AGENDA

CITY COUNCIL MEETING
Tuesday, October 28, 2025
5:30 P.M.
CITY HALL COUNCIL CHAMBERS

I. **CALL TO ORDER:**

II. **OPEN FORUM: This is a time for any resident 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 October 14, 2025.
B. Approve the 2024-2025 Annual Financial Report
C. Approve sidewalk reimbursement for 602 W. Lincoln Way.
D. Approve sewer forgiveness for 806 W. Head Street.
E. Approve Neighborhood Improvement Program application from 206 S. Walnut Street.
F. Approve Sawyer Schiltz as member of Jefferson Fire Department

IV. **NEW BUSINESS:**

A. Hire Henry Pohlmeyer as Finance Officer.
B. Approve Affidavit Operator for Water Distribution.
C. Consider Purchase of 2016 Freightliner Jet Vac Truck.

V. **REPORTS:**

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

VI. **ADJOURN.**

TO: **Mayor and City Council Members**
FROM: **Scott Peterson, City Administrator**
SUBJECT: **General Information Memo**
Regular City Council Session
Tuesday, October 28, 2025 5:30 p.m.

Sidewalk Reimbursement: Chad Stevens owns the house at 602 W. Lincoln Way. The sidewalk has been replaced. Consistent with the sidewalk incentive policy, Chad is eligible for a reimbursement of $1,550. As Chad is a City employee overseeing this program, this issue was referred to the Streets Committee which recommends approval.

Sewer Forgiveness: The owner of 806 W. Head Street had a high water bill as a pipe had burst and water went into the crawl space. Sewer forgiveness of $395.89 is recommended by the Sewer Committee.

Neighborhood Improvement Program (NIP): The owner of 206 S. Walnut Street requests funding of $4,000 from the NIP to help fund exterior improvements. Total project cost is $15,000.

Finance Officer: Councilor Ahrenholtz, Roxanne, and I interviewed candidates for Finance Officer and recommend hiring Henry Pohlmeyer. Henry is currently the Assistant Director at the Rec Center. Henry has completed his MBA and has professional goals to grow into City Administration. Henry's salary will be $50,000.

Water Affidavit Operator: Kyle Demoss' last day as the City's Water Superintendent was Friday, October 17th. The City can use an Affidavit Operator for the Grade 2 Water Distribution portion only. Kyle DeMoss is willing to continue as the distribution Affidavit Operator on a month-to-month basis. The fee is $400 monthly.

2016 Freightliner Jet Vac Truck: The Water & Sewer Committee has considered the purchase of a 2016 Freightliner Jet Vac Truck. This is used to clean sewers, lift stations, manholes, catch basins, etc. It also can be used to clean tanks in the water plant. Literature about the truck is included herein. Cost of the truck is $275,000. The City currently contracts for sewer cleaning at a cost of $30 – $40,000 or more annually.

The Water Sewer Committee recommends purchasing this truck. Costs to be paid $175,000 from Sewer Capital and $100,000 from Water Capital.

November 11th Council Meeting: Veteran's Day, November 11th is a City holiday. We will still plan to hold the regular City Council meeting on that date as scheduled.

STATE OF IOWA 2025 FINANCIAL REPORT FISCAL YEAR ENDED JUNE 30, 2025 CITY OF JEFFERSON, IOWA DUE: December 1, 2025	16203700400000 CITY OF JEFFERSON 220 N Chestnut Street JEFFERSON IA 50129-1900 POPULATION: 4182

NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS

	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property	2,564,708		2,564,708	2,378,696
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	2,564,708		2,564,708	2,378,696
Delinquent Property Taxes	0		0	0
TIF Revenues	1,150,125		1,150,125	1,173,676
Other City Taxes	740,848	0	740,848	786,660
Licenses and Permits	93,534	0	93,534	55,755
Use of Money and Property	293,140	252,922	546,062	433,843
Intergovernmental	1,308,947	298,316	1,607,263	6,747,822
Charges for Fees and Service	427,477	3,788,564	4,216,041	4,084,359
Special Assessments	0	0	0	0
Miscellaneous	453,664	74,283	527,947	1,342,222
Other Financing Sources	0	6,774,953	6,774,953	0
Transfers In	1,919,765	0	1,919,765	3,140,297
Total Revenues and Other Sources	8,952,208	11,189,038	20,141,246	20,143,330
Expenditures and Other Financing Uses				
Public Safety	1,084,867		1,084,867	1,201,979
Public Works	679,810		679,810	696,752
Health and Social Services	29,411		29,411	38,750
Culture and Recreation	1,761,639		1,761,639	1,720,200
Community and Economic Development	677,718		677,718	646,150
General Government	638,503		638,503	628,404
Debt Service	575,797		575,797	575,198
Capital Projects	2,780,885		2,780,885	3,090,617
Total Governmental Activities Expenditures	8,228,630	0	8,228,630	8,598,050
BUSINESS TYPE ACTIVITIES		9,661,213	9,661,213	9,949,607
Total All Expenditures	8,228,630	9,661,213	17,889,843	18,547,657
Other Financing Uses	0	0	0	
Transfers Out	1,731,765	188,000	1,919,765	3,140,297
Total All Expenditures/and Other Financing Uses	9,960,395	9,849,213	19,809,608	21,687,954
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	-1,008,187	1,339,825	331,638	-1,544,624
Beginning Fund Balance July 1, 2024	6,805,309	6,254,750	13,060,059	10,564,796
Ending Fund Balance June 30, 2025	5,797,122	7,594,575	13,391,697	9,020,172

NOTE - These balances do not include the following, which were not budgeted and are not available for city operations:

Non-budgeted Internal Service Funds	Pension Trust Funds
Private Purpose Trust Funds	Agency Funds

Indebtedness at June 30, 2025	Amount	Indebtedness at June 30, 2025	Amount
General Obligation Debt	6,320,000	Other Long-Term Debt	0
Revenue Debt	11,984,709	Short-Term Debt	0
TIF Revenue Debt	0		
		General Obligation Debt Limit	18,521,382

CERTIFICATION

The forgoing report is correct to the best of my knowledge and belief

Signature of Preparer	**Publication** 10/24/2025
Printed name of Preparer	Phone Number
Signature of Mayor or Mayor Pro Tem (Name and Title)	Date Signed

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CITY OF JEFFERSON
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section A - Taxes	1										1
Taxes levied on property	2	1,472,594	710,210		381,904			2,564,708		2,564,708	2
Less: Uncollected Property Taxes - Levy Year	3							0		0	3
Net Current Property Taxes	4	1,472,594	710,210		381,904	0	0	2,564,708		2,564,708	4
Delinquent Property Taxes	5							0		0	5
Total Property Tax	6	1,472,594	710,210		381,904	0	0	2,564,708		2,564,708	6
TIF Revenues	7			1,150,125				1,150,125		1,150,125	7
Other City Taxes											
Utility Tax Replacement Excise Taxes	8							0		0	8
Utility Franchise Tax (Chapter 364.2, Code of Iowa)	9							0		0	9
Parimutuel Wager Tax	10							0		0	10
Gaming Wager Tax	11							0		0	11
Mobile Home Tax	12							0		0	12
Hotel / Motel Tax	13	149,640						149,640		149,640	13
Other Local Option Taxes	14		591,208					591,208		591,208	14
Total Other City Taxes	15	149,640	591,208		0	0	0	740,848	0	740,848	15
Section B - Licenses and Permits	16	93,534						93,534		93,534	16
Section C - Use of Money and Property	17										17
Interest	18	130,218	103,913			730		234,861	178,623	413,484	18
Rents and Royalties	19	58,279						58,279	74,299	132,578	19
Other Miscellaneous Use of Money and Property	20							0		0	20
	21							0		0	21
Total Use of Money and Property	22	188,497	103,913	0	0	730	0	293,140	252,922	546,062	22
Section D - Intergovernmental	24										24
Federal Grants and Reimbursements	26										26
Federal Grants	27							0	245,745	245,745	27
Community Development Block Grants	28							0		0	28
Housing and Urban Development	29							0		0	29
Public Assistance Grants	30							0		0	30
Payment in Lieu of Taxes	31							0		0	31
	32							0		0	32
Total Federal Grants and Reimbursements	33	0	0		0	0	0	0	245,745	245,745	33

CITY OF JEFFERSON

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section D - Intergovernmental - Continued	41										41
State Shared Revenues	43										43
Road Use Taxes	44		593,925					593,925		593,925	44
Other state grants and reimbursements	48										48
State grants	49		3,027					3,027	52,571	55,598	49
Iowa Department of Transportation	50							0		0	50
Iowa Department of Natural Resources	51							0		0	51
Iowa Economic Development Authority	52							0		0	52
CEBA grants	53							0		0	53
C&I Replacement and Tier I Business Tax Replacement	54							0		0	54
CDBG	55		388,151					388,151		388,151	55
	56							0		0	56
	57							0		0	57
	58							0		0	58
	59							0		0	59
Total State	60	0	985,103	0	0	0	0	985,103	52,571	1,037,674	60
Local Grants and Reimbursements											
County Contributions	63	37,415	10,139					47,554		47,554	63
Library Service	64		7,100					7,100		7,100	64
Township Contributions	65	47,384	6,029					53,413		53,413	65
Fire/EMT Service	66							0		0	66
School Share	67	27,657						27,657		27,657	67
Other Local Grants	68	187,000						187,000		187,000	68
Other Reimb	69		1,120					1,120		1,120	69
Total Local Grants and Reimbursements	70	299,456	24,388	0	0	0	0	323,844	0	323,844	70
Total Intergovernmental (Sum of lines 33, 60, and 70)	71	299,456	1,009,491	0	0	0	0	1,308,947	298,316	1,607,263	71
Section E -Charges for Fees and Service	72										72
Water	73							0	1,297,627	1,297,627	73
Sewer	74							0	1,626,656	1,626,656	74
Electric	75							0		0	75
Gas	76							0		0	76
Parking	77							0		0	77
Airport	78							0		0	78
Landfill/garbage	79							0	640,646	640,646	79
Hospital	80							0		0	80

CITY OF JEFFERSON

REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section E - Charges for Fees and Service - Continued	81										81
Transit	82							0		0	82
Cable TV	83							0		0	83
Internet	84							0		0	84
Telephone	85							0		0	85
Housing Authority	86							0		0	86
Storm Water	87							0		0	87
Other:	88										88
Nursing Home	89							0		0	89
Police Service Fees	90							0		0	90
Prisoner Care	91							0		0	91
Fire Service Charges	92							0		0	92
Ambulance Charges	93							0		0	93
Sidewalk Street Repair Charges	94							0		0	94
Housing and Urban Renewal Charges	95							0		0	95
River Port and Terminal Fees	96							0		0	96
Public Scales	97							0		0	97
Cemetery Charges	98	19,350						19,350		19,350	98
Library Charges	99	8,550						8,550		8,550	99
Park, Recreation, and Cultural Charges	100	399,577						399,577		399,577	100
Animal Control Charges	101							0		0	101
Recycling	102							0	220,913	220,913	102
Wastewater Testing	103							0	2,722	2,722	103
Total Charges for Service	104	427,477	0	0	0	0	0	427,477	3,788,564	4,216,041	104
Section F - Special Assesments	106							0		0	106
Section G - Miscellaneous	107										107
Contributions	108	61,861	21,876					83,737		83,737	108
Deposits and Sales/Fuel Tax Refunds	109							0		0	109
Sale of Property and Merchandise	110	148,377					7,000	155,377		155,377	110
Fines	111	17,051						17,051		17,051	111
Internal Service Charges	112							0		0	112
Other Misc	113	180,165	4,272	13,062				197,499	74,283	271,782	113
	114							0		0	114
	115							0		0	115
	116							0		0	116
	117							0		0	117
	118							0		0	118
	119							0		0	119
Total Miscellaneous	120	407,454	26,148	13,062	0	0	7,000	453,664	74,283	527,947	120

CITY OF JEFFERSON
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Total All Revenues (Sum of lines 6, 7, 15,16,22, 71, 104, 106, and 120)	121	3,038,652	2,440,970	1,163,187	381,904	730	7,000	7,032,443	4,414,085	11,446,528	121
Section H - Other Financing Sources	123										123
Proceeds of capital asset sales	124							0		0	124
Proceeds of long-term debt (Excluding TIF internal borrowing)	125							0	6,774,953	6,774,953	125
Proceeds of anticipatory warrants or other short-term debt	126							0		0	126
Regular transfers in and interfund loans	127	907,103	310,309			70,689		1,288,101		1,288,101	127
Internal TIF loans and transfers in	128		437,771		193,893			631,664		631,664	128
	129							0		0	129
	130							0		0	130
Total Other Financing Sources	131	907,103	748,080	0	193,893	70,689	0	1,919,765	6,774,953	8,694,718	131
Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)	132	3,945,755	3,189,050	1,163,187	575,797	71,419	7,000	8,952,208	11,189,038	20,141,246	132
Beginning Fund Balance July 1, 2024	134	1,873,925	2,992,082	271,240	0	1,438,850	229,212	6,805,309	6,254,750	13,060,059	134
Total Revenues and Other Financing Sources (Sum of lines 132 and 134)	136	5,819,680	6,181,132	1,434,427	575,797	1,510,269	236,212	15,757,517	17,443,788	33,201,305	136

CITY OF JEFFERSON
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section A - Public Safety	1										1
Police Department/Crime Prevention	2	926,374						926,374		926,374	2
Jail	3							0		0	3
Emergency Management	4							0		0	4
Flood control	5							0		0	5
Fire Department	6	103,868						103,868		103,868	6
Ambulance	7							0		0	7
Building Inspections	8							0		0	8
Miscellaneous Protective Services	9							0		0	9
Animal Control	10	49,822						49,822		49,822	10
Other Public Safety	11	4,803						4,803		4,803	11
	12							0		0	12
	13							0		0	13
Total Public Safety	14	1,084,867	0		0	0	0	1,084,867		1,084,867	14
Section B - Public Works	15										15
Roads, Bridges, Sidewalks	16	105,322	463,509					568,831		568,831	16
Parking Meter and Off-Street	17							0		0	17
Street Lighting	18		95,259					95,259		95,259	18
Traffic Control Safety	19		1,708					1,708		1,708	19
Snow Removal	20		8,363					8,363		8,363	20
Highway Engineering	21							0		0	21
Street Cleaning	22							0		0	22
Airport (if not an enterprise)	23							0		0	23
Garbage (if not an enterprise)	24							0		0	24
Other Public Works	25							0		0	25
Tree Removal	26		5,649					5,649		5,649	26
	27							0		0	27
Total Public Works	28	105,322	574,488		0	0	0	679,810		679,810	28
Section C - Health and Social Services	29										29
Welfare Assistance	30							0		0	30
City Hospital	31							0		0	31
Payments to Private Hospitals	32							0		0	32
Health Regulation and Inspections	33							0		0	33
Water, Air, and Mosquito Control	34							0		0	34
Community Mental Health	35							0		0	35
Other Health and Social Services	36	2,750	26,661					29,411		29,411	36
	37							0		0	37
	38							0		0	38
Total Health and Social Services	39	2,750	26,661		0	0	0	29,411		29,411	39
Section D - Culture and Recreation	40										40
Library Services	41	350,824	35,780					386,604		386,604	41
Museum, Band, Theater	42							0		0	42
Parks	43	159,248						159,248		159,248	43
Recreation	44	713,110	19,263					732,373		732,373	44
Cemetery	45	110,545						110,545		110,545	45
Community Center, Zoo, Marina, and Auditorium	46							0		0	46
Other Culture and Recreation	47	372,869						372,869		372,869	47
	48							0		0	48
	49							0		0	49
Total Culture and Recreation	50	1,706,596	55,043		0	0	0	1,761,639		1,761,639	50

CITY OF JEFFERSON

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section E - Community and Economic Development	51										51
Community beautification	52							0		0	52
Economic development	53	236,524		441,194				677,718		677,718	53
Housing and urban renewal	54							0		0	54
Planning and zoning	55							0		0	55
Other community and economic development	56							0		0	56
TIF Rebates	57							0		0	57
	58							0		0	58
Total Community and Economic Development	59	236,524	0	441,194	0	0	0	677,718		677,718	59
Section F - General Government	60										60
Mayor, Council and City Manager	61	104,604						104,604		104,604	61
Clerk, Treasurer, Financial Administration	62	43,853						43,853		43,853	62
Elections	63							0		0	63
Legal Services and City Attorney	64	49,059						49,059		49,059	64
City Hall and General Buildings	65	83,050						83,050		83,050	65
Tort Liability	66	68,850						68,850		68,850	66
Other General Government	67	289,087						289,087		289,087	67
	68							0		0	68
	69							0		0	69
Total General Government	70	638,503	0		0	0	0	638,503		638,503	70
Section G - Debt Service	71				575,797			575,797		575,797	71
	72							0		0	72
	73							0		0	73
Total Debt Service	74	0	0	0	575,797	0	0	575,797		575,797	74
Section H - Regular Capital Projects - Specify	75										75
Downtown/Water/Sewer	76		1,270,616			1,510,269		2,780,885		2,780,885	76
	77							0		0	77
Subtotal Regular Capital Projects	78	0	1,270,616		0	1,510,269	0	2,780,885		2,780,885	78
TIF Capital Projects - Specify	79										79
	80							0		0	80
	81							0		0	81
Subtotal TIF Capital Projects	82	0	0		0	0	0	0		0	82
Total Capital Projects	83	0	1,270,616		0	1,510,269	0	2,780,885		2,780,885	83
Total Governmental Activities Expenditures	84	3,774,562	1,926,808	441,194	575,797	1,510,269	0	8,228,630		8,228,630	84
(Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)	85										85

TIF Rebates are expended out of the TIF Special Revenue Fund within the Community and Economic Development program's activity "Other"

CITY OF JEFFERSON
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section I - Business Type Activities	87										87
Water - Current Operation	88								863,604	863,604	88
Capital Outlay	89									0	89
Debt Service	90									0	90
Sewer and Sewage Disposal - Current Operation	91								596,316	596,316	91
Capital Outlay	92								6,612,905	6,612,905	92
Debt Service	93								720,276	720,276	93
Electric - Current Operation	94									0	94
Capital Outlay	95									0	95
Debt Service	96									0	96
Gas Utility - Current Operation	97									0	97
Capital Outlay	98									0	98
Debt Service	99									0	99
Parking - Current Operation	100									0	100
Capital Outlay	101									0	101
Debt Service	102									0	102
Airport - Current Operation	103								45,644	45,644	103
Capital Outlay	104								147,054	147,054	104
Debt Service	105									0	105
Landfill/Garbage - Current operation	106								505,775	505,775	106
Capital Outlay	107									0	107
Debt Service	108									0	108
Hospital - Current Operation	109									0	109
Capital Outlay	110									0	110
Debt Service	111									0	111
Transit - Current Operation	112									0	112
Capital Outlay	113									0	113
Debt Service	114									0	114
Cable TV, Telephone, Internet - Current Operation	115									0	115
Capital Outlay	116									0	116
Housing Authority - Current Operation	117									0	117
Capital Outlay	118									0	118
Debt Service	119									0	119
Storm Water - Current Operation	120									0	120
Capital Outlay	121									0	121
Debt Service	122									0	122
Other Business Type - Current Operation	123								169,639	169,639	123
Capital Outlay	124									0	124
Debt Service	125									0	125
Internal Service Funds - Specify	126										126
	127									0	127
	128									0	128
Total Business Type Activities	129								9,661,213	9,661,213	129

CITY OF JEFFERSON

EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Subtotal Expenditures (Sum of lines 84 and 129)	130	3,774,562	1,926,808	441,194	575,797	1,510,269	0	8,228,630	9,661,213	17,889,843	130
Section J - Other Financing Uses Including Transfers Out	131										131
Regular transfers out	132	163,586	936,515					1,100,101	188,000	1,288,101	132
Internal TIF loans/repayments and transfers out	133			631,664				631,664		631,664	133
	134							0		0	134
Total Other Financing Uses	135	163,586	936,515	631,664	0	0	0	1,731,765	188,000	1,919,765	135
Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)	136	3,938,148	2,863,323	1,072,858	575,797	1,510,269	0	9,960,395	9,849,213	19,809,608	136
	137										137
Ending fund balance June 30, :	138										138
Governmental:	139										139
Nonspendable	140						236,212	236,212		236,212	140
Restricted	141		3,317,809	361,569				3,679,378		3,679,378	141
Committed	142							0		0	142
Assigned	143							0		0	143
Unassigned	144	1,881,532						1,881,532		1,881,532	144
Total Governmental	145	1,881,532	3,317,809	361,569	0	0	236,212	5,797,122		5,797,122	145
Proprietary	146								7,594,575	7,594,575	146
Total Ending Fund Balance June 30,	147	1,881,532	3,317,809	361,569	0	0	236,212	5,797,122	7,594,575	13,391,697	147
Total Requirements (Sum of lines 136 and 147)	148	5,819,680	6,181,132	1,434,427	575,797	1,510,269	236,212	15,757,517	17,443,788	33,201,305	148

OTHER P10

Part III Intergovernmental Expenditures
Please report below expenditures made to the State or to other local governments on a reimbursement or cost sharing basis. Include these expenditures in part II. Enter amount.

Purpose	Amount paid to other local governments
Correction	
Health	
Highways	
Transit Subsidies	
Libraries	
Police protection	
Sewerage	
Sanitation	
All other	

Purpose	Amount paid to State
Highways	
All other	

Part IV
Wages & Salaries
Report here the total salaries and wages paid to all employees of your government before deductions of social security, retirement, etc. Include also salaries and wages paid to employees of any utility owned and operated by your government, as well as salaries and wages of municipal employees charged to construction projects.

YOU ARE REQUIRED TO ENTER SALARY DOLLARS IN THE Amount areas FOR SALARIES AND WAGES PAID	Amount
Total Salaries and Wages Paid	2,353,724

Part V Debt Outstanding, Issued, and Retired
Transit subsidies
A. Long-Term Debt

Debt During the Fiscal Year					Debt Outstanding JUNE 30, 2025				
Purpose	**Line**	**Debt Outstanding JULY 1, 2024**	**Issued**	**Retired**	**General Obligation**	**TIF Revenue**	**Revenue**	**Other**	**Interest Paid This Year**
Water Utility	1.	0	0	0	0	0	0	0	0
Sewer Utility	2.	12,398,709	6,774,953	414,000	0	0	11,984,709	0	267,991
Electric Utility	3.	0	0	0	0	0	0	0	0
Gas Utility	4.	0	0	0	0	0	0	0	0
Transit-Bus	5.	0	0	0	0	0	0	0	0
Industrial Revenue	6.	0	0	0	0	0	0	0	0
Mortgage Revenue	7.	0	0	0	0	0	0	0	0
TIF Revenue	8.	0	0	0	0	0	0	0	0
Other Purposes / Miscellaneous	9.	0	0	0	0	0	0	0	0
GO	10.	6,695,000	0	375,000	6,320,000	0	0	0	198,396
Parking	11.	0	0	0	0	0	0	0	0
Airport	12.	0	0	0	0	0	0	0	0
Stormwater	13.	0	0	0	0	0	0	0	0
Section 108	14.	0	0	0	0	0	0	0	0
Total Long-Term		19,093,709	6,774,953	789,000	6,320,000	0	11,984,709	0	466,387

B. Short-Term Debt Amount	
Outstanding as of July 1, 2024	0
Outstanding as of JUNE 30, 2025	0

Part VI DEBT LIMITATION FOR GENERAL OBLIGATIONS

	Amount		
Actual valuation -- January 1, 2023	370,427,652	**x.05 = $**	18,521,382.6

Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2025

Type of asset	Amount				
	Bond and interest funds (a)	**Bond construction funds (b)**	**Pension/retirement funds (c)**	**All other Funds (d)**	**Total (e)**
Cash and investments - Include cash on hand, CD's, time, checking and savings deposits, Federal securities, Federal agency securities, State and local government securities, and all other securities. Exclude value of real property.				13,391,697	13,391,697

If you budget on a NON-GAAP CASH BASIS, the amount in the Total above SHOULD EQUAL the above summed amounts on the sheet All Funds P1: Ending fund balance, column C PLUS the amounts in the shaded Note area.

CITY DEBT DETAIL - LT DEBT1

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, 2024	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
Corporate Purpose Bonds, Series 2019	1	GO	06-25-2019	30-19	3.00	Voted	2,460,000	2,160,000	115,000	64,800		General Obligation (GO)	Equipment purchases, park, City Hall, pool and street improvements and the East Entry Way Project.
Corporate Purpose & Refunding, Series 2021A Bonds	2	GO	04-28-2021	20-21	2.00	Voted	3,585,000	1,880,000	180,000	37,600		General Obligation (GO)	Animal Shelter Project.
Urban Renewal Bonds, Series 2021B	3	GO	04-28-2021	20-21	0.53-2.33	Voted	1,755,000	955,000	0	20,916		General Obligation (GO)	Urban Renewal Projects including improvements to downtown commercial buildings.
Corporate Purpose Bonds, Series 2024	4	GO	05-28-2024	41-24	4.38	Voted	1,700,000	1,700,000	80,000	75,080		General Obligation (GO)	Equipment purchases, street improvements, water, sanitary sewer, storm water drainage improvements.
Sewer Revenue Bonds, Series 2022	5	Revenue	12-23-2022	82-22	1.75	Voted	12,634,709	12,398,709	414,000	267,991		Sewer Utility	City's Municipal Sanitary Sewer System.
Sewer Revenue Bonds, Series 2022	6	Revenue	06-30-2025	82-22	1.75	Voted	6,774,953	0	0	0		Sewer Utility	City's Municipal Sanitary Sewer System.
	7	-				-						-	-
	8	-				-						-	-
	9	-				-						-	-
	10	-				-						-	-
	11	-				-						-	-
	12	-				-						-	-
	13	-				-						-	-
	14	-				-						-	-
	15	-				-						-	-
	16	-				-						-	-
	17	-				-						-	-
	18	-				-						-	-
	19	-				-						-	-
	20	-				-						-	-

Geo Villa Services LLC

INVOICE

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

DATE 09/29/2025

Chad Stevens
602 W Lincoln way
Jefferson, IA

FOR Concrete

Description	Amount
Sidewalk 62x5	
We will remove the sidewalk and haul it away. We will use sand for the base and rebar for reinforcement. Concrete will be 4000psi 4 inches thick and it will have a boom finish.	
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.	
• 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	$2,440.00
	Tax $170.80
	Sub Total $2,610.80
	Retainer $1,305.40

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!

Chad Stevens

310 sq ft x $5 = $1550.00

City of Jefferson

Neighborhood Improvement Incentive Program
Application

Purpose:
The purpose of this grant program is to assist organizations, residents, and business owners within the City of Jefferson to strengthen their neighborhood's appearance, to promote the area to visitors, and to improve the quality of life.

Eligible Applicants:
- Eligible applicants are owner occupied property owners in the City of Jefferson who are committed to improve neighborhoods, promote the area, and improve the quality of life.

Eligible Projects to be Considered for Funding: (At least one of the items)
- Projects that demolish a structure, including grading and seeding the area, in residential or commercial and public or private property.
- Projects that correct violations of the current International Property Maintenance Code
- Project must be completed one year from application approval date.

Funding Requirements:
- Maximum request is $4,000.
- Grant funds are available on a reimbursement basis only.
- Grants will generally be awarded on a 50/50 cash match basis up to $4,000 on materials only.
- Before and after pictures are required for funding.

Applicant Information

Organization Name: ____________ Project Name: ____________

Contact Person: Carrie Jensen Mailing Address: 206 S. Walnut St.

City, State, Zip: Jefferson, IA 50129 Daytime Phone Number: 575-205-8535

Application Date: ____________ E-mail: csj1998@gmail.com

Total Project Cost: $ 15,000.00 Amount requesting from this grant program: $ 4,000

Project Address: 206 S. Walnut St.

Project Description Improving the outside look of the house: fixing cracks in stucco, painting the exterior, new windows on porch (replacing the original windows), and 2 other exterior windows.

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

For More Information/Questions:
Contact the City Administrator, City Clerk or Building Official at 515-386-3111.

Approval Date: ____________ Denial ____________

AGREEMENT FOR AFFIDAVIT OPERATOR

WHEREAS, Kyle DeMoss, (hereinafter referred to as the Operator), is a certified operator having been certified by the Iowa Department of Natural Resources as a Grade 2 operator for water distribution; and

WHEREAS City of Jefferson, (hereinafter referred to as the Owner of the Facility) wishes to retain Kyle DeMoss to serve as Contract Operator of their water distribution located in Jefferson, Iowa (hereinafter referred to as the Facility).

IT IS THEREFORE AGREED AS FOLLOWS:

1. Length of Agreement This agreement shall be a month-to-month agreement which may be terminated by written notice of either party (30) days prior to termination date.

2. Services to be provided. Operator agrees to maintain his Iowa Department of Natural Resources Operator's Certificates at the level required by the IDNR for the Facilities owned by the Owner of Facility. Operator agrees to monitor the operation of the Facility in order to allow Owner of Facility to maintain the necessary Iowa Department of Natural Resources Operation Permits for water distribution. Operator agrees to provide reporting services for Owner of Facility's needs, visit the Facility as required, and to oversee and review daily operations being handled by on-site personnel.

3. Kyle DeMoss will make contact with the Water operator every other week or as directed by the IDNR, and shall be available for contact by phone.

4. Fees. The Owner of Facility shall pay Kyle DeMoss the sum of **$400.00 per month** during the terms of this agreement. For the remainder of October 2025, the fee shall be $200.00. Total fees for each month shall be due and payable by the 20th day of the month for the services rendered the previous month. The monthly contract fee is subject to change upon any modifications to the Operation Permit requirements.

5. Independent Contractor Status. Operator is an independent contractor and shall at no time be considered an employee of the Owner of Facility.

CITY OF JEFFERSON

____
Craig Berry, Mayor

DATE: ______________________

[signature]
Kyle DeMoss, Operator

DATE: 10/17/25


Camel
Super Products

The Camel Max Models

Available in 3 Different Configurations

CAMEL 900 (Dump Unloading)

- Debris Body: 9 yards
- Vacuum Blower: 3600-5500 cfm
- Water Capacity: 1000 gallons
- Unloading: Dump
- Length: 35' 6" (approximate)
- Height: 11' 6" (approximate)

CAMEL 1200 (Dump, Eject, or Wastewater Recycle)

- Debris Body: 12 yards
- Vacuum Blower: 3600-5500 cfm
- Water Capacity: 1500 gallons
- Unloading: Dump or Eject
- Length: 38' 6" (approximate)
- Height: 11' 6" (approximate)

Dump or Eject Unloading

DUMP UNLOADING:

Available in the 900 & 1200 models

The dump unloading system raises the body up to a 50° angle and gravity removes the debris. The unit still maintains a low center of gravity for increased stability.

EJECT UNLOADING:

Available in the 1200 model

SAFETY PERFORM

The eject unloading system is the industry's safest and most efficient removal of debris. The body raises to an 10° angle and the ejector plate pushes out debris. It also contains the **only true dewatering system on the market**.

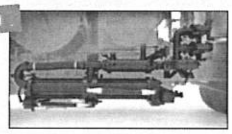
Camel Max Series Standard Features

Standard Features

FRONT-MOUNTED HOSE REEL SAFETY

- 270° rotation, 180° rotation fully retracted
- Capable of 1000' of 1" diameter sewer hose
- Extends 18"

ADVANCED WATER PUMP ECO



- Most Fuel Efficient System on the Market
- Pressure Sensing, Double Acting, Single Piston Pump, Powered by Pressure & Flow Compensating Hydraulic System
- Designed Capacity of 100 gpm at 3000 psi

PRECISION CONTROLS PERFORM

- Ability To Run Water Pump With or Without Vacuum
- LED Panel Lights Enables Readability in All Environments
- Onboard Visual Trouble Shooting. No Computer Needed.

Additional Standard Features

Category	Features
SAFETY	1. Backup Camera 2. Body Up Alarm 3. Boom Up Alarm 4. Debris Body Safety Prop 5. Safety Cones 6. Sewer Hose Containment Shield 7. Tailgate Alarm 8. Tailgate Safety Props
Debris Body	1. Centrifugal Cyclone Separator: 44,000 in³ PERFORM 2. Exterior Tank Front Mounted Level Gauge 3. Industrial Powder Coat Finish 4. Internal Debris Tank Flush Out System 5. Quick Release Door less than 30" off the ground 6. 1/4" Thick Debris Body EXTEN Steel Construction
Vacuum System	1. Hot Shift Transfer Case 2. Positive Displacement Blower 3. Vacuum Blower: 3600-5500 cfm PERFORM
Water System	1. Air Purge 2. Antifreeze System 3. Dual Nitrogen charge Accumulators 4. Dual Hydraulic Cooling 5. Water Tank; rotationally molded, ECO non-cross linked, polyethylene, recyclable
Boom System	1. 8" Hydraulic Boom with 8' Hydraulic Extension 2. 1000 lb Boom Lifting Capacity 3. 217° of Rotation 4. Tube Storage, Back of Cab
Tailgate	1. Adjustable Hydraulic Wedge Pins (4) 2. Hydraulic Powered Tailgate
Additional Features	1. Single Engine Design ECO

Optional Features

Options available on all models

Category	Features		
ACCULEVEL® Load Sensor System PERFORM	The ACCULEVEL is the only system that allows you to visually measure liquids or solids in the debris body from the control panel.		
Hydro Excavation Package PERFORM	Adding the Hydro Ex package will give you the power to clean sewer lines and dig holes with the same machine. This includes water handgun, dig tube, nozzle, tailgate tube rack, and other accessories.		
Additional Optional Features	1. Fully Automatic Powered Level Wind 2. Hose Reel Tensioning 3. Hydrant Fill with Auto Shut Off 4. Lighting Packages SAFETY 5. High Dump (1200 models)	6. Tool Boxes 7. Signboards 8. Splash Shield SAFETY 9. Tailgate Tube Rack 10. Trash Pump	11. Multiple Chassis Configurations 12. Winter Recirculation 13. Wireless Remote 14. 420,000 btu/hr Water Heater

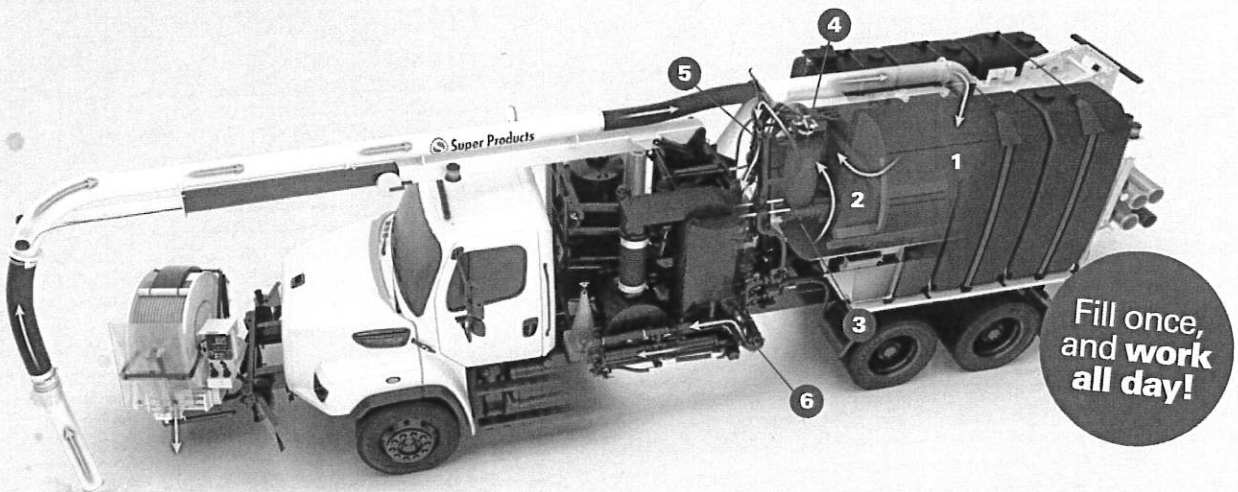
Wastewater Recycling

Super Products' wastewater recycling system enables operators to clean sewers without the use of fresh water.

SAVE WATER — Clean 3,000 feet of pipe a day; **SAVE 60,000 GALLONS** of water per week!

SAVE TIME — Longer onsite performance; **CLEAN 78% MORE** pipe per day!

This equates to 2 EXTRA WORK DAYS!



ECO

THE BEST SOLUTION
For Wastewater Recycling

1. **Debris Tank:** Initial separation takes place as debris enters
2. **Ejector Plate:** Small clearances and passages allow liquids to pass to the bulkhead side, holding solids on the tailgate side
3. **Recycling Water Reservoir:** Controls water level on filter screen
4. **Stainless Steel Wedge Wire Filter:** Self-cleaning and oscillating
   a. Constant low pressure spray bar uses recycled water to externally clean the screen
   b. Intermittent high pressure spray bar uses fresh water to internally clean the screen
5. **Cyclone Separator:** Removes particles from the liquid
   a. Includes an automatic continuous discharge of particles back into the debris body
6. **Y-Strainer with Stainless Steel Element:** Filters the liquid prior to the high pressure water pump

Sourcewell
Awarded Contract
Contract# 101221-SPL

HGACBuy™
HELPING GOVERNMENTS ACROSS THE COUNTRY BUY

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*Disclaimer: Product photos may include standard and/or optional features

EQUIPMENT CO.

3100 West 76th Street
Davenport, IA 52806
Ph: 563-391-4840

Elliott Sanitation Equip. Co.
1245 Dawes Avenue
Lincoln, NE 68521
Ph: 402-474-4840

4000 SE Beisser Drive
Grimes, IA 50111
Ph: 515-986-4840
Fx: 515-986-9530

14219 Norby Road
Grandview, MO 64030
Ph: 816-761-4840

4400 E 60th Ave
Commerce City, CO 80022
Ph: 303-853-4840

Quote

Date	Quote #
9/11/2025	23648
Proposed Shipping Date	
Terms	
Net 30	
Rep	
MCB	

City of Jefferson
220 N Chestnut
Jefferson, IA 50129

Here is our quotation on the goods named, subject to the conditions noted:

CONDITIONS: The prices and terms on this quotation are not subject to verbal changes or other agreements unless approved in writing by the Home Office of the Seller. Prices are based on costs and conditions existing on date of quotation and are subject to change by the Seller before final acceptance. All quotations and agreements are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond our control. Typographical and stenographic errors subject to correction. Purchaser agrees to accept either overage or shortage not in excess of ten percent to be charged for pro-rata. Purchaser assumes liability for patent and copyright infringement when goods are made to Purchaser's specifications. When quotation specifies material to be furnished by the purchaser, ample allowance must be made for reasonable spoilage and material must be of suitable quality to facilitate efficient production.Quoted Prices are good for 60 days.

Conditions not specifically stated herein shall be governed by established trade customs. Terms inconsistent with those stated herein which may appear on Purchaser's formal order will not be binding on the Seller.

TERMS: Equipment is due on receipt. Carts, Containers, Parts & service are Net 30 unless otherwise noted on your account. Balances over 30 days from the date of invoice are subject to finance charges up to 1.5% per month.

Qty	Item	Description	Price	Total
1	50093E	2016 Freightliner 114SD, Cummins ISL 370 HP diesel, Allison 3000 RDS automatic transmission, tandem axle, Super Products Camel 200 with 10.8 cu yd tip to dump debris body.Jet and Vac capabilities. Hydroexcavation attachment reel. Approximately 9,800 miles and 2,200 hours.	275,000.00	275,000.00

Total $275,000.00

TO CONFIRM ORDER, SIGN AND RETURN

X______________________________________

COUNCIL MEETING

OCTOBER 14, 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: September 23, 2025 Council Minutes, Police using Internal Service Funds for Computer purchase, Sidewalk Incentive Payment of $1,350 for 615 S. Chestnut Street, Class B Retail Alcohol License for Al's Corner Oil Co, DBA Sparky's One Stop #22, Class C Alcohol License for The Public House, LLC, DBA The Public House and Lounge and monthly bills from City Funds.

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

RESOLUTION NO. 52-25

On motion by Zmolek, second by Sloan, the Council approved Resolution No. 52-25, a resolution Approving and Adopting Purchasing Policy.

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

On motion by Jackson, second by Ahrenholtz, the Council approved hiring Hannah Curtis as the Utility Billing Clerk at an annual salary of $36,483.20 ($17.54/hr) with start date of October 8, 2025.

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

On motion by Zmolek, second by Wetrich, the Council approved pay estimate #31 to Shank Constructors, Inc. of $6,997.20 for Wastewater Treatment Plant Project.

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

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

203 W HARRISON, LLC	203 W HARRISON - FORGIV LN	89,618.70
ABC PEST CONTROL	PEST CONTR	509.42
ACCESS SYSTEMS LEASING	CPIER LEASES	1288.26
ACCO UNLIMITED CORP	WA ACCO BLEND 30-L	1,707.80
ACUSHNET COMPANY	GCRSE MERCH	484.33
ADVANCED WASTE SOLUTIONS	GCRSE PORT TOILET	125.00