

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

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

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, L	RN INSTRUCT	553.50
GALLS LLC	PD NAMEPLATE	30.77
GREENE CO. SEC ROADS	FUEL	24,803.72
GREENE CO. AUDITOR	LEC CITY SH	14,040.40
GREENE CO. CHEERLEADERS	RN FALL MINI CHEER	1,395.00

GREENE CO. GIRLS BASKETBALL	RN INSTRUCT	785.70
GREENE CO. RAMS BASKETBALL	RN INSTRUCT	824.40
GRONEWOLD, BELL, KYHNN	PA AUDIT	5,000.00
HACH COMPANY	WA LAB SUPP	1,196.21
HERITAGE INSURANCE	RC INS	2,781.00
HOME STATE BANK	ACH	191.70
HOYT, MORAIN & HOMMER, P.C	LEGAL	11,331.50
HY-VEE, INC.	RN SUPP	31.88
IAMU	SAFETY DUES	2,895.25
IDALS	ANIMAL SHELTER LIC;PESTICIDE LIC	90.00
INROADS, LLC	E L'WAY PMT EST#4 FINAL	41,235.05
IOWA COVER CROP	PK TOUGH GRASS MIX	360.00
IOWA DNR	GCRSE DNR FEE	115.00
IOWA INFORMATION MEDIA GROUP	PA LEGALS	786.40
IOWA LEAD & ABESTOS SAFETY	RN QUALITY TEST	630.00
IOWA ONE CALL	WA ONE CALL	44.10
IOWA RURAL WATER ASSOC	WA RENEWAL	405.00
IPERS	IPERS W/H	29,109.08
J & M GOLF	GCSE MERCH	78.00
JANE MILLARD	REIMB MILEAGE;BOOK;SUPP	154.73
JASON HOOPER	WA DEP REF	89.78
JEFFERSON ACE HARDWARE	SUPP	498.36
JEFFERSON MATTERS: A MAIN	PA QUARTERLY PMT	17,500.00
JEFFERSON ROTARY CLUB	PA DUES	133.00
JEFFERSON TELECOM	PHONE	2,716.47
LACEY ORE	WA DEP REF	68.82
LEXIPOL	PD ANNUAL RATE	763.84
MAIN STREET IOWA	PA TRAINING	20.00
MARK WOLTERMAN	C SH H INS SINK	1,661.54
METRO WASTE AUTHORITY	SN/RC FEES	10,587.48
MICROBAC LABORATORIES INC	WA LAB TSTG	374.00
MIDLAND POWER COOPERATIVE	LIGHTS	494.44
MIRANDA HEMPING	WA DEP REF	89.78
MOTOR PARTS	PARTS	521.74
MUIR EMBROIDERY & FOOTWEAR	SAFETY CLOTH;BOOTS	696.00
NATHAN HOFFMAN	WA DEP REF	70.20
NATHAN NELSON	WA DEP REF	41.19
NEW WAY	SN PARTS	154.00
NO LIMITS PROPERTIES, LLC	FORGIVABLE LN PMT#2	24,438.84
OPN ARCHITECTS	GYM ADDITION	6,487.40
PARK AVE SOUTH POOL METER	WA DEP REF	154.45
PER MAR SECURITY SERVICES	RN FIRE ALARM	180.00
POWER LIFT	RN VITALITY HIP AB	3,695.00
PVS DX, INC	WA CHEM	751.12
QUENTIN RIEDESEL	AP HANGAR REF	225.00
RACCOON VALLEY RADIO	RN ADV	1,108.38
REBECCA SWANSON	WA DEP REF	72.55
REGION XII COUNCIL - GOVT	100 E STATE ST - ADMIN	1,828.00
RINKER MATERIALS	SW CONES	636.00
RITE-WAY TOWING & RECOVERY	PD TOW	75.00
ROBERT ELISERIO	WA DEP REF	12.58
ROXANNE GORSUCH	PA MILEAGE;CAF REIMB	143.35
ROYAL JEWELERS	RN MEDALS;TROPHY	38.50
SALTECH SYSTEMS	HOT/MOT WEBSITE	49.95
SARAH MORLAN	PA MILEAGE	87.37
SCHILTZ PEST SOLUTIONS	PK PEST CONTR	150.00
SEBOURN VIDEO SERVICES	PA VIDEO SERV	500.00
SHADRAN	SUPPLIES	1,360.20
SHANK CONSTRUCTORS, INC.	WWTF PAY EST#21	921,552.99
SHINEON DESIGNS	RN T-SHIRTS	954.00
SIMMERING - CORY & IOWA CO	PA SUPPLEMENT	2,045.00
SPRING-GREEN	LAWN MAINT	106.25
SRIXON/CLEVELAND GOLF/XX10	GCRSE MERCH	329.94
STONE	RN SUPP	53.82

SUREWERX USA INC.	SIDEWK PROG BRICK	5,290.00
TEEPLES HEATING & COOLING,	AP FURNANCE DRAIN RPR	262.40
THE LIBRARY STORE INC	LB SUPP	83.67
TIEFENTHALER AG LIME INC	GCRSE SAND	398.26
TREASURER STATE OF IOWA	STATE W/H	7,167.00
TRI-COUNTY CASH LUMBER MAR	SUPP	159.54
U.S. CELLULAR	WA PHONE	343.85
U.S. POST OFFICE	WA BILLS	747.65
U.S. POSTAL SERVICE	ENVELOPES	2,219.30
UNITYPOINT CLINIC-OCCUPATI	DOT LABS	168.00
UNPLUGGED WIRELESS	SN SERV CALL	289.95
UPS	SW UPS	186.94
VAN-WALL EQUIPMENT INC.	PK PARTS	316.92
VERIZON WIRELESS	PD PHONE	282.99
VOLTMER, INC	AP REPL FUSE IN MASTER	850.63
WAHL MCATEE TIRE SERVICE	TIRES	408.98
WALSH DOOR & SECURITY	ANIMAL SHELTER CAMERAS	13,565.00
WELLMARK BC/BS	HEALTH INS. W/H	46,133.72
WENDY KNICK	WA DEP REF	89.78
WHY NOT US, LLC	GAX # 2 - UPPER STORY PROJ	61,507.00
ZIMMER & FRANCESCON, INC.	SW GASKETS	58.25
	FUND TOTALS	
001 GENERAL FUND		246,736.53
110 ROAD USE TAX		19,034.29
112 CAFETERIA PLAN		20.27
121 LOCAL OPTION SALES TAX		38,797.30
125 TIF		460.00
128 HEALTH INS. SINKING		1,661.54
134 LIBRARY AGENCY		1,237.32
149 DOWNTOWN BUILDINGS		157,773.84
156 AUTENREITH COMM CENTER		6,487.40
410 CIP		45,450.55
600 WATER		39,037.49
610 WASTEWATER		59,261.44
611 WASTEWATER REPLACEMENT		935,746.74
660 AIRPORT		2,122.44
670 SANITATION		29,543.26
671 RECYCLING		10,214.12
GRAND TOTAL EXPENDITURES		1,593,584.53

There being no further business the Council agreed to adjourn at 6:19 p.m.

Craig J. Berry, Mayor

Roxanne Gorsuch, City Clerk