

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

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 Contractors, Inc of \$21,168.00 for Wastewater Treatment Plant Project.

AYE: Sloan, Zmolek, Ahrenholtz, Jackson, Wetrich

NAY: None

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

ABC PEST CONTROL	PEST CONTR	309.31
ACCESS SYSTEMS LEASING	COPIER LEASE	1259.85
ACCO UNLIMITED CORP	WA/PL CHEM	6,278.53
ACUSHNET COMPANY	GCRSE MERCH	1,332.12
ADVANCED WATER TECH	GCRSE PORT TOILET	125.00
AFLAC	AFLAC INS W/H	17.68
AG SOURCE COOP SERV	SW TSTG	5,326.70
ALEX AIR APPARATUS	JFD HOSES	2,562.39
ALLIANT ENERGY	UTILITIES	26,764.34
AMAZON CAPITAL SERV	PA KEYBOARD;PAPER	2,217.39
ANATOMY IT, LLC	PA DUO	1,393.63
ASHLEY/ASHLY ELLIOTT	WA DEP REF	87.17
BAKER & TAYLOR INC.	LB MOVIES	1,654.55
BAM PROPERTIES OF IOWA LLC	TIF 12 REBATE PMT#10	7,541.37
BEAM INS ADMIN	DENTAL INS	340.88
BENJAMIN JACOBSON	WA DEP REF	89.09
BOHDEN BIGLER	PD UNIFORM RPR	6.42
BOLTON & MENK INC	ENG	18,268.50
BOMGAARS	SUPP	1,239.61
BRADLEY/JODY SCHEUERMANN	WA DEP REF	88.13
BRICK, GENTRY P.C.	PA LEGAL FEES	810.00
C&D MASONRY INC	CITY HALL RPRS/INSTALL	16,898.00
CALIBER CONCRETE LLC	PICKLEBALL PAY EST#4	35,420.99
CARAHSOFT TECHNOLOGY CORP	LB SFTWARE LIC RENEW	491.20
CARD SERVICE CENTER	CREDIT CARD	5,009.47
CARROLL COUNTY SOLID WASTE	RC MARKETING FEES	444.75
CENTRAL IOWA READY MIX	WA CONCRETE	2,968.14
CHAD STEVENS	REIM POSTAGE;SUPP	43.16
CINTAS CORPORATION	FIRST AID	412.34
CITY OF JEFFERSON -REC	RN PETTY CASH	300.00
CLEANING SOLUTIONS INC.	CLEANING	3,161.00
COBRAHELP	PA FEES	27.00
COLLECTION SERV CENTER	CASE ID 1034974	300.00
COMMUNITY INS AGENCY	PD VEHICLE	1,813.00
COMMUNITY OIL COMPANY, INC	AP FUEL	12,773.40
COMPASS MINERALS AMERICA	WA SALT	9,105.90
CONSTRUCTION MATERIALS TEST	WWTP SAMPLES;TESTS	2,911.50
CORE & MAIN	WA METER W/FLOAT	2,389.80
COUNTYWIDE ELECTRIC SERV	LB LIGHTING	3,447.00
CRITICAL HIRE	PD MMPI-2 EVAL	150.00
DANIELLE OHM	WA DEP REF	86.22
DEAL'S ORCHARD	GCRSE HARD CIDER	240.00
DEMCO INC	LB SUPP	1,914.38
DIAMOND VOGEL PAINT	RUT PAINT	1,293.75
DISCOUNT PAPER PRODUCTS	LB PRINTER PAPER	84.99
DOLL DISTRIBUTING	GCRSE BEER	2,105.62
DONALD RIVERA	WA DEP REF	88.60
DYNAMIC MEDIA	HOT/MOT XSM SERV	347.40
EFTPS	FEDERAL W/H	19,211.11
ELEMENT LAWN & LANDSCAPE	PD MOWING	495.00
ELLIOTT EQUIPMENT CO.	SW WARTHOG, 1/2' CLASSIC	1,773.38
EMPLOYEE & FAMILY RESOURCE	EPA TRAIN-STRESS MANAGE	450.00
FAIRVIEW VETERINARY CLINIC	ANIM SHEL - VET EXP	269.00
FASTLANE MOTOR PARTS LLC	PARTS	130.53
FERGUSON ENTERPRISES LLC	WA PARTS	1,029.02

FREEDOM FIRE & SAFETY LLC	FIRE EXTING-INSPECT;MAINT	1,577.80
GEO VILLA SERVICES LLC	SIDEWK PROGRAM	3,600.00
GRAINGER	WA 493X18	598.02
GREENE CO SEC ROADS	FUEL	6,105.78
GREENE CO. DEVELOP CORP	GCDC FUNDING	12,500.00
GREENE CO. HISTORICAL SOCIETY	PHASE II FACADE GRANT	7,774.30
GREENE COUNTY MEDICAL CENTER	PD HEARING TEST	42.00
GREENE GOODS MARKET	DWNTWN PLANTERS	4,510.35
GROW REPAIR LLC	WA WIRED UP COIL	184.00
HACH COMPANY	SW MAINT	3,000.00
HANKEL ELECTRIC, LLC.	PL REPL BREAKER	500.00
HOME STATE BANK	TIF 9 REBATE PMT #16	50,600.00
HOYT, MORAIN & HOMMER, P.C	LEGAL	5,659.50
HY-VEE, INC.	SUPP	794.06
ILLINOIS LIBRARY ASSOCIATI	LB SRP PRIZES;SHIRTS	219.46
INNOVATIVE INTERFACES INC	LB POLARIS RENEW	10,848.39
INTERSTATE ALL BATTERY CEN	SIREN REPAIRS	2,421.80
IOWA INFORMATION MEDIA GROUP	LEGALS/ADV	509.43
IOWA LAW ENFORCEMENT ACADEMY	PD MMPI	300.00
IOWA ONE CALL	WA ONECALL	87.30
IOWA PUMP WORKS	SW INSTALL TRANSFORMER	3,927.10
IPERS-FOAB	IPERS W/H	13,277.86
IRYNA VASYLIEVA	WA DEP REF	90.04
JANE MILLARD	LB REIMB SUPP;PRIZES	81.22
JEFFERSON ACE HARDWARE	SUPP	611.16
JEFFERSON MATTERS: A MAIN ST	PA QTLY PMT	17,500.00
JEFFERSON PUBLIC LIBRARY	LB PETTY CASH	50.00
JEFFERSON TELECOM	PHONE	3,041.06
JOLEE SADDORIS	WA DEP REF	82.40
KASPERBAUER CLEANERS INC	GCRSE MATS/TOWELS	26.14
KRIEGER'S FLOWER SHOP	LB DWNTWN PLANTINGS	1,019.30
LAKESHORE LEARNING MATERIAL	LB BOOKS	45.99
LAWSON PRODUCTS, INC.	SN PARTS	318.43
MARK BAUER DEVELOPMENT	TIF 5 - LINCOLN RIDGE PHASE 2	27,678.51
METRO WASTE AUTHORITY	SN/RN FEES	9,544.95
MIDLAND POWER COOP	LIGHTS	608.48
MIDWEST TAPE LLC	LB MOVIES;SUPP	7,377.42
MIDWEST TURF SUPPORT, LLC	GCRSE FLORATINE	262.50
MOTOR PARTS	PARTS	735.93
MUIR EMBROIDERY & FOOTWEAR	RUT SAFETY SHIRTS	77.50
MUIR TREE SERVICE	RUT STUMP GRIND	190.00
MUNICIPAL SUPPLY	WA METERS	1,308.28
MUTUAL OF OMAHA	LIFE INS	326.68
NOAH LUTHER	H INS SINKING	1,700.00
OLSEM PLUMBING LLC	PL BATHROOM RPRS	991.98
OTIS ELEVATOR COMPANY	RN ELEVATOR CONTRACT	350.00
PEAK SOFTWARE SYSTEMS INC	RN MEMBERSHIP CARDS	127.07
PEPSI CO.	GCRSE POP	734.26
PER MAR SECURITY SERV	RN FIRE ALARM MONITOR/INSP	90.00
PROQUEST LLC	LB ANCESTRY.COM RENEW	1,773.95
PVS DX, INC	WA CHEM	731.12
RACCOON VALLEY RADIO	ADVERTISING	1,693.12
ROXANNE GORSUCH	CAF REIMB	12.73
ROYAL JEWELERS	RN MEDALS	172.50
SALTECH SYSTEMS	HOT/MOT WEBSITE	49.95
SAM HARDING	SIDEWK PROG	2,500.00
SEBOURN VIDEO SERV	PA VIDEO SERV	400.00

SENSUS USA INC	WA SOFTWARE 1YR	3,700.00
SHADRAN	SUPP	1,470.20
SHANK CONSTRUCTORS, INC.	WWTF PAY EST#28	21,168.00
SHINEON DESIGNS	RN SHIRTS	1,810.00
SIERRA COMMUNITY THEATRE	PHASE II FACASE GRANT	61,995.60
SLOAN PLUMBING HEATING	GCRSE SEWER LINES	651.00
SPEED'S AUTOMOTIVE SUPPLY	GCRSE GOLF CART LEASE	6,300.00
SPRING-GREEN	PA MAINT	51.15
SRIXON/CLEVELAND GOLF	GCRSE MERCH	753.32
STAR EQUIPMENT, LTD	WA CORE DRILL RENTAL	200.00
STONE	PA PENS	19.89
TEXTMYGOV	SOFTWARE	4,200.00
TIAHNA DUNCAN/DAN RIVERA	WA DEP REF	94.52
TIMOTHY RAY WILLIAMS	607 S OAK ST ROOF	1,273.20
TREASURER STATE OF IOWA	STATE W/H	2,185.81
TRI-COUNTY CASH LUMBER MART	TIF 10 BRIARWOOD PMT	45,153.89
TYLER GATHERCOAL	WA DEP REF	88.60
TYLER TECHNOLOGIES	PROG SOFTWARE/REMOTE	25,690.56
U.S. CELLULAR	WA PHONE	700.30
U.S. POST OFFICE	WA BILL POSTAGE	756.10
UNITYPOINT CLINIC-OCCUPATION	DOT LABS	84.00
UPS	SW/WA UPS LABS	337.49
VAN METER INC.	RUT HOLPHANE	2,375.00
VAN-WALL EQUIPMENT INC.	GCRSE PMT 1 JD 4052R TRACTR	6,286.01
VERIZON WIRELESS	PD PHONE	282.99
WAHL MCATEE TIRE SERVICE	TIRES;REPRS	3,264.05
WELLMARK BC/BS	HEALTH INS. W/H	21,431.97
WILLIAM FUNCKE	WA DEP REF	83.35

FUND TOTALS

001 GENERAL FUND	218,619.45
110 ROAD USE TAX	23,117.55
112 CAFETERIA PLAN	12.73
121 LOCAL OPTION SALES TAX	56,483.73
125 TIF	183,449.37
128 HEALTH INS. SINKING	1,700.00
134 LIBRARY AGENCY	5,487.38
139 ENRICH IOWA	867.33
391 AIRPORT IMPROVEMENTS	3,910.00
600 WATER	43,581.34
603 WATER CAPITAL IMPROVEMENT	2,389.80
610 WASTEWATER	27,262.34
611 WASTEWATER REPLACEMENT	24,079.50
660 AIRPORT	13,497.17
670 SANITATION	18,683.04
671 RECYCLING	7,654.40
GRAND TOTAL EXPENDITURES	630,795.13

001-GENERAL FUND	207,951.14
110-ROAD USE TAX	47,365.96
114-SPECIAL REVENUE	44,114.28
121-LOCAL OPTION SALES TAX	51,614.61
125-TIF	100,527.56
128-HEALTH INS. SINKING	1,996.74
129-EQUIPMENT RESERVE- IS	2,208.15
134-LIBRARY AGENCY	5,680.53
140-WATER DEPOSITS	3,300.00
141-CEMETERY PERMANENT CARE	500.00
149-DOWNTOWN BUILDINGS	21,457.00
156-AUTENREITH COMM CENTE	2,913.10
200-DEBT SERVICE	24,278.29
600-WATER	112,038.59
610-WASTEWATER	176,068.77
611-WASTEWATER REPLACEMENT	832,481.32
660-AIRPORT	2,955.96
670-SANITATION	54,345.07
671-RECYCLING	14,244.29
GRAND TOTAL REVENUES (MAY)	1,706,041.36

There being no further business the Council agreed to adjourn at 6:31 p.m.

Craig J. Berry, Mayor

Roxanne Gorsuch, City Clerk