

COUNCIL MEETING

JANUARY 24, 2023

5:30 P.M.

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

ABSENT: None

Mayor Gordon presided.

No citizens spoke during Open Forum.

On motion by Sloan, second by Wetrich, the Council approved the following consent items: January 10, 2023 Council Minutes, Fareway Stores, Inc., #888, Class E Retail Alcohol License (LE), pay estimate #5 of \$23,928.00 of CDBG funds for 123 N Chestnut Street.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

On motion by Sloan, second by Zmolek, the Council approved the following Council appointments:

Roxanne Gorsuch	City Clerk
David Morain	City Attorney
James D. Leiding, P.E.	City Engineer
Chad Stevens	Code Enforcement Officer/Building & Zoning Official
Roxanne Gorsuch	City Treasurer
Health Officer	Vacant

AYE: Jackson, Zmolek, Sloan, Wetrich, Ahrenholtz

NAY: None

This was the time and place for the Public Hearing on Proposed FY 2023-2024 Maximum Property Tax Dollars for FY 2023-2024. Mayor Gordon called for oral or written comments and there were none. On motion by Jackson, second by Sloan the Council closed the Public Hearing.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

**RESOLUTION NO. 7-23**

On motion by Jackson, second by Wetrich, the Council approved Resolution No. 7-23, a resolution for the approval of FY 2023-2024 Maximum Property Tax Dollars.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

This was the time and place for the Public Hearing for City Hall Entrance Detailed Plans and Specifications, Form of Contract and Estimate Cost of the City Hall Entrance Improvement Project. Mayor Gordon called for oral or written comments and there were none. On motion by Sloan, second by Zmolek the Council closed the Public Hearing.

AYE: Zmolek, Sloan, Jackson, Ahrenholtz, Wetrich

NAY: None

**RESOLUTION NO. 8-23**

On motion by Zmolek, second by Wetrich, the Council approved Resolution No. 8-23, a resolution approving Detailed Plans and Specifications, Form of Contract, and Estimate of Cost for the City Hall Entrance Improvement Project.

AYE: Ahrenholtz, Zmolek, Wetrich, Sloan, Jackson

NAY: None

A public hearing was held during the regular City Council Meeting on January 24, 2023 at 5:39 PM to provide interested persons with the opportunity to be heard and have their opinions made known on the Pub Adventures Upper Story Conversion project located at 123 N. Chestnut St., Jefferson, IA 50129. The notice of the public hearing was published in Bee and Herald on January 19, 2023. A representative from Region XII Council of Governments, as grant administrator, provided a report on the status of the overall program. The City of Jefferson received \$500,000 of CDBG-CV funds to provide funding for the creation of six upper story rental units. Five of the six rental units will serve households at or below 80% of the county AMI. The assistance is in the form of a 5-year non-receding forgivable loan and targets Upper Story conversion issues. Construction is approximately 50% complete on the units and is scheduled to be substantially complete by 4/30/2023. Expenditures to date are \$491,967.47, of which \$248,888.00 has been requested from CDBG equaling 49.77% of the total CDBG funds. The remaining \$243,079.47 is covered by a combination of owner's equity and bank financing. 100% of the CDBG funds spent benefit LMI households.

It was noted that the public has reasonable access to all local meetings, project records and other information relating to the use of these CDBG funds at either Jefferson City Hall or at the Region XII Council of Government building.

No comments were received.

On motion by Wetrich, second by Ahrenholtz

The Public Hearing was closed at 5:41 PM.

AYE: Sloan, Jackson, Ahrenholtz, Wetrich, Zmolek

NAY: None

On motion by Sloan, second by Jackson, the consideration to move forward with drafting amendment to City ordinance to allow operation of ATVs. Council voted 3 against and 2 for. Motion did not pass.

AYE: Jackson, Sloan

NAY: Zmolek, Wetrich, Ahrenholtz

#### **ORDINANCE NO. 617**

On motion by Zmolek, second by Jackson, the Council approved the third reading and final adoption of an ordinance amending The Code of Ordinances of the City of Jefferson, Iowa, 2017, by amending provision pertaining to Sewer User Charges.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

On motion by Sloan, second by Zmolek, the Council set February 14, 2023 for Budget Workshop.

AYE: Ahrenholtz, Zmolek, Sloan, Wetrich, Jackson

NAY: None

#### **RESOLUTION NO. 9-23**

On motion by Ahrenholtz, and second, by Wetrich, the Council approved Resolution No. 9-23, a resolution approving purchase agreement for property at 105 East Adams Street for the amount of \$25,000.00.

AYE: Zmolek, Wetrich, Jackson, Ahrenholtz

NAY: Sloan

On motion by Sloan, second by Wetrich, the Council approved the Service Agreement with ICE Technologies for \$575.55 monthly fee for office software and technology services.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

On motion by Zmolek, second by Ahrenholtz, the Council approved of the agreement with DOT for \$1.5 million of funding for Jackson Bridge Replacement.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

On motion by Wetrich, and second by Ahrenholtz, the Council approved the addendum to Bolton & Menk Professional Service Agreement for Russell Street Watermain Improvement Project not to exceed \$4,800.00.

AYE: Sloan, Zmolek, Ahrenholtz, Jackson, Wetrich

NAY: None

On motion by Sloan, second by Jackson, the Council approved of the Professional Service Agreement with Bolton and Menk for Construction Phase Services at Wastewater Treatment Facility Improvement Project .

AYE: Ahrenholtz, Zmolek, Jackson, Wetrich, Sloan

NAY: None

On motion by Jackson, second by Sloan, the Council approved of creating an ordinance for an Animal Shelter Board.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

There being no further business the Council agreed to adjourn at 6:13 p.m.

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Matt Gordon, Mayor

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Roxanne Gorsuch, City Clerk