

COUNCIL MEETING

December 9, 2025

5:30 P.M.

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

ABSENT: None

Mayor Berry presided.

No residents spoke during Open Forum.

On motion by Zmolek, second by Wetrich, the Council approved the following consent items: November 25, 2025 regular Council Minutes, Cancel December 23, 2025 City Council Meeting, Class E Alcohol License for Hy-Vee Inc, 106 W. Washington Street, Class E Retail Alcohol License for Shambo Enterprises, Inc., dba Oly's C Store, 208 W. Lincoln Way, Tree Removal Assistance Application for 601 S. Oak Street in the amount of \$1,300.00, and monthly bills from City Funds,

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Zmolek

NAY: None

**RESOLUTON NO. 59-25**

On motion by Wetrich, second by Jackson, the Council approved Resolution No. 59-25, a resolution setting time and place for a Public Hearing concerning the Grant of a Solar Power Generation Easement to Red Lion Jefferson Solar, LLC. The Public Hearing will be held on January 13, 2026 at 5:30p.m. at City Hall.

AYE: Zmolek, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

Engineer James Leiding from Bolton & Menk gave a presentation of the Greenwood Financial Feasibility Analysis study.

On motion by Wetrich, second by Ahrenholtz, the Council approved acknowledgment of receipt of report on the Greenwood Financial Feasibility Analysis study.

AYE: Sloan, Jackson, Ahrenholtz, Zmolek, Wetrich

NAY: None

On motion by Wetrich, second by Zmolek, the Council approved the Forgivable Loan application for Docs Stadium Bar and Grill at 613 South Chestnut Street for the roof and HVAC system. The total loan would be \$72,500.00. A Development agreement will be prepared for Council consideration later date.

AYE: Zmolek, Ahrenholtz, Jackson, Wetrich

NAY: None

ABSTAIN: Sloan

On motion by Ahrenholtz, second by Wetrich, the Council approved extending PeopleService Agreement until December 31, 2025. \$3000.00 per week till end of December.

AYE: Zmolek, Sloan, Jackson, Wetrich, Ahrenholtz

NAY: None

On motion by Zmolek, second by Sloan, the Council approved hiring Walter Jack Seaman III as Water Operator at an annual salary of \$53,040.00 (\$25.50/hr) with start date of December 1, 2025.

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

On the motion by Wetrich, second by Sloan, the Council approve pay estimate #33 to Shank Constructors, Inc in the amount of \$17,154.72 for Wastewater Treatment Plant Project.

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

Mayor Berry presented Councilman Pat Zmolek with a plaque for his dedication as a Council member since 2020.

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

ABC PEST CONTROL	PEST CONTROL	289.48
ACCESS SYSTEMS LEASING	COPIER LEASES	1345.59
ACCO UNLIMITED CORP	CHEM;REPRS	2544.50
AFLAC	AFLAC INS W/H	17.68
AG SOURCE COOP SERV	LAB TSTG	1567.90
ALLIANT ENERGY	UTILITIES	39511.93
AMAZON CAPITAL SERVICES	CARTRIDGES;SUPP	958.60
ANATOMY IT, LLC	SERV AGREE;BACKUP	1327.94
ART ON THE FLY LLC	WA DEP REF	87.19
ASCENDANCE TRUCK CENTERS	RC PARTS	369.99
BAM PROPERTIES OF IOWA LLC	TIF 12 REBATE PMT#11	5949.51
BEAM INS ADMINISTRATION	DENTAL/VISION INS	352.95
BOHDEN BIGLER	PD REIMB	73.82
BOILER & PRESSURE VESSEL	RN BOILER INSPECT	95.00
BOLTON & MENK INC	ENG	12659.50
BOMGAARS	SUPP	1823.15
BRANDON/SARAH MORLAN	WA DEP REF	44.03
BREADEAUX PIZZA	PA PLAN SESSION	99.93
CALLAWAY	GCRSE MERCH	1500.54
CARD SERVICE CENTER	CREDIT CARDS	773.50
CARROLL CO SOLID WASTE	RC MRKTG FEES	379.59
CENTER POINT LARGE PRINT	LB BOOKS	95.79
CENTRAL IA BUILDERS	AP DOWNSPOUT REPRS	325.00
CENTRAL IOWA READY MIX	CONCRETE	2165.00
CINTAS CORPORATION	FIRST AID	468.21
CITY OF LAKE VIEW	RN TRENCHER RENTAL	1660.00
CLARION DISTRIBUTING LLC	SN KLEENEX	63.75
CLEANING SOLUTIONS INC.	CLEANING	2100.00
COBRAHELP	PA FEES	12.00
COLLECTION SERV CENTER	CASE ID 1034974	300.00
COMPASS MINERALS AMERICA	WA SALT	9380.90
CORE & MAIN	WA SAFETY FLG KIT	460.13
DAVID DIDERIKSEN	WA DEP REF	69.57
DAVID TEEPLES	H INS SINK C SH	1518.40
DEANNA MCINNIS	WA DEP REF	135.46
ED M. FELD EQUIPMENT CO.	JFD REPRS;LABOR	1570.73
EFTPS	FEDERAL W/H	19709.08
ELLIOTT EQUIPMENT CO.	SN TOGGLE CLAMP	141.21
EMPLOYEE & FAMILY RESOURCE	EMPLOYEE TRAINING	300.00
ENGINEERED EQUIPMENT SOLUT	SW REPL DRIVE SHAFT SEALS	1300.00
FAIRVIEW VETERINARY CLINIC	ANIMAL SHELTVET EXP	701.80

FAREWAY	LB SUPP	193.47
FASTLANE MOTOR PARTS LLC	PARTS	112.62
FORCE AMERICA, INC.	RUT O-RING	343.84
GALLS LLC	PD CLOTH	385.80
GILL LEPE	WA DEP REF	83.66
GRAINGER	RUT HELMETS;HARDHATS	291.79
GREENE CO SECONDARY ROADS	FUEL	7994.13
GREENE CO. AUDITOR	PD DISPATCH (28E)	74677.30
GREENE COUNTY DEVELOPMENT	GCDC FUNDING	12500.00
GROW REPAIR LLC	FURNACE;THERMOSTAT	1630.03
HANKEL ELECTRIC, LLC.	RN FIX LIGHTS	350.00
HIGHWAY 30 COALITION	PA DUES	150.00
HOLIDAY OUTDOOR DECOR	RUT FACETED LED	102.00
HOME STATE BANK	TIF9 REBATE PMT#17	972.99
HOTSY CLEANING SYSTEMS	SN PARTS	220.69
HOYT, MORAIN & HOMMER, P.C	LEGAL	5330.51
HY-VEE, INC.	RN CONCESSIONS	121.69
IOWA DEPARTMENT OF NATURAL	WA DNR FEE	115.00
IOWA GOLF ASSOCIATION	GCRSE MEMBER FEE	25.00
IOWA INFORMATION MEDIA GROUP	RUT JOB ADV	749.25
IOWA LIBRARY ASSOCIATION	LB MEMBERSHIP	240.00
IOWA ONE CALL	WA ONE CALL	48.70
IPERS-FOAB	IPERS W/H	13863.54
J & M GOLF	GCRSE MERCH	356.93
JEFFERSON ACE HARDWARE	SUPP	150.65
JEFFERSON AUTOMOTIVE	PD OIL CHNGE	66.54
JEFFERSON COMMUNITY GOLF C	GCRSE TIP REIMB	110.00
JEFFERSON MATTERS: A MAIN	PA QURTLY PMT	17500.00
JEFFERSON PUBLIC LIBRARY	LB PETTY CASH	50.00
JEFFERSON TELECOM	PHONE	2770.36
JILL COLPITTS	WA DEP REF	55.83
JO M BYRIEL	WA DEP REF	71.54
JOHNSON FITNESS & WELLNESS	RN EQUIP MAINT	837.70
K-POWER	WA GENERATOR	21672.59
KADETH, INC	LB TECH SUPPORT	125.00
KIMBALL MIDWEST	FUEL COND;LUBRICANT	536.64
KIWANIS CLUB	PK TREE WATERING	2000.00
KYLE DEMOSS	WA AFFIDAVIT AGREEMENT	400.00
MACQUEEN EQUIPMENT	RUT PARTS	424.15
MARK BAUER DEVELOPMENT	TIF 5-LINCLN RIDGE – PH 1	16329.32
MELEE, LLC	LB EXPANSION ARCH PMT#2	8000.00
METRO WASTE AUTHORITY	SN LANDFILL;RC	8780.79
MICHAEL TODD INDUSTRIAL	RUT BROOM	779.91
MICHAEL WALLACE	H INS SINK - C SH	687.04
MIDLAND POWER COOP	LIGHTS	622.77
MOTOR PARTS	PARTS	128.11
MUIR EMBROIDERY & FOOTWEAR	SAFETY CLOTHING	281.00
MUTUAL OF OMAHA	LIFE INS	262.28
ORGIN HOMES	WA DEP REF	77.14
OXEN TECHNOLOGY	PD COMPUTERS	1190.00
P.F. PETTIBONE & CO	PA BOOKS	331.70
PER MAR SECURITY SERVICES	RN FIRE ALARM FEE	180.00
PVS DX, INC	WA CHLORINE	385.56
RACCOON VALLEY RADIO	HOT/MOT ADV	1911.80
RAK, LLC	ECO DEV FORGIVE LN	730.25
RAYMOND WAMPLER	RUT BOOTS	32.52
ROXANNE GORSUCH	PA CALENDAR REIMB	18.03

ROWLAND REAL ESTATE LLC	WA DEP REF	14.69
ROYAL JEWELERS	PA PLAQUE	42.50
SALTECH SYSTEMS	HOT/MOT WEBSITE	81.20
SEBOURN VIDEO SERVICES	PA VIDEO SERV	600.00
SECRETARY OF STATE	PA NOTARY FEE	30.00
SHADRAN	SUPP	1348.68
SHINEON DESIGNS	RN BB JERSEYS	720.00
SPEED'S AUTOMOTIVE SUPPLY	GCRSE REPRS	178.63
SPRING-GREEN	LB GROUNDS MAINT	343.58
SPS WORKS	PD ANIMAL TAGS	147.28
STOREY KENWORTHY	PA W2-1099 FORMS	256.83
TIFFANY O'CLAIR	WA DEP REF	61.72
TIM PUDENZ	WA DEP REF	38.40
TREASURER STATE OF IOWA	STATE W/H	2210.01
TRI-COUNTY CASH LUMBER MART	JFD BATTERIES	44.98
U.S. CELLULAR	WA PHONE	319.02
U.S. POSTAL SERVICE	WA BILL POSTAGE	820.68
UNITYPOINT CLINIC	DOT CDL LABS	156.00
UNPLUGGED WIRELESS	FCC LIC	400.00
VAN-WALL EQUIPMENT INC.	GCRSE PARTS	701.46
VERIZON WIRELESS	PD PHONE	277.01
WAHL MCATEE TIRE SERV	TIRES;REPRS	8761.77
WBL ENTERPRISES	RC REMAN TURBO SERV	7305.86
WELLMARK BC/BS	HEALTH INS W/H	20932.74
ZIEGLER	RUT EDGES (4)	363.47
ZIMCO SUPPLY CO.	GCRSE ARMORTECH	528.00

#### FUND TOTALS

001 GENERAL FUND	189,922.70
110 ROAD USE TAX	18,252.10
125 TIF	23,251.82
128 HEALTH INS. SINKING	2,205.44
134 LIBRARY AGENCY	95.79
149 DOWNTOWN BUILDINGS	730.25
159 LIBRARY EXPANSION	8,000.00
391 AIRPORT IMPROVEMENTS	782.00
600 WATER	34,004.59
603 WATER CAPITAL IMPROVEMNT	23,312.60
610 WASTEWATER	39,452.80
660 AIRPORT	1,051.73
670 SANITATION	15,960.91
671 RECYCLING	12,269.29
GRAND TOTAL EXPENDITURES	369,292.02

There being no further business the Council agreed to adjourn at 6:40 p.m.

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Craig J. Berry, Mayor

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Roxanne Gorsuch, City Clerk