

AGENDA

CITY COUNCIL MEETING Tuesday, May 13, 2025 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. 4/22/24 Council minutes
- B. Approve Class C Retail Alcohol License for B.P.O. Elks Lodge #2306
- C. Approve Class C Retail Alcohol License for Doc's Stadium, LLC, DBA Doc's Stadium Bar & Grill
- D. Approve Class C Retail Alcohol License Jefferson Matters: Main Street, DBA Bell Tower Festival
- E. Approve Tree Removal Assistance Application from 503 E. Vest Street
- F. Approve Sidewalk Reimbursement Grant for 600 W. Harrison Street
- G. Hire Jeremy Cartwright as part-time Clubhouse Attendant at \$14.00 / hr.
- H. Authorize Wage Adjustment for Mike Wallace while Acting Lead of Sanitation Department
- I. Approval of monthly bills.

IV. NEW BUSINESS:

- A. Set Date for a Public Hearing on Proposed 2024-25 Budget Amendment
- B. RESOLUTION Setting Date for Public Hearing on Designation of the Expanded Jefferson Urban Renewal Area and on Urban Renewal Plan Amendment
- C. RESOLUTION Setting Date for a Public Hearing on Designation of the 2025 Jefferson Redevelopment Urban Renewal Area and on Urban Renewal Plan and Project
- D. RESOLUTION Setting Date for a Public Hearing on the Disposition of a Vacated Alley in Block 34, Original Town of Jefferson, Greene County, Iowa.
- E. RESOLUTION Approving Amendment Three to Grant Agreement Between the Iowa Economic Development Authority and City of Jefferson
- F. RESOLUTION Approving a Façade Rehabilitation Grant for 219 East Lincoln Way.
- G. RESOLUTION Authorizing Submission of Application for Iowa Department of Transportation Airport Funding and Certifying Eligibility Requirements
- H. RESOLUTION Approving 28E Agreement with City of Dana
- I. RESOLUTION Approving 28E Agreement with City of Rippey
- J. Consider Approval of Pay Estimate #27 to Shank Constructors, Inc of \$ 803,897.71 for Wastewater Treatment Plant Project.

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, May 13, 2025 5:30 p.m.

Tree Assistance Fund: Enclosed is one application for the Tree Removal Assistance Fund from 503 E. Vest Street for \$2,451.50.

Sidewalk Reimbursement: The sidewalk was replaced at 600 W. Harrison Street. The amount of the City's sidewalk grant to this project is \$ 3,976

Mike Wallace Pay: During the medical leave of Bill McDowell, Mike Wallace was acting Lead of the Sanitation Department. I propose to pay Mike one-half of the pay difference between Bill & Mike's pay for the period of November – April. This would be a lump sum payment of \$1,774.08.

FY 2024-25 Budget Amendment: Enclosed is the page to be published about a proposed budget amendment for FY 24-25. The Council is asked to set May 27th as the date for the public hearing.

Urban Renewal Plan Amendment: The action before the Council is to consider setting a date for public hearing on proposed changes to the Urban Renewal Area and the Urban Renewal Plan.

Enclosed are three maps / aerial photos that show areas proposed for inclusion in the City's existing Urban Renewal Area. The three maps show areas: (1) including the Middle School and south Grade School blocks; (2) Greenwood and golf course lands south of Greenwood Drive; and (3) Lands on East Lincoln Way and area to the north.

Enclosed is a proposed amendment to the City's existing Urban Renewal Plan which adds ten projects / uses for which TIF financing may be used. We will review these at the Council meeting.

The Council will consider a resolution setting June 10th as the public hearing date on the proposed amendment of the area and plan.

TIF Blight District: The Council will also consider setting a date for a public hearing on the proposed creation of an Urban Renewal / TIF district based on Blight. This includes the old Middle School, land to the south, and portions of the blocks to the east of the old school. An aerial photo of the proposed area is enclosed.

Enclosed is the proposed Urban Renewal Plan authorizing projects / uses for this district based on Blight. We will review this at the Council meeting.

The Council will consider a resolution setting June 10th as the public hearing date on the proposed creation of the TIF Blight district and the associated urban renewal plan.

Vacated Alley: There is a N-S alley on the property where the old Middle school was built. Action is needed to clear up a title issue on this property. The Council is asked to set May 27th as the public hearing date to clear up issues regarding the disposition of this alley.

IEDA Grant Amendment: Enclosed is a proposed contract amendment for the Downtown Housing Grant program. This grant provides \$600,000 to the Middle School housing project. This amendment extends the dates for expending the grant funds and completing the project.

Façade Grant: The Greene County Historical Museum has submitted a Façade Grant application for \$41,100. Project documents are enclosed. The Downtown Buildings Committee recommends approval of this application.

Airport Fuel Farm Project: Enclosed is another grant application for the airport fuel farm project. This is a State of Iowa grant to help pay for the removal of the existing fuel system and reconstruction of the apron pavement. Obtaining this grant will minimize the amount of local match.

Recycling 28E: The cities of Dana and Rippey have approved their recycling agreements. Enclosed are two resolutions approving the agreements. We are still awaiting the approved agreement from Churdan.

WWTP Pay Application #26 in the amount of \$ 803,897.71 includes:

- Chemical feed allowance
- Chemical piping
- Digester replacement
- Testing & balancing
- Site concrete work
- Topsoil replacement
- Field orders #24 & #25
- Reduces retainage from 5% to 2%

TREE REMOVAL ASSISTANCE APPLICATION



City of Jefferson

220 N Chestnut, Jefferson, Iowa 50129

515-386-3111

Application Information

Full Name: Courtney + Noah Goodwin

Address: 503 E. Vest St, Jefferson IA 50129

Email: Courtney.marian99@gmail.com

Phone: Courtney - 515-802-8595
Noah - 712-292-9484

Address (if different from above):

Tree Location: Front Yard by driveway
Backyard by shed

Type of Tree: Ash

Condition of Tree: Dead and brittle

Reason for Removal: Ash trees are dead due to Ash Borer

Company Name: Hellman Skidworks & More LLC

Contact Info: Andrew Hellman, 641-757-1574

Quote: \$2,451.50

Please attach copy of quote to application and contractor's proof of insurance. Successful applicants will enter into a loan agreement with the City of Jefferson. Failure to pay loan will result in a lien on the property.

I hereby confirm that the information provided is accurate to the best of my knowledge.

Signature

Courtney Goodwin / Noah Goodwin

Date

5-5-2025

Return completed application to City Hall at 220 N Chestnut Street, Jefferson, Iowa 50129 or email to chads@cityofjeffersoniowa.org

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Campbell concrete

Ben campbell

607 rushview dr

jefferson iowa

50129

5153703333

benjamincampbell56@yahoo.com

INVOICE

INV0043

DATE

May 1, 2025

DUE

On Receipt

BALANCE DUE

USD \$6,500.00

BILL TO

Rick Humpal

600 w Harrison st

Jefferson iowa

DESCRIPTION	RATE	QTY	AMOUNT
Tare out a replace south side walk running east and west 160feet replace 160ft by 5ft wide	\$6,500.00	1	\$6,500.00

TOTAL \$6,500.00

BALANCE DUE USD \$6,500.00

Paid check # 9880 5/1/2025

159 ft 795 sq ft x \$ 5.00

Reimburse \$ 3975.00

CS

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NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET

City of JEFFERSON
Fiscal Year July 1, 2024 - June 30, 2025

The City of JEFFERSON will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2025

Meeting Date/Time: 5/27/2025 05:30 AM

Contact: Sarah Morlan

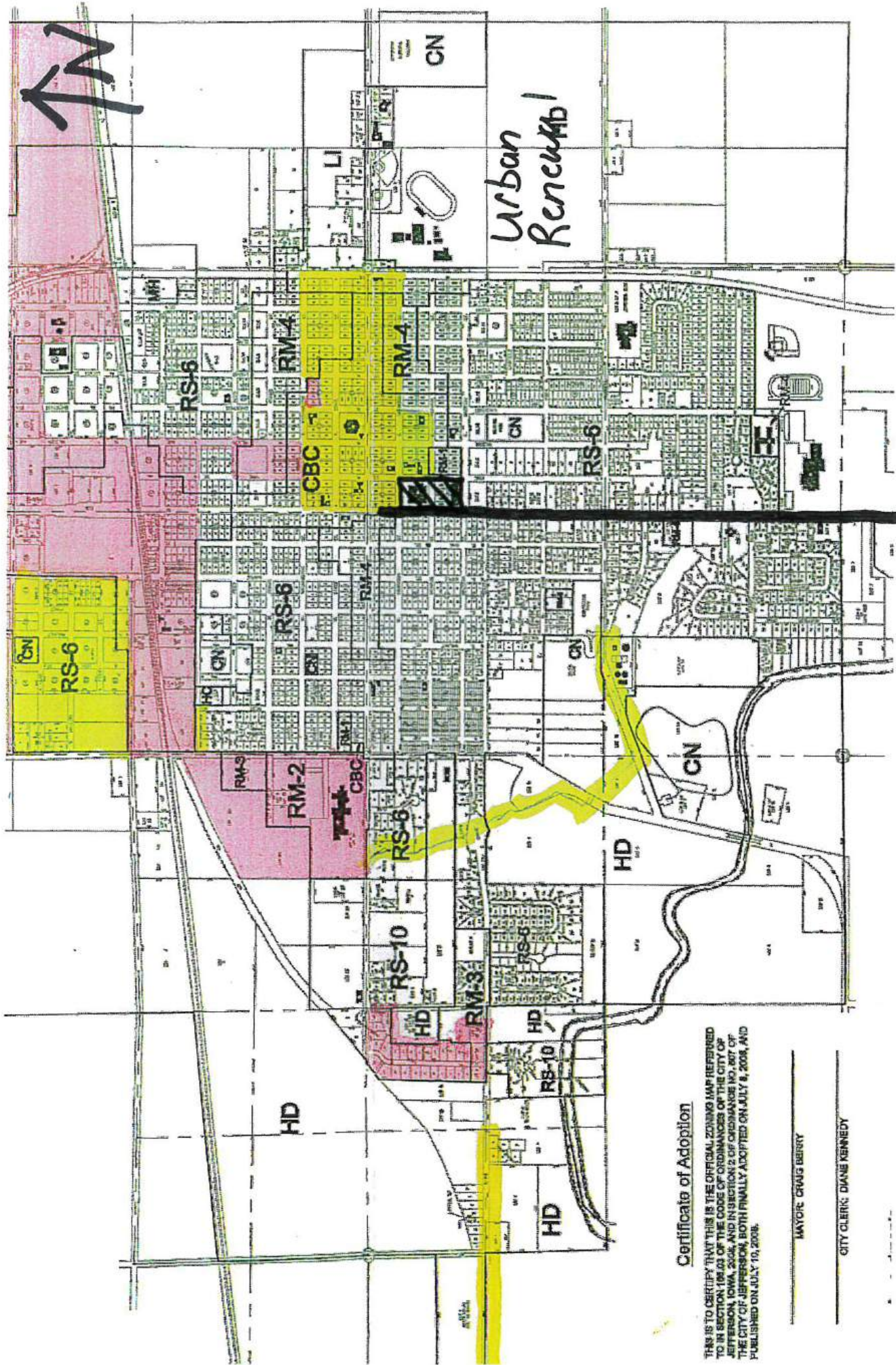
Phone: (515) 386-3111

Meeting Location: Jefferson City Hall

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-gov-appeals>.

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	2,386,195	-7,499	2,378,696
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	2,386,195	-7,499	2,378,696
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	1,200,006	-26,330	1,173,676
Other City Taxes	6	827,160	-40,500	786,660
Licenses & Permits	7	43,475	12,280	55,755
Use of Money & Property	8	202,610	231,233	433,843
Intergovernmental	9	3,072,143	3,675,679	6,747,822
Charges for Service	10	4,333,138	-248,779	4,084,359
Special Assessments	11	0	0	0
Miscellaneous	12	598,850	743,372	1,342,222
Other Financing Sources	13	0	0	0
Transfers In	14	3,100,297	40,000	3,140,297
Total Revenues & Other Sources	15	15,763,874	4,379,456	20,143,330
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	1,201,979	0	1,201,979
Public Works	17	696,752	0	696,752
Health and Social Services	18	36,400	2,350	38,750
Culture and Recreation	19	1,694,163	26,037	1,720,200
Community and Economic Development	20	578,940	67,210	646,150
General Government	21	579,937	48,467	628,404
Debt Service	22	567,267	7,931	575,198
Capital Projects	23	1,365,000	1,725,617	3,090,617
Total Government Activities Expenditures	24	6,720,438	1,877,612	8,598,050
Business Type/Enterprise	25	4,949,701	4,999,906	9,949,607
Total Gov Activities & Business Expenditures	26	11,670,139	6,877,518	18,547,657
Transfers Out	27	3,100,297	40,000	3,140,297
Total Expenditures/Transfers Out	28	14,770,436	6,917,518	21,687,954
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	993,438	-2,538,062	-1,544,624
Beginning Fund Balance July 1, 2024	30	10,564,796	0	10,564,796
Ending Fund Balance June 30, 2025	31	11,558,234	-2,538,062	9,020,172

Explanation of Changes: Increase in revenues due to SRF proceeds, grants, interest accounts, and building permits. Increases in expenditures due to SRF, operating, grants, and building demolition.



Urban
Renewal

Middle School
Urban Renewal Area

Certificate of Adoption

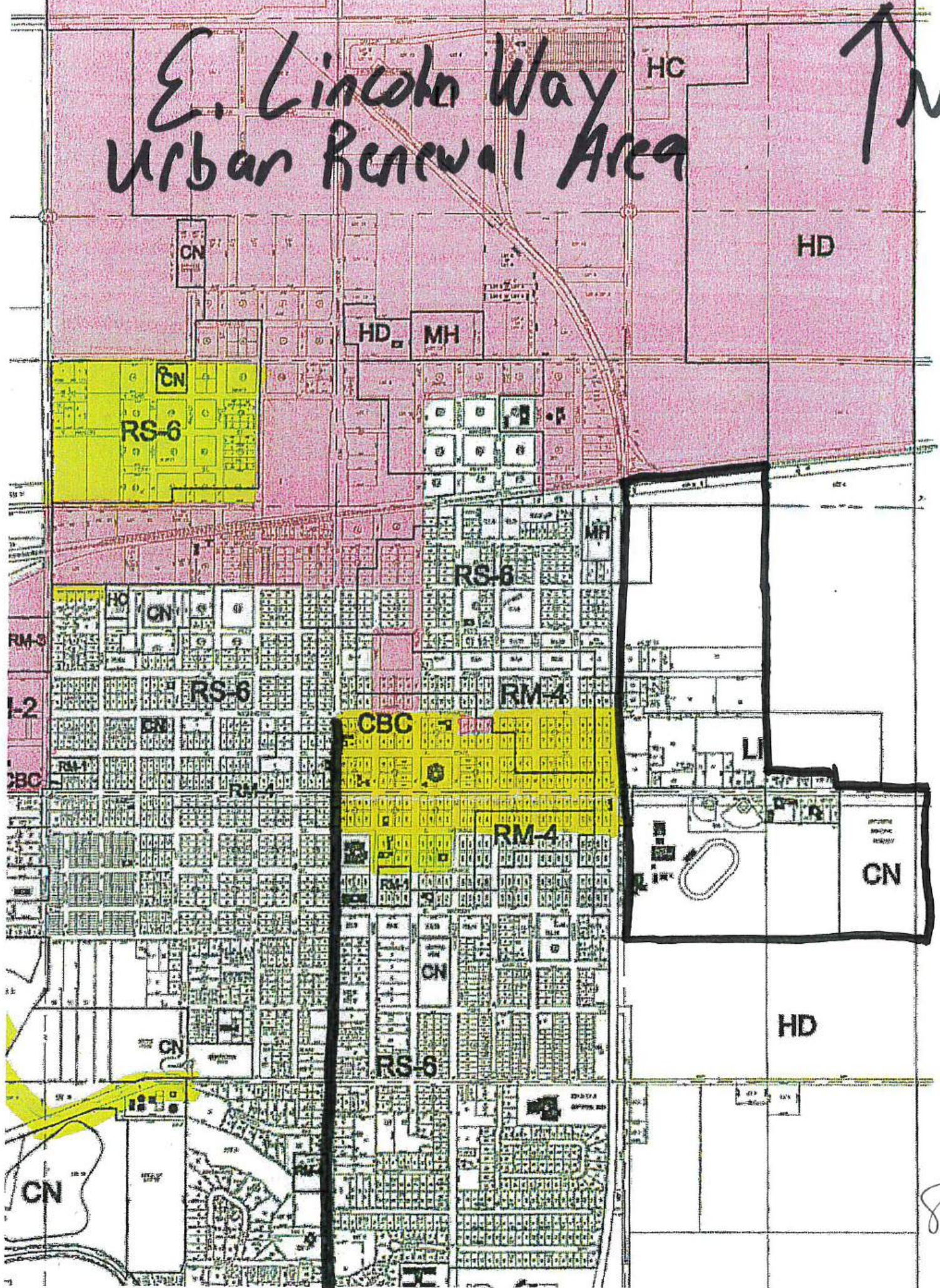
THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP REFERRED TO IN SECTION 100.03 OF THE CODE OF ORDINANCES OF THE CITY OF JEFFERSON, IOWA, 2004, AND IN SECTION 2 OF ORDINANCE NO. 807 OF THE CITY OF JEFFERSON, BOTH FINALLY ADOPTED ON JULY 4, 2006, AND PUBLISHED ON JULY 10, 2006.

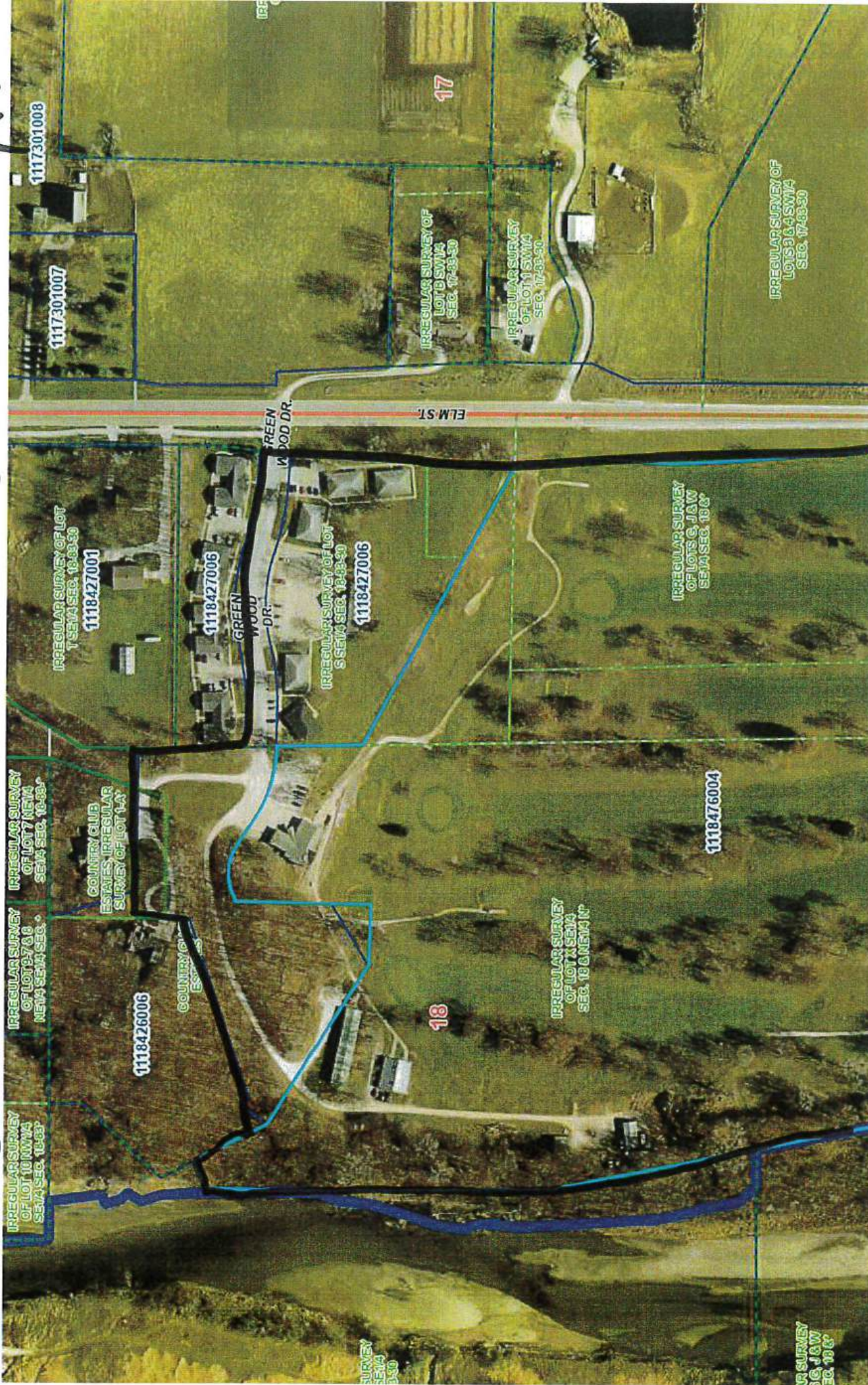
MAYOR CRAIG BERRY

CITY CLERK DIANE KENNEDY

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E. Lincoln Way Urban Renewal Area





CITY OF JEFFERSON, IOWA

URBAN RENEWAL PLAN AMENDMENT
JEFFERSON URBAN RENEWAL AREA

June, 2025

The Urban Renewal Plan (the "Plan") for the Jefferson Urban Renewal Area (the "Urban Renewal Area") of the City of Jefferson, Iowa (the "City") is being amended for the purposes of adding certain real property to the Urban Renewal Area and identifying new urban renewal projects to be undertaken in the Urban Renewal Area.

1) Addition of Property. The real property (the "Property") generally described on Exhibit A hereto is, by virtue of this Amendment, being added as the June, 2025 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area. The City may adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to the Property.

2) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A.

Name of Project: Middle School Building Redevelopment Project

Date of Council Approval of Project: June 10, 2025

Description of the Project and Project Site: 203 W Harrison LLC (the "Developer") has undertaken the redevelopment (the "Redevelopment Project") of a former middle school building situated at 203 W. Harrison Street in the Urban Renewal Area into a multifamily housing complex.

The Redevelopment Project will alleviate certain Blighted Conditions in the Urban Renewal Area, prevent the spread of blighted conditions in the Urban Renewal Area and facilitate economic development in the Urban Renewal Area.

The costs incurred by the City in providing financial assistance to the Developer will include legal and administrative fees (the "Admin Fees") in an amount not to exceed \$7,500.

Description of Use of TIF for the Project: The City intends to enter into a development agreement (the "Agreement") with the Developer with respect to the construction of the completed Redevelopment Project and to provide an economic development forgivable loan (the "Forgivable Loan") to the Developer thereunder. The

Forgivable Loan will be funded with borrowed funds and/or internal advances of City funds on hand. In any case, the City's obligations (the "Obligations") may be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues to repay the Obligations will not exceed \$300,000, plus the Admin Fees and any interest expense incurred on the Obligations.

B.

Name of Project: Parkland Development Project

Date of Council Approval of Project: June 10, 2025

Description of Project and Project Site: The City will undertake the acquisition of certain real property situated at 203 W. Harrison Street and 204 W. Madison Street (the "City Parkland Property") in the Urban Renewal Area. The Parkland Development Project will involve the demolition and removal of existing hardscape improvements on the City Parkland Property, followed by the development and installation of new green space, landscaping, and associated park amenities for use as a City Park.

The Parkland Development Project will alleviate certain Blighted Conditions in the Urban Renewal Area, prevent the spread of blighted conditions in the Urban Renewal Area and encourage future economic development in the Urban Renewal Area.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Parkland Development Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Parkland Development Project will not exceed \$250,000, plus any interest expense incurred by the City on the Obligations.

C.

Name of Project: Public Parking Lot Development Project

Date of Council Approval of Project: June 10, 2025

Description of Project and Project Site: The City will undertake the acquisition of certain real property situated at 213 S. Vine Street, 215 S. Vine Street and 214 S. Wilson Street (the "City Parkland Property") in the Urban Renewal Area. The Public Parking Lot Development Project will involve construction of parking facilities, including lighting, landscaping, and other site amenities to serve as public parking lot.

The Public Parking Lot Development Project will alleviate certain Blighted Conditions in the Urban Renewal Area, prevent the spread of blighted conditions in the Urban Renewal Area and encourage future economic development in the Urban Renewal Area.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Public Parking Lot Development Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Parkland Development Project will not exceed \$200,000, plus any interest expense incurred by the City on the Obligations.

D.

Name of Project: Jefferson Municipal Golf Course Improvements Project (the "Golf Course Project")

Date of Council Approval of Project: June 10, 2025

Description of Project and Project Site: The City will undertake the acquisition of the Greenwood Community Center building situated at 401 W. Greenwood Road in the Urban Renewal Area to serve as a new clubhouse facility for the Jefferson Municipal Golf Course. The City will also undertake the construction of related improvements including grading, the installation of new golf cart paths and parking lot improvements to accommodate the new clubhouse facility.

It is anticipated that the Golf Course Project will have a positive impact on commerce, tourism and economic development in the Urban Renewal Area through the provision of enhanced recreational amenities.

Description of Use of TIF: It is anticipated that the City will pay for the Golf Course Project with borrowed funds and/or the proceeds of internal advances of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with Incremental Property Tax Revenues derived from the Urban Renewal Area. It is anticipated that the City's use of Incremental Property Tax Revenues for the Golf Course Project will not exceed \$1,000,000, plus any interest expense incurred on the Obligations.

Analysis of Use of TIF: In accordance with the requirement of Section 403.5(2)(b)(1) of the Code of Iowa, the City has analyzed its proposed use of Incremental Property Tax Revenues for the funding of the Golf Course Project and alternative development and funding options for the Golf Course Project. The results of that analysis are summarized as follows:

1) Alternate Development Options: The City Council has determined that a need exists for the provision of enhanced recreational facilities in the City. The Jefferson Municipal Golf Course has enhanced the quality of life in the City thereby resulting in residential and commercial growth in the City. Further, there have been no other development proposals for the repurposing of the existing Greenwood Community Center building.

2) Alternate Financing Options:

* Local Option Sales and Services Tax Revenues: Local Option Sales and Services Tax Revenues are unavailable to assist with the Golf Course Project because such Revenues have been allocated to other projects in the City.

* General Fund: The City's General Fund reserves are fully committed to maintain the operational integrity of the City. The City cannot access its General Fund reserves to aid in funding the Golf Course Project without risking unsound fiscal practice.

* Capital Improvements Levy: The City does not have a Capital Improvements Levy available, and the imposition of such additional levy would require a successful referendum, which is not feasible at this time.

* Debt Service Levy: The City intends to use its urban renewal authority to issue general obligation bonds (the "Bonds") to pay the costs of the Golf Course Project. The City may use incremental property tax revenues derived from the Urban Renewal Area to pay a portion of the principal of and interest on the Bonds. The use of incremental property tax revenues would lessen the burden on individual taxpayers that will result from a spike in the debt service levy rate and will shift that burden onto valuation increases resulting from the City's successful economic development initiatives which are improved by the provision of enhanced municipal golf course facilities.

* Utility Surpluses: The City does not have identified surpluses in its sewer and/or water utility funds that could aid in the funding of the Golf Course Project.

E.

Name of Project: Storm Water Drainage Improvements Project

Date of Council Approval of Project: June 10, 2025

Description of Project and Project Site: The Storm Water Drainage Improvements Projects being undertaken by the City in the Urban Renewal Area will consist of cleaning, improving and reconstructing as needed the portion of the City's storm water drainage systems serving (1) the Greene County Fairgrounds and certain properties situated south and east thereof; and (2) certain properties situated east of Cedar Street between Central Avenue and Lincoln Way.

It is expected that the completed Storm Water Drainage Improvements Project will cause increased and improved ability of the City to provide adequate storm water drainage infrastructure for the growth and retention of commercial and industrial enterprises in the Urban Renewal Area.

Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the Storm Water Drainage Improvements Project.

Description of Use of TIF: It is anticipated that the City will pay for the Storm Water Drainage Improvements Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Storm Water Drainage Improvements Project will not exceed \$500,000, plus any interest expense incurred by the City on the Obligations.

F.

Name of Project: Economic Development Demolition and Site Preparation Project

Date of Council Approval of Project: June 10, 2025

Description of Project and Project Site: The Economic Development Demolition and Site Preparation Project (the "Blight Alleviation Project") will consist of the acquisition by the City of certain parcels (as identified below) situated in the Urban Renewal Area. The City will undertake the demolition of existing buildings and site preparation on such parcels in order to encourage future economic development thereon.

Description of Properties to be Acquired in Connection with Project: The City may acquire the parcels situated at the following addresses in the Urban Renewal Area:

1006 E. Lincoln Way
1012 E. Lincoln Way

The City will also acquire certain easement territory and rights-of-way as are necessary to successfully undertake Economic Development Demolition and Site Preparation Project.

Description of Use of TIF: It is anticipated that the City will pay for the Economic Development Demolition and Site Preparation Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Economic Development Demolition and Site Preparation Project will not exceed \$100,000, plus any interest expense incurred by the City on the Obligations.

G.

Name of Project: E. Lincoln Way Economic Development Local Business Support Program

Date of Council Approval of Project: June 10, 2025

Description of Program: The City acknowledges the importance of the success of local businesses to the promotion of economic development in the City and the Urban Renewal Area. The E. Lincoln Way Economic Development Local Business Support Program is designed to provide public support to the development and improvement of local businesses situated in the E. Lincoln Way Corridor in the Urban Renewal Area. The City will provide fiscal support to qualifying local business owners through the provision of economic development forgivable loans and/or grants (the “Financial Incentives”).

The Financial Incentives will be targeted to assist local business owners with (i) façade improvement projects; (ii) repairs and improvements to roofs; (iii) exterior and interior wall improvements; (iv) foundation and façade improvements; (v) flooring, ceiling, electrical, plumbing and HVAC improvements; and (vi) other projects approved by or at the direction of the City Council. The City will develop appropriate materials, including agreements and applications, for the administration of the E. Lincoln Way Economic Development Local Business Support Program.

Description of Use of TIF: It is anticipated that the City will fund the Financial Incentives with borrowed funds and/or with the proceeds of internal advances of City funds on-hand. In any case, the City’s obligations (the “Obligations”) will be repaid with incremental property tax revenues derived from the Urban Renewal Area. The amount of incremental property tax revenues to be expended by the City in connection with the E. Lincoln Way Economic Development Local Business Support Program will not exceed \$1,000,000 over the course of the City’s 2026 through 2030 fiscal years, plus any interest expense incurred by the City on the Obligations.

H.

Name of Program: Urban Renewal Administration and Professional Support Program (the “Admin Program”)

Date of Council Approval of Program: June 10, 2025

Description of Program: The City will provide administrative and professional support to its urban renewal projects and initiatives in the City’s 2027 through 2031 fiscal years. This support will include planning, staffing, grant writing and administration, document support, record management, site recertification, accounting, legal services and such other services as are necessary to carry out and effectuate the urban renewal initiatives and objectives of the City.

Description of Use of TIF: The City’s annual contributions to the Admin Program will be determined from year to year. It is anticipated that the City will pay for the Admin Program with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City’s obligations (the “Obligations”) will be repaid with incremental property tax revenues derived from the Urban Renewal Area. The total amount of incremental property tax revenues to be applied to the City’s Admin Program for the City’s fiscal years 2027 through 2031 shall not exceed \$500,000, plus any interest expense incurred on the Obligations.

I.

Name of Project: 2027-2031 Greene County Development Corp. Support Program

Date of Council Approval of Project: June 10, 2025

Description of Program: The City Council acknowledges the importance of the Greene County Development Corp. in the ongoing promotion of economic development in the Urban Renewal Area. The City intends to provide economic development support payments to Greene County Development Corp. for a period of five (5) fiscal years. In return for said support payments, Greene County Development Corp. will commit to undertaking efforts to carry out economic development support programs, promotional events, initiatives and activities within the Urban Renewal Area.

Description of Use of TIF: It is anticipated that the City will pay for the Greene County Development Corp. Support Program with a combination of proceeds of internal advances of City funds on-hand and/or through an economic development agreement with negotiated annual appropriation payments. In any case, the City's obligations will be repaid with incremental property tax revenues derived from the Urban Renewal Area. The amount of incremental property tax revenues to be expended by the City in connection with the Greene County Development Corp. Support Program will not exceed \$250,000 over the course of the City's 2027 through 2031 fiscal years, and the City's annual contributions will be determined from year to year.

J.

Name of Project: 2027-2031 Jefferson Matters-Main Street Support Program

Date of Council Approval of Project: June 10, 2025

Description of Program: The City Council acknowledges the importance of the Jefferson Matters-Main Street in the ongoing promotion of economic development in the Urban Renewal Area. The City intends to provide economic development support payments to Jefferson Matters-Main Street for a period of five (5) fiscal years. In return for said support payments, Jefferson Matters-Main Street will commit to undertaking efforts to carry out economic development support programs, promotional events, initiatives and activities within the Urban Renewal Area.

Description of Use of TIF: It is anticipated that the City will pay for the Jefferson Matters-Main Street with a combination of proceeds of internal advances of City funds on-hand and/or through an economic development agreement with negotiated annual appropriation payments. In any case, the City's obligations will be repaid with incremental property tax revenues derived from the Urban Renewal Area. The amount of incremental property tax revenues to be expended by the City in connection with the Jefferson Matters-Main Street will not exceed \$350,000 over the course of the City's

2027 through 2031 fiscal years, and the City's annual contributions will be determined from year to year.

3) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

Constitutional debt limit of the City:	<u>\$18,383,630</u>
Outstanding general obligation debt of the City:	<u>\$</u>
Proposed debt to be incurred in area to be added in connection with this June, 2025 Amendment*:	<u>\$ 4,457,500</u>

*It is anticipated that some or all of the debt incurred hereunder may be made subject to annual appropriation by the City Council.

EXHIBIT A
JEFFERSON URBAN RENEWAL AREA
JUNE, 2025 ADDITION

Certain real property situated in the City of Jefferson, Greene County, State of Iowa bearing Greene County Property Tax Parcel Identification Numbers:

1105400013, 1105391001, 1105391002, 1105391003, 1105400010, 1108201005, 1108130009, 1108130008, 1108130003, 1108130004, 1108130005, 1108130006, 1108130007, 1108134001, 1108134008, 1108134005, 1108134006, 1108134007, 1108201004, 1108138001, 1108138003, 1108138004, 1108201003, 1108138002, 1108179001, 1108179002, 1108179003, 1108179004, 1108251001, 1108251002, 1108251003, 1108251007, 1108251005, 1108251008, 1108276001, 1108183001, 1108183002, 1108252001, 1108252002, 1108252009, 1108252003, 1108252010, 1108183007, 1108183004, 1108183005, 1108183006, 1108184001, 1108252004, 1108252005, 1108252006, 1108252007, 1108192001, 1108192008, 1108193001, 1108253002, 1108252008, 1108252010, 1108192003, 1108192005, 1108192006, 1108197001, 1108197010, 1108197011, 1108197009, 1108198001, 1108253003, 1108253004, 1108253006, 1108253007, 1108253020, 1108253018, 1108253022, 1108253021, 1108253013, 1108253012, 1108253016, 1108253014, 1108253017, 1108276003, 1108276004, 1108276005, 1108276006, 108401006, 1108401007, 1108426006, 1108426007, 1108426005, 1118427006, 1118476004, 1118428001, 1108305001, 1108309005, 1108309002, 1108309004; and

All of the railroad right-of-way located north of certain real property situated in the City of Jefferson, Greene County, State of Iowa and bearing Greene County Property Tax Parcel Identification Numbers 1105400013, 1105391001, 1105391002, and 1105391003; and

All of the public right-of-way of Elm Street situated in the City of Jefferson, Greene County, State of Iowa.

RESOLUTION NO. _____

Resolution Setting Date for Public Hearing on Designation of the Expanded
Jefferson Urban Renewal Area and on Urban Renewal Plan Amendment

WHEREAS, this City Council of the City of Jefferson, Iowa (the "City") by resolution previously established the Jefferson Urban Renewal Area (the "Urban Renewal Area") and adopted an urban renewal plan (the "Plan") for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the "Property") lying within the legal description set out in Exhibit A; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; and

WHEREAS, an amendment (the "Amendment") to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing financial assistance to 203 W Harrison LLC in connection with the construction of new multifamily housing; (b) using tax increment financing to fund the acquisition of certain real property and the development of new City parkland thereon; (c) using tax increment financing to fund the acquisition of certain real property and the development of a new public parking lot thereon; (d) using tax increment financing to fund the acquisition of the Greenwood Community Center to serve as the clubhouse at the Jefferson Municipal Golf Course and constructing improvements at the Jefferson Municipal Golf Course; (e) using tax increment financing to pay the costs of constructing storm water drainage improvements; (f) using tax increment financing to fund the acquisition of certain real property and undertake the demolition of existing buildings and site preparation thereon; (g) using tax increment financing to pay the costs of the E. Lincoln Way Economic Development Local Business Support Program; (h) using tax increment financing to pay the costs of the City's Urban Renewal and Administration Support Program; (i) using tax increment financing to pay the costs of the City's Greene County Development Corp. Support Program; and (j) using tax increment financing to pay the costs of the City's Jefferson Matters-Main Street Support Program; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the expansion of the Urban Renewal Area and on the Amendment;

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

Section 1. This City Council will meet at the City Council Chambers, 220 N. Chestnut Street, Jefferson, Iowa, on June 10, 2025, at 5:30 p.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on the Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in Jefferson, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator, or their designee, is hereby designated as the City's representative in connection with the consultation process which is required under that section of the urban renewal law. It is hereby directed that representatives of Greene County and the Greene County Community School District be invited to participate in the consultation.

Section 4. The proposed Amendment is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

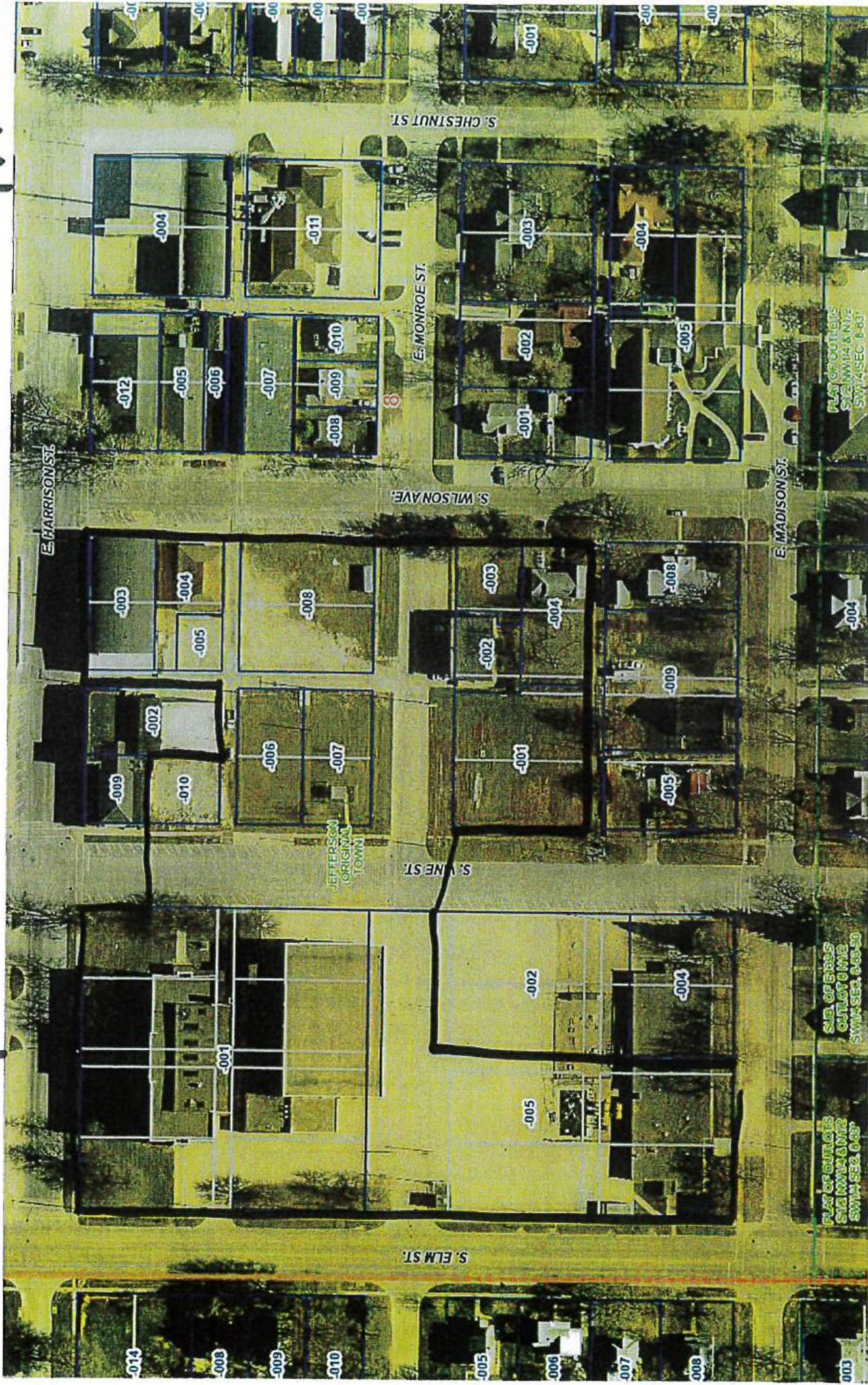
Passed and approved May 13, 2025.

Mayor

Attest:

City Clerk

Redevelopment Area - Blight ↑N



CITY OF JEFFERSON, IOWA
URBAN RENEWAL PLAN
2025 JEFFERSON REDEVELOPMENT URBAN RENEWAL AREA

June, 2025

I. INTRODUCTION

Chapter 403 of the Code of Iowa authorizes cities to establish areas within their boundaries known as “urban renewal areas,” and to exercise special powers within these areas. Urban renewal powers were initially provided to cities in order that conditions of blight and of deterioration within cities might be brought under control. Gradually, urban renewal has been found to be a useful tool, as well, for economic development in previously undeveloped areas and for retention of enterprises and jobs in other areas.

In order to facilitate the use of urban renewal for economic development, in 1985, the Iowa General Assembly amended Chapter 403 to authorize City Councils to create “economic development” areas. An economic development urban renewal area may be any area of a city which has been designated by the City Council as an area which is appropriate for commercial, industrial and/or residential housing enterprises and in which the city seeks to encourage further development.

As an additional expression of the role for local governments in private economic development, the General Assembly also enacted Chapter 15A of the Code of Iowa, which declares that economic development is a “public purpose” and authorizes local governments to make grants, loans, guarantees, tax incentives and other financial assistance to private enterprise. The statute defines “economic development” as including public investment involving the creation of new jobs and income or the retention of existing jobs and income that would otherwise be lost.

An investigation has been conducted the results of which indicate that conditions of blight, as described in Section 403.17(5) of the Code of Iowa exist on certain property situated in the City of Jefferson, Iowa (the “City”), such property being more particularly described on Exhibit A hereto (the “Property”), as a result of the deterioration of private properties, faulty land use and lot layout conditions, dilapidation and developing failure of public infrastructure and utility connections (the “Blighted Conditions”). The Blighted Conditions are further described on Exhibit B hereto. Furthermore, the City Council has determined that need exists to undertake projects for the promotion of economic development on the Property proposed for inclusion in the urban renewal area.

The process by which a blighted and economic development urban renewal area may be created begins with a finding by the City Council that such an area needs to be established within the City. An urban renewal plan is then prepared for the area, which must be consistent with the City’s existing general plan for the development of the City. All other affected taxing entities

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must be notified and given an opportunity to comment on the plan. The City Council must hold a public hearing on the urban renewal plan, following which, the Council may approve the plan.

This document is intended to serve as the Urban Renewal Plan for the 2025 Jefferson Redevelopment Urban Renewal Area (the "Urban Renewal Area") of the City of Jefferson, Iowa (the "City") and will guide the City in alleviating the Blighted Conditions and promoting economic growth through the encouragement of residential, commercial and industrial development in such area as detailed herein. This document is an Urban Renewal Plan within the meaning of Chapter 403 of the Code of Iowa and sets out proposed projects and activities within the Urban Renewal Area.

II. DESCRIPTION OF URBAN RENEWAL AREA

A description of all property (the "Property") that has been included within the Urban Renewal Area is attached hereto as Exhibit A.

III. URBAN RENEWAL OBJECTIVES

The primary objectives for the development of the Urban Renewal Area are:

1. To contribute to a diversified, well-balanced local economy by creating job opportunities and strengthening the property tax base.
2. To assist in providing land and resources for new and expanded residential development in a manner that is efficient from the standpoint of providing municipal services.
3. To stimulate through public action and commitment, private investment in residential, commercial and industrial development through the use of various federal, state and local incentives, including tax increment financing.
4. To provide municipal infrastructure, services and facilities that enhance possibilities for economic development and community attractiveness to private enterprise and alleviate the Blighted Conditions
5. To undertake projects, both public and private, targeted at the alleviation of the Blighted Conditions.
6. To help finance the cost of streets, water, sanitary sewer, storm sewer, or other public improvements in support of new residential, commercial and industrial development.
7. To provide a more marketable and attractive investment climate.
8. To increase the number of housing units in the City that are safe, attractive and comfortable.
9. To provide public facilities to enhance City services and enhance the economic attractiveness of the community.

10. To alleviate conditions of slum and blight in the Urban Renewal Area.

IV. URBAN RENEWAL PROJECTS AND ACTIVITIES

The following types of activities are examples of the specific actions which may be undertaken by the City within the Urban Renewal Area:

1. Preparation of plans related to the development and implementation of the Urban Renewal Area and specific urban renewal projects.
2. Construction of public improvements and facilities, including streets, public utilities or other facilities in connection with an urban renewal project.
3. Construction of buildings or specific site improvements such as grading and site preparation activities, access roads and parking, railroad spurs, fencing, utility connections, and related activities.
4. Acquisition, preparation and disposition of property for development and/or redevelopment.
5. Making available, as appropriate, financing for development projects, including conventional municipal borrowing and tax increment financing resulting from increased property values in the Urban Renewal Area.
6. Pursuant to state law, provision of direct financial assistance, including grants, loans and tax increment rebate agreements, to private persons engaged in economic development, in such form and subject to such conditions as may be determined by the City Council.

V. SPECIFIC URBAN RENEWAL PROJECTS

The City has determined to undertake the following initiatives in the Urban Renewal Area as economic development urban renewal projects:

A.

Name of Project: Middle School Building Redevelopment Project

Date of Council Approval of Project: June 10, 2025

Description of the Project and Project Site: 203 W Harrison LLC (the "Developer") has undertaken the redevelopment (the "Redevelopment Project") of a former middle school building situated at 203 W. Harrison Street in the Urban Renewal Area into a multifamily housing complex.

The Redevelopment Project will alleviate certain Blighted Conditions in the Urban Renewal Area, prevent the spread of blighted conditions in the Urban Renewal Area and facilitate economic development in the Urban Renewal Area.

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The costs incurred by the City in providing financial assistance to the Developer will include legal and administrative fees (the "Admin Fees") in an amount not to exceed \$7,500.

Description of Use of TIF for the Project: The City intends to enter into a development agreement (the "Agreement") with the Developer with respect to the construction of the completed Redevelopment Project and to provide an economic development forgivable loan (the "Forgivable Loan") to the Developer thereunder. The Forgivable Loan will be funded with borrowed funds and/or internal advances of City funds on hand. In any case, the City's obligations (the "Obligations") may be repaid with incremental property tax revenues to be derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues to repay the Obligations will not exceed \$300,000, plus the Admin Fees and any interest expense incurred on the Obligations.

B.

Name of Project: Parkland Development Project

Date of Council Approval of Project: June 10, 2025

Description of Project and Project Site: The City will undertake the acquisition of certain real property situated at 203 W. Harrison Street and 204 W. Madison Street (the "City Parkland Property") in the Urban Renewal Area. The Parkland Development Project will involve the demolition and removal of existing hardscape improvements on the City Parkland Property, followed by the development and installation of new green space, landscaping, and associated park amenities for use as a City Park.

The Parkland Development Project will alleviate certain Blighted Conditions in the Urban Renewal Area, prevent the spread of blighted conditions in the Urban Renewal Area and encourage future economic development in the Urban Renewal Area.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Parkland Development Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Parkland Development Project will not exceed \$250,000, plus any interest expense incurred by the City on the Obligations.

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C.

Name of Project: Public Parking Lot Development Project

Date of Council Approval of Project: June 10, 2025

Description of Project and Project Site: The City will undertake the acquisition of certain real property situated at 213 S. Vine Street, 215 S. Vine Street and 214 S. Wilson Street (the "City Parkland Property") in the Urban Renewal Area. The Public Parking Lot Development Project will involve construction of parking facilities, including lighting, landscaping, and other site amenities to serve as public parking lot.

The Public Parking Lot Development Project will alleviate certain Blighted Conditions in the Urban Renewal Area, prevent the spread of blighted conditions in the Urban Renewal Area and encourage future economic development in the Urban Renewal Area.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the Public Parking Lot Development Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the Parkland Development Project will not exceed \$200,000, plus any interest expense incurred by the City on the Obligations.

D.

Name of Program: Urban Renewal Administration and Professional Support Program (the "Admin Program")

Date of Council Approval of Program: June 10, 2025

Description of Program: The City will provide administrative and professional support to its urban renewal projects and initiatives in the City's 2027 through 2031 fiscal years. This support will include planning, staffing, grant writing and administration, document support, record management, site recertification, accounting, legal services and such other services as are necessary to carry out and effectuate the urban renewal initiatives and objectives of the City.

Description of Use of TIF: The City's annual contributions to the Admin Program will be determined from year to year. It is anticipated that the City will pay for the Admin Program with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. The total amount of incremental property tax revenues to be applied to the City's Admin Program for the City's fiscal years 2027 through 2031 shall not exceed \$125,000, plus any interest expense incurred on the Obligations.

E.

Name of Project: 2027-2031 Greene County Development Corp. Support Program

Date of Council Approval of Project: June 10, 2025

Description of Program: The City Council acknowledges the importance of the Greene County Development Corp. in the ongoing promotion of economic development in the Urban Renewal Area. The City intends to provide economic development support payments to Greene County Development Corp. for a period of five (5) fiscal years. In return for said support payments, Greene County Development Corp. will commit to undertaking efforts to carry out economic development support programs, promotional events, initiatives and activities within the Urban Renewal Area.

Description of Use of TIF: It is anticipated that the City will pay for the Greene County Development Corp. Support Program with a combination of proceeds of internal advances of City funds on-hand and/or through an economic development agreement with negotiated annual appropriation payments. In any case, the City's obligations will be repaid with incremental property tax revenues derived from the Urban Renewal Area. The amount of incremental property tax revenues to be expended by the City in connection with the Greene County Development Corp. Support Program will not exceed \$65,000 over the course of the City's 2027 through 2031 fiscal years, and the City's annual contributions will be determined from year to year.

F.

Name of Project: 2027-2031 Jefferson Matters-Main Street Support Program

Date of Council Approval of Project: June 10, 2025

Description of Program: The City Council acknowledges the importance of the Jefferson Matters-Main Street in the ongoing promotion of economic development in the Urban Renewal Area. The City intends to provide economic development support payments to Jefferson Matters-Main Street for a period of five (5) fiscal years. In return for said support payments, Jefferson Matters-Main Street will commit to undertaking efforts to carry out economic development support programs, promotional events, initiatives and activities within the Urban Renewal Area.

Description of Use of TIF: It is anticipated that the City will pay for the Jefferson Matters-Main Street with a combination of proceeds of internal advances of City funds on-hand and/or through an economic development agreement with negotiated annual appropriation payments. In any case, the City's obligations will be repaid with incremental property tax revenues derived from the Urban Renewal Area. The amount of incremental property tax revenues to be expended by the City in connection with the Jefferson Matters-Main Street will not exceed \$65,000 over the course of the City's 2027

through 2031 fiscal years, and the City's annual contributions will be determined from year to year.

VI. LAND USE PLAN AND PROPOSED DEVELOPMENT

The City has adopted a Comprehensive Land Use Plan which guides the establishment of commercial, residential and industrial land uses throughout the incorporated area. Land use in the Urban Renewal Area will be carried out in a manner that will maintain consistency with the Comprehensive Land Use Plan.

VII. TAX INCREMENT FINANCING

In order to assist in the development or retention of private enterprises, the City may be requested to acquire land, construct public improvements or provide economic development loans, grants or other tax incentives for the benefit of private enterprises in order to enhance the value of property in the Urban Renewal Area. As part of the Urban Renewal Area, the City will adopt an ordinance to create a tax increment district (the "TIF District"), within which the property taxes eventually paid by new private development may be used to pay costs of urban renewal projects for these types of activities, including reimbursing the City or paying debt service on obligations issued by the City. The use of these tax revenues is known as tax increment financing ("TIF").

Depending upon the date upon which the TIF District is legally established and the date on which debt is initially certified within the TIF District, an original taxable valuation is established for the property within the TIF District, which is known as the "base valuation." The "base valuation" is the assessed value of the taxable property in the TIF District as of January 1 of the calendar year preceding the calendar year in which the City first certifies the amount of any debt payable from TIF revenues to be generated within that TIF District. When the value of the property inside the TIF District increases by virtue of new construction or any other reason, the difference between the base valuation and the new property value is the "tax increment" or "incremental value."

Procedurally, after tax increment debt has been incurred for the financing of improvements within the TIF District or for the payment of economic development incentives to private entities, property taxes levied by all local jurisdictions (city, county, school, area college) against the incremental value, with the exception of taxes levied to repay current or future debt incurred by local jurisdictions and the school district instructional support and physical plant and equipment levies, are allocated by state law to the City's tax increment fund rather than to each local jurisdiction. These new tax dollars are then used to pay principal and interest on any tax increment debt incurred or to pay the costs of projects in the Urban Renewal Area.

VIII. EFFECTIVE PERIOD

This Urban Renewal Plan will become effective upon its adoption by the City Council and will remain in effect until it is repealed by the City Council. The collection of incremental property taxes in the Urban Renewal Area will continue for the maximum number of years

authorized by Chapter 403 of the Code of Iowa unless otherwise determined by action of the City Council.

IX. PLAN AMENDMENTS

This Urban Renewal Plan may be amended in accordance with the procedures set forth in Chapter 403 of the Code of Iowa to, for example, change the project boundaries, modify urban renewal objectives or activities, or to carry out any other purposes consistent with Chapter 403 of the Code of Iowa.

X. FINANCIAL INFORMATION

CITY DEBT INFORMATION

- | | |
|--|--------------|
| 1. Current constitutional debt limit: | \$18,383,630 |
| 2. Outstanding general obligation debt: | \$ |
| 3. Proposed amount of TIF debt
to be incurred*: | \$ 1,012,500 |

*Some or all of the debt incurred hereunder may be subject to annual appropriation by the City Council.

EXHIBIT A
LEGAL DESCRIPTION
2025 JEFFERSON REDEVELOPMENT URBAN RENEWAL AREA

Certain real situated in the City of Jefferson, Greene County, State of Iowa bearing Greene County Property Tax Parcel Identification numbers: 1108305001, 1108309005, 1108306010, 1108306006, 1108306007, 1108306003, 1108306004, 1108306005, 1108306008, 1108310001, 1108310002, 1108310003, and 1108310004; and

All of the public right-of-way of S. Vine Street situated in the City of Jefferson, Greene County, State of Iowa; and

All of the public right-of-way of E. Monroe Street situated in the City of Jefferson, Greene County, State of Iowa.

RESOLUTION NO. _____

Resolution Setting Date for a Public Hearing on Designation of the 2025 Jefferson
Redevelopment Urban Renewal Area and on Urban Renewal Plan and Project

WHEREAS, a proposal has been made which shows the desirability of designating certain real property situated in the City of Jefferson, Iowa (the "City") as the 2025 Jefferson Redevelopment Urban Renewal Area (the "Urban Renewal Area") in order to facilitate projects for the promotion of economic development and the alleviation of blighted conditions, pursuant to the provisions of Chapter 403, Code of Iowa; and

WHEREAS, under the proposal, the real property (the "Property") described on Exhibit A hereto would be designated as the Urban Renewal Area; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this designation; and

WHEREAS, a proposed urban renewal plan (the "Plan") has been prepared for the governance of projects and initiatives to be undertaken in the Urban Renewal Area and which authorizes certain initial urban renewal projects to be undertaken therein consisting of (i) providing financial assistance to 203 W Harrison LLC in connection with the construction of new multifamily housing; (ii) using tax increment financing to fund the acquisition of certain real property and the development of new City parkland thereon; (iii) using tax increment financing to fund the acquisition of certain real property and the development of a new public parking lot thereon; (iv) using tax increment financing to pay the costs of the City's Urban Renewal and Administration Support Program; (v) using tax increment financing to pay the costs of the City's Greene County Development Corp. Support Program; and (vi) using tax increment financing to pay the costs of the City's Jefferson Matters-Main Street Support Program; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the Urban Renewal Area and on the Plan;

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

Section 1. This City Council will meet at the City Council Chambers, 220 N. Chestnut Street, Jefferson, Iowa, on June 10, 2025, at 5:30 p.m., at which time and place it will hold a public hearing on the designation of the proposed Urban Renewal Area described in the preamble hereof and on the proposed Plan for said Urban Renewal Area.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached to this resolution, which publication shall be made in a legal newspaper of general circulation in the City, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for the hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator, or his designee, is hereby designated as the City's representative in connection with the consultation process which is required under that section of the urban renewal law. It is hereby directed that

representatives of Greene County and the Greene County Community School District be invited to participate in the consultation.

Section 4. The Plan is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved May 13, 2025.

Mayor

Attest:

City Clerk

AMENDMENT THREE
TO
GRANT AGREEMENT BETWEEN
THE IOWA ECONOMIC DEVELOPMENT AUTHORITY
AND
CITY OF JEFFERSON

AGREEMENT NUMBER: 22-ARPDH-027
AMENDMENT NUMBER: THREE
EFFECTIVE DATE: MAY 1, 2025

WHEREAS, the City of Jefferson, Iowa, 220 N. Chestnut Street, Jefferson, Iowa 50129 ("Subrecipient") applied for and was awarded a grant through the Downtown Housing Grant Program ("Grant") administered by the Iowa Economic Development Authority, 1963 Bell Avenue, Suite 200, Des Moines, Iowa 50315 ("Authority" or "IEDA") for financial assistance to complete the "Historic Jefferson High School Housing Conversion" ("Project"); and

WHEREAS, on August 15, 2022, IEDA and Subrecipient entered into that certain Grant Agreement between the Iowa Economic Development Authority and City of Jefferson, Agreement Number 22-ARPDH-027 ("Grant Agreement") setting out the terms and conditions of the Grant; and

WHEREAS, IEDA and Subrecipient subsequently executed Amendment One to Grant Agreement between the Iowa Economic Development Authority and City of Jefferson ("Amendment One"), which Amendment One was effective March 1, 2024; and

WHEREAS, IEDA and Subrecipient subsequently executed Amendment Two to Grant Agreement between the Iowa Economic Development Authority and City of Jefferson ("Amendment Two"), pursuant to which the term of the Grant Agreement was extended to December 31, 2025; and

WHEREAS, the source of funds for the Grant is funds allocated to the State of Iowa pursuant to the American Rescue Plan Act of 2021, Pub. L. No. 117-2 (March 11, 2021) (the "Act"), specifically Subtitle M – Coronavirus State and Local Fiscal Recovery Funds, Section 9901 of the Act (the "Award");

WHEREAS, under the U.S. Department of the Treasury Coronavirus State Fiscal Recovery Fund Award Terms and Conditions signed by the Director of the Iowa Department of Management ("Recipient") on July 1, 2021, the period of performance for the Award ends on December 31, 2026; and

WHEREAS, IEDA's authority to disburse Award funds expires on December 31, 2026 and, after that date, IEDA cannot disburse Grant funds; and

WHEREAS, under the terms Article 3.3 of the Grant Agreement, as amended, Subrecipient is required to submit the final draw request, complete the construction free of liens, and close permanent financing no later than the final reimbursement deadline, September 20, 2025; and

WHEREAS, the developer for Subrecipient's project has not yet commenced construction of the Project; and

WHEREAS, in a letter dated July 31, 2024, a copy of which is attached hereto, the IEDA informally approved the developer's proposed timeline for completing the Project:

August 31, 2024: Deadline to obtain approval by State Historic Preservation Office of Part 2 application for the Historic Preservation Tax Credit Program
December 31, 2024: All funds obligated
July 31, 2025: Complete construction

WHEREAS, the developer met the deadline for approval of the Part 2 application. However, the developer will not complete construction by July 31, 2025 and has submitted the following updated timeline for completion of the Project:

Commencement of Construction: June 1, 2025
Project Completion Date: June 30, 2026
Certificate of Occupancy issued by August 1, 2026; and

WHEREAS, IEDA is willing to amend the Grant Agreement, provided that the developer acknowledges and agrees in writing to the terms of this Amendment Three to Grant Agreement Between the Iowa Economic Development Authority and City of Jefferson ("Amendment Three").

NOW, THEREFORE, pursuant to Article 8.1.1 of the Grant Agreement, as amended, IEDA and Subrecipient agree to amend the Grant Agreement, as amended, as follows:

1. Page 1, TERM OF AGREEMENT:

June 14, 2022 – June 14, 2024 ~~December 31, 2025~~ November 30, 2026

2. Page 3, DEADLINE FOR FINAL DRAW REQUEST:

The Subrecipient shall submit draw requests, ~~complete the construction free of liens, and have closed the permanent financing by no later than the final disbursement deadline, September 30, 2025~~ September 1, 2026.
Failure to request disbursement of all grant funds by that date may shall result in forfeiture of the Grant and repayment of all funds disbursed to

Subrecipient. IEDA is under no obligation to disburse funds to the Subrecipient if the final draw is submitted after September 30, 2025.

3. Page 6, USE OF GRANT FUNDS/TIMEFRAMES:

5.6.2 Project Construction shall commence no later than 6 months after award date June 1, 2025. Failure to commence construction by that date shall result in forfeiture of the Grant and repayment of all funds disbursed to Subrecipient.

5.6.3 The Subrecipient acknowledges and agrees that funds for this Grant are provided by the State and Local Fiscal Recovery Fund (SLFRF), part of the American Rescue Plan. SLFRF requires that all costs be incurred by Recipient during the period beginning March 3, 2021 and ending December 31, 2024. **Therefore, costs incurred prior to March 3, 2021 and costs incurred by Recipient after December 31, 2024 are not eligible uses of these funds.** The period of performance for SLFRF funds runs until December 31, 2026, which will provide the Subrecipient an additional two years during which they may expend funds for costs incurred (i.e. obligated) by Subrecipient by December 31, 2024-6. However, Subrecipient acknowledges and agrees that IEDA is under no obligation to disburse funds to Subrecipient if the final draw request is submitted after September 1, 2026. Any Grant funds not obligated or expended within these timeframes must be returned to the State. The Subrecipient acknowledges and agrees that it will be held accountable to these funding timeframes and that it will submit the final draw request by no later than September 1, 2026. Failure to submit the final draw request by that date shall result in forfeiture of the Grant and repayment of all funds disbursed to Subrecipient.

5.6.4 Subrecipient shall complete construction of the Project free of liens and have closed the permanent financing June 30, 2026. Failure to complete construction of the Project free of liens and/or failure to close permanent financing by June 30, 2026 shall result in forfeiture of the Grant and repayment of all funds disbursed to Subrecipient.

4. Except as revised above and as described in Amendment 1 and Amendment 2, the terms, provisions, and conditions of the Grant Agreement effective August 15, 2022 remain in full force and effect.

Signature Page Follows

The parties have caused their respective representatives to execute this Grant Agreement Three.

FOR CITY OF JEFFERSON, IOWA, SUBRECIPIENT:

FOR IEDA:

SIGNATURE

Deborah Durham, Director

PRINT/TYPE NAME, TITLE

DATE

DATE

Certification and Acknowledgement of Terms

I, Chris Deal, the Developer for the Subrecipient's Project, state as follows:

1. I have read the Grant Agreement, Amendment One, and Amendment Two described above and Amendment Three to which this Certification and Acknowledgement of Terms is attached.

2. I understand and acknowledge that IEDA cannot disburse funds after December 31, 2026 and that IEDA is under no obligation to disburse funds to Subrecipient if Subrecipient submits the final draw request after September 1, 2026.

3. I agree as follows:

a. Construction will commence no later than June 1, 2025;

b. The Project will be completed no later than June 30, 2026;

c. I will have a Certificate of Occupancy by no later than August 1, 2026;

d. By no later than August 15, 2026, I will submit documentation to the Subrecipient that is sufficient to meet requirements as described in the Grant Amendment, as amended, for disbursement of reimbursement of costs incurred to complete the Project in compliance with the Grant Agreement, as amended;

5. I understand and acknowledge that, if any of the deadlines set out above is not met, Subrecipient forfeits the Grant and will be required to immediately repay to IEDA all funds disbursed to Subrecipient under the Grant Agreement, as amended.

6. I hereby certify and affirm that the statements above are true and correct in all material respects.

Chris Deal

DATE

RESOLUTION NO. _____

A RESOLUTION APPROVING AMENDMENT THREE TO GRANT
AGREEMENT BETWEEN THE IOWA ECONOMIC DEVELOPMENT
AUTHORITY AND CITY OF JEFFERSON

WHEREAS, the City of Jefferson entered into a Grant Agreement with Iowa Economic Development Authority ("IEDA") on August 15, 2022, in order to facilitate funds for the rehabilitation of the property located at 203 W. Harrison St., Jefferson, IA (the "Property"); and

WHEREAS, Grant Agreement governed the awarding of funds under the Coronavirus State and Local Fiscal Recovery Funds program ("SLFRF"), and has been amended twice since it was originally signed; and

WHEREAS, the parties desire to amend the Grant Agreement to provide for changes to the term and various deadlines, all as provided in Amendment Three to Grant Agreement Between the Iowa Economic Development Authority and City of Jefferson (the "Third Amendment"), a draft copy of which is attached hereto.

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

Section 1. The proposed Third Amendment to the Agreement is hereby approved.

Section 2. 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 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 May 13, 2025.

Craig Berry, Mayor

Attest:

Roxanne Gorsuch, City Clerk

City of Jefferson

Façade Rehabilitation Program Application

Purpose:

The purpose of this grant program is to assist business/building owners within the City of Jefferson Main Street District to strengthen their neighborhood's appearance, to promote the area to visitors, and to improve the quality of life.

Eligible Applicants:

- ♦ Eligible applicants are building owners in the City of Jefferson Main Street District who are committed to the Historical District.

Eligible Projects to be Considered for Funding:

- ♦ Projects that correct violations of the current International Property Maintenance Code.
- ♦ Projects for facade improvements only.

Funding Requirements:

- ♦ Grant funds are available on a reimbursement basis only.
- ♦ Grants will generally be awarded on a 50/50 cash match basis.
- ♦ Building design and materials must be approved by Facade Review Committee.
- ♦ Before and after pictures are required for funding.
- ♦ Projects must abide by the City of Jefferson Downtown Building Design Guidelines
- ♦ Projects may be required to obtain design assistance through Main Street Iowa.
- ♦ Large projects must submit building renderings of design.

Applicant Information

Organization Name: Greene County Historical Society Project Name: Facade Renovation
Contact Person: Mike & Dianne Piepel Mailing Address: PO Box 435 Jefferson Iowa 50129
City, State, Zip: Jefferson Iowa 50129 Daytime Phone Number: 515-386-2873
Fax: _____ E-mail: mdpp1@netins.net
Total Project Cost: \$ 41,100 Amount requesting from this grant program: \$ 41,100
Project Address: 219 east lincolnway Jefferson Iowa 50129
Project Description: Removal and replacement of six windows, retriming, reframing inside and outside of front to include performance & appearance of the facade.

The Facade Review Committee will make final recommendations to the City Council regarding which projects should be funded. However, they will solicit input by utilizing, the City Engineer, City Department Staff, and/or City Council Members.

For More Information/Questions:

Contact the City Administrator or Building Official at 515-386-3111.

DESIGN CONCEPT PROPOSAL

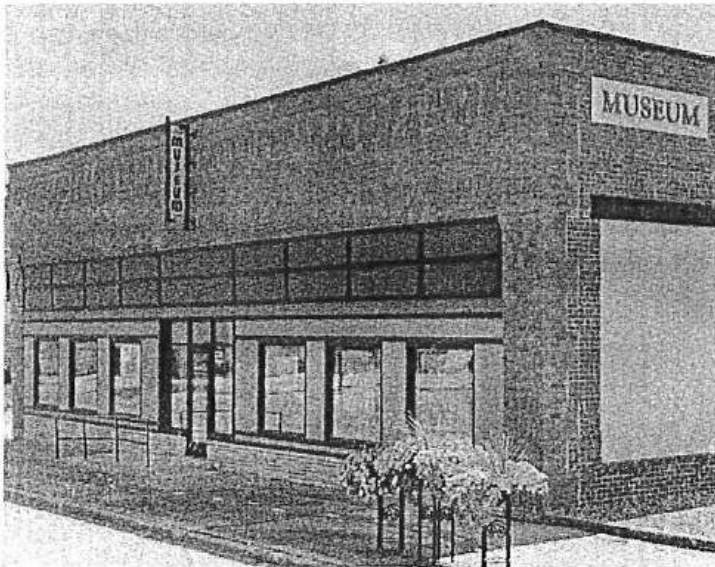
March 28, 2025

Greene County Museum, 219 E Lincoln Highway, IA

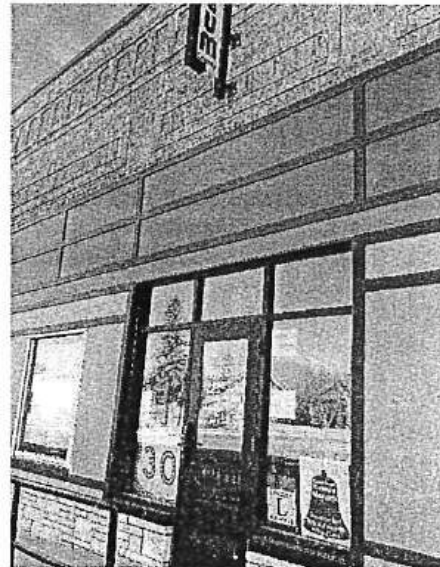
Project #02025



Design recommendations are based upon field inspection during the site visit and/or information provided by the owner/tenant and are conceptual only. They are not intended for construction purposes. Additional consultation, or the use of specialized consultants including a licensed architect or engineer, may be required for additional design development and for individual issues or concerns. Prior to beginning any work, consult with local officials to ensure compliance with local codes and ordinances.



Corner view of existing façade.



Close-up of infill paneling and trim.

NOTES

219 E Lincoln Way is a single-story historic building originally used as an auto garage and show room. The buildings' large storefront windows were infilled. A DTR façade project removed the fixed shake awning and re-sided the infilled storefront sections with frame-and-panel cement board. The six front windows are currently leaking which has damaged the interior drywall and framing around the window penetrations. The Purpose of this proposal is to recommend treatments for the replacement of the storefront windows.

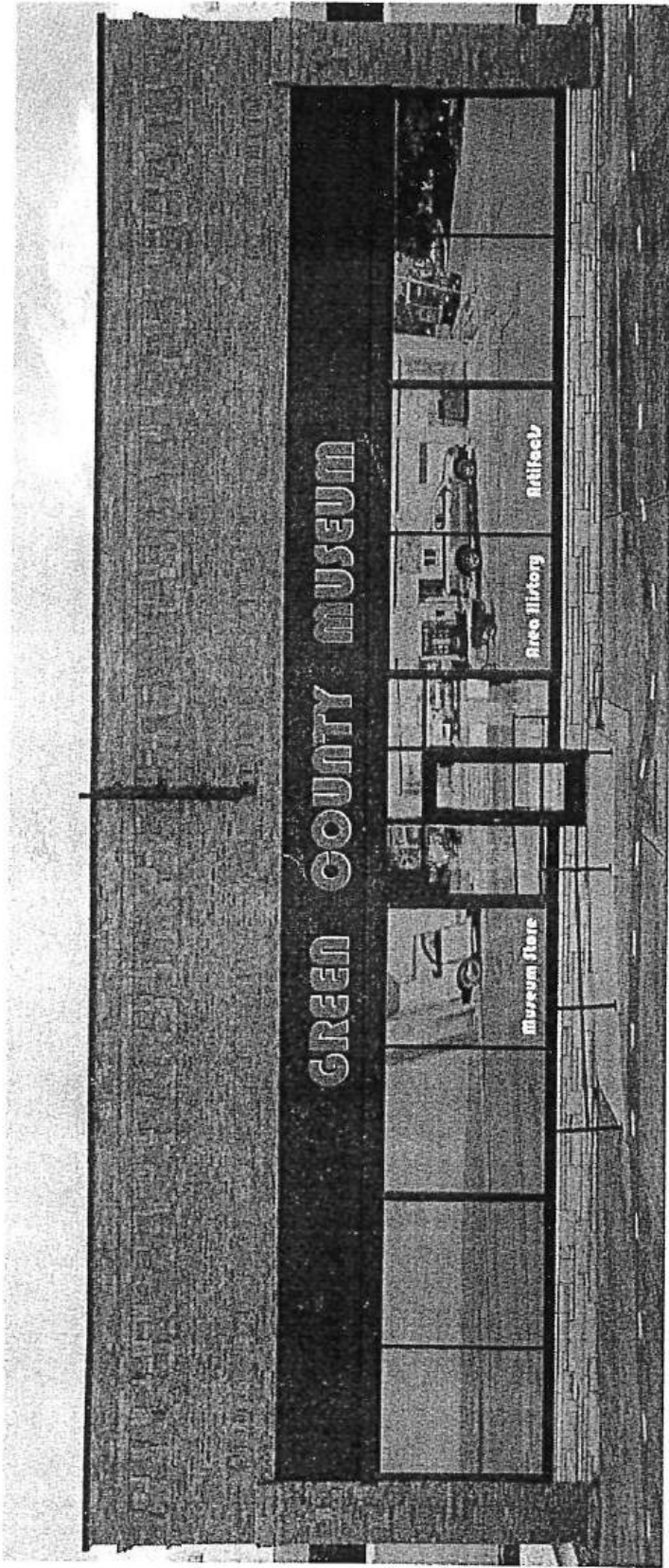
- The original storefront has been inappropriately infilled. The need to replace the existing windows presents an opportunity to complete a more appropriate façade improvement, more in keeping with the building's architecture. Additionally, proper commercial grade storefront windows will improve natural lighting and reduce quantity of potential failure points where water can infiltrate. There are two options shown in the renderings.
 - Option A – shows removal of storefront infill (from masonry pier to masonry pier on right and left and bulkhead to lintel from bottom to top) and installation of new storefront windows to fill the openings. We recommend commercial storefront windows in a black or dark bronze finish as shown. The storefront windows can be installed as a single system, simplifying installation. Due to the existing ceiling height, the infill in the transom band is

retained and utilized for museum signage. We recommend removing unnecessary trim from the transom panel for a cleaner appearance. Align vertical trim with established vertical elements in the storefront as shown to create a more intentional, polished, and high-quality appearance. Use smooth-faced cement board for paneling and trim.

- Option B – retains the existing window openings. We recommend lowering the sill height to eliminate the small infill panel below the windows. We recommend commercial storefront windows in a black or dark bronze finish as shown.
- The lintel dividing the transom section from the storefront window area (green in the existing design) is currently recessed from the trim. Traditionally, the lintel would be proud of the windows with the windows inset from the lintel. The current configuration results in a lack of dimensionality on the façade and creates opportunity for water infiltration behind the trim. We recommend building out the lintel area past the face of the trim and adding metal flashing with a drip edge above. This will both improve performance and appearance of the façade.
- There are large, infilled windows on the west and east elevations of the building. We recommend installing new commercial windows in black or dark bronze to fill the entire masonry opening. Alternatively, the infill areas can be used for signage or murals.
- We recommend removing the shake awning from above the window on the east side of the building.
- Add additional signage. The existing projecting sign has good visibility from along Lincoln Street but cannot be seen when the entrance is viewed head-on. Additional signage on the sign band area (traditionally transom area) will improve visibility and help define the primary entrance. Vinyl graphics on the windows are a good way to promote museum offerings, key exhibits gift shop, etc. Special events and seasonal exhibits can be promoted with temporary postings in the windows.

Main Street Iowa recommendations follow the Secretary of Interior's Standards for the rehabilitation of historic buildings. Additional information on technical guidance can be found in Preservation Briefs prepared by the National Park Service.

Main Street Iowa design staff is available to provide continued assistance as the project progresses. Please contact Sarah Lembke (515.348.6181 or sarah.lemcke@iowaeda.com) or Keegan Hall (515. 348.6186 or keegan.hall@iowaeda.com) with any questions, requests for technical information or project updates.



CONCEPT RENDERING OF OPTION A

Drawing showing new storefront windows and sign band in black/dark bronze. Large signage on the transom sign band increases visibility of the museum and identifies the entrance. Window graphics highlight museum offerings.



DESIGN CONCEPT

Project #02025

219 Lincoln Highway, Jefferson, IA

Date: March 28, 2025

Proposal
Nepple Construction Co.
PO Box 526

Glidden, Ia 51443

Phone: 712-830-2646

Office Phone and Fax 712-659-9928

Email: nepple703@gmail.com

Date : April 4, 2025

Submitted To: Barbie By The Bell

Put plastic up to control dust

Take out some drywall to check and replace 2 x 4's that are rotten

Take out some plywood on outside to replace existing rotten 2 x 4's and replace

Put up new flashing above plywood with it cut into stone or brick and caulk

Put new steel on exterior as per sample - this includes all new flashing where needed after windows are installed

Tyvek will be installed before siding

New drywall where needed, taped and finish

New primer and paint, owner pick color

New trim where needed inside stain and varnish and install

Clean up as needed

No electrical included

Total Cost \$41,100.00

Thank you, Al Nepple

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications above involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tomado and other necessary insurance.

LB

RESOLUTION NO. _____

A RESOLUTION APPROVING A FAÇADE REHABILITATION GRANT FOR
219 EAST LINCOLNWAY

WHEREAS, the City of Jefferson, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Jefferson Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, the Jefferson Urban Renewal Plan, as amended, provides that eligible urban renewal projects include the City providing matching funds for façade rehabilitation projects in the downtown area; and

WHEREAS, Greene County Historical Society (the "Applicant") has submitted an application for a façade rehabilitation grant in the amount of \$41,100.00, which amount is a portion of the estimated cost of a façade rehabilitation project (the "219 East Lincoln Way Façade Renovation") that is part of a larger project to improve and remodel the building located at 219 East Lincoln Way, Jefferson, IA, by removing and replacing six windows, retrimming and reframing the inside and outside of the front to include performance and appearance of the façade.

WHEREAS, Chapter 15A of the Code of Iowa ("Chapter 15A") declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors.

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

Section 1. Pursuant to the factors listed in Chapter 15A, the Council hereby finds that:

- (a) The 219 East Lincoln Way Façade Renovation will promote diversity and generate new opportunities for the Jefferson and Iowa economies;
- (b) The 219 East Lincoln Way Façade Renovation will generate public gains and benefits, particularly in improved and enhanced tourism, which are warranted in comparison to the amount of the proposed incentive.

Section 2. The Council further finds that a public purpose will reasonably be accomplished by providing the requested façade rehabilitation grant to the Applicant.

Section 3. The façade rehabilitation grant application of the Applicant in the amount of \$41,100.00 is hereby approved and the Mayor, City Administrator, and City Clerk are hereby authorized and directed to take such actions as may be necessary to carry out the provisions of the grant and the façade grant program.

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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 May 13, 2025.

Craig J. Berry, Mayor

Attest:

Roxanne Gorsuch, City Clerk

AIRPORT STATE FUNDING APPLICATION

Airport Name: Jefferson Municipal Airport

Airport Sponsor Name: City of Jefferson

Contact Person: Scott Peterson Title: City Administrator

Address: 220 North Chestnut Street

City: Jefferson State: IA ZIP Code: 50129-1900

Daytime Phone: 515-386-3111 E-mail: scottp@cityofjeffersoniowa.org

FAX: 515-386-4671

Project Description: If applying for more than one project, list in order of priority. A separate project application data sheet is needed for each project.				
	Project Type	Total Project Amount	State Amount Requested	Percent State Share
Existing Fuel Farm Area Apron Pavement Reconstruction	AIP	\$320,000.00	\$240,000.00	75%

The sponsor certifies that the information contained in this application is accurate and complete to the best of his/her knowledge.

City Administrator

Signature of Authorized Sponsor's Representative _____ Title _____

Scott Peterson _____ Date: 05/13/2025

Typed Name

e-Mail the signed application to: Shane.Wright@iowadot.us

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AIRPORT STATE FUNDING APPLICATION
PROJECT DATA SHEET

Fiscal Year: 2026

Submit a separate data sheet for each project.

Airport:	Jefferson Municipal Airport	Date:	05/13/2025
Funding Program:	<input checked="" type="checkbox"/> Airport Improvement Program (AIP) Commercial Service Vertical Infrastructure Program (CSVI) General Aviation Vertical Infrastructure Program (GAVI)		
Project Description:	Existing Fuel Farm Apron Pavement Reconstruction		
Engineering Firm (If unknown, write unknown):	Bolton & Menk		

Shown on current Airport Layout Plan (ALP) ☒ Yes ☐ No Current ALP Date: Sketch:

Project Justification
(Include detailed information and data to support need):

As a part of Fuel Farm Improvement Project being funded by the FAA, the removal of the existing fuel tanks and replacement of the pavement at the existing fuel farm location is not considered FAA AIP eligible. Both of these items are required to happen to allow for the full turning movements of Group II aircraft as determined by the FAA. Group II aircraft are serviced by the airport by adding Jet A fuel as part of the FAA project. Additionally, this project will look at replacing pavement to the west of the existing fuel farm, which will be the new location for fueling aircraft from the proposed fuel farm. This pavement currently has a transverse grades well outside of what would be considered for apron paving (roughly 3.5%-4.5%). These grades are steeper than the normally allowed grades for aprons, however due to FAA funding limitations beyond the airports entitlement allocations, additional funding to replace this pavement could not be obtained from the FAA at this time. These grades would not be conducive to fueling an aircraft in a parked position as the tanks will not be able to be filled to full due to the pavement grades. Replacing this pavement to a more appropriate grade allows for smoother taxiing grades and apron pavement that is more consistent with the current FAA guidelines for slope in the area. The FAA project is moving forward to construction in the late Fall 2025 with a completion in the spring of 2026. Your funds would be utilized to supplement this ongoing project to provide for an overall better project for the Jefferson Municipal Airport.

Detailed Cost Estimate
(Attach separate sheet if necessary):

See attached cost estimate

	Amount	Percentage
Total Project Cost:	\$320,000.00	100%
Local Share:	\$80,000.00	25%
Requested State Share:	\$240,000.00	75%

_____ Signature
_____ City Administrator
_____ Sponsor's Title

Please e-mail the signed application to: Shane.Wright@iowadot.us

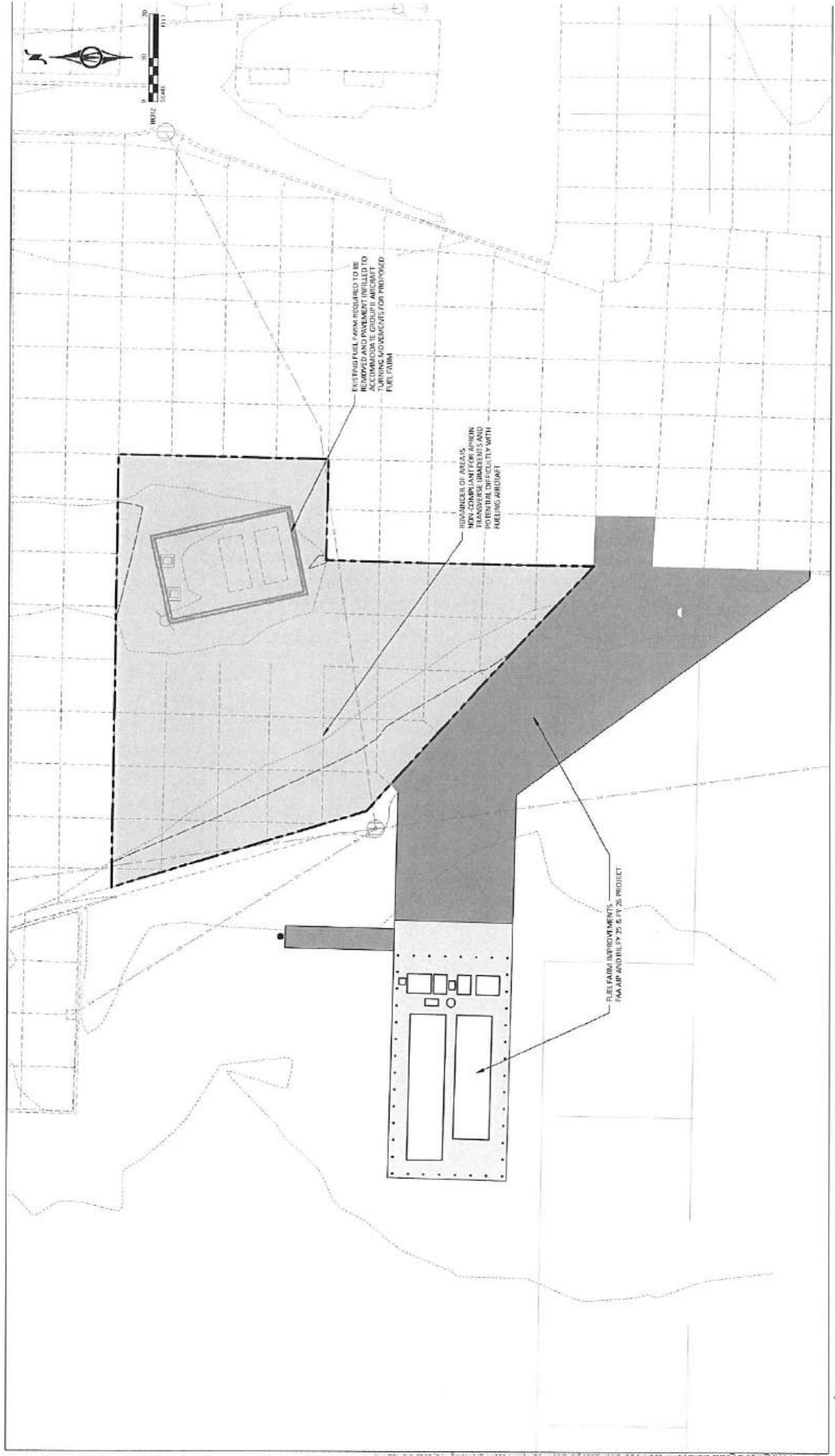
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Real People. Real Solutions.

EXISTING FUEL FARM AREA APRON PAVEMENT RECONSTRUCTION										
No.	ITEM	QTY	UNIT	UNIT PRICE	TOTAL	Federal	0%	State	75%	Local
1	MOBILIZATION	1	LS	\$ 40,000.00	\$ 40,000.00	\$ -	-	\$ 30,000.00	\$ -	\$ 10,000.00
2	TRAFFIC CONTROL	1	LS	\$ 2,500.00	\$ 2,500.00	\$ -	-	\$ 1,875.00	\$ -	\$ 625.00
3	CONSTRUCTION SURVEY	1	SY	\$ 5,000.00	\$ 5,000.00	\$ -	-	\$ 3,750.00	\$ -	\$ 1,250.00
4	REMOVAL OF EXISTING FUEL FARM	1	LS	\$ 8,000.00	\$ 8,000.00	\$ -	-	\$ 6,000.00	\$ -	\$ 2,000.00
5	PAVEMENT REMOVAL	1,000	SY	\$ 20.00	\$ 20,000.00	\$ -	-	\$ 15,000.00	\$ -	\$ 5,000.00
6	UNCLASSIFIED EXCAVATION	300	CV	\$ 15.00	\$ 4,500.00	\$ -	-	\$ 3,375.00	\$ -	\$ 1,125.00
7	BORROW, OFF-SITE	400	CV	\$ 30.00	\$ 12,000.00	\$ -	-	\$ 9,000.00	\$ -	\$ 3,000.00
8	SUBGRADE PREPARATION	1,000	SY	\$ 15.00	\$ 15,000.00	\$ -	-	\$ 11,250.00	\$ -	\$ 3,750.00
9	MODIFIED SUBBASE	1,000	SY	\$ 30.00	\$ 30,000.00	\$ -	-	\$ 22,500.00	\$ -	\$ 7,500.00
10	PCC PAVEMENT, 6"	1,000	SY	\$ 90.00	\$ 90,000.00	\$ -	-	\$ 67,500.00	\$ -	\$ 22,500.00
11	STORM SEWER STRUCTURE MINOR ADJUSTMENT	1	LA	\$ 2,500.00	\$ 2,500.00	\$ -	-	\$ 1,875.00	\$ -	\$ 625.00
12	SEEDING, MULCHING, FERTILIZING	1	LS	\$ 10,000.00	\$ 10,000.00	\$ -	-	\$ 7,500.00	\$ -	\$ 2,500.00
13	MISCELLANEOUS CONSTRUCTION	1	LS	\$ 25,500.00	\$ 25,500.00	\$ -	-	\$ 19,125.00	\$ -	\$ 6,375.00
				\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -
	Subtotal			\$	\$ 265,000.00	\$	-	\$ 198,750.00	\$	\$ 66,250.00
	DESIGN ENGINEERING			\$	\$ 10,000.00	\$	-	\$ 7,500.00	\$	\$ 2,500.00
	CONSTRUCTION ENGINEERING			\$	\$ 40,000.00	\$	-	\$ 30,000.00	\$	\$ 10,000.00
	GRANT ADMINISTRATION			\$	\$ 5,000.00	\$	-	\$ 3,750.00	\$	\$ 1,250.00
	EXISTING FUEL FARM AREA APRON PAVEMENT RECONSTRUCTION			\$	\$ 320,000.00	\$	-	\$ 240,000.00	\$	\$ 80,000.00

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**FIVE-YEAR AIRPORT
CAPITAL IMPROVEMENT PROGRAM (CIP)**
Attach additional sheets if necessary.

Airport Name, LOCID, City, State: Jefferson Municipal Airport, EFW, Jefferson, Iowa

Prepared by: Bolton & Menk

Sponsor's E-mail: scottp@cityofjeffersoniowa.org

Date Prepared: May 13, 2025

Sponsor's Signature: _____

Sponsor's Phone: (515) 386-3111

Printed Name: Scott Peterson

FY	Detailed Project/Scope Description	Funding Source	Total Estimated Cost
2026	Existing Fuel Farm Area Apron Pavement Reconstruction (IowaDOT Funded)	Federal: \$ BIL: \$ State: \$ 240,000.00 Local: \$ 80,000.00 Total: \$ 320,000.00	
2026	Fuel System Improvements - Jet Fuel and AvGas (Planned to be accomplished as part of multiple year grants. Any non-obligated funds in FY 25 will be applied for FY 26). Value shown in FY 2026 represents remaining funds that could be used towards fueling from FY 26 if not obligated in FY 25.)	Federal: \$ 150,000.00 BIL: \$ 144,000.00 State: \$ Local: \$ 15,473.00 Total: \$ 309,473.00	
2027	New Vault and Electrical Equipment (Iowa DOT Funded)	Federal: \$ BIL: \$ State: \$ 262,500.00 Local: \$ 87,500.00 Total: \$ 350,000.00	
2029	Runway Crack and Joint Sealing	Federal: \$ 396,000.00 BIL: \$ State: \$ Local: \$ 44,000.00 Total: \$ 440,000.00	
50		Federal: \$ BIL: \$ State: \$ Local: \$ Total: \$	

**RESOLUTION AUTHORIZING SUBMISSION OF APPLICATION FOR IOWA DEPARTMENT OF TRANSPORTATION
AIRPORT FUNDING AND CERTIFYING ELIGIBILITY REQUIREMENTS**

WHEREAS, the City of Jefferson intends to apply for a grant from the Iowa Department of Transportation for partially funding improvements at the Jefferson Municipal Airport further described below:

- Existing Fuel Farm Area Apron Pavement Reconstruction– AIP Funding

WHEREAS, the City of Jefferson has/will budget \$80,000.00 for the Existing Fuel Farm Area Apron Pavement Reconstruction improvement project as matching funds in connection with the application of the grant from the Iowa DOT; and

WHEREAS, if the Existing Fuel Farm Area Apron Pavement Reconstruction improvement project is selected by the Iowa Department of Transportation for funding, a grant would pay 75% of the project cost and the remaining 25% shall be paid from local funds; and

WHEREAS the Iowa Department of Transportation requires a resolution endorsing the above-mentioned improvements and certifying availability of matching local funds.

WHEREAS a grant application has been prepared on behalf of the City of Jefferson by Bolton & Menk Inc. for the above-mentioned improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JEFFERSON, IOWA:

1. Staff are hereby authorized to execute grant application documents as needed to apply for the grant from the Iowa DOT for the above-mentioned improvements.
2. Staff are hereby authorized to submit a grant application to the Iowa DOT for the above-mentioned improvements.
3. \$80,000.00 is hereby committed for the Existing Fuel Farm Area Apron Pavement Reconstruction improvement project as the local matching share, subject to receipt of a grant from the Iowa Department of Transportation.

Passed this 13th day of May 2025 and signed this 13th day of May 2025.

City of Jefferson, Iowa

By: _____
Craig J. Berry, Mayor

Attest: _____
Roxanne Gorsuch, City Clerk

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28E AGREEMENT FOR RECYCLING SERVICES
City of Jefferson – City of Rippey

This Agreement for Recycling Services (the “Agreement”) is entered into between the City of Jefferson, Iowa (“Jefferson”) and the City of Rippey, Iowa (“Rippey”), sometimes referred to individually as a “Party” and collectively as “the Parties,” and is entered into pursuant to Chapter 28E of the Code of Iowa.

ARTICLE I. IDENTITY OF THE PARTIES

- 1.1 Jefferson is a political subdivision of the State of Iowa and constitutes a “public agency” within the meaning of Iowa Code section 28E.2(2).
- 1.2 Rippey is a political subdivision of the State of Iowa and constitutes a “public agency” within the meaning of Iowa Code section 28E.2(2).
- 1.3 The Parties are authorized under Iowa Code sections 28E.2 and 28E.4 to enter into an agreement for joint or cooperative action.

ARTICLE II. PURPOSE

- 2.1 The purpose of this agreement is to provide an efficient and economical means of collecting and disposing of recyclable materials generated within Greene County between Jefferson and Rippey for certain administrative services required by both the City of Jefferson and the City of Rippey.

ARTICLE III. NO NEW ENTITY

- 3.1 This Agreement does not create a separate legal or administrative entity to conduct the cooperative undertaking described in this Agreement.

ARTICLE IV. DURATION

- 4.1 The term of this Agreement shall begin on February 13, 2025, and shall continue for a duration of 10 years and expire on February 13, 2035, subject to the right of either Party to give notice of termination as provided in this Agreement.

ARTICLE V. OBLIGATIONS OF THE PARTIES

- 5.1 The City of Jefferson agrees to:
 - a. Purchase and maintain vehicles suitable for the collection of recyclable materials and to purchase and maintain drop boxes to be located at selected sites in and around the City of Rippey. All such equipment and supplies shall remain the property of the City of Jefferson at all times during the term of this Agreement and upon its termination.

b. To provide bi-weekly pickup of recyclable materials from each drop box.

5.2 Obligations of The City of Rippey:

- a. Cooperate with the City of Jefferson with respect to its provision of recycling services.
- b. Payment to the City of Jefferson shall be based on the recycling cost allocation formula, shown on Exhibit A attached hereto. The total annual cost of each community is based upon the population served, which shall be revised from time to time to adjust the annual payment requirement for each community working with the City of Jefferson. The annual cost of the City of Rippey is \$4,685.90, shown on the attached Exhibit A, shall be divided into 12 equal payments of \$390.49, due on the 1st day of each month until the annual cost is paid in full.
- c. Continue to encourage and cause members to cooperate and do such other acts as may be reasonably necessary for the success of recycling.

ARTICLE VI. NO JOINT PROPERTY

- 6.1 All real and personal property acquired by either of the Parties which may be used in connection with the cooperative undertaking described in this Agreement shall be the separate property of the Party acquiring such property and shall remain so upon the termination of this Agreement.

ARTICLE VII. FINANCING AND BUDGET

- 7.1 Jefferson and Rippey will each entirely finance its own obligations undertaken herein.
- 7.2 No separate budget will be established for the cooperative undertaking described in this Agreement.

ARTICLE VIII. ADMINISTRATOR

- 8.1 The City Administrator for the City of Jefferson shall be the sole administrator of this Agreement.

ARTICLE IX. TERMINATION

- 9.1 Following the effective date of termination by either party pursuant to Section 9.2, the City will no longer be obligated to offer recycling services and resources to the City of Rippey.
- 9.2 Either Party may terminate this Agreement by giving written notice of termination to the other Party. The termination shall be effective on the next February 13 on the calendar, as long as such notice is provided no later than the previous November 1. By way of

example, if termination is to occur on February 13, 2028, then notice of such termination needs to be provided no later than November 1, 2027. If notice is given on November 2, 2027, the termination shall be effective on February 13, 2029.

- 9.3 Written notice of a Party's intent to terminate this Agreement shall be accomplished by certified mail or personal delivery at the following addresses:

To Jefferson :

City of Jefferson
220 N. Chestnut St.
Jefferson, IA 50129

To Rippey :

City of Rippey
PO Box 230
Rippey, IA 50235

ARTICLE X. AMENDMENT

- 10.1 This Agreement may be amended only by a written agreement signed by both Parties.

ARTICLE XI. ENTIRE AGREEMENT

- 11.1 This Agreement embodies the entire agreement and understanding between the Parties relating to the subject matter covered by this Agreement.

ARTICLE XII. SEVERABILITY

- 12.1 If any clause or provision contained herein would invalidate this Agreement in whole or in part, such clause or provision only shall be invalid, and the remainder of the Agreement shall remain in full force and effect.

ARTICLE XIII. MISCELLANEOUS

- 13.1 This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement.
- 13.2 Delivery of an executed counterpart of a signature page to this Agreement by facsimile or by e-mail transmission of a PDF or similar copy shall be equally as effective as delivery of an original executed counterpart of this Agreement.
- 13.3 Upon the execution of this Agreement by the Parties, the Jefferson City Administrator shall ensure that a fully-executed copy of this Agreement is filed with the Iowa Secretary of State in accordance with Iowa Code section 28E.8.

Signature Page to Follow

Dated as of March 3, 2025.

CITY OF JEFFERSON, IOWA

BY _____
CRAIG BERRY, MAYOR

ATTEST:

ROXANNE GORSUCH, CITY CLERK

CITY OF RIPPEY, IOWA

BY Daniel E Brubaker
Daniel Brubaker, Mayor

ATTEST:

Mary A. Millard
Mary Millard, City Clerk

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RESOLUTION NO. _____

A RESOLUTION APPROVING
28E AGREEMENT WITH
CITY OF DANA

WHEREAS, the City of Jefferson (“**Jefferson**”) and the City of Dana (“**Dana**”) desire to enter into a 28E Agreement for recycling services in the incorporated city of Dana, Iowa (the “**28E Agreement**”); and

WHEREAS, a proposed form of the 28E Agreement that confirms this arrangement is now before the City Council; and

WHEREAS, the City Council finds that it is in the best interests of the City of Jefferson that it approve the 28E Agreement.

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

Section 1. The proposed 28E Agreement is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the 28E Agreement on behalf of the City, in substantially the form and content in which the 28E Agreement has been presented to this City Council, and such officers are also authorized to make such changes, modifications, additions or deletions as they, with the advice of counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the 28E Agreement.

Section 2. 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 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 May 13, 2025.

Craig Berry, Mayor

Attest:

Roxanne Gorsuch, City Clerk

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RESOLUTION NO. _____

A RESOLUTION APPROVING
28E AGREEMENT WITH
CITY OF RIPPEY

WHEREAS, the City of Jefferson (“**Jefferson**”) and the City of Rippey (“**Rippey**”) desire to enter into a 28E Agreement for recycling services in the incorporated city of Rippey, Iowa (the “**28E Agreement**”); and

WHEREAS, a proposed form of the 28E Agreement that confirms this arrangement is now before the City Council; and

WHEREAS, the City Council finds that it is in the best interests of the City of Jefferson that it approve the 28E Agreement.

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

Section 1. The proposed 28E Agreement is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the 28E Agreement on behalf of the City, in substantially the form and content in which the 28E Agreement has been presented to this City Council, and such officers are also authorized to make such changes, modifications, additions or deletions as they, with the advice of counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the 28E Agreement.

Section 2. 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 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 May 13, 2025.

Craig Berry, Mayor

Attest:

Roxanne Gorsuch, City Clerk


Contractor's Application for Payment No.

27 (twenty-seven)

Application Period: 4/1/2025 to 4/30/2025		Application Date: 4/30/2025	
To (Owner): City of Jefferson 200 N Chestnut St, Jefferson, IA	From (Contractor): Shank Constructors, Inc. 3501 85th Avenue North, Brooklyn Park, MN	Via (Engineer):	Bolton & Menk Ames, IA
Owner's DW/SRF Number: 1445	Contractor's Contract Number: 1316	Engineer's Project Number: 134997	
Project: Jefferson WWTP	Contract:		

Application For Payment - Change Order Summary			
Approved Change Orders		Deductions	
Number	Additions		
CO 1	\$ 185,359.09		
CO 2	\$ 62,089.77		
CO 3	\$ 117,779.30		
CO 4	\$ 51,468.45		
CO 5	\$ 156,971.11		
CO 6	\$ 113,226.99		
CO 7	\$ -		
CO 8	\$ 107,703.37		
Totals:	\$ 794,598.08	\$ -	
Net Change by Change Order:	\$ 794,598.08		

1. Original Contract Price.....	\$	17,504,700.00
2. Net change by Change Orders.....	\$	794,598.08
3. Current Contract Price (Line 1 ± 2).....	\$	18,299,298.08
4. Total Completed and Stored to Date (Column F on Progress Estimate).....	\$	18,271,633.03
5. Retainage		
a. 2.0% X \$ 18,271,633.03 Work Completed.....	\$	365,432.66
b. 2.0% X \$ - Stored Material.....	\$	-
c. Early Release of Retainage.....	\$	-
d. Total Retainage (Line 5a + Line 5b - Line 5c).....	\$	365,432.66
6. Amount Eligible to Date (Line 4 - Line 5d).....	\$	17,906,200.37
7. Less Previous Payments (Line 6 from prior Application).....	\$	17,102,302.45
8. Amount Due This Application.....	\$	803,897.92
9. Balance to Finish, Plus Retainage (Column G on Progress Estimate + Line 5 above).....	\$	393,097.71

Contractor's Certification The undersigned Contractor certifies, to the best of its knowledge, the following: (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment; (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.		Payment of: \$803,897.92 (Line 8 or other - attach explanation of the other amount)
is recommended by:  (Engineer)	05/07/2025 (Date)	
Payment of:	(Line 8 or other - attach explanation of the other amount)	
is approved by:	(Owner)	(Date)
Approved by:	Funding Agency (if applicable)	(Date)

By:  Date: 4/30/2025

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract):	0			Application Number:	27 (twenty-seven)		
Application Period:	4/1/2025	to	4/30/2025	Application Date:	4/30/2025		
Specification Section Number	A Description	B Scheduled Value (\$)	Work Completed		E	F	
			C From Previous Application (C+D)	D This Period		Total Completed to Date (C + D)	G Balance to Finish (B - F)
						% (F/B)	
Division 01 - General Requirements							
	Mobilization	\$ 525,200.00	\$ 525,200.00			\$ 525,200.00 100.00%	\$ -
	Allowances	\$ 556.05	\$ -			\$ - 0.00%	\$ 556.05
	Allowances - Enviromix	\$ 525,000.00	\$ 525,000.00			\$ 525,000.00 100.00%	\$ -
	Chemical Feed Allowance	\$ 127,140.00	\$ 71,952.00	\$ 55,188.00		\$ 127,140.00 100.00%	\$ -
	PCO#03 Temporary Main Power Relocation	\$ 6,076.00	\$ 6,076.00			\$ 6,076.00 100.00%	\$ -
	PCO#04 Silde Gate Removal From Contract	\$ (28,401.00)	\$ (28,401.00)			\$ (28,401.00) 100.00%	\$ -
	PCO#09 UV Cabinet Support	\$ 6,943.36	\$ 6,943.36			\$ 6,943.36 100.00%	\$ -
	PCO#10 Digester Blower Soft Starts	\$ 16,305.35	\$ 16,305.35			\$ 16,305.35 100.00%	\$ -
	PCO#13 Operation Building VCT Tile Add	\$ 1,894.59	\$ 1,894.59			\$ 1,894.59 100.00%	\$ -
	PCO#17 Aeration Tanks Coating	\$ 218,335.52	\$ 218,335.52			\$ 218,335.52 100.00%	\$ -
	PCO#19 Underground Piping Conflict	\$ 35,968.20	\$ 35,968.20			\$ 35,968.20 100.00%	\$ -
	PCO#20 UV Trough Drain	\$ 3,559.76	\$ 3,559.76			\$ 3,559.76 100.00%	\$ -
	PCO#21 Access Hatches Drains and Plumbing	\$ 7,691.83	\$ 7,691.83			\$ 7,691.83 100.00%	\$ -
	PCO#22 18" DIP Underground Removal	\$ 15,375.60	\$ 15,375.60			\$ 15,375.60 100.00%	\$ -
	PCO#23 V-G5-1&2 Explosion Proof Change	\$ 12,646.83	\$ 12,646.83			\$ 12,646.83 100.00%	\$ -
	PCO#24 Aeration Tank Collection Box Height Change AT3	\$ 6,729.85	\$ 6,729.85			\$ 6,729.85 100.00%	\$ -
	PCO#25 Reroute AT#3 EDI (Sump Pit)	\$ 7,252.16	\$ 7,252.16			\$ 7,252.16 100.00%	\$ -
	PCO#27 Underground Rework Add 45	\$ 4,489.47	\$ 4,489.47			\$ 4,489.47 100.00%	\$ -
	PCO#28 V-WAS-24&25 Relocate	\$ 4,111.86	\$ 4,111.86			\$ 4,111.86 100.00%	\$ -
	PCO#29 Stainless Sleeves Control Complex	\$ 3,718.77	\$ 3,718.77			\$ 3,718.77 100.00%	\$ -
	PCO#31 V-PP-1 Operator Access	\$ 1,565.44	\$ 1,565.44			\$ 1,565.44 100.00%	\$ -
	PCO#34 Pretreatment Slide Gate	\$ 862.03	\$ 862.03			\$ 862.03 100.00%	\$ -
	PCO#35 Control Complex Roofing Mod.	\$ 1,226.30	\$ 1,226.30			\$ 1,226.30 100.00%	\$ -
	PCO#36 Clarifier 1 Center Pier Plumbing	\$ 11,464.13	\$ 11,464.13			\$ 11,464.13 100.00%	\$ -
	PCO#37 Reusing Ductwork For ERU-2	\$ (1,490.00)	\$ (1,490.00)			\$ (1,490.00) 100.00%	\$ -
	PCO#38 OAL-8 Louver Size Change	\$ 1,072.32	\$ 1,072.32			\$ 1,072.32 100.00%	\$ -
	PCO#39 Biosolids Loadout Compressor Pads	\$ 7,126.51	\$ 7,126.51			\$ 7,126.51 100.00%	\$ -
	PCO#41 Grit Tank Baffle Wall Replacement	\$ 9,884.85	\$ 9,884.85			\$ 9,884.85 100.00%	\$ -
	PCO#42 Blower 8 Additional Conduit and Conductors	\$ 1,250.30	\$ 1,250.30			\$ 1,250.30 100.00%	\$ -
	PCO#44 New Wall Brackets For Mechanical Units	\$ 1,043.77	\$ 1,043.77			\$ 1,043.77 100.00%	\$ -
	PCO#49 Grit Classifier Solenoid Wiring	\$ 1,262.25	\$ 1,262.25			\$ 1,262.25 100.00%	\$ -
	PCO#50 Demo Buried Digester	\$ 2,814.04	\$ 2,814.04			\$ 2,814.04 100.00%	\$ -
	PCO#51 Digester Temp Heat and Roofing	\$ 13,865.47	\$ 9,565.00	\$ 4,300.47		\$ 13,865.47 100.00%	\$ -
	PCO#53 UV Disinfection Exterior Stairs	\$ 2,720.98	\$ 2,720.98			\$ 2,720.98 100.00%	\$ -
	PCO#54 Added Bollards Near Loadout	\$ 3,841.58	\$ 3,841.58			\$ 3,841.58 100.00%	\$ -
	PCO#55 V-MLR-3&6 Electric Actuator	\$ 9,289.18	\$ 9,289.18			\$ 9,289.18 100.00%	\$ -
	PCO#56 T&M Broken Connection INT-1	\$ 527.41	\$ 527.41			\$ 527.41 100.00%	\$ -
	PCO#57 T&M Yard Hydrant Delete Splitter Strct.	\$ 2,279.28	\$ 2,279.28			\$ 2,279.28 100.00%	\$ -
	PCO#58 Exhaust Fan 8&9 Class1 Div1	\$ 8,426.23	\$ 8,426.23			\$ 8,426.23 100.00%	\$ -
	PCO#59 T&M Clarifier 3 Center Pier Plumb	\$ 5,000.68	\$ 5,000.68			\$ 5,000.68 100.00%	\$ -
	PCO#63 Digester Instrumentation	\$ 6,753.45	\$ 4,263.00	\$ 2,490.45		\$ 6,753.45 100.00%	\$ -
	PCO#65 T&M Demo Existing Ductbank	\$ 2,398.15	\$ 2,398.15			\$ 2,398.15 100.00%	\$ -
	PCO#66 T&M Grit Baffle Wall Rework	\$ 3,614.09	\$ 3,614.09			\$ 3,614.09 100.00%	\$ -
	PCO#68 VFD Harmonic Filter Deduct	\$ (10,768.00)	\$ (10,768.00)			\$ (10,768.00) 100.00%	\$ -
	PCO#69 T&M Modified Subbase Under 8" PCC	\$ 6,723.46	\$ 6,723.46			\$ 6,723.46 100.00%	\$ -
	PCO#70 T&M UV Railing Bracket Support	\$ 1,779.87	\$ 1,779.87			\$ 1,779.87 100.00%	\$ -
	PCO#72 T&M Grit Baffle Wall Remodifications	\$ 5,072.03	\$ 5,072.03			\$ 5,072.03 100.00%	\$ -
			\$ -			\$ - #DW/01	\$ -

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A		B	Work Completed		E	F		G
			C	D				
Specification Section Number	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period		Total Completed to Date (C + D)	% (F/B)	Balance to Finish (B - F)
Division 02								
	Site Removals	\$ 86,400.00	\$ 86,400.00			\$ 86,400.00	100.00%	\$ -
	Demo SST Tank	\$ 445,800.00	\$ 445,800.00			\$ 445,800.00	100.00%	\$ -
	Strip Top Soil	\$ 25,700.00	\$ 25,700.00			\$ 25,700.00	100.00%	\$ -
	Site Prep Sludge Tank	\$ 215,500.00	\$ 215,500.00			\$ 215,500.00	100.00%	\$ -
	Excavation Sludge Tank	\$ 338,700.00	\$ 338,700.00			\$ 338,700.00	100.00%	\$ -
	Excavation Sludge Loadout	\$ 78,400.00	\$ 78,400.00			\$ 78,400.00	100.00%	\$ -
	Excavation AET Lift Station	\$ 326,185.00	\$ 326,185.00			\$ 326,185.00	100.00%	\$ -
	Excavation Rapid Mix Tank	\$ 98,200.00	\$ 98,200.00			\$ 98,200.00	100.00%	\$ -
	Excavation Ferric Slab	\$ 9,500.00	\$ 9,500.00			\$ 9,500.00	100.00%	\$ -
	Splitter Box Bypass	\$ 55,100.00	\$ 55,100.00			\$ 55,100.00	100.00%	\$ -
	Grading Sidewalks	\$ 9,900.00	\$ 7,675.00	\$ 2,225.00		\$ 9,900.00	100.00%	\$ -
	Top Soil Placement	\$ 12,900.00	\$ -	\$ 12,900.00		\$ 12,900.00	100.00%	\$ -
2370.0	Erosion Control	\$ 20,000.00	\$ 19,300.00	\$ 700.00		\$ 20,000.00	100.00%	\$ -
	Site Concrete	\$ 75,600.00	\$ 65,600.00	\$ 10,000.00		\$ 75,600.00	100.00%	\$ -
2920.0	Seeding	\$ 5,000.00	\$ 2,300.00			\$ 2,300.00	46.00%	\$ 2,700.00
	30" & 24" PP to Splitter Box	\$ 444,950.00	\$ 444,950.00			\$ 444,950.00	100.00%	\$ -
	6" & 8" ST & 4" PD East	\$ 155,920.00	\$ 155,920.00			\$ 155,920.00	100.00%	\$ -
	Piping Rapid Mix Area	\$ 253,380.00	\$ 253,380.00			\$ 253,380.00	100.00%	\$ -
	6" ST & 12" RAS by AET Lift Station	\$ 172,880.00	\$ 172,880.00			\$ 172,880.00	100.00%	\$ -
	16" MLR to Aeration	\$ 558,620.00	\$ 558,620.00			\$ 558,620.00	100.00%	\$ -
	HDPE/Utility Water	\$ 161,250.00	\$ 161,250.00			\$ 161,250.00	100.00%	\$ -
	Aeration Tank Demo	\$ 28,770.00	\$ 28,770.00			\$ 28,770.00	100.00%	\$ -
	Headworks Demo	\$ 11,150.00	\$ 11,150.00			\$ 11,150.00	100.00%	\$ -
	Blower Building Demo	\$ 8,150.00	\$ 8,150.00			\$ 8,150.00	100.00%	\$ -
	Clarifiers Demo	\$ 421,920.00	\$ 421,920.00			\$ 421,920.00	100.00%	\$ -
	Biosolids Demo	\$ 83,510.00	\$ 83,510.00			\$ 83,510.00	100.00%	\$ -
	Disinfection Demo	\$ 6,500.00	\$ 6,500.00			\$ 6,500.00	100.00%	\$ -

Specification Section Number	A Description	B Scheduled Value (\$)	Work Completed		E	F		G Balance to Finish (B - F)
			C From Previous Application (C+D)	D This Period		Total Completed to Date (C + D)	% (F/B)	
Division 03								
	Concrete - Anoxic Basin	\$ 1,155,800.00	\$ 1,155,800.00			\$ 1,155,800.00	100.00%	\$ -
	Concrete - Biosolids Loadout	\$ 132,700.00	\$ 132,700.00			\$ 132,700.00	100.00%	\$ -
	Concrete - Rapid Mix	\$ 127,900.00	\$ 127,900.00			\$ 127,900.00	100.00%	\$ -
	Concrete - Biosolids Control	\$ 33,600.00	\$ 33,600.00			\$ 33,600.00	100.00%	\$ -
	Concrete - Ferric Chloride	\$ 33,600.00	\$ 33,600.00			\$ 33,600.00	100.00%	\$ -
	Concrete - Misc	\$ 39,395.00	\$ 39,395.00			\$ 39,395.00	100.00%	\$ -
	Precast Plank	\$ 30,500.00	\$ 30,500.00			\$ 30,500.00	100.00%	\$ -
Division 04								
	Masonry	\$ 155,440.00	\$ 155,440.00			\$ 155,440.00	100.00%	\$ -
Division 05								
	Metals Installation	\$ 44,650.00	\$ 44,650.00			\$ 44,650.00	100.00%	\$ -
	Misc Metals Supply	\$ 111,960.00	\$ 111,960.00			\$ 111,960.00	100.00%	\$ -
Division 06								
	Wood Blocking	\$ 56,600.00	\$ 56,600.00			\$ 56,600.00	100.00%	\$ -
Division 07								
7535.0	Roofing & Sheet metal	\$ 169,000.00	\$ 169,000.00			\$ 169,000.00	100.00%	\$ -
	Sealants	\$ 33,500.00	\$ 33,500.00			\$ 33,500.00	100.00%	\$ -
Division 08								
	HM Doors & Frams	\$ 6,705.00	\$ 6,705.00			\$ 6,705.00	100.00%	\$ -
	Hatches & Door Instalaltion	\$ 39,500.00	\$ 39,500.00			\$ 39,500.00	100.00%	\$ -
	Hatches & Door Instalaltion	\$ 25,000.00	\$ 25,000.00			\$ 25,000.00	100.00%	\$ -
Division 09								
	Clarifier 1	\$ 98,560.00	\$ 98,560.00			\$ 98,560.00	100.00%	\$ -
	Clarifier 2	\$ 102,070.00	\$ 102,070.00			\$ 102,070.00	100.00%	\$ -
	Clarifier 3	\$ 98,560.00	\$ 98,560.00			\$ 98,560.00	100.00%	\$ -
	Sludge Storage Tank	\$ 160,373.00	\$ 160,373.00			\$ 160,373.00	100.00%	\$ -
	Anoxic Basin	\$ 56,328.00	\$ 56,328.00			\$ 56,328.00	100.00%	\$ -
	Aeration Lift Station	\$ 78,692.00	\$ 78,692.00			\$ 78,692.00	100.00%	\$ -
	Biosolids Building	\$ 33,512.00	\$ 33,512.00			\$ 33,512.00	100.00%	\$ -
	Operations Building	\$ 68,924.00	\$ 68,924.00			\$ 68,924.00	100.00%	\$ -
	Pump room	\$ 36,941.00	\$ 36,941.00			\$ 36,941.00	100.00%	\$ -
	Rapid Mix Tank	\$ 31,590.00	\$ 31,590.00			\$ 31,590.00	100.00%	\$ -
Division 11								
	Equipment							
11000.0	Vesco direct Supplied Equipment	\$ 1,348,516.00	\$ 1,348,516.00			\$ 1,348,516.00	100.00%	\$ -
11266.0	UV Disinfection Equipment	\$ 247,600.00	\$ 247,600.00			\$ 247,600.00	100.00%	\$ -
11315.0	Rotary Lobe Pumps	\$ 114,118.00	\$ 114,118.00			\$ 114,118.00	100.00%	\$ -
11330/31	Bar Screens & Dewatering Press	\$ 88,677.00	\$ 88,677.00			\$ 88,677.00	100.00%	\$ -
11351.0	Clarifier Equipment	\$ 356,634.00	\$ 356,634.00			\$ 356,634.00	100.00%	\$ -
11372.0	Blowers	\$ 129,230.00	\$ 129,230.00			\$ 129,230.00	100.00%	\$ -
11374/75	Fine Pore Membrane Aeration Equip	\$ 159,150.00	\$ 159,150.00			\$ 159,150.00	100.00%	\$ -
Division 11								
	Installation							
	Aeration Splitter Box	\$ 3,900.00	\$ 3,900.00			\$ 3,900.00	100.00%	\$ -
	Secondary Splitter Box	\$ 3,900.00	\$ 3,900.00			\$ 3,900.00	100.00%	\$ -
	Aeration Tank Install	\$ 56,700.00	\$ 56,700.00			\$ 56,700.00	100.00%	\$ -
	MLR 1, 2, 3	\$ 7,100.00	\$ 7,100.00			\$ 7,100.00	100.00%	\$ -
	Headworks Equipment	\$ 20,500.00	\$ 20,500.00			\$ 20,500.00	100.00%	\$ -
	Blower Building Equipment	\$ 31,300.00	\$ 31,300.00			\$ 31,300.00	100.00%	\$ -
	Clarifiers Install	\$ 71,600.00	\$ 71,600.00			\$ 71,600.00	100.00%	\$ -
	Was Pumps	\$ 4,830.00	\$ 4,830.00			\$ 4,830.00	100.00%	\$ -
	Disinfection Install	\$ 3,990.00	\$ 3,990.00			\$ 3,990.00	100.00%	\$ -
	RAS/PST Pumps	\$ 49,350.00	\$ 49,350.00			\$ 49,350.00	100.00%	\$ -
	Flexzone - Anoxic Basin	\$ 20,680.00	\$ 20,680.00			\$ 20,680.00	100.00%	\$ -
	Flexzone - Storage Tank	\$ 68,550.00	\$ 68,550.00			\$ 68,550.00	100.00%	\$ -
	Flexzone - Aeration	\$ 61,450.00	\$ 61,450.00			\$ 61,450.00	100.00%	\$ -
	Course Bubble Digester	\$ 17,800.00	\$ 17,800.00			\$ 17,800.00	100.00%	\$ -
	Course Bubble WAS	\$ 4,800.00	\$ 4,800.00			\$ 4,800.00	100.00%	\$ -
	Aeration Overflows	\$ 12,350.00	\$ 12,350.00			\$ 12,350.00	100.00%	\$ -
Division 13								
13216.0	Tank Mobilization	\$ 120,000.00	\$ 120,000.00			\$ 120,000.00	100.00%	\$ -
13216.0	Tank De-Mobilization	\$ 40,000.00	\$ 40,000.00			\$ 40,000.00	100.00%	\$ -
13216.0	Design Drawings & Calcs	\$ 104,000.00	\$ 104,000.00			\$ 104,000.00	100.00%	\$ -
13216.0	Footing Forms	\$ 24,000.00	\$ 24,000.00			\$ 24,000.00	100.00%	\$ -
13216.0	Reinforcing	\$ 56,000.00	\$ 56,000.00			\$ 56,000.00	100.00%	\$ -

A		B	Work Completed		E	F		G
			C	D				
Specification Section Number	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period		Total Completed to Date (C + D)	% (F/B)	Balance to Finish (B - F)
13216.0	Place Floor/Footing Concrete	\$ 80,000.00	\$ 80,000.00			\$ 80,000.00	100.00%	\$ -
13216.0	Install Beds	\$ 29,000.00	\$ 29,000.00			\$ 29,000.00	100.00%	\$ -
13216.0	Form/Reinforce/Pour Panels	\$ 129,000.00	\$ 129,000.00			\$ 129,000.00	100.00%	\$ -
13216.0	Erect Panels	\$ 72,000.00	\$ 72,000.00			\$ 72,000.00	100.00%	\$ -
13216.0	Joints and Curb	\$ 29,000.00	\$ 29,000.00			\$ 29,000.00	100.00%	\$ -
13216.0	Shotcrete Diaphragm	\$ 29,000.00	\$ 29,000.00			\$ 29,000.00	100.00%	\$ -
13216.0	Erect Shoring	\$ 31,000.00	\$ 31,000.00			\$ 31,000.00	100.00%	\$ -
13216.0	Erect Formwork	\$ 23,000.00	\$ 23,000.00			\$ 23,000.00	100.00%	\$ -
13216.0	Reinforcing	\$ 54,000.00	\$ 54,000.00			\$ 54,000.00	100.00%	\$ -
13216.0	Place Dome Concrete	\$ 16,000.00	\$ 16,000.00			\$ 16,000.00	100.00%	\$ -
13216.0	Remove Formwork	\$ 23,000.00	\$ 23,000.00			\$ 23,000.00	100.00%	\$ -
13216.0	Prestress	\$ 45,000.00	\$ 45,000.00			\$ 45,000.00	100.00%	\$ -
13216.0	Wire Coat	\$ 19,000.00	\$ 19,000.00			\$ 19,000.00	100.00%	\$ -
13216.0	Body Coat	\$ 17,000.00	\$ 17,000.00			\$ 17,000.00	100.00%	\$ -
13216.0	Final Coat	\$ 4,000.00	\$ 4,000.00			\$ 4,000.00	100.00%	\$ -
13216.0	Tank Pipe, Fittings & Appurtenances	\$ 64,000.00	\$ 64,000.00			\$ 64,000.00	100.00%	\$ -
13216.0	Decorative Paint - Exterior	\$ 23,000.00	\$ 23,000.00			\$ 23,000.00	100.00%	\$ -
Division 14								
14620.0	Hoists	\$ 9,620.00	\$ 9,620.00			\$ 9,620.00	100.00%	\$ -

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A		B	Work Completed		E	F		G
Specification Section Number	Description	Scheduled Value (\$)	C	D		Total Completed to Date (C + D)	% (F/B)	Balance to Finish (B - F)
			From Previous Application (C+D)	This Period				
Division 15								
	Grit Separation Piping	\$ 34,900.00	\$ 34,900.00			\$ 34,900.00	100.00%	\$ -
	Process Piping (Valve Repl)	\$ 290,100.00	\$ 290,100.00			\$ 290,100.00	100.00%	\$ -
	Mixed Liquor Return Piping	\$ 289,560.00	\$ 289,560.00			\$ 289,560.00	100.00%	\$ -
	Sludge Transfer Piping	\$ 50,080.00	\$ 50,080.00			\$ 50,080.00	100.00%	\$ -
	Aeration Piping	\$ 391,900.00	\$ 391,900.00			\$ 391,900.00	100.00%	\$ -
	RAS Piping	\$ 121,280.00	\$ 121,280.00			\$ 121,280.00	100.00%	\$ -
	WAS Piping	\$ 68,040.00	\$ 68,040.00			\$ 68,040.00	100.00%	\$ -
	Supernatant Piping	\$ 5,520.00	\$ 5,520.00			\$ 5,520.00	100.00%	\$ -
	Chemical Piping	\$ 158,881.00	\$ 137,980.00	\$ 20,901.00		\$ 158,881.00	100.00%	\$ -
	Mechanical Mobilization	\$ 93,320.00	\$ 93,320.00			\$ 93,320.00	100.00%	\$ -
	Plumbing Demolition	\$ 12,995.00	\$ 12,995.00			\$ 12,995.00	100.00%	\$ -
	HVAC Demolition	\$ 40,565.00	\$ 40,565.00			\$ 40,565.00	100.00%	\$ -
	Plumbing Rough-In	\$ 51,605.00	\$ 51,605.00			\$ 51,605.00	100.00%	\$ -
	Plumbing Insulation	\$ 6,300.00	\$ 6,300.00			\$ 6,300.00	100.00%	\$ -
	HVAC Ductwork Rough-In	\$ 78,125.00	\$ 78,125.00			\$ 78,125.00	100.00%	\$ -
	HVAC Equipment	\$ 643,105.00	\$ 639,700.00	\$ 2,505.00		\$ 642,205.00	99.86%	\$ 900.00
	Temperature Controls	\$ 54,935.00	\$ 52,600.00	\$ 835.00		\$ 53,435.00	97.27%	\$ 1,500.00
	Ductwork Insulation	\$ 4,400.00	\$ 4,400.00			\$ 4,400.00	100.00%	\$ -
	Testing and Balancing	\$ 13,750.00	\$ -	\$ 13,750.00		\$ 13,750.00	100.00%	\$ -
Division 16								
	Preliminary Documents and Submittals	\$ 25,000.00	\$ 25,000.00			\$ 25,000.00	100.00%	\$ -
	Mobilization	\$ 35,000.00	\$ 35,000.00			\$ 35,000.00	100.00%	\$ -
	Temporary Power	\$ 20,000.00	\$ 20,000.00			\$ 20,000.00	100.00%	\$ -
	Integration Engineering	\$ 100,000.00	\$ 100,000.00			\$ 100,000.00	100.00%	\$ -
	Site Electrical Labor	\$ 150,000.00	\$ 150,000.00			\$ 150,000.00	100.00%	\$ -
	Site Electrical Materials	\$ 210,000.00	\$ 210,000.00			\$ 210,000.00	100.00%	\$ -
	Generator Labor	\$ 65,000.00	\$ 65,000.00			\$ 65,000.00	100.00%	\$ -
	Generator Materials	\$ 448,000.00	\$ 448,000.00			\$ 448,000.00	100.00%	\$ -
	Blower Building Labor	\$ 80,000.00	\$ 80,000.00			\$ 80,000.00	100.00%	\$ -
	Blower Building Materials	\$ 285,000.00	\$ 285,000.00			\$ 285,000.00	100.00%	\$ -
	Final Clarifiers Labor	\$ 37,000.00	\$ 37,000.00			\$ 37,000.00	100.00%	\$ -
	Final Clarifiers Materials	\$ 15,000.00	\$ 15,000.00			\$ 15,000.00	100.00%	\$ -
	Bio Solids Control Complex Labor	\$ 50,000.00	\$ 50,000.00			\$ 50,000.00	100.00%	\$ -
	Bio Solids Control Complex Materials	\$ 155,000.00	\$ 155,000.00			\$ 155,000.00	100.00%	\$ -
	Disinfection Building Labor	\$ 40,000.00	\$ 30,000.00	\$ 5,000.00		\$ 35,000.00	87.50%	\$ 5,000.00
	Disinfection Building Materials	\$ 95,000.00	\$ 95,000.00			\$ 95,000.00	100.00%	\$ -
	Preliminary Treatment Building Labor	\$ 25,000.00	\$ 25,000.00			\$ 25,000.00	100.00%	\$ -
	Preliminary Treatment Building Materials	\$ 75,000.00	\$ 75,000.00			\$ 75,000.00	100.00%	\$ -
	Rapid Mix Structure Labor	\$ 20,000.00	\$ 20,000.00			\$ 20,000.00	100.00%	\$ -
	Rapid Mix Structure Materials	\$ 10,000.00	\$ 10,000.00			\$ 10,000.00	100.00%	\$ -
	Aeration Tanks Labor	\$ 20,000.00	\$ 17,000.00	\$ 1,500.00		\$ 18,500.00	92.50%	\$ 1,500.00
	Aeration Tanks Materials	\$ 10,000.00	\$ 10,000.00			\$ 10,000.00	100.00%	\$ -
	Bio Solids Loadout Building Labor	\$ 75,000.00	\$ 75,000.00			\$ 75,000.00	100.00%	\$ -
	Bio Solids Loadout Building Materials	\$ 185,000.00	\$ 185,000.00			\$ 185,000.00	100.00%	\$ -
	Anoxic Basin Labor	\$ 35,000.00	\$ 32,500.00	\$ 2,500.00		\$ 35,000.00	100.00%	\$ -
	Anoxic Basin Materials	\$ 75,000.00	\$ 75,000.00			\$ 75,000.00	100.00%	\$ -
	Communication/Fiber Labor	\$ 45,000.00	\$ 45,000.00			\$ 45,000.00	100.00%	\$ -
	Communication/Fiber Materials	\$ 100,000.00	\$ 100,000.00			\$ 100,000.00	100.00%	\$ -
	Demobilization	\$ 10,000.00	\$ -			\$ -	0.00%	\$ 10,000.00
	As-Builts/Close Out Documents	\$ 5,509.00	\$ -			\$ -	0.00%	\$ 5,509.00
Approved Project Change Orders								
CO 1	Unknown Tank Demo & Removal	\$ 185,359.09	\$ 185,359.09			\$ 185,359.09	100.00%	\$ -
CO 2	Clarifier Metal Coatings	\$ 62,089.77	\$ 62,089.77			\$ 62,089.77	100.00%	\$ -
CO 3	Electrical Upgrades VFD's & Metering	\$ 117,779.30	\$ 117,779.30			\$ 117,779.30	100.00%	\$ -
CO 4	UV Epoxy Injection & Keegaurd Roof Edge	\$ 51,468.45	\$ 51,468.45			\$ 51,468.45	100.00%	\$ -
CO 5	Digester Replacement	\$ 156,971.11	\$ 123,900.00	\$ 33,071.11		\$ 156,971.11	100.00%	\$ -
CO 6	Clarifer 3 Skim Coating	\$ 113,226.99	\$ 113,226.99			\$ 113,226.99	100.00%	\$ -
CO 7	Time Extension for Digester System	\$ -	\$ -			\$ -	#DIV/0!	\$ -
CO 8	FO#24 & FO#25	\$ 107,703.37	\$ -	\$ 107,703.37		\$ 107,703.37	100.00%	\$ -
		\$ -	\$ -			\$ -	#DIV/0!	\$ -
	Total	\$ 18,299,298.08	\$ 17,996,063.63	\$ 275,569.40	\$ -	\$ 18,271,633.03	99.85%	\$ 27,665.05

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COUNCIL MEETING

April 22, 2025

5:30 P.M.

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

ABSENT: None

Mayor Berry presided.

Mayor Craig Berry read proclamation to declare the calendar year of 2025 as the "Year of Great American Main Street Award" in the City of Jefferson and Friday, May 9, 2025, as "GASMA Celebration Day" in Jefferson, Iowa. Mayor Berry presented the plaque to Amy Milligan, President of Jefferson Matters and Councilman Matt Wetrich who is the Executive Director of Jefferson Matters.

Cindy Wise addressed the council in open forum regarding concerns with the City providing funds to a private business that may host a drag queen bingo private event in the future.

On motion by Zmolek, second by Jackson, the Council approved the following consent items:
(2) April 1, 2025 Special Council Minutes, Neighborhood Improvement Incentive Program application for 607 S. Oak Street, Tree Removal Assistance agreement for 1407 S. Elm Street (506 S Rushview Drive was removed from the agenda), Sewer Bill Forgiveness at 301 East State Street and 400 South High Street, Gax #9 for Centennial Upper Story Housing Grant 23-HSGU-003, Cloud Wine, LLC, DBA Lucky Wife Wine Slushies, Special Class C Retail Alcohol License for events July 13, 2025 and October 5, 2025 and payment of monthly bills from City Funds.

AYE: Ahrenholtz, Jackson, Wetrich, Zmolek

NAY: Sloan

Sarah Morlan, City of Jefferson Finance Officer, provided the Council with a presentation on FY 2025-2026 Budget Adoption.

This is the time and place for the Public Hearing on FY 2025-2026 Budget and Certification of City Taxes. The mayor called for oral or written comments and there were none. On motion by Wetrich, second by Zmolek, the Council closed the Public Hearing.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

RESOLUTION NO. 21-25

On motion by Ahrenholtz, second by Sloan, the Council approved Resolution No. 21-25, a resolution approving FY 2025-2026 Budget and Certification of City Taxes.

AYE: Sloan, Jackson, Ahrenholtz, Zmolek, Wetrich

NAY: None

ORDINANCE NO. 643

On motion by Jackson, second by Sloan, the Council approved third reading and final adoption of an ordinance amending the code of ordinances of the City of Jefferson, Iowa, 2017, by amending tree species specifications and planting regulations.

AYE: Jackson, Ahrenholtz, Zmolek, Wetrich, Sloan

NAY: None

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This is the time and place for the Public Hearing on the Plans, Specifications, and Estimated Construction Cost for the Construction of the Fuel Farm Improvement Project at Jefferson Municipal Airport in Jefferson, Iowa. The mayor called for oral or written comments and there were none. On motion by Ahrenholtz, second by Wetrich, the Council closed the Public Hearing.

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

RESOLUTION NO. 22-25

On motion by Zmolek, second by Sloan, the Council approved Resolution No. 22-25, a resolution approving Plans, Specifications, and Estimated Construction Cost for the Construction of the Fuel Farm Improvement Project at the Jefferson Municipal Airport in Jefferson, Iowa.

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

RESOLUTION NO. 23-25

On motion by Zmolek, second by Jackson, the Council approved Resolution No. 23-25, a resolution accepting bid authorizing the Award of Contract, Contingent upon the receipt and execution of Grant Agreement with the Federal Aviation Administration and Approving an Application for Federal Aviation Funding Assistance for the Construction of the Fuel Farm Improvements Project at the Jefferson Municipal Airport in Jefferson, Iowa. Evora Energy, LLC of Grimes, Iowa was determined to be the lowest responsive and responsible bidder and was 9% below the engineer's estimate for Base Bid, Alternate Bid 'A', Alternate Bid 'B' and Alternate Bid 'C' at \$836,409.51.

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

RESOLUTION NO. 24-25

On motion by Zmolek, second by Jackson, the Council approved Resolution No. 24-25, a resolution approving Greene County Community School District Application for Plat of Survey.

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

On motion by Ahrenholtz, second by Wetrich, the Council approved to move forward on the concept for the former Middle School Housing Re-development Project. Chris Deal is asking for final financing from the city of a \$300,000 Forgivable Loan and 10-year Tax Abatement.

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

On motion by Wetrich, second by Jackson, the Council approved a façade grant for Art on the Fly LLC (Jolene Peters) for \$47,500 enhancements at 116 N Wilson Street (now the office of Bolton & Menk).

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

On motion by Ahrenholtz, second by Zmolek, the Council approved change order #26 to Shank Constructors, Inc. in the amount of \$226,321.59 for the Wastewater Treatment Facility Improvements Project.

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

Chad Stevens, Building Official/Code Enforcement for City of Jefferson updated Council on Rural Housing Readiness Assessment Study.

On motion by Wetrich, second by Sloan, the Council moved to go into Closed Session 21.5(1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance or discharge being considered when necessary to prevent needless and irreparable injury to the individual's reputation and that individual requests a closed session.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

On motion by Jackson, second by Wetrich, the Council moved to return to the open session.

AYE: Ahrenholtz, Zmolek, Wetrich, Sloan, Jackson

NAY: None

No further action was taken.

On motion by Jackson, second by Ahrenholtz, the Council Adjourned at 7:28 p.m.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

The following bills were approved for payment from City funds:

ABC PEST CONTROL	SN PEST CONTR	379.22
ACCESS SYSTEMS LEASING	CPIER LSE	919.50
ACCO UNLIMITED CORP	WA CHEM	8,592.75
ACUSHNET COMPANY	GCRSE MERCH	1,311.56
AG SOURCE COOP SERV	WA TSTG	1,224.15
ALLIANT ENERGY	AP UTILITIES	18,251.54
ANATOMY IT, LLC	PA SSL CERT	1,417.76
ANGELA YOUNGERS	LB SPEAKER FEE	70.00
BILL MCDOWELL	HEALTH INS SINK	1,791.91
BLUE EARTH LABS, LLC	WA SUPP	9,622.71
BOMGAARS	SUPP	992.02
BUSY BEES TREE SERV	604 S MAPLE (TREE REMOVE)	3,000.00
CARD SERVICE CENTER	CREDIT CARDS	3,472.15
CHAD STEVENS	REIMB POSTAGE/CLASS	512.97
CINTAS CORP	FIRST AID	161.46
COBRAHELP	PA ADMIN FEE	15.00
COLLECTION SERVICES CENTR	CASE ID 1034974	300.00
COMMUNITY INS AGENCY	CYBER & PRIVACY RENEW	279,812.10
COMPASS MINERALS AMERICA	WA SALT	4,559.37
CONTINENTAL RESEARCH CORP	SUPP	298.91
COON RAPIDS HARDWARE HANK	RN WASHER	1,403.99
COSTUME SPECIALISTS	LB COSTUME RENTAL	270.00
DAVID TEEPLES	RUT BOOTS	80.99
DEMCO INC	LB PROG SUPP	81.68
ED M. FELD EQUIPMENT CO.	ANIMAL SHEL T ALARM MONITOR	105.00
EFTPS	FEDERAL WITHHOLDING	21,755.35
ELLIOTT EQUIPMENT CO.	SN BUSHING FLANGED	4,752.54
ENVIRONMENTAL RESOURCE SER	ENVIRO SITE ASSESSMENTS	5,000.00
FAIRVIEW VETERINARY CLINIC	ANIM SHEL T - VET EXP	776.50
FAREWAY	LB PROG TREATS	86.29
FASTLANE MOTOR PARTS LLC	PARTS	4,325.03
GREENE COUNTY LIBRARIAN AS	LB - FOUNDATION GRANT 2025	3,000.00
GROW REPAIR LLC	RN LED BULBS PKG LOT	1,530.69
HOME STATE BANK	ACH	92.64
HOTSY CLEANING SYSTEMS	SW SUPERXL	270.00
HOYT, MORAIN & HOMMER, P.C	LEGAL GENERAL MATTERS	1,814.50
ICM COVER CROP	CEM CROCKFEEDER BLEND	268.00

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Jefferson Public Library

Meeting of the Board of Trustees
Monday, May 12, 2025 6:30 PM
Library – Basement Meeting Room

AGENDA

- I. Call to Order
- II. Open Forum: this is a time for any concerned citizen to speak to the trustees about an item that is not on the agenda.
- III. Approval of Minutes of Previous Meeting
- IV. Approval of Expenditures
- V. Director's Report
 - A. Monthly Circulation & Usage Reports
 - B. Year-to-Date Monthly Financial Reports
 - C. Project updates
 - D. Youth and adult programs
 - E. Friends of the Library report
- VI. Old Business
 - A. Budget – FY26 county funding, grants, hoopla usage
 - B. IMLS funding
 - C. Personnel
 - D. Trustee vacancies
 - E. Library expansion: draft RFP for architect, gift policy draft, forming a library foundation, mission statement, capital campaign, potential funding sources
- VII. New Business
 - A. City ordinance review – Chapter 22: municipal code
 - B. Consideration of donation
 - C. Policy review: internet & computer use
 - D. Work session for Director's performance evaluation
- VIII. Next Meeting – Monday, June 9 at 6:30 pm (*upstairs-summer hours*)
- IX. Adjournment