal: 0  
Interest: 0  
Total: 0  
Annual Appropriation?: Yes  
Date Incurred: 10/10/2017  
FY of Last Payment: 2027

### **GCDC East Business Park**

Debt/Obligation Type: Internal Loans  
Principal: 0  
Interest: 0  
Total: 0  
Annual Appropriation?: No  
Date Incurred: 12/13/2017  
FY of Last Payment: 2022

### **Jefferson Veterinary Clinic**

Debt/Obligation Type: Rebates  
Principal: 0  
Interest: 0  
Total: 0  
Annual Appropriation?: Yes  
Date Incurred: 10/23/2018  
FY of Last Payment: 2028

### **Briarwood**

Debt/Obligation Type: Rebates  
Principal: 0  
Interest: 0  
Total: 0



Annual Appropriation?:  
Date Incurred:  
FY of Last Payment:

No  
07/01/2013  
2023

## Non-Rebates For JEFFERSON URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	GCDC West Business Prk #1
Tied To Project:	GCDC West Business Prk #1
TIF Expenditure Amount:	167,799
Tied To Debt:	Dwntwn Bldgs/CDBG/Grade Sep Proj
Tied To Project:	Dwntwn Bldgs/CDBG/Grade Sep Proj
TIF Expenditure Amount:	929,743
Tied To Debt:	Dwntwn Bldgs/CDBG/Grade Sep Proj
Tied To Project:	Dwntwn Bldgs/CDBG/Grade Sep Proj

## Rebates For JEFFERSON URBAN RENEWAL

### Hy-Vee Grocery Store

TIF Expenditure Amount: 47,897  
 Rebate Paid To: Hy Vee  
 Tied To Debt: Hy-Vee Grocery Store  
 Tied To Project: Hy-Vee Store Construction  
 Projected Final FY of Rebate: 2022

### Cobblestone

TIF Expenditure Amount: 101,200  
 Rebate Paid To: Cobblestone  
 Tied To Debt: Cobblestone/Jefferson Hotel Group  
 Tied To Project: Cobblestone/Jefferson Hotel Group  
 Projected Final FY of Rebate: 2032

### Michael J and Miranda J Wahl

TIF Expenditure Amount: 229  
 Rebate Paid To: Michael J and Miranda J Wahl  
 Tied To Debt: Michael J and Miranda J Wahl  
 Tied To Project: Michael J and Miranda J Wahl  
 Projected Final FY of Rebate: 2027

### Jefferson Veterinary Clinic

TIF Expenditure Amount: 14,638  
 Rebate Paid To: Jefferson Veterinary Clinic, L.C.  
 Tied To Debt: Jefferson Veterinary Clinic  
 Tied To Project: Jefferson Veterinary Clinic  
 Projected Final FY of Rebate: 2028

### Briarwood

TIF Expenditure Amount: 14,499  
 Rebate Paid To: Mark Bauer  
 Tied To Debt: Briarwood  
 Tied To Project: Briarwood  
 Projected Final FY of Rebate: 2023

## Jobs For JEFFERSON URBAN RENEWAL

Project:	Cobblestone/Jefferson Hotel Group
Company Name:	Jefferson Hotel Group
Date Agreement Began:	02/24/2015
Date Agreement Ends:	12/31/2032
Number of Jobs Created or Retained:	10
Total Annual Wages of Required Jobs:	0
Total Estimated Private Capital Investment:	0
Total Estimated Cost of Public Infrastructure:	0

**TIF Taxing District Data Collection**

Local Government Name: JEFFERSON (37G349)  
 Urban Renewal Area: JEFFERSON URBAN RENEWAL (37001)  
 TIF Taxing District Name: JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/TIF 1 INCREM  
 TIF Taxing District Inc. Number: 370067  
 TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: Slum  
 Subject to a Statutory end date? No Blighted No  
 Economic Development 11/1989

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,690,400	32,501,400	16,020,700	0	-14,816	53,405,584	0	53,405,584
Taxable	0	2,645,829	29,251,260	14,418,630	0	-14,816	46,441,236	0	46,441,236
Homestead Credits									40

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	22,084,158	31,336,242	18,491,946	12,844,296	440,132

FY 2022 TIF Revenue Received: 632,562

**TIF Taxing District Data Collection**

Local Government Name: JEFFERSON (37G349)  
 Urban Renewal Area: JEFFERSON URBAN RENEWAL (37001)  
 TIF Taxing District Name: JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/TIF 2 INCREM  
 TIF Taxing District Inc. Number: 370069  
 TIF Taxing District Base Year: 1990  
 FY TIF Revenue First Received: 1993  
 Subject to a Statutory end date? No  
 Slum  
 Blighted No  
 Economic Development 11/1991

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,030,622	0	0	0	0

FY 2022 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: JEFFERSON (37G349)  
 Urban Renewal Area: JEFFERSON URBAN RENEWAL (37001)  
 TIF Taxing District Name: JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/TIF 3 INCREM  
 TIF Taxing District Inc. Number: 370071  
 TIF Taxing District Base Year: 2003  
 FY TIF Revenue First Received: 2005  
 Subject to a Statutory end date? No

	Slum	UR Designation
	Blighted	No
	Economic Development	No
		01/2003

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	111,200	0	0	0	0

FY 2022 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: JEFFERSON (37G349)  
 Urban Renewal Area: JEFFERSON URBAN RENEWAL (37001)  
 TIF Taxing District Name: JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/TIF 4 INCREM  
 TIF Taxing District Inc. Number: 370073  
 TIF Taxing District Base Year: 2004  
 FY TIF Revenue First Received: 2007  
 Subject to a Statutory end date? No

	Slum	UR Designation
	Blighted	No
	Economic Development	No
		06/2004

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	210,800	0	0	0	0

FY 2022 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: JEFFERSON (37G349)  
 Urban Renewal Area: JEFFERSON URBAN RENEWAL (37001)  
 TIF Taxing District Name: JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON) SCH AG TIF 1 INC  
 TIF Taxing District Inc. Number: 370079  
 TIF Taxing District Base Year: 1988  
 FY TIF Revenue First Received: Slum  
 Subject to a Statutory end date? No Blighted  
 Economic Development UR Designation  
 No  
 No  
 11/1989

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	623,332	0	0	0	0

FY 2022 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: JEFFERSON (37G349)  
 Urban Renewal Area: JEFFERSON URBAN RENEWAL (37001)  
 TIF Taxing District Name: JEFFERSON CITY/GREENE COUNTY SCH/MARK BAUER DEV CO TIF 5 PHASE 3 INCR  
 TIF Taxing District Inc. Number: 370081  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: Slum  
 Subject to a Statutory end date? No Blighted  
 Economic Development UR Designation  
 No  
 No  
 No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	700	0	0	0	0

FY 2022 TIF Revenue Received: 0

**TIF Taxing District Data Collection**

Local Government Name: JEFFERSON (37G349)  
 Urban Renewal Area: JEFFERSON URBAN RENEWAL (37001)  
 TIF Taxing District Name: JEFFERSON CITY/GREENE COUNTY SCH/HY-VEE TIF 6 INCR  
 TIF Taxing District Inc. Number: 370087  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: Slum No  
 Subject to a Statutory end date? No Blighted No  
 Economic Development No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,630,400	0	0	0	4,630,400	0	4,630,400
Taxable	0	0	4,167,360	0	0	0	4,167,360	0	4,167,360
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	234,500	4,167,360	1,552,738	2,614,622	89,594

FY 2022 TIF Revenue Received: 53,219

**TIF Taxing District Data Collection**

Local Government Name: JEFFERSON (37G349)  
 Urban Renewal Area: JEFFERSON URBAN RENEWAL (37001)  
 TIF Taxing District Name: JEFFERSON CITY, GREENE COUNTY SCH, WATER TOWER TIF 8  
 TIF Taxing District Inc. Number: 370089  
 TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: Slum No  
 Subject to a Statutory end date? No Blighted No  
 Economic Development No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	28,200	0	0	0	0

FY 2022 TIF Revenue Received: 0



♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

**TIF Taxing District Data Collection**

Local Government Name: JEFFERSON (37G349)  
 Urban Renewal Area: JEFFERSON URBAN RENEWAL (37001)  
 TIF Taxing District Name: JEFFERSON CITY, GREENE COUNTY SCH, COBBLESTONE TIF 9  
 TIF Taxing District Inc. Number: 370091  
 TIF Taxing District Base Year: 2015  
 FY TIF Revenue First Received: Slum  
 Subject to a Statutory end date? No Blighted No  
 Economic Development No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,127,900	0	0	0	4,127,900	0	4,127,900
Taxable	0	0	3,715,110	0	0	0	3,715,110	0	3,715,110
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	884	3,715,110	2,957,874	757,236	25,948

FY 2022 TIF Revenue Received: 101,371

**TIF Taxing District Data Collection**

Local Government Name: JEFFERSON (37G349)  
 Urban Renewal Area: JEFFERSON URBAN RENEWAL (37001)  
 TIF Taxing District Name: JEFFERSON CITY, GREENE COUNTY SCH, BRIARWOOD TIF 10  
 TIF Taxing District Inc. Number: 370093  
 TIF Taxing District Base Year: 2014  
 FY TIF Revenue First Received: Slum  
 Subject to a Statutory end date? No Blighted No  
 Economic Development No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,718,900	0	0	0	-5,556	2,713,344	0	2,713,344
Taxable	0	1,533,715	0	0	0	-5,556	1,528,159	0	1,528,159
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	1,490,700	1,228,200	87,684	1,140,516	39,082

FY 2022 TIF Revenue Received: 4,682

♣ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

**TIF Taxing District Data Collection**

Local Government Name: JEFFERSON (37G349)  
 Urban Renewal Area: JEFFERSON URBAN RENEWAL (37001)  
 TIF Taxing District Name: JEFFERSON CITY, GREENE COUNTY SCH, DOWNTOWN TIF 11  
 TIF Taxing District Inc. Number: 370095  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: Slum  
 Subject to a Statutory end date? No Blighted No  
 Economic Development No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	3,197,900	11,240,800	0	0	-5,556	14,758,244	0	14,758,244
Taxable	0	1,803,917	10,116,720	0	0	-5,556	12,134,525	0	12,134,525
Homestead Credits									35

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	10,981,800	3,782,000	3,782,000	0	0

FY 2022 TIF Revenue Received: 336,782

**TIF Taxing District Data Collection**

Local Government Name: JEFFERSON (37G349)  
 Urban Renewal Area: JEFFERSON URBAN RENEWAL (37001)  
 TIF Taxing District Name: JEFFERSON CITY/GREENE COUNTY SCH/GCDC BUSINESS PARK #1 TIF 7 INC  
 TIF Taxing District Inc. Number: 370101  
 TIF Taxing District Base Year: 2012  
 FY TIF Revenue First Received: Slum  
 Subject to a Statutory end date? No Blighted No  
 Economic Development No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,226,400	0	0	0	1,226,400	0	1,226,400
Taxable	0	0	1,103,760	0	0	0	1,103,760	0	1,103,760
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	29,200	1,103,760	555,332	548,428	18,793

FY 2022 TIF Revenue Received: 19,048

**TIF Taxing District Data Collection**

Local Government Name: JEFFERSON (37G349)  
 Urban Renewal Area: JEFFERSON URBAN RENEWAL (37001)  
 TIF Taxing District Name: JEFFERSON CITY/GREENE COUNTY SCH/GCDC BUSINESS PARK #2 TIF 12 INC  
 TIF Taxing District Inc. Number: 370103  
 TIF Taxing District Base Year: 2018  
 FY TIF Revenue First Received: Slum  
 Subject to a Statutory end date? No Blighted  
 Economic Development

**UR Designation**  
 No  
 No  
 No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	504,100	0	0	0	504,100	0	504,100
Taxable	0	0	453,690	0	0	0	453,690	0	453,690
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	5,964	453,690	426,729	26,961	924

FY 2022 TIF Revenue Received: 14,638

**Urban Renewal Area Data Collection**

Local Government Name: JEFFERSON (37G349)  
 Urban Renewal Area: JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL  
 UR Area Number: 37002

UR Area Creation Date: 12/2005

UR Area Purpose: To generate public gains and benefits, particularly in the creation of new jobs and housing opportunities which are warranted in comparison to the amount of the proposed property tax incentives.

**Tax Districts within this Urban Renewal Area**

	Base No.	Increment No.	Increment Value Used
JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/ PHASE 1 INCREM	370074	370075	615,688
JEFFERSON CITY/GREENE COUNTY SCH/MARK BAUER DEV CO TIF 5 PHASE 2 INCR	370076	370077	173,459

**Urban Renewal Area Value by Class - 1/1/2020 for FY 2022**

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,621,500	0	0	0	-1,852	1,619,648	0	1,619,648
Taxable	0	914,679	0	0	0	-1,852	912,827	0	912,827
Homestead Credits									5

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2021:**

0 0

**Amount of 07-01-2021 Cash Balance Restricted for LMI**

TIF Revenue: 27,615  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 27,615**

Rebate Expenditures: 23,283  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 23,283**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2022:**

4,332 0

**Amount of 06-30-2022 Cash Balance Restricted for LMI**

## Projects For JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL

### Bauer Subdivision Phase 1

Description:	Housing Subdivison done in Phases
Classification:	Residential property (classified residential)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL

### Mark Bauer TIF Phase 2

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2010
FY of Last Payment:	2020

### Mark Bauer TIF Phase 1

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/01/2005
FY of Last Payment:	2015

## Rebates For JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL

### Mark BauerDevelopment Co., LLC

TIF Expenditure Amount: 17,326  
Rebate Paid To: Mark Bauer Develop Co., LLC  
Tied To Debt: Mark Bauer TIF Phase 1  
Tied To Project: Bauer Subdivision Phase 1  
Projected Final FY of Rebate: 2020

### Mark Bauer Development Co., LLC

TIF Expenditure Amount: 5,957  
Rebate Paid To: Mark Bauer Develop Co., LLC  
Tied To Debt: Mark Bauer TIF Phase 2  
Tied To Project: Bauer Subdivision Phase 1  
Projected Final FY of Rebate: 2015

## Income Housing For JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL

Amount of FY 2022 expenditures that provide or aid in the provision of public improvements related to housing and residential development:	0
<hr/>	
Lots for low and moderate income housing:	0
Construction of low and moderate income housing:	0
Grants, credits or other direct assistance to low and moderate income families:	0
Payments to a low and moderate income housing fund established by the municipality, including matching funds for any state or federal moneys used for such purposes:	0
Other low and moderate income housing assistance:	0



◆ Annual Urban Renewal Report, Fiscal Year 2021 - 2022

**TIF Taxing District Data Collection**

Local Government Name: JEFFERSON (37G349)  
 Urban Renewal Area: JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL (37002)  
 TIF Taxing District Name: JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/ PHASE 1 INCREM  
 TIF Taxing District Inc. Number: 370075  
 TIF Taxing District Base Year: 2008  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2019

Slum	UR Designation
Blighted	No
Economic Development	No
	12/2005

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,314,000	0	0	0	-1,852	1,312,148	0	1,312,148
Taxable	0	741,220	0	0	0	-1,852	739,368	0	739,368
Homestead Credits									4

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	242,100	739,368	615,688	123,680	4,238

FY 2022 TIF Revenue Received: 21,658

**TIF Taxing District Data Collection**

Local Government Name: JEFFERSON (37G349)  
 Urban Renewal Area: JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL (37002)  
 TIF Taxing District Name: JEFFERSON CITY/GREENE COUNTY SCH/MARK BAUER DEV CO TIF 5 PHASE 2 INCR  
 TIF Taxing District Inc. Number: 370077  
 TIF Taxing District Base Year: 2010  
 FY TIF Revenue First Received: 2013  
 Subject to a Statutory end date? No

Slum	UR Designation
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2020 for FY 2022

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	307,500	0	0	0	0	307,500	0	307,500
Taxable	0	173,459	0	0	0	0	173,459	0	173,459
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2022	700	173,459	173,459	0	0

FY 2022 TIF Revenue Received: 5,957

**Contractor's Application for Payment**

<b>Owner:</b> CITY OF JEFFERSON, IOWA	<b>Owner's Project No.:</b> _____
<b>Engineer:</b> BOLTON & MENK, INC.	<b>Engineer's Project No.:</b> 0A1.126809
<b>Contractor:</b> MORRIS ENTERPRISES, INC.	<b>Agency's Project No.:</b> _____
<b>Project:</b> RUSSELL STREET WATERMAIN IMPROVEMENT, 2022	
<b>Contract:</b> _____	

<b>Application No.:</b> 2	<b>Application Date:</b> 10/1/2022
<b>Application Period:</b> From 9/1/2022 to 10/1/2022	

1. Original Contract Price	\$	395,763.00
2. Net change by Change Orders	\$	-
3. Current Contract Price (Line 1 + Line 2)	\$	395,763.00
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	249,739.25
5. Retainage		
a. 5% X \$ 247,921.25 Work Completed	\$	12,396.06
b. 5% X \$ 1,818.00 Stored Materials	\$	90.90
c. Total Retainage (Line 5.a + Line 5.b)	\$	12,486.96
6. Amount eligible to date (Line 4 - Line 5.c)	\$	237,252.29
7. Less previous payments	\$	117,352.55
8. Amount due this application	\$	119,899.74

**Contractor's Certification**

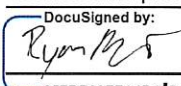
The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

**Contractor:** Morris Enterprises, Inc.

**Signature:**  \_\_\_\_\_ **Date:** October 3, 2022

**Name:** Ryan Morris \_\_\_\_\_ **Title:** President

<p><b>Recommended by Engineer</b></p> <p><b>By:</b>  _____</p> <p><b>Name:</b> James D. Leiding, P.E. _____</p> <p><b>Title:</b> Project Manager _____</p> <p><b>Date:</b> October 3, 2022 _____</p>	<p><b>Approved by Owner</b></p> <p><b>By:</b> _____</p> <p><b>Name:</b> Matt Gordon _____</p> <p><b>Title:</b> Mayor _____</p> <p><b>Date:</b> _____</p>
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**REGION XII**

COUNCIL OF GOVERNMENTS

*Housing Services & Programs*

Date: September 2, 2022

To: Roxanne Gorsuch

RE: GAX #11 Summary of Expenses

Please forward the following payments associated with GAX #11 within 10 days of receiving payment from IEDA.

<b>\$17,144.00</b>	To	Jefferson City View Properties, LLC
\$ 0.00	To	Region XII COG (Administrative costs)
<b>\$17,144.00</b>		<b>TOTAL GAX #11</b>

Thank You,

Karla Janning  
Housing Programs Coordinator

# AIA<sup>®</sup> Document G702<sup>™</sup> – 1992

## Application and Certificate for Payment

<b>TO OWNER:</b> CITY OF JEFFERSON IOWA 220 N CHESTNUT ST JEFFERSON, IA 50129	<b>PROJECT:</b> Green County Animal Shelter 1700 Doreen Wilber Drive Jefferson, IA 50129	<b>APPLICATION NO:</b> 22014-00006	<b>Distribution to:</b> OWNER <input type="checkbox"/>
<b>FROM CONTRACTOR:</b> Jensen Builders LTD 1175 South 32nd Street Fort Dodge, IA 50501	<b>VIA ARCHITECT:</b> ATURA ARCHITECTURE 912 North 13th Street Clear Lake, IA 50428	<b>PERIOD TO:</b> 9/30/2022	ARCHITECT <input type="checkbox"/>
		<b>CONTRACT FOR:</b>	CONTRACTOR <input type="checkbox"/>
		<b>CONTRACT DATE:</b> 11/1/2021	FIELD <input type="checkbox"/>
		<b>PROJECT NOS:</b> 22-014 / /	OTHER <input type="checkbox"/>

### CONTRACTOR'S APPLICATION FOR PAYMENT

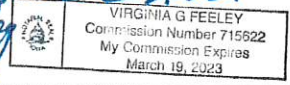
Application is made for payment, as shown below, in connection with the Contract. AIA Document G703<sup>™</sup>, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM .....	\$	907,400.00
2. NET CHANGE BY CHANGE ORDERS .....	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2) .....	\$	907,400.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) .....	\$	663,699.35
<b>5. RETAINAGE:</b>		
a. <u>5.00%</u> of Completed Work (Columns D + E on G703)	\$	33,184.96
b. _____ % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b, or Total in Column I of G703) .....	\$	33,184.96
6. TOTAL EARNED LESS RETAINAGE .....	\$	630,514.39
<i>(Line 4 minus Line 5 Total)</i>		
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT .....	\$	426,046.41
<i>(Line 6 from prior Certificate)</i>		
8. CURRENT PAYMENT DUE .....	\$	204,467.98
9. BALANCE TO FINISH, INCLUDING RETAINAGE .....	\$	276,885.61
<i>(Line 3 minus Line 6)</i>		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

**CONTRACTOR:** Jensen Builders LTD  
By: Mark E. Kocum Date: 9/21/22  
State of: Iowa

County of: Webster  
Subscribed and sworn to before me this 21st day of September 2022  
Notary Public: Virginia G. Feeley  
My commission expires 3-19-23



### ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ..... \$ 204,467.98  
*(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)*

**ARCHITECT:** ATURA ARCHITECTURE  
By: [Signature] Date: Sept. 23, 2022

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$	\$
Total approved this month	\$	\$
TOTAL	\$	\$
NET CHANGES by Change Order	\$	

**CAUTION:** You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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### **Legal Notice**

#### **Notice of Public Hearing on a Community Development Block Grant from the Iowa Economic Development Authority for Upper Story Housing Conversion**

A public hearing will be held on Tuesday, October 25, 2022, at 5:30 PM at the Jefferson City Council Chambers at 220 North Chestnut, Jefferson, IA 50129.

The purpose of this hearing is to receive public comments concerning the City of Jefferson applying for a Community Development Block Grant from the Iowa Economic Development Authority to provide funds for upper story housing units within the city's downtown area. Items to be discussed for approval are the proposed project activities, costs, locations, and the amount of funds required to complete the project.

The proposed project will create 2 new rental units at 100 East State St., Jefferson, IA 50129. A minimum of 51% of the units will be rented to LMI tenants.

This public hearing will also include discussion about Community Development and Housing Needs of the community including major housing and community development needs of low-to-moderate income residents of the community, other major housing, and community development needs (for non-low-to-moderate income residents), planned or potential activities to address the needs identified. Persons with special needs or translation services should make this request to the City of Jefferson no later than 4:00 PM on Friday October 21, 2022, at (515) 386-3111. Written comments or questions may be submitted to Jefferson City Council, 220 North Chestnut, Jefferson, IA 50129 or electronically to [roxanneg@cityofjeffersoniowa.org](mailto:roxanneg@cityofjeffersoniowa.org) no later than 4:00 p.m. October 25, 2022. Meeting minutes from the public hearing will be available by contacting the City of Jefferson at (515) 386-3111.

ORDINANCE NO. [#]

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF JEFFERSON, IOWA, 2017, BY AMENDING PROVISIONS PERTAINING TO COLLECTION FEES FOR SOLID WASTE

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

SECTION 1. Subsections Amended. Sections 106.08, Subsections 1 and 2 of the Code of Ordinances of the City of Jefferson, Iowa, 2017, is repealed and the following adopted in lieu thereof:

1. Residential Fees. The residential fees for solid waste collection and disposal service, used or available, are:

A. For each residential premises – the following monthly rate per container will apply during the applicable year :

FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
\$12.50	\$12.75	\$13.00	\$13.25	\$13.50

B. For each dwelling unit of a multiple-family dwelling containing four or more apartments or dwelling units – the following monthly rate per apartment or dwelling unit will apply during the applicable year:

FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
\$8.00	\$8.25	\$8.50	\$8.75	\$9.00

If collection for such units is made through the use of a dumpster the following monthly rate per apartment or dwelling unit will apply during the applicable year:

FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
\$6.70	\$6.95	\$7.20	\$7.45	\$7.70

C. For each mobile home in a mobile home court or mobile home park – the following monthly rate per mobile home will apply during the applicable year:

FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
\$12.50	\$12.75	\$13.00	\$13.25	\$13.50

If collection for the mobile home units is made through the use of a dumpster the following monthly rate per mobile home will apply during the applicable year :

FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
\$9.25	\$9.50	\$9.75	\$10.00	\$10.25

D. Landfill fee – the following monthly rates will apply during the applicable year:

FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
\$3.50	\$3.75	\$4.00	\$4.25	\$4.50

E. Recycling fee of \$4.70 per month.

F. Yard waste site fee of \$1.00 per month.

2. Commercial. The commercial fees for solid waste collection and disposal service, used or available, are:

A. For each commercial premises, the following monthly base fee will apply during the applicable year:

FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 26-27
\$12.50	\$12.75	\$13.00	\$13.25	\$13.50

B. An additional monthly charge shall be made for commercial premises where dumpsters are being used, which shall be calculated by multiplying the number of pickups per month (which shall be determined by multiplying the normal number of pickups per week times four) times the following amounts, based on the size of dumpster picked up:

Size	Amount
1 yard .....	\$ 6.85
1½ yards .....	\$ 8.00
2 yards .....	\$ 9.00
2½ yards .....	\$ 10.25
3 yards .....	\$ 11.40

C. Recycling fee of \$4.70 per month.

SECTION 2. Repealer. All ordinances or parts of ordinances 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.

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

A RESOLUTION APPROVING  
BAD DEBT WRITE OFF FOR  
2012 UTILITIES

WHEREAS, the City of Jefferson has several utility accounts that have become uncollectible;  
and

WHEREAS, it is the recommendation of the Finance Committee to write off the uncollectible debts, and the recommendation of the auditor to follow established procedures; and

WHEREAS, the total balance of the uncollectible debt is \$13,478.44 as shown on the attached aging report.

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

Section 1. The accounts shown on the attached report from 2012 are hereby deemed uncollectible, and the total sum of the accounts, being \$13,478.44 is hereby written off as a bad debt.

Section 2. The Mayor, City Administrator, and City Clerk are authorized and directed 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 October 11, 2022.

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

Attest:

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



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

A Resolution Setting Date for Public Hearing on Detailed Plans and Specifications,  
Form of Contract, and Estimate of Cost for the Wastewater Treatment Facility  
Improvement Project and Setting Date for Receiving Bids

WHEREAS, the City Council of Jefferson previously directed Bolton & Menk (the “Project Architect”) to prepare plans and specifications for the Wastewater Treatment Facility Improvement Project (the “Project”); and

WHEREAS, the Project Architect has prepared detailed plans and specifications, a form of contract, and an estimate of cost for the Project; and

WHEREAS, it is necessary to fix a time and place of public hearing on the proposed plans and specifications, form of contract, and estimate of cost for the Project and to set a date for receiving bids.

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

Section 1. The Council determines that it is advisable to proceed with the Project, and subject to final approval after public hearing the detailed plans and specifications, form of contract, and estimate of cost for the Project are hereby tentatively approved.

Section 2. The City Council sets October 25th, 2022, at 5:30 p.m., at the Jefferson Municipal Center, Jefferson, Iowa, as the time and place of hearing on the proposed plans and specifications, form of contract, and estimate of cost for the Project.

Section 3. The City Clerk shall publish notice of hearing on the proposed plans and specifications, form of contract, and estimate of cost for the Project, which publication shall be made in a legal newspaper of general circulation in the City of Jefferson, which publication shall be not less than 4 days nor more than 20 days before the date set for hearing.

Section 4. The City Council sets November 15th, 2022, at 10:30 a.m., at the Jefferson Municipal Center, Jefferson, Iowa, as the time and place to receive bids for the Project, and the City Clerk, with the assistance of the Project Architect, is authorized and directed to advertise for sealed bids for the Project in the manner required by law.

Section 5. The amount of the bid security to accompany each bid is hereby fixed at 5%.

Section 6. The City Council delegates to the City Administrator, the City Clerk, and the Project Architect (each with authority to act alone) the duty of receiving, opening, and announcing the results of all bids for the Project, to tabulate the same, and to present the same to the City Council at its next meeting for action thereon.

Section 7. 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.

**CHANGE ORDER NO.: 1**

Owner: City of Jefferson, Iowa  
 Engineer: Bolton & Menk, Inc.  
 Contractor: Morris Enterprises, Inc.  
 Project: Russell Street Watermain Improvement, 2022, Jefferson, Iowa  
 Contract Name:  
 Date  
 Issued: 10/3/2022  
 Owner's Project No.:  
 Engineer's Project No.: 0A1.126809  
 Contractor's Project No.:  
 Effective Date of Change Order: 10/11/2022

The Contract is modified as follows upon execution of this Change Order:

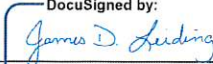
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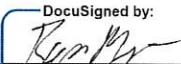
**Additional watermain installation on Oak St for connecting Russell St to Park St and eliminating several houses being served by single small service**

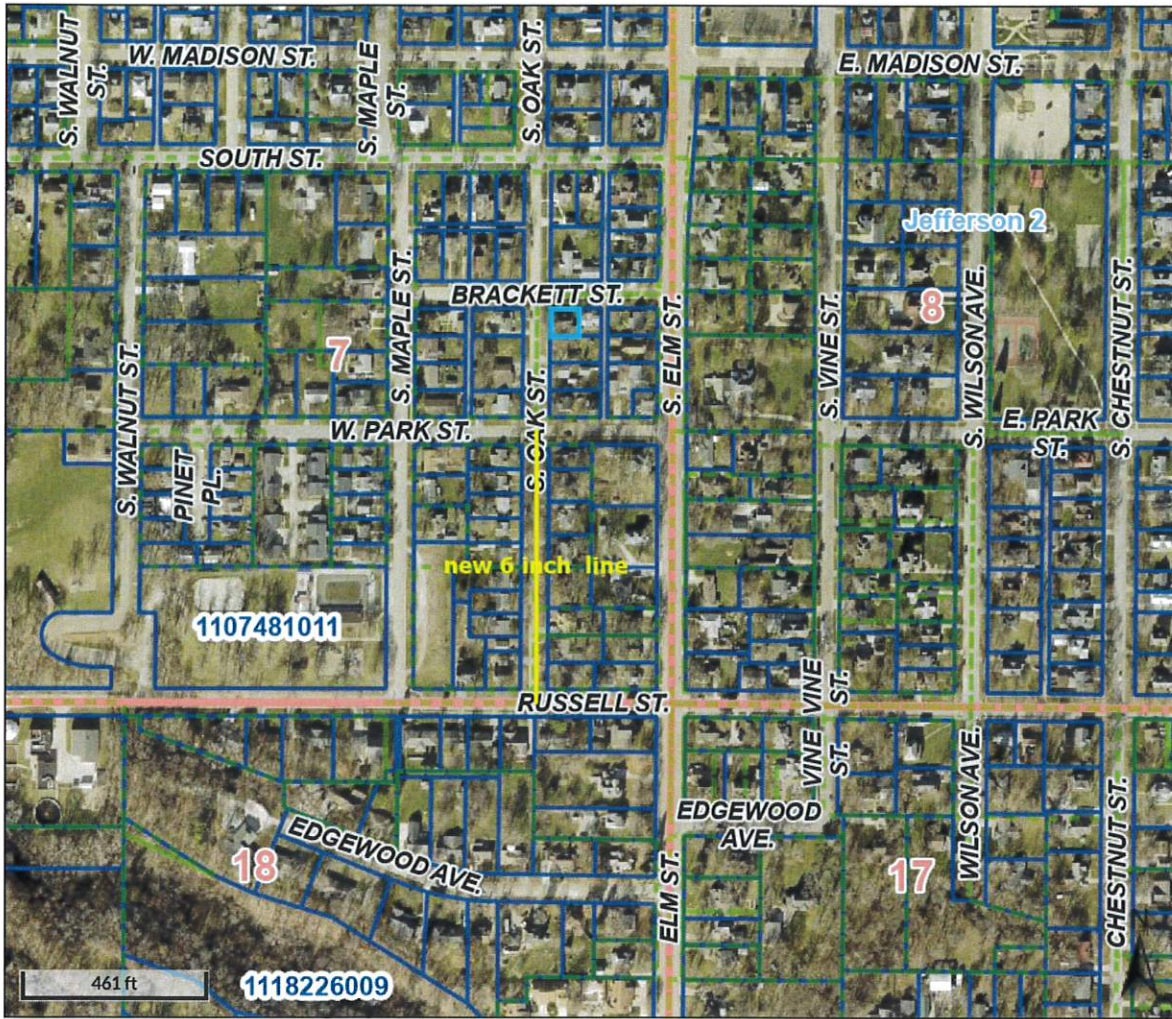
Attachments:

**Exhibit A – changed Items**

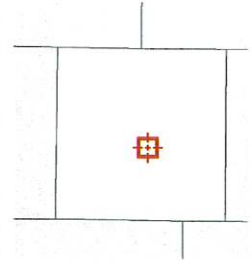
Change in Contract Price	Change in Contract Times [State Contract Times as either a specific date or a number of days.]
Original Contract Price: \$ 395,763.00	Original Contract Times: Substantial Completion: 11/25/2022 Ready for Final Payment: 05/12/2023
[Increase] [Decrease] from previously approved Change Orders: \$ 0.00	[Increase] [Decrease] from previously approved Change Orders [Number of previous Change Order]: Substantial Completion: 0 Ready for Final payment: 0
Contract Price prior to this Change Order: \$ 395,763.00	Contract Times prior to this Change Order: Substantial Completion: 11/25/2022 Ready for final payment: 05/12/2023
[Increase] [Decrease] this Change Order: \$ 36,541.75	[Increase] [Decrease] this Change Order: Substantial Completion: 21 days Ready for Final payment: 0 days
Contract Price incorporating this Change Order: \$ 432,304.75	Contract Times with all approved Change Orders: Substantial Completion: 12/16/2022 Ready for final payment: 5/12/2023

Recommended by Engineer (if required)  
 By:   
 Title: James D. Leiding, P.E., Project Manager  
 Date: 10/3/2022

Accepted by Contractor  
  
 Ryan Morris, President  
 October 4, 2022



Overview



Legend

-  Parcels
-  Road Labels
-  Corporate Limits
-  Sections
-  Subs and Condos

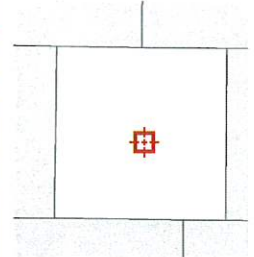
Parcel ID	1107480001	Alternate ID	SM010080	Owner Address	IKERD, SUSAN J
Sec/Twp/Rng	n/a	Class	R		601 S OAK ST
Property Address	601 S OAK ST	Acreeage	n/a		JEFFERSON, IA 50129
	JEFFERSON				
District	IJJF				
Brief Tax Description	SMITHS ADD - W5' OF E1/2 & W1/2 LOT 8 BLK 1				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 10/4/2022  
 Last Data Uploaded: 10/3/2022 11:47:18 PM

Developed by  **Schneider**  
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Overview



Legend

- Parcels
- Road Labels
- Corporate Limits

Date created: 10/3/2022  
 Last Data Uploaded: 9/30/2022 11:44:04 PM

Developed by  **Schneider**  
 GEOSPATIAL

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE  
CITY OF JEFFERSON, IOWA, 2008, BY ADDING NEW SUBSECTIONS  
PROHIBITING PARKING ON PARTS OF ADAMS STREET

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

SECTION 1. New Subsections. The Code Ordinances of the City of Jefferson, Iowa, 2008, is amended by adding new subsections to Section 69.12, which are hereby adopted to read as follows:

**69.12 NO PARKING ZONES.**

....

11. Adams Street, on the north side, west of Grimmell Road.

SECTION 2. Repealer. Any and all resolutions and ordinances, or parts thereof, in conflict with this ordinance are, to the extent of such conflict, 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.

Passed by the Council on \_\_\_\_\_, 2022, and approved on \_\_\_\_\_, 2022.

\_\_\_\_\_  
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 \_\_\_\_\_.

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