

AGENDA
CITY COUNCIL MEETING
Tuesday, July 8, 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 24, 2025
 - B. Approve Hy-Vee Fast & Fresh Express, Class E Retail Alcohol License
 - C. Approve G-WILLY-S, LLC, dba The Courtyard, Class C Retail Alcohol License
 - D. Approval of monthly bills.
- IV. **NEW BUSINESS:**
 - A. 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
 - B. Consider Approval of Pay Estimate #29 to Shank Constructors, Inc of \$ 4,045.35 for Wastewater Treatment Plant Project.
- V. **REPORTS:**
 - A. Engineer, City Clerk, Attorney, City Administrator
 - B. Departments
 - C. Council & Committees
 - D. Mayor
- VI. **ADJOURN.**

TIF Blight District: The Council will consider the third 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.

WWTP Pay Application #29 in the amount of \$ 4,045.35 includes Field Order #26 and payment of allowances.

IaCMA Summer Conference: I will be out of the office July 9 – 11 to attend the Iowa City Management Association Summer Meeting in Decorah.

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

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

Contractor's Application for Payment No.

29 (twenty-nine)

Application Period: 6/30/2025 to 6/30/2025		Application Date: 6/30/2025	
To (Owner):	City of Jefferson 200 N Chestnut St, Jefferson, IA	From (Contractor):	Shank Constructors, Inc. 3501 85th Avenue North, Brooklyn Park, MN
Owner's DWSRF Number:	1445	Contractor's Contract Number:	1316
Via (Engineer):		Bolton & Menk Ames, IA	
Engineer's Project Number:		134997	
Project: Jefferson WWTP		Contract:	

Application For Payment - Change Order Summary		
Approved Change Orders		
Number	Additions	Deductions
CO 1	\$ 185,359.09	
CO 2	\$ 62,089.77	
CO 3	\$ 117,779.30	
CO 4	\$ 51,468.45	
CO 5	\$ 156,971.11	
CO 6	\$ 113,226.99	
CO 7	\$ -	
CO 8	\$ 107,703.37	
CO 9	\$ 95,218.49	
Totals:	\$ 889,816.57	\$ -
Net Change by Change Order:	\$ 889,816.57	

1. Original Contract Price.....	\$	17,504,700.00
2. Net change by Change Orders.....	\$	889,816.57
3. Current Contract Price (Line 1 ± 2).....	\$	18,394,516.57
4. Total Completed and Stored to Date (Column F on Progress Estimate).....	\$	18,297,360.93
5. Retainage		
a. 2.0% X \$ 18,297,360.93 Work Completed.....	\$	365,947.21
b. 2.0% X \$ - Stored Material.....	\$	-
c. Early Release of Retainage.....	\$	-
d. Total Retainage (Line 5a + Line 5b - Line 5c).....	\$	365,947.21
6. Amount Eligible to Date (Line 4 - Line 5d).....	\$	17,931,413.72
7. Less Previous Payments (Line 6 from prior Application).....	\$	17,927,368.37
8. Amount Due This Application.....	\$	4,045.35
9. Balance to Finish, Plus Retainage (Column G on Progress Estimate + Line 5 above).....	\$	463,102.85

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By:  Date: 6/30/2025

Payment of: \$4,045.35
(Line 8 or other - attach explanation of the other amount)

is recommended by:  07/02/2025
(Engineer) (Date)

Payment of: _____
(Line 8 or other - attach explanation of the other amount)

is approved by: _____
(Owner) (Date)

Approved by: _____
Funding Agency (if applicable) (Date)

Progress Estimate - Lump Sum Work

Contractor's Application

For (Contract): 0				Application Number: 29 (twenty-nine)					
Application Period:		6/30/2025	to	6/30/2025	Application Date: 6/30/2025				
A			B		Work Completed		E	F	G
					C	D			
Specification Section Number	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period		Total Completed to Date (C + D)	% (F/B)	Balance to Finish (B - F)	
Division 01 - General Requirements									
	Mobilization	\$ 525,200.00	\$ 525,200.00			\$ 525,200.00	100.00%	\$ -	
	Allowances	\$ 556.05	\$ -	\$ 556.05		\$ 556.05	100.00%	\$ -	
	Allowances - Enviromix	\$ 525,000.00	\$ 525,000.00			\$ 525,000.00	100.00%	\$ -	
	Chemical Feed Allowance	\$ 127,140.00	\$ 127,140.00			\$ 127,140.00	100.00%	\$ -	
	PCO#03 Temporary Main Power Relocation	\$ 6,076.00	\$ 6,076.00			\$ 6,076.00	100.00%	\$ -	
	PCO#04 Slide Gate Removal From Contract	\$ (28,401.00)	\$ (28,401.00)			\$ (28,401.00)	100.00%	\$ -	
	PCO#09 UV Cabinet Support	\$ 6,943.36	\$ 6,943.36			\$ 6,943.36	100.00%	\$ -	
	PCO#10 Digester Blower Soft Starts	\$ 16,305.35	\$ 16,305.35			\$ 16,305.35	100.00%	\$ -	
	PCO#13 Operation Building VCT Tile Add	\$ 1,894.59	\$ 1,894.59			\$ 1,894.59	100.00%	\$ -	
	PCO#17 Aeration Tanks Coating	\$ 218,335.52	\$ 218,335.52			\$ 218,335.52	100.00%	\$ -	
	PCO#19 Underground Piping Conflict	\$ 35,968.20	\$ 35,968.20			\$ 35,968.20	100.00%	\$ -	
	PCO#20 UV Trough Drain	\$ 3,559.76	\$ 3,559.76			\$ 3,559.76	100.00%	\$ -	
	PCO#21 Access Hatches Drains and Plumbing	\$ 7,691.83	\$ 7,691.83			\$ 7,691.83	100.00%	\$ -	
	PCO#22 18" DIP Underground Removal	\$ 15,375.60	\$ 15,375.60			\$ 15,375.60	100.00%	\$ -	
	PCO#23 V-GS-1&2 Explosion Proof Change	\$ 12,646.83	\$ 12,646.83			\$ 12,646.83	100.00%	\$ -	
	PCO#24 Aeration Tank Collection Box Height Change AT3	\$ 6,729.85	\$ 6,729.85			\$ 6,729.85	100.00%	\$ -	
	PCO#25 Reroute AT#3 EDI (Sump Pit)	\$ 7,252.16	\$ 7,252.16			\$ 7,252.16	100.00%	\$ -	
	PCO#27 Underground Rework Add 45	\$ 4,489.47	\$ 4,489.47			\$ 4,489.47	100.00%	\$ -	
	PCO#28 V-WAS-24&25 Relocate	\$ 4,111.86	\$ 4,111.86			\$ 4,111.86	100.00%	\$ -	
	PCO#29 Stainless Sleeves Control Complex	\$ 3,718.77	\$ 3,718.77			\$ 3,718.77	100.00%	\$ -	
	PCO#31 V-PP-1 Operator Access	\$ 1,565.44	\$ 1,565.44			\$ 1,565.44	100.00%	\$ -	
	PCO#34 Pretreatment Slide Gate	\$ 862.03	\$ 862.03			\$ 862.03	100.00%	\$ -	
	PCO#35 Control Complex Roofing Mod.	\$ 1,226.30	\$ 1,226.30			\$ 1,226.30	100.00%	\$ -	
	PCO#36 Clarifier 1 Center Pier Plumbing	\$ 11,464.13	\$ 11,464.13			\$ 11,464.13	100.00%	\$ -	
	PCO#37 Reusing Ductwork For ERU-2	\$ (1,490.00)	\$ (1,490.00)			\$ (1,490.00)	100.00%	\$ -	
	PCO#38 OAL-8 Louver Size Change	\$ 1,072.32	\$ 1,072.32			\$ 1,072.32	100.00%	\$ -	
	PCO#39 Biosolids Loadout Compressor Pads	\$ 7,126.51	\$ 7,126.51			\$ 7,126.51	100.00%	\$ -	
	PCO#41 Grit Tank Baffle Wall Replacement	\$ 9,884.85	\$ 9,884.85			\$ 9,884.85	100.00%	\$ -	
	PCO#42 Blower 8 Additional Conduit and Conductors	\$ 1,250.30	\$ 1,250.30			\$ 1,250.30	100.00%	\$ -	
	PCO#44 New Wall Brackets For Mechanical Units	\$ 1,043.77	\$ 1,043.77			\$ 1,043.77	100.00%	\$ -	
	PCO#49 Grit Classifier Solenoid Wiring	\$ 1,262.25	\$ 1,262.25			\$ 1,262.25	100.00%	\$ -	
	PCO#50 Demo Buried Digester	\$ 2,814.04	\$ 2,814.04			\$ 2,814.04	100.00%	\$ -	
	PCO#51 Digester Temp Heat and Roofing	\$ 13,865.47	\$ 13,865.47			\$ 13,865.47	100.00%	\$ -	
	PCO#53 UV Disinfection Exterior Stairs	\$ 2,720.98	\$ 2,720.98			\$ 2,720.98	100.00%	\$ -	
	PCO#54 Added Bollards Near Loadout	\$ 3,841.58	\$ 3,841.58			\$ 3,841.58	100.00%	\$ -	
	PCO#55 V-MLR-3&6 Electric Acuator	\$ 9,289.18	\$ 9,289.18			\$ 9,289.18	100.00%	\$ -	
	PCO#56 T&M Broken Connection INT-1	\$ 527.41	\$ 527.41			\$ 527.41	100.00%	\$ -	
	PCO#57 T&M Yard Hydrant Delete Splitter	\$ 2,279.28	\$ 2,279.28			\$ 2,279.28	100.00%	\$ -	
	PCO#58 Exhaust Fan 8&9 Class1 Div1	\$ 8,426.23	\$ 8,426.23			\$ 8,426.23	100.00%	\$ -	
	PCO#59 T&M Clarifier 3 Center Pier Plumb	\$ 5,000.68	\$ 5,000.68			\$ 5,000.68	100.00%	\$ -	
	PCO#63 Digester Instrumentation	\$ 6,753.45	\$ 6,753.45			\$ 6,753.45	100.00%	\$ -	
	PCO#65 T&M Demo Existing Ductbank	\$ 2,398.15	\$ 2,398.15			\$ 2,398.15	100.00%	\$ -	
	PCO#66 T&M Grit Baffle Wall Rework	\$ 3,614.09	\$ 3,614.09			\$ 3,614.09	100.00%	\$ -	
	PCO#68 VFD Harmonic Filter Deduct	\$ (10,768.00)	\$ (10,768.00)			\$ (10,768.00)	100.00%	\$ -	
	PCO#69 T&M Modified Subbase Under 8" PCC	\$ 6,723.46	\$ 6,723.46			\$ 6,723.46	100.00%	\$ -	
	PCO#70 T&M UV Railing Bracket Support	\$ 1,779.87	\$ 1,779.87			\$ 1,779.87	100.00%	\$ -	
	PCO#72 T&M Grit Baffle Wall Remodifications	\$ 5,072.03	\$ 5,072.03			\$ 5,072.03	100.00%	\$ -	
			\$ -			\$ -	#DIV/0!	\$ -	
Division 02									
	Site Removals	\$ 86,400.00	\$ 86,400.00			\$ 86,400.00	100.00%	\$ -	
	Demo SST Tank	\$ 445,800.00	\$ 445,800.00			\$ 445,800.00	100.00%	\$ -	
	Strip Top Soil	\$ 25,700.00	\$ 25,700.00			\$ 25,700.00	100.00%	\$ -	
	Site Prep Sludge Tank	\$ 215,500.00	\$ 215,500.00			\$ 215,500.00	100.00%	\$ -	
	Excavation Sludge Tank	\$ 338,700.00	\$ 338,700.00			\$ 338,700.00	100.00%	\$ -	
	Excavation Sludge Loadout	\$ 78,400.00	\$ 78,400.00			\$ 78,400.00	100.00%	\$ -	
	Excavation AET Lift Station	\$ 326,185.00	\$ 326,185.00			\$ 326,185.00	100.00%	\$ -	
	Excavation Rapid Mix Tank	\$ 98,200.00	\$ 98,200.00			\$ 98,200.00	100.00%	\$ -	
	Excavation Ferric Slab	\$ 9,500.00	\$ 9,500.00			\$ 9,500.00	100.00%	\$ -	

A		B	Work Completed		E	F		G
Specification Section Number	Description		C	D		Total Completed to Date (C + D)	% (F/B)	
	Splitter Box Bypass	\$ 55,100.00	\$ 55,100.00			\$ 55,100.00	100.00%	\$ -
	Grading Sidewalks	\$ 9,900.00	\$ 9,900.00			\$ 9,900.00	100.00%	\$ -
	Top Soil Placement	\$ 12,900.00	\$ 12,900.00			\$ 12,900.00	100.00%	\$ -
2370.0	Erosion Control	\$ 20,000.00	\$ 20,000.00			\$ 20,000.00	100.00%	\$ -
	Site Concrete	\$ 75,600.00	\$ 75,600.00			\$ 75,600.00	100.00%	\$ -
2920.0	Seeding	\$ 5,000.00	\$ 5,000.00			\$ 5,000.00	100.00%	\$ -
	30" & 24" PP to Splitter Box	\$ 444,950.00	\$ 444,950.00			\$ 444,950.00	100.00%	\$ -
	6" & 8" ST & 4" PD East	\$ 155,920.00	\$ 155,920.00			\$ 155,920.00	100.00%	\$ -
	Piping Rapid Mix Area	\$ 253,380.00	\$ 253,380.00			\$ 253,380.00	100.00%	\$ -
	6" ST & 12" RAS by AET Lift Station	\$ 172,880.00	\$ 172,880.00			\$ 172,880.00	100.00%	\$ -
	16" MLR to Aeration	\$ 558,620.00	\$ 558,620.00			\$ 558,620.00	100.00%	\$ -
	HDPE/Utility Water	\$ 161,250.00	\$ 161,250.00			\$ 161,250.00	100.00%	\$ -
	Aeration Tank Demo	\$ 28,770.00	\$ 28,770.00			\$ 28,770.00	100.00%	\$ -
	Headworks Demo	\$ 11,150.00	\$ 11,150.00			\$ 11,150.00	100.00%	\$ -
	Blower Building Demo	\$ 8,150.00	\$ 8,150.00			\$ 8,150.00	100.00%	\$ -
	Clarifiers Demo	\$ 421,920.00	\$ 421,920.00			\$ 421,920.00	100.00%	\$ -
	Biosolids Demo	\$ 83,510.00	\$ 83,510.00			\$ 83,510.00	100.00%	\$ -
	Disinfection Demo	\$ 6,500.00	\$ 6,500.00			\$ 6,500.00	100.00%	\$ -

A		B	Work Completed		E	F		G
Specification Section Number	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period		Total Completed to Date (C + D)	% (F/B)	Balance to Finish (B - F)
Division 03								
	Concrete - Anoxic Basin	\$ 1,155,800.00	\$ 1,155,800.00			\$ 1,155,800.00	100.00%	\$ -
	Concrete - Biosolids Loadout	\$ 132,700.00	\$ 132,700.00			\$ 132,700.00	100.00%	\$ -
	Concrete - Rapid Mix	\$ 127,900.00	\$ 127,900.00			\$ 127,900.00	100.00%	\$ -
	Concrete - Biosolids Control	\$ 33,600.00	\$ 33,600.00			\$ 33,600.00	100.00%	\$ -
	Concrete - Ferric Chloride	\$ 33,600.00	\$ 33,600.00			\$ 33,600.00	100.00%	\$ -
	Concrete - Misc	\$ 39,395.00	\$ 39,395.00			\$ 39,395.00	100.00%	\$ -
	Precast Plank	\$ 30,500.00	\$ 30,500.00			\$ 30,500.00	100.00%	\$ -
Division 04								
	Masonry	\$ 155,440.00	\$ 155,440.00			\$ 155,440.00	100.00%	\$ -
Division 05								
	Metals Installation	\$ 44,650.00	\$ 44,650.00			\$ 44,650.00	100.00%	\$ -
	Misc Metals Supply	\$ 111,960.00	\$ 111,960.00			\$ 111,960.00	100.00%	\$ -
Division 06								
	Wood Blocking	\$ 56,600.00	\$ 56,600.00			\$ 56,600.00	100.00%	\$ -
Division 07								
7535.0	Roofing & Sheet metal	\$ 169,000.00	\$ 169,000.00			\$ 169,000.00	100.00%	\$ -
	Sealants	\$ 33,500.00	\$ 33,500.00			\$ 33,500.00	100.00%	\$ -
Division 08								
	HM Doors & Frams	\$ 6,705.00	\$ 6,705.00			\$ 6,705.00	100.00%	\$ -
	Hatches & Door Instalaltion	\$ 39,500.00	\$ 39,500.00			\$ 39,500.00	100.00%	\$ -
	Hatches & Door Instalaltion	\$ 25,000.00	\$ 25,000.00			\$ 25,000.00	100.00%	\$ -
Division 09								
	Clarifier 1	\$ 98,560.00	\$ 98,560.00			\$ 98,560.00	100.00%	\$ -
	Clarifier 2	\$ 102,070.00	\$ 102,070.00			\$ 102,070.00	100.00%	\$ -
	Clarifier 3	\$ 98,560.00	\$ 98,560.00			\$ 98,560.00	100.00%	\$ -
	Sludge Storage Tank	\$ 160,373.00	\$ 160,373.00			\$ 160,373.00	100.00%	\$ -
	Anoxic Basin	\$ 56,328.00	\$ 56,328.00			\$ 56,328.00	100.00%	\$ -
	Aeration Lift Station	\$ 78,692.00	\$ 78,692.00			\$ 78,692.00	100.00%	\$ -
	Biosolids Building	\$ 33,512.00	\$ 33,512.00			\$ 33,512.00	100.00%	\$ -
	Operations Building	\$ 68,924.00	\$ 68,924.00			\$ 68,924.00	100.00%	\$ -
	Pump room	\$ 36,941.00	\$ 36,941.00			\$ 36,941.00	100.00%	\$ -
	Rapid Mix Tank	\$ 31,590.00	\$ 31,590.00			\$ 31,590.00	100.00%	\$ -
Division 11								
	Equipment							
11000.0	Vessco direct Supplied Equipment	\$ 1,348,516.00	\$ 1,348,516.00			\$ 1,348,516.00	100.00%	\$ -
11266.0	UV Disinfection Equipment	\$ 247,600.00	\$ 247,600.00			\$ 247,600.00	100.00%	\$ -
11315.0	Rotary Lobe Pumps	\$ 114,118.00	\$ 114,118.00			\$ 114,118.00	100.00%	\$ -
11330/31	Bar Screens & Dewatering Press	\$ 88,677.00	\$ 88,677.00			\$ 88,677.00	100.00%	\$ -
11351.0	Clarifier Equipment	\$ 356,634.00	\$ 356,634.00			\$ 356,634.00	100.00%	\$ -
11372.0	Blowers	\$ 129,230.00	\$ 129,230.00			\$ 129,230.00	100.00%	\$ -
11374/75	Fine Pore Membrane Aeration Equip	\$ 159,150.00	\$ 159,150.00			\$ 159,150.00	100.00%	\$ -
Division 11								
	Installation							
	Aeration Splitter Box	\$ 3,900.00	\$ 3,900.00			\$ 3,900.00	100.00%	\$ -
	Secondary Splitter Box	\$ 3,900.00	\$ 3,900.00			\$ 3,900.00	100.00%	\$ -
	Aeration Tank Install	\$ 56,700.00	\$ 56,700.00			\$ 56,700.00	100.00%	\$ -
	MLR 1, 2, 3	\$ 7,100.00	\$ 7,100.00			\$ 7,100.00	100.00%	\$ -
	Headworks Equipment	\$ 20,500.00	\$ 20,500.00			\$ 20,500.00	100.00%	\$ -
	Blower Building Equipment	\$ 31,300.00	\$ 31,300.00			\$ 31,300.00	100.00%	\$ -
	Clarifiers Install	\$ 71,600.00	\$ 71,600.00			\$ 71,600.00	100.00%	\$ -
	Was Pumps	\$ 4,830.00	\$ 4,830.00			\$ 4,830.00	100.00%	\$ -
	Disinfection Install	\$ 3,990.00	\$ 3,990.00			\$ 3,990.00	100.00%	\$ -
	RAS/PST Pumps	\$ 49,350.00	\$ 49,350.00			\$ 49,350.00	100.00%	\$ -
	Flexzone - Anoxic Basin	\$ 20,680.00	\$ 20,680.00			\$ 20,680.00	100.00%	\$ -
	Flexzone - Storage Tank	\$ 68,550.00	\$ 68,550.00			\$ 68,550.00	100.00%	\$ -
	Flexzone - Aeration	\$ 61,450.00	\$ 61,450.00			\$ 61,450.00	100.00%	\$ -
	Course Bubble Digester	\$ 17,800.00	\$ 17,800.00			\$ 17,800.00	100.00%	\$ -
	Course Bubble WAS	\$ 4,800.00	\$ 4,800.00			\$ 4,800.00	100.00%	\$ -
	Aeration Overflows	\$ 12,350.00	\$ 12,350.00			\$ 12,350.00	100.00%	\$ -
Division 13								
13216.0	Tank Mobilization	\$ 120,000.00	\$ 120,000.00			\$ 120,000.00	100.00%	\$ -
13216.0	Tank De-Mobilization	\$ 40,000.00	\$ 40,000.00			\$ 40,000.00	100.00%	\$ -
13216.0	Design Drawings & Calcs	\$ 104,000.00	\$ 104,000.00			\$ 104,000.00	100.00%	\$ -
13216.0	Footing Forms	\$ 24,000.00	\$ 24,000.00			\$ 24,000.00	100.00%	\$ -
13216.0	Reinforcing	\$ 56,000.00	\$ 56,000.00			\$ 56,000.00	100.00%	\$ -
13216.0	Place Floor/Footing Concrete	\$ 80,000.00	\$ 80,000.00			\$ 80,000.00	100.00%	\$ -
13216.0	Install Beds	\$ 29,000.00	\$ 29,000.00			\$ 29,000.00	100.00%	\$ -
13216.0	Form/Reinforce/Pour Panels	\$ 129,000.00	\$ 129,000.00			\$ 129,000.00	100.00%	\$ -
13216.0	Erect Panels	\$ 72,000.00	\$ 72,000.00			\$ 72,000.00	100.00%	\$ -

A		B	Work Completed		E	F		G
Specification Section Number	Description		C	D		Total Completed to Date (C + D)	% (F/B)	
13216.0	Joints and Curb	\$ 29,000.00	\$ 29,000.00			\$ 29,000.00	100.00%	\$ -
13216.0	Shotcrete Diaphragm	\$ 29,000.00	\$ 29,000.00			\$ 29,000.00	100.00%	\$ -
13216.0	Erect Shoring	\$ 31,000.00	\$ 31,000.00			\$ 31,000.00	100.00%	\$ -
13216.0	Erect Formwork	\$ 23,000.00	\$ 23,000.00			\$ 23,000.00	100.00%	\$ -
13216.0	Reinforcing	\$ 54,000.00	\$ 54,000.00			\$ 54,000.00	100.00%	\$ -
13216.0	Place Dome Concrete	\$ 16,000.00	\$ 16,000.00			\$ 16,000.00	100.00%	\$ -
13216.0	Remove Formwork	\$ 23,000.00	\$ 23,000.00			\$ 23,000.00	100.00%	\$ -
13216.0	Prestress	\$ 45,000.00	\$ 45,000.00			\$ 45,000.00	100.00%	\$ -
13216.0	Wire Coat	\$ 19,000.00	\$ 19,000.00			\$ 19,000.00	100.00%	\$ -
13216.0	Body Coat	\$ 17,000.00	\$ 17,000.00			\$ 17,000.00	100.00%	\$ -
13216.0	Final Coat	\$ 4,000.00	\$ 4,000.00			\$ 4,000.00	100.00%	\$ -
13216.0	Tank Pipe, Fittings & Appurtenances	\$ 64,000.00	\$ 64,000.00			\$ 64,000.00	100.00%	\$ -
13216.0	Decorative Paint - Exterior	\$ 23,000.00	\$ 23,000.00			\$ 23,000.00	100.00%	\$ -
Division 14								
14620.0	Hoists	\$ 9,620.00	\$ 9,620.00			\$ 9,620.00	100.00%	\$ -

A		B	Work Completed		E	F	G	
			C	D				
Specification Section Number	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period		Total Completed to Date (C + D)	% (F/B)	Balance to Finish (B - F)
Division 15								
	Grit Separation Piping	\$ 34,900.00	\$ 34,900.00			\$ 34,900.00	100.00%	\$ -
	Process Piping (Valve Repl)	\$ 290,100.00	\$ 290,100.00			\$ 290,100.00	100.00%	\$ -
	Mixed Liquor Return Piping	\$ 289,560.00	\$ 289,560.00			\$ 289,560.00	100.00%	\$ -
	Sludge Transfer Piping	\$ 50,080.00	\$ 50,080.00			\$ 50,080.00	100.00%	\$ -
	Aeration Piping	\$ 391,900.00	\$ 391,900.00			\$ 391,900.00	100.00%	\$ -
	RAS Piping	\$ 121,280.00	\$ 121,280.00			\$ 121,280.00	100.00%	\$ -
	WAS Piping	\$ 68,040.00	\$ 68,040.00			\$ 68,040.00	100.00%	\$ -
	Supernatant Piping	\$ 5,520.00	\$ 5,520.00			\$ 5,520.00	100.00%	\$ -
	Chemical Piping	\$ 158,881.00	\$ 158,881.00			\$ 158,881.00	100.00%	\$ -
	Mechanical Mobilization	\$ 93,320.00	\$ 93,320.00			\$ 93,320.00	100.00%	\$ -
	Plumbing Demolition	\$ 12,995.00	\$ 12,995.00			\$ 12,995.00	100.00%	\$ -
	HVAC Demolition	\$ 40,565.00	\$ 40,565.00			\$ 40,565.00	100.00%	\$ -
	Plumbing Rough-In	\$ 51,605.00	\$ 51,605.00			\$ 51,605.00	100.00%	\$ -
	Plumbing Insulation	\$ 6,300.00	\$ 6,300.00			\$ 6,300.00	100.00%	\$ -
	HVAC Ductwork Rough-In	\$ 78,125.00	\$ 78,125.00			\$ 78,125.00	100.00%	\$ -
	HVAC Equipment	\$ 643,105.00	\$ 643,105.00			\$ 643,105.00	100.00%	\$ -
	Temperature Controls	\$ 54,935.00	\$ 54,935.00			\$ 54,935.00	100.00%	\$ -
	Ductwork Insulation	\$ 4,400.00	\$ 4,400.00			\$ 4,400.00	100.00%	\$ -
	Testing and Balancing	\$ 13,750.00	\$ 13,750.00			\$ 13,750.00	100.00%	\$ -
Division 16								
	Preliminary Documents and Submittals	\$ 25,000.00	\$ 25,000.00			\$ 25,000.00	100.00%	\$ -
	Mobilization	\$ 35,000.00	\$ 35,000.00			\$ 35,000.00	100.00%	\$ -
	Temporary Power	\$ 20,000.00	\$ 20,000.00			\$ 20,000.00	100.00%	\$ -
	Integration Engineering	\$ 100,000.00	\$ 100,000.00			\$ 100,000.00	100.00%	\$ -
	Site Electrical Labor	\$ 150,000.00	\$ 150,000.00			\$ 150,000.00	100.00%	\$ -
	Site Electrical Materials	\$ 210,000.00	\$ 210,000.00			\$ 210,000.00	100.00%	\$ -
	Generator Labor	\$ 65,000.00	\$ 65,000.00			\$ 65,000.00	100.00%	\$ -
	Generator Materials	\$ 448,000.00	\$ 448,000.00			\$ 448,000.00	100.00%	\$ -
	Blower Building Labor	\$ 80,000.00	\$ 80,000.00			\$ 80,000.00	100.00%	\$ -
	Blower Building Materials	\$ 285,000.00	\$ 285,000.00			\$ 285,000.00	100.00%	\$ -
	Final Clarifiers Labor	\$ 37,000.00	\$ 37,000.00			\$ 37,000.00	100.00%	\$ -
	Final Clarifiers Materials	\$ 15,000.00	\$ 15,000.00			\$ 15,000.00	100.00%	\$ -
	Bio Solids Control Complex Labor	\$ 50,000.00	\$ 50,000.00			\$ 50,000.00	100.00%	\$ -
	Bio Solids Control Complex Materials	\$ 155,000.00	\$ 155,000.00			\$ 155,000.00	100.00%	\$ -
	Disinfection Building Labor	\$ 40,000.00	\$ 40,000.00			\$ 40,000.00	100.00%	\$ -
	Disinfection Building Materials	\$ 95,000.00	\$ 95,000.00			\$ 95,000.00	100.00%	\$ -
	Preliminary Treatment Building Labor	\$ 25,000.00	\$ 25,000.00			\$ 25,000.00	100.00%	\$ -
	Preliminary Treatment Building Materials	\$ 75,000.00	\$ 75,000.00			\$ 75,000.00	100.00%	\$ -
	Rapid Mix Structure Labor	\$ 20,000.00	\$ 20,000.00			\$ 20,000.00	100.00%	\$ -
	Rapid Mix Structure Materials	\$ 10,000.00	\$ 10,000.00			\$ 10,000.00	100.00%	\$ -
	Aeration Tanks Labor	\$ 20,000.00	\$ 20,000.00			\$ 20,000.00	100.00%	\$ -
	Aeration Tanks Materials	\$ 10,000.00	\$ 10,000.00			\$ 10,000.00	100.00%	\$ -
	Bio Solids Loadout Building Labor	\$ 75,000.00	\$ 75,000.00			\$ 75,000.00	100.00%	\$ -
	Bio Solids Loadout Building Materials	\$ 185,000.00	\$ 185,000.00			\$ 185,000.00	100.00%	\$ -
	Anoxic Basin Labor	\$ 35,000.00	\$ 35,000.00			\$ 35,000.00	100.00%	\$ -
	Anoxic Basin Materials	\$ 75,000.00	\$ 75,000.00			\$ 75,000.00	100.00%	\$ -
	Communication/Fiber Labor	\$ 45,000.00	\$ 45,000.00			\$ 45,000.00	100.00%	\$ -
	Communication/Fiber Materials	\$ 100,000.00	\$ 100,000.00			\$ 100,000.00	100.00%	\$ -
	Demobilization	\$ 10,000.00	\$ 10,000.00			\$ 10,000.00	100.00%	\$ -
	As-Builts/Close Out Documents	\$ 5,509.00	\$ -			\$ -	0.00%	\$ 5,509.00
Approved Project Change Orders								
CO 1	Unknown Tank Demo & Removal	\$ 185,359.09	\$ 185,359.09			\$ 185,359.09	100.00%	\$ -
CO 2	Clarifier Metal Coatings	\$ 62,089.77	\$ 62,089.77			\$ 62,089.77	100.00%	\$ -
CO 3	Electrical Upgrades VFD's & Metering	\$ 117,779.30	\$ 117,779.30			\$ 117,779.30	100.00%	\$ -
CO 4	UV Epoxy Injection & Keegaurd Roof Edge	\$ 51,468.45	\$ 51,468.45			\$ 51,468.45	100.00%	\$ -
CO 5	Digester Replacement	\$ 156,971.11	\$ 156,971.11			\$ 156,971.11	100.00%	\$ -
CO 6	Clarifer 3 Skim Coating	\$ 113,226.99	\$ 113,226.99			\$ 113,226.99	100.00%	\$ -
CO 7	Time Extension for Digester System	\$ -	\$ -			\$ -	#DIV/0!	\$ -
CO 8	FO#24 & FO#25	\$ 107,703.37	\$ 107,703.37			\$ 107,703.37	100.00%	\$ -
CO 9	FO#26	\$ 95,218.49		\$ 3,571.85		\$ 3,571.85	3.75%	\$ 91,646.64
		\$ -	\$ -			\$ -		\$ -
	Total	\$ 18,394,516.57	\$ 18,293,233.03	\$ 4,127.90	\$ -	\$ 18,297,360.93	99.47%	\$ 97,155.64

Partial Pay Estimates Paid-to-Date

Contractor's Application

For (Contract):	Jefferson WWTP 0				Application Number:	29 (twenty-nine)
					Application Date:	6/30/2025
Application Period:	From:	6/30/2025	To:	6/30/2025	Contractor:	Shank Constructors, Inc. 3501 85th Avenue North, Brooklyn Park, MN

Original Contract Amount: \$ 17,504,700.00

Approved Change Orders:

Number	Date	Amount

Revised Contract Amount: \$ 17,504,700.00

Pay Estimates Paid-to-Date

Pay Estimate Number	Date	Amount
1	3/22/2023	\$ 671,313.70
2	5/1/2023	\$ 1,022,619.74
3	5/26/2023	\$ 487,482.66
4	7/5/2023	\$ 1,024,287.85
5	7/17/2023	\$ 475,578.44
6	8/9/2023	\$ 804,790.10
7	9/13/2023	\$ 537,584.11
8	10/11/2023	\$ 541,133.21
9	11/14/2023	\$ 721,938.25
10	12/18/2023	\$ 433,520.57
11	1/19/2024	\$ 434,483.45
12	2/20/2024	\$ 1,375,826.10
13	3/18/2024	\$ 934,255.65
14	4/12/2024	\$ 644,423.24
15	6/3/2024	\$ 1,064,975.37
16	6/17/2024	\$ 652,161.94
17	7/26/2024	\$ 313,818.67
18	8/16/2024	\$ 1,082,569.81
19	9/13/2024	\$ 401,516.55
20	10/15/2024	\$ 726,850.26
21	11/18/2024	\$ 921,552.99
22	12/16/2024	\$ 579,254.16
23	1/17/2025	\$ 278,729.48
24	2/18/2025	\$ 533,902.51
25	3/17/2025	\$ 211,412.05
26	4/30/2025	\$ 226,321.59
27	5/19/2025	\$ 803,897.92
28	6/16/2025	\$ 21,168.00
29		

Total Estimates Paid to Date: \$ 17,927,368.37

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Total Construction Cost: \$ 17,927,368.37

COUNCIL MEETING

JUNE 24, 2025

5:30 P.M.

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

ABSENT: None

Mayor Berry presided.

No citizens spoke during Open Forum.

On motion by Wetrich, second by Sloan, the Council approved the following consent items: June 10, 2024 Council Minutes, sewer forgiveness for 301 E State Street for \$267.79, Tree Removal Assistance Application from 1405 S Elm Street for \$5000, Toll Road Fundraiser for Pony Express Riders of Iowa on July 11th, and closure of Chestnut Street from Lincoln Way South to the alley for Porch Fest on July 13th.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

This is the time and place for the Public Hearing on the proposed sale of property located at 105 North Walnut Street to Region XII for rehabilitation project. Mayor Berry called for oral or written comments and there were none. On motion by Wetrich, second by Ahrenholtz, the Council closed the Public Hearing.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

RESOLUTION NO. 43-25

On motion by Ahrenholtz, second by Sloan, the Council approved Resolution No. 43-25, a resolution approving agreement for sale of property located at 105 North Walnut Street for \$100 to Region XII Council of Governments.

AYE: Wetrich, Ahrenholtz, Zmolek, Jackson, Sloan

NAY: None

On motion by Jackson, second by Wetrich, the Council approved the second 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

On motion by Jackson, second by Sloan, the Council approved the proposed seal coating and crack-sealing plans for FY 25-26. Blacktop Service Co. at the cost of \$45,105.65 (North – South streets near the water tower) for seal coating and Denco at the cost of \$48,416.25 (South-west part of town) for crack-sealing.

AYE: Wetrich, Sloan, Jackson, Zmolek, Ahrenholtz

NAY: None

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

There being no further business the Council agreed to adjourn at 5:50 p.m.

Craig J. Berry, Mayor

Roxanne Gorsuch, City Clerk