

AGENDA

CITY COUNCIL MEETING

Tuesday, November 26, 2024

5:30 P.M.

CITY HALL COUNCIL CHAMBERS

- I. CALL TO ORDER:**
- II. OPEN FORUM: This is a time for any concerned citizen of Jefferson to speak to the Council on an item that is not on the agenda. Limit of three minutes per speaker.**
- III. CONSENT ITEMS:**
 - A. Approve 11/12/24 regular Council Minutes.
 - B. Approval of sidewalk payment to Rowland Construction for 105 & 107 S. Olive Street.
 - C. Approve Recycling Overpayment Settlement Agreement with Westview Village, Limited Partnership.
 - D. Cancel December 24th City Council meeting.
- IV. NEW BUSINESS:**
 - A. Public Hearing Regarding Status of Funded Activities for 100 East State Street Second Story Project.
 - B. RESOLUTION Approving TD Hunter, LLC Plat of Survey.
 - C. RESOLUTION Approving an Application to the Assistance to Firefighters Grant Program.
 - D. Proposals for Videography Service.
 - E. 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 26, 2024 5:30 p.m.

December 24th meeting: Due to the holidays, the December 24th City Council meeting will be cancelled. Reminder of the special City Council planning Session on Tuesday, December 3rd.

Sidewalk: The Council is asked to approve the payment of \$6,475 to Rowland construction for a sidewalk at 105 & 107 S. Olive Street.

Westview Village Recycling: From 2019 through 2023 Westview Village made substantial overpayments for recycling fees totaling \$ 28,635.43. A settlement has been reached to reimburse Westview a total of \$18,000. The Water, Sewer, Streets Committee recommends approval of this settlement. The settlement and release document is enclosed.

Centennial CDBG: The Council will hold a public hearing regarding the Status of Funded Activities for The Centennial second story residential project which is partially funded by CDBG. Region XII C.O.G. will be at the meeting. No Council action is necessary following the hearing.

Plat of Survey: Tyler Hunter proposes to separate the new fertilizer building from the existing ag land. The proposed plat and a resolution approving this plat are included.

Fire Truck Grant: The Fire Department is looking into purchasing a new pumper to replace the 1994 truck at an estimated cost of \$465,000. The FD proposes to apply for an Assistance to Firefighters Grant. This requires a 5% match. Included is a resolution approving the application and authorizing the 5% match from City funds.

Council Meeting Videography: The City received two proposals to provide videography service for Council meetings:

Seaborn Video Service	\$ 200 per meeting.
Art of Aeries	\$ 260 per meeting.

GCDC's Quarterly Report is included herein.

Rowland Real Estate
15920 Hickman Rd. Suite 400, Box 422
Clive, IA 50325 US
5152102452
andy@arowland.com
www.arowland.com

Invoice

BILL TO
City Of Jefferson Iowa

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1789	11/12/2024	\$6,475.00	12/01/2024	Due on receipt	

DESCRIPTION	AMOUNT
Services 105 and 107 s olive sidewalks 259'	6,475.00

BALANCE DUE

\$6,475.00

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RELEASE OF LIABILITY AND WAIVER OF RIGHTS

This Agreement is entered into by and among Westview Village, Limited Partnership ("WV"), an Iowa Limited Partnership; Truverse I, LLC ("Truverse"), an Iowa Limited Liability Company; and City of Jefferson, Iowa ("City"). BY SIGNING THIS DOCUMENT THE UNDERSIGNED HEREBY WAIVE CERTAIN LEGAL RIGHTS, INCLUDING THE RIGHT TO SUE EACHOTHER. WV, Truverse and City shall be collectively referred to as the "Released Parties."

In consideration of the mutual releases stated herein, the undersigned hereby irrevocably and unconditionally agree for themselves, personal representatives, heirs, insurers, successors, and assigns, to all the terms of this Release of Liability and Waiver of Rights (this "Release and Waiver"), as set out below.

1. **RECYLING OVERCHARGES.** WV owns a rental apartment building at 1216 Westwood Drive in Jefferson, Iowa, and contracts with Truverse to manage said property (WV and Truverse shall henceforth be collectively referred to as "Westview"). Westview and the City disagree on past billing for recycling fees. However, the parties desire to resolved their dispute. Westview hereby forever releases the City from any and all claims relating to and arising from recycling fees charged to Westview between the years of 2019 and 2023 (the "Overcharges") in exchange for City's payment of \$18,000.00 to Westview, comprised of \$3,291.07 of previously credited utility charges and a one-time payment of \$14,708.93 made payable to Truverse Management. The one-time payment shall be made within 30 days following the execution of this Agreement.

2. **RELEASE FROM LIABILITY.** The undersigned fully and forever release and discharge THE RELEASED PARTIES and their respective affiliates, directors, officers, shareholders, employees, agents, insurers, and all others involved from any and all injuries, losses, damages, claims (including negligence claims), demands, lawsuits, expenses, and any other liability of any kind, of or to them, their property, or any other person, directly or indirectly arising out of or in connection with the Overcharges even if it is due to the negligence, injudicious act, omission, or other fault of THE RELEASED PARTIES.

3. **INDEMNITY.** Westview will defend, indemnify, hold harmless, and reimburse the City from and for all damages, losses, costs, or expenses (including legal fees) incurred by the City or paid by them to any person (including the undersigned or their insurers) in respect of any loss or damage, however caused resulting from, arising out of, or otherwise in connection with the Overcharges or the termination thereof.

4. **COVENANT NOT TO SUE.** The undersigned will not initiate any claim, lawsuit, court action, or other legal proceeding or demand against THE RELEASED PARTIES, nor join or assist in the prosecution of any claim for money or other damages which anyone may have, on account of injuries (including death), losses or damages sustained by them, other parties, or their (or others') property in connection with the Overcharges, and waive any right they may have to do so.

5. **MISCELLANEOUS.** This Release and Waiver shall be binding upon and enforceable against the undersigned, their personal representatives, assigns, and heirs without limitation. The words, terms, provisions, covenants, and remedies contained herein shall be enforceable to the fullest extent permitted by Iowa law. If any portion of this Release and Waiver is held invalid, the remainder shall not be affected and shall continue in full legal force and effect. That shall include modifying the Release and Waiver to allow any remaining claims to be waived, released,

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and indemnified against in the event that the inclusion of any particular provision is found to be invalid or contrary to public policy. The terms of this Release and Waiver shall continue from this date forever. This document constitutes the entire agreement between the undersigned and supersedes any previous or contemporaneous discussions or agreements between them in respect of these matters. The undersigned specifically acknowledge and agree that this document is not intended to be a general release subject to limitations and conditions that would otherwise apply under applicable Iowa laws, ordinances, statutes, rules, and regulations and additionally agree to WAIVE ANY AND ALL GENERAL RELEASE LIMITATIONS PROVIDED BY APPLICABLE LAW OR ANY RIGHTS GRANTED TO ME UNDER APPLICABLE LAW. This Release and Waiver shall be construed and interpreted as broadly as possible under Iowa law. This Agreement may be signed electronically or by original signature, in one or more parts.

BY SIGNING, THE UNDERSIGNED ACKNOWLEDGE THEY HAVE READ AND UNDERSTOOD ALL OF THE TERMS OF THE COVENANTS AND AGREEMENTS AND THEY ARE VOLUNTARILY GIVING UP SUBSTANTIAL LEGAL RIGHTS, INCLUDING THE RIGHT TO SUE.

WESTVIEW VILLAGE, LIMITED PARTNERSHIP (a/k/a WESTVIEW VILLAGE APARTMENTS)

Signature: _____ Date: _____

By: _____

Signature: _____ Date: _____

By: _____

TRUVERSE I, LLC (a/k/a TRUVERSE MANAGEMENT)

Signature: _____ Date: _____

By: _____

CITY OF JEFFERSON

Signature: _____ Date: _____

By: Craig Berry

ATTEST

Signature: _____ Date: _____

By: Roxanne Gorsuch

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APPLICATION FOR APPROVAL OF PLAT OF SURVEY

TO: City Council of Jefferson

The undersigned owner(s) of the land described in the attached plat of survey request the City Council of the City of Jefferson to approve the division of land reflected in the attached plat of survey pursuant to Section 166.22 of the Code of Ordinances of the City of Jefferson. The following information is submitted in support of this application:

1. A pre-application conference regarding this proposed subdivision was held with the City Administrator on 10/31/2024.

2. A copy of a plat of survey prepared by ROBERT B. BILLS, an Iowa registered land surveyor, dated 10/31/2024, showing the land proposed to be divided is attached to this application.

3. The purpose of this proposed division is: SEPARATE NEW FERTILIZER BUILDING FROM EXISTING AG LAND.

4. The name(s), address(es) and telephone number(s) of all the owners of the land described in the attached plat are as follows:

5. The names and addresses of all adjoining property owners are set forth below, and the approximate locations of their properties are shown on the attached plat.

T.D. HUNTER, LLC (TYLER HUNTER) 2204 N. MULBERRY ST. JEFFERSON

6. (a) The existing zoning classification of the property covered by the plat is LT. (There is no pending plan or proposal to change this zoning classification./It is proposed that the zoning classification of this property be changed to N/A.)

(b) The zoning classification(s) for the adjoining properties is/are as follows: LT. (There is no pending plan or proposal to change any zoning classification for any of the adjoining properties./It is proposed that the zoning classification of adjoining property be changed to N/A.)

7. (Check applicable paragraph:)

There are no structures located on the property proposed to be divided.

There are one or more structures located on the property proposed to be divided, and the location of such structures and their distance from existing and proposed boundary lines has been shown by a registered land surveyor either on the attached plat or on a separate drawing attached to this application.



GENERAL NOTES:

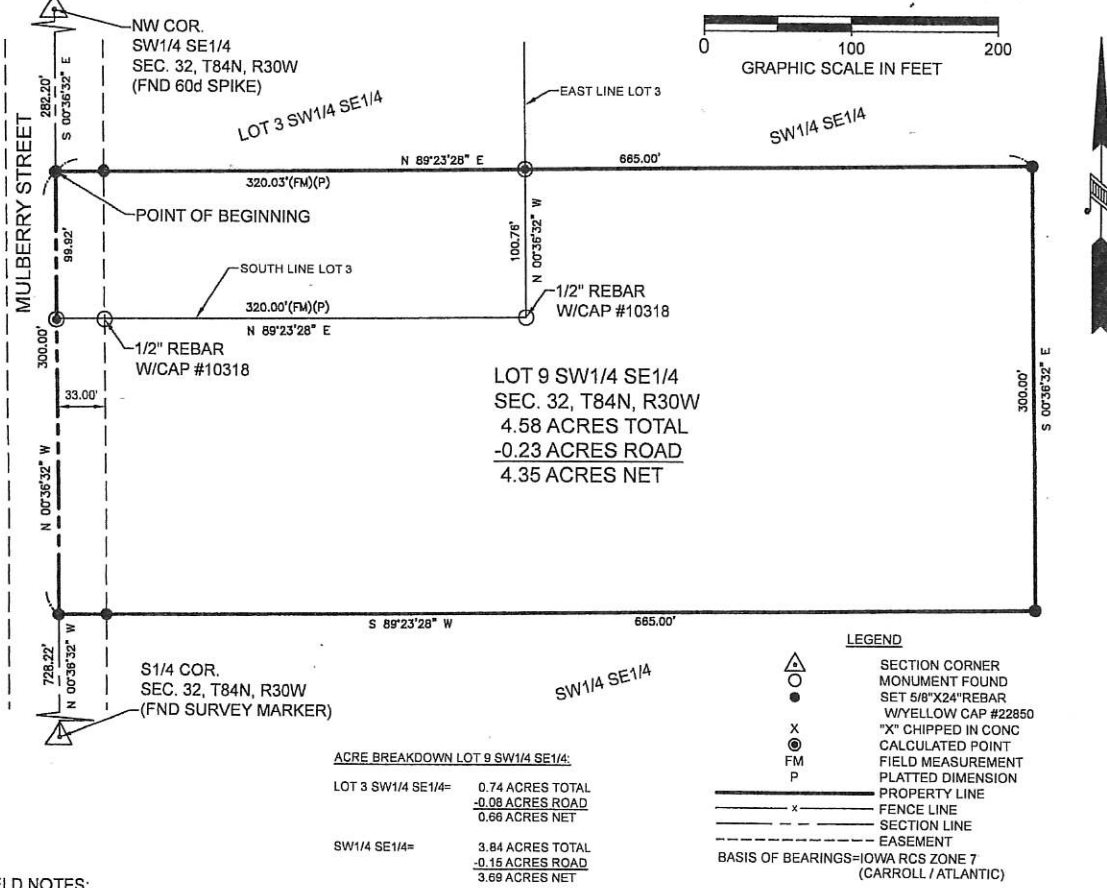
1. CITY OF JEFFERSON UTILITY LINES (SANITARY SEWER, STORM SEWER, AND WATER) ARE ONLY GENERALLY LOCATED. UTILITY SERVICES BY OTHERS ARE NOT SHOWN. "ONE CALL" SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. AERIAL PHOTO IS ONLY APPROXIMATED TO PROPERTY LINES.

— S — SANITARY SEWER
— ST — STORM SEWER
— W — WATER MAIN



INDEX LEGEND	PLAT OF SURVEY
COUNTY: GREENE	
DESIGNATION: LOT 9 SW1/4 SE1/4	
LOCATION: SECTION 32, T84N, R30W	
SITE ADDRESS: N/A	
OWNER: TD HUNTER, LLC	
SURVEY REQUESTED BY: TD HUNTER, LLC	
SURVEYOR: ROBERT B. BILLS	

PREPARED BY AND RETURN TO: ROBERT B. BILLS CENTRAL IOWA SURVEYING, LLC P.O. BOX 67 JEFFERSON, IOWA 50129 (515)370-2399



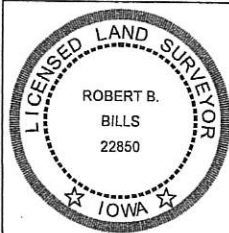
FIELD NOTES:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, T84N, R30W OF THE 5TH P.M., GREENE COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S00°36'32"E ON THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 282.20 FEET TO THE POINT OF BEGINNING; THENCE N89°23'28"E, A DISTANCE OF 665.00 FEET; THENCE S00°36'32"E PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 300.00 FEET; THENCE S89°23'28"W, A DISTANCE OF 665.00 FEET TO A POINT ON SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N00°36'32"W ON SAID WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS LOT 9 OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, T84N, R30W OF THE 5TH P.M., GREENE COUNTY, IOWA.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.58 ACRES AND IS SUBJECT TO 0.23 ACRES FOR ROAD EASEMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.



I hereby certify that this land surveying document and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Robert B. Bills
 Signature
 Robert B. Bills

4/13/2024
 Date

License number #22850
 My license renewal date is Dec, 31, 2024
 Pages or sheets covered by this seal: 1

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RESOLUTION NO. _____

A RESOLUTION APPROVING
TD HUNTER, LLC
PLAT OF SURVEY

WHEREAS, TD Hunter, LLC, requested the City Council of Jefferson to approve a plat of survey prepared by Robert B. Bills of Central Iowa Land Surveying, LLC, dated November 10, 2024, covering the following described property:

Lot 9 of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4), Section 32, Township Eighty-four (84) North, Range Thirty (30) West of the 5th P.M., Greene County, Iowa;

lying on the east side of Mulberry Street and located in the north part of Jefferson, Iowa; and

WHEREAS, the applicant is the current owner of the land described in the proposed plat of survey and have provided the information required by Section 166.22 of the Code of Ordinances of the City of Jefferson; and

WHEREAS, the City Engineer and City Administrator have recommended that said plat be approved; and

WHEREAS, based on its review of the plat and the information provided the City Council finds that the plat should be approved.

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

Section 1. The plat of survey described above prepared by Robert B. Bills of Central Iowa Land Surveying, LLC, dated November 10, 2024, is hereby approved.

Section 2. The Mayor, City Clerk and City Administrator are authorized and directed to execute such instruments as may be necessary to confirm the approval of this plat of survey and 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 26, 2024.

Craig J. Berry, Mayor

Attest:

Roxanne Gorsuch, City Clerk

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RESOLUTION NO. _____

A RESOLUTION APPROVING AN APPLICATION TO THE ASSISTANCE TO FIREFIGHTERS GRANTS PROGRAM

WHEREAS, the City of Jefferson, Iowa (the “City”) is committed to maintaining and improving the Jefferson Fire Department (“JFD”) utilizes to keep the City, its citizens and property safe; and

WHEREAS, the Assistance to Firefighters Grants Program (“AFGP”), funded through the Federal Emergency Management Agency (“FEMA”), provides fire safety grants that fund critically needed resources to equip and train emergency personnel, enhance efficiencies and support community resilience;

WHEREAS, the City, through the JFD, desires to apply for a grant to assist with the purchase of a new firetruck, the cost of which is estimated to be \$465,000.00 (the “Project”);

WHEREAS, the City is required to commit a five percent (5%) match of the funds, which is estimated to be \$23,250.00;

WHEREAS, the City Council finds that it is in the best interests of the City of Jefferson that it approve the application for the AFGP and commit a 5% match to the funds for the Project.

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

Section 1. The proposed Agreement is hereby approved and the Mayor and City Clerk, or their designees, are hereby authorized and directed to execute and deliver the Application on behalf of the City.

Section 2. The City hereby commits to a 5% match of the Project, contingent upon the awarding of a grant for the Project.

Section 3. 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 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 26, 2024.

Craig Berry, Mayor

Attest:

Roxanne Gorsuch, City Clerk

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GREENE COUNTY DEVELOPMENT CORP.

MONTHLY STATUS REPORT- 11/7/24

-The City of Jefferson received a grant to conduct a Rural Housing Readiness Assessment study. A work group was formed and met last week to plan the process. Key to the study is a housing survey that will provide the base data for decisions on future housing needs. That survey is being mailed to all our major employers, community groups, and other mailing lists.

-The housing study is available online through the City website, GCDC website, MFRC website, and by request from the City or GCDC. We need the community support to complete as many surveys as possible.

-GCDC is continuing to work with a technology training company and Home Base Iowa to develop a program to utilize the vacant Forge facility. This program would bring retiring veterans and other new residents to our community. The program would also work with the Career Academy and our high school to offer advanced technology training to our students and any residents in the region.

-The Multicultural Family Resource Center continues to expand its presence in the community working with the schools, businesses, local government, and a wide range of new and current residents. The Director, Sara Huddleston, has been in the community for over five months. She has offices at the Middle School and City Hall. She continues to regularly meet with all our major employers, City Councils, police/sheriff, local churches, community groups and organizations. She is working with local families to get their children registered at the school and help them settle in the community. She is providing translation services for multiple businesses, city governments, and organizations. Sara is helping with legal assistance for residents, providing help with the new hire interview process for several employers, and serving as a reference source for the community. The Center will continue to 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.

-Sara worked with the library to hold a unique Halloween event for the Children of our community. They had an excellent turnout.

- The MFRC Board of Directors held their monthly meeting on 10/29
- John Rigler, members of the MFRC Board, Sara Huddleston, and local volunteers continue to work on the Ukrainian Resettlement project in conjunction with an organization called Iowa Nice. Thanks to John's leadership our first Ukrainian citizen is now living in Jefferson. Her name is Iryna Vasylieva. She is working at the Greene County Medical Center and meeting regularly with our volunteers.
- Origin Homes, a housing developer out of Des Moines, has agreed to build three new single-family homes in Jefferson on available in-fill lots contingent upon receiving housing tax credits. Scott Peterson and the City headed up this project with the help of our "Thriving Community" designation. These new homes are hoped to be the first step toward future development in our community by Origin.
 - GCDC provided a letter of support for this project.
 - Origin Homes was one of the speakers at the WIAD Annual Event on October 9 at Twin Lakes Bible Camp in Manson, Iowa.
- KCG Properties will construct a 40-unit apartment project on the land south of Ace Hardware. The project will provide housing for lower income families to support retail businesses, schools, the casino, and multiple other employers. The units should be available in 2025.
 - KCG's rezoning request was approved by the City Council.
 - They are now in the process of applying for housing tax credits. Once again, our "Thriving Community" designation will be an asset when applying for tax credits.
- 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 is in the process of moving to Greene County in November and has asked for information about available jobs and employers. GCDC presented an update at the Home Base Iowa Quarterly Meeting on October 16.
 - Mike is also part of the group working on the Forge Project.
- 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 has approved an application for expansion of our local art gallery
- GCDC has two other applications in process.
- GCDC provides funding to the SBDC, so they are available to assist new businesses by creating financial and business plans at no cost. They are currently working with two of our local business applications. 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 referred two potential new businesses to SBDC this month and they are working on the business plan and financials. Two others may follow.
- GCDC is on the SBDC Advisory Board and attends their meetings.
- GCDC and the City of Jefferson are working with a developer from Carroll to purchase three lots in the East Business Park. These lots would be used to construct two 10,000 sq ft buildings to house new small businesses. When finalized, this project would be used as support for a grant application to build a road in the northern part of the East Business Park.
- The final contract is in process.
- Greene County employers held a Job Fair in Perry on August 15 at DMACC from 4:30 pm to 6:30 pm. Over 50 potential employees attended the event, and several were hired by local businesses. Because of the success of this event GCDC is working with DMACC and IWD on another event in November.
- The renovation of the Homestead Building was begun. The new facility should open next year as the home of Journey Financial. This will be a significant addition to our downtown. The design for the new building was presented at the GCDC Annual Community Event on September 30 at Wild Rose.
- GCDC is continuing to work with a solar products company to move to Jefferson utilizing either the Electrolux land or some arrangement with Landus and our East Business Park.

MEETINGS

- GCDC Voting Board will review and vote on the GCDC 2025 Budget at the meeting on November 12.

-GCDC and several of our local organizations are in the early stages of developing a planning project for the community, similar to the Vision 2020 project. Because of the Rural Housing Readiness Assessment study, the start of the visioning project will be set after the data from the readiness study is available.

-GCDC helped the high school and Career Academy to provide local business tours on National Manufacturers Day, October 4. Over 50 students toured the AAI/Spalding facility and the John Deere facility. Response from the students was positive since most had limited knowledge of our manufacturing base and this was a chance to show what is being done in Greene County. GCDC especially appreciates at the time and effort put in by Teresa Greene at the Career Academy.

-GCDC met with Happe Homes to continue discussions on new single-family housing.

-GCDC conducted update meetings with City Councils throughout Greene County during August and September. Sara Huddleston was there to provide information about MFRC. GCDC will continue updates to the smaller communities during November and December.

-GCDC and MFRC presented to the Board of Supervisors on October 14 and is scheduled to present to the Jefferson City Council on November 26

-Western Iowa Advantage held their monthly meeting in Jefferson on October 14. The meeting was held at the new Courtyard Conference Center followed lunch at the Sierra Theatre. All the regional attendees were impressed with the Courtyard facility and enjoyed meeting with the owners.

-GCDC attended the monthly Iowa Economic Development Marketing Meeting on October 9. GCDC presented an update on our projects and focused on our need for new housing. We talked about the MFRC project and our work with the school system. Debi Durham, IED Director, spoke at the WIAD Annual Event on October 9.

-GCDC and MFRC both attended the event.

-GCDC is working with a local web designer to develop the MFRC website. An MFRC logo was completed and approved. It is now being used on the website, signs, brochures, and business cards.

-The MFRC website is now up and operating.

-GCDC Board Membership renewals for 2025 were approved at the GCDC Annual Business Meeting on September 24. The slate of GCDC Officers for 2025 were voted on and approved at the Voting Board Meeting on October 15.

-Western Iowa Advantage held their Annual Meeting on October 9 at Twin Lakes Bible Camp in Manson, Iowa. The event started at 10 am and focused on the housing needs of our region. Chris Deal and Origin Homes presented their projects in Greene County.

COUNCIL MEETING

November 12, 2024

5:30 P.M.

PRESENT: Ahrenholtz (by phone), Jackson, Sloan, Wetrich, Zmolek

ABSENT: None

Mayor Berry presided.

During the open forum, Gary Goodwin spoke on behalf of a group of people who voiced their concerns about an anonymous letter with some concerns with Council member Matt Wetrich.

On motion by Zmolek, second by Wetrich, the Council approved the following consent items: 10/22/24 regular Council Minutes, GAX #5 for Centennial Upper Story Housing Grant 23-HSGU-003, Class E Retail Liquor License for Hy-Vee, Inc., Appoint Mike Palmer to the Planning & Zoning Commission for a term to expire December 31, 2029, Appoint Jeff Lamoureux to the Board of Adjustment for a term to expire December 31, 2029 and payment of monthly bills from City funds.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

On motion by Wetrich, second by Zmolek, the Council approved the Street Committee recommendation not to proceed with the three-lane change that the DOT proposed for Highway 4 to change from four to three lanes.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

RESOLUTON NO. 82-24

On motion by Wetrich, second by Zmolek, the Council approved Resolution No. 82-24, a resolution setting a Public Hearing Regarding Status of Funded Activities for 100 East State Street Second Story Project. Setting Public Hearing November 26, 2024 at 5:30 p.m.

AYE: Jackson, Sloan, Ahrenholtz, Wetrich, Zmolek

NAY: None

RESOLUTON NO. 83-24

On motion by Zmolek, second by Jackson, the Council approved Resolution No. 83-24, 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, not to exceed \$15,000.00 for rebate payments under Jefferson Veterinary Clinic, L.C., which was assigned to BAM Properties of Iowa, LLC.

AYE: Zmolek, Ahrenholtz, Jackson, Wetrich, Sloan

NAY: None

RESOLUTON NO. 84-24

On motion by Wetrich, second by Sloan, the Council approved Resolution No. 84-24, a resolution obligating funds from the Tri-County Cash Lumber Mart Subfund of 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, not to exceed \$8,500.00 for rebate payments under Briarwood Development agreement.

AYE: Sloan, Jackson, Ahrenholtz, Wetrich, Zmolek

NAY: None

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RESOLUTON NO. 85-24

On motion by Zmolek, second by Jackson, the Council approved Resolution No. 85-24, a resolution obligating funds from the Mark Bauer Subfund of 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, not to exceed \$53,000.00 for rebate payments under Lincoln Ridge Estates Development agreement.

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

RESOLUTON NO. 86-24

On motion by Jackson, second by Wetrich, the Council approved Resolution No. 86-24, a resolution obligating funds from the Jefferson Hotel Group Subfund of 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, not to exceed \$101,200.00 for rebate under Jefferson Hotel Group, LLC agreement.

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

RESOLUTON NO. 87-24

On motion by Jackson, second by Wetrich, the Council approved Resolution No. 87-24, a resolution creating Tree Removal Assistance Subfund.

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

RESOLUTON NO. 88-24

On motion by Jackson, second by Zmolek, the Council approved Resolution No. 88-24, a resolution approving 28E Agreement with Greene County Multicultural Family Resource Center.

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

On motion by Zmolek, second by Sloan, the Council approved Wellmark Health Insurance effective January 1, 2025.

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

On motion by Zmolek, second by Wetrich, the Council approved Change Order #1 for Pickleball Court Project by adding 184 days for appropriate weather conditions with the date of May 30, 2025 for final completion.

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

Jackson exited the meeting due to other commitments.

On motion by Wetrich, second by Sloan, the Council approved pay estimate #2 to Caliber Concrete, LLC in the amount of \$43,213.72 for Pickleball Court Project.

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

On motion by Zmolek, second by Sloan, the Council approved final pay estimate #4 to InRoads, LLC. in the amount of \$41,235.05 (retainage) for the East Lincoln Way Project.

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

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On motion by Zmolek, second by Sloan, the Council approved pay estimate #21 to Shank Constructors, Inc. in the amount of \$921,552.99 for Wastewater Treatment Plant Project.

AYE: Ahrenholtz, Sloan, Wetrich, Zmolek

NAY: None

Jefferson Matters updated the Council.

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

A+ TOWING TRANSPORTATION A	BLDG ZONE TOW	225.00
ABC PEST CONTROL	PEST CONTROL	598.79
ACCESS SYSTEMS LEASING	COPIER LEASES	1,416.26
ACCO UNLIMITED CORP	WA CHEM	2,806.80
ADVANCED WASTE SOLUTIONS	GCRSE PORT TOILET	240.00
AFLAC	AFLAC INS W/H	35.36
AG SOURCE COOP SERV	LAB TSTG	2,214.75
ALAN SHRIVER	REF CREDIT CARD	97.59
ALEX MONTHEI	WA DEP REF	46.67
ALLIANT ENERGY	UTILITIES	26,251.66
AMAZON CAPITAL SERVICES	INK CARTRIDGES;SUPP	2,025.49
ANATOMY IT, LLC	COMPUTER SERV	1,701.65
BAKER & TAYLOR INC.	LB MOVIES;BOOKS	1,336.55
BARCO MUNICIPAL PRODUCTS	RUT SIGNS	287.51
BLOHM INSPECTION/ENVIRO	ASBESTOS BID	350.00
BOLTON & MENK INC	ENG	48,786.00
BOMGAARS	SUPP	709.63
BRENDA LANGGAARD	RN REF	160.00
BRICK, GENTRY P.C.	PA LEGAL	435.00
BRINDA BROWN	WA DEP REF	54.77
BROCK CHISUM	WA DEP REF	79.26
C&D MASONRY INC	100&102 N WILSON FORG LN	70,000.00
CALIBER CONCRETE LLC	PICKLEBALL PMT EST #2	43,213.72
CARD SERVICE CENTER	CREDIT CARD	955.52
CARROLL COUNTY SOLID WASTE	RC MRKTG FEES	374.00
CENTER POINT LARGE PRINT	LB (MEMORIALS) BOOKS	581.77
CENTRAL IOWA DISTRIBUTING	SN CLEANER;WIPER	283.00
CENTRAL IOWA READY MIX	RUT CONCRETE	15,570.50
CENTRAL IOWA SYSTEMS	WA ANTENNA INSTALL	650.00
CHAD SLOAN	REF CC CHARGE	1,306.22
CINTAS CORP	FIRST AID SUPP	309.33
CLEANING SOLUTIONS INC	CLEANING	5,159.00
COBRAHELP	PA FEES	42.00
COLLECTION SERVICES CENTER	CASE ID 1034974	600.00
COMMUNITY INS AGENCY	SN 2025 FREIGHTLINER TK	324.00
COMPASS MINERALS AMERICA	WA SALT 1	9,034.46
CONSTRUCTION MATERIALS TES	SAMPLES;TESTING	2,591.25
DANKO EMERGENCY EQUIPMENT	JFD SAFEWARE PLUG	1,869.90
DENNY PAUP	AP HANGAR REF	210.00
DORSEY & WHITNEY LLP	WWTF PROJ LEGAL	13,000.00
ED M. FELD EQUIPMENT CO.	JFD OVERHAUL KIT	1,808.95
EFTPS	FEDERAL W/H	43,467.06
ELLIOTT EQUIPMENT CO.	SN VEH MAINT	7,261.77
EMC NATIONAL LIFE COMPANY	LIFE INS	238.62
EMILY VANDER WILT	WA DEP REF	89.78
ESRI	ARCGIS ONLINE	1,225.00
FAIRVIEW VETERINARY CLINIC	ANIM CONTR-VET EXP	120.34
FAREWAY	LB SUPP	227.02
FASTLANE MOTOR PARTS LLC	PARTS	298.03
FUDGE'S FLOWERS & GIFTS I	PN INSTRUCT	552.50

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MINUTES

WATER/SEWER, STREET/SANITATION COMMITTEE TUESDAY, NOVEMBER 19, 2024, 8:00 A.M. JEFFERSON CITY HALL

ATTENDEES: Scott Peterson, Harry Ahrenholtz, Chad Sloan, Dave Morlan, Dave Teeples, Danny Moranville, Kyle DeMoss, Jim Leiding, Chad Stevens, and Joyce Richardson

MEETING CALLED TO ORDER AT 8:00 A.M. BY HARRY AHRENHOLTZ

I. WATER

A. *Lead Service Line Inventory / Letters – The inventory was sent to the DNR on time as it needed to be in by October 16, 2024. Letters needed to go out, within 30 days of the list submitted to the DNR, to all affected (approximately 600) customers should they have lead, galvanized needing replaced, or unknown on city and/or customer side. The current updated count is 3 confirmed lead, 105 galvanized, and 342 unknowns. After the meeting, Joyce confirmed with Kyle that there are now less than 38 unknowns on the customer side and that number is included in the 342 counts.*

II. SEWER

A. *Waste Water Treatment Plant – Scott advised the committee that there was a meeting last week giving them updates and the work is progressing nicely. Dave Teeples said that due to the rain, the trucks were having trouble and sliding in the mud. The city personnel made a makeshift temporary road out of milled asphalt for them to use.*

III. STREETS/PUBLIC IMPROVEMENT

A. *Capital Improvement Plan – Scott took a few minutes to go over and explain some points on the C.I.P. paperwork he handed out. A special city council meeting is scheduled for December 3, 2024 to go through the C.I.P. with the council.*

IV. SANITATION/RECYCLING

A. *Westview Village Recycling – Scott spoke with a representative from there and the representative came back with the settlement offer of \$20,000. Scott then in turn offered \$14,000. The final amount agreed upon was \$18,000. This \$18,000 will have the \$3,291.07 deducted from it as that was already refunded to Westview. The new amount owed to them to be \$13,708.93. Before they receive the refund of \$13,708.93, they must sign a release of liability and waiver of rights agreement.*

B. *Greene County Recycling Agency – This “agency” was formed between the county, the towns in the county, and Genesis back when Genesis was doing the recycling. There is an insurance being paid and if the “agency” gets dissolved then that can be dropped. The decision is to dissolve the agency, not renew that insurance, and for the city of Jefferson to enter into individual 28E agreements with the towns and the county.*

C. *Waste Collection Report – 238.32 tons to the landfill*

D. *Recycling Report – 14.96 tons to Carroll and 14.43 tons to metro waste from one ticket, Dave has not gotten the second ticket yet so he is unsure of that additional amount.*

MEETING ADJOURNED BY HARRY AHRENHOLTZ AT 8:50 A.M.

MEETING MINUTES RECORDED BY JOYCE RICHARDSON, UTILITY BILLING CLERK FOR THE CITY OF JEFFERSON

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