

COUNCIL MEETING

JULY 11, 2023

5:30 P.M.

PRESENT: Ahrenholtz, Sloan, Wetrich, Zmolek

ABSENT: Jackson

Mayor Gordon presided.

No citizens spoke during Open Forum.

On motion by Zmolek, second by Sloan, the Council approved the following consent items: June 27, 2023 council minutes, payment of monthly bills from City funds, pay estimate #16 of \$10,271 of CDBG funds for 200 ½ E State Street, pay estimate #3 of \$2,487.10 to Tallgrass Land Stewardship Co. for the City Hall Entrance Improvement Project, and approval of Class C Retail Alcohol License for Jefferson Matters: Main Street for RAGBRAI.

AYE: Ahrenholtz, Sloan, Wetrich, Zmolek

NAY: None

This was the time and place for Public Hearing on a proposed Zoning Change from RS-6 Single to LI Light industrial at Maplewood addition Outlot 2, Blair's addition block 2 lot 6, Gray's addition Block 10, East ½ Block 14 all North of the railroad right of way, East 80' of the west ½ all North of the railroad right of way in Block 14. Mayor Gordon asked for oral or written comments and there were none. On motion by Sloan, second by Wetrich the Council closed the Public Hearing.

AYE: Zmolek, Wetrich, Sloan, Ahrenholtz

NAY: None

On motion by Sloan, second by Zmolek, the Council approved the first reading of an ordinance implementing zoning change for Maplewood addition Outlot 2, Blair's addition block 2 lot 6, Gray's addition Block 10, East ½ Block 14 all North of the railroad right of way, East 80' of the West ½ all North of the railroad right of way in Block 14.

AYE: Ahrenholtz, Sloan, Wetrich, Zmolek

NAY: None

**ORDINANCE NO. 620**

On motion by Sloan, second by Wetrich, the Council approved the second and third reading and final adoption of an ordinance changing zoning classification for property at 203, 205, 207, 300, & 306 East Perry Street; 703 North Wilson Avenue; and Outlot 2 of Maplewood Addition.

AYE: Sloan, Wetrich, Zmolek, Ahrenholtz

NAY: None

This was the time and place for Public Hearing on proposed land sale of E½ of Block 14, Gray's Addition to Jefferson, Greene, County, Iowa, which lies North of the Right-of-Way of the Railroad, AND the W½ of that part of the vacated Locust Street between Blocks 14 and 15 in Gray's Addition to Jefferson, Greene County, Iowa, located South of Perry Street and North of the Railroad Right-of-Way. Mayor Gordon asked for oral or written comments and there were none. On motion by Sloan, and second by Zmolek the Council closed the Public Hearing.

AYE: Ahrenholtz, Sloan, Wetrich, Zmolek

NAY: None

**RESOLUTION NO. 35-23**

On motion by Wetrich, second by Sloan, the Council approved Resolution No. 35-23, a resolution approving agreement for sale of property located at 205 and 207 E. Perry St.

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

This was the time and place for Public Hearing on a proposed Planned Unit Development for Rowland Real Estate at Jefferson Water Tower Replat. Mayor Gordon asked for oral or written comments. Andy Rowland was there to answer questions about the project. Tim Williams asked what quality of housing would be going up in the area and Chad Olson voiced his concern of too many houses built in one block stretch. On motion by Sloan, second by Wetrich the Council closed the Public Hearing.

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

On motion by Wetrich, second by Sloan, the Council gave approval to rescind JCORP PUD at Jefferson Water Tower Replat.

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

On motion by Ahrenholtz, second by Zmolek, the Council approved the first reading of an ordinance approving Planned Unit Development (PUD) for Rowland Real Estate at Jefferson Water Tower Plat.

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

**RESOLUTION NO. 36-23**

On motion by Wetrich, second by Ahrenholtz, the Council approved Resolution No. 36-23, a resolution approving purchase agreement for property at 600 W. Lincoln Way.

AYE: Zmolek, Ahrenholtz, Wetrich  
NAY: Sloan

On motion by Ahrenholtz, second by Wetrich, the Council approved of a Subordination Agreement with Home State Bank regarding the upper story apartment project at the Centennial.

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

On motion by Zmolek, second by Wetrich, the Council approved Pay estimate #5 to Shank Constructors, Inc., of \$475,578.44 for Wastewater Treatment Plant Project.

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

**RESOLUTION NO. 37-23**

On motion by Wetrich, second by Sloan, the Council approved Resolution No. 37-23, a resolution awarding Contract and approving Contract and Bond for the Jefferson Municipal Airport Box Hangar Construction Project to Jensen Builders Ltd. Fort Dodge, IA in the amount of a base bid of \$1,190,028.

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

On motion by Zmolek, second by Sloan, the Council approved change order #1 of \$2,618 for the City Hall Entrance Improvement Project.

AYE: Sloan, Zmolek, Ahrenholtz, Wetrich

NAY: None

On motion by Ahrenholtz, second by Wetrich, the Council approved to purchase a security camera for the impound lot for \$2,008 with three-year license and with installation by Tech Zone for \$1,675.33.

AYE: Wetrich, Sloan, Zmolek, Ahrenholtz

NAY: None

The following bills were approved for payment from City funds:

ABC PEST CONTROL	RN PEST CONTR	325.31
ACCESS SYSTEMS LEASING	CPIER LSE	1,253.11
ACCO UNLIMITED CORP	WA CHEM	6,528.19
ACUSHNET CO.	GCRSE MERCH	962.71
AFLAC	AFLAC INS W/H	17.68
AG SOURCE COOP SERV	SW/WA TSTG	1,885.45
ALLIANT ENERGY	UTILITIES	25,271.35
ALYSSA RHOADES	WA REF	96.43
AMAZON CAPITAL SERVICES	SUPP	426.11
ASSOCIATION FOR RURAL & SM	LB CONFERENCE	1,275.00
ATCO INTERNATIONAL	PK CHERRY-T	120.95
BAKER & TAYLOR INC.	LB MOVIES;BOOKS	1,261.17
BLACKTOP SERVICE CO.	RUT SEAL COAT	44,191.50
BOLTON & MENK INC	ENG	35,905.00
BOMGAARS	SUPP	1,774.52
BOONE GLASS CO	RN GLASS	2,184.46
BRICK GENTRY P.C.	LEGAL FEES	75.00
CARD SERVICE CENTER	CREDIT CARD	3,491.85
CARROLL COUNTY SOLID WASTE	RC MRKTG FEES	269.00
CENTRAL IOWA READY MIX	RUT CONCRETE	3,671.00
CENTRAL IOWA SYSTEMS	PL MONTOR SERV	263.98
CINDY HERMAN	WA DEP REF	100.20
CINTAS CORP	FIRST AID	455.59
CITY OF JEFFERSON	PD PETTY CASH	80.00
CLARK EQUIPMENT CO.	AP SNOWBLOWER	6,771.76
CLEANING SOLUTIONS INC.	RN CLEAN	2,376.00
COMMUNICATIONS ENGINEERING	GROW GR STSCAPE AUDIO	8,984.34
COMMUNITY INS AGENCY	RUT INS	51.00
COMMUNITY OIL CO., INC	AP FUEL	14,561.55
COMPASS MINERALS	WA SALT	7,990.18
COMPUTYPE, INC - 139154	LB ITEM BAR CODES	463.06
CUNNINGHAM LAWN PATROL, LLC	PD MOWING	770.00
DAKTRONICS, INC	RN MODULE REPR	375.00
DANIELSON AUTO SERV	PD OIL CNG/TIRES	1,982.95
DENISE GEISLER	WA DEP REF	60.20
DENCO HIGHWAY CONSTRUCTION	JOINT & CRACK REPR	73,345.00
DOLL DISTRIBUTING	GCRSE BEER	1,195.79
DPC INDUSTRIES, INC.	WA CHEM	691.12
EBSCO INFORMATION SERVICES	LB RENEWAL	611.30
EFTPS	FEDERAL W/H	20,217.69
ELLIOTT EQUIPMENT CO.	SN LATCH WELDMENT	7,257.91
EMC NATIONAL LIFE COMPANY	LIFE INS	184.13

FAREWAY	SUPP	88.72
FOREUP	GCRSE SOFTWARE	2,592.00
GREENE CO SEC ROADS	FUEL	6,854.11
GREENE CO. AUDITOR	C SH LEC;DISPATCH	29,601.04
GREENE CO. FAIR ASSOCIATION	HOT/MOT TIER III	1,428.89
GREENE CO. GIRLS GOLF	RN INTRO TO GOLF	216.00
GREENE CO. MEDICAL CENTER	JFD BREATHING TEST	96.00
GREENE COUNTY RAMS BASKETBALL	RN CAMP	242.00
GROW REPAIR	ST LIGHTS	1,901.78
HOME STATE BANK	ACH	91.74
HOPKINS & HUEBNER, P.C.	ANIM SHEL - LEGAL	1,605.00
HOYT, MORAIN & HOMMER, P.C	LEGAL	4,500.50
HY- VEE WINE & SPIRITS	GCRSE LIQUOR	2,873.91
HY-VEE, INC.	FOOD/SUPP	1,663.45
IAMU	SAFETY DUES	2,811.46
ICE TECHNOLOGIES	SERV AGREE	1,371.05
IOWA DEPT OF NATURAL RESOURCES	WA DNR FEE	460.15
IOWA INFORMATION MEDIA GROUP	ADV	988.12
IOWA LEAGUE OF CITIES	DUES	2,683.00
IOWA ONE CALL	WA ONE CALL	48.60
IOWA PLAINS SIGNING, INC.	RUT PAVEMENT MARKING	4,435.00
IOWA PRISON INDUSTRIES	WAYFINDING SIGN	633.05
IPERS-FOAB	IPERS W/H	12,832.69
J & M GOLF	GCRSE MERCH	984.51
JANE MILLARD	LB SUPP	72.40
JAY D. GOUGHNOUR	GCRSE MAINT	750.00
JEAN WALKER	GCRSE PLANTS	873.00
JEFFERSON ACE HARDWARE	SUPP	1,105.08
JEFFERSON COMM GOLF CRSE	GCRSE PETTY CASH	103.90
JEFFERSON PUBLIC LIBRARY	LB PETTY CASH	50.00
JEFFERSON TELECOM	PHONE	2,894.15
JENSEN BUILDERS LTD	ANIMAL SHEL PAY EST#10	48,590.80
JET'S OUTDOOR POWER & SERV	GCRSE CART RENTAL	660.00
JOSEPH FOOTE	GCRSE CUPS	113.48
JULIE WALLACE	CLEAN	270.00
KENT CURTIS	H INS SINK DEP	1,231.80
KIWANIS CLUB	PA DUES	120.00
LEXIPOL	PD MANUAL/TRAINING	5,701.75
MADISON MEYERS	WA DEP REF	18.25
MATHESON TRIGAS	WA CHEM	61.40
METRO WASTE AUTHORITY	SN LF FEES	17,746.90
MIDLAND POWER COOP	AP LIGHTS	572.66
MORRIS ENTERPRISES, INC.	RUSSELL ST PAY EST#6	7,505.66
MOTOR PARTS	PARTS	207.02
MUNICIPAL SUPPLY	WA METERS	4,070.00
MURPHY TRACTOR & EQUIPMENT	RUT STUMP SHRED	24,900.00
NEW COOPERATIVE INC	FERTILIZER	3,110.18
OCLC, INC.	LB ILL & CATALOG	7,494.46
OLSEM PLUMBING LLC	RN REPL FAN	730.10
OPTIONS INK OF CARROLL INC	PD ENVELOPES	208.65
OVERDRIVE, INC.	LB SUBSCRIP RENEW	1,178.22
OXEN TECHNOLOGY	PD COMPUTER	104.00
PEAK SOFTWARE SYSTEMS INC	RN MEMBERSHIP CARDS	131.00
PEPSI CO.	GCRSE POP	1,435.01
PHIL LAUTNER	AP HANGAR REF	141.34
POWER LIFT	RN PLATFORM/PADS	2,276.00
PUB ADVENTURES, LLC	CDBG GAX #6	187,152.00

RACCOON VALLEY RADIO	ADVERTISING	1,762.64
REGION XII COUNCIL - GOVT	GAX 15 (ADMIN COST)	2,760.53
RITE-WAY TOWING & RECOVERY	ENFORCEMENT TOWS	850.00
ROBERT WILLIAM THORP	SN GRIND MULCH	21,600.00
ROYAL JEWELERS	PA PLAQUE/NAME PLATE	54.50
RUETER'S	KUBOTA	33,880.39
SALTECH SYSTEMS	HOT/MOT WEBSITE	74.95
SCHWEISS HYDRAULIC & BI-FO	AP HYDRAULIC DOORS	19,429.00
SCOTT PETERSON	MOVING EXP	5,570.00
SEBOURN VIDEO SERVICES	PA VIDEO SERV	250.00
SHADRAN	GCRSE SUPP	1,327.61
SHANK CONSTRUCTORS, INC.	WWTF PAY EST#4	1,024,287.85
SHAWN OLSON	H INS SINKING DEP	1,853.85
SHINEON DESIGNS	RN CAMP TSHIRTS	24.00
SIOUX CITY TRUCK SALES INC	SN RADIATOR/CLAMP	54.88
SLOAN PLUMBING HEATING COO	PL REPL FLUSH	288.89
ST HAGEN LLC	WA DEP REF	89.57
STEVE KOHL	RN DISC GOLF SUPP/TOURN	409.76
STONE	RN COPY PAPER;NOTE PADS	74.48
STUART CRETSINGER	WA DEP REF	98.94
TALLGRASS LAND STEWARDSHIP	CITY HALL ENTR PAY EST#2	33,570.63
TELRITE CORP	LNG DIST	240.53
THE PAVEMENT DOCTOR	RUT PATCHING	6,007.50
THOMAS JEFFERSON GARDENS	HOT/MOT QUAR PMT	5,000.00
TORI OGDEN	RN BB INSTRUCT	161.50
TRAVIS LEE	PL SHED LABOR	500.00
TREASURER STATE OF IA	STATE W/H	2,921.00
TRI-COUNTY LUMBER	WA 2X6 BOARDS	61.05
U.S. CELLULAR	WA PHONE	311.61
U.S. POST OFFICE	WA BILL POSTAGE	677.25
UNPLUGGED WIRELESS	WA LICENSE	200.00
UPS	SW UPS LABS	176.28
UTILITY EQUIPMENT CO	WA PARTS	951.44
VAN-WALL EQUIP INC.	CEM MOWER REPRS	1,613.89
WAHL MCATEE TIRE SERV	VEH SERV	2,192.88

FUND TOTALS

001 GENERAL FUND	198,166.42
110 ROAD USE TAX	48,731.68
121 LOCAL OPTION SALES TAX	128,252.99
125 TIF	266.00
128 HEALTH INS. SINKING	3,085.65
134 LIBRARY AGENCY	350.26
138 ANIMAL SHELTER	50,655.80
148 NEIGHBORHOOD STABILIZATIN	238.00
149 DOWNTOWN BUILDINGS	188,942.00
391 AIRPORT IMPROVEMENTS	24,426.50
410 CIP	41,076.29
600 WATER	31,055.87
603 WATER CAPITAL IMPROVEMNT	171.71
610 WASTEWATER	43,421.47
611 WASTEWATER REPLACEMENT	1,024,287.85
660 AIRPORT	31,857.31
670 SANITATION	48,999.47
671 RECYCLING	11,471.06
GRAND TOTAL	1,875,456.33

001-GENERAL FUND	129,631.55
110-ROAD USE TAX	64,561.26
112-CAFETERIA PLAN	504.00
114-SPECIAL REVENUE	6,728.77
121-LOCAL OPTION SALES TAX	45,963.12
125-TIF	7,141.18
128-HEALTH INS. SINKING	-0.16
130-UNEMPLOYMENT	86.67
131-INDUSTRIAL DEVELOPMENT	262.51
132-COMMUNITY CENTER	791.53
133-MAHANAY MAUSOLEUM	78.50
134-LIBRARY AGENCY	249.95
137-LEC CAP. IMPROVEMENT	11,000.00
140-WATER DEPOSITS	3,150.00
141-CEMETERY PERMANENT CARE	3,000.00
149-DOWNTOWN BUILDINGS	188,902.00
156-AUTENREITH COMM CENTER	2,406.73
200-DEBT SERVICE	4,177.72
391-AIRPORT IMPROVEMENTS	69,835.27
410-CIP	752.73
600-WATER	91,869.54
601-WATER BOND RESERVE	644.29
603-WATER CAPITAL IMPROVE	3,658.93
610-WASTEWATER	87,670.89
611-WASTEWATER REPLACEMENT	2,166.33
660-AIRPORT	10,700.44
670-SANITATION	48,576.99
671-RECYCLING	14,488.52
GRAND TOTAL REVENUES (JUNE)	798,999.26

There being no further business the Council agreed to adjourn at 6:04 p.m.

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Matt Gordon, Mayor

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Roxanne Gorsuch, City Clerk