

AGENDA

CITY COUNCIL MEETING

Tuesday, May 27, 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. Approve 5/13/24 Council minutes
- B. Approve Class C Retail Alcohol License for Greene County Fair Association
- C. Approve Class C Retail Alcohol License for Wild Rose Jefferson, LLC, dba Wild Rose Casino.
- D. Approve Fireworks permit for City of Jefferson for July 4th at Greene County Fairgrounds.
- E. Appoint Nick Foster to the Library Board of Trustees for a term ending June 30, 2028
- F. Appoint Bryanna Zmolek to the Library Board of Trustees for a term ending June 30, 2031
- G. Approve sewer forgiveness for 400 S. High Street.
- H. Approve Sidewalk Reimbursements for 304 W. Lincoln Way and 622 S. Chestnut Street.

IV. NEW BUSINESS:

- A. **PUBLIC HEARING** on Proposed Fiscal Year 2024-25 Budget Amendment
- B. RESOLUTION Amending the Current Budget for the Fiscal Year 2024-25
- C. **PUBLIC HEARING** on the Disposition of a Vacated Alley in Block 34, Original Town of Jefferson, Greene County, Iowa.
- D. RESOLUTION Approving Sale of Property at 203 West Harrison Street.
- E. RESOLUTION Approving Second Amendment to Employment Agreement with City Administrator
- F. RESOLUTION Approving and Accepting Water Well and Access Easements
- G. Consider Hiring Shaydon Thurman as a Police Officer
- H. Change Order No. 9 for Wastewater Treatment Plant Project.
- I. GCDC Quarterly Report

V. REPORTS:

- A. Engineer, City Clerk, Attorney, City Administrator
- B. Departments
- C. Council & Committees
- D. Mayor

VI. ADJOURN.

TO: Mayor and City Council Members
FROM: Scott Peterson, City Administrator
SUBJECT: General Information Memo
Regular City Council Session
Tuesday, May 27, 2025 5:30 p.m.

Library Board Appointments: Adam Pedersen is stepping down from the Library Board. Nick Foster is proposed to fill the remaining portion of this term which expires on June 30, 2028.

The term of Hollie Roberts expires on June 30th. She is stepping aside to focus on fundraising efforts for the new Library. Bryanna Zmolek is proposed to fill this term which expires on June 30, 2031.

Sidewalk Reimbursement: Sidewalks were replaced at 304 W. Lincoln Way and 622 S. Chestnut Street. The amount of the City's sidewalk grant to these projects is \$2,500 for Lincoln Way and \$1,750 for S. Chestnut Street.

Sewer Forgiveness: The Council is asked to approve sewer forgiveness for 400 S. High Street in the amount of \$1,157.82. The leak went into the ground. The Sewer Committee recommends approval of this forgiveness.

FY 2024-25 Budget Amendment: The Council will hold a public hearing on the proposed budget amendment. The City's Finance Officer will present the information on the PowerPoint, included herein.

Vacated Alley: The Council will hold a public hearing to clear-up ownership of a N-S alley on the property where the old Middle school was built. The Council will consider the enclosed resolution quit claiming any interest the City may have to 203 W. Harrison LLC.

City Administrator Contract: The Council will consider the second amendment to the working agreement with Scott Peterson, City Administrator. The only change is the annual salary which is proposed to increase from \$120,000 to \$125,000.

Water Well Easement: The City has asked Greene County Schools for an expanded easement around the well south of the middle school (at the corner of Elm Street and the abandoned Monroe Street). This will allow the old generator from the sewer plant to be relocated near this well and will provide back-up power for three water wells. The School Board has approved this easement. The Council is asked to accept this easement.

Hire Police Officer: Chief Clouse proposes that Shaydon Thurman be hired as a Police Officer. If approved, he will start on May 30th. The beginning salary is \$ 60,341.47 which will increase to 62,151.71 on July 1st.

Sewer Plant Change Order: The Council will consider Change Order No. 9. This includes the following projects:

- A credit of \$32,677.81 will be applied to the project for Contractor Fees that were paid utilizing the allowance. This includes Field Orders 10, 11, 13, 15, 18, 19, 20, 22, and 23.

- Per PCO #098, time and materials for installation of At-2 cross pipe brackets and U-bolts for a cost addition of \$4,544.45.
- Per PCO #100, installation of chain link fence and gates per PR #14 for a cost addition of \$11,304.92.
- Per PCO #101, addition of insulation to the ferric chloride suction line for a cost addition of \$940.14.
- Per PCO #103, addition of blower discharge piping insulation and jacket per FO #06 for a cost addition of \$1,992.10.
- Per PCO #099, installation of a main electrical disconnect to the blower room per PR #13 for a cost addition of \$105,036.90. The City will receive a credit on engineering fees for a portion of that amount. The amount is still be negotiated.
- Per PCO #102, removal of UH-6 and installation of a split unit in the biosolids loadout building per PR #12 for a cost addition of \$64,930.58. The City will receive a credit on engineering fees for a portion of that amount. The amount is still be negotiated.
- Per PCO #104, self-priming grit pump to replace what was specified for a cost addition of \$44,740.16. As an engineering oversight. The City will receive a credit on engineering fees for this amount.

Our Engineer and contractor are trying to resolve a dispute with the State of Iowa about whether the disconnect proposed in PCO 104 is needed. The Council is asked to approve a Change Order at this meeting. The amount of the Change Order is \$200,255.39 including PCO 104 or \$95,218.49 excluding it.

The project is “substantially complete” and is operating. Final completion can not be certified until all work is complete, including all punch list items. PCO #104 requires the replacement of a grit pump. The lead time to obtain this pump is significant. Change Order No. 9 adds 149 days to the contract so the date of final completion is December 31, 2025.

GCDC Update: Scott Weber and Kristin Russell will present a GCDC update.

Host NWILC: Jefferson will host the monthly meeting of the Northwest Iowa League of Cities on Thursday, June 19th. This is a monthly dinner meeting with an educational program. Alan Kemp from the Iowa League of Cities will join us to wrap up the legislative session. Matt Wetrich will also present about Jefferson’s Downtown Revitalization project and the GAMSAs. The meeting will be held at The Courtyard with social time at 5:30, dinner at 6:00 and the meeting to follow. Please plan to attend.

Geo Villa Services LLC

INVOICE

Ana Garcia
Perry, Iowa 50220
(515) 726-9670
geovservices@gmail.com

DATE 05/08/2025

Samuel Harding
304 W Lincoln Way
Jefferson, IA

FOR Concrete

Description	Amount
New Sidewalk 100x5	
We will remove the old concrete and haul it away. For the base we will use sand, rebar for reinforcement. The concrete will be 4000psi 4 inches thick.	
At the end of the project, we will remove the forms, fill in the edges with black dirt, grass seed where needed and clean up	
<ul style="list-style-type: none">We are not responsible for alkaline pops, de-ice salt sealing and concrete cracking. This estimate includes up to 2 inches of gravel, if project requires more, it will cost extra.If you would like to move forward, we require a non-refundable 50% retainer, the remaining balance is due once the project is completed. Time frame can be changed to the future if client desire. Depending on weather the project may be pushed back but it will be next in line.	
Total	\$4,800.00
Deposit	\$2,400.00
2 payment	\$2400.00
Remaining Balance	\$0.00

Make all checks payable to
Geo Villa Services LLC
PO Box 31, perry IA 50220

If you have any questions concerning this invoice, contact Ana Garcia (515) 726-9670

Signature: _____
Date: _____

THANK YOU FOR YOUR BUSINESS!

Sam Harding \$2,500

6897654

From	City Boys Elite				DATE	5-21-25	
NAME	concrete Bill & Pauline Allen						
ADDRESS	622 South Chestnut						
CITY, STATE, ZIP	Jefferson Iowa 50129						
SOLD BY	CASH	CHECK	CREDIT CARD	ON ACCT.	MOSE RETURN	PAID OUT	
QUAN.	DESCRIPTION				PRICE	AMOUNT	
	Replaced old sidewalk with new 5' x 70' x 4"						
					\$	2975.-	
	Paid 5-21-25						
	Thanks						
	Mon & Bill						
RECEIVED BY							

KEEP THIS RECEIPT FOR REFERENCE

Bill Allen \$1750.00
CS

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.



1

Today's Agenda

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://idom.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	-48,500	788,660		
Licenses & Permits	7 43,475	12,280	55,755		
Use of Money & Property	8 202,610	231,233	433,843		
Intergovernmental	9 3,672,143	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	17 698,752	0	698,752		
Health and Social Services	18 36,400	2,359	38,759		
Culture and Recreation	19 1,894,163	26,037	1,920,200		
Community and Economic Development	20 578,940	67,210	646,150		
General Government	21 579,937	48,467	628,404		
Debt Service	22 587,267	7,931	595,198		
Capital Projects	23 1,365,000	1,725,817	3,090,817		
Total Government Activities Expenditures	24 8,720,438	1,877,812	10,598,250		
Business Type/Enterprise	25 4,949,701	4,999,906	9,949,607		
Total Gov Activities & Business Expenditures	26 13,670,139	6,877,718	20,547,857		
Transfers Out	27 3,100,297	-40,000	3,140,297		
Total Expenditures/Transfers Out	28 16,770,436	6,817,718	23,588,154		
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.					

2

Amended Revenues

\$4,379,456

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	40,860	3,140,297
Total Revenues & Other Sources	15	15,763,874	4,379,456	20,143,330

3

Taxes Levied on Property: -\$7,499
TIF Revenues: -\$26,330
Other City Taxes -\$40,500
Charges for Service: -\$248,779

Taxes Levied on Property

Lowered due to re-valuation
of Casino



TIF Revenues

Lowered due to re-valuation
of Casino



Other City Taxes

Hotel Motel



Charges for Service

Sale of metered water revenue
Water sold at plant
Extra Pick Up Fees- Sanitation
Rec Memberships



4

Licenses & Permits: +\$12,280
Use of Money & Property: +\$231,233
Intergovernmental: +\$3,675,679
Miscellaneous: +\$743,372

Licenses & Permits

Building & Construction
Permits

Use of Money & Property

Interest on accounts- \$108,000
Interest on investments- \$113,000

Intergovernmental

Reimbursement on Airport
SRF Funds (\$3.5 million)
Animal Shelter 28E
Tree Grant

Miscellaneous

Library Expansion Donations
CDBG Grant Pass-through
SRF Funding for Engineering

5

Amended Expenditures

\$6,917,518

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

6

Expenditures

Public Safety

No Amendment

Police
Fire
Animal Control
Sirens
LEC Capital Improve

Public Works

No Amendment

Road Use Tax
Streets
Street Utilities
Traffic Control
Snow Removal

Health & Social Services

\$2,350

Health Insurance Sinking
Plan for employees

7

Expenditures

Culture & Recreation

\$26,037

Tree Planting (offset with Grant)
Pool PT Salaries
Golf Course Salaries & Benefits
Rec Salaries & Benefits

Community & Econ Dev

\$67,210

Bell Tower Foundation
TIF Rebate Payments
Downtown Facade

General Government

\$48,467

City Hall Utilities
Audit
Computer & Programming
Tree Assistance
Group Insurance Changes

8

Expenditures

Debt Service

\$7,931

2024 Bond

Capital Projects

\$1,725,617

Street repairs
Golf Course AC
100 E State Reimb (CDBG)
123 N Chestnut *CDBG)
Purchase of Sanitation
Truck, Carts
E Lincolnway Resurfacing

Business Type Enterprises

\$4,999,906

SRF Expenses

9



Questions?

Sarah Morlan
sarahm@cityofjeffersoniowa.org

10

RESOLUTION NO: 33-25
RESOLUTION AMENDING THE CURRENT
BUDGET FOR THE FISCAL YEAR 2024-2025

WHEREAS, the City Council of the City of Jefferson met on Tuesday, May 27, 2025 at 5:30PM at Jefferson City hall to take up the proposed amendment. The proposed amendment was considered and taxpayers were heard for and against the amendment.

WHEREAS, the Council, after hearing all taxpayers wishing to be heard and considering the statements made by them, gave final consideration to the proposed amendment(s) to the budget and modifications proposed at the hearing, if any.

NOW THEREFORE BE IT RESOLVED, by the Council of the City of Jefferson, following notice published on Thursday, May 15, 2025 and the public hearing held on Tuesday, May 27, 2025, the current budget is amended as set out in the attached adoption to be certified to the Auditor of Greene County.

Roll Call Vote:

Harry Ahrenholtz	- YEA/NAY
Chad Sloan	- YEA/NAY
Pat Zmolek	- YEA/NAY
Darren Jackson	- YEA/NAY
Matt Wetrich	- YEA/NAY

RESOLUTION NO. _____

A RESOLUTION APPROVING SALE OF PROPERTY LOCATED AT
203 WEST HARRISON STREET

WHEREAS, by Resolution No. 27-25 adopted on May 13, 2025, the City Council of Jefferson proposed to sell a certain parcel of property located at 203 W. Harriston St., in Jefferson (the “Property”), to 203 W Harrison, LLC (the “Agreement”); and

WHEREAS, notice of a public hearing on the City Council’s proposal to enter into the Agreement has been published as required by law; and

WHEREAS, that public hearing has been held at the time and place as specified in the notice and any and all objections or other comments relating to such proposal have been heard, and it is deemed to be in the best interests of the City of Jefferson, Iowa, that the proposed Agreement be approved.

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

Section 1. The City Council hereby approves the Agreement pursuant to which the City agrees to sell the Property, legally described as follows:

The alley running North and south through the center of the North Half (N ½) of Block 34, Original Town of Jefferson, Greene County, Iowa

to 203 W Harrison, LLC, for the amount of \$25.00, all in accordance with the terms and provisions set forth in the Agreement.

Section 2. The Mayor and City Clerk are hereby authorized and directed to execute and deliver the quit claim deed on behalf of the City in substantially the form and content in which the 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.

Section 3. The Mayor, City Administrator and City Clerk are authorized to take such further action as may be necessary to complete the closing of such sale and to carry out the intent and purpose of this resolution.

Section 4. All resolutions and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby repealed, and this resolution shall be in full force and effect immediately upon its adoption and approval.

Adopted and approved on May 27, 2025.

Craig Berry, Mayor

Attest:

Roxanne Gorsuch, City Clerk

SECOND AMENDMENT TO EMPLOYMENT AGREEMENT

This Second Amendment to Employment Agreement (the “**Second Amendment**”) is dated as of July 1, 2025, and is between the City of Jefferson, an Iowa municipal corporation (the “**City**”), and Scott Peterson (the “**Employee**”).

On April 18, 2023, City and Employee entered into that employment agreement pursuant to which City employed Employee as City Administrator for a term commencing June 15, 2023, and ending on June 30, 2024 (the “**Employment Agreement**”). The term was later extended indefinitely by a the First Amendment to Employment Agreement made as of July 1, 2024 (the “**First Amendment**”).

Pursuant to the terms of the First Amendment, the Employee's salary was adjusted to \$120,000.00.

Pursuant to a recommendation made by the Wage and Benefit Committee, City and Employee now desire to further amend the Employment Agreement as set forth below.

The parties therefore agree as follows:

1. **Salary.** The annual salary provided for the Employee under the Employment Agreement is adjusted from \$120,000.00 to \$125,000.00, which adjustment shall be effective as of July 1, 2025.

2. **Other Terms and Provisions.** Except as expressly modified by this Fifteenth Amendment all other terms and provisions of the Employment Agreement shall remain in full force and effect.

The parties are signing this Fifteenth Amendment as of the date stated in the introductory clause.

CITY OF JEFFERSON

By _____
Craig Berry, Mayor

Scott Peterson, Employee

Attest:

Roxanne Gorsuch, City Clerk

RESOLUTION NO. _____

A RESOLUTION APPROVING SECOND AMENDMENT TO EMPLOYMENT
AGREEMENT WITH CITY ADMINISTRATOR

WHEREAS, the City of Jefferson previously entered into an employment agreement dated as of April 18, 2023, with Scott Peterson (the “**Employment Agreement**”); and

WHEREAS, the City Council and Scott Peterson have entered into one previous amendment to the Employment Agreement dated as of July 1, 2024 (the “**First Amendment**”); and

WHEREAS, pursuant to a recommendation made by the Wage and Benefit Committee, the City Council and Scott Peterson desire to amend the Employment Agreement and thus enter into a Second Amendment to the Employment Agreement with an effective date of July 1, 2025, which has been provided to the City Council.

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

Section 1. The City Council determines and agrees to enter into a Second Amendment to the Employment Agreement with Scott Peterson. The annual salary of Scott Peterson will be increased to \$125,000.00 in accordance with the terms and provisions of the Second Amendment to the Employment Agreement which is before this Council.

Section 2. The Mayor and City Clerk are authorized and directed to execute the Second Amendment on behalf of the City, and they and the City Administrator are authorized and directed 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 by the Council and approved on May 27, 2025.

Craig Berry, Mayor

Attest:

Roxanne Gorsuch, City Clerk

Prepared by: David F. Morain, 101 N Grimmell Rd., Jefferson, IA 50129 / Ph: 515-386-5428
Return to: City of Jefferson, c/o Scott Peterson, 220 N. Chestnut, Jefferson, IA 50129

PERMANENT EASEMENT AGREEMENT

This EASEMENT AGREEMENT (this "**Agreement**"), dated as of the 14 day of May, 2025 (the "**Effective Date**"), is entered into between GREENE COUNTY COMMUNITY SCHOOL DISTRICT (hereinafter, the "**Grantor**"), having an address at 101 Ram Drive, Jefferson, IA 50129 and the CITY OF JEFFERSON, IOWA (hereinafter, the "**Grantee**"), having an address at 220 N. Chestnut, Jefferson, IA 50129.

WITNESSETH:

WHEREAS, Grantor is the fee owner of certain land located in the City of Jefferson, County of Greene, and State of Iowa, described as:

Lots 297, 298, 299, 300, 301, 302, 303, and 304, Block 35 (excluding Parcels 1 and 2 and that part of the vacated Monroe Street in said Block 35); and the vacated alley running North and South through said Block 35; and all of vacated Monroe Street which lies between Blocks 34 and 35; ALL in the Original Town (now City) of Jefferson, Greene County, Iowa, hereinafter referred to as the "**School Parcel**"; and

WHEREAS, Grantee is the owner of a certain municipal water well (the "**Well**") located in the northwestern portion of the School Parcel at the southeast intersection of South Elm Street (State Highway 4) and the vacated West Monroe Street for which it is believed a prior easement was executed by the Parties but for which no record can currently be located; and

WHEREAS, Grantee's access to the Well is provided by a paved driveway constructed in the northwest portion of School Parcel on the vacated West Monroe Street; and

WHEREAS, Grantee desires to install a generator to service the Well (the "**Generator**");

WHEREAS, Grantor desires to grant Grantee an easement to continue to install the Generator, and to service, repair, and replace the Well and Generator, the location of such easement shall be legally described as:

A total area 40 feet in length from east to west and a 30 feet in length from north to south, the northwest corner of which shall be located at a point on the western boundary of the vacated Monroe Street which lies between Blocks 34 and 35, such point being 20 feet north of the

northern boundary line of Block 300 in Block 35, in the Original Town (now City) of Jefferson, Greene County, Iowa, hereinafter referred to as the **"Well Easement."**

WHEREAS, Grantor desires to grant to Grantee a permanent easement on the Well Easement as well as ingress and egress easement over a portion of School Parcel to access the Well Easement, legally described as:

All of vacated Monroe Street which lies between Blocks 34 and 35, and an area extending 25 feet east, southeast and south from the boundaries of the Well Easement, in the Original Town (now City) of Jefferson, Greene County, Iowa, hereinafter referred to as the **"Access Easement."**

NOW, THEREFORE, for the sum of \$1.00 and other good and valuable consideration paid by Grantee to Grantor and the mutual covenants, terms, and conditions set forth herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Grant. Grantor hereby grants and conveys to Grantee, its heirs, legal representatives, successors, and assigns, and to any future owner of the Well in Well Easement, an access easement (the **"Easement"**) in, under, upon, about, over, and through the Easement Area, for the benefit of the owner of the Well in Well Easement. The Easement shall serve the purpose of ingress and egress over part of School Parcel to enable access to Well Easement and ingress and egress over and under all of Well Easement for the purposes of locating, accessing, installing, and servicing the Well, Generator and other municipal structures and equipment in Well Easement.

2. Duration. This Easement shall be perpetual and run with the land.

3. Use. This Easement authorizes the Grantee to pass and repass along the Easement Area for all reasonable purposes connected with the use and enjoyment of Well Easement, at all times hereafter, with or without vehicles of any description, as would be consistent with that of a typical residential driveway. This Easement also authorizes Grantee to install and maintain equipment and structures on or under Well Easement necessary to operate the Well, such as a safety fence along the boundary of Well Easement. The easement shall not be used in any manner that would constitute a nuisance.

4. Costs/Lien-Free Construction. Grantee shall bear and promptly pay without the imposition of any lien or charge on or against all or any portion of School Parcel, all costs and expenses incurred by Grantee in connection with the maintenance of the Easement. Grantee hereby acknowledges and agrees that if any lien is filed against School Parcel as a result of the Easement or Grantee's activities in the Easement Area and Grantee has not had such lien removed of record within thirty (30) days of the date of the initial filing of such lien, Grantee shall be in default of this Agreement, and Grantor shall have the right to exercise all of its remedies pursuant to this Agreement, at law and in equity.

5. Maintenance and Repair. In the event the surface of any portion of the Easement Area is disturbed by Grantee's exercise of any of its easement rights under this Agreement, such area shall be restored to the condition in which it existed as of the commencement of such activity. Grantee hereby assumes the obligation, including all costs and expenses, to maintain and repair the Easement Area. In addition to the foregoing, Grantee shall perform necessary maintenance so as to keep the Easement Area at all times in the same condition as existed on the Effective Date of this Agreement, excluding such alterations that may be necessary for the installation of the Generator. This includes but is not limited to

the removal of snow and weeds from the Easement Area. Grantee shall be solely responsible for keeping the Easement free from snow and ice, as well as weeds.

6. Reservation of Rights. All right, title, and interest in and to the Easement Area under this Agreement, which may be used and enjoyed without interfering with the rights conveyed by this Agreement are reserved to Grantor.

7. Grantor's Use of Property. Grantor reserves the right to use School Parcel in any manner and for any purpose that does not interfere with Grantee's Easement rights and its use of the Easement.

8. Transferability. The parties to this Agreement hereby acknowledge and agree that the easements and other rights conferred by this Agreement are intended to, and do, constitute covenants that run with the land and shall inure to the benefit of and be binding upon the parties and their respective grantees, heirs, successors, and assigns.

9. Default and Remedies. In the event of a default by Grantor or Grantee, the non-defaulting party may seek any and all remedies permitted by law.

10. Insurance. Grantee shall maintain, at its expense, and keep in force at all times during the term of this Agreement, a policy of comprehensive general public liability insurance, including a contractual liability endorsement, and personal injury liability coverage, from an insurer acceptable to Grantor, which shall include coverage against claims for any injury, death, or damage to persons or property occurring on, in, or about the Easement Area. Grantor and its agents, contractors, tenants, and any other third parties required by Grantor, shall be named as additional insureds on such insurance policies. Prior to making any entry onto School Parcel, Grantee shall furnish to Grantor: (a) a certificate of insurance evidencing the foregoing coverages, and providing that such insurance policy may not be cancelled on less than Thirty (30) days prior written notice to Grantor; and (b) proof of payment of the insurance premium.

11. Abandonment. In the event Grantee or its successors and assigns abandon or terminate their use of the easement or all of the improvements within the Easement Area for a period of 45 days, this Agreement and all easement rights granted hereunder shall terminate and revert back to Grantor.

12. Grantor Not Liable. In no event shall Grantor be liable for any damage to, or loss of personal property or equipment sustained by Grantee within the Easement Area, whether or not it is insured, even if such loss is caused by the negligence of Grantor.

13. Limitation of Damages. NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THIS AGREEMENT, IN THE EVENT OF A DEFAULT BY GRANTOR HEREUNDER, OR FOR ANY OTHER REASON, GRANTOR SHALL NOT BE LIABLE TO GRANTEE FOR ANY INDIRECT, PUNITIVE, SPECIAL, CONSEQUENTIAL, OR INCIDENTAL DAMAGES WHATSOEVER, INCLUDING LOSS OF GOODWILL OR LOSS OF PROFITS.

14. Indemnification. Grantee shall indemnify, defend, and hold Grantor harmless from and against any and all losses, costs, damages, liens, claims, liabilities, or expenses (including, but not limited to, reasonable attorneys' fees, court costs, and disbursements) incurred by Grantor arising from or by reason of Grantee's access to, or use of the Easement Area.

15. Attorneys' Fees. In the event of any dispute between the parties regarding the enforcement or effect of this Agreement, including one subject to arbitration, the non-prevailing party in any such dispute shall pay the prevailing party's reasonable attorneys' fees and costs incurred. In the event of arbitration, the fees of the arbitrator and the cost of the arbitration shall be paid by the non-prevailing party. In the event that neither party wholly prevails, the court or arbitrator, as applicable, may apportion the costs or fees as the court or arbitrator deems appropriate.

16. Notice. Unless specifically stated otherwise in this Agreement, all notices, waivers, and demands required or permitted hereunder shall be in writing and delivered to the addresses set forth below, by one of the following methods: (a) hand delivery, whereby delivery is deemed to have occurred at the time of delivery; (b) a nationally or regionally recognized overnight courier company, whereby delivery is deemed to have occurred the business day following deposit with the courier; (c) registered United States mail, signature required and postage-prepaid, whereby delivery is deemed to have occurred on the third business day following deposit with the United States Postal Service; or (d) electronic transmission (email) provided that the transmission is completed no later than 4:00 p.m. Central Time Zone on a business day and the original also is sent via overnight courier or United States Mail, whereby delivery is deemed to have occurred at the end of the business day on which electronic transmission is completed.

To Grantor: Name: Greene County Community School District
Address: 101 Ram Drive, Jefferson, IA 50129

To Grantee: Name: City of Jefferson c/o Scott Peterson
Address: 220 N. Chestnut St., Jefferson, IA 50129

Any party may change its address for purposes of this Section by giving written notice as provided in this Section. All notices and demands delivered by a party's attorney on a party's behalf shall be deemed to have been delivered by said party. Notices shall be valid only if served in the manner provided in this Section.

17. Amendment. This Agreement may not be modified, amended, or terminated except in a writing signed by each party hereto.

18. Time of the Essence. Both parties agree that time is of the essence and that time specifications contained herein shall be strictly construed.

19. Governing Law. THIS AGREEMENT SHALL BE GOVERNED AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF IOWA. EACH PARTY HERETO AGREES THAT ALL ACTIONS OR PROCEEDINGS ARISING IN CONNECTION WITH THIS AGREEMENT AND THE TRANSACTIONS CONTEMPLATED HEREBY SHALL BE TRIED AND LITIGATED IN STATE OR FEDERAL COURTS LOCATED IN THE STATE OF IOWA, UNLESS SUCH ACTIONS OR PROCEEDINGS ARE REQUIRED TO BE BROUGHT IN ANOTHER COURT TO OBTAIN SUBJECT MATTER JURISDICTION OVER THE MATTER IN CONTROVERSY. TO THE EXTENT PERMITTED BY LAW, EACH PARTY HERETO IRREVOCABLY WAIVES ANY RIGHT ANY PARTY HERETO MAY HAVE TO ASSERT THE DOCTRINE OF FORUM NON

CONVENIENS, TO ASSERT THAT ANY PARTY HERETO IS NOT SUBJECT TO THE JURISDICTION OF THE AFORESAID COURTS, OR TO OBJECT TO VENUE TO THE EXTENT ANY PROCEEDING IS BROUGHT IN ACCORDANCE WITH THIS SECTION. SERVICE OF PROCESS, SUFFICIENT FOR PERSONAL JURISDICTION IN ANY ACTION AGAINST ANY PARTY HERETO, MAY BE MADE BY REGISTERED OR CERTIFIED MAIL, RETURN RECEIPT REQUESTED, TO ANY SUCH PARTY'S ADDRESS AS INDICATED IN THIS AGREEMENT.

20. Counterparts. This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be deemed an original for all purposes, and all such counterparts shall together constitute but one and the same instrument. A signed copy of this Agreement delivered by email shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement. Notwithstanding the foregoing, each party hereto shall deliver original counterpart signatures to the other parties by no later than Thirty (30) days after the date hereof.

21. Authority. Both parties represent and warrant that they have the authority to execute this Agreement and each individual signing on behalf of a party to this Agreement states that he or she is the duly authorized representative of the signing party and that his or her signature on this Agreement has been duly authorized by, and creates the binding and enforceable obligation of, the party on whose behalf the representative is signing.

22. Further Cooperation. Each of the signatories to this Agreement agree to execute such other documents and to perform such other acts as may be reasonably necessary or desirable to further the expressed intent and purpose of this agreement.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first written above.

GRANTOR:

GREENE COUNTY COMMUNITY SCHOOL DISTRICT

By: Cindi Daubendiek
Cindi Daubendiek, Board President

Date: 5/14/25

ATTEST

By: Laura Marshall
Laura Marshall, Board Secretary

Date: 5/14/25

GRANTOR:

CITY OF JEFFERSON

By: _____
Craig Berry, Mayor

Date: _____

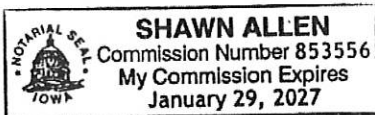
ATTEST

By: _____
Roxanne Gorsuch, City Clerk

Date: _____

STATE OF IOWA, COUNTY OF Greene, ss:

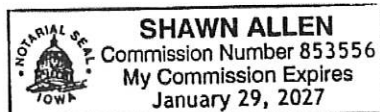
This record was acknowledged before me on May 14th, 2025, by Cindi Daubendiek, as Board President, of Greene County Community School District.



Shawn Allen
Signature of Notary Public

STATE OF IOWA, COUNTY OF Greene, ss:

This record was acknowledged before me on May 14th, 2025, by Laura Marshall, as Board Secretary, of Greene County Community School District.



Shawn Allen
Signature of Notary Public

RESOLUTION NO. _____

A RESOLUTION APPROVING AND ACCEPTING
WATER WELL AND ACCESS EASEMENTS

WHEREAS, the City of Jefferson desires to continue to operate a water well and install a generator benefitting the same in the City of Jefferson at the southeast intersection of South Elm Street (State Highway 4) and the vacated West Monroe Street; and

WHEREAS, in order to maintain and improve the City's existing water system it is necessary that it confirm and approve easements from the Greene County Community School District upon which property such easements will be located; and

WHEREAS, to that end, the City Engineer has negotiated and is recommending approval of a Permanent Easement Agreement, a copy of which has been provided to the City Council; and

WHEREAS, the City Council finds that it is in the best interests of the City of Jefferson that the above described easement acquisition agreements and easements be approved and accepted.

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

Section 1. The above described Permanent Easement Agreement and easements described therein are approved and accepted.

Section 2. The Mayor and City Clerk are authorized and directed to execute the above described Permanent Easement Agreement, and the Clerk shall coordinate the recording of the easements with the City Attorney.

Section 3. The Mayor, City Administrator and City Clerk are authorized to take such further action as may be necessary to carry out the intent and purpose of this resolution.

Section 4. All resolutions and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby repealed, and this resolution shall be in full force and effect immediately upon its adoption and approval.

Passed and approved on May 27, 2025.

Craig J. Berry, Mayor

Attest:

Roxanne Gorsuch, City Clerk

SECTION 00992 – ENGINEER'S FIELD ORDER

ENGINEER'S

FIELD ORDER

OWNER

☒ Dave Morlan, City of Jefferson☒ Scott Peterson, City of Jefferson

ENGINEER

☒ Katie Sterk, P.E., Bolton & Menk, Inc.

CONSULTANTS

☐

CONTRACTOR

☒ Eric Taylor, Shank Constructors☒ Justin Sease, Shank Constructors☒ Walter Smith, Shank Constructors

FIELD

☒ Ron Covert, Bolton & Menk, Inc.

OTHER

☐PROJECT: Wastewater Treatment
Facility Improvements

FIELD ORDER NO: 26

OWNER: City of Jefferson, IA

DATE: May 7, 2025

TO: Shank Constructors, Inc.
3501 85th Avenue North
Brooklyn Park, MN 55443

ENGINEER'S PROJECT NO: 0M2.123801

CONTRACT FOR: \$17,504,700.00

CONTRACT DATED: November 22, 2022

You are hereby directed to execute promptly this Field Order which interprets the Contract Documents or orders minor changes in the Work without change in Contract Sum or Contract Time.

If you consider that a change in Contract Sum or Contract Time is required, please submit your itemized proposal to the Engineer immediately and before proceeding with this Work. If your proposal is found to be satisfactory and in proper order, this Field Order will in that event be suspended by a Change Order.

Description:

Project Changes RE: Contractor's Proposed Change Orders. The work included in the following list of PCOs is authorized. A total of \$200,811.44 for these changes will be added to the contract via the next approved Change Order.

- A credit of \$32,677.81 will be applied to the project for Contractor Fees that were paid utilizing the allowance. This includes Field Orders 10, 11, 13, 15, 18, 19, 20, 22, and 23.
- Per PCO #098, time and materials for installation of At-2 cross pipe brackets and U-bolts for a cost addition of \$4,544.45.
- Per PCO #099, installation of a main electrical disconnect to the blower room per PR #13 for a cost addition of \$105,036.90.
- Per PCO #100, installation of chain link fence and gates per PR #14 for a cost addition of \$11,304.92.
- Per PCO #101, addition of insulation to the ferric chloride suction line for a cost addition of \$940.14.
- Per PCO #102, removal of UH-6 and installation of a split unit in the biosolids loadout building per PR #12 for a cost addition of \$64,930.58.
- Per PCO #103, addition of blower discharge piping insulation and jacket per FO #06 for a cost addition of \$1,992.10.
- Per PCO #104, self-priming grit pump to replace what was specified for a cost addition of \$44,740.16.

(Instructions on reverse side)

No. 9

PROJECT: Wastewater Treatment Facility Improvements

DATE OF ISSUANCE: May 20, 2025

EFFECTIVE DATE: May 27, 2025

OWNER: City of Jefferson, IA

ENGINEER'S Project No.: OM2.123801

CONTRACTOR: Shank Constructors

ENGINEER: Bolton & Menk, Inc.

You are directed to make the following changes in the Contract Documents.

Description:

Modifications to the project scope for reasons found in Contractor's PCOs located in attached Field Orders, less the amount remaining in the general allowance (\$556.05). Time extension related to procurement for the pump in PCO #104.

Reason for Change Order:

Various circumstances determined per each scope change.

Attachments: (List documents supporting change)

Field Order 26, dated 5/7/2025

Email from Walter Smith, dated 5/19/2025

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price	Original Contract Times
<u>\$17,504,700.00</u>	Substantial Completion : <u>610</u> days or dates
	Ready for final payment : <u>735</u> days or dates
Net changes from previous Change Orders No. <u>1</u> to No. <u>8</u>	Net changes from previous Change Orders No. <u>--</u> to No. <u>8</u>
<u>\$794,598.08</u>	<u>235/201</u> days
Contract Price Prior to this Change Order	Contract Times prior to this Change Order
<u>\$18,299,298.08</u>	Substantial Completion : <u>845</u> days or dates
	Ready for final payment : <u>936</u> days or dates
Net <u>Increase</u> (Increase/Decrease/No Change) of this Change Order	Net <u>Increase</u> (Increase/Decrease/No Change) of this Change Order
<u>\$200,255.39</u>	<u>0/149</u> days
Contract Price with all approved Change Orders	Contract Times with all approved Change Orders
<u>\$18,499,553.47</u>	Substantial Completion : <u>845</u> days or dates (May 5, 2025)
	Ready for final payment : <u>1085</u> days or dates (December 31, 2025)

RECOMMENDED:

APPROVED:

ACCEPTED:

By: _____
Engineer (Authorized Signature)

By: _____
Owner (Authorized Signature)

By: _____
Contractor (Authorized Signature)

Date: _____

Date: _____

Date: _____

EJCDC No. 1910C8-B (1990 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America.

(Instructions on reverse side)

No. 9

PROJECT: Wastewater Treatment Facility Improvements

DATE OF ISSUANCE: May 20, 2025

EFFECTIVE DATE: May 27, 2025

OWNER: City of Jefferson, IA

ENGINEER'S Project No.: OM2.123801

CONTRACTOR: Shank Constructors

ENGINEER: Bolton & Menk, Inc.

You are directed to make the following changes in the Contract Documents.

Description:

Modifications to the project scope for reasons found in Contractor's PCOs located in attached Field Orders, except for PCO #099, which is being held pending review by the State Electrical Inspector and less the amount remaining in the general allowance (\$556.05). Time extension related to procurement for the pump in PCO #104.

Reason for Change Order:

Various circumstances determined per each scope change.

Attachments: (List documents supporting change)

Field Order 26, dated 5/7/2025

Email from Walter Smith, dated 5/19/2025

CHANGE IN CONTRACT PRICE:	CHANGE IN CONTRACT TIMES:
Original Contract Price	Original Contract Times
<u>\$17,504,700.00</u>	Substantial Completion : <u>610</u> days or dates
	Ready for final payment : <u>735</u> days or dates
Net changes from previous Change Orders No. <u>1</u> to No. <u>8</u>	Net changes from previous Change Orders No. <u>--</u> to No. <u>8</u>
<u>\$794,598.08</u>	<u>235/201</u> days
Contract Price Prior to this Change Order	Contract Times prior to this Change Order
<u>\$18,299,298.08</u>	Substantial Completion : <u>845</u> days or dates
	Ready for final payment : <u>936</u> days or dates
Net <u>Increase</u> (Increase/Decrease/No Change) of this Change Order	Net <u>Increase</u> (Increase/Decrease/No Change) of this Change Order
<u>\$95,218.49</u>	<u>0/149</u> days
Contract Price with all approved Change Orders	Contract Times with all approved Change Orders
<u>\$18,394,516.57</u>	Substantial Completion : <u>845</u> days or dates (May 5, 2025)
	Ready for final payment : <u>1085</u> days or dates (December 31, 2025)

RECOMMENDED:

APPROVED:

ACCEPTED:

By: _____
Engineer (Authorized Signature)

By: _____
Owner (Authorized Signature)

By: _____
Contractor (Authorized Signature)

Date: _____

Date: _____

Date: _____

EJCDC No. 1910C8-B (1990 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America.

COUNCIL MEETING

May 13, 2025

5:30 P.M.

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

ABSENT: None

Mayor Berry presided.

During open forum Bill Allen and others with congregate meals voiced concerns about the Greenwood Community Center if the Golf Course Clubhouse would be moved to that location. Seeking insurance that the congregate meals will always remain at that site.

On motion by Zmolek, second by Jackson, the Council approved the following consent items: April 22, 2025 regular Council Minutes, approve Class C Retail Alcohol License for B.P.O. Elks Lodge #2306, Class C Retail Alcohol License for Doc's Stadium, LLC, d/b/a Doc's Stadium Bar & Grill, Class C Retail Alcohol License Jefferson Matters; Main Street, d/b/a Bell Tower Festival, Tree Removal Assistance Agreement for 503 E Vest Street in the amount of \$2,451.50, Sidewalk reimbursement grant for 600 W Harrison Street in the amount of \$3,976., hire Jeremy Cartwright as part-time Golf Course Clubhouse attendant at \$14/hr., Wage adjustment for Mike Wallace while acting lead of Sanitation Department in the amount of \$1,774.08 and monthly bills from City funds.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

On motion by Wetrich, second by Sloan, the Council set the Public Hearing date as May 27, 2025, at 5:30 p.m. for the FY 2024-2025 Budget Amendment.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

RESOLUTION NO. 25-25

On motion by Ahrenholtz, second by Jackson, the Council approved Resolution No. 25-25, a resolution Setting Date for Public Hearing on Designation of the Expanded Jefferson Urban Renewal Area and on Urban Renewal Plan Amendment. The date has been set for June 10, 2025, at 5:30 p.m.

AYE: Jackson, Ahrenholtz, Wetrich, Zmolek

NAY: Sloan

RESOLUTION NO. 26-25

On motion by Ahrenholtz, second by Wetrich, the Council approved Resolution No. 26-25, a resolution Setting Date for Public Hearing on Designation of the 2025 Jefferson Redevelopment Urban Renewal Area and on Urban Renewal Plan Project. The date has been set for June 10, 2025, at 5:30 p.m.

AYE: Zmolek, Jackson, Wetrich, Ahrenholtz

NAY: Sloan

RESOLUTION NO. 27-25

On motion by Jackson, second by Zmolek, the Council approved Resolution No. 27-25, a resolution proposing sale of property located at 203 West Harrison Street and Setting Public Hearing date May 27, 2025, at 5:30 p.m.

AYE: Jackson, Sloan, Wetrich, Zmolek, Ahrenholtz

NAY: None

RESOLUTION NO. 28-25

On motion by Ahrenholtz, second by Wetrich, the Council approved Resolution No. 28-25, a resolution approving Amendment Three to Grant Agreement Between the Iowa Economic Development Authority and City of Jefferson.

AYE: Ahrenholtz, Jackson, Wetrich, Zmolek

NAY: Sloan

RESOLUTION NO. 29-25

On motion by Jackson, second by Wetrich, the Council approved Resolution No. 29-25, a resolution approving a Façade Rehabilitation Grant for 219 East Lincoln Way in the amount of \$41,100 for the Greene County Historical Museum.

AYE: Sloan, Jackson, Ahrenholtz, Zmolek, Wetrich

NAY: None

RESOLUTION NO. 30-25

On motion by Wetrich, second by Sloan, the Council approved Resolution No. 30-25, a resolution authorizing submission of application for Iowa Department of Transportation Airport Funding and Certifying Eligibility Requirements.

AYE: Zmolek, Ahrenholtz, Sloan, Wetrich, Jackson

NAY: None

RESOLUTION NO. 31-25

On motion by Zmolek, second by Sloan, the Council approved Resolution No. 31-25, a resolution approving Recycling 28E agreement with City of Dana.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

RESOLUTION NO. 32-25

On motion by Jackson, second by Wetrich, the Council approved Resolution No. 32-25, a resolution approving Recycling 28E agreement with City of Rippey.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

On motion by Ahrenholtz, second by Wetrich, the Council approved change order #27 to Shank Constructors, Inc. in the amount of \$803,897.92 for the Wastewater Treatment Facility Improvements Project.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

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

ABC PEST CONTROL	PEST CONTR	286.92
ACCESS SYSTEMS LEASING	LB CPIER LSE	340.35
ACCO UNLIMITED CORP	CHEM	8,581.50
ACTON CONSTRUCTION	LB RPRS/INSTALL	400.00
ACUSHNET COMPANY	GCRSE MERCH	2,245.11
AFLAC	AFLAC INS W/H	17.68
AG SOURCE COOP SERV	SW/WA TSTG	1,750.70
ALLIANT ENERGY	UTILITIES	17,142.21
AMAZON CAPITAL SERVICES	PAPER;SUPP	3,342.22
ANATOMY IT, LLC	SERV CONTRACTS;REMOTE	1,452.21
ANDREW & PAMELA BROUWER	WA DEP REF	64.55
ANTHONY COTTON	WA DEP REF	0.33
BAKER & TAYLOR INC.	LB BOOKS	1,570.50