

## **AGENDA**

### **CITY COUNCIL MEETING**

**Tuesday, June 24, 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 City Council Minutes of June 10, 2025
- B. Approve sewer forgiveness for 301 E. State Street.
- C. Approve Tree Removal Assistance Application from 1405 S. Elm Street.
- D. Approve toll road fundraiser for Pony Express Riders of Iowa on July 11<sup>th</sup>.
- E. Approve closure of Chestnut Street from Lincoln Way south to the alley for PorchFest on July 13<sup>th</sup>.

**IV. NEW BUSINESS:**

- A. **Public Hearing** on the Proposed Sale of Property Located at 105 N. Walnut Street.
- B. RESOLUTION Proposing the Sale of Property Located at 105 N. Walnut Street.
- C. ORDINANCE Providing for the Division of Taxes Levied on Taxable Property in the 2025 Jefferson Redevelopment Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa
- D. 2025 Street Work:
  - 1. Seal coating
  - 2. Crack Sealing
- E. Michelle Book, GCDC Interim Executive Director

**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, June 24, 2025 5:30 p.m.**

Sewer Forgiveness: Brian & Heather Kinsey, 301 E. State Street, submitted a request for sewer forgiveness from in the amount of \$267.79. The leak went into the ground. The Sewer Committee recommended approval of this forgiveness.

Tree Assistance Fund: Enclosed is one application for the Tree Removal Assistance Fund from 1405 S Elm Street for \$5,000, the maximum allowed through the program.

Toll Road Fundraiser: The Pony Express Riders of Iowa submitted a request for a fundraiser on July 11<sup>th</sup> from 4:00 – 6:30 p.m. at the corner of Chestnut & Lincoln Way. The Street committee recommended approval of this request.

Street Closure: Deb McGinn requested that Chestnut Street be closed from Lincoln Way south to the alley for PorchFest on July 13<sup>th</sup>. The Street committee recommended approval of this request.

105 N. Walnut Street: The Council will hold a public hearing regarding the proposed sale of 105 N. Walnut Street to Region XII for another housing rehabilitation project. Following the public hearing, the Council will consider a resolution selling the property. The proposed sale price is \$100 with the rehab to be completed within 18 months.

TIF Blight District: The Council will consider the second reading of the Ordinance creating the TIF District including the old Middle School, portions of the block to the south, and portions of the blocks to the east and authorizing the division of taxes.

Streets: The Street Committee has reviewed and recommends the proposed seal coating and crack-sealing plans for this year. Seal-coating to be done by Blacktop Service Co. at a cost of \$45,105.65. This addresses many of the N-S streets near the water tower.

Crack-sealing will be done by Denco at a cost of \$48,416.25. This addresses several streets in the south-west part of town as shown on the enclosed map.

GCDC: Michelle Book, Interim Executive Director, will speak with the Council about the transition, her role during this period, and their goals for the transition period.

File Edit Options Help Chat



Account Number 01-041550-06 KINSEY, HEATHER &amp; BRIAN

Transaction # 459.0

Transaction Bill-Recap Bill-Meter Bill-Non-Meter

Type Bill

Revenue Code 100 Amount 313.00

Date 4/25/2025

Description WATER REVE

G/L Posting Date 4/25/2025

Receipt #

Reference 3/20- 4/21 5/15

Balance Forward 2,163.07

Amount 723.27

Adjustment Code

Packet 10091

R/C	Description	Amount
100	WATER REVENUE	313.00
190	WATER TAX	18.78
200	SEWER REVENUE	367.79
300	LANDFILL REVENUE	3.50
305	GARBAGE	12.50
309	YARDWASTE CHRG	3.00
310	RECYCLING REV	4.70

Unapplied 0.00 Total 723.27

Exit

Inquiry

clerk1

367.79

100.00

267.79

Sinner Forgiveness

# TREE REMOVAL ASSISTANCE APPLICATION



City of Jefferson

220 N Chestnut, Jefferson, Iowa 50129

515-386-3111

## Application Information

Full Name: Jeremy Kuehl

Address: 1405 S. Elm St.

Email: pfcjwkuehl@yahoo.com

Phone: 515-370-~~3~~ 2546

Address (if different from above): ~~Same location / address~~

Tree Location: ~~2/11/15 3 front 3 backyard~~

Type of Tree: Ash

Condition of Tree: Dead

Reason for Removal: Dead

Company Name: Muir Tree Service

Contact Info: Tyler 515-370-3428 Natasha - 515-370-3458

Quote: \$ 8,075.00

- Maximum \$5,000

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

Rachel Kuehl / *[Signature]*

Date

13 Jun 2015

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# City of Jefferson

220 N Chestnut Street, Jefferson, IA 50129 515-386-3111

## Toll Road Fundraisers

Please complete this form below to apply for a Toll Road Fundraiser. Toll roads are set up for the purpose of raising funds for local service clubs, nonprofit organizations, or charitable purposes. Complete applications are forwarded to the Water, Sewer, Streets Committee for consideration. Please plan to attend the committee meeting,

- Entities Allowed to Use Toll Road Fundraisers

- ☐ Local Service Club
- ☒ Nonprofit Organization
- ☐ Charitable Purpose
- ☐ Other

Local service clubs, nonprofit organizations, or charitable purposes are defined as those organizations that meet in the Greene County School District and/or whose members are residents of the Greene County School District, or who raise money to support programs that benefit the citizens of Jefferson and the surrounding area. Local service clubs must be established and operate with a board and bylaws. Nonprofit organizations must regularly meet in the City of Jefferson or the Greene County School District.

- Name of Organization: Pony Express Riders of Iowa
- Contact Name: Petra Dawson
- Contact Phone: 515-351-7834
- Contact E-mail: petradawson67@gmail.com
- Proposed Date(s) of Toll Road Fundraiser: 7-11-25

Please enter the proposed date(s) of the Toll Road Fundraiser. Dates may be reserved on a first come, first served basis, with a maximum of one Toll Road Fundraiser per calendar month.

- Proposed Time(s) of Toll Road Fundraiser: 4: - 6:30

Please enter the proposed time(s) of the Toll Road Fundraiser. Hours shall be between 6:00 a.m. and 6:00 p.m.

- Proposed Street Intersection for Toll Road Fundraiser: Chestnut / Lincolnway

Toll Road Fundraisers are allowed only at intersections with 4-way stop signs. If the proposed location is on Highway 30 or Highway 4, a permit from the Iowa Department of Transportation is also required.

- Purpose of Toll Road Fundraiser: Raising Funds for  
Camp Sunny Side

- Provide Organization's Insurance Certificate

Applicants must provide a valid insurance certificate indicating the insured and listing the City of Jefferson as an additional insured. The insurance must contain liability coverage with a minimum amount of \$1 million per occurrence and holding the City of Jefferson harmless for any damage or injuries caused as a part of the Toll Road Fundraiser.

There must be adult supervision at all times. No child under the age of 14 is permitted in the street. All volunteer participants must wear outer clothing that is bright and/or made of reflective material. All volunteers must wear or carry information identifying them as a volunteer of the sponsoring organization. When interacting with vehicles, drivers or passengers must be provided with some type of material, brochure, or another suitable item to serve as recognition that the vehicle has ~~been~~ stopped once already.

## REAL ESTATE PURCHASE AND SALE AGREEMENT

This real estate purchase and sale agreement is dated \_\_\_\_\_, and is between the **City of Jefferson**, of 220 N. Chestnut St., Jefferson, IA 50129 (the “**Seller**”), and **Region XII Council of Governments**, 1003 E Anthony St, Carroll, Iowa 51401 (the “**Buyer**”).

The parties agree as follows:

1. **Purchase and Sale, the Property.** Seller agrees to sell to Buyer and Buyer agrees to purchase from Seller the following described real estate:

The South 60 feet of Lot 5, Block 13, Gallaher’s Second Addition to the Town (now City) of Jefferson, Greene County, Iowa

(locally known as 105 N. Walnut St.)

together with all easements and servient estates appurtenant thereto and all improvements situated thereon, subject to easements for public utilities and streets, subject to zoning restrictions, and subject to such other easements, covenants, restrictions, and reservations as Buyer may approve, all of which is referred to as the “**Property**.”

2. **Purchase Price.** Buyer agrees to pay for the Property the total sum of \$100.00 (the “**Purchase Price**”) which, subject to any adjustments required under this agreement, shall be paid at the time of Closing to Seller.

3. **Rehabilitation of House.** As a condition of this agreement, and a contributing factor to the low Purchase Price, Buyer agrees to rehabilitate the house located on the Property to make it habitable. Such rehabilitation shall be done at Buyer’s sole cost and completed within eighteen (18) months of the date of Closing. Should Buyer fail to satisfy this condition, Seller may bring suit for specific performance or, at Seller’s sole discretion, require the Property be transferred back to the Seller for the Purchase Price.

4. **Tax Proration.** The Property is currently exempt from property tax and therefore no proration adjustment for taxes will be made at closing. Buyer shall be responsible for any taxes or special assessments levied after closing.

5. **Abstract.** Seller shall make available its abstract of title for Buyer to examine. Buyer may have the abstract continued at Buyer’s expense. Upon receipt of the abstract Buyer shall have 14 days within which to notify Seller in writing of any objections to title. If no written objections are made within this time then title shall be deemed approved for all purposes under this agreement. Seller will make reasonable efforts to cure any title exceptions caused by its acts or omissions but will not be obligated to cure any other exceptions.

6. **Condition of Property.** The Property is being sold by Seller to Buyer in “AS IS WHERE IS” condition and with all faults, and except as otherwise expressly set forth in this agreement Seller makes no representations or warranties with respect to the condition of the

Property. Buyer may inspect the Property prior to Closing but Seller is not required to remediate any portion of the Property.

7. **Closing.** (a) Closing shall be held at the offices of Hoyt, Morain & Hommer, P.C., or at such other place as may be mutually agreed upon by Seller and Buyer, as soon as can practicably be done after Seller's abstracting requirements under this agreement have been fulfilled.

(b) At closing Seller shall deliver to Buyer, in addition to any other items required under this agreement, the following: (i) a quitclaim deed conveying marketable title to the Property to Buyer, free and clear of all liens, charges and encumbrances, except taxes and assessments required to be paid by Buyer under this agreement, easements for public utilities and streets, and such other easements, covenants, restrictions, and reservations as Buyer may approve, (ii) a closing statement, executed by Seller, and (iii) such other documents as may be reasonably and customarily required in connection with the transaction contemplated by this agreement, each executed and acknowledged as applicable by Seller.

(c) At closing Buyer shall deliver to Seller, in addition to any other items required under this agreement, the following: (i) the balance of the Purchase Price, plus any closing adjustments in favor of Seller, minus any closing adjustments in favor of Buyer, (ii) a closing statement, duly executed by Buyer, and (iii) such other documents as may be reasonably and customarily required in connection with the transaction contemplated by this agreement, each executed and acknowledged as applicable by Buyer.

(d) Possession of the Property shall be delivered by Seller to Buyer upon the completion of closing.

8. **No Broker or Commission.** Seller and Buyer represent and warrant to each other that they have not used the services of any real estate broker, salesperson or any other person to whom a commission or fee will be due as a result of this transaction. Seller and Buyer agree to indemnify and hold each other harmless from any claim by any person or entity for a commission or a fee as a result of this transaction.

9. **Remedies.** If Buyer fail to perform this agreement in any respect, time being of the essence, then Seller may forfeit this agreement as provided by Chapter 656 of the Iowa Code in which event all payments made and improvements made on the Property shall be forfeited, declare the full balance owing due and payable and proceed by suit at law or in equity to foreclose this agreement, or seek such other relief as may be provided by law or equity. If Seller fails to perform its obligations under this agreement, Buyer may (a) terminate this agreement and have all payments returned to them, or (b) seek such other relief as may be provided by law or equity. It is agreed that the periods of redemption after sale on foreclosure may be reduced under the conditions set forth in Sections 628.26 and 628.27 of the Iowa Code. In any action or proceeding relating to this agreement the successful party shall be entitled to receive reasonable attorney's fees and costs as permitted by law.

10. **Notices.** Any notice to either party that may be required hereunder or which either party is permitted or may desire to give to the other party must be in writing and may be given by



personal delivery, by reputable overnight courier, or by registered or certified mail, return receipt requested, postage prepaid, to the party for whom it is intended at the address stated above or such other address as it may have designated in writing in the manner provided in this paragraph. Any such notice will be deemed to have been given (i) if personally delivered, when so delivered; (ii) if sent by reputable national overnight courier, upon confirmation of receipt; or (iii) if mailed by registered or certified mail, return receipt requested, postage prepaid, upon confirmation of receipt.

11. **City Council Approval.** Seller's obligation to perform under this agreement is subject to approval of the City Council of Jefferson after a public hearing, and staff for the City of Jefferson will arrange for this agreement to be considered by the City Council as soon as can reasonably be done.

12. **Severability.** If any clauses or provisions herein contained would invalidate this agreement in whole or in part, such clauses or provisions only shall be invalid, and the remainder of this agreement will remain in full force and effect.

13. **Miscellaneous.** The provisions of this agreement shall be binding upon and shall inure to the benefit of the parties, their heirs, personal representatives, successors and assigns. The use of any gender shall include all genders, and the use of any number shall be construed as singular or plural as the case may require. All obligations, covenants, agreements and warranties contained herein are and shall be joint and several as to each party bound thereby. 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. 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.

The parties are signing this agreement on the date stated in the introductory clause.

CITY OF JEFFERSON, SELLER

REGION XII COUNCIL OF  
GOVERNMENTS, Buyer

By: \_\_\_\_\_  
Craig Berry, Mayor

By: \_\_\_\_\_

Attest:

Title: \_\_\_\_\_

\_\_\_\_\_  
Roxanne Gorsuch, City Clerk

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING AGREEMENT FOR SALE OF PROPERTY  
LOCATED AT 105 NORTH WALNUT STREET

WHEREAS, by Resolution No. 41-25 adopted on June 10, 2025, the City Council of Jefferson proposed to enter into an agreement for the sale of property located at 105 N. Walnut St., in Jefferson (the "Property"), to Region XII Council of Governments (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 South 60 feet of Lot 5, Block 13, Gallaher's Second Addition to the Town  
(now City) of Jefferson, Greene County, Iowa;

to Region XII Council of Governments for the amount of \$100.00, 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 Agreement 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 June 24, 2025.

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Craig Berry, Mayor

Attest:

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Roxanne Gorsuch, City Clerk

ORDINANCE NO. \_\_\_\_\_

An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2025 Jefferson Redevelopment Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

BE IT ENACTED by the members of the City Council of the City of Jefferson, Iowa:

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the 2025 Jefferson Redevelopment Urban Renewal Area, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City to finance projects in such area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

“City” shall mean the City of Jefferson, Iowa.

“County” shall mean Greene County, Iowa.

“Urban Renewal Area” shall mean the taxable real property situated in 2025 Jefferson Redevelopment Urban Renewal Area, the boundaries of which are set out below, such property having been identified in the Urban Renewal Plan approved by the City Council by resolution adopted on June 10, 2025:

An area beginning at the northwest corner of Block 34, Original Town; thence southerly along the east right of way of S. Elm St. to the southwest corner of Block 35, Original Town; thence easterly along the north right of way of E. Madison St. to the southwest corner of Parcel B in Block 35, Original Town; thence northerly along the west line of Parcel B and Parcel A to the northwest corner of Parcel A of Block 35; thence easterly to the northeast corner of Parcel A of Block 35, the western right of way of S. Vine St.; thence southeasterly to the northwest corner of Block 36, Original Town; thence southerly along the east right of way line of S. Vine St. to the southwest corner of Lot 295, Block 36; thence easterly along the north right of way of the east – west alley to the southeast corner of Lot 293, Block 36; thence northerly along the west right of way line of S. Wilson Ave to the northeast corner of Block 33, Original Town; thence westerly along the south right of way line of E. Harrison St. to the northeast corner of Lot 239, Block 33; thence southerly along the west right of way of the north-south alley to the southeast corner of Lot 239, Block 33; thence westerly along the north right of way line of the east-west alley to the southwest corner of Lot 239, Block 33; thence northerly along the west line of Lot 239 to the southeast corner of the North 63’ of Lot 240, Block 33; thence westerly along the south line of said parcel to the east line of Parcel A in Block 34 or west right of

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way line of S. Vine St.; thence northerly to the northeast corner of Block 34, Original Town; thence westerly along the south right of way line of E. Harrison St to the northwest corner of Block 34, the point of beginning.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the Urban Renewal Area. After the effective date of this ordinance, the taxes levied on the taxable property in the Urban Renewal Area each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the Urban Renewal Area is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the Urban Renewal Area on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the Urban Renewal Area to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area, and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, taxes for the instructional support levy program of a school district imposed pursuant to Section 257.19 of the Code of Iowa, and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Urban Renewal Area exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.



(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area.

(d) as used in this section, the word "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Jefferson, Iowa, on \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

First consideration: June 10, 2025

Second consideration: \_\_\_\_\_, 2025



16 North Taft Street  
PO Box 632 • Humboldt, IA 50548  
(515)332-4208 office • (515)332-3653 fax

No.	Street	Type of Work	From	To	Size	Sq. Yards	Patch	Cost
<del>Alley's</del>		Seal Coat	Between Oak & Elm	McKinley to Reed		<del>868</del>		<del>\$2300.20</del>
		"		Adams to Washington		306		\$810.90
		"	Between Oak & Maple	Clark to State		1720		\$4550.00
		"	Between Maple & Pinet	Reed to Washington		869		\$2302.85
		"	Between Washington & State	Oak to West		2032		\$5384.80
		"	Between State & Lincolnton	Greenfield to Elm		2967		\$7802.55
Streets	West	Seal Coat	Clark	Adams		1134		\$3005.10
	High	"	Nashlon	Head		723		\$1915.95
	Walnut	"	Central	Wall		2560		\$6704.00
	Pinet	"	Wall	Stanford		3687		\$9770.55
	Maple	"	Central	R.R.		4133		\$10,952.45
	Oak	"	Head	Central		700		\$1859.00
						21,753.14		
	Head	"	Elm	West		4084.54		\$10,822.48
						21,699.54		\$45,105.65

Measured by: Robert P. Wayne

Accepted by: \_\_\_\_\_ Date: 6-9-25



416 E. Main Street  
Mingo, Iowa 50168  
(641) 363-4212  
FAX (641) 363-4211  
www.dencohighway.com

# Quote

## Joint and Crack Repair - Blast, Blow, & Go

To  
Dave Teeples  
City of Jefferson Streets Super  
220 N. Chestnut St.  
Jefferson, IA 50129

Quote Date: 6/11/2025  
Quote Valid Until: 7/11/2025  
Issued By: Steve Warden  
Denco Contact: 641-780-1553

**Project Location** Various Streets in the City of Jefferson(See Map)

### Project Description

Denco Highway Construction proposes to complete Blast, Blow, and Go Joint and Random Crack Repairs on the listed PCC pavement according to Iowa DOT Specifications. Denco will sandblast the existing reservoirs and adjacent pavement and seal them with Crafcro 516 hot pour material. The sealant will be banded with a narrow squeegee to fill surface spalls and uneven areas while maximizing the repair life.

DESCRIPTION	QTY	UNIT	UNIT PRICE	SUBTOTAL
Blast, Blow, & Go	36333.00	LINEAR FOOT	\$1.25	\$45,416.25
Mobilization	1.00	LUMP SUM	\$3,000.00	\$3,000.00
				<b>TOTAL \$48,416.25</b>

1. This is an estimate of services described; actual quantities will be used for invoice.
2. Our price includes all labor, materials, equipment, and traffic control to complete the project.
3. A current Certificate of Insurance will be sent to your office upon receiving a signed quote or contract.
4. Please forward a Designated Exempt Entity Iowa Construction Sales Tax Exemption Certificate and Authorization Letter for the project upon acceptance.

  
Denco SIGNATURE

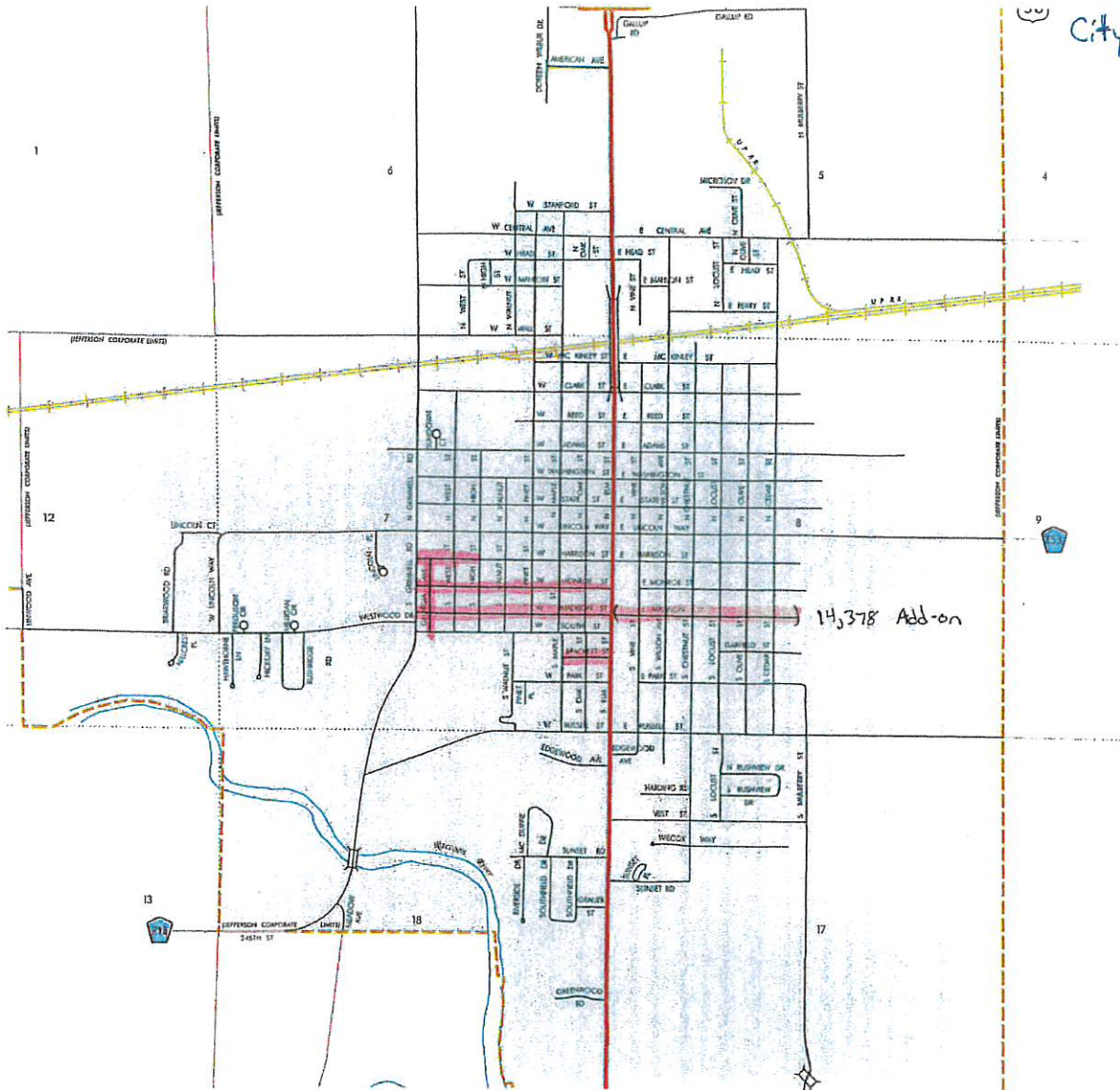
6/11/2025  
DATE

AUTHORIZED BY

DATE

Equal Opportunity Employer

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$$\underbrace{\quad}$$


COUNCIL MEETING

JUNE 10, 2025

5:30 P.M.

PRESENT: Ahrenholtz, Jackson (zoom), Sloan, Wetrich, Zmolek

ABSENT: None

Mayor Berry presided.

No citizens spoke during Open Forum.

On motion by Zmolek, second by Wetrich, the Council approved the following consent items: May 27, 2025 Council Minutes, Neighborhood Improvement Incentive Program application from 218 N Wilson Street in the amount of \$4000, Resolution No. 37-25 approving the Release of Judgement Liens for 600 W Lincoln Way, GAX #10 for Centennial Upper Story Housing Grant 23-HSGU-003, Cigarette/Tobacco/Nicotine/Vapor Permits for: Casey's General Store #1617, Dollar General #8463, Fareway Stores, Inc. #8888, Hy-Vee, Inc., Hy-Vee, Inc., dba Hy-Vee Fast and Fresh, Shambo Enterprises, Inc, dba Oly's Convenience Store, Sparky's One Stop Jefferson, Wild Rose Jefferson, LLC and monthly bills from City Funds.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

Scott Peterson, City Administrator, provided the Council with a presentation on the expansion of Urban Renewal Area.

This is the time and place for the Public Hearing on the expansion of the Jefferson Urban Renewal Area. 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: Sloan, Jackson, Ahrenholtz, Wetrich, Zmolek

NAY: None

**RESOLUTION NO. 38-25**

On motion by Wetrich, second by Zmolek, the Council approved Resolution No. 38-25, a resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Jefferson Urban Renewal Area.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

Scott Peterson, City Administrator, provided the Council with a presentation establishing a Redevelopment Urban Renewal Area Plan.

This is the time and place for the Public Hearing on the Establishment of the 2025 Jefferson Redevelopment Urban Renewal Area. The mayor called for oral or written comments and there was questions from the audience that Scott Peterson, City Administrator, answered. On motion by Ahrenholtz, second by Zmolek, the Council closed the Public Hearing.

AYE: Ahrenholtz, Zmolek, Sloan, Wetrich, Jackson

NAY: None

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**RESOLUTION NO. 39-25**

On motion by Wetrich, second by Ahrenholtz, the Council approved Resolution No. 39-25, a resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and to Approve Urban Renewal Plan and Projects for the 2025 Jefferson Redevelopment Urban Renewal Area.

AYE: Wetrich, Sloan, Jackson, Ahrenholtz, Zmolek

NAY: None

On motion by Zmolek, second by Ahrenholtz, the Council approved the first reading of an ordinance providing for the Division of Taxes Levied on Taxable Property in the 2025 Jefferson Redevelopment Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa. (creating the TIF District and authorizing the division of taxes)

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

**RESOLUTION NO. 40-25**

On motion by Ahrenholtz, second by Wetrich, the Council approved Resolution No. 40-25, a resolution approving \$300,000 Economic Development Forgivable Loan Agreement with 203 W Harrison LLC.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

**RESOLUTION NO. 41-25**

On motion by Wetrich, second by Zmolek, the Council approved Resolution No. 41-25, a resolution Proposing Sale of Property at 105 North Walnut Street and Setting Public Hearing date of June 24, 2025 at 5:30 p.m.

AYE: Jackson, Sloan, Wetrich, Ahrenholtz, Zmolek

NAY: None

On motion by Zmolek, second by Sloan, the Council approved Pay Request No. 4 to Caliber Concrete LLC, of \$35,420.99 for Pickleball Improvement Project.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

**RESOLUTION NO. 42-25**

On motion by Zmolek, second by Wetrich, the Council approved Resolution No. 42-25, a resolution approving Certificate of Completion and Final Acceptance and Release of Retainage for the Russell Park Pickleball Improvement Project.

AYE: Sloan, Wetrich, Zmolek, Ahrenholtz, Jackson

NAY: None

On motion by Wetrich, second by Sloan, the Council approved Pay Request No. 5 (final) to Caliber Concrete LLC, of \$4,344.83 for Pickleball Improvement Project.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

On motion by Zmolek, second by Sloan, the Council approved pay estimate #28 to Shank Constructors, Inc of \$21,168.00 for Wastewater Treatment Plant Project.

AYE: Sloan, Zmolek, Ahrenholtz, Jackson, Wetrich

NAY: None