

AGENDA

COUNCIL MEETING
Tuesday, November 28, 2023
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. 11/14/23 regular Council minutes
- B. Sewer bill forgiveness: Brent & Loretta Goughnour
- C. Application from Hy-Vee, Inc. for Class E Retail Liquor License.

IV. NEW BUSINESS:

- A. ORDINANCE: “Amending the Code of Ordinances of the City of Jefferson, Iowa, 2017, by Amending Provisions Relating to Fences.”
- B. ORDINANCE: “Amending the Code of Ordinances of the City of Jefferson, Iowa, 2017, by Amending Provisions Relating to Water Rates.”
- C. ORDINANCE: “Amending the Code of Ordinances of the City of Jefferson, Iowa, 2017, by Amending Provisions Pertaining to Downtown Sidewalk Maintenance and Repair Responsibility.”
- D. RESOLUTION Proposing Grant of an Expanded Easement to Hardin Hilltop Wind, LLC, and Setting Public Hearing.
- E. RESOLUTION approving not to exceed \$53,000 annual appropriation for rebate payments under Lincoln Ridge Estates Development Agreements.
- F. RESOLUTION approving not to exceed \$8,000 annual appropriation for rebate payments under Briarwood Development Agreement.
- G. RESOLUTION approving not to exceed \$101,200 annual appropriation for rebate payments under Jefferson Hotel Group Development Agreement.
- H. RESOLUTION approving annual appropriation not to exceed \$23,000 for rebate payments under Michael and Miranda Wahl Development Agreement.
- I. RESOLUTION approving not to exceed \$17,500 annual appropriation for rebate payments under Jefferson Veterinary Clinic Development Agreement.
- J. Funding Request from the Children’s Center
- K. RESOLUTION approving a Façade Rehabilitation Grant for 212 East State Street.
- L. RESOLUTION approving policies regarding the Animal Shelter and Dog Park and adjusting dog license fees.
- M. ORDINANCE: “Amending the Code of Ordinances of the City of Jefferson, Iowa, 2017, by Amending Provisions Pertaining to Annoyances or Disturbances Caused by Dogs.”
- N. Health Insurance Renewal.
- O. GCDC Quarterly Report.

V. REPORTS:

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

VI. ADJOURN.

TO: Mayor and City Council Members
FROM: Scott Peterson, City Administrator
SUBJECT: General Information Memo
Regular City Council Session
Tuesday, November 28, 2023 5:30 p.m.

Forgive Sewer Fee: The Water/Sewer Committee recommends forgiveness of \$133.28 in sewer charges for Brent & Loretta Goughnour, 600 W. Madison. They had an underground leak between their house and the garage hydrant. The leak occurred over two billing periods. This is the second month of forgiveness.

Fence Regulations: An ordinance is proposed regulating fences and materials of which fences can be constructed. This will be the third reading of this ordinance.

Water Rates: The Water/Sewer Committee is recommending that retail water rates be increased by 5%. The rate increase will allow the City to continue to save funds for future capital projects, including improvements to the water plant. This will be the third reading of this ordinance.

Responsibility for Downtown Sidewalks: An ordinance is proposed to clarify maintenance responsibilities of sidewalks in the downtown area. This will be the third reading of this ordinance.

Hardin Hilltop Easement: The electric sub-station installed a buried grounding grid three feet outside of the fence, and thus outside of the easement area. The City is asked to amend the easement to add this three feet. As this expands an existing easement, we need to run through the whole process again, so the Council is asked to set December 12th as a public hearing date. There will be no additional compensation for this 3' easement.

TIF Annual Allocations: The City Council annually approves the TIF payments to businesses. The amount of payment is determined by their Development Agreements. The amount paid to the business is based on the actual amount of taxes received from that business, but the estimated maximum TIF payment for these businesses are:

Mark Bauer Development – Lincoln Ridge = \$53,000
Tri-County Cash Lumber Mart, Inc. – Briarwood = \$8,000
Jefferson Hotel Group – Cobblestone = \$101,200
Mike Wahl – McAtee Tire = \$23,000
BAM – Vet Clinic = \$17,500

Resolutions approving these reimbursements to the businesses are included herein.

The Children's Center requested funding for operations of their childcare center. The Finance Committee recommends a contribution of \$5,000. As a 501c3 organization, this is consistent with our policy for the use of Hotel/Motel funds.

Façade Grant: The Sierra Community Theatre had submitted an application for a façade grant for 212 E. State Street. Their application, estimates, and design report are included herein. The Downtown Buildings Committee recommends a façade grant of \$130,000 to be granted upon the successful fundraising of other needed funds.

Animal Shelter: There is a resolution included herein which does three things:

Name: The Animal Shelter Board proposes the name “Community Shelter.”

Dog Park Use: Instead of a dog park pass, the Animal Shelter Board recommends that all dog park users must have a city license issued by Jefferson or, in case of visitors, their home community. The Board also recommends increasing the City license fee by \$5.00. The license fee would then be \$10 for a spayed or neutered animal and \$15 if the animal is intact.

If it is noted by City staff or PD that a dog at the dog park does not have a license, they would have to get registered with the City before returning to the dog park. Enforcement would be aided by the installation of cameras.

Length of Stay: The Animal Shelter Committee recommends that the maximum stay for a dog at the facility is no longer than 18 uninterrupted months. After 18 months PAWS would initiate a review process to make other arrangements for the dog. Additionally, two runs must always be open for the City Police to place dogs. If there are not two runs available a review process will need to happen to ensure these runs are open.

Barking: The City has an ordinance prohibiting excessive dog barking. The Animal Shelter Committee recommends that the ordinance be amended so that the prohibition on barking does not apply at the animal shelter or the dog park.

Health Insurance Renewal: The City’s health insurance renewal through Wellmark BC/BS will increase 5.8% beginning January 1st. The renewal information is included herein. The Finance Committee recommends proceeding with the renewal.

GCDC’s Quarterly Report is included herein.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY
OF JEFFERSON, IOWA, 2017, REGULATING FENCING MATERIALS

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

SECTION 1. Subsection Added. Section 165.45 of the Code of Ordinances of the City of Jefferson, Iowa, 2017, is hereby amended by adding Subsection 9, which shall be as follows:

9. Fence Materials. Fences in every district shall conform to the following specifications:

- A. Fences shall be constructed only of materials commonly used for landscaping or fencing, such as masonry block, brick, field stone, limestone, concrete, lumber, vinyl, or chain link. Fences shall not be constructed from chicken wire, livestock panels or salvage material. Vertical board fences shall have a maximum edge to edge spacing between the boards of one inch less than the width of the widest board.
- B. Fences shall not be electrified.
- C. Chain link fences shall have a maximum opening between the links of $2 \frac{3}{8}$ inches as measured diagonally. Support posts shall be firmly implanted in the ground and shall be spaced not more than ten feet apart. Chain link fencing shall be attached to the top rail by fence ties at intervals of not more than three feet apart. Fencing shall be attached to the support posts and top rail by using standard chain link fence hardware.
- D. Wrought iron fences shall have a maximum spacing of four inches between the vertical rails and a minimum spacing of five feet between the horizontal rails.
- E. The finished side of any fence shall face out from the enclosed lot.
- F. Every fence shall remain structurally sound and in a good state of repair or shall be removed.

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.

Finally passed by the Council on _____, 2023, and approved on _____, 2023.

Matt Gordon, Mayor

Attest:

Roxanne Gorsuch, City Clerk

- - - -

I hereby certify that the foregoing ordinance was published in The Jefferson Herald on _____.

Roxanne Gorsuch, City Clerk



ORDINANCE NO. _____
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY
OF JEFFERSON, IOWA, 2017, BY AMENDING PROVISION
PERTAINING TO WATER RATES

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

SECTION 1. Section Amended. Section 92.02 of the Code of Ordinances of the City of Jefferson, Iowa, 2017, is repealed and the following adopted in lieu thereof:

92.02 RATES FOR SERVICE. Water services shall be furnished at the following monthly rates within the City:

(Code of Iowa, Sec. 384.84)

Cubic Feet Used Per Month	Rate
First 134	\$13.07 (minimum bill)
All Over 134	\$8.20 per 100 cubic feet

SECTION 2. 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 3. When effective. This ordinance shall be effective as of the beginning of the monthly water and sewer billing cycle that commences immediately after this ordinance is published as required by law.

Finally passed by the Council and approved on October 24, 2023.

Matt Gordon, Mayor

Attest:

Roxanne Gorsuch, City Clerk

- - - -

I hereby certify that the foregoing ordinance was published in The Jefferson Herald on _____, 2023.

Roxanne Gorsuch, City Clerk

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF JEFFERSON, IOWA, 2017, BY AMENDING PROVISIONS PERTAINING TO DOWNTOWN SIDEWALK MAINTENANCE AND REPAIR RESPONSIBILITY

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

SECTION 1. Section Amended. Section 136.05 of the Code of Ordinances of the City of Jefferson, Iowa, 2017, is repealed and the following adopted in lieu thereof:

136.05 CITY MAY ORDER REPAIRS

1. Notice and Assessment for Repairs. If the abutting property owner does not maintain sidewalks as required, the Council may serve notice on such owner, by certified mail, requiring the owner to repair, replace or reconstruct sidewalks within a reasonable time and if such action is not completed within the time stated in the notice, the Council may require the work to be done and assess the costs against the abutting property for collection in the same manner as a property tax

2. Responsibility for Downtown Sidewalks. This Subsection shall apply to sidewalks located in the "Downtown Area" as defined in Subsection 3 of this Section. For sidewalks located in the Downtown Area, if the sidewalks that are 8 foot-wide or less, the property owner would be responsible for the repairs, replacement or reconstruction of the 4 feet of the sidewalk abutting the building while the City would be responsible for the remaining portion of the sidewalk to the street. For sidewalks in the Downtown Area that are more than 8 foot-wide, the property owner and City would each be responsible for half the cost of repairs, replacement or reconstruction.

3. "Downtown Area" Defined. For the purposes of this Section, the Downtown Area shall refer to Blocks 9, 10, 11, 18, 19, 22, 23, and 24, as well as the Public Square, in the Original Town (now City) of Jefferson, Greene County, Iowa. Described locally, this area shall encompass the sidewalks located along and abutting the following streets:

- A. The west and east sidewalks along Wilson Avenue between East Harrison Street and East Washington Street:
- B. The west and east sidewalks along Chestnut Street between East Harrison Street and East Washington Street:
- C. The east sidewalk along Vine Street between East Harrison Street and East Washington Street:
- D. The west sidewalk along Locust Street between East Harrison Street and East Washington Street;
- E. The north and south sidewalks along East State Street

- between North Vine Street and North Locust Street;
- F. The north and south sidewalks along East Lincoln Way between Vine Street and Locust Street;
- G. The south sidewalks along East Washington Street between North Vine Street and North Locust Street; and
- H. The north sidewalks along East Harrison Street between South Vine Street and South Locust Street.

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.

Finally passed by the Council on _____, 2023, and approved on _____, 2023.

Matt Gordon, Mayor

Attest:

Roxanne Gorsuch, City Clerk

RESOLUTION NO. _____

A RESOLUTION PROPOSING GRANT OF AN EXPANDED EASEMENT TO
HARDIN HILLTOP WIND, LLC, AND SETTING PUBLIC HEARING

WHEREAS, the City of Jefferson owns real property located on Highway 4 east of Jefferson described as follows:

Lot 1 of the NWfr¼ NE¼ of Section 4, Township 83 North, Range 30 West of the 5th P.M., Greene County, Iowa (the "Property"); and

WHEREAS, by Resolution No. _____ adopted August 8, 2023, the City Council of the City of Jefferson granted an easement to the above property to Hardin Hilltop Wind, LLC for the purpose of installing and operating the new high voltage equipment at the substation; and

WHEREAS, to improve worker safety in the area, Hardin Hilltop Wind, LLC now seeks to install an electrical grounding cable beyond the boundaries of the easement; and

WHEREAS, the City has received from Hardin Hilltop Wind, LLC, a proposal to expand its current easement at the Property pursuant to the terms and provisions of an Amended and Restated Wind Farm Interconnection Easement Agreement (the "**Easement Agreement**") that is now before this Council, such that the easement would be granted over the following described real property

Commencing at the North Quarter Corner of Section Four (4), Township Eighty three (83) North, Range Thirty (30) West of the 5th P.M., in Greene County, Iowa; thence South 00°14'07" West 94.20 feet; thence South 89°06'24" East 41.00 feet; thence South 00°14'07" West 36.00 feet to the point of beginning; thence continuing South 00°14'07" West 128.00 feet; thence South 89°06'24" East 108.00 feet; thence North 00°14'07" East 128.00 feet; thence North 89°06'24" West 108.00 feet to the point of beginning, containing 0.28 acres, more or less (the "**Easement Area**"); and

WHEREAS, the City Council finds that it is in the best interests of the City of Jefferson that such grant and conveyance be made; and

WHEREAS, before the city may proceed with such proposal it is necessary that notice of this proposal be published and that public hearing be held in accordance with the Iowa Code.

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

Section 1. The City of Jefferson proposes to grant the expanded easement to Hardin Hilltop Wind, LLC, by virtue of entering into the Easement Agreement, for the sum of \$1.00, in recognition of the small variation from the original easement, in accordance with the terms and provisions of the Easement Agreement now before the Council.

Section 2. The City Council shall meet at the Municipal Center in Jefferson, Iowa, on December 12, 2023, at 5:30 p.m., at which time and place a public hearing shall be held on the

proposal, at which hearing all local residents who appear shall be given an opportunity to express their views for or against the proposal.

Section 3. The City Clerk of the City of Jefferson is hereby directed to publish notice of this proposal and of the public hearing and the proposal one time, not less than four days nor more than twenty days before the date of the meeting, in the Jefferson Herald, a legal newspaper published and having a general circulation within the City of Jefferson.

Section 4. 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.

Section 5. 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.

Adopted and approved on November 28, 2023.

Matt Gordon, Mayor

Attest:

Roxanne Gorsuch, City Clerk

RESOLUTION NO. _____

A Resolution obligating funds from the Mark Bauer Subfund of the City of Jefferson Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment obligations scheduled to be paid in the next succeeding fiscal year

WHEREAS, the City of Jefferson, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Jefferson Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the “Urban Renewal Tax Revenue Fund”), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, pursuant to the City’s Development Agreement with Mark Bauer Development Company, LLC (the “Developer”), approved by resolution of the City Council on April 26, 2016 (the “2016 Agreement”), the City agreed to make economic development tax increment payments in a total amount not to exceed \$900,000.00, subject to annual appropriation by the City Council; and

WHEREAS, in the resolution approving the 2016 Agreement, the City Council created a subfund of the Urban Renewal Tax Revenue Fund to be used to account for payments to be made under the 2016 Agreement (the “Mark Bauer Subfund”); and

WHEREAS, the Developer has filed a certification with the City showing that incremental property tax revenues in the estimated amount of \$53,000.00 are expected to be received under the 2016 Agreement, all in the Mark Bauer Subfund during the fiscal year that will begin July 1, 2024, and should be available to be paid to the Developer (the “Payments”) as provided in the 2016 Agreement; and

WHEREAS, it is now necessary for the City Council to obligate such funds for appropriation to the Payments;

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

Section 1. The City Council hereby obligates not to exceed \$53,000.00 for appropriation from the Mark Bauer Subfund of the City’s Urban Renewal Tax Revenue Fund to the Payments to be made under the 2016 Agreement in the fiscal year that will begin July 1, 2024.



Section 2. The City Clerk is hereby directed to certify to the County Auditor the total amounts obligated for appropriation in Section 1 above as part of the City's December 1, 2023, certification of debt payable from the Mark Bauer Subfund of the City's Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the fiscal year that will begin July 1, 2024.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved on November 28, 2023.

Matt Gordon, Mayor

Attest:

Roxanne Gorsuch, City Clerk

RESOLUTION NO. _____

A Resolution obligating funds from the Tri-County Cash Lumber Mart Subfund of the City of Jefferson Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment obligations scheduled to be paid in the next succeeding fiscal year

WHEREAS, the City of Jefferson, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Jefferson Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the “Urban Renewal Tax Revenue Fund”), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, pursuant to the City’s Development Agreement (the “Agreement”) with Tri-County Cash Lumber Mart, Inc. (the “Developer”), approved by resolution of the City Council on April 26, 2016, the City agreed to make economic development tax increment payments in an annual amount not to exceed 100% of the incremental property tax revenues received by the City each year attributable to the Property covered by the Agreement (payable in semi-annual payments) in a total cumulative amount not to exceed \$600,000.00, subject to annual appropriation by the City Council; and

WHEREAS, in the resolution approving the Agreement, the City Council created a subfund of the Urban Renewal Tax Revenue Fund to be used to account for payments to be made under the Agreement (the “Tri-County Cash Lumber Mart Subfund”); and

WHEREAS, the City Administrator has estimated the amount of incremental property tax revenues that could be collected and received in the Tri-County Cash Lumber Mart Subfund during the fiscal year beginning July 1, 2024, will be in the approximate amount of \$8,000.00, which amount should be available to be paid to the Developer (the “Payments”); and

WHEREAS, it is now necessary for the City Council to obligate such funds for appropriation to the Payments;

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

Section 1. The City Council hereby obligates not to exceed \$8,000.00 for appropriation from the Tri-County Cash Lumber Mart Subfund of the City’s Urban Renewal Tax Revenue Fund to the Payments to be made in the fiscal year that will begin July 1, 2024.

Section 2. The City Clerk is hereby directed to certify to the County Auditor the amount obligated for appropriation in Section 1 above as part of the City's December 1, 2023, certification of debt payable from the Tri-County Cash Lumber Mart Subfund of the City's Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the fiscal year that will begin July 1, 2024.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved on November 28, 2023.

Matt Gordon, Mayor

Attest:

Roxanne Gorsuch, City Clerk

RESOLUTION NO. _____

A Resolution obligating funds from the Jefferson Hotel Group Subfund of the City of Jefferson Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment obligations scheduled to be paid in the next succeeding fiscal year

WHEREAS, the City of Jefferson, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Jefferson Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the “Urban Renewal Tax Revenue Fund”), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, pursuant to the City’s Development Agreement (the “Agreement”) with Jefferson Hotel Group, LLC (the “Developer”), approved by resolution of the City Council on February 24, 2015, the City agreed to make economic development tax increment payments in an annual amount not to exceed \$101,200.00 (two semi-annual payments of \$50,600.00 each) and a total cumulative amount not to exceed \$1,015,000.00, subject to annual appropriation by the City Council; and

WHEREAS, in the resolution approving the Agreement, the City Council created a subfund of the Urban Renewal Tax Revenue Fund to be used to account for payments to be made under the Agreement (the “Jefferson Hotel Group Subfund”); and

WHEREAS, the City Administrator has estimated the amount of incremental property tax revenues that could be collected and received in the Jefferson Hotel Group Subfund during the fiscal year beginning July 1, 2024, will exceed the amount of \$101,200.00 and that the amount of \$101,200.00 should be available to be paid to the Developer (the “Payments”); and

WHEREAS, it is now necessary for the City Council to obligate such funds for appropriation to the Payments;

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

Section 1. The City Council hereby obligates not to exceed \$101,200.00 for appropriation from the Jefferson Hotel Group Subfund of the City’s Urban Renewal Tax Revenue Fund to the Payments to be made in the fiscal year that will begin July 1, 2024.

Section 2. The City Clerk is hereby directed to certify to the County Auditor the amount obligated for appropriation in Section 1 above as part of the City's December 1, 2023, certification of debt payable from the Jefferson Hotel Group Subfund of the City's Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the fiscal year that will begin July 1, 2024.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved on November 28, 2023.

Matt Gordon, Mayor

Attest:

Roxanne Gorsuch, City Clerk

RESOLUTION NO. _____

A Resolution obligating funds from the Goodyear Tire Subfund of the City of Jefferson Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment obligations scheduled to be paid in the next succeeding fiscal year

WHEREAS, the City of Jefferson, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Jefferson Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the “Urban Renewal Tax Revenue Fund”), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, pursuant to the City’s Development Agreement (the “Agreement”) with Michael J. Wahl and Miranda J. Wahl (the “Developer”), approved by resolution of the City Council on October 10, 2017, the City agreed to make economic development tax increment payments in an annual amount not to exceed 100% of the incremental property tax revenues received by the City each year attributable to the Property covered by the Agreement (payable in semi-annual payments) in a total cumulative amount not to exceed \$130,000.00, subject to annual appropriation by the City Council; and

WHEREAS, in the resolution approving the Agreement, the City Council created a subfund of the Urban Renewal Tax Revenue Fund to be used to account for payments to be made under the Agreement (the “Goodyear Tire Subfund”); and

WHEREAS, the City Administrator has estimated the amount of incremental property tax revenues that could be collected and received in the Goodyear Tire Subfund during the fiscal year beginning July 1, 2024, will be in the approximate amount of \$23,000.00, which amount should be available to be paid to the Developer (the “Payments”); and

WHEREAS, it is now necessary for the City Council to obligate such funds for appropriation to the Payments;

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

Section 1. The City Council hereby obligates not to exceed \$23,000.00 for appropriation from the Goodyear Tire Subfund of the City’s Urban Renewal Tax Revenue Fund to the Payments to be made in the fiscal year that will begin July 1, 2024.

Section 2. The City Clerk is hereby directed to certify to the County Auditor the amount obligated for appropriation in Section 1 above as part of the City's December 1, 2023, certification of debt payable from the Goodyear Tire Subfund of the City's Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the fiscal year that will begin July 1, 2024.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved on November 28, 2023.

Matt Gordon, Mayor

Attest:

Roxanne Gorsuch, City Clerk

RESOLUTION NO. _____

A Resolution obligating funds from the Clinic Subfund of the City of Jefferson Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment obligations scheduled to be paid in the next succeeding fiscal year

WHEREAS, the City of Jefferson, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Jefferson Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the “Urban Renewal Tax Revenue Fund”), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, pursuant to the City’s Development Agreement (the “Agreement”) with Jefferson Veterinary Clinic, L.C., which was assigned to BAM Properties of Iowa, LLC (the “Developer”), approved by resolution of the City Council on October 23, 2018, the City agreed to make economic development tax increment payments in an annual amount not to exceed 100% of the incremental property tax revenues received by the City each year attributable to the Property covered by the Agreement (payable in semi-annual payments) in a total cumulative amount not to exceed \$100,000.00, subject to annual appropriation by the City Council; and

WHEREAS, in the resolution approving the Agreement, the City Council created a subfund of the Urban Renewal Tax Revenue Fund to be used to account for payments to be made under the Agreement (the “Clinic Subfund”); and

WHEREAS, the City Administrator has estimated the amount of incremental property tax revenues that could be collected and received in the Clinic Subfund during the fiscal year beginning July 1, 2024, will be in the approximate amount of \$17,500.00, which amount should be available to be paid to BAM Properties of Iowa, LLC, as Developer (the “Payments”); and

WHEREAS, it is now necessary for the City Council to obligate such funds for appropriation to the Payments;

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

Section 1. The City Council hereby obligates not to exceed \$17,500.00 for appropriation from the Clinic Subfund of the City’s Urban Renewal Tax Revenue Fund to the Payments to be made in the fiscal year that will begin July 1, 2024.

Section 2. The City Clerk is hereby directed to certify to the County Auditor the amount obligated for appropriation in Section 1 above as part of the City's December 1, 2023, certification of debt payable from the Clinic Subfund of the City's Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the fiscal year that will begin July 1, 2024.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved on November 28, 2023.

Matt Gordon, Mayor

Attest:

Roxanne Gorsuch, City Clerk

City of Jefferson

Façade Rehabilitation Program Application

Purpose:

The purpose of this grant program is to assist business/building owners within the City of Jefferson Main Street District to strengthen their neighborhood's appearance, to promote the area to visitors, and to improve the quality of life.

Eligible Applicants:

- ◆ Eligible applicants are building owners in the City of Jefferson Main Street District who are committed to the Historical District.

Eligible Projects to be Considered for Funding:

- ◆ Projects that correct violations of the current International Property Maintenance Code.
- ◆ Projects for facade improvements only.

Funding Requirements:

- ◆ Grant funds are available on a reimbursement basis only.
- ◆ Grants will generally be awarded on a 50/50 cash match basis.
- ◆ Building design and materials must be approved by Façade Review Committee.
- ◆ Before and after pictures are required for funding.
- ◆ Projects must abide by the City of Jefferson Downtown Building Design Guidelines
- ◆ Projects may be required to obtain design assistance through Main Street Iowa.
- ◆ Large projects must submit building renderings of design.

Applicant Information

Organization Name: Sierra Comm Theatre Project Name: Facade Rehabilitation
Contact Person: Mike Piepel Mailing Address: 1133 McDuffie Dr
City, State, Zip: Jefferson Iowa Daytime Phone Number: 515-386-2873
Fax: _____ E-mail: _____
Total Project Cost: \$ 189,025 Amount requesting from this grant program: \$ 130,000
Project Address: 212 East State Jefferson Iowa
Project Description: Building Façade rehabilitation for Sierra Comm Theatre meeting city's historical guidelines provided by Pete Franks

The Façade Review Committee will make final recommendations to the City Council regarding which projects should be funded. However, they will solicit input by utilizing, the City Engineer, City Department Staff, and/or City Council Members.

For More Information/Questions:

Contact the City Administrator or Building Official at 515-386-3111.

DESIGN CONCEPT PROPOSAL



July 21, 2021
Sierra Community Theatre, 212 E State St, Jefferson, IA
Project #04121

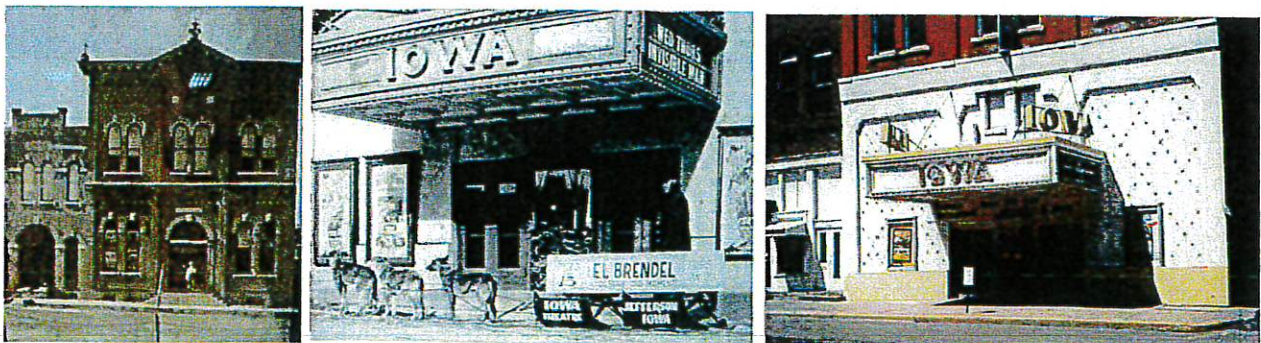
Design recommendations are based upon field inspection during the site visit and/or information provided by the owner/tenant and are conceptual only. They are not intended for construction purposes. Additional consultation, or the use of specialized consultants including a licensed architect or engineer, may be required for additional design development and for individual issues or concerns. Prior to beginning any work, consult with local officials to ensure compliance with local codes and ordinances.



Existing Building

NOTES

- This drawing proposes façade improvements to the Sierra Theatre, a contributing building to the Jefferson Square Historic District. While the upper story of the 1880s building is intact, the storefront has seen multiple alterations over time. The most notable alteration occurred with the storefront infill and marquee addition prior to the 1930s; that form largely stayed intact through its life as the Iowa Theatre. Restoring the storefront and marquee to this period is recommended for feasibility based on the existing configuration and use.
- Remove the existing canopy and added brick from the lower storefront to return the height of the storefront. Patch and repair the stucco underneath as needed, using proper methods. Engage a mason well versed in historic stucco and masonry.
- Repaint the storefront as shown to highlight the storefront proportions and verticality. A sample color palette is included on the next page.
- The marquee is an iconic element of any theatre, serving as both an architectural feature and a practical location for lighting and signage. Install a new marquee, using the historic photographs as a guide (basic elements of the original framing may be integrated into the existing canopy, but further onsite exploration is



Historic Photographs

JJ

needed). Current features and showtimes could be displayed on the sides, either with manual letter or digital signage.

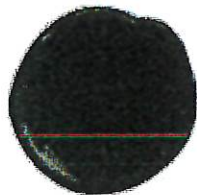
- A new compatible storefront system is shown here that includes simplified elements of the historic form, though the 1930s storefront could be restored in full if desired using the existing photos as a guide. A wood framed system would be preferred, but a darker metal frame might also be appropriate. The existing changeable sign panel above the entry doors is retained in this drawing but could be removed if not needed due to the added marquee signage.
- Recreate the poster display frames, using the original units retained in the Sierra Theatre's collections as a guide. Traditional posters are shown here, but consider needs for lighting, digital signage enhancements, etc.



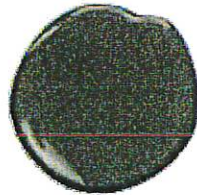
Main Street Iowa recommendations follow the [Secretary of Interior's Standards](#) for the rehabilitation of historic buildings. Additional information on technical guidance can be found in [Preservation Briefs](#) prepared by the National Park Service.

COLOR SCHEME

Benjamin Moore paint colors and Sunbrella awning fabric is shown here for reference. Appearance of color samples will vary depending on computer screen or printer – view actual samples for color matching.



#CW-175



#906



#1090

Main Street Iowa design staff is available to provide continued assistance as the project progresses. Please contact Maia Fiala Jessen (515.348.6179 or maia.jessen@iowaeda.com) or Sarah Lembke (515.348.6181 or sarah.lembke@iowaeda.com) with any questions, requests for technical information or project updates.

23



MAIN STREET
IOWA

DESIGN CONCEPT

Project #04121

Sierra Theatre, 212 E State St, Jefferson, IA

July 21, 2021

24

Sierra Community Theater - Jefferson, Iowa
Revised Estimate - 10/9/23

Concept-level project cost estimating
Facade rehabilitation

Description & remarks	Area	Units	\$/unit	Pete's Cost	Phase 1	Phase 2
Facade Rehabilitation						
Selective demolition of brick veneer & shallow canopies	1	LS	\$7,500	\$ 7,500	\$ 7,500	
Infill at (2) upper windows and beam notch	1	LS	\$2,500	\$ 2,500	\$ 2,500	
Create openings and install (2) through wall display cases	2	LS	\$6,500	\$ 13,000	\$ 13,000	
Remove and replace storefront & entry doors	125	SF	\$100	\$ 12,500		\$ 12,500
Install direct applied exterior finish system	625	SF	\$25	\$ 15,625	\$ 15,625	
Install ceramic tile in diagonal pattern	625	SF	\$10	\$ 6,250	\$ 6,250	
Modify remaining marquee for more face height	110	SF	\$210	\$ 23,100		\$ 23,100
Electrical at marquee	1	LS	\$7,500	\$ 7,500		\$ 7,500
Prep and paint upper cornice and window hoods	250	SF	\$50	\$ 12,500		\$ 12,500
Prep and paint lower stucco areas	300	SF	\$25	\$ 7,500	\$ 7,500	
Install coffered ceiling at underside of marquee	175	SF	\$50	\$ 8,750		\$ 8,750
Salvage and reinstall LED lights st underside of marquee	18	EA	\$100	\$ 1,800		\$ 1,800
Concept-level estimating contingency at 15%	1	LS	\$18,000	\$ 18,000	\$ 8,000	\$ 10,000
Construction subtotal				\$ 136,525	\$ 60,375	\$ 76,150
Summary - contingency and non-construction costs						
Post-bid construction contingency @ 15%				\$ 20,500	\$ 9,100	\$ 11,400
Owner non-construction expenditures (Neon/IT/AV at marquee)				\$ 15,000	\$ 1,000	\$ 14,000
Design & Engineering fees and expenses estim. @ 12.5% of value				\$ 17,000	\$ 7,500	\$ 9,500
Subtotal, all non-construction costs				\$ 52,500	\$ 17,600	\$ 34,900
Summary - total project costs (construction plus non-construction costs)						
Construction costs				\$136,525	\$ 60,375	\$ 76,150
Non-construction costs				\$52,500	\$17,600	\$34,900
All project costs				\$189,025	\$77,975	\$111,050
Tom Wind, 10/9/2023						

25

Sierra Community Theater - Jefferson, Iowa
 Concept-level project cost estimating
 Façade rehabilitation

Description & remarks	Area		\$/unit	Cost
Façade Rehabilitation				
Selective demolition of brick veneer & shallow canopies	1	LS	\$ 7,500.00	\$ 7,500.00
Infill at (2) upper windows and beam notch	1	LS	\$ 2,500.00	\$ 2,500.00
Create openings and install (2) through wall display cases	2	LS	\$ 6,500.00	\$ 13,000.00
Remove and replace storefront & entry doors	125	SF	\$ 100.00	\$ 12,500.00
Install direct applied exterior finish system	625	SF	\$ 25.00	\$ 15,625.00
Install ceramic tile in diagonal pattern	625	SF	\$ 10.00	\$ 6,250.00
Modify remaining marquee for more face height	110	SF	\$ 210.00	\$ 23,100.00
Electrical at marquee	1	LS	\$ 7,500.00	\$ 7,500.00
Prep and paint upper cornice and window hoods	250	SF	\$ 50.00	\$ 12,500.00
Prep and paint lower stucco areas	300	SF	\$ 25.00	\$ 7,500.00
Install coffered ceiling at underside of marquee	175	SF	\$ 50.00	\$ 8,750.00
Salvage and reinstall LED lights st underside of marquee	18	EA	\$ 100.00	\$ 1,800.00
Concept-level estimating contingency @ 15%	1	LS	\$ 18,000.00	\$ 18,000.00

Construction subtotal	\$ 136,525.00
-----------------------	---------------

Summary - contingency and non-construction costs

Post-bid construction contingency @ 15%	\$ 20,500.00
Owner non-construction expenditures (Neon/IT/AV at marquee)	\$ 15,000.00
Design & Engineering fees and expenses estim. @ 12.5% of value	\$ 17,000.00
subtotal, all non-construction costs	\$ 52,500.00

Summary - total project costs (construction plus non-construction costs)

Construction costs	\$ 136,525.00
Non-construction costs	\$ 52,500.00
all project costs	\$ 189,025.00

26

SCT Options for Funding the Marquee and Façade

	<u>Option 1</u>	<u>Option 2</u>	<u>Option 2A</u>
	Phase 1 Now	Phase 1 & 2 Now	Phase 1 & 2 (Incl. Previous Windows)
Total Project Cost \$	\$ 77,975	\$ 189,025	\$ 189,025
Upper Story Window Project Previous Finished in February 2022 \$	\$ -	\$ -	\$ 49,081
Total Use of Funds >	\$ 77,975	\$ 189,025	\$ 238,106

SCT Cash for Phase 1 & 2 of Marquee & Façade Project \$ 5,699 \$ 5,699 \$ 5,699

Community Foundation Grant for Phase 1 and Phase 2 (March 2022) \$ 33,500 \$ 33,500 \$ 33,500

New City of Jefferson Façade Rehabilitation Grant Request \$ 38,776 \$ 149,826 \$ 149,826

Community Foundation Grant for Upper Story Window Project (April 2020) \$ - \$ - \$ 12,650

SCT Cash for Previous Upper Story Window Project \$ - \$ - \$ 2,431

City of Jefferson Grant for Previous Upper Story Window Project \$ - \$ - \$ 34,000

Total Source of Funds > **\$ 77,975** **\$ 189,025** **\$ 238,106**

See GCCF Comp. Report, 2/1/22

Summary of Funding From City Perspective

Funds from SCT and Others \$	\$ 39,199	\$ 39,199	\$ 54,280
Funds from City of Jefferson \$	\$ 38,776	\$ 149,826	\$ 183,826
Total Funds \$	\$ 77,975	\$ 189,025	\$ 238,106
Percentage of Funds from City of Jefferson	50%	79%	77%

JEFFERSON
SIERRA
THEATER
FACADE &
MARQUEE

212 EAST STATE ST
JEFFERSON, IOWA

The Francis Design Group, PC

10/17/23
10/17/23

PROJECT
SIERRA THEATER
FACADE & MARQUEE
JEFFERSON, IOWA

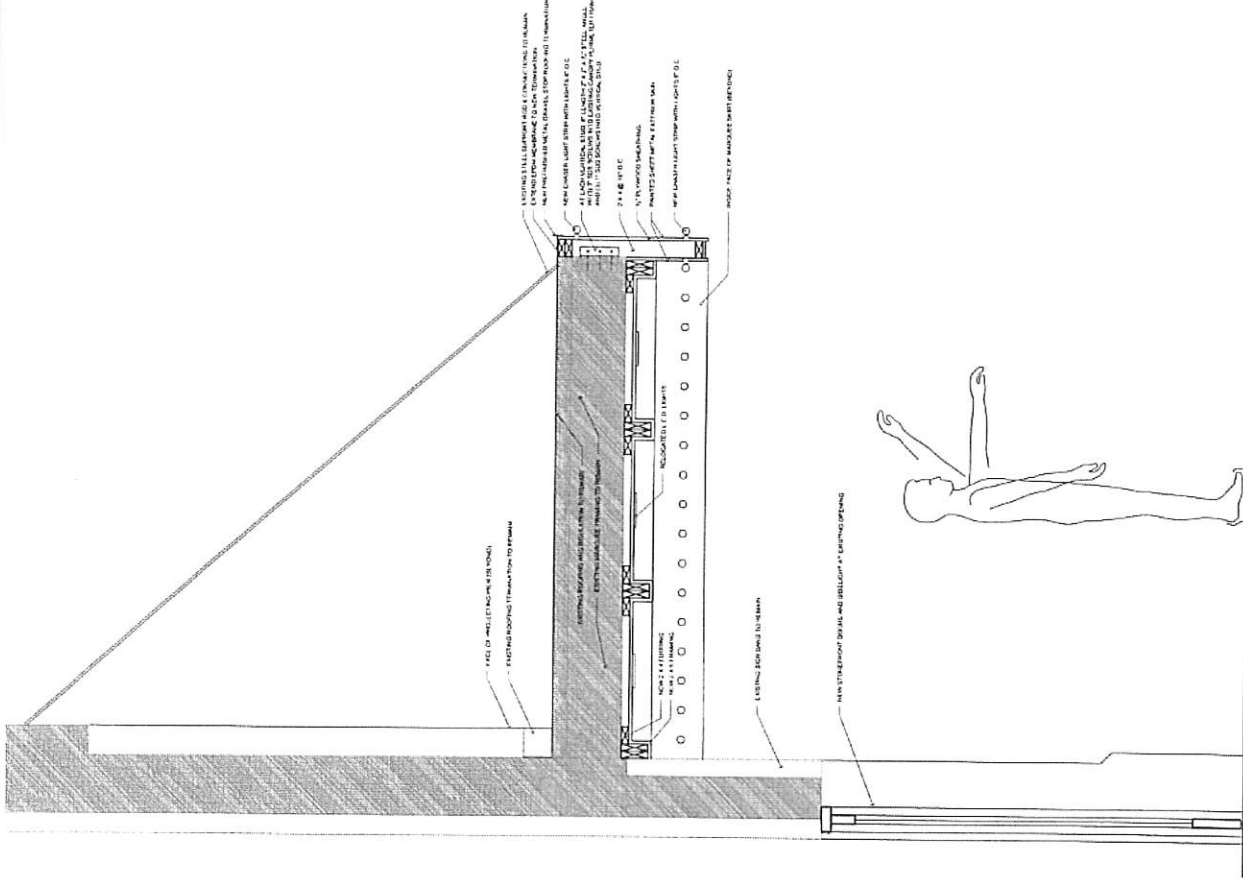
NOT FOR
CONSTRUCTION

REVISION DATE

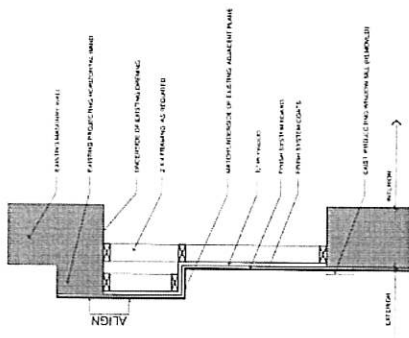
DATE: 9 OCTOBER 2023

© Francis Design Group, PC

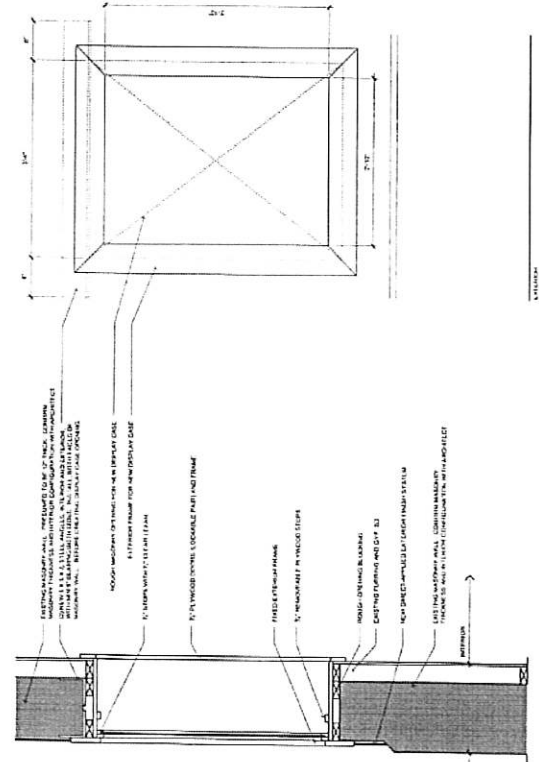
A-5.1



3 SECTION AT MARQUEE
1" = 1'-0"
SCALE IN INCHES



1 SECTION DETAIL AT UPPER WINDOW AREA
1" = 1'-0"
SCALE IN INCHES



2 SECTION DETAIL AT PARTIAL ELEVATION AT DISPLAY CASE
1" = 1'-0"
SCALE IN INCHES

29

RESOLUTION NO. _____

A RESOLUTION APPROVING A FAÇADE REHABILITATION GRANT FOR
212 EAST STATE STREET

WHEREAS, the City of Jefferson, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Jefferson Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, the Jefferson Urban Renewal Plan, as amended, provides that eligible urban renewal projects include the City providing matching funds for façade rehabilitation projects in the downtown area; and

WHEREAS, the Sierra Community Theatre (the “Applicant”) has submitted an application for a façade rehabilitation grant in the amount of \$130,000, which amount is a portion of the estimated cost of a façade rehabilitation project (the “Sierra Community Theatre Façade Project”) that is part of a larger project to restore the Sierra Community Theatre building located at 212 East State Street to continue providing entertainment and employment for residents for the foreseeable future; and

WHEREAS, Chapter 15A of the Code of Iowa (“Chapter 15A”) declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors.

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

Section 1. Pursuant to the factors listed in Chapter 15A, the Council hereby finds that:

- (a) The Sierra Community Theatre Façade Project will promote diversity and generate new opportunities for the Jefferson and Iowa economies;
- (b) The Sierra Community Theatre Façade Project will generate public gains and benefits, particularly in the retention of jobs, which are warranted in comparison to the amount of the proposed incentive.

Section 2. The Council further finds that a public purpose will reasonably be accomplished by providing the requested façade rehabilitation grant to the Sierra Community Theatre.

Section 3. The façade rehabilitation grant application of the Sierra Community Theatre in the amount of \$130,000 is hereby approved and the Mayor, City Administrator, and City Clerk are hereby authorized and directed to take such actions as may be necessary to carry out the provisions of the grant.

Section 4. 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 November 28, 2023.

Matt Gordon, Mayor

Attest:

Roxanne M. Gorsuch, City Clerk

RESOLUTION NO. _____

A RESOLUTION APPROVING POLICIES REGARDING THE ANIMAL SHELTER AND DOG PARK AND ADJUSTING DOG LICENSE FEES

WHEREAS, the City’s Animal Shelter Board has proposed certain policies concerning the animal shelter and dog park, including the increase of fees for dog licenses; and

WHEREAS, Section 56.02 of the Code of Ordinances of the City of Jefferson, Iowa, 2017, authorizes the City to set pet license fees by resolution; and

WHEREAS, the policies have been developed to assist staff, employees, and volunteers with the efficient and safe operation of the animal shelter, and the City Council desires them to be so utilized.

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

Section 1. The City approves the following policies regarding the operation of the animal shelter and dog park:

Policy 1. Name. The Jefferson animal shelter shall henceforth be named the “Community Shelter.”

Policy 2. Length of Stay for Dogs. The maximum stay for a dog at the Community Shelter is no longer than 18 uninterrupted months. After 18 months of residency, Community Shelter staff will conduct a review process. Additionally, two kennel runs must always remain open for the City Police to place impounded dogs. If there are not two kennel runs available, staff will conduct a review process to ensure two kennel runs are available.

Policy 3. Dog License Fees. Effective January 1, 2024, the annual pet license fees per dog for the City of Jefferson shall be as follows:

Spayed or Neutered	\$10.00 per dog
Not Spayed or Neutered	\$15.00 per dog
Spayed or Neutered if owner owns in excess of four dogs	\$25.00 for each additional dog beyond the fourth dog
Not Spayed or Neutered if owner owns in excess of four dogs	\$45 for each additional dog beyond the fourth dog

Policy 4. Dog Park Use. Dogs must be properly licensed with the City before being permitted to use the dog park facilities adjacent to the Community Shelter. License tags shall be worn by dogs at all times while in the dog park.

Section 2. The Mayor, City Clerk, and City Administrator are authorized 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 November 28, 2023.

Matt Gordon, Mayor

Attest:

Roxanne Gorsuch, City Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF JEFFERSON, IOWA, 2017, BY AMENDING PROVISIONS PERTAINING TO ANNOYANCES OR DISTURBANCES CAUSED BY DOGS

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

SECTION 1. Section Amended. Section 55.09 of the Code of Ordinances of the City of Jefferson, Iowa, 2017, is repealed and the following adopted in lieu thereof:

55.09 ANNOYANCE OR DISTURBANCE. It is unlawful for the owner of a dog to allow or permit such dog to cause serious annoyance or disturbance to any person or persons by frequent and habitual howling, yelping, barking, or otherwise; or by running or chasing persons, bicycles, automobiles or other vehicles. The aforementioned notwithstanding, dogs howling, yelping barking, or otherwise, or engaged in permissible physical activity such as running, while using the City dog park or while inside the Community Shelter in compliance with City policies for these facilities, shall be exempt from the restrictions of this Section.

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.

Finally passed by the Council on _____, 2023, and approved on _____, 2023.

Matt Gordon, Mayor

Attest:

Roxanne Gorsuch, City Clerk

Group Name: City of Jefferson
 Effective Date: 1/1/2024

Option Name	Current Plan		Grandmothered Option 1		Grandmothered Option 2	
City of Jefferson 2024 Renewal & Options	Wellmark Blue Cross Blue Shield of Iowa PPO Primary		Wellmark Blue Cross Blue Shield of Iowa PPO Primary		Wellmark Blue Cross Blue Shield of Iowa PPO Primary	
Carrier Network	PG203/RG162	PG096/RG297	PG097/RG297	PG097/RG297	PG098/RG297	PG098/RG297
	Alliance Select PPO		Alliance Select PPO		Alliance Select PPO	
	IN	OUT	IN	OUT	IN	OUT
Deductible - Individual	\$2,000		\$2,500		\$3,000	
Deductible - Family	\$6,000		\$7,500		\$9,000	
OOPM - Individual	\$4,000		\$5,000		\$6,000	
OOPM - Family	\$12,000		\$15,000		\$18,000	
Co-insurance	30%	40%	30%	40%	30%	40%
PCP	\$25	40% after ded.	\$30	40% after ded.	\$30	40% after ded.
Specialist	\$50	40% after ded.	\$60	40% after ded.	\$60	40% after ded.
X-Ray	30% after ded.	40% after ded.	30% after ded.	40% after ded.	30% after ded.	40% after ded.
Lab	30% after ded.	40% after ded.	30% after ded.	40% after ded.	30% after ded.	40% after ded.
Inpatient Hospital	30% after ded.	40% after ded.	30% after ded.	40% after ded.	30% after ded.	40% after ded.
Outpatient Surgery	30% after ded.	40% after ded.	30% after ded.	40% after ded.	30% after ded.	40% after ded.
Emergency Room	\$250	40% after ded.	\$250	40% after ded.	\$250	40% after ded.
Urgent Care	\$25	40% after ded.	\$30	40% after ded.	\$30	40% after ded.
Rx						
Rx Individual Deductible	\$100 waived for Tier 1		\$100 waived for Tier 1		\$100 waived for Tier 1	
Rx Family Deductible	\$200 waived for Tier 1		\$200 waived for Tier 1		\$200 waived for Tier 1	
Member Copay Tier 1	\$8 per script		\$8 per script		\$8 per script	
Member Copay Tier 2	\$35 per script		\$35 per script		\$35 per script	
Member Copay Tier 3	\$50 per script		\$50 per script		\$50 per script	
Member Copay Tier 4	\$85 per script		\$85 per script		\$85 per script	
Specialty: Generic/Preferred	\$70 / \$85 per script		\$70 / \$85 per script		\$70 / \$85 per script	
Census	Current	Renewal				
Single	\$798.67	\$845.04	\$784.24		742.26	
Family	\$1,800.09	\$1,904.49	\$1,751.58		\$1,646.18	
Monthly Total	\$45,789	\$48,445	\$44,626		\$41,992	
Annual Total	\$549,463	\$581,336	\$535,507		\$503,909	
Annual Change from Current		\$31,873	-\$13,956		-\$45,555	
% Change from Current		5.8%	-2.5%		-8.3%	

35

Account Key: 7141

Effective Date: 01/01/2024

Representative: Group Benefits Limited (IA)

Group Number: 049669-0000

JEFFERSON CITY OF



Wellmark Blue Cross Blue Shield of Iowa
Wellmark Health Plan of Iowa, Inc.
Independent Licensees of the Blue Cross and
Blue Shield Association

Renewal Rate Change Detail

Health Id: PG000096

Total percentage of change in monthly premium for your selected plan(s) effective 1/1/2024

5.80%

The change in monthly premium is comprised of the following components*:

Base Rate change for the pool (size 2-50)

4.10%

Account specific changes:

Risk Level

-3.78%

Demographic (age/gender/contract type)

5.67%

Plan Value

0.00%

Family Composition

N/A

Group Size Adjustment

0.00%

Area Factor

-0.04%

Other

0.00%

* The percentage of change in monthly premium is calculated by converting each component percentage to a decimal number and adding 1. Multiply all of the converted components together, subtract 1 from the result to get the overall percentage of change in monthly premium.
Example: Base Rate = 8.5%, Risk Level = 3.92% and Demographic = -3.20%; the calculation would be $1.0850 \times 1.0392 \times 0.968 = 1.0915$ which translates to a 9.15% change.

36

5.39%

2024 Renewal												
5.39% Claims												
2022 EE Contribution	Employee	7										
	Family	23	\$752.30	\$1,695.48	\$0.00	\$752.30	\$1,528.78	\$765.66	\$13.36	\$1,708.84	\$13.36	
	Monthly Total		\$44,262	\$44,262	\$3,834	\$40,428	\$44,663	\$44,663	\$401	\$44,663	\$401	
2023 EE Contribution	Annual Total		\$531,146	\$531,146	\$46,009	\$485,136	\$485,136	\$535,955	\$4,810	\$4,810	\$4,810	
	Employee	10	\$798.67	\$798.67	\$0.00	\$798.67	\$798.67	\$812.16	\$13.49	\$812.16	\$13.49	
	Family	21	\$1,800.09	\$1,800.09	\$170.01	\$1,630.08	\$1,813.58	\$1,813.58	\$13.49	\$1,813.58	\$13.49	
PG096 Renewal with same EE contribution as 2023	Monthly Total		\$45,789	\$45,789	\$3,570	\$42,218	\$42,218	\$46,207	\$418	\$46,207	\$418	
	Annual Total		\$549,463	\$549,463	\$42,843	\$506,621	\$506,621	\$554,481	\$5,018	\$554,481	\$5,018	
	Employee	10	\$845.04	\$845.04	\$0.00	\$845.04	\$845.04	\$857.85	\$12.81	\$857.85	\$12.81	
PG096 Renewal with calculated EE contribution with 5.39% Claims	Family	21	\$1,904.49	\$1,904.49	\$170.01	\$1,734.48	\$1,734.48	\$1,917.30	\$12.81	\$1,917.30	\$12.81	
	Monthly Total		\$48,445	\$48,445	\$3,570	\$44,874	\$44,874	\$48,842	\$397	\$48,842	\$397	
	Annual Total		\$581,336	\$581,336	\$42,843	\$538,494	\$538,494	\$586,102	\$4,765	\$586,102	\$4,765	
PG097 Option with same EE contribution as 2023	Employee	10	\$845.04	\$845.04	\$0.00	\$845.04	\$845.04	\$857.85	\$12.81	\$857.85	\$12.81	
	Family	21	\$1,904.49	\$1,904.49	\$191.88	\$1,712.61	\$1,712.61	\$1,917.30	\$12.81	\$1,917.30	\$12.81	
	Monthly Total		\$48,445	\$48,445	\$4,029	\$44,415	\$44,415	\$48,842	\$397	\$48,842	\$397	
PG097 Option with calculated EE contribution with 5.39% Claims	Annual Total		\$581,336	\$581,336	\$48,354	\$532,983	\$532,983	\$586,102	\$4,765	\$586,102	\$4,765	
	Employee	10	\$784.24	\$784.24	\$0.00	\$784.24	\$784.24	\$800.82	\$16.58	\$800.82	\$16.58	
	Family	21	\$1,751.58	\$1,751.58	\$170.01	\$1,581.57	\$1,581.57	\$1,768.16	\$16.58	\$1,768.16	\$16.58	
PG098 Option with same EE contribution as 2023	Monthly Total		\$44,626	\$44,626	\$3,570	\$41,055	\$41,055	\$45,140	\$514	\$45,140	\$514	
	Annual Total		\$535,507	\$535,507	\$42,843	\$492,664	\$492,664	\$541,675	\$6,168	\$541,675	\$6,168	
	Employee	10	\$784.24	\$784.24	\$0.00	\$784.24	\$784.24	\$800.82	\$16.58	\$800.82	\$16.58	
PG098 Option with calculated EE contribution with 5.39% Claims	Family	21	\$1,751.58	\$1,751.58	\$177.33	\$1,574.25	\$1,574.25	\$1,768.16	\$16.58	\$1,768.16	\$16.58	
	Monthly Total		\$44,626	\$44,626	\$3,724	\$40,902	\$40,902	\$45,140	\$514	\$45,140	\$514	
	Annual Total		\$503,909	\$503,909	\$44,687	\$490,820	\$490,820	\$541,675	\$6,168	\$541,675	\$6,168	
PG099 Option with same EE contribution as 2023	Employee	10	\$742.26	\$742.26	\$0.00	\$742.26	\$742.26	\$762.60	\$20.34	\$762.60	\$20.34	
	Family	21	\$1,646.18	\$1,646.18	\$170.01	\$1,476.17	\$1,476.17	\$1,666.52	\$20.34	\$1,666.52	\$20.34	
	Monthly Total		\$41,992	\$41,992	\$3,570	\$38,422	\$38,422	\$42,623	\$631	\$42,623	\$631	
PG099 Option with calculated EE contribution with 5.39% Claims	Annual Total		\$503,909	\$503,909	\$42,843	\$461,066	\$461,066	\$511,475	\$7,566	\$511,475	\$7,566	
	Employee	10	\$742.26	\$742.26	\$0.00	\$742.26	\$742.26	\$762.60	\$20.34	\$762.60	\$20.34	
	Family	21	\$1,646.18	\$1,646.18	\$167.45	\$1,478.73	\$1,478.73	\$1,666.52	\$20.34	\$1,666.52	\$20.34	
PG099 Option with calculated EE contribution with 5.39% Claims	Monthly Total		\$41,992	\$41,992	\$3,516	\$38,476	\$38,476	\$42,623	\$631	\$42,623	\$631	
	Annual Total		\$503,909	\$503,909	\$42,197	\$461,711	\$461,711	\$511,475	\$7,566	\$511,475	\$7,566	
	Employee	10	\$742.26	\$742.26	\$0.00	\$742.26	\$742.26	\$762.60	\$20.34	\$762.60	\$20.34	

GREENE COUNTY DEVELOPMENT CORP.
MONTHLY STATUS REPORT- 11/8/23

-The Kading Housing Project continued to move forward with multiple meetings during October and into November. The City of Jefferson provided a list of items to be addressed in the final development agreement. These items were discussed during a meeting on November 8. There is general agreement on how to move forward. Next steps include finalizing the development agreement and incorporating all necessary provisions. The goal is to break ground in July of 2024. In addition:

- There have been multiple meetings between local engineering and the Kading engineers to finalize the design of the lot, work on details related to a new survey, construction of an access road, development of a retention pond and drainage system, and update the abstracts.
- Bolton and Mink is currently working on a wetlands study to support the project. This meets Federal requirements.
- The City Council is working on a cost/benefit analysis to for the Kading Housing project.
- As the project moves forward and a norther access road is constructed, AAI/Spalding has an interest in two of the commercial lots north of the old railroad bed, located behind their warehouse. The northern road would provide access to those lots as well as four other commercial lots available for development.
- GCDC is working with a grant writer to apply for a RISE Grant to reduce the cost of the northern access road because it would support expansion of a local company (AAI/Spalding) and open new lots for development.
- GCDC continues to work with the Greene County School System, the City of Jefferson, the Board of Supervisors, and our major employers to develop a Multicultural Family Resource Center (MFRC) to be located in Greene County. The Center will provide assistance to new and current residents getting established in the County. The Center will provide language and translation services, help residents locate community services, support our schools, and help our businesses recruit and bring in new employees. The Center will work directly

with the school system, local government, County Board of Supervisors, law enforcement, church community, GCDC, Jefferson Matters, retail community, local organizations, and especially our employers.

- GCDC held several update meetings with the School Superintendent to finalize sharing the Center Director position between the community, businesses, and the school system. The school system has agreed to be the primary employer of the Director and share that position with the businesses and community.

- A job description for the Multicultural Family Resource Center Director has been approved by the GCDC Voting Board and the Greene County School System.

- Meetings are being held with the major employers and other Greene County businesses to secure funding pledges for the Center and the Director position. The payments would not begin until the end of 2024.

- GCDC received final approval for a \$97,000 USDA Grant that will be used to fund the Center for the first year, starting in December 2023. The pledges will provide funding support for the next three years.

- GCDC is working with our lawyer to apply for 501C-3 status for the MFRC. If this is granted, pledge payments at the end of 2024 would be tax deductible.

- The Greene County School System has agreed to contribute 25% (up to \$15,000) of the Director salary and 25% of benefits (up to \$2000).

- Once funding is secured the school system will begin recruiting for the Director position with a possible start by the end of 2023.

- GCDC has completed the sale of one of our West Business Park lots. A new retail service business will begin construction on the lot west of the dental office.

- Andy Rowland received notification that he was granted Workforce Housing Tax Credits and has begun construction on his land near the high school. He plans to construct 12 new apartments with garages, and 8 single family homes.

- Andy believes the Thriving Community designation, received by Jefferson, will help him with future projects.

-There is a new housing construction program called Homeward Inc. It provides low interest loans for projects in smaller communities in Western Iowa. Region XII manages the project and is receiving loan applications.

-GCDC has been asked to support the project and is considering a loan application from Andy Rowland for one of his new homes.

-GCDC continues to work with Mike Bierl (the County Veterans Service Officer) and Home Base Iowa on our marketing program to attract veterans to Greene County and support the Home Base Iowa Initiative. One veteran moved to Greene County during September and others have shown interest. GCDC presented to a HBI meeting on October 3.

-GCDC continues to work with several potential new businesses who are in various stages of development and/or working on loan applications through the Greene County Revolving Loan Fund or Region XII RLF funding.

-GCDC provides funding to the SBDC, so they are available to assist new businesses by creating financials and business plans at no cost. If anyone is aware of someone with a new business idea who is looking for help with financing or business planning, please call Ken Paxton at 515-386-8255.

-GCDC is now part of the SBDC Advisory Board and attends their meetings.

-GCDC worked with a new solar panel business to acquire the vacant Electrolux site in Jefferson. The project details were presented to the GCDC Full Membership Meeting at our October meeting.

MEETINGS

-Midwest Mission has contacted GCDC about extending their lease from one year to three years. The GCDC Exec. Board voted to approve the idea and bring it to the Voting Board. The two-year extension will include an increase in monthly payments to help cover the property taxes.

-GCDC attended the monthly Iowa Economic Development Marketing Meeting on October 30. The meeting covered future projects for the IED group including the Homeward Inc. funding opportunity. GCDC presented an update on our projects

and focused on our need for new housing. We talked about the MFRC project and possible grant options.

-Region XII hosted a "Small Business Forum" at Swan Lake Center in Carroll on October 11. The purpose of the event was to provide support for small businesses in rural Iowa. Multiple local businesses discussed their experience and answered questions from the attendees.

-IADG held their "Partner's Forum" at Prairie Meadows on October 19 and 20. The event provided a wide range of information for Iowa businesses.

-Because of the success of the GCDC Community Information Meeting, held at Wild Rose in October, that format will be repeated next year and the event will again be open to the public.

-GCDC worked with Greene County Schools, the Career Academy, AAI/Spalding and Power Lift to plan an event for Manufacturers Day on October 6. The students toured the two facilities to learn details about the Greene County manufacturing options available for future employment. There were almost 60 students in the group, one of the largest turnouts ever for this event.

-The 144 CHI Project team continues their work to support housing in the smaller communities in the eastern portion of Greene County. The second organization to help small community housing in the western portion of Greene County is now in operation. They requested GCDC financial support at the Voting Board Meeting in October and were approved.

-GCDC attended the Candidates Forum to hand out the Housing Information Sheet that provides details on the Kading Housing Project. The Housing Information Sheet was also handed out at the City Council meeting and a Board of Supervisors meeting. It is also available at City Hall.

COUNCIL MEETING
NOVEMBER 14, 2023
5:30 P.M.

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek
ABSENT: None

Mayor Gordon presided.

During open forum Bryan Helmus voiced his concerns on the council agenda not being on the City website and the audience concerns not being able to hear during the council meeting. City Administrator Scott Peterson addressed the website was a glitch in the system and are looking into a speaker for sound issues and should have available next meeting to try. Denny Lautner voiced his concerns on the proposed Kading Properties housing project issues and urged the Council members to vote as residents want them to vote and not the interests of GCDC.

On motion by Zmolek, second by Jackson, the Council approved the following consent items: October 24, 2023 Council Minutes, payment of monthly bills from City funds, and sidewalk reimbursement for Steve Brant in the amount of \$124.44.

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

ORDINANCE NO. 627

On motion by Sloan, second by Wetrich, the Council approved an Ordinance amending the code of ordinances of the City of Jefferson, Iowa, 2017, regarding the responsibility for water service pipes.

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

ORDINANCE NO. 628

On motion by Jackson, second by Sloan, the Council approved an Ordinance amending the code of ordinances of the City of Jefferson, Iowa, 2017, to allow zero lot line structures.

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

ORDINANCE NO. 629

On motion by Sloan, second by Zmolek, the Council approved an Ordinance amending the code of ordinances of the City of Jefferson, Iowa, 2017, to allow for infill site development.

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

On motion by Jackson, second by Wetrich, the Council approved the second reading of an ordinance amending the code of ordinances of the City of Jefferson, Iowa, 2017, regulating fencing materials.

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

On motion by Ahrenholtz, second by Sloan, the Council approved the second reading of an ordinance amending the code of ordinances of the City of Jefferson, Iowa, 2017, by amending provision pertaining to water rates.

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

42

On motion by Wetrich, second by Jackson, the Council approved the second reading of an ordinance amending the code of ordinances of the City of Jefferson, Iowa, 2017, by amending provisions pertaining to downtown sidewalk maintenance and repair responsibility.

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

RESOLUTION NO. 59-23

On motion by Sloan, second by Jackson, the Council approved Resolution No. 59-23, a resolution waiving review of Rogers' Plat of Survey.

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

RESOLUTION NO. 60-23

On motion by Zmolek, second by Jackson, the Council approved Resolution No. 60-23, a resolution waiving review of Erickson Plat of Survey.

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

RESOLUTION NO. 61-23

On motion by Wetrich, second by Jackson, the Council approved Resolution No. 61-23, a resolution accepting completed construction and approving final payment for the City of Jefferson City Hall Entrance Improvement Project.

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

On motion by Sloan, second by Zmolek, the Council approved Final Acceptance and Certificate of Completion for the City Hall Entrance Improvement Project.

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

On motion by Zmolek, second by Wetrich, the Council approved Pay Estimate #5 & Final to Tallgrass Land Stewardship Co. of \$5,733.00 for City Hall Entrance Improvement Project.

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

On motion by Ahrenholtz, second by Jackson, the Council approved Pay Estimate #9 to Shank Constructors, Inc. of \$721,938.25 for Wastewater Treatment Plant Project.

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

On motion by Wetrich, second by Sloan, the Council approved Pay Estimate #2 to Jensen Builders, Ltd in the amount of \$384,844.52 for Airport Hanger Project.

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

On motion by Zmolek, second by Jackson, the Council approved an Engineering Addendum #1 with Bolton & Menk for Professional Services Contract for Airport Hangar Project.

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

On motion by Wetrich, second by Sloan, the Council approved the proposal with Bolton & Menk Engineering Services for the Pickleball Court Project not to exceed \$37,000.

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

On motion by Sloan, second by Ahrenholtz, the Council approved a Façade Rehabilitation Program Application for Highland Medical Staffing at 118 E State Street in the amount of \$38,360.

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

On motion by Wetrich, second by Ahrenholtz, the Council approved the phone system upgrade with an estimate of 40 network drops from Tech Zone at \$8000.

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

On motion by Sloan, second by Zmolek, the Council moved to go into Closed Session strategy meeting of a public employer regarding an employee organization pursuant to Iowa Code Section 20.17 (3) at 6:02 p.m.

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

On motion by Wetrich, second by Jackson, the Council moved to return to Open Session.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

No Action Taken.

The following bills were approved for payment from the City funds:

A1 AUTOMOTIVE	VEH MAINT	1,324.77
ABC PEST CONTROL	PEST CONTR	689.21
ACCESS SYSTEMS LEASING	CPIER LSE	1,723.47
AFLAC	AFLAC INS W/H	17.68
AG SOURCE COOP SERV	SW/WA TSTG	2,919.05
ALLIANT ENERGY	UTILITIES	29,363.74
AMAZON CAPITAL SERV	SUPP	1,118.30
AMERICAN WA WORKS ASSN	WA DUES	430.00
ANATOMY IT, LLC	COMPUTER SUPP	2,251.09
BAKER & TAYLOR INC.	LB MOVIES	4,158.69
BOLTON & MENK INC	ENG	60,927.00
BOMGAARS	SUPP	2,620.17
BRICK GENTRY P.C.	PA LEGAL	1,785.00
CARD SERVICE CENTER	CREDIT CARD	4,162.94
CARROLL CO SOLID WASTE	RC MRKTG FEES	305.55
CARROLL HYDRAULICS CO INC	GCRSE MAINT	123.94
CENGAGE LEARNING INC	LB BOOKS	704.52
CENTER POINT LARGE PRINT	LB BOOKS	326.16
CENTRAL IOWA SYSTEMS	RN LED BRIDGE	609.00
CHAD BUTTERFIELD	WA DEP REF	89.23
CHAD STEVENS	BLDG INSP POSTAGE	205.95
CINTAS CORPORATION	FIRST AID	731.71
CITY OF JEFFERSON	PD PETTY CASH	189.52
CLEANING SOLUTIONS INC.	RN CLEAN	4,536.00
COBRAHELP	PA FEE	21.00
COMPASS MINERALS AMERICA	WA SALT	8,650.24
CONSOLIDATED ELECTRICAL	SW GENERATOR SERV	1,832.00

44