

COUNCIL MEETING

DECEMBER 12, 2023

5:30 P.M.

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

ABSENT: None

Mayor Gordon presided.

Six citizens spoke during open forum where they voiced their concerns on the Kading Properties housing project.

On motion by Jackson, second by Wetrich, the Council approved the following consent items: November 21, 2023, Special Council Minutes, November 28, 2023, Council Minutes, Cancel the regular Council meeting on December 26, 2023, and payment of monthly bills from City funds.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

This was the time and place for the Public Hearing on the grant of an expanded easement for Hardin Hilltop Wind, LLC. Mayor Gordon called for oral or written comments and there were none. On motion by Sloan, second by Ahrenholtz, the Council closed the Public Hearing.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

RESOLUTION NO. 69-23

On motion by Ahrenholtz, second by Wetrich, the Council approved Resolution No. 69-23, a resolution approving the grant of an expanded easement to Hardin Hilltop Wind, LLC.

AYE: Jackson, Zmolek, Sloan, Wetrich, Ahrenholtz

NAY: None

RESOLUTION NO. 70-23

On motion by Wetrich, second by Jackson, the Council approved Resolution No. 70-23, a resolution in Support of and calling for a Special Election on the Imposition of a Local Option Sales and Services Tax Within the Unincorporated Portion of Greene County, Iowa, at the Rate of 1%.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

RESOLUTION NO. 71-23

On motion by Sloan, second by Zmolek, the Council approved Resolution No. 71-23, a resolution approving an amendment to the Region XII Local Planning and Administrative Assistance Contract for the Upper-Story Rental Housing Project at 123 North Chestnut Street.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

RESOLUTION NO. 72-23

On motion by Jackson, second by Sloan, the Council approved Resolution No. 72-23, a resolution approving Greene County Development Corp. amended Plat of Survey dated January 2018.

AYE: Ahrenholtz, Sloan, Zmolek, Wetrich, Jackson

NAY: None

Item F tabled.

The council discussed Animal Shelter items of name change, length of stay, and dog park access. No action taken on the name change; it will go back to the committee for further recommendations.

On motion by Jackson, second by Sloan, the Council approved licensed fees for the dog park and those who license their dog will be allowed to use the dog park. Cameras will be installed.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

On motion by Jackson, second by Wetrich, the Council approved the 18 months maximum stay at the Animal Shelter with review in 12 months.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

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 pertaining to annoyances or disturbances caused by Dogs.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

Jim Leiding, Bolton & Menk gave information on the East Lincoln Way resurfacing project.

On motion by Zmolek, second by Wetrich, the Council approved pay estimate #10 to Shank Contractors, Inc. in the amount of \$433,520.57 for Wastewater Treatment Plant Project.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

On motion by Sloan, second by Zmolek, the Council approved pay estimate #3 to Jensen Builders, Ltd, in the amount of \$175,011.09 for Airport Hangar Project.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

On motion by Sloan, second by Ahrenholtz, the Council approved the Strategic Planning/Goal Setting Report.

AYE: Wetrich, Jackson, Ahrenholtz, Sloan, Zmolek

NAY: None

On motion by Sloan, second by Wetrich, the Council moved to go into Closed Session per Iowa Code Section 21.5 (1)(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in the litigation, and in accordance with Iowa Code Section 622.10 to discuss attorney/client privileged and attorney work product matters with legal counsel.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

On motion by Ahrenholtz, second by Sloan, the Council moved to exit closed session and return to open session.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

Roll Call:

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

ABSENT: None

Pat Zmolek presented Mayor Matt Gordon (2018 – 2019 Council 2020 – 2023 Mayor) and Councilman David Sloan (2016 – 2023) with plaques for their years of service.

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

ABC PEST CONTROL	PEST CONTR	317.36
ACCESS SYSTEMS LEASING	CPIER LSE	795.41
ACCO UNLIMITED CORP	WA CHEM	3,865.60
AFLAC	AFLAC INS W/H	17.68
AG SOURCE COOP SERV	LAB TSTG	1,863.20
ALLIANT ENERGY	UTILITIES	25,910.30
AMAZON CAPITAL SERV	SUPPLIES	960.67
ANATOMY IT, LLC	COMP SERV	1,047.30
BAKER & TAYLOR INC.	LB BOOKS	1,453.54
BAM PROPERTIES OF IA LLC	TIF 12 REBATE PMT#7	6,658.36
BLACKTOP SERVICE CO	BLACKTOP	70,384.49
BLOHM INSPECTION/ENVIRO	600 W L'WAY INSP;TEST	1,384.00
BOHDEN BIGLER	PD FUEL	33.14
BOILER & PRESSURE VESSEL	RN BOILER INSPECT	135.00
BOLTON & MENK INC	ENG	37,720.75
BOMGAARS	SUPP	2,396.36
BREADEAUX PIZZA	PA WORKSHOP	51.05
CARD SERVICE CENTER	CREDIT CARD	1,520.71
CARROLL CO SOLID WASTE	RC MRKTG FEES	298.95
CENTRAL IOWA READY MIX	CONCRETE	3,162.50
CHAD STEVENS	BLDG INSP - POSTAGE	55.30
CINTAS CORP	FIRST AID	311.08
CLARION DISTRIBUTING LLC	SN TISSUE	174.00
CLEANING SOLUTIONS INC.	RN CLEAN	2,268.00
COMMUNITY OIL COMPANY, INC	AP FUEL	16,691.96
COMPASS MINERALS AMERICA	WA SALT	8,583.81
CONSTRUCTION MATERIALS TEST	WWTP TSTG	3,559.00
CREATIVE PRODUCT SOURCE	PD GLOVES	101.95
CRITICAL HIRE	PD MMPI	120.00
CUNNINGHAM LAWN PATROL, LLC	PD MOWING	110.00
DAKOTA SUPPLY GROUP	RUT CURB BUMPERS	3,361.30
DANIEL MORANVILLE	H INS SINK C SH	497.84
DANKO EMERGENCY EQUIP	JFD JACKETS	833.00
DAVE MORLAN	H INS SINK C SH	1,700.00
DB EQUIPMENT INC.	RUT ROLLING MID RAIL KIT	130.86
DPC INDUSTRIES, INC.	WA CHEM	345.56
EFTPS	FEDERAL W/H	19,125.79
ELLIOTT EQUIPMENT CO.	SN 3 YD CONTAINERS	2,720.00
EMMA NOWAK	WA DEP REF	92.56
EMC NATIONAL LIFE CO.	LIFE INS	187.03
ESRI	ARCGIS ONLINE	1,260.00
FAREWAY	SUPP	42.32
FASTLANE MOTOR PARTS LLC	PARTS	205.84
FUDGE'S FLOWERS& GIFTS, LLC	INSTRUCT;GREENERY	467.00
GALLS LLC	PD CLOTH	553.65
GREENE CO. DEVELOP CORP	GCDC FUNDING	12,500.00
GREENE GOODS MARKET	GROW GR TOPPERS	184.80
GRONEWOLD, BELL, KYHNN	PA AUDIT	4,000.00
GROW REPAIR	SOLAR LIGHTS	4,481.65
HACH COMPANY	WA LAB SUPP	1,980.10
HANKEL ELECTRIC, LLC.	RN ELECTRIC 24/7	1,250.00
HEATH ENNS	PD EQUIP REMOVAL	500.00
HIWAY TRUCK EQUIP	RUT CUTTING EDGES;PART	1,309.43

HOME STATE BANK	COBBLESTNE TIF9 PMT#13	50,782.58
HOTSY CLEANING SYSTEMS	SALT;SUPER XL	519.40
HOYT, MORAIN & HOMMER, P.C.	LEGAL	5,418.00
HY- VEE WINE & SPIRITS	GCRSE LIQUOR	360.38
HY-VEE, INC.	TIF 6 REBATE PMT#15	54,101.07
LACEY GANOE	WA DEP REF	97.77
INNOVATIVE INTERFACES INC	LB SOFTWARE	858.03
IOWA DEPART OF PUBLIC	PERMIT FEE	250.00
IOWA DIVISION OF LABOR - ELV	LB LIFT PERMIT	165.00
IOWA GOLF ASSOC.	GCRSE MEMBERSHIP DUES	22.00
IOWA INFORMATION MEDIA GROUP	LEGAL;ADV	1,016.18
IOWA LAW ENFORCEMENT ACADEMY	PD EVAL	300.00
IOWA ONE CALL	WA ONE CALL	43.20
IPERS-FOAB	IPERS W/H	13,496.17
JANE MILLARD	LB MILEAGE;TOLL FEE	117.42
JAY D. GOUGHNOUR	GCRSE MAINT	1,500.00
JEFFERSON ACE HARDWARE	SUPP	555.92
JEFFERSON ROTARY CLUB	PA DUES	133.00
JEFFERSON TELECOM	PHONE	5,483.02
JULIE WALLACE	CLEAN	180.00
K-POWER	SW GENERATOR REPRS	552.50
KAFER TRUCK REPAIR	SN BRAKES & DRUMS	446.25
LACEY GANOE	WA DEP REF	97.77
LAWSON PRODUCTS, INC.	SN PARTS	302.09
LOUK PLUMBING, HEATING	AP WA HEATER REPRS	105.00
MAGGIE HAVENS	WA DEP REF	63.01
MAGUIRE IRON, INC.	WA DIVE INSPECTION	3,000.00
MARK BAUER DEVELOPMENT CO.	TIF 10 BRIARWOOD	47,410.05
MARTY MURPHY	CAF REIMB	1,200.00
MATHESON TRIGAS	WA CHEM	66.14
METRO WASTE AUTHORITY	SN LANDFILL FEES	8,282.92
MICHAEL J. WAHL	TIF 7 REBATE PMT#8	23,976.50
MICROBAC LAB INC	WA LAB TSTG	295.31
MIDLAND POWER COOP	LIGHTS	555.70
MOTOR PARTS	PARTS	458.62
MURPHY TRACTOR & EQUIP	RUT MULCHER	24,000.00
NEESE, INC.	SW SLUDGE REMOVAL	9,688.96
NEW CENTURY FS	FUEL	7,683.79
NEW WAY	RC WINCH CABLE	336.00
NORTHWEST IA LEAGUE OF CITIES	PA MEMBERSHIP	70.00
OLSEM PLUMBING LLC	RN FILTERS;MAINT	775.00
RACCOON VALLEY RADIO	HOT/MOT ADV	1,478.58
ROXANNE GORSUCH	CAF REIMB	507.10
ROYAL JEWELERS	PA PLAQUES;NAME PLATES	94.00
RUETER'S	PK PARTS	527.37
SALTECH SYSTEMS	HOT/MOT WEBSITE	49.95
SARAH MORLAN	PA MILEAGE	79.91
SECTOR, LLC	PD BATTERY	139.99
SHADRAN	SUPP	755.94
SPS WORKS	PD ANIMAL TAGS	187.85
STAN AND SANDY GIBSON	RN SANTA BREAKFAST	62.50
STATE HYGIENIC LABORATORY	SW TSTG FEE	529.00
STONE	RN LAMINATING POUCHES	56.97
STOREY KENWORTHY	PA FORMS	168.47
TEEPLES HEATING & COOLING	LB FURNACE	2,933.00
TELRITE CORP	LNG DIST	212.32
THE CHILDREN'S CENTER	HOT/MOT DONATION	5,000.00

TREASURER STATE OF IA	STATE W/H	2,997.00
TRI-COUNTY LUMBER	PA WINDOWS	23,913.06
U.S. CELLULAR	WA PHONE	291.32
U.S. POST OFFICE	BILL POSTAGE;PRESORT	999.77
UPS	SW UPS LABS	99.09
UTILITY EQUIPMENT CO	WA PARTS	6,755.18
VAN-WALL EQUIPMENT INC.	RUT KITS;CYLINDER	869.61
VERIZON WIRELESS	PD PHONE	282.89
WAHL MCATEE TIRE SERV	SERV;LABOR	903.70
WELLMARK BC/BS	HEALTH INS. W/H	22,494.90
WESTRUM LEAK DETECTION	WA LEAK DETECTION	1,328.75
ZIEGLER	RUT FREIGHT	1,093.34

FUND TOTALS

001 GENERAL FUND	125,952.05
110 ROAD USE TAX	47,049.42
112 CAFETERIA PLAN	1,707.10
121 LOCAL OPTION SALES TAX	89,809.99
125 TIF	182,813.22
128 HEALTH INS. SINKING	2,197.84
134 LIBRARY AGENCY	98.76
138 ANIMAL SHELTER	40.00
148 NEIGHBORHOOD STABILIZATIN	1,389.98
155 PEOPLE ACTIVE COMM EXERCS	1,250.00
391 AIRPORT IMPROVEMENTS	11,029.50
600 WATER	35,319.12
610 WASTEWATER	43,186.38
611 WASTEWATER REPLACEMENT	3,559.00
660 AIRPORT	18,043.44
670 SANITATION	21,483.99
671 RECYCLING	4,228.95
GRAND TOTAL EXPENDITURES	589,158.74

001-GENERAL FUND	176,487.55
110-ROAD USE TAX	49,233.97
112-CAFETERIA PLAN	504.00
114-SPECIAL REVENUE	36,892.03
121-LOCAL OPTION SALES TA	57,404.05
125-TIF	46,185.80
128-HEALTH INS. SINKING	2,205.47
132-COMMUNITY CENTER	382.02
134-LIBRARY AGENCY	4,106.89
138-ANIMAL SHELTER	2,500.00
140-WATER DEPOSITS	2,700.00
147-HOUSING REHAB PROGRAM	9,995.20
156-AUTENREITH COMM CENTE	2,635.52
200-DEBT SERVICE	20,846.94
600-WATER	96,505.51
610-WASTEWATER	120,804.44
611-WASTEWATER REPLACEMEN	2,368.83
660-AIRPORT	16,692.14
670-SANITATION	54,217.07
671-RECYCLING	14,892.48
GRAND TOTAL REVENUES (NOVEMBER)	717,559.91

There being no further business the Council agreed to adjourn at 7:22 p.m.

Matt Gordon, Mayor

Roxanne Gorsuch, City Clerk