

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

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

CONSTRUCTION MATERIALS	WWTP TSTG	2,121.00
CORE & MAIN	WA PARTS	2,257.00
CUNNINGHAM LAWN PATROL	PD MOWING	220.00
D & K PRODUCTS	GCRSE CHEM	2,612.42
DAN WOODLEY	SW PROG	5,750.00
DANIELSON AUTO SERV	VEH MAINT	1,402.61
DAUBENDIEK DISC GOLF CLUB	DISC GOLF FUNDS PAYOUT	7,065.21
DAVIS EQUIPMENT CORP.	GCRSE SUPP;LABOR	847.79
DEMCO	LB BOOK PROCESS	564.72
DENISE SMITH	WA DEP REF	23.50
DPC INDUSTRIES, INC.	WA CHEM	691.12
ED M. FELD EQUIPMENT CO.	ANIM SHEL-T-ALARM MONITR	99.00
EDWARD JONES MS#2	WA DEP REF	94.13
EFTPS	FEDERAL W/H	41,181.97
EMC NATIONAL LIFE CO	LIFE INS	187.03
FAIRVIEW VET CLINIC	ANIMAL SHEL-T-VET EXP	165.00
FAREWAY	SUPP	72.86
FERGUSON ENTERPRISES LLC #	WA PIPE PULLER	222.05
FORT DODGE ASPHALT	RUT MR. MANHOLE	17,000.00
FUDGE'S FLOWERS & GIFTS	GROW GR/DWNTWN/CLASS	2,712.00
GALLS LLC	PD BLACK LETTERS	13.60
GOLDEN WEST INDUSTRIAL SUP	GCRSE TOWELS	362.16
GREENE CO SEC ROADS	FUEL	8,542.93
GREENE CO MEDICAL CENTER	LAB TEST (DOT)	138.00
GRELL ROOFING, LLC	200-202 N WILSON ROOF	37,000.00
GRONWOLD, BELL, KYHNN & C.O. P.C.	PA AUDIT	7,000.00
GROW REPAIR	ST LT MAINT	150.00
HERITAGE INS	RC INS	2,647.00
HOME STATE BANK	ACH	93.72
HOPKINS & HUEBNER, P.C.	ANIMAL SHEL-T-LEGAL	2,122.88
HOYT, MORAIN & HOMMER, P.C	LEGAL	5,885.50
HY- VEE WINE & SPIRITS	GCRSE LIQUOR	330.11
HY-VEE, INC.	SUPP	526.28
ICE TECHNOLOGIES	RN SCAN ISSUES	382.25
IDALS	RUT PESTISIDE FEE	15.00
IDALS	ANIMAL SHEL LIC	75.00
INDUSTRIAL BEARING SUPP	RC PARTS	13.99
IOWA CONCRETE CUTTING, INC	RUT ADA RAMPS	400.00
IDNR	WA DNR FEE	230.00
IOWA DIVISION OF LABOR	RN OP PERMIT	75.00
IOWA GOLF ASSOC	GCRSE DUES	1,166.00
IOWA INFORMATION MEDIA GROUP	ADV	1,405.17
IOWA ONE CALL	WA ONE CALL	43.20
IOWA POETRY ASSN	LB BOOKS	12.75
IOWA PUMP WORKS	SW ABS PUMP	17,545.31
IOWA RURAL WATER ASSOC	WA DUES	405.00
IPERS-FOAB	IPERS W/H	13,994.62
JEFFERSON ACE HARDWARE	LB SUPP	316.28
JEFFERSON COMM GOLF CRSE	GCRSE TIP REIMB	20.00
JEFFERSON PUBLIC LIBRARY	LB PETTY CASH	50.00
JENSEN BUILDERS LTD	AP HANGAR PAY EST#2	384,844.52
JODI FREDERICK	WA DEP REF	92.56
JULIE WALLACE	SN CLEAN	225.00
KELTEK INC	PD CONTRACT	1,500.00
KENNETH SCHMIDT	SN CDL	32.00
KIMBALL MIDWEST	FOOTWEAR;BLADE;FUEL CND	528.26
LEXIPOL	PD ANNUAL RATE	741.60

LOGAN CONTRACTORS	RUT WATER REPELLENT	1,743.35
LYNDSEY WATHEN	RN PAINT CLASS INSTR	207.00
MACQUEEN EQUIP	RUT PARTS	428.22
MATHESON TRIGAS	WA CHEM	62.98
MATT SILBAUGH	PK CLEAN CARB	79.57
METRO WASTE AUTHORITY	SN LF FEES	8,626.99
MICHAEL WALLACE	H INS SINKING	1,700.00
MICROBAC LAB INC	WA LAB TSTG	271.50
MIDLAND POWER COOP	LIGHTS	556.86
MIDWEST RADAR & EQUIP	PD MPH	120.00
MIDWEST TAPE LLC	LB MOVIES	239.42
MIDWEST UNDERGROUND SUPP	WA TURBO NOZZLE	410.73
MINNEHAN METAL WORKS, LLC	RUT PLATE	304.80
MOTOR PARTS	PARTS	534.15
MUIR EMBROIDERY & FOOTWEAR	SAFETY CLOTH;BOOTS	840.00
MUMMA & PEDERSEN	ABSTRACT TITLE	1,300.00
NATIONAL ELEVATOR INSPECT	PA/RN ELEV INSP	160.00
NEW CENTURY FS	GCRSE FUEL	3,088.80
OVERHEAD DOOR CO	JFD REPL BELTS;ADJUST	724.90
PAT CLEMONS	PD WIRING	477.00
PER MAR SECURITY SERV	RN FIRE ALARM SYSTEM	1,078.56
POWER LIFT	RN DUMBBELL RACK	1,535.00
POWERS' SEEDS	TURF SEED;FERTILIZER	4,486.00
PUMPKIN PEOPLE & PRODUCE	LB BOOK	14.09
RACCOON VALLEY RADIO	ADV	2,355.37
REHAB SYSTEMS, INC.	SW MANHOLE REHAB	3,612.50
ROCKMOUNT RESEARCH	POLARIS MIG	1,105.21
RODDIE, INC.	WA PITSHOT DRILL	82,092.86
ROXANNE GORSUCH	PA MILEAGE;MEAL	111.02
ROYAL JEWELERS	RN VB TROPHIES	105.00
RUETER'S	RUT ARM WIPER	124.25
RUTTEN'S VACUUM CENTER, INC	LB VACUUM/REPRS	686.90
SALTECH SYSTEMS	HOT/MOT WEBSITE	274.95
SEBOURN VIDEO SERV	PA VIDEO SERV	500.00
SHADRAN	SUPP	843.50
SHANK CONSTRUCTORS, INC.	WWTF PAY EST#9	721,938.25
SHINEON DESIGNS	RN PROG TSHIRTS	791.00
SIOUX CITY TRUCK SALES INC	SN BRAKES	1,472.16
SPRING-GREEN	LB GROUNDS MAINT	53.45
STEVE BRANT	SW PROG	124.44
STEVEN FOLLETT	WA REIMB	2,628.46
STONE	RN APPT BK	113.81
TEEPLES HEATING & COOLING	LB INSTALL FOUNTAIN	500.00
TELRITE CORP	LNG DIST	261.77
THOMAS JEFFERSON GARDENS	HOT/MOT QUARTERLY	5,000.00
TRAVIS LEE	PK RPR DOOR	175.00
TREASURER STATE OF IA	STATE W/H	3,188.00
TRI-COUNTY LUMBER	SUPP	276.37
TRIVISTA	RC HARNESS	160.73
U.S. CELLULAR	WA PHONE	291.32
U.S. POST OFFICE	WA BILL POSTAGE	1,563.09
UNITYPOINT CLINIC	DOT LAB TESTS	84.00
UPS	SW UPS LABS	357.09
UTILITY EQUIP CO	WA FLANGE;GASKET	82.56
VAN-WALL EQUIP INC.	RUT SPINDLE;SHIELDS	1,867.75
VERIZON WIRELESS	PD PHONES	282.89
WAHL MCATEE TIRE SERV	TIRES	520.99

WELDING INNOVATIONS LLC	SN DUMPSTER REPRS	1,457.50
WELLMARK BC/BS	HEALTH INS. W/H	22,494.90
WLMER AGUILAR-FLORES	WA DEP REF	14.40
ZIEGLER	RUT REPL COOLER	1,885.29

	FUND TOTALS	
001 GENERAL FUND		135,275.72
110 ROAD USE TAX		22,833.81
121 LOCAL OPTION SALES TAX		55,954.34
125 TIF		735.00
128 HEALTH INS. SINKING		1,700.00
134 LIBRARY AGENCY		1,396.25
138 ANIMAL SHELTER		2,142.88
148 NEIGHBORHOOD STABILIZATION		2,220.82
149 DOWNTOWN BUILDINGS		37,000.00
391 AIRPORT IMPROVEMENTS		405,693.02
410 CIP		16,579.50
600 WATER		116,108.93
610 WASTEWATER		39,121.23
611 WASTEWATER REPLACEMENT		724,059.25
660 AIRPORT		427.49
670 SANITATION		25,032.59
671 RECYCLING		8,136.90
GRAND TOTAL EXPENDITURES		1,594,417.73

001-GENERAL FUND	511,994.81
110-ROAD USE TAX	46,951.62
112-CAFETERIA PLAN	504.00
114-SPECIAL REVENUE	253,331.54
121-LOCAL OPTION SALES TAX	46,033.01
125-TIF	478,714.61
128-HEALTH INS. SINKING	-2,598.88
132-COMMUNITY CENTER	-0.23
134-LIBRARY AGENCY	304.98
139-ENRICH IOWA	2,153.10
140-WATER DEPOSITS	3,600.00
141-CEMETERY PERMANENT CARE	250.00
149-DOWNTOWN BUILDINGS	3,596.00
156-AUTENREITH COMM CENTER	2,670.80
159-LIBRARY EXPANSION	355.10
200-DEBT SERVICE	146,026.58
600-WATER	112,470.48
610-WASTEWATER	132,486.17
611-WASTEWATER REPLACEMENT	2,398.42
660-AIRPORT	8,528.78
670-SANITATION	126,354.52
671-RECYCLING	14,380.74
GRAND TOTAL REVENUES (OCTOBER)	1,890,506.15

There being no further business the Council agreed to adjourn at 6:31 p.m.

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Matt Gordon, Mayor

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Roxanne Gorsuch, City Clerk

