AGENDA

CITY COUNCIL MEETING Tuesday, December 9, 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 November 25th.
- B. Cancel 12-23-25 City Council meeting.
- C. Approve Class E Retail Alcohol License for Hy-Vee Inc, 106 W. Washington Street
- D. Approve Class E Retail Alcohol License for Shambo Enterprises, Inc., dba Oly's C Store, 208 W. Lincoln Way.
- E. Approve Tree Removal Assistance Application from 1405 601 S Oak Street
- F. Approval of monthly bills

IV. NEW BUSINESS:

- A. Presentation of Greenewood Financial Feasibility Analysis
- B. Red Lion Renewables: Discuss Possible Solar Power Projects
- C. RESOLUTION Setting Time and Place for a Public Hearing Concerning the Grant of Easements to Red Lion Renewables for Solar Installations.
- D. Consider Forgivable Loan for Doc's Stadium.
- E. Authorize Extension to PeopleService Agreement until December 31, 2025.
- F. Hire Walter Jack Seaman as Water Employee
- G. Consider Approval of Pay Estimate #33 to Shank Constructors, Inc of \$ 17,154.72 for Wastewater Treatment Plant Project.

V. REPORTS:

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

VI. ADJOURN.

TO: Mayor and FROM: Scott Peter

Mayor and City Council Members Scott Peterson, City Administrator

SUBJECT:

General Information Memo Regular City Council Session

Tuesday, December 9, 2025 5:30 p.m.

<u>Tree Assistance Fund:</u> Enclosed is one application for the Tree Removal Assistance Fund from 601 S. Oak Street for \$1,300.

Greenewood Study: Bolten & Menk has completed the Financial Feasibility Analysis for the Greenewood Center / golf course. This study is enclosed. Bolten & Menk will present this study at the Council meeting. No action is anticipated other than acknowledging receipt of the report.

<u>Red Lion Renewables</u>: Terry Dvorak from Red Lion Renewables will present information about several potential solar project installations. This is an arrangement whereby Red Lion installs, owns, and maintains the solar installation and the City purchases the power at a cost lower than that paid to Alliant. This estimates annual savings to the City of \$27,000 across these eleven solar sites.

This requires easements from the City to place the solar panels on City property. The City needs to hold a public hearing prior to entering into an easement agreement. A resolution setting January 13th as the public hearing date will be provided.

<u>Doc's Stadium Forgivable Loan</u>: Brett Cranston has applied for a forgivable loan to replace the roof and HVAC system at Doc's Stadium. The total loan is \$72,500. The Downtown Building Committee has reviewed this application. A Development Agreement will be prepared for Council consideration at a later date.

<u>PeopleService</u>: While the City continues to recruit a Water Superintendent, we need to continue to utilize PeopleService, at least in the short term, for compliance. PeopleService can continue to assist the City through the end of the year, except for Christmas Eve and Christmas Day. PeopleService's employee that has been helping Jefferson is onto another project in January so they cannot extend it further. The cost to extend is \$3,000 / week.

As of January 1, the City can either (1) have a Grade 3 operator on staff; or (2) enter into a longer-term agreement with PeopleService. This "consultation" agreement will cover the certification for the treatment facility and distribution for \$7,909 per month (\$94,910 / year). This agreement is for three years, although they have a 30 or 60-day notice provision for either party to exit the agreement. PeopleService will have staff on-site two times per week for compliance and time to mentor staff. City staff is responsible for all labor, including testing, weekends & on-call. Emergencies are handled by City staff. PeopleService will provide technical assistance. There is an additional fee for work on weekends or after normal hours

<u>Water Employee</u>: It is proposed to hire Walter Jack Seaman as a Water Operator at an hourly rate of \$25.50.

WWTP Pay Application #33 in the amount of \$ 17,154.72 includes work associated with Field Order #26. The City is still holding \$183,562.90 (1%) in retainage.

TREE REMOVAL ASSISTANCE APPLICATION



City of Jefferson

220 N Chestnut, Jefferson, Iowa 50129

515-386-3111

Application Information	
Full Name: Susan TKer	d
Address: 601 5, 5AK	
	515 386 306
Address (if different from above):	Secretary Control of the Control of
Tree Location:	
Type of Tree: Ash	
Condition of Tree: DestA	
Reason for Removal: 100000 / 10201	-1
	SALAS ALIGNES
Company Name: SKy Line Tree Es	perts
Contact Info: Daniel Crandall 69	11-2190710
Quote: 1300 dollars - clean and	
Wick Crandall sic s	151 01137
Nick Crandall 515 3	r's proof of insurance.
Successful applicants will enter into a loan agreement w	ith the City of
Jefferson. Failure to pay loan will result in a lien on the pr	roperty.
hereby confirm that the information provided is accurate knowledge.	te to the best of my
Signature Secon Skerol	Date 12-2-25

Return completed application to City Hall at 220 N Chestnut Street, Jefferson, lowa 50129 or email to chads@cityofjeffersoniowa.org

Financial Feasibility Analysis

Greenewood Community Center and Jefferson Golf Course Development Study

City of Jefferson, lowa Updated November 2025





Real People. Real Solutions.

Submitted by: Bolton & Menk, Inc. 116 N. Wilson Avenue PO Box 68 Jefferson, Iowa 50129

Phone: 515-766-4423

Financial Feasibility Analysis

For

Greenewood Community Center and Jefferson Golf Course Development Study

> City of Jefferson Jefferson, Iowa 25X.138395

September 2025 Updated November 2025

Table of Contents

1.	OVERVIEW	1
11,	Task 1: Client Coordination and Project Management	1
Ш,	Task 2: Community Center Renovation Concepts	2
IV.	Task 3: Clubhouse Site Concepts	3
٧.	Task 4: Land Development Planning	4
VI.	Task 5: Financial Feasibility Study	5
	SubTask 5.1: Review Existing Property and Building Values	6
	SubTask 5.2: Market Analysis of Residential Lots	8
	SubTask 5.3: Cost Integration and Financial Modeling	12
	SubTask 5.4: Entitlement Process Outline	13
	SubTask 5.5: Final Memo and Recommendations	16
VII.	Conclusion	18

Appendix

Appendix A: Greenewood Building Photos

Appendix B: Greenewood Building Layouts

Appendix C: Golf Course Operational Summary

Appendix D: Community Center Concept Plan

Appendix E: Clubhouse Site Concept Plan

Appendix F: Residential Development Layout Plan

OVERVIEW



The Greenewood Community Center & Golf Course Development Study is a strategic initiative led by the City of Jefferson and the Greenewood Home Board to explore the transformation of underutilized private assets into a vibrant community and recreational hub. The overarching goal is to repurpose the existing Greenewood Community Center into a golf course clubhouse, enhance surrounding site amenities, and develop adjacent land into residential housing. This multi-phase study has been structured into five key tasks, each building toward a comprehensive understanding of the project's feasibility, design, and financial impact.

II. Task 1: Client Coordination and Project Management

This task established the foundation for project execution through a series of steering committee meetings, open to the public for questions and feedback, along with ongoing coordination between the City of Jefferson, the Greenewood Home Board and Bolton & Menk, Inc. A field review of the site and confirmation of project goals helped align expectations, while regular communication and documentation ensured transparency throughout the study process.

- April 23, 2025 Site Visit / Existing Conditions Review and Community Meeting with Jefferson City Staff and Greenewood Home Board members
- July 24, 2025 Community Meeting with Jefferson City Staff and Greenewood Home Board members
- September 22, 2025 Review of this report by City Staff and Greenewood Homes Board members
- November 14,2025-Revised Final Report sent to city,
- · TBD Presentation of the report and findings to the City Council

III. Task 2: Community Center Renovation Concepts

A detailed architectural review of the existing Greenewood Community Center was conducted to assess its potential for conversion into a golf course clubhouse. The team developed conceptual floor plans, identified necessary interior and exterior upgrades, and performed preliminary code analysis. This task provided a foundational understanding of the building's adaptability and the scope of improvements required to meet programmatic needs. A concept plan is provided in Appendix D.

Following the architectural review and conceptual planning, updated cost estimates were provided to reflect the full scope of investment required for the clubhouse renovation. These figures go beyond initial feasibility and design services to include construction costs, contingency planning, and owner-procured enhancements. The breakdown below outlines the anticipated financial commitment associated with implementing the proposed improvements.

Category / Improvement	Estimated Cost
Building Renovation	
 Exterior \$29,000 	
 Interior \$315,000 	
 Mechanical/Plumbing, Electrical \$240,000 	\$774,000
 Design fees, General Contractor Fees, Insurance, Escalation, et \$110,000 	c.
 Contingency; Permit Fees \$80,000 	
Furniture	\$20,000
Golf Simulator (optional)	\$40,000
Total Estimated Clubhouse Renovation Cost	\$834,000

The proposed improvements to support the clubhouse's renovation and maintain the services on the primary floor are generally as follows:

Primary Floor (Congregate Meals Area and residential apartment):

- · New paint and ceiling tile at the entrance
- New flooring, paint, and ceiling tile in the dining area
- · Relocated laundry facilities
- Replacement of exterior doors
- Addition of a new prep area counter / kitchenette (for community room area)
- Note: No changes are proposed to the existing apartment unit or congregate meals kitchen

Basement Floor (Clubhouse Area):

- Installation of sound-deadening insulation and an additional layer of gypsum board beneath the existing apartment
- Installation of 2 multi-stall bathroom facilities
- Construction of kitchenette and bar area
- Infill of an existing door opening
- Improved access to storage areas
- Installation of new tile flooring, ceilings, and fixtures
- Replacement of exterior doors, add second entrance / exit
- Removal and lowering of portion of slab flooring to accommodate height requirements for optional golf simulator installation

NOTE: Does not include site improvements, only improvements to the building

NOTE: Additional ongoing expenses related to the golf simulator are estimated to be \$25,000 per year

IV. Task 3: Clubhouse Site Concepts

Site planning efforts focused on enhancing the area surrounding the proposed clubhouse. Concept sketches were developed to visualize circulation patterns, outdoor gathering spaces, golf cart access, and pedestrian connectivity. These concepts aimed to support both recreational and community uses, with schematic cost estimates prepared to guide budgeting and design decisions.

Following the development of site concept sketches and layout options, a planning-level cost opinion was prepared to estimate the financial investment required to implement the proposed clubhouse site improvements. These figures reflect anticipated construction costs, contingency allowances, design and engineering fees, and soft costs associated with permitting and site preparation. The breakdown below outlines the estimated financial commitment for this portion of the project.

Category / Improvement	Estimated Cost		
Construction Subtotal	\$365,750		
Contingency (20%)	\$73,200		
Subtotal Construction with Contingency	\$438,950		
Engineering - Design & Administration (10%) *	\$43,895		
Total Estimated Project Cost	\$482,845		

^{*} Does not include construction phase services

This estimate includes, but not limited to:

- Earthwork, erosion control, and tree removal
- · Pavement and deck removal
- · New subbase, driveway, parking lot, sidewalk, and cart path installations
- · Stairs, handrails, and wood deck construction

- Site furnishings (e.g., picnic tables, bar-height tables)
- · Landscaping, restoration, and seeding
- Associated soft costs (e.g., geotechnical survey, permitting)

NOTE: Acquisition cost for the building is not included.

These improvements are designed to enhance the clubhouse's functionality and appeal, supporting both golf operations and community events through improved circulation, gathering spaces, and site amenities.

v. Task 4: Land Development Planning

A conceptual layout for residential development was created for the remaining city-owned property adjacent to the existing clubhouse. This included neighborhood lot configurations, public street alignments, utility planning, and stormwater management strategies. Preliminary cost estimates for site development and infrastructure improvements were provided, establishing a baseline for evaluating the financial viability of the residential component.

Bolton & Menk, Inc. evaluated multiple development scenarios during the planning process. For this summary, the scenario presented reflects the highest-cost option, designed to align with traditional development patterns commonly used elsewhere in the community. This approach establishes a conservative, upper-bound cost benchmark for planning purposes. The proposed layout includes 7 lots to accommodate 14 residential units, along with public infrastructure (streets / utilities).

Outlots / easements are proposed to permit access to golf course property and existing residential homes to the north.

Following the completion of the conceptual layout, a detailed cost opinion was prepared to estimate the financial investment required for site development. This includes earthwork, utility installation, paving, and associated engineering services. The breakdown below outlines the estimated costs for implementing the residential subdivision improvements.

Category / Improvement	Estimated Cost		
Construction Subtotal	\$894,175		
Contingency (20%)	\$178,800		
Subtotal Construction with Contingency	\$1,072,975		
Engineering - Design & Administration (10%)	\$107,000		
Total Estimated Project Cost	\$1,179,975		

This estimate includes:

- · Clearing, grading, and excavation
- Installation of sanitary and storm sewer systems
- · Water main and service connections
- Paving for streets and driveways
- · Site restoration, erosion control, and traffic management
- Clubhouse demolition and site preparation
- · Engineering design, specifications, and construction administration

NOTE: Acquisition cost for the land is not included

These cost estimates reflect a comprehensive and high-investment site improvement scenario, incorporating full public infrastructure, enhanced paving, and amenities aligned with city standards. While alternative layouts were considered—some featuring higher housing density, reduced public paving, and reliance on longer private service lines and driveways, this scenario was selected for the study to establish a clear upper-bound cost framework. It provides a conservative planning benchmark, ensuring that future design refinements or scaled-back alternatives may result in lower overall costs. It should be noted that these costs would be by the developer in a preferred scenario or the city would pay should the city take on infrastructure installation.

With the physical layout and infrastructure planning now conceptually defined, the next critical step is to evaluate the financial viability of implementing these improvements. Task 5 shifts the focus from design and planning to economic analysis, bringing together all prior elements to assess whether the proposed development can be supported through a sustainable financial model.

VI. Task 5: Financial Feasibility Study

Task 5 serves as the cornerstone of the Greenewood Development Study, bringing together the physical, architectural, and planning components into a comprehensive financial framework. While the preceding tasks focused on assessing existing conditions, envisioning improvements, and estimating development costs, Task 5 evaluates the economic viability of the entire initiative.

The primary objective of this task is to determine whether the proposed conversion of the Greenewood Community Center into a golf course clubhouse, alongside the development of adjacent residential lots, can be financially justified and sustainably implemented. This includes analyzing both the costs of public investment and the potential revenue generated through land sales and long-term community value.

Key goals of Task 5 include:

- Establishing baseline property values and tax implications for the parcels involved
- · Estimating the market value and sale potential of newly created residential lots
- Integrating cost estimates for site development and building renovation into a unified financial model
- Outlining the entitlement process required to transition the site from concept to constructionready development

Ultimately, Task 5 will produce a high-level financial analysis and entitlement roadmap that enables city leaders and stakeholders to make informed decisions about the future of the Greenewood site. It is the bridge between vision and implementation, ensuring that the project is not only desirable, but also fiscally responsible.

SubTask 5.1: Review Existing Property and Building Values

The Greenewood site is a 3.08-acre senior apartment complex consisting of nine residential buildings and one central community center. The residential buildings, constructed between the early and late 1970s, are tax-exempt and have not contributed to the property's taxable value. The current total assessed valuation of the site is \$1,221,300, down from \$1,520,900 in 2021, with \$0.00 in annual property taxes due to its exempt status.

■Valuation

					® Courses ₩
	2025	2024	2023	2022	2021
Classification	Exempt	Everyt	Everyt	Exempt	Evernpt
 Assessed Land Value 	\$92,400	\$92,400	\$86,200	\$84,200	\$56,200
 Assessed Building Value 	\$1,125,900	\$1,128,900	\$1,434,700	\$1,434,700	\$1,434,700
 Assessed Owelling Value 	\$0	\$0	\$0	\$0.	\$0
- Gross Assessed Value	\$1,221,300	\$1,221,300	\$1,520,900	\$1,520,900	\$1,320,900
- Exempt Value	(\$1,221,300)	(\$1,221,300)	(\$1,520,900)	(\$1,530,900)	(\$1,320,900)
Net Assessed Value	50	\$0	\$0	\$0	50

∃Taxation

				BCsumes ♥
	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022
Taxable Land Value	50	\$0	50	\$0
+ Taxable Building Value	\$0	\$0	\$0	\$0
Taxable Dwelling Value	\$0	\$0	50	\$0
- Gross Taxable Value	\$0	50	\$0	50
- Homestead 65+Exemption	50	\$0	\$0	\$0 \$0
- Military Exemption	\$0	\$0	\$0	\$0
Net Toxable Value	\$0	\$0	\$0	50
x Levy Rate (per \$1000 of value)	41.10540	4152545	4111786	41,01724
+ Gross Tiones Due	\$0.00	\$0.00	\$0.00	\$0.00
- AgLand Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
 Disabled and Senior Otizens Credit 	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
Net Taxes Due	\$0.00	\$1.00	\$0.00	\$0.00

The purpose of this subtask is to establish an approximate market value for the single onebedroom apartment and the community / event space located within the existing Community Center building. This valuation is a critical component of the overall financial feasibility analysis for the redevelopment project and to inform discussions regarding a potential purchase by the City. To determine the apartment's value, the Income Approach was applied. The Income Approach is a valuation method commonly used for income-producing properties. It estimates value based on the property's ability to generate rental income, converting that income into a present value using a capitalization rate. The Capitalization Rate (Cap Rate) is the rate of return expected by an investor, reflecting both market risk and anticipated return on investment. According to local rental market data (apartments.com), the average rent for a one-bedroom apartment in Jefferson, Iowa as of July 2025, is approximately \$474 per month, or \$5,688 annually.

Using capitalization rates typical for smaller lowa Communities (7%-9%), the estimated value of the apartment ranges as follows:

7% Cap Rate: \$81,257
8% Cap Rate: \$71,100
9% Cap Rate: \$63,200

This results in a reasonable valuation range of \$63,000 to \$81,000, with a midpoint estimate of approximately \$71,000. For context, the average home value in Jefferson is \$151,077, and in Greene County, it is \$148,309, which supports the reasonableness of this estimate given the apartment's smaller size and single-unit nature.

To determine the Community Center building's value, the Sales Comparison Approach was applied. This method estimates value by comparing the subject property to similar properties that have recently sold in the same market area, adjusting for differences in size, condition, and use.

A relevant comparable sale was identified at 214 E State Street, which sold on August 31, 2023, for \$40,000. This property is a 5,435 square-foot building that underwent extensive remodeling into an event center after the sale. Its assessed valuation history reflects the impact of these improvements, increasing from \$75,000 in 2024 to \$212,000 in 2025. This demonstrates that substantial renovations can significantly increase property value, while unimproved properties may sell well below assessed value.

The Community Center building consists of approximately 8,840 square feet (4,420 square feet per level). The lower level is currently unfinished and planned for future use as a pro shop, bar / clubhouse, and golf simulator area, with about 1,000 square feet allocated for storage, furnace, and bathrooms. The upper level is finished but retains its original 1980s condition, featuring an old tile floor, a commercial kitchen, an open event space, along with a 640 square-foot apartment. The building has not been updated since 1983 but benefits from approximately 30 off-street parking spaces.

Using the comparable sale price of \$40,000 for 5,435 square feet (\$7.36 per square foot), the estimated unimproved value of the Community Center building (excluding the apartment) is calculated as follows:

8,200 sq. ft. x \$7.36 per sq. ft. = \$60,352

This estimate reflects the building's current condition and lack of recent improvements. Future renovations, such as finishing the basement and modernizing the upper level, could substantially increase its value, as demonstrated by the comparable property's post-renovation assessment.

Combined Estimate:

Apartment: \$63,000 - \$81,000

Community / Event Space: \$55,000 – \$70,000
 Total Estimated Range: \$118,000 – \$151,000
 Midpoint Estimate: Approximately \$135,000

These figures are preliminary estimates intended for planning purposes only. They are based on limited market data and assumptions regarding property condition and use. A certified appraisal should be obtained to establish an official market value prior to any acquisition or financial commitment. The final purchase price should reflect negotiations, current market conditions, and the property's unimproved state.

SubTask 5.2: Market Analysis of Residential Lots

This analysis provides a high-level overview of the residential lot market in Jefferson, Iowa to support pricing decisions for a proposed development of 7 lots (totaling 14 residential units). The goal is to compare the required pricing to cover development costs against current market-supported values, helping assess financial feasibility and potential funding gaps.

Project Overview

Development Scope: 7 residential lots, each planned for 2 units (14 total)

Total Development Cost: \$1,179,975

Cost per Lot: \$168,568
 Cost per Unit: \$84,284

Market Data Summary

The Jefferson (Greene County) market is very thin on comparables and recent sales data.

Recent Lot Sales in Jefferson (12 months)

W Central St (0.3 acres) – Sold for \$30,000

W Central St (0.24 acres) – Sold for \$30,000

709 N Maple St (0.94 acres) – Sold for \$48,000

These sales suggest that typical improved vacant residential lots in Jefferson are currently valued at between \$30,000 and \$50,000, depending on location and size.

Broader Land Pricing in Greene County

The average price of land listings in Greene County is \$343,648, but this figure includes large rural parcels and farmland, not residential lots. Residential parcels under 1 acre, with utilities available, in Jefferson consistently fall in the \$30,000–\$50,000 range. There is no substantial recent data available for unimproved, developable parcels. (Engagement with an appraiser can assist with gathering such data/analysis).

The market suggests a funding gap per lot of \$118,568 to \$139,568 dollars if the city were to install the improvements. A developer would experience a similar funding gap as the costs assume a zero acquisition for either. Any proposed land sale price of raw land to a developer will only increase the funding gap. The market-supported pricing is significantly below the break-even price required to recover development costs. This indicates a substantial funding gap that may require external support or strategic adjustments.

These external supports could include, but are not limited to, a variety of grant programs and tax credits, or working with rural utilities as an additional funding mechanism. A list of opportunities is provided below:

- Iowa Finance Authority's State Housing Trust Fund
 - o (Local Housing Trust Fund | Economic Development & Finance Authority)
- Iowa Rural Development Council
 - o Power of Connection Grant
- Iowa Economic Development Authority
 - o Rural Innovation Grant
- Iowa Finance Authority
 - o Workforce Housing Tax Credit
- US Department of Housing and Urban Development
 - o Rural Capacity Building
- Grow Greene County Grant

This analysis estimates the annual property tax revenue generated by a 14-unit residential development in the City of Jefferson, based on a range of taxable valuations per unit. The FY2024 Rollback percentage for residential is 47.4316%. The FY2024 consolidated property tax levy for Jefferson is \$14.88578 per \$1,000 of taxable valuation. These rounded figures help to assess the long-term fiscal impact of the development on local revenues.

Assessed Value	Taxable Valuation per Unit (rollback amount)	Total Valuation (14 Units)	Annual Property Tax (FY2024)
\$425,550	\$200,000	\$2,800,000	\$41,680.18
\$531,925	\$250,000	\$3,500,000	\$52,100.23
\$638,300	\$300,000	\$4,200,000	\$62,520.28
\$744,680	\$350,000	\$4,900,000	\$72,940.32

At the FY2025 levy rate of \$14.88578 per \$1,000, the proposed development could generate between \$41,680 and \$72,940 annually in property tax revenue, depending on the final assessed value per unit. This revenue could support city services, infrastructure, or debt service, and may be a key consideration in evaluating the public return on investment for the project.

Here is an extended analysis of the property tax revenue potential for the proposed 14-unit residential development in the City of Jefferson, Greene County, Iowa, incorporating:

- 1. Multi-Year Projections (10 years with 2% annual valuation growth)
- 2. Tax Increment Financing (TIF) Scenarios
- Cost-Benefit Comparisons (based on city service costs)

Multi-Year Property Tax Projections (FY2024-FY2033)

Assumptions:

Base Taxable valuations per unit: \$200K, \$250K, \$300K, \$350K

Annual growth rate: 2%

City service cost: \$1,500 per unit/year (2% increase per year)

Total units: 14

FY2024 levy rate: \$15.43 per \$1,000

Sample Projection: \$250,000 Base Valuation:

Year	Valuation/Unit	Total Valuation	Tax Revenue	Service Cost	Net Revenue	TIF Capture
1	\$250,000	\$3,500,000	\$52,100.23	\$21,000.00	\$31,100.23	\$52,100.23
2	\$255,000	\$3,570,000	\$53,142.23	\$21,420.00	\$31,722.23	\$53,142.23
3	\$260,100	\$3,641,400	\$54,205.08	\$21,848.40	\$32,356.68	\$54,205.08
4	\$265,302	\$3,714,228	\$55,289.18	\$22,285.37	\$33,003.81	\$55,289.18
5	\$270,608	\$3,788,513	\$56,394.96	\$22,731.08	\$33,663.88	\$56,394.96
6	\$276,020	\$3,864,283	\$57,522.86	\$23,185.70	\$34,337.16	\$57,522.86
7	\$281,541	\$3,941,568	\$58,673.32	\$23,649.41	\$35,023.91	\$58,673.32
8	\$287,171	\$4,020,400	\$59,846.79	\$24,122.40	\$35,724.39	\$59,846.79
9	\$292,915	\$4,100,808	\$61,043.72	\$24,604.85	\$36,438.87	\$61,043.72
10	\$298,773	\$4,182,824	\$62,264.60	\$25,096.95	\$37,167.65	\$62,264.60

Tax Increment Financing (TIF) Scenario

If the development is placed in a Tax Increment Financing (TIF) district, and the City captures 100% of the property tax increment, the total TIF revenue over 10 years is estimated as follows:

\$200K/unit: ~\$456,386

\$250K/unit: ~\$570,482

\$300K/unit: ~\$684,579

\$350K/unit: ~\$798,676

Under Iowa law, when TIF is used for a residential project, a portion of the increment must benefit low – and moderate – income (LMI) families, based on the county's LMI percentage. For Greene County (population under 15,000), this is proportional to the LMI percentage with no minimum floor. Assuming an LMI percentage of 40%, the required set-aside would be approximately:

\$200K/unit: ~\$182,554

\$250K/unit: ~\$228,193

\$300K/unit: ~\$273,832

\$350K/unit: ~\$319,470

These LMI funds can be used for projects or programs that directly benefit qualifying households, such as:

- Down payment or closing cost assistance for first-time homebuyers
- Rehabilitation or energy-efficiency improvements for existing LMI housing
- · Development of affordable rental units
- Infrastructure improvements in LMI neighborhoods

This requirement reduces the amount of TIF revenue available for infrastructure cost recovery but also creates an opportunity to address local housing needs through targeted reinvestment.

Note: The LMI set-aside calculations in this report assume an estimated 40% LMI percentage for Greene County. The actual percentage should be verified using the most recent HUD LMISD data or lowa Finance Authority resources prior to implementation.

Cost-Benefit Comparison

An assumption was made for an annual service cost of \$1,500 per unit. Annual service costs is the amount of hours/cost to the city to provide general necessary services such as public safety, road maintenance, parks, administrative services, etc.

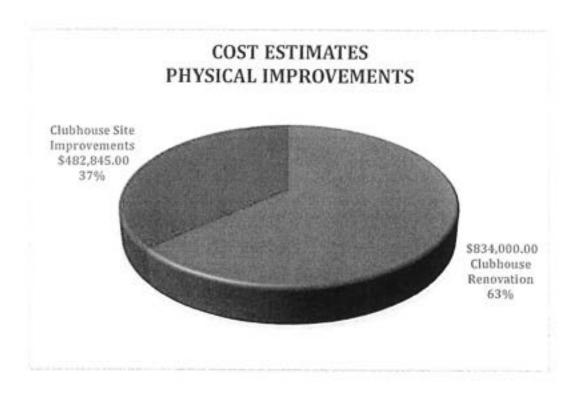
- Annual service cost: \$21,000 (14 units × \$1,500)
- Net revenue increases each year due to valuation growth
- Even at the lowest valuation (\$200K/unit), the city sees a positive net fiscal impact starting in Year 1

SubTask 5.3: Cost Integration and Financial Modeling

The financial analysis component of the Greenewood Development Study consolidates the estimated costs associated with the three primary physical improvements: the renovation of the existing community center into a clubhouse, the surrounding site enhancements, and the infrastructure required for residential subdivision development. These estimates provide a comprehensive view of the public investment needed to realize the proposed transformation and serve as a conservative benchmark for budgeting.

Category / Improvement	Estimated Cost	
Clubhouse Renovation:	\$834,000	
Clubhouse Site Improvements	\$482,845	
Total Cost of Improvements:	\$1,316,845	

NOTE: Additional ongoing expenses related to the golf simulator are estimated to be \$25,000 per year.



SubTask 5.4: Entitlement Process Outline

The entitlement process outlines the necessary steps to legally and administratively transition the Greenewood site from its current state to the proposed development configuration. This includes converting the existing Community Center into a public golf course clubhouse and subdividing adjacent land for residential use. The process will require coordination with city departments, planning commissions, and possibly external agencies to ensure compliance with zoning, land use, and infrastructure standards.

Key entitlement actions will likely include:

Zoning. The property is currently zoned RM-3 Residential Multi-Family (§165.28), which requires a minimum of 3,000 square feet of land per unit. The conceptual plan for duplex development is consistent with this zoning designation and does not require a rezoning amendment, provided the proposed development conforms to the established bulk standards. Additionally, the zoning is supported by the Future Land Use Map, which designates the area for Multi-Family Residential, further reinforcing compatibility with the proposed use. The potential club house falls under a special exception C, in the RM district as a publicly owned and operated building and facility.



Zoning Symbol	Minimum Lot Area Per Dwelling Unit (sq. ft.)	Maximum Units Per Building	Minimum Lot Area (sq. ft.)	Minimum Lot Width (feet)	Minimum Front Setback (feet)	Minimum Side Setback (feet)	Minimum Rear Setback (feet)	Maximum Height (feet)
RM-1	1,000	None	6,000	60	20	10	20	3 stories or 45 feet
RM-2	2.000	12	6,000	60	20	10	20	3 stories or 45 feet
RM-3	3,000	8	6,000	60	20	10	20	3 stories or 45 feet
RM-4	4,000	4	6,000	60	20	10	20	3 stories or 45 feet

- Subdivision Platting. Formal platting of the residential lots, including public right-of-way dedication and utility easements. Several platting procedures will likely be required to accomplish the goals of the project:
 - Acquisition of the Greenewood Community Center Building and Surrounding Property. To support the conversion of portions of the building and adjacent land into the Jefferson City Golf Course Clubhouse / Pro Shop, a Plat of Survey (POS) will be needed to separate the Community Center building from the whole property and facilitate the transfer of ownership from the current private owner to the City of Jefferson.
 - o Residential Subdivision Development. The City may need to consolidate multiple parcels currently associated with the golf course and owned by the City. A POS is recommended to combine these parcels into a unified tract for future sale to a developer. The formal subdivision process will follow the requirements outlined in §166.00 of the Jefferson City Code, beginning with a Preliminary Plat and followed by a Final Plat to permit development. The subdivision request will be reviewed by the Jefferson Planning and Zoning Commission, with final action taken by the City Council.
 - Site Plan Review. Approval of detailed site plans for both the clubhouse improvements and residential development, including grading, drainage, and utility layouts.
- Public Hearings and Notifications:
 - Selling Property As part of the entitlement process, the City of Jefferson may choose to sell portions of the development site to a future private developer. In which case, the developer would be responsible for replatting the development site and installing required improvements. The sale of city-owned real property is governed by Section 364.7 of the Iowa Code, which outlines a formal procedure to ensure transparency and legal compliance.
 - Step 1: City Council Resolution of Intent
 - Adopt a resolution expressing the City's intent to sell the property.
 - Set a date for a public hearing.
 - Step 2: Public Notice
 - Publish notice of the hearing at least 4 days and no more than 20 days before the hearing date.
 - The notice must include:

- A legal description of the property.
- If no legal description exists or only part of a parcel is being sold, a survey may be required.
- Step 3: Public Hearing
 - Conduct the hearing to allow public input before final action.
- Step 4: Authorization of Sale
 - After the hearing, the Council must pass a second resolution authorizing the sale.
 - o Upon approval:
 - The City prepares and delivers a deed to the buyer upon receipt of the purchase price.
 - The City Attorney ensures the deed and all legal documents are properly drafted and recorded with the county.

This process ensures that the sale of city-owned property is legally binding, publicly vetted, and properly recorded, reducing risk and facilitating a smooth transfer to support future development.

- Acquisition of Property If the City of Jefferson intends to purchase a privately owned building and adjacent land for partial conversion into a public clubhouse and related site improvements, the process would generally follow these steps:
 - · Step 1: Negotiation with the Seller
 - o Begin negotiations with the property owner regarding:
 - Purchase price.
 - Scope of land to be acquired.
 - Any conditions tied to the transaction.
 - Conduct an appraisal to establish fair market value.
 - Step 2: City Council Resolution of Intent
 - Adopt a resolution stating the City's intent to acquire the property.
 - Include a legal description of the property and the purpose of the acquisition.
 - Step 3: Public Hearing (Required by Iowa Code §364.7)
 - Publish notice of the hearing at least 4 days and no more than 20 days before the hearing date.
 - Notice must include:

- A clear description of the property.
- · The intended public use.
- o Allow public input during the hearing before making a final decision.
- Step 4: Final Council Action
 - After the hearing, adopt a resolution authorizing the purchase.
 - This resolution may also authorize the mayor to execute the deed and finalize the transaction upon payment.
- · Step 5: Recording and Title Transfer
 - Once the deed is signed and payment is made, ensure the deed is recorded with the county recorder to complete the acquisition.

This process ensures that property acquisition for public use is transparent, legally compliant, and properly documented, reducing risk and facilitating a smooth transfer to support future development.

 Permitting. Acquisition of building permits, demolition permits (for existing structures), and environmental or stormwater permits as applicable.

This entitlement roadmap is essential for moving the project from concept to construction. It ensures that all legal, regulatory, and procedural requirements are met, reducing risk and providing a clear path for implementation. Coordination with city staff early in the process will be critical to streamline approvals and align the project with local development goals.

SubTask 5.5: Final Memo and Recommendations

This memo presents the final findings of the Greenewood Development Financial Feasibility Study, conducted to evaluate the transformation of the Greenewood Community Center into a public golf course clubhouse and the development of adjacent land into residential housing. The purpose of this analysis is to provide city leaders with a high-level financial framework and entitlement roadmap to guide decision-making and implementation.

Summary of Costs and Revenues

Clubhouse Renovation: \$834,000

Clubhouse Site Improvements: \$482,845

Total Estimated Public Investment: \$1,316,845

Estimated Annual Property Tax Revenue (14 units): \$41,680 to \$72,940

10-Year TIF Revenue Potential: \$456,386 to 798,676

Financial Feasibility Conclusions

The proposed development is not financially self-sustaining under current market conditions. Market-supported lot prices fall significantly below the break-even cost, and the golf course is projected to operate at an annual deficit even under optimistic revenue scenarios.

Discussions with the Greenewood Board regarding the acquisition cost of the community building versus new construction, as well as the long-term viability of maintaining the Community Center function, will be critical to refining the financial model.

The project's viability depends on securing external funding sources, including grants, tax credits, and Tax Increment Financing (TIF) revenue, and implementing operational improvements to reduce ongoing losses. Without these measures, the City of Jefferson would assume substantial financial risk, and the project may not be feasible.

This study provides a framework for informed decision-making. If the City wishes to move forward, additional steps will be necessary to refine costs, confirm funding commitments, and develop a phased implementation strategy that minimizes financial exposure.

Additionally, the analysis of the proposed development is based on the highest-cost residential development scenario, which includes full public infrastructure and enhanced amenities to align with city standards (installed by the city or a private developer). Alternative layouts or cost-reduction strategies, such as reduced paving, private drives, or higher-density housing, could lower overall costs and improve feasibility.

Key Assumptions and Need for Further Study

This analysis is based on preliminary cost estimates, market data, and operational projections. Assumptions include average lot sale prices, estimated renovation costs, and projected tax revenues. Due to limited comparable sales and evolving market conditions, if the City chooses to move forward with the project, additional steps will be necessary to refine financial projections and implementation strategies. These steps may include formal appraisals, updated engineering assessments, and engagement with potential developers to confirm market interest and cost-sharing opportunities.

Entitlement Steps and Timeline

- Zoning confirmation (RM-3 Multi-Family Residential)
- Plat of Survey (POS) for acquisition and consolidation
- Preliminary and Final Plat approval
- Site Plan Review for clubhouse and residential areas
- Public Hearings and Council Resolutions for property sale / acquisition
- · Permitting: Building, demolition, environmental, stormwater

Optional Scenarios or Phasing Strategies

Three revenue growth scenarios were modeled for the golf course operations:

Conservative: \$210,500 revenue, \$81,500 deficit
 Moderate: \$223,500 revenue, \$68,500 deficit
 Aggressive: \$237,500 revenue, \$54,500 deficit

A more detailed review of the golf course operations and revenue growth scenarios is provided in Appendix C.

Phased implementation of clubhouse improvements, site improvements and residential development may reduce upfront costs and allow for incremental funding and construction.

VII. Conclusion

The Greenewood Development initiative offers the potential for long-term community and recreational benefits, but it is not financially self-sustaining under current conditions. The golf course is projected to operate at an annual deficit even under optimistic scenarios with additional amenities. Additionally, market-supported lot prices are significantly below the break-even cost for infrastructure regarding the potential housing development.

The project's viability depends on securing external funding sources—such as grants, tax credits, and TIF revenue—and implementing operational improvements to reduce ongoing losses. Without these measures, the City would assume substantial financial risk, and the project may not be feasible.

This study provides a framework for informed decision-making. If the City wishes to move forward, additional steps will be necessary to refine costs, confirm funding commitments, and develop a phased implementation strategy that minimizes financial exposure. Appendix B: Greenewood Building Layouts

Jefferson City Golf Course Current Operations Summary

To inform the financial feasibility analysis for the Greenewood Development Study, the City of Jefferson provided operational and financial data for the existing Jefferson City Golf Course (JCGC). This information, supplied by the Clubhouse Manager, offers insight into current membership trends, rounds played, revenue streams, and operating expenses. Understanding the baseline performance of the golf course is critical for evaluating the potential impact of proposed clubhouse renovations and related site improvements.

Current Operations Summary

The Jefferson City Golf Course (JCGC) currently operates as a seasonal facility with a strong membership base but faces financial challenges that limit its long-term sustainability. Based on data provided by the Clubhouse Manager, the course generates approximately \$198,500 in annual revenue against \$267,000 in expenses, resulting in an operating deficit of about \$68,500 per year. The primary revenue drivers are memberships and cart rentals (together accounting for nearly 45% of total revenue), while food and beverage contributes roughly 21%. Labor costs represent the largest expense category, exceeding 50% of total operating costs.

Operational constraints include a peak-season-only schedule (closed November through February) and the absence of detailed member round tracking, which limits the ability to calculate per-round profitability. Despite these challenges, the course maintains a loyal membership base of 167 members, with the largest share in the senior demographic. Approximately 10,000–12,000 rounds are played annually, with member rounds comprising the majority.

Key Observations

- Operating Deficit: ~\$68,500 annually (Revenue \$198,500 Expenses \$267,000)
- Revenue Drivers: Memberships and cart rentals dominate; Food &Beverage is a significant secondary contributor
- Constraints: Seasonal closure and limited data tracking reduce revenue potential and operational insight

Opportunities for Growth

The proposed clubhouse renovation and expansion create multiple avenues for improving financial performance and community engagement:

- Expanded Event Space: Upgrading the upstairs area for small to mid-sized gatherings could increase event rentals and associated F&B sales
- Food & Beverage Growth: Modernized facilities can elevate service quality and increase perround spent beyond the current \$4 average
- Off-Season Revenue: Installing one or two golf simulators in the lower-level clubhouse would enable winter leagues, lessons, and casual play, generating new revenue streams during the offseason
- Membership Expansion: Enhanced amenities and year-round offerings could attract younger demographics, families, and corporate memberships

Strategically, these improvements position JCGC as a multi-use, year-round community asset, reducing reliance on peak-season play and diversifying revenue streams. While current operations operate at a deficit, targeted investments in facilities and programming can significantly improve financial sustainability and enhance the overall user experience.

Projected Revenue Scenarios - Future Opportunities

To evaluate the potential impact of clubhouse improvements and added amenities, three scenarios were developed—Conservative, Moderate, and Aggressive—based on the following growth levers:

- Golf Simulators: Adding 1–2 simulators for off-season play and winter leagues.
- Expanded Event Space: Increasing event rentals through improved upstairs facilities
- Food & Beverage (F&B): Raising per-round spent through upgraded service and menu options

The addition of golf simulators and potential for more events being hosted would cause an increase in operating costs. For the purpose of these scenarios those costs are estimated to be \$19,000 for employee time and \$6,000 for F&B, total increase in expenses of \$25,000.

Summary of Findings

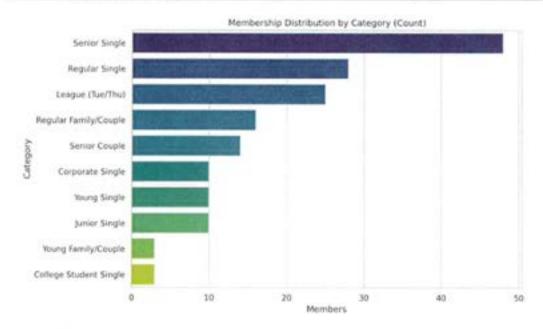
- Baseline: Current revenue is \$198,500, expenses are \$267,000, resulting in an operating deficit of \$68,500 annually
- · Conservative Scenario:
 - Adds \$5,000 from simulators, \$2,000 from events, and \$5,000 from F&B
 - Estimated expenses: \$25,000
 - Projected Revenue: \$210,500 | Projected expenses \$292,000 | Net Position: -\$81,500
- Moderate Scenario:
 - Adds \$10,000 from simulators, \$5,000 from events, and \$10,000 from F&B
 - Estimated expenses: \$25,000
 - Projected Revenue: \$223,500 | Projected expenses \$292,000 | Net Position: -\$68,500
- Aggressive Scenario:
 - Adds \$15,000 from simulators, \$9,000 from events, and \$15,000 from F&B
 - Estimated expenses: \$25,000
 - Projected Revenue: \$237,500 | Projected expenses \$292,000 | Net Position: -\$54,500

Key Takeaways

Even under aggressive assumptions, the golf course would continue to operate at a deficit; however, the gap narrows — by nearly \$15,000 compared to current operations. These projections are conservative because they do not account for potential membership growth, which could further improve financial performance. Adding simulators and enhancing event space would create year-round revenue opportunities, reducing reliance on peak-season play and strengthening community engagement. Additionally, improvements to food and beverage service and expanded event hosting could increase per-round spending and diversify revenue streams, positioning the Jefferson City Golf Course as a more sustainable and multi-use community asset.

Membership Overview

Membership Category	Membership Count (2025 Season			
Regular Family / Couple	16			
Young Family / Couple	3			
Corporate Single	10			
Senior Couple	14			
Senior Single	48			
Regular Single	28			
Young Single	10			
Junior Single	10			
College Student Single	3			
League Membership (Tue / Thurs)	25			
Total Memberships	167			



Rounds Played Per Season

Paid Daily Rounds:

9 Holes: 1,450

18 Holes: 550

League Rounds:

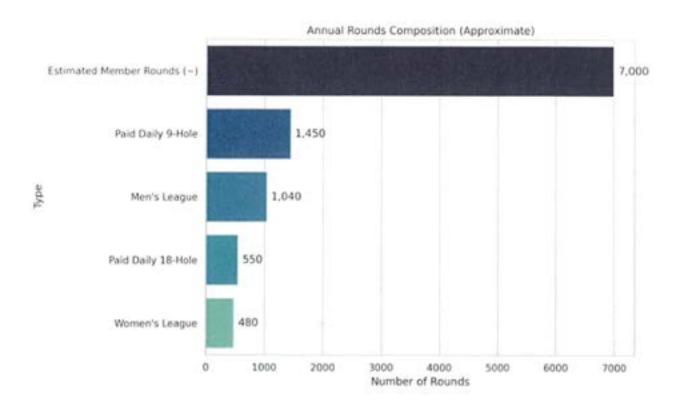
Men's League: 1,040

Women's League: 480

Estimated Member Rounds: ~7,000 (not tracked)

Total Estimated Rounds: 10,000–12,000 annually

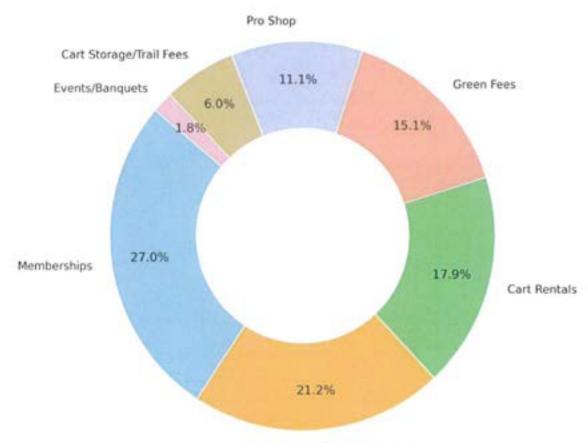
Seasonality: 100% peak season (closed November–February)



Revenue Breakdown (Annual)

Annual Revenue Breakdown	2025 Estimate
Memberships	\$53,500
Green Fees	\$30,000
Cart Rentals	\$35,500
Food & Beverage	\$42,000
Pro Shop	\$22,000
Events / Banquets	\$3,500
Cart Storage / Trail Fees	\$12,000
Total Revenue	\$198,500

Annual Revenue Breakdown

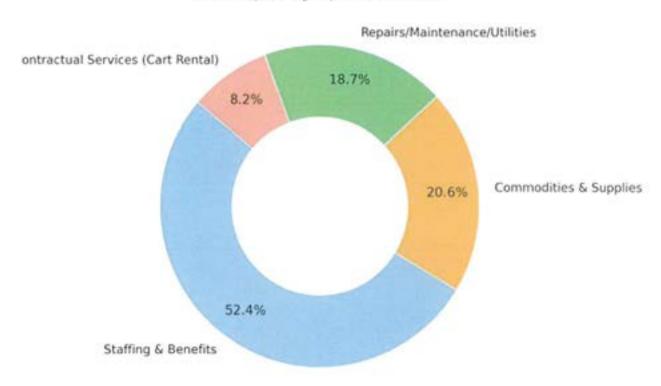


Food & Beverage

Operating Expenses

Annual Operating Expenses Breakdown	2025 Estimate
Employee Staffing / Benefits	\$140,000
Repairs / Course Maintenance / Utilities	\$50,000
Contractual Services / Rental Cart	\$22,000
Commodities (Supplies / Etc)	\$55,000
Total Expenses	\$267,000

Annual Operating Expense Breakdown



Staffing

- 2 Full-Time Employees
- 5 Seasonal Employees

Events & Rentals

- ~30 paid events annually
- Estimated net revenue per event: \$200-\$250
- · Outside catering allowed

Cart Storage

- . 2 sheds with 84 stalls (53 in use; 31 open)
- Off-season: 18 rental carts stored, leaving 13 open spaces
- Trail fees: \$5 daily / \$50 annual

Appendix D: Community Center Concept Plan





Appendix E: Clubhouse Site Concept



Appendix F: Residential Development Layout

Scott Peterson City of Jefferson Jefferson, IA December 5, 2025

RE: Solar Proposal - City of Jefferson - update

Scott.

We are excited to help the City of Jefferson reduce its energy costs by integrating solar in similar fashion as we have with Dallas Center, Perry, Polk County, Story County, and other counties, schools, and municipalities throughout the state. Based on our assessment and committee comments, we may be able to reduce your energy costs by approximately \$27,000/yr in energy costs and \$2,900,000 over the next 30 years with \$0 upfront costs through a customized Red Lion Renewables power purchase agreement (PPA) in similar fashion as we have with Perry. Not only will you be reducing current energy costs and adding predictability to your energy budget, you will be doing so in a fiscally responsible manner and hedging against future utility rate increases.

Forty-seven (47) meters were evaluated for solar integration. Eleven (11) meters have potential for solar. Adding 708 kW of solar throughout the city producing a combined 845,000 kWhr/yr may reduce your Alliant Energy costs by up to \$144,000/yr and offset an average 94% of the annual electricity historically consumed by those facilities. We've confirmed the consolidated meter usage and have increased the size of that array accordingly. We've also looked at a combined roof option at the water plant. See inside this proposal for more details.

Traditional financing could take 10-30 years or more to payback from energy alone on a 30+year asset without tax credits available to others and not accounting for maintenance, insurance, and production risk as long as you have cash available. However, we propose a better solution.

Red Lion Renewables proposes to finance, own, and operate the solar project through our standard power purchase agreement (PPA) just like the ones we have for Perry, Dallas Center, Perry Schools, Polk County, and other lowa counties, cities, and school districts that would save \$27,000/year initially in energy costs and over \$2,900,000 over the 30 year life of the array without \$0 out of pocket capital spend.

With the recent "big beautiful bill" changes and the USDA evaluation times, we have a short window to gain such savings. We suggest moving forward with review quickly and further analysis of demand data. Let's get started toward predictable fiscally responsible energy that inspires the next generation to become problem solvers.

Sincerely,

Terry Dvorak, CEO

Financing Solar

Several finance options are available to Customers for solar projects. Red Lion Renewables' innovative power purchase agreements (PPAs) provide Customers a no-down, low-cost option to traditional financing.

Power Purchase Agreement (PPA) Relationship Map



Through our PPA, the Customer simply agrees to purchase the electricity produced by the solar array located on their property. Red Lion Renewables and Investors fund the project. Red Lion Renewables develops and constructs the array, maintains it, insures it, takes on production risk, and is the long-term owner. Investors receive tax benefits and are short-term owners.

Compared to Traditional Financing

Traditional means, such as loans, bonds, or leases, don't allow schools, churches, or cities to take advantage of available tax incentives. However, by utilizing a Red Lion Renewables PPA, Customers indirectly benefit from federal and state tax incentives and can gain solar-produced electricity at a lower rate than fossil-fueled electricity. With no upfront costs required, lower electricity rates, and long-term predictability, the Customer gains more control over its energy costs for years to come.

	Loan / Bond	Lease	PPA
Down Payment / Upfront Costs	Yes	Yes	No
Maintenance	Yes	Yes	No
Insurance	Yes	Yes	No
Production Risk	Yes	Yes	No
Warranty Risk	Yes	Yes	No
End of Term Options	No	No	Yes

Jefferson - Solar Layout Options

City Hall

The City Hall meter can be offset with a ballasted rooftop solar array as shown below. Roofing conditions to be confirmed.



Jefferson	City Hall
Solar	
Solar Array Size (kW-DC)	35
Solar Annual Production (kWh)	43,222
Current Annual Usage (kWh)	44,120
Electrical Usage Offset	98.0%



Recreation Center & Pump 4

- The Recreation Center meter can be offset with parking canopy in the future parking lot south of the Recreation Center as shown below.
- The consolidated Pump 4/10/pumphouse meter can be offset with a canopy in the future parking lot. A solar disconnect would be added at the meter location on Monroe/S Elm that could be turned off and would also turn off Pump 4 if utility requires. A disconnect would also be included at the array.



Jefferson combo** S parking Solar Solar Array Size (kW-DC) 144 126 Solar Annual Production (kWh) 158,224 138,446 Current Annual Usage (kWh) 182,000 138,233 Electrical Usage Offset 86.9% 100.2%

- Library
 The Library meter can be offset with a ballasted rooftop solar array as shown below.
 Roofing conditions to be confirmed.

Design to be integrated/coordinated with future renovation plans.



Jefferson	Library	
Solar	79.0	
Solar Array Size (kW-DC)	35	
Solar Annual Production (kWh)	43,222	
Current Annual Usage (kWh)	52,500	
Electrical Usage Offset	82.3%	



Swimming Pool
 The Swimming Pool meter can be offset with a solar canopy either over the sitting area or the parking lot as shown below.



Swimming

	P
Jefferson	Pool
Solar	
Solar Array Size (kW-DC)	49
Solar Annual Production (kWh)	53,592
Current Annual Usage (kWh)	57,356
Electrical Usage Offset	93.4%







Street Shop and Water Plant

- With Alliant approval, the Street Shop and Water Plant meters could be combined into a single service and the combined usage offset with fixed rooftop arrays at the street shop and cold storage roofs as shown below.
- If not approved, either a ground array or new canopy would be considered for the Water Plant with a smaller array for the Street Shop.



	***Street	***Water Plant-
Jefferson	Shed-roof	roof
Solar	11247	
Solar Array Size (kW-DC)	17	219
Solar Annual Production (kWh)	19,140	241,164
Current Annual Usage (kWh)	19,142	241,400
Electrical Usage Offset	100.0%	99.9%



Animal Shelter

The Animal Shelter meter can be offset with a simple rooftop solar array as shown below.



Jefferson	Shelter
Solar	
Solar Array Size (kW-DC)	13
Solar Annual Production (kWh)	15,848
Current Annual Usage (kWh)	16,480
Electrical Usage Offset	96.2%



Lift Station-N Wilson Street

 The Lift Station at N Wilson Street meter can be offset with a small elevated ground mount solar as shown below.

Site ownership/access needs confirmation.



Jefferson	Lift Station- N Wilson St
Solar	
Solar Array Size (kW-DC)	14
Solar Annual Production (kWh)	19,001
Current Annual Usage (kWh)	21,345
Electrical Usage Offset	89.0%



Pump Station – E Hwy 30
 The Pump Station at E Hwy 30 meter can be offset with a ground mount solar array as shown below.



Jefferson	Pump Station - Hwy 30
Solar	
Solar Array Size (kW-DC)	32
Solar Annual Production (kWh)	44,173
Current Annual Usage (kWh)	45,800
Electrical Usage Offset	96.4%



Golf Course

- The Golf Course meter could be offset with a ground array as shown below.
- A solar disconnect would be added at the meter location by the parking lot that could be turned off and would also turn off the shed and cart barn if the utility needed to turn off the solar array for line repairs. A disconnect would also be included at the array.
- · Savings should consider seasonal usage.



Golf Course-

Jefferson	Ground	
Solar		
Solar Array Size (kW-DC)	24	
Solar Annual Production (kWh)	33,251	
Current Annual Usage (kWh)	34,280	
Electrical Usage Offset	97.0%	





Financial Option Summary

		Rec Center- Pump 4-10			Swimming	***Street
Jefferson	City Hall	S parking	combo**	Library	Pool	Shed-roof
Solar	Autori	(10.10)	No.		10.000	
Solar Array Size (kW-DC)	35	144	126	35	49	17
Solar Annual Production (kWh)	43,222	158,224	138,446	43,222	53,592	19,140
Current Annual Usage (kWh)	44,120	182,000	138,233	52,500	57,356	19,142
Electrical Usage Offset	98.0%	86.9%	100.2%	82.3%	93.4%	100.0%
Current Annual Energy Cost (\$)	\$8,468	\$32,073	\$24,845	\$9,832	\$12,651	\$4,031
Average Blended Electrical Rate (\$/kWh)	\$0.192	\$0.176	\$0.180	\$0.187	\$0.221	\$0.211
Savings/Revenue						
Effective Offset Rate	\$0.186	\$0.175	\$0.178	\$0.183	\$0.216	\$0.198
Energy offset	\$8,060	\$27,674	\$24,643	\$7,897	\$11,597	\$3,791
Cash Purchase Option						
Installed Cost/Budget (Solar)	577,124	\$397,803	\$354,121	\$83,001	\$141,296	\$46,598
Simple Payback year	9.6	14.4	14.4	10.5	12.2	12.3
PPA - no money down option						
PPA Price - 20-year, 2.5% annual escalator	\$0:1300	\$0.1600	\$0.1600	\$0.1400	\$0.1600	\$0.1450
Year 1 PPA energy payments	(\$5,619)	(525,316)	(\$22,151)	(\$6,051)	(58,575)	(\$2,775)

Notes:

Preliminary pricing. Additional utility info and site walks required.

Expected system life beyond 30 years.

Annual Savings / Net Revenue

30-yr Life Savings - end term buy

30-yr Life Savings based on 20-years of savings under PPA, purchase in year 20, and 10 years of full energy savings. Pricing based on full portfolio of sites to gain economies of scale. Pricing may adjust with a smaller scope of sites. Further demand usage analysis required for the WWTP meter.

\$2,359

\$2,492

51,846

\$3,022

\$1,015

\$2,442

Combined usage placed on Street Shop and cold storage building roofs.

Library to be modified to work with future renovation prior to construction.

^{**}Pump 4 combined with pump 10. Special disconnecting at Pump 4.

^{***}Street Shed electrical service combined with Water Plant pending Alliant approval.



Financial Option Summary

	***Water Plant-	Animal	Lift Station-	Pump Station	Golf Course-	ļ
Jefferson	roof	Shelter	N Wilson St	Hwy 30	ground	Total Solar
Solar						
Solar Array Size (kW-DC)	219	13	14	32	24	708
Solar Annual Production (kWh)	241,164	15,848	19,001	44,173	33,251	809,282
Current Annual Usage (kWh)	241,400	16,480	21,345	45,800	34,280	852,656
Electrical Usage Offset	99.9%	96.2%	89.0%	96.4%	97.0%	94.99
Current Annual Energy Cost (\$)	\$40,790	\$3,134	\$4,383	\$8,023	\$6,410	\$154,640
Average Blended Electrical Rate (\$/kWh)	\$0.169	\$0.190	\$0.205	\$0.175	\$0.187	\$0.181
Savings/Revenue						
Effective Offset Rate	\$0.168	\$0.176	\$0.194	\$0.170	\$0.180	\$0.178
Energy offset	\$40,510	\$2,783	\$3,688	\$7,506	\$5,985	\$144,134
Cash Purchase Option						
Installed Cost/Budget (Solar)	\$434,313	\$33,724	\$37,571	\$69,304	\$54,919	\$1,729,773
Simple Payback year	10.7	12.1	10.2	9.2	9.2	12.0
PPA - no money down option			1.00			-
PPA Price - 20-year, 2.5% annual escalator	\$0.1300	\$0.1300	\$0.1400	\$0.1300	\$0.1450	\$0.1447
Year 1 PPA energy payments	(531, 151)	(62,050)	(57:660)	(55.742)	[54,871]	(5117,128
Annual Savings / Net Revenue	\$9,159	\$723	\$1,028	\$1,764	\$1,163	\$27,012
30-yr Life Savings - end term buy			7		- Control of	\$ 2,919,584

Notes:

Preliminary pricing. Additional utility info and site walks required.

Expected system life beyond 30 years.

30-yr Life Savings based on 20-years of savings under PPA, purchase in year 20, and 10 years of full energy savings.

Pricing based on full portfolio of sites to gain economies of scale. Pricing may adjust with a smaller scope of sites.

Further demand usage analysis required for the WWTP meter.

Combined usage placed on Street Shop and cold storage building roofs.

Library to be modified to work with future renovation prior to construction.

^{**}Pump 4 combined with pump 10. Special disconnecting at Pump 4.

^{***}Street Shed electrical service combined with Water Plant pending Alliant approval.

City of Jefferson

Forgivable Loan Application

Purpose:

The purpose of this program is to assist business/building owners within the City of Jefferson Main Street District to strengthen their neighborhood's appearance, to promote the area to visitors, and to improve the quality of life.

Eligible Applicants:

 Eligible applicants are building owners in the City of Jefferson Main Street District who are committed to the Historical District.

Eligible Projects to be Considered for Funding:

- Projects that correct violations of the current International Property Maintenance Code.
- Projects for facade restoration
- · Roof replacement

Funding Requirements:

- ٠
- Building design and materials must be approved by Facade Review Committee.
- · Before and after pictures are required for funding.
- Projects must abide by the City of Jefferson Downtown Building Design Guidelines
- Projects may be required to obtain design assistance through Main Street Iowa.
- Large projects must submit building renderings of design.

Applicant Information			
Organization Name: Docs Stadium	Bar and Grill Project	Name: _roof/hvac replacement	
Contact Person: Brett Cranston	Mailing Address: 613	SOUTH CHESTNUT	
City, State, Zip: JEFFERSON, IOWA	A 50129Daytime Phone	Number: 515-835-7488	
Fax:	E-mail: BRETTCRANS	STON@AOL.COM	
Total Project Cost: \$43540ROOF	\$27,000HVAC	Amount requesting	
from this grant program: \$_72,5	00		
Project Address: _113 N. CHESTNU	JT STREET, JEFFERSON, 10	WA 50129	
Project Description: REPLACE/REM		E INSULATION,	

The Facade Review Committee 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 or Building Official at 515-386-3111.

DOCS STADIUM BAR AND GRILL

-EST 2013-

Once returning from a military combat deployment in Afghanistan (2012-2013), David Redfern notified me that he was planning on closing his establishment (Wet Goods Bar and Grill) that had been a local establishment since 1983. Wet goods had always been one of my favorite places to work and just to hang out. I decided to pursue the idea of purchasing Wet Goods and spoke with a banker and the Small Business Association (SBA) for assistance. Once all of the paperwork was complete, a total renovation was in store for the facility. I decided to utilize local businesses to make my dream complete. The following items were changed over the past ten years.

Removal of fireplace

Removal of old flooring

Installation of industrial carpet (dining/hallway/game room) and ceramic tiles (bar area)

New tables and bar throughout (RVP 1875)

Painting of all walls

New celling tiles

New lighting

New stereo/speaker system

Security system

New point of sales system

Front of the facility face lift

Painted outside of building

Park benches outside

Palm tree sculpture outside

Bike racks

New appliances in kitchen

New plumbing throughout to include underground due to constant sewer backups (\$70k) in 2022

New sump pumps (2002)

Roof repairs (ongoing)

Renovation of restrooms (ongoing)

Since I have bought this establishment, I have been recalled to Active Duty Navy and been deployed a total of four times. Due to paying my replacement to manage and theft from employees we are having difficulties with coming up with funds to get a new roof and HVAC system. This grant would be a great benefit to the establishment and guarantee our future in the downtown. This would have the potential of bring down the utility bill by 25% also. Please feel free to contact myself for more information and thank you for your consideration.

LN# Docs Stadion

Owed 11/6

\$ 289.12 (Auto)

10/21 \$ 11.885. NI PAYOFF

TOTAL # 1186.10 Birth

YOUR BANK FOR LIFE

Brett Cranston





Schafer Roofing 1469 White Pole Road Adair, IA 50002 Phone: 515-231-8904

Brett Cranston Doc's Stadium Bar and Grill 113 North Chestnut Street Jefferson, IA 50129 (515) 835-7488

Roofing Section

- Tear-off existing metal roof at front of the building and EPDM rubber membrane down to the existing deck at the back of the building
- Install 5.2" (2 Layers of 2.6" ISO) of new polyisocyanurate recovery / coverboard in order to achieve an R Value between R-25 and R-30.
- Install #15 thread fasteners and 3"Drill-Tec Steel Plates following the roof membrane manufacturer's published details, and in accordance with an FM-I 90 wind uplift design.
- Install 60 mil TPO system fully adhered in place.
- Proper manufacturer's flashings to be used for securing to walls and penetrations.
- Fasten continuous 24 gauge galvanized retainer at perimeter.
- Install welded TPO flashings for soil stacks, curbs, and other penetrations per manufacturer.
- Provide fifteen-year manufacturer's NDL ('no dollar limit' to coverage) watertightness warranty which shall include coverage for all repairs related to material defect, workmanship deficiencies, and installation error during the entire warranty period.
- Contractor will field verify measurements for quantities.
- Debris including but not limited to packaging, banding, etc., will be disposed of by the contractor and jobsite restored to pre-construction condition.

\$43,800.00

Gutters Section

-Remove and dispose of old gutters and downspouts.

-Install seamless 6" gutters, and 3"x4" downspouts.

-Clean up and haul away debris.

\$1,740.00

TOTAL

\$45,540.00

Company Authorized Signature	Date	
Customer Signature	Date	

Sloan Plbg Htg & Cooling, Inc.

201 S Cedar St Jefferson, IA 50129 Invoice

Date

Invoice #

8/1/2025

4561

Bill To

Doc's Stadium 113 N Chestnut Jefferson, Ia 50129 (non-posting)

P.O. No.

Terms

Project

Quantity

Description

HVAC SYSTEM INSTALLED ALL NEW DUCT 2 STAGE FURNACE

Rate

Amount

7.00%

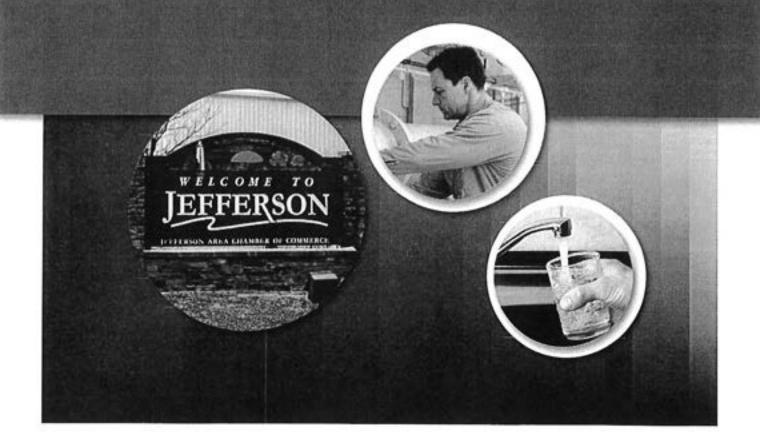
25,000.00T 1,750.00

Total

\$26,750.00

Operation, Maintenance & Management of the City of Jefferson, IA.

Water System



PeopleService.com

People Service INC.
Water & Wastewater Professionals

Executive Summary

Why PeopleService?

PeopleService has been partnering with clients since 1988 and our first client remains active today. Currently serving over 220 clients, we strive to exceed expectations and go above and beyond in our relationship with our partners that have entrusted PeopleService to operate their water and/or wastewater systems. Let's face it, there are multiple companies out there that offer the same service as PeopleService. We all pay our operators competitive wages and seek talent in a limited sized water/wastewater operator pool. What sets PeopleService apart is the way our service is delivered through a customer centric approach built on the following:

- Partnership with our clients, we are an extension of the City's Services and take it seriously
- Communication, clear, regular, and concise reports
- · Desire to exceed expectations, both client expectations as well as regulatory expectations
- · Driven to develop and build long lasting relationships with the City and its officials

PeopleService brings a wealth of experience to the City of Jefferson. Our Region Manager bench strength has over 150 years of combined experience. We partner with engineers and other vendors ensuring issues can be addressed and/or opportunities maximized. We do not have engineers on staff, why pay for something you do not need. When you need it, we will connect and facilitate a discussion and solution with one of our vendors, paying for what you need, when you need it. Our operators will live within or near Jefferson, they will become an integral part of the community. The City of Jefferson will benefit from a deep bench of qualified water and wastewater operators which ensures any issue, challenge, emergency, or common task can be met with no logistical outlay.

Problem / Solution

PeopleService understands that the water and wastewater infrastructure is a large investment for the City of Jefferson. We are aware that the facilities PeopleService operates are essential to protecting public health and the environment and is vital to the City's economic health. It is very important to us that we are transparent and accountable to our clients on the work done and monies spent on the operations, maintenance and management of the City's water system. Preventative maintenance is a staple for PeopleService. Within the first 30 days our Director of Operations will visit the City's facility and analyze each piece of equipment and create a scheduled maintenance program in accordance with manufacturers specifications in our proprietary CMMS in order to protect the City's investment in the equipment and maximize its useful life. Work orders and maintenance done will be communicated in a submitted monthly Council Report.



Gain Control

PeopleService has been providing service to over 220 partners for over 37 years. Multiple clients have shared that they feel they have gained more control since contracting with PeopleService. This is achieved through a clearly defined scope of work in the signed agreement that we are held accountable to. We strive to build a long-lasting partnership where both parties are satisfied and comfortable working together for the best interest of the City. Transparency and customer satisfaction is key for our company and we accomplish this by providing regular communications, working side by side to overcome challenges through innovative approaches. It doesn't do PeopleService any good pointing a finger, saying it's not our responsibility, informing the City that you have to figure it out. We believe in being part of the solution, not part of the problem, and will represent the City and involve the necessary people/vendors to ensure everyone is satisfied. Client control is gained through a contract with a definitive scope of service, if you are not satisfied you can decide not to renew the agreement. PeopleService strives to ensure there is no 'contract waving' or dissatisfaction leading to no contract renewal.

Staffing Methodology

PeopleService's philosophy is to adequately staff our clients facilities while ensuring smooth and effecient operations, correct staffing prevents unnecessary expense to clients. There will be a designated operator for the City of Jefferson, however from time to time you may see other personnel operating the facilities. This is a benefit to the City as well as the employees, we want other operators to be familiar with the Jefferson facility, this covers vacation, sick leave, training, emergencies, etc... This methodology offers the employees the ability to learn different systems which not only assists in their development and certification testing, it gives the City access to personnel that have more experience to assist in troubleshooting and/or a better way to do things. This process is one of the reasons the employees of PeopleService have a long tenure in the company. In addition to our staffing methodology we have the same methodology with our Region Managers. Our Region Manager Steve Robinette who will oversee the staffing and overall operations of the City of Jefferson is a highly licensed experienced operator/leader. So the saying; 'you are in good hands', applies. In addition to Steve, there are 7 additional Region Managers with an equally as strong background that are on the bench to assist and be a resource for Steve as well as the City of Jeffersons operations team. We are confident to say that there is nothing we have not seen or had to deal with, someone in our leadership team has the 'know all' to handle any situation and coach and train others in this experience.



Specific to the City of Jefferson

Maintenance is a key focus of PeopleService. Within the first 30 days our Director of Operations will analyze each piece of equipment and create a scheduled maintenance program in accordance with the manufacturers specifications in our proprietary CMMS. Work order and maintenance progress will be submitted via the monthly Council Report.

Conclusion

We want to thank the City of Jefferson for considering PeopleService. We are confident that by choosing PeopleService the City will gain the peace of mind that you have a true partner that will creatively exceed your expectations using a cooperative approach. Your wastewater treatment facility is similar in size and scope to many of the current facilities we operate. PeopleService has a successful track record of accommodating client needs, resolving various complex issues and maintaining regulatory compliance. Our experience in developing capital improvement solutions, working with engineering companies and/ or the City on their improvement projects will be an asset to Jefferson. We welcome you to reach out to any of our current partners and ask them about their experience with us.

This is a breakdown of everything that is part of the overall cost presented in this proposal:

Maintenance True-Up Funds \$12,000

Chemical True-Up Funds N/A

Cell Phone(s) x 3

Internet Call Out/800 Service Uniforms x 3 Training x 3

Licenses x 3 Employee Wages x 3 Memberships

Equipment Depreciation

Vehicle(s) Acquisition Cost x 3

Vehicle(s) Acquisition Cost x 3 Vehicle(s) Fuel x 3

Vehicle(s) Maintenance x 3

Vehicle(s) GPS x 3 Office Supplies

Safety Supplies

Tools

Inhouse Laboratory Expense

Employee Expenses / Training (Meals & Travel)

Postage

Outside Laboratory Fees Certification Testing / CEU's CMMS (Maintenance) Software Diamond Maps Mapping / Software

Employee Benefits x 3

Administrative Staff HR Payroll

Billing Regional Admin Corporate Staffing

Region Managers Oversite / Travel Overtime / On-Call Coverage

Company Profit

If our proposal leaves any questions unanswered, please contact:

Chris McMillen

Director of Business Development

Office: 402-344-4800 Cell: 402-960-5700

Email: CMcMillen@PeopleService.com

Steve Robinette

Region Manager

Office: 877-774-4311 x 7009

Cell: 515-202-9028

Email: SRobinette@PeopleService.com

Thank you for your consideration.



Proposal

Option 1 Full Service Operations

\$34,464 mo (\$413,568 year)

PeopleService will handle everything water related. From compliance to meter reading, PeopleService will handle operations 24/7/365. Included is mowing of grounds and sidewalk snow removal. Below is a breakdown of the budgetary impact:

Water Expenditures	2024-2025 Budget	W/ PeopleService Full Service
Salaries	\$249,600	\$0
Overtime	\$4,300	\$0
Holiday Pay	\$1,000	\$0
FICA - City Share	\$19,094	\$0
IPERS - City Share	\$23,562	SO
Group Insurance - City Share	\$65,281	\$0
Clothing Allowance	\$1,450	SO
Professional Development	\$8,000	\$0
Plant Maintenance and Supplies	\$65,000	\$53,000
Gasoline / Fuel	\$4,000	\$0
Vehicle Maint & Repair	\$3,000	\$0
Testing	\$7,900	\$0
Safety Clothing/Equipment	\$600	\$0
Maintenance Tools	\$500	\$0
Lab Supplies	\$12,000	\$0
PeopleService	\$0	\$413,657
Total	\$466,287	\$466,568

^{\$12,000} is reduced from the city's plant maintenance and supplies budget and is part of the PeopleService number as the maintenance true-up fund.

Option 2 Treatment Facility Operations only \$24,614 mo (\$295,368 year)

PeopleService will operate the water treatment facility only. Compliance, testing and preventative maintenance as well as the required Distribution license coverage will be handled by PeopleService 24/7/365. Facility mowing/sidewalk snow removal included. This option gives the city a body to integrate with the Public Works department while handling the water distribution system.

Option 3 Consulting / Certification Coverage \$7,909 mo (\$94,910 year)

PeopleService will cover the certification requirement for the water treatment facility. We will perform the necessary duties to ensure complaince including submitting the required paperwork. In addition to certification coverage, PeopleService will coach and mentor city staff on their personal development and training needed to pass certification exams. A quarterly employee scorecard will be submitted to the city administrator highlighting areas that need improvement and the overall progress city employee(s) are making.

^{*}Options 1 and 2 are a proposed 5-year agreement. Anything less makes it almost impossible to attract and secure talent.

**Option 3 is a 3-year term but with an out-clause if/when the city gains a licensed operator People Service INC.

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33 (thirty-three) Contractor's Application for Payment No. 311/30/2025 11/1/2025 Application Period:

The same of the sa			can for far	Application Date		11/30/2025
To (Owner):	City of Jefferson 200 N Chestnut St, Jefferson, IA	From (Contractor):	Shank Constructors, Inc. 3501 85th Avenue North, Brookjyn Park, MN		Via (Engineer):	Bolton & Menk Ames, IA
Owner's DWSRF Number:	1445	Contractor's Contract Number:	1316	Engine	Engineer's Project Number:	134997
Project:	Project: Jefferson WWTP		Contract:			
	Application For Payment - Change Order Summary	Arder Summary	1. Original Contract Price	rice.	•	17 504 700 00
	Approved Change Orders	13	2. Net change by Ch	Net chance by Change Orders	- -	C2 210 000
Number	Additions	Deductions	3. Current Contract	Current Contract Price (Line 1 + 2)	- -	10 304 515 53
001	\$ 185,359.09		4. Total Completed	Total Completed and Stored to Date		16,324,326,34
002	\$ 62,089.77		(Column F on Progress Estimate)	ress Estimate)	•	18 373 618 93
003	\$ 117,779.30		5. Retainage			CO-GRAPH CO-
CO 4	5 51,468.45		a. 1.0% x \$	18,373,618.83 Wor	Work Completed \$	183,736,18
500	\$ 156,971.11		×		Stored Material S	- door
900	\$ 113,226.99		C. Early Release of Retainage.		1	
C07	,		d. Total Retainage (d. Total Retainage (Line 5a + Line 5b - Line 5c)		183,736,18
800	\$ 107,703.37		6. Amount Eligible t	Amount Eligible to Date (Line 4 - Line 5d)		18.189.882.65
600	\$ 95,218,49		Γ			- Control of the Cont
			7. Less Previous Pay	Less Previous Payments (Line 6 from prior Application) \$	Application) \$	18,172,727.93
Totals:	\$ 889,816.57	\$	Amount Due This Application.	Application.	8	17,154,72
Net Change by Change Order:	\$	889,816.57	oi .	Balance to Finish, Plus Retainage (Column G on Progress Estimate + Line 5 above).	s	204,633.92
Contractor's Certification	tion		Payment of:		\$17,154.72	
The undersigned Conti	The undersigned Contractor certifies, to the best of its knowledge, the following:	edge, the following:		(Line 8 or other	(Line 8 or other - attach explanation of the other amount)	of the other amount)
(1) All previous progre Contract have been ap	(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	ocount of Work done under the	ed in is recommended by:	grang.	P	12/04/2025
(2) Title to all Work, m	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	ayment; sald Work, or otherwise listed in	1 or Payment of:		Engineer)	(Date)
covered by this Applic.	covered by this Application for Payment, will pass to Owner at time of payment free and clear of all	it time of payment free and clear				

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(Date)

(Dwner)

is approved by:

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.

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

(Date)

Funding Agency (if applicable)

Approved by:

11/30/2025

Date:

Work
b Sum
- Lump
Estimate
Progress

For (Contract): 0						Application Number:	ží.	33 (thirty-three)	(ee)
Application Period:	11/1/2025		to	31/30	11/30/2025	Application Date:		11/30/2025	5
		L		- Work Co	Work Completed				
	4	4	100	Ü	0	ı,	4		O
Specification Section Number	Description	Š	Scheduled Value (5)	From Previous Application (C+D)	This Period		Total Completed to Date (C+D)	% (F/8)	Balance to Finish (B - F)
Division 01 - General Requirements	al Requirements	L							
Mo	Mobilization	w	525,200.00	\$ 525,200.00			\$ 525,200,00	100.00%	
Alk	Allowances	s	\$56.05	\$ 556.05			\$ 556.05	-	
Alk	Allowances - Enviromix	so.	525,000.00	\$ 525,000.00			525.	+-	
6	Chemical Feed Alfowance	s	127,140.00	\$ 127,140.00			\$ 127,140.00	-	
PCC	PCOB03 Temporary Main Power Relocation	va	6,076.00	\$ 6,076.00			\$ 6,076.00	100.00%	40
PCC	PCO#04 Slide Gate Removal From Contract	40	(28,401.00)	\$ (28,401.00)			\$ (28.401.000	100.00%	5
PC	PCOB09 UV Cabinet Support	15	6,943.36	\$ 6,943.36					
PCC	PCO#10 Digester Blower Soft Starts	s	16,305.35	\$ 16,305.35				-	
PCC	PCO#13 Operation Building VCT Tile Add	ss	1,894.59	\$ 1,894.59			\$ 1.894.59	-	
PCC	PCOW17 Aeration Tanks Coating	45	218,335.52	\$ 218,335.52			23	+-	
PCC	PCO#19 Underground Piping Conflict	s	35,968.20	\$ 35,968.20				+-	
PCC	PCO#20 UV Trough Drain	s	3,559.76	\$ 3,559.76				-	
PCC	PCDW21 Access Hatches Drains and Plumbing	v,	7,691.83	\$ 7,691.83			\$ 7,691.83	100.00%	
PCC	PCO#22 18" DIP Underground Removal	w	15,375.60	\$ 15,375.60			\$ 15,375.60	100.00%	45
PCC	PCC#23 V-GS-1&2 Explosion Proof Change	s	12,646.83	\$ 12,646.83			\$ 12,646.83	- Brown	
PCC	PCOR24 Aeration Tank Collection Box Height Change AT3	**	6,729,85	\$ 6,729.85				100.00%	
PCC	PCO#25 Reroute AT#3 EDI (Sump Pit)	45	7,252.16	\$ 7,252.16			\$ 7,252,16	100.00%	
PCC	PCOR27 Underground Rework Add 45	s	4,489.47	\$ 4,489.47				-	
PCC	PC0#28 V-WAS-24&25 Relocate	s	4,111.86	\$ 4,111.86				400	
PCC	PC0#29 Stainless Sleeves Control Complex	s	3,718.77	\$ 3,718.77				400	
204	PCOH31 V-PP-1 Operator Access	s	1,565.44	\$ 1,565.44			\$ 1,565.44	-	
204	PCO#34 Pretreatment Slide Gate	\$	862.03	\$ 862.03			\$ 862.03	100.00%	s
PCC	PCO#35 Control Complex Roofing Mod.	s	1,226.30	\$ 1,226.30			\$ 1,226.30	100.00%	
PCC	PCOM36 Clarifier 1 Center Pier Plumbing	s	11,464.13	\$ 11,464.13					,
PCC	PCO#37 Reusing Ductwork For ERU-2	15	(1,490.00)	\$ (1,490.00)			\$ (1,490.00)	-	
PCO	PCO#38 OAL-8 Louver Size Change	4	1 033 33	5 1 1 1 1 3 3 3				A STATE OF THE PARTY OF	-

				Work Co	Work Completed				ŀ	
	٧		8	0	Q	w	120	ш.	_	9
Specification Section Number	Description	Ş	Scheduled Value (5)	From Previous Application (C+D)	This Period		Total Completed to Date (C+D)	ted % (F/8)	868	Balance to Finish (B - F)
	PCO#39 Biosolids Loadout Compressor Pads	w	7,126.51	\$ 7,126.51			\$ 7,126.51	5.51 100.00%	1/5	
	PCO#41 Grit Tank Baffle Wall Replacement	vo	9,884.85	\$ 9,884,85			5 9.884.85	282 100.00%	2	
	PCOB42 Blower 8 Additional Conduit and Conductors	vs	1,250.30	\$ 1,250.30				-	-	
	PCOB44 New Wall Brackets For Mechanical Units	W.	1,043.77	\$ 1,043.77			\$ 1,043.77	100.00%	100	
	PCO849 Grit Classifier Solenoid Wiring	**	1,262.25	\$ 1,262.25			\$ 1.262.25	25 100.00%	30	
	PCO#50 Demo Buried Digester	w	2,814.04	\$ 2,814.04			\$ 2,814.04	+-	-	
	PCO#51 Digester Temp Heat and Roofing	s	13,865.47	\$ 13,865.47				+	+	
	PCOIIS3 UV Disinfection Exterior Stairs	s	2,720.98	\$ 2,720.98				+-	+-	
	PCO#54 Added Bollards Near Loadout	s	3,841.58	\$ 3,841,58			\$ 3,841.58	+-	-	4
	PCO#55 V-MLR-3&6 Electric Acctuator	s	9,289.18	\$ 9,289,18				+-	-	
	PCO#56 T&M Broken Connection INT-1	us	527.41	\$ 527.41			\$ 52	+-	100	
	PCO457 T&M Yard Hydrant Delete Splitter Strct.	s	2,279.28	\$ 2,279.28			\$ 2,279.28	100.00%		
	PCO#58 Exhaust Fan 8&9 Class1 Div1	s	8,426,23	\$ 8,426.23			\$ 8,426.23	.23 100.00%	38	1
	PCONS9 T&M Clarifler 3 Center Pier Plumb	50	\$,000.68				\$ 5,000.68	+	+-	
	PCO#63 Digester Instrumentation	s	6,753.45	\$ 6,753.45				+-	100	
	PCO465 T&M Demo Existing Ductbank	s	2,398,15	\$ 2,398.15			\$ 2,398.15	115 100.00%	+-	
	PCO#66 T&M Grit Baffle Wall Rework	s	3,614.09	\$ 3,614.09			\$ 3,614.09	.09 100.00%	+	
	PCO#68 VFD Harmonic Filter Deduct	s	(10,768.00)	\$ (10,768.00)			\$ (10,768.00)	-	ss.	+
	PCD#69 T&M Modified Subbase Under 8" PCC	40	6,723,46	\$ 6,723.46			\$ 6,723.46	.46 100.00%	ws 38	
	PCO#70 T&M UV Railing Bracket Support	s	1,779.87	\$ 1,779.87			\$ 1,779.87	87 100.00%	us at	
	PCO#72 T&M Grit Baffle Wall Remodifications	so.	5,072.03	\$ 5,072.03			\$ 5,072.03	203 100.00%	us at	
FO#27	PCOROSS Installation of U-Bolts for MLR Piping support	40	1,201.90				\$	50000	w	1,201.90
FO#27	PCO#107 WAS and PST Pump Pressure Switch	s	4,245.68	\$ 4,245.68			\$ 4,245.68	.68 100.00%	v4 35	٠
FO#27	PCO#108 Remaining Harmonic Filter Credits	v	(6,861.78)	\$ (6,861.78)			\$ (6,861.78)	78) 100.00%	s ×	
FO#27	Balance of Allowance	s	1,414.20				sv.	0.00%	S	1,414.20
Division 02									-	
	Site Removals	s	\rightarrow				\$ 86,40	86,400.00 100.00%	ws	
	Demo SST Tank	s	445,800.00	\$ 445,800.00			183. 	445,800.00 100.00%		

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	Specification Section Number	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period		Total Completed to Date (C+D.)	% (F/B)	Balance to Finish (8 - F)
_		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		
		Excavation Sludge Tank	\$ 338,700.00	\$ 338,700.00					
_		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		s
		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%	sn
		Splitter Box Bypass	\$ 55,100.00	\$ \$5,100.00				55,100.00 100.00%	
		Grading Sidewalks	\$ 9,900.00	\$ 9,900.00				9,900.001 100.009,6	
		Top Soil Placement	\$ 12,900.00	\$ 12,900.00			\$ 12,500.00 100.00%	100.00%	
Absolut Group	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%	
Absolut Group	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%	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				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%	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	-	
		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%	100.00%	
		Disenfection Demo	\$ 6,500.00	\$ 6,500.00			\$ 6,500.00	100.00%	

					Work Completed	pleted				
-		٧	10	0		Q	F	4		O
	Specification Section Number	Description	Scheduled Value (\$)	From Previous Application (C+D)	evious dion 3)	This Period		Total Completed to Date (C+D)	% (F/B)	Balance to Finish (B - F)
	Division 03		-	-	t					
		Concrete - Anoxic Basin	\$ 1,155,800.00	45	1,155,800.00			\$ 1.155 Bro on	100.00%	
		Concrete - Biosolids Loadout	\$ 132,700.00	vs	132,700.00			L	+-	
		Concrete - Rapid Mix	\$ 127,900.00	s	127,900.00			\$ 127,900,00	+-	
		Concrete - Biosolids Control	\$ 33,600.00	vs.	33,500.00				+	
		Concrete - Ferric Chloride	\$ 33,600.00	10	33,600.00				-	
		Concrete - Misc	\$ 39,395.00	15	39,395.00			\$ 39.395.00	-	
Molin		Precast Plank		5	30,500.00					
	Division 04									
Seedorf		Masonry	\$ 155,440.00	us	155,440.00			\$ 155,440.00	100.00%	
	Division 05		1						+	
V201 1000		Metals Installation	\$ 44,650.00	45	44,650.00			\$ 44,650.00	100.00%	
Bruer Metal		Misc Metals Supply	\$ 111,960.00	45	111,960.00			1	+-	
	Division 06								+-	
	100000000000000000000000000000000000000	Wood Blocking	\$ 56,600.00	s	56,600.00			\$ 56,600,00	100.00%	,
	Division 07								+-	
Central lowa	7535.0	Roofing & Sheet metal	\$ 169,000.00	s	169,000.00			\$ 169,000.00	100.00%	
		Sealants	\$ 33,500.00	45	33,500.00			\$ 33,500.00	+	
	Division 08								+-	
		HM Doors & Frams	\$ 6,705.00	45	6,705.00			\$ 6,705.00	100,00%	
		Hatches & Door Instalation		45	39,500.00			\$ 39,500.00	+	
		Hatches & Door Instalation	\$ 25,000.00	45	25,000.00				+-	
	Division 09								+-	
ABC		Clariffer 1	\$ 98,560.00	s	98,560.00			\$ 98,560.00	100.00%	S
		Clarifier 2	\$ 102,070.00	s	102,070.00			\$ 102,070.00	100.00%	S
		Carifier 3	\$ 98,560.00	45	98,560.00			\$ 98,560.00	100.00%	
		Sludge Storage Tank	\$ 160,373.00	s	160,373.00			\$ 160,373.00	100.00%	
		Anoxic Basin	\$ 56,328.00	s.s.	56,328.00				100.00%	
		Aeration Lift Station	\$ 78,692.00	45	78,692.00			\$ 78,692.00	100.00%	
		Biosolids Building	\$ 33,512.00	S	33,512.00			\$ 33,512.00	100.00%	
		Operations Building	\$ 68,924.00	s	68,924.00			\$ 68,924.00	100.00%	
		Pump room	\$ 36,941.00	s	36,941.00			\$ 36,941.00	100.00%	
		Rapid Mix Tank	\$ 31,590.00	1/3	31,590.00			\$ 31,590.00	100.00%	
	Division 11	Equipment							-	
	11000.0	Vessco direct Supplied Equipment	\$ 1,348,516.00	w	1,348,516,00			\$ 1,348,516.00	100.00%	
Trojan/ electric	11266.0	UV Disinfection Equipment	\$ 247,600.00	s	247,600.00			\$ 247,600.00	+	*
boerger	11315.0	Rotary Lobe Pumps	\$ 114,118.00	s	114,118.00				100.00%	~

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Period Total Completed % [F/B] (C+D)						Work Completed	pleted		L			L	
On Precipition Scheduled Value From Previous This Period Total Completed % 1 but Screent & Description 5 88,677.00 \$ 88,677.00 \$ 38,677.00 \$ 58,677.00 \$ 100.00 1 but Screent & Dewastering Press \$ 38,677.00 \$ 33,000.00 \$ 35,000.00 \$ 195,310.00 \$ 100.00 1 but Screent & Dewastering Press \$ 35,000.00 \$ 35,000.00 \$ 35,000.00 \$ 35,000.00 \$ 195,310.00 \$ 100.00 1 confident Equipment \$ 3,000.00 \$ 3,000.00 \$ 3,000.00 \$ 3,000.00 \$ 100.00 <td< th=""><th></th><th>A</th><th></th><th>80</th><th></th><th></th><th></th><th>w</th><th></th><th>ů.</th><th></th><th></th><th>9</th></td<>		A		80				w		ů.			9
Description of Septiment \$ 88,677.00 \$ 88,677.00 \$ 88,677.00 \$ 100.00% 1 Derlifer Equipment \$ 126,634.00 \$ 136,634.00 \$ 136,634.00 \$ 136,100.00% 1 Derlifer Equipment \$ 126,136.00 \$ 136,136.00 \$ 136,136.00 \$ 139,136.00 1 First Pore Membrane Atention Equipment \$ 139,136.00 \$ 1390.00 \$ 3,000.00 \$ 139,136.00 Atention Splitter Book \$ 13,000.00 \$ 3,000.00 \$ 3,000.00 \$ 3,000.00 \$ 3,000.00 Atention Typiater Book \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 Atention Typiater Book \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 Atention Typiater Book \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 Atention Typiater Book \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00 \$ 1,000.00	Specification Section Number	(A)	3	reduled Value (5)	Appl Appl	Previous lication C+D)	This Perlod		Total	Completed to Date C+D)	% (F/B)	Balance (B	Balance to Finish (B - F)
Name Secretarion 5 356,634.00 5 356,634.00 5 10,000 Polimetre Coultiment 5 129,230.00 1 29,230.00 5 129,230.00 5 139,230.00 5 139,230.00 1 10,000 formation Equipment 5 129,230.00 5 3,900.00 5 3,900.00 5 3,900.00 5 3,900.00 1 10,000 Actation Sylliter Box 5 20,000.00 5 3,900.00 5 3,900.00 5 3,900.00 5 3,900.00 1 10,000 Actation Sylliter Box 5 20,000.00 5 3,900.00 5 3,900.00 5 3,900.00 5 3,900.00 5 3,900.00 1 10,000 Actation Sylliter Box 5 20,000.00 5 3,900.00 <	11330/31	Bar Screens & Dewatering Press	s	88,677.00		88,677.00			s	88,677.00	100.00%	S	1
Fine Proper Membrane Acration Equip \$192,23,000 \$192,33,000 \$192,33,000 \$193,35,000 \$100,0009 \$193,35,000 \$100,0009 \$193,35,000 \$100,0009 \$193,35,000 \$100,0009 \$193,35,000 \$100,0009 \$193,35,000 \$100,0009 \$193,35,000 \$100,0009 \$193,35,000 \$100,0009 \$193,35,000 \$100,0009 \$1	11351.0	Clarifier Equipment	10	356,634.00		56,634.00			S	356,634,00	100.00%		
Separation From Membrane Auration Equips \$ 199,150,00 \$ 199,150,00 \$ 199,150,00 \$ 199,150,00 \$ 190,150,00 \$ 190,150,00 \$ 190,150,00 \$ 190,150,00 \$ 190,150,00 \$ 190,150,00 \$ 190,150,00 \$ 190,150,00 \$ 190,150,00 \$ 190,150,00 \$ 190,00 <td>11372.0</td> <td>Blowers</td> <td>vs</td> <td>129,230.00</td> <td></td> <td>29,230,00</td> <td></td> <td></td> <td>S</td> <td>129,230.00</td> <td>100.00%</td> <td></td> <td>1</td>	11372.0	Blowers	vs	129,230.00		29,230,00			S	129,230.00	100.00%		1
Incultabilities Incultabil	11374/75	Fine Pore Membrane Aeration Equip	S	159,150.00		59,150,00				159 150 00	100 00%		1
American Solither Boot 3,390,00 5,390,00 5,390,00 1,000,00 American Tank Salterer Dov 5 3,900,00 6 3,900,00 5 3,900,00 6 3,900,00 6 3,900,00 6 3,900,00 6 3,900,00 6 3,900,00 6 3,900,00 6 3,900,00 6 3,900,00 6 3,900,00 6 <	Division 11	Installation	-							102/43/000	400,000		1
Secondary Safetter Box 5 a 3,900.00 5 a 3,900.00 5 a 3,900.00 100.00% Aratabor Train Instabilities 5 5,700.00 5 3,900.00 5 3,900.00 5 3,900.00 5 3,900.00 100.00% MAR 3, 2, 3 Bower Bullding Equipment 5 7,100.00 5 7,100.		Aeration Splitter Box	S	3,900.00	10	3,900.00			v	3 900 00	100 00%		1
Ader Florent Fl		Secondary Splitter Box	50	3,900.00	15	3,900.00				-	100.00%		-
MR B 1, 2, 3 MR B 1, 2, 3 A 1,00.00 5 7,100.00 6 7,100.00 6 7,100.00 7 7,100.00 7 7,100.00 7 7,100.00 7 7,100.00 7 7,100.00 7 7,100.00 7 7,100.00 7 7,100.00 7 7,100.00 7 7,100.00 7 7,100.00 7 7,100.00 7 7,100.00 7 7,100.00 7 7,100.00 7 7,100.00 7 7,100.00 7		Aeration Tank Install	**	56,700.00		56,700.00			·	-	100 00%		-
Headworkis Equipment \$ 20,500.00 \$ 20,500.00 \$ 20,500.00 \$ 31,000.00 </td <td></td> <td>MLR 1, 2, 3</td> <td>S</td> <td>7,100.00</td> <td></td> <td>7,100.00</td> <td></td> <td></td> <td></td> <td>-</td> <td>100.00%</td> <td></td> <td>1</td>		MLR 1, 2, 3	S	7,100.00		7,100.00				-	100.00%		1
Blower Building Equipment \$ 31,300.00 \$ 31,300		Headworks Equipment	45	20,500.00		20,500.00				20.500.00	100.00%		1
Course Butblie Digester S 12,600.00 S 12,600.0		Blower Building Equipment	w	31,300.00		31,300.00				31,300,00	100 001		
Wase Pumps 5 4,830.00 5 4,830.00 5 4,830.00 100.00% Disfriction Install 5 4,830.00 5 3,990.00 5 3,990.00 5 3,990.00 5 3,990.00 5 3,990.00 5 3,990.00 5 3,990.00 5 4,830.00 5 4,830.00 5 4,830.00 5 4,830.00 5 4,830.00 5 4,930		Clarifiers Install	vs.	71,600.00		71,600.00			v	71,600.00	100.00%		1
Disinfection install 5 3,990.00 5 3,990.00 5 3,990.00 5 3,990.00 5 3,990.00 5 3,990.00 5 3,990.00 5 3,990.00 5 3,990.00 5 3,990.00 5 49,350.00 5 49,350.00 5 49,350.00 5 49,350.00 5 49,350.00 5 49,350.00 5 49,350.00 5 49,350.00 5 49,350.00 5 40,000.00 5 20,680.00 5 20,680.00 5 20,680.00 5 20,680.00 6 3,480.00 6 4,300.00 7 4,200.00 7 4,200.00 7 4,200.00 7 4,200.00 8 1,230.00 8 1,230.00 8 1,230.00 8 1,230.00 8 1,230.00 8 1,230.00 8 1,230.00 8 1,230.00 8 1,230.00 8 1,230.00 8 1,230.00 8 1,230.00 9 1,230.00 9 1,230.00		Was Pumps	S	4,830.00	15	4,830.00			400	4.830.00	100 00%		1
Plack/PST Pumps \$ 49,350.00 \$ 49,350.00 \$ 49,350.00 \$ 100.00% Pleuzone Anoule Basin \$ 20,680.00 \$ 20,680.00 \$ 20,680.00 \$ 20,680.00 \$ 20,680.00 Pleuzone Anoule Basin \$ 61,450.00 \$ 17,800.00 \$ 17,800.00 \$ 17,800.00 \$ 17,800.00 Pleuzone Anothe Was \$ 17,800.00 \$ 17,800.00 \$ 17,800.00 \$ 17,800.00 \$ 17,800.00 Course Bubble Digester \$ 17,800.00 \$ 17,800.00 \$ 17,800.00 \$ 17,800.00 \$ 17,800.00 Course Bubble Digester \$ 17,800.00 \$ 17,800.00 \$ 17,800.00 \$ 17,800.00 \$ 17,800.00 Acertico Overflows \$ 12,300.00 \$ 12,350.00 \$ 12,350.00 \$ 12,350.00 \$ 12,350.00 Tank De-Mobilization \$ 12,000.00 \$ 12,000.00 \$ 12,000.00 \$ 12,350.00 \$ 12,350.00 \$ 100.00% Fending Formating Emiss \$ 12,000.00 \$ 12,350.00 \$ 12,350.00 \$ 10,000.00 \$ 12,350.00 \$ 10,000.00 Install Beds \$ 12,000.00 \$ 12,000.00 \$ 12,000.00 \$ 12,000.00 \$ 10,000.00 \$ 10		Disinfection Install	s	3,990.00	vs	3,990.00			10	3,990.00	100.00%	. 45	
Flexzone - Anoxic Basin 5 20,680.00 5 <td></td> <td>RAS/PST Pumps</td> <td>w</td> <td>49,350.00</td> <td></td> <td>49,350.00</td> <td></td> <td></td> <td>45</td> <td>49,350.00</td> <td>100.00%</td> <td>S</td> <td></td>		RAS/PST Pumps	w	49,350.00		49,350.00			45	49,350.00	100.00%	S	
Fleazone - Storage Tank \$ 68,550.00 \$ 68,550.00 \$ 68,550.00 \$ 68,550.00 \$ 10,000% Fleazone - Atraction \$ 61,450.00 \$ 17,800.00 </td <td></td> <td>Flexzone - Anoxic Basin</td> <td>S</td> <td>20,680.00</td> <td></td> <td>20,680.00</td> <td></td> <td></td> <td>S</td> <td>20,680.00</td> <td>100.00%</td> <td>S</td> <td></td>		Flexzone - Anoxic Basin	S	20,680.00		20,680.00			S	20,680.00	100.00%	S	
Pleazone - Antartion \$ 61,450,00 \$ 61,000,00 \$ 61,450,00 \$ 61,000,00 \$ 61,450,00 \$ 61,000,00 \$ 61,450,00 \$ 61,000,00 \$ 61,450,00 \$ 61,000,00 \$ 61,450,00 \$ 61,000,00 \$ 61,450,00 \$ 61,000,00 \$ 61,450,00 \$ 61,000,00 \$ 61,450,00 \$ 61,000,00 \$ 61,450,00 \$ 61,000,00 \$ 61,400,00 </td <td></td> <td>Flexzone - Storage Tank</td> <td>55</td> <td>68,550.00</td> <td></td> <td>68,550.00</td> <td></td> <td></td> <td>s</td> <td>+-</td> <td>100,00%</td> <td>vs.</td> <td></td>		Flexzone - Storage Tank	55	68,550.00		68,550.00			s	+-	100,00%	vs.	
Course Bubble Dijgester 5 17,800,00 5 17,800,00 5 17,800,00 10,000,00 Aceration Overflows 5 4,800,00 5 4,800,00 5 4,800,00 5 4,800,00 5 12,350,00 6 12,350,00 6 12,350,00 6 12,350,00 6 12,350,00 6 12,350,00 6 12,350,00 6 12,350,00 6 12,350,00 6 12,350,00 6 12,350,00 6 12,350,00 6 12,350,00 6 12,350,00 6 12,350,00 6 <t< td=""><td></td><td>Flexzone - Aeration</td><td>s</td><td>61,450.00</td><td></td><td>61,450.00</td><td></td><td></td><td>s</td><td>61,450.00</td><td>300.001</td><td>55</td><td></td></t<>		Flexzone - Aeration	s	61,450.00		61,450.00			s	61,450.00	300.001	55	
Aceration Overflows \$ 4,800.00 \$ 4,800.00 \$ 4,800.00 \$ 12,350.00		Course Bubble Digester	S	17,800.00		17,800.00	188		s	17,800.00	100.005	S	
Aberation Overflows \$ 12,350.00 \$ 12,350.00 \$ 12,350.00 \$ 12,350.00 \$ 12,350.00 \$ 12,350.00 \$ 12,350.00 \$ 12,350.00 \$ 12,350.00 \$ 12,350.00 \$ 12,350.00 \$ 12,350.00 \$ 12,350.00 \$ 12,350.00 \$ 12,350.00 \$ 12,000.00 <td></td> <td>Course Bubble WAS</td> <td>v.</td> <td>4,800.00</td> <td>15</td> <td>4,800.00</td> <td></td> <td></td> <td>5</td> <td>4,800.00</td> <td>100.00%</td> <td>s</td> <td></td>		Course Bubble WAS	v.	4,800.00	15	4,800.00			5	4,800.00	100.00%	s	
1 ank Mobilization \$ 120,000.00 \$ 120,0		Aeration Overflows	S	12,350.00		12,350.00			s	12,350.00	100.00%	S	
Tank Mobilization \$ 120,000.00 \$ 120,00	Division 13												
Tank De-Mobilization \$ 40,000.00 \$ 40,000.00 \$ 40,000.00 \$ 40,000.00 \$ 40,000.00 \$ 40,000.00 \$ 104,000.00 \$ 104,000.00 \$ 104,000.00 \$ 104,000.00 \$ 104,000.00 \$ 104,000.00 \$ 104,000.00 \$ 104,000.00 \$ 104,000.00 \$ 104,000.00 \$ 104,000.00 \$ 104,000.00 \$ 104,000.00 \$ 104,000.00 \$ 104,000.00 \$ 104,000.00 \$ 100,000.0	13216.0	Tank Mobilization	*	120,000.00		20,000,00			s	_	100.00%	s	
Poeting Forms 5 104,000.00 5 104,000.00 5 104,000.00 5 104,000.00 5 104,000.00 5 104,000.00 5 104,000.00 5 104,000.00 5 104,000.00 5 24,000.00 5 <td>13216.0</td> <td>Tank De-Mobilization</td> <td>\$</td> <td>40,000.00</td> <td></td> <td>40,000.00</td> <td></td> <td></td> <td>s</td> <td>_</td> <td>100.00%</td> <td>\$</td> <td></td>	13216.0	Tank De-Mobilization	\$	40,000.00		40,000.00			s	_	100.00%	\$	
Reinforcing \$ 24,000.00 \$ 24,000.00 \$ 24,000.00 \$ 24,000.00 \$ 24,000.00 \$ 24,000.00 \$ 24,000.00 \$ 24,000.00 \$ 24,000.00 \$ 24,000.00 \$ 24,000.00 \$ 24,000.00 \$ 24,000.00 \$ 24,000.00 \$ 22,000.00	13216.0	Design Drawings & Calcs	S	104,000.00		04,000.00			w	-	100.00%	S	
Reinforcing \$ 56,000.00 \$ 56,000.00 \$ 56,000.00 \$ 50,000.00 \$ 100.00% Place Floor/Footing Concrete \$ 80,000.00 \$ 29,000.00 \$ 29,000.00 \$ 29,000.00 \$ 129,000.00	13216.0	Foating Forms	S	24,000.00		24,000.00			1/1	-	100.00%	S	
Place Floor/Footing Concrete \$ 80,000.00 \$ 80,000.00 \$ 80,000.00 \$ 80,000.00 \$ 80,000.00 \$ 129,000.00 \$ 29,000.00 \$ 1	13216.0	Reinforcing	45	26,000.00		56,000.00			W	56,000.00	100.00%	s	
Install Beds 5 29,000.00 5 29,000.00 5 29,000.00 5 29,000.00 5 29,000.00 6 29,000.00 72,000.00 72,000.00 8 72,000.00 9	13216.0	Place Floor/Footing Concrete	S	80,000.00		80,000.00			s		100.00%	s	
Freet Panels \$ 129,000.00 \$ 129,000.00 \$ 129,000.00 \$ 129,000.00 \$ 129,000.00 \$ 129,000.00 \$ 129,000.00 \$ 129,000.00 \$ 129,000.00 \$ 129,000.00 \$ 129,000.00 \$ 129,000.00 \$ 129,000.00 \$ 129,000.00 \$ 129,000.00 \$ 129,000.00 \$ 129,000.00 \$ 100,000 <t< td=""><td>13216.0</td><td>Install Beds</td><td>\$</td><td>29,000.00</td><td></td><td>29,000,00</td><td></td><td></td><td>s</td><td>-</td><td>100.00%</td><td>s</td><td></td></t<>	13216.0	Install Beds	\$	29,000.00		29,000,00			s	-	100.00%	s	
Erect Panels \$ 72,000.00 \$ 72,000.00 \$ 72,000.00 \$ 72,000.00 \$ 100.00% Joints and Curb \$ 29,000.00	13216.0	Form/Reinforce/Pour Panels	50	129,000.00	(tř	29,000,00			us.	-	100.00%	s	
Joints and Curb \$ 29,000.00	13216.0	Erect Panels	45	72,000.00		72,000.00			s		100,00%	s	
Shotcrete Diaphragm \$ 29,000.00 \$ 29,000.00 \$ 29,000.00 \$ 29,000.00 \$ 29,000.00 \$ 29,000.00 \$ 29,000.00 \$ 29,000.00 \$ 29,000.00 \$ 31,000.00 <td>13216.0</td> <td>Joints and Curb</td> <td>0</td> <td>29,000.00</td> <td></td> <td>29,000.00</td> <td></td> <td></td> <td>w</td> <td>_</td> <td>100.00%</td> <td>\$</td> <td></td>	13216.0	Joints and Curb	0	29,000.00		29,000.00			w	_	100.00%	\$	
Erect Shoring \$ 31,000.00 \$ 31,000.00 \$ 31,000.00 \$ 31,000.00 \$ 31,000.00 \$ 10,000.00	13216.0	Shotcrete Diaphragm	\$	29,000.00		29,000.00			s	_	100.00%	s	
Erect Formwork \$ 23,000.00 \$ 23,000.00 \$ 23,000.00 \$ 23,000.00 100,00% Reinforcing \$ 54,000.00 \$ 54,000.00 \$ 54,000.00 \$ 54,000.00 100,00% Place Dome Concrete \$ 16,000.00 \$ 16,000.00 \$ 16,000.00 \$ 16,000.00	13216.0	Erect Shoring	**	31,000.00		31,000.00			s	_	100.00%	15	141
Reinforcing \$ 54,000.00 \$ 54,000.00 \$ 54,000.00 Place Dome Concrete \$ 16,000.00 \$ 16,000.00 \$ 16,000.00	13216.0	Erect Formwork	w	23,000.00		23,000.00			40	-	100.00%	5	
Place Dome Concrete \$ 16,000.00 \$ 16,000.00 \$ 16,000.00	13216.0	Reinforcing	**	54,000.00		54,000.00			\$	-	100.00%	ws.	
100000	13216.0	Place Dome Concrete	v)	16,000.00		16,000.00			ss	16,000.00	100.00%	s	

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		Work Completed				
80	U	٥	3	4		U
Scheduled Value (5)	From Previous Application (C+D)	This Period		Total Completed to Date (C+D)	% (F/B)	Balance to Finish (B - F)
\$ 23,000.00	00 \$ 23,000.00			\$ 23,000,00	100.00%	
\$ 45,000.00	s			\$ 45,000,00		
\$ 19,000,00	45			\$ 19,000,00		
\$ 17,00	17,000.00 \$ 17,000.00			\$ 17,000,00		
5 4,0	4,000.00 \$ 4,000.00			\$ 4,000.00		
\$ 64,0	64,000.00 \$ 64,000.00			\$ 64,000,00	100.00%	
\$ 23,0	23,000.00 \$ 23,000.00			\$ 23,000,00	100.00%	

\$ 9,620,00					A COLUMN 40 AND ADDRESS AS	

		1			Work Completed	pleted		L		ſ		Γ
	٧	+	8		J	Q	3		4		9	
Specification Section Number	Description	S	Scheduled Value (5)	From	From Previous Application (C+D)	This Period		Total (Total Completed to Date (C+D)	% (F/B)	Balance to Finish (B - F)	5
Division 15		+			1	-		1		Ī		Т
	Grit Seperation Piping	S	34,900.00	45	34,900.00			s	34,900.00	100.00%		T
	Process Piping (Valve Repl)	s	290,100.00	w	290,100.00				+-	100.00%		T
	Mixed Liquor Return Piping	S	289,560.00	s	289,560.00			П	+-	100.00%		T
	Sludge Transfer Piping	en.	50,080.00	s	50,080.00				-	100.00%		T
	Aeration Piping	ss	391,900.00	v	391,900.00				391,900.00	100.001		Π
	RAS Piping	**	121,280,00	50	121,280.00				121,280.00	100,00%		T
	WAS Piping	45	68,040.00	w	68,040,00				-	100.00%		T
	Supernatant Piping	s	5,520.00	w	5,520.00			ss.	5,520.00	100.00%	\$	T
	Chemical Piping	vs.	158,881.00	40	158,881.00				-	100.00%		T
	Mechanical Mobilization	so.	93,320.00	w	93,320.00			vs	93,320.00	100.00%		T
	Plumbing Demolition	S	12,995.00	s	12,995.00			on.	-	100.00%		T
	HVAC Demolition	65	40,565.00	w	40,565.00			S	+	100.00%		T
	Plumbing Rough-In	s	\$1,605.00	vs	51,605.00			15	+	100.00%		T
	Plumbing Insulation	s	6,300.00	s	6,300.00			s	+-	100.00%	100	T
	HVAC Ductwork Rough-In	40	78,125.00	w	78,125.00			45	-	100.00%	·	T
	HVAC Equipment	so.	643,105.00	w	643,105.00			ľ	643,105.00	100.00%		Τ
	Temperature Controls	٧.	54,935.00	S	54,935.00			w	54,935.00	100.00%		Т
	Ductwork Insulation	50	4,400.00	s/s	4,400.00			s	4,400.00	100.001	s	Т
	Testing and Balancing	47	13,750.00	s	13,750.00			w	13,750.00	100.001	5	Т
Division 16			2111212121									T
	Preliminary Documents and Submittals	S	25,000.00	40	25,000.00			s/s	25,000.00	100.001		Т
	Mobilization	s	35,000.00	s	35,000.00			·s	35,000.00	100.001	\$	
	Temporary Power	S	20,000.00	*	20,000.00			v	20,000.00	100.001		1
	Integration Engineering	S	100,000,001	45	100,000,001				100,000,00 100,000	100.001	\$	
	Site Electrical Labor	S	150,000.00	\$	150,000.00				150,000.00	100.001	\$	
	Site Electrical Materials	45	210,000.00	S	210,000.00			92	210,000.00	100.001	\$	
	Generator Labor	45	65,000.00	s	65,000.00			vs.	65,000.00	100.001	\$	
	Generator Materials	en.	448,000.00	45	448,000.00				448,000.00	100.00%	\$	
	Blower Building Labor	S	80,000.00	in	80,000.00			us.	80,000,00	100.001	\$	
	Blower Building Materials	10	285,000.00	s	285,000.00				285,000.00	100.00%		T
	Final Clarifiers Labor	45	37,000.00	40	37,000.00			s	37,000.00	100.001		
	Final Clarifiers Materials	w	15,000.00	15	15,000.00			S	15,000.00 1	100.00%		
	Bio Solids Control Complex Labor	vs.	20,000.00	s	50,000.00				50,000.00	100.001		T
	Bio Solids Control Complex Materials	00	155,000.00	45	155,000.00				155,000.00 1	100.001		Г
	Disinfection Building Labor	us.	40,000.00	s	40,000.00			s	40,000.00 1	300.001		
	Disinfection Building Materials	S	95,000.00	s	95,000.00			va	-	100.001		

EXCDC* C-620 Contractor's Application for Preyment © 2013 National Society of Professional Engineers for EXCDC. All rights reserved.

tri-city

			7	Work Completed	mpleted					
	٧		8	0		a	w	Na.		U
Specification Section Number	Description	ğ	Scheduled Value (5)	From Previous Application (C+D)	žĘ.	This Period		Total Completed to Date (C+D)	% (F/B)	Balance to Finish (8 - F)
	Preliminary Treatment Building Labor	s	25,000.00	\$ 25,000.00				\$ 25,000,00	100.00%	
	Preliminary Treatment Building Materials	s	75,000.00	\$ 75,000.00				\$ 75,000,00	+-	
	Rapid Mix Structure Labor	45	20,000.00	\$ 20,000.00						
	Rapid Mix Structure Materials	s	10,000.00	\$ 10,000,00				\$ 10,000,00	+-	
	Aeration Tanks Labor	s	20,000.00	\$ 20,000.00				1	+-	
	Aeration Tanks Materials	s	10,000.00	\$ 10,000,00					-	
	Bio Solids Loadout Building Labor	s	75,000.00	\$ 75,000.00					-	
	Bio Solids Loadout Building Materials	40	185,000.00	\$ 185,000,00				-	+-	
	Anoxic Basin Labor	s	35,000.00	\$ 35,000.00					+-	
	Anoxic Basin Materials	s	75,000.00	\$ 75,000.00					-	
	Communication/Fiber Labor	s	45,000.00	\$ 45,000.00				1	-	
	Communication/Fiber Materials	45	100,000,001	\$ 100,000.00				-	100.00%	
	Demobilization	w	10,000,00	\$ 10,000,00					100.00%	
-	As-Builts/Close Out Documents	s	5,509,00					ı	0.000	C E 600 00
oproved Proje	Approved Project Change Orders	-							arana a	
001	Unknown Tank Demo & Removal	s	185,359.09	\$ 185,359.09				\$ 185 359 09	100,00%	
CO 2	Clarifier Metal Coatings	w	62,089.77	\$ 62,089,77					100.00%	
003	Electrical Upgrades VFD's & Metering	s	117,779.30	\$ 117,779,30					100.00%	
004	UV Epaxy Injection & Keegaand Roof Edge	s	51,468.45	\$ 51,468.45				\$ 51,468.45	100.00%	
500	Digester Replacement	s	156,971.11	\$ 156,971.11				\$ 156,971.11	100.00%	
900	Clarifer 3 Skim Coating	vs	113,226.99	\$ 113,226,99				\$ 113,226.99	100.00%	•
200	Time Extension for Digester System	s							#DIV/OI	
800	FO#24 & FO#25	v	107,703.37	\$ 107,703.37				\$ 107,703.37	100,00%	
600	FO#26	s	95,218.49	\$ 65,117.85	s	17,328.00		\$ 82,445.85	86.59%	\$ 12,772.64
		s								
	Total	\$ 11	18,394,516.57	\$ 18,356,290.83	S	17,328.00 \$		\$ 18,373,618,83	20,89%	\$ 20,897.74

COUNCIL MEETING

November 25, 2025

5:30 P.M.

PRESENT: Ahrenholtz, Jackson (by phone), Sloan, Wetrich, Zmolek

ABSENT: None

Mayor Berry presided.

No residents spoke during Open Forum.

On motion by Zmolek, second by Sloan, the Council approved the following consent items: November 11, 2025, November 18th, 2025 regular Council Minutes, Sewer forgiveness for 304 S. Wilson Street in the amount of \$245.80, 615 S. Vine Street in the amount of \$515.39 and 600 S. Wilson Street in the amount of \$402.58.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

RESOLUTON NO. 54-25

On motion by Ahrenholtz, second by Wetrich, the Council approved Resolution No. 54-25, a resolution obligating funds from the Clinic Subfund of the City of Jefferson Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment obligations scheduled to be paid in the next succeeding fiscal year, not to exceed \$15,500.00 for rebate payments under Jefferson Veterinary Clinic, L.C., which was assigned to BAM Properties of Iowa, LLC.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

RESOLUTON NO. 55-25

On motion by Wetrich, second by Sloan, the Council approved Resolution No. 55-25, a resolution obligating funds from the Tri-County Cash Lumber Mart Subfund of City of Jefferson Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment obligations scheduled to be paid in the next succeeding fiscal year, not to exceed \$7,000.00 for rebate payments under Briarwood Development agreement.

AYE: Wetrich, Sloan, Jackson, Ahrenholtz, Zmolek

NAY: None

RESOLUTON NO. 56-25

On motion by Zmolek, second by Sloan, the Council approved Resolution No. 56-25, a resolution obligating funds from the Mark Bauer Subfund of City of Jefferson Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment obligations scheduled to be paid in the next succeeding fiscal year, not to exceed \$27,000.00 for rebate payments under Lincoln Ridge Estates Development agreement.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

RESOLUTON NO. 57-25

On motion by Wetrich, second by Zmolek, the Council approved Resolution No. 57-25, a resolution obligating funds from the Jefferson Hotel Group Subfund of City of Jefferson Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment obligations scheduled to be paid in the next succeeding fiscal year, not to exceed \$101,200.00 for rebate under Jefferson Hotel Group, LLC agreement.

AYE: Jackson, Sloan, Wetrich, Ahrenholtz, Zmolek

NAY: None

RESOLUTON NO. 58-25

On motion by Zmolek, second by Wetrich, the Council approved Resolution No. 58-25, a resolution approving Greene County Development Corp. Application for Plat of Survey. The Sanctuary Church is purchasing .76 acres of land from GCDC east of their new church building at 1603 N. Elm Street.

AYE: Ahrenholtz, Jackson, Zmolek, Wetrich, Sloan

NAY: None

On motion by Wetrich, second by Ahrenholtz, the Council approved hiring Lyndsey Wathen as Assistant Recreation Director at 50,000/yr starting December 1, 2025.

AYE: Ahrenholtz, Zmolek, Wetrich, Sloan, Jackson

NAY: None

On motion by Zmolek, second by Sloan, the Council approved hiring Lucas Shipley as Sanitation/Streets Worker at \$53,040/yr (\$25.50/hr) with start date of November 17, 2025.

AYE: Sloan, Jackson, Ahrenholtz, Wetrich, Zmolek

NAY: None

On motion by Ahrenholtz, second by Zmolek, the Council approved an application for \$250,000.00 Regional Transportation grant for proposed sidewalk to high school.

AYE: Jackson, Ahrenholtz, Wetrich, Sloan, Zmolek

NAY: None

On motion by Wetrich, second by Zmolek, the Council approved engineering contract with Bolton & Menk for proposed sidewalk to high school.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

On motion by Zmolek, second by Sloan, the Council approved Drainage District 57 Engineering Study with Bolton & Menk not to exceed \$25,000.00.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

On motion by Wetrich, second by Sloan, the Council approved to purchase used generator from the City of Osceola at the cost of \$21,000.00 including transportation and installation to replace the 1979 generator serving wells 7 & 8 (east of town on the highway).

AYE: Sloan, Ahrenholtz, Wetrich, Zmolek, Jackson

NAY: None

Jefferson Matters updated the Council.

There being no further business the Council agreed to adjourn at 6:16 p.m.

Craig J. Berry, Mayor

Jefferson Public Library

Meeting of the Board of Trustees Monday, December 8, 2025 6:30 PM Library – Basement Meeting Room

AGENDA

- II. Open Forum: this is a time for any concerned citizen to speak to the trustees about an item that is not on the agenda.
- III. Approval of Minutes of Previous Meeting
- IV. Approval of Expenditures
- V. Director's Report
 - A. Monthly Circulation & Usage Reports
 - B. Year-to-Date Monthly Financial Reports
 - C. Project updates
 - Youth and adult programs
 - E. Friends of the Library report
- VI. Old Business
 - Library expansion project
 - B. Carnegie Corporation of New York gift
 - C. Personnel

VII. New Business

- A. Long range plan preliminary updates
- B. Potential City solar energy project
- C. Trustee training open meetings/open records
- VIII. Next Meeting Monday, January 12 at 6:30 pm
- IX. Adjournment