

COUNCIL MEETING

JANUARY 9, 2024

5:30 P.M.

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

ABSENT: None

Mayor Berry presided.

Citizens spoke during open forum on concerns with Kading Properties Housing Project, KCG Development Project and GCDC.

On motion by Zmolek, second by Jackson, the Council approved the following consent items: December 12, 2023, Council Minutes, December 18, 2023, Special Council Minutes, Shambo Enterprises, Inc, dba Oly's C Store, Class E Retail Alcohol License, and payment of monthly bills from City funds.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

RESOLUTION NO. 1-24

On motion by Zmolek, second by Wetrich, the Council approved Resolution No. 1-24, a resolution Confirming the Appointment of City Engineer, City Building Inspector, City Clerk, City Attorney.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

RESOLUTION NO. 2-24

On motion by Wetrich, second by Jackson, the Council approved Resolution No. 2-24, a resolution Designating the Jefferson Herald as the Official Newspaper for the Legal Publications of the City of Jefferson.

AYE: Wetrich, Sloan, Zmolek, Ahrenholtz, Jackson

NAY: None

On motion by Ahrenholtz, second by Zmolek, the Council approved the following Mayor/Council appointments:

Mayor Pro Tem: Jackson

Airport: Sloan

Animal Shelter: Jackson

Bell Tower Foundation: Wetrich

Cemetery: Jackson

Chamber/Jefferson Main Street: Sloan

Downtown Buildings: Sloan & Zmolek

Finance: Mayor Berry, Ahrenholtz & Zmolek

Fire: Mayor Berry & Sloan

GCDC: Ahrenholtz

Golf Course: Wetrich

Grow Greene County Gaming Corporation: Wetrich

Highway 30: Sloan

Housing: Ahrenholtz & Jackson

LEC Entity: Mayor Berry & Zmolek

Library: Jackson

Park & Rec: Jackson & Wetrich

Police: Mayor Berry & Zmolek

P & Z: Mayor Berry

Street, Water, Sewer, Sanitation: Ahrenholtz & Sloan

Recycling: Wetrich

Wage & Benefits: Ahrenholtz & Zmolek

AYE: Jackson, Zmolek, Ahrenholtz, Sloan, Wetrich

NAY: None

RESOLUTION NO. 3-24

On motion by Wetrich, second by Jackson, the Council approved Resolution No. 3-24, a resolution Confirming the Appointment of City Board and Commission Members.

AYE: Zmolek, Wetrich, Sloan, Ahrenholtz, Jackson

NAY: None

RESOLUTION NO. 4-24

On motion by Jackson, second by Wetrich, the Council approved Resolution No. 4-24, a resolution setting Public Hearing regarding a Proposal to Change the Zoning Classification for Property at 403 West Heard St. Public Hearing has been set for January 23, 2024, at 5:30 p.m.

AYE: Ahrenholtz, Jackson, Wetrich, Zmolek

NAY: Sloan

On motion by Wetrich, second by Jackson, the Council approved CEO Change and Signature Authorization form for 100 East State Street. (Centennial Building Grant# 23-HSGU-003)

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

On motion by Zmolek, second by Jackson, the Council approved Form 7015 request for Release of Funds and Certification for 100 East State Street. (Centennial Building Grant# 23-HSGU-003)

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

On motion by Ahrenholtz, second by Wetrich, the Council approved CEO Change and Signature Authorization form for 123 N Chestnut Street. (Pub Adventures Grant# 20-CVN-008)

AYE: Ahrenholtz, Zmolek, Wetrich, Sloan, Jackson

NAY: None

On motion by Wetrich, second by Ahrenholtz, the Council approved revised GAX #8 for \$45,887 (combined GAX#8 & GAX #9) for 123 N Chestnut Street. (Pub Adventures Grant# 20-CVN-008)

AYE: Zmolek, Ahrenholtz, Jackson, Sloan, Wetrich

NAY: None

On motion by Ahrenholtz, second by Jackson, the Council approved the \$150,000 Forgivable Loan Application and \$134,733 Façade Grant Application for Journey Financial, LLC (Tim Heisterkamp) at 121 E. Lincoln Way.

AYE: Zmolek, Sloan, Jackson, Ahrenholtz, Wetrich

NAY: None

On motion by Zmolek, second by Wetrich, the Council approved the \$150,000 Forgivable Loan Application for Courtyard on State Street (Grey and Shirley Hacker) at 214 E State Street.

AYE: Ahrenholtz, Jackson, Wetrich, Sloan, Zmolek

NAY: None

On motion by Wetrich, second by Jackson, the Council approved to apply for the application for the Brownfield Program for 108 West State (former Junk Yard Café) now owned by Home State Bank.

AYE: Wetrich, Ahrenholtz, Sloan, Zmolek, Jackson

NAY: None

On motion by Jackson, second by Zmolek, the Council approved the amendment to the Neighborhood Improvement Incentive Program to increase the Maximum request of \$2000 to \$4000. The budget amount of \$20,000 annually will remain the same.

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

ORDINANCE NO. 633

On motion by Wetrich, second by Ahrenholtz, the Council approved the third and final adoption 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, Ahrenholtz, Jackson, Sloan
NAY: None

RESOLUTION NO. 5-24

On motion by Zmolek, second by Jackson, the Council approved Resolution No. 5-24, a resolution approving Policies regarding the Animal Shelter and Dog Park and Adjusting Dog License fees.

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

RESOLUTION NO. 6-24

On motion by Wetrich, second by Zmolek, the Council approved Resolution No. 6-24, a resolution approving Memorandum of Understanding regarding Collective Bargaining Agreement.

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

RESOLUTION NO. 7-24

On motion by Zmolek, second by Jackson, the Council approved Resolution No. 7-24, a resolution approving a Substance Abuse Policy for the City of Jefferson for Employees Covered by the Federal Motor Carrier Safety Administration.

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

On motion by Wetrich, second by Zmolek, the Council agreed to implement the Employee Assistance Program with CORE EAP.

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

On motion by Ahrenholtz, second by Zmolek, the Council approved pay estimate #11 to Shank Contractors, Inc. in the amount of \$434,483.45 for Wastewater Treatment Plant Project.

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

On motion by Wetrich, second by Sloan, the Council approved pay estimate #4 to Jensen Builders, Ltd, in the amount of \$128,998.13 for Airport Hangar Project.

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

On motion by Jackson, second by Wetrich, the Council approved the funding request for the Multi-Cultural Resource Center of \$5000 per year for 3 years and to house the Multi-Cultural Resource Center in the north portion of the City Hall lobby.

AYE: Ahrenholtz, Jackson, Wetrich, Zmolek
NAY: Sloan

Ken Paxton, GCDC Director updated the Council on Greene County Development Corporation activity, budget numbers and request for the city support of \$50,000 annually. (\$12,500 per Quarter)

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

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

ABC PEST CONTROL	PEST CONTR	347.36
ACCESS SYSTEMS LEASING	CPIER LSE	1,436.87
AFLAC	AFLAC INS W/H	17.68
AG SOURCE COOP SERV	LAB TSTG	1,177.85
ALLIANT ENERGY	UTILITIES	22,545.29
AMAZON CAPITAL SERV	SUPP	946.29
ANATOMY IT, LLC	COMP/CONTR	5,134.73
ASCAP	HOT/MOT MUSIC LIC	434.00
AUTOMATIC SYSTEMS CO.	WA ONSITE	785.00
AXON ENTERPRISE, INC.	PD TAZER CERT	2,880.00
BAKER & TAYLOR INC.	LB MOVIES	688.64
BELL TOWER COMM FOUNDATION	BELL TOWER FUND	20,000.00
BILLIE JO & MIKEL DAVES	WA DEP REF	5.92
BOLTON & MENK INC	ENG	7,680.50
BOMGAARS	SUPP	953.80
BOONE GLASS CO	200-202N WILSON	10,745.00
BRANDON & LAURA HAYES	WA DEP REF	66.33
BRICK GENTRY P.C.	PA LEGAL	645.00
C&D MASONRY INC	RUT PAVER WORK	12,130.00
CARD SERVICE CENTER	CREDIT CARD	1,350.33
CARROLL CO SOLID WASTE	RC MRKTG FEES	373.05
CARROLL TIMES HERALD	LB SUBSCRIPT	84.00
CENTRAL IOWA SYSTEMS	PHONE CABLE DROPS	7,800.00
CINTAS CORP	FIRST AID	321.09
COMPASS MINERALS AMERICA	WA SALT	4,249.05
CONSTRUCTION MATERIALS TESTNG	TESTING	5,331.50
CORE & MAIN	WA DRYCONN	844.25
DANIELSON AUTO SERV	RUT BATTERY	391.58
DANNY MORANVILLE	SW JEANS	128.37
DAVID TEEPLES	H INS SINK	3,400.00
DOG WASTE DEPOT	ANIMAL SHELTER BAGS	238.74
ED M. FELD EQUIPMENT CO.	EQUIP MAINT/MONITOR	3,768.63
EFTPS	FEDERAL W/H	19,330.43
EMC NATIONAL LIFE CO.	LIFE INS	186.74
FAREWAY	LB SUPP	65.41
FASTLANE MOTOR PARTS LLC	PARTS	967.96
FRANK DUNN CO.	RUT PATCH	949.00
GALLS LLC	PD SHIRT	48.45
GARY EVANS	WA DEP REF	55.22
GREENE CO SECONDARY ROADS	FUEL	46,648.12
GREENE CO. AMBULANCE	BLS PROVIDER CARDS	48.00
GREENE CO. AUDITOR	PD DISPATCH (28E)	14,025.00
GREENE COUNTY RAMS BASKETB	RN BB CAMP	1,387.80
GREENE GOODS MARKET	DWN TWN PLANTERS	140.00
GRELL ROOFING, LLC	MEYTHALER ROOF	20,750.00
GROW REPAIR	GROW GR LIGHT/ALLEY	178.96
HANNAH & ISAIAH RALSTON	WA DEP REF	82.59
HIWAY TRUCK EQUIPMENT	SW TRIP SPRING	125.16
HOLIDAY OUTDOOR DECOR	DWNTWN/GROW GR	117.43

HOPKINS & HUEBNER, P.C.	ANIMAL SHELTER-LEGAL	462.50
HOYT, MORAIN & HOMMER, P.C	LEGAL	4,773.50
HY- VEE WINE & SPIRITS	GCRSE LIQUOR/BEER	680.76
HY-VEE, INC.	SUPP	116.41
IOWA ASSOCIATION OF BUILDI	BLDG INSP - FEE	75.00
IOWA INFORMATION MEDIA GRO	PA LEGALS	988.30
IOWA LAW ENFORCEMENT ACADE	PD ILEA	100.00
IOWA LIBRARY ASSOCIATION	LB FEE	120.00
IOWA ONE CALL	WA ONE CALL	36.00
IOWA PUBLIC AIRPORT ASSOCI	AP DUES	125.00
IPERS-FOAB	IPERS WITHHOLDING	14,217.24
JEFFERSON ACE HARDWARE	SUPP	437.94
JEFFERSON COMMUNITY BETTER	TREES FOREVER	2,000.00
JEFFERSON MATTERS	PA QURTLY PMT	17,500.00
JEFFERSON TELECOM	PHONE	2,739.40
JENSEN BUILDERS LTD	AP HANGAR PAY EST#3	304,009.22
JOHNSON FITNESS & WELLNESS	RN MAINT	526.00
JOHNSTON HY-VEE	PD ACADEMY MEALS	2,596.84
JULIE WALLACE	CLEANING	187.50
KIWANIS CLUB OF JEFFERSON	DUES	240.00
MAGUIRE IRON, INC.	WA TOWER INSP	45,370.00
MARK WOLTERMAN	CAF REIMB	423.44
MATHESON TRIGAS	WA CHEM	67.88
METRO WASTE AUTHORITY	SN LANDFILL FEES	8,082.94
MIDLAND POWER COOP	LIGHTS	482.95
MINNEHAN METAL WORKS, LLC	RC REPR	1,293.00
MOTOR PARTS	PARTS	498.97
MUIR EMBROIDERY & FOOTWEAR	SAFE CLOTH	378.00
NELLIE GUSTING	WA DEP REF	90.07
NEW CENTURY FS	CEM SPECTRA LUBE RED	163.50
OLSEM PLUMBING LLC	RN FIX PULLEY	180.00
OMNISITE	SW WIRELESS SERV	3,640.00
RACCOON VALLEY RADIO	ADV	1,791.85
REGION XII COUNCIL - GOVT	RUT TRANSIT	1,027.81
ROXANNE GORSUCH	CAF REIMB	458.83
SALTECH SYSTEMS	WEBSITE	49.95
SEBOURN VIDEO SERVICES	PA VIDEO SERV	750.00
SESAC	MUSIC LICENSE	581.00
SHADRAN	SUPP	1,181.29
SHANK CONSTRUCTORS, INC.	WWTF PAY EST#10 & #11	868,004.02
SHINEON DESIGNS	RN JERSEYS/SHIRTS	899.00
TALLGRASS LAND STEWARDSHIP	CITY HALL ENTR PAY EST#5	5,733.00
TELRITE CORPORATION	LONG DIST	224.79
THOMAS JEFFERSON GARDENS	QRTLTY FUNDING	5,000.00
TIANNA LOWE/BEN ALLEN	WA DEP REF	88.40
TRAVIS HARDIN	WA DEP REF	150.00
TREASURER STATE OF IOWA	STATE W/H	3,088.00
TRI-COUNTY LUMBER	SUPP	709.05
U.S. CELLULAR	WA PHONE	291.32
U.S. POST OFFICE	POSTAGE	690.48
UNIVERSAL PUBLICATIONS	RN ADV	75.00
UPS	SW UPS LABS	240.43
VAN-WALL EQUIPMENT INC.	CEM TINE	122.9
VERIZON WIRELESS	PD PHONES	282.89
WAHL MCATEE TIRE SERV	TIRES;OIL CNGE;DISPOSAL	828.18
WATERS EDGE AQUATIC DESIGN	RN POOL DESIGN/PERMIT	6,700.00
WELDING INNOVATIONS LLC	SN DUMPSTER REPRS	1,540.00

WELLMARK BC/BS

HEALTH INS. W/H

22,494.90

	FUND TOTALS
001 GENERAL FUND	155,369.12
110 ROAD USE TAX	48,518.23
112 CAFETERIA PLAN	882.27
121 LOCAL OPTION SALES TAX	25,237.07
128 HEALTH INS. SINKING	3,400.00
138 ANIMAL SHELTER	682.50
149 DOWNTOWN BUILDINGS	31,869.00
391 AIRPORT IMPROVEMENTS	304,009.22
410 CIP	5,733.00
600 WATER	18,818.77
606 WATER TOWER REPAIR	45,370.00
610 WASTEWATER	15,319.99
611 WASTEWATER REPLACEMENT	873,335.52
660 AIRPORT	1,262.20
670 SANITATION	21,203.49
671 RECYCLING	6,602.19
GRAND TOTAL EXPENDITURES	1,557,612.57

001-GENERAL FUND	135,660.31
110-ROAD USE TAX	54,040.11
112-CAFETERIA PLAN	504.00
114-SPECIAL REVENUE	22,260.25
121-LOCAL OPTION SALES TAX	50,190.64
125-TIF	15,794.31
128-HEALTH INS. SINKING	798.79
130-UNEMPLOYMENT	98.96
131-INDUSTRIAL DEVELOPMENT	299.74
132-COMMUNITY CENTER	521.93
133-MAHANAY MAUSOLEUM	89.63
134-LIBRARY AGENCY	2,655.29
138-ANIMAL SHELTER	5,550.00
141-CEMETERY PERMANENT CARE	500.00
156-AUTENREITH COMM CENTER	2,694.79
200-DEBT SERVICE	11,214.49
391-AIRPORT IMPROVEMENTS	248,363.19
410-CIP	753.67
600-WATER	95,184.93
601-WATER BOND RESERVE	735.66
603-WATER CAPITAL IMPROVEMENT	4,177.84
610-WASTEWATER	234,454.78
611-WASTEWATER REPLACEMENT	1,794,468.65
660-AIRPORT	15,908.84
670-SANITATION	50,530.99
671-RECYCLING	25,016.26
GRAND TOTAL REVENUES (DECEMBER)	2,773,120.47

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

Craig Berry, Mayor

Roxanne Gorsuch, City Clerk

