

AGENDA

**CITY COUNCIL MEETING
Tuesday, February 10, 2026
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 Council minutes from January 27th.
 - B. Approval of monthly bills.
- IV. NEW BUSINESS:**
 - A. **Public Hearing** Regarding a Potential Ordinance Allowing Hunting on Certain Land Inside the Jefferson City Limits.
 - B. RESOLUTION Approving Amendment to 28E Agreement with Greene County.
 - C. FY 2026-27 Budget: Set Public Hearing Date for Proposed Property Tax Levy
 - D. Approve Tentative Agreement with AFSCME Local 3949
 - E. Consider Engagement Letter for State Auditor
 - F. GCDC Quarterly Report
- V. REPORTS:**
 - A. Engineer, City Clerk, Attorney, City Administrator
 - B. Economic Development
 - C. Departments
 - D. Council & Committees
 - E. Mayor
- VI. ADJOURN.**

TO: Mayor and City Council Members
FROM: Scott Peterson, City Administrator
SUBJECT: General Information Memo
Regular City Council Session
Tuesday, February 10, 2026 5:30 p.m.

Hunting – IHAP Land: The City Council will hold a public hearing on a proposal to allow hunting on certain lands within the corporate limits. Dan Pauley is the owner of a 70-acre parcel that he would like to enroll into IHAP, the Iowa Habitat and Access Program. This program encourages hunting on these lands. This 70-acre parcel (aerial photo included) is in the SW rural area of town and it straddles the corporate limits, with around 20 acres inside the city limits. He would like to allow public hunting on this land, including the portion in the City limits. The City has a city-wide prohibition on discharging firearms.

The Council will hold the public hearing, but there will be no further action at this meeting. If the Council wishes to proceed, the ordinance will be drafted based on the input from the Council.

Recycling: I've met with Board of Supervisors members to discuss options for the City to continue to provide recycling services for the County. The Board has shown their interest in working toward an agreement with the City. As the current agreement expires on February 13th, it is proposed to extend the current agreement until March 30th to allow further time for negotiations.

FY 2026-27 Budget / Property Taxes: The total tax levy is proposed to remain the same at \$14.88 / \$1,000 of taxable valuation. The Council is asked to set March 31st at 5:30 p.m. as the public hearing for the maximum property tax. This will be a special City Council meeting.

Union Tentative Agreement: The City has reached tentative agreement with AFSCME Local 3949. The Tentative Agreement document is enclosed. The main points of the agreement:

- This is a 3-year contract, with wages only to be opened in years 2 & 3.
- Year 1 wage increase = 3.5% across the board.
- The number of vacation hours which can be carried over increases from 24 to 36.
- Insurance: implements time limits for the City to notify the Union about potential health insurance changes and for the Union to respond.

State Auditor: Enclosed is an engagement letter with the State Auditor to have them address allegations / concerns relating to a former employee. Fees will be based on the time incurred on the City's project.

GCDC Quarterly Report: Greg Pilkapp will present GCDC's quarterly report.

Scott's Vacation: I will be on vacation March 2-6.

Dan Pauley IHAP Property

Location Map

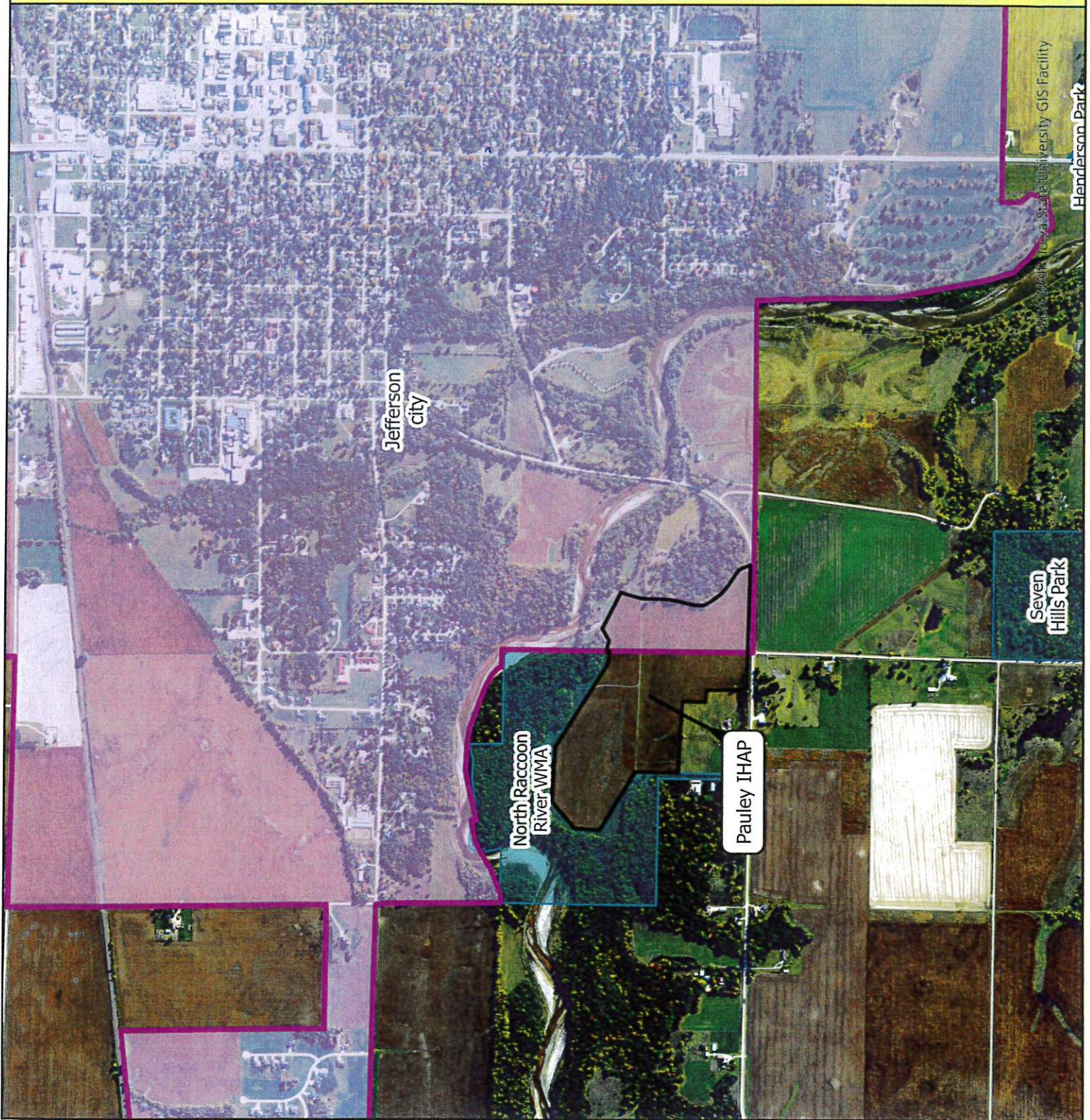
Location

Greene County
T83N R30/31W
Section 13 & 18
68 acres

Legend

- cons_rec_lands
- Pauley IHAP
- City_Limit_Boundary

N 
Heather Vetter
Private Lands Technician
Iowa DNR Wildlife Bureau
515.518.7788
0 180 360 720 Yards



AMENDMENT TO 28E AGREEMENT FOR RECYCLING SERVICES
City of Jefferson – Greene County

This Amendment to 28E Agreement for Recycling Services (the “Amendment”) is entered into between the City of Jefferson, Iowa (“Jefferson”) and Greene County, Iowa (“County”), sometimes referred to individually as a “Party” and collectively as “the Parties,” and is entered into pursuant to Chapter 28E of the Code of Iowa.

WHEREAS, Jefferson and County entered into a certain 28E Agreement for Recycling Services dated as of March 11, 2025 (the “Agreement”), providing for recycling services in the unincorporated areas of Greene County;

WHEREAS, the County has provided notice of termination as provided in Section 9.2 of the Agreement, such that the Agreement would be terminated as of February 13, 2026;

WHEREAS, County and Jefferson now desire to enter into this Amendment to extend the termination date of the Agreement from February 13, 2026, to March 31, 2026; and

WHEREAS, the parties desire to reduce their mutual agreement and understanding to writing.

NOW, THEREFORE, Jefferson and County agree as follows:

1. Termination Date. The parties acknowledge that the termination notice provided by County under Section 9.2 of the Agreement was timely. However, the parties mutually agree that the termination date for the Agreement shall be extended from February 13, 2026, to the mutually agreeable date of March 31, 2026. Changing the termination date shall allow the County and Jefferson to continue to negotiate in good faith regarding a potential revised recycling services agreement upon mutually agreeable terms.
2. Payment. The parties acknowledge that County has paid for its services through March 31, 2026, and no further payment is required of County under the Agreement or this Amendment.
3. Remaining Terms. The remaining terms of the Agreement shall remain unchanged and in force through the new termination date of March 31, 2026.
4. Contingent Upon Approval. The effectiveness of this Amendment is contingent upon the approval of the Board of Supervisors on behalf of County, and of the City Council on behalf of Jefferson.

SIGNATURE PAGE TO FOLLOW

Dated as of _____, 2026.

CITY OF JEFFERSON, IOWA

BY _____
CRAIG BERRY, MAYOR

ATTEST:

ROXANNE GORSUCH, CITY CLERK

GREENE COUNTY, IOWA

BY _____
DAWN RUDOLPH, CHAIR

ATTEST:

BILLIE JO HOSKINS, AUDITOR

RESOLUTION NO. _____

A RESOLUTION APPROVING
AMENDMENT TO 28E AGREEMENT WITH
GREENE COUNTY

WHEREAS, the City of Jefferson (the “**City**”) and Greene County, Iowa (“**County**”) entered into a 28E Agreement for Recycling Services dated as of March 11, 2025 (the “**28E Agreement**”) for recycling services in the unincorporated portions of Greene County, Iowa;

WHEREAS, the City and County now desire to amend the current 28E to extend the term until March 31, 2026; and

WHEREAS, a proposed Amendment to 28E Agreement for Recycling Services Agreement (the “**28E Agreement Amendment**”) that confirms the amended terms as to the 28 Agreement is now before the City Council; and

WHEREAS, the City Council finds that it is in the best interests of the City of Jefferson that it approve the 28E Agreement Amendment.

NOW, THEREFORE, It Is Resolved by the City Council of the City of Jefferson, Iowa, as follows:

Section 1. The proposed 28E Agreement Amendment is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the 28E Agreement on behalf of the City, in substantially the form and content in which the 28E Agreement Amendment has been presented to this City Council, and such officers are also authorized to make such changes, modifications, additions or deletions as they, with the advice of counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the 28E Agreement and the 28E Agreement Amendment.

Section 2. The Mayor, City Administrator and City Clerk are authorized to take such further action as may be necessary to carry out the intent and purpose of this resolution.

Section 3. All resolutions and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby repealed, and this resolution shall be in full force and effect immediately upon its adoption and approval.

Passed and approved on February 10, 2026.

Craig Berry, Mayor

Attest:

Roxanne Gorsuch, City Clerk

CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF JEFFERSON - PROPOSED PROPERTY TAX LEVY
JEFFERSON

CITY #: 37-349

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:
 Meeting Date: 3/31/2026 Meeting Time: 04:30 PM Meeting Location: Jefferson City Hall

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.cityofjeffersoniowa.org

City Telephone Number
 (515) 386-3111

Iowa Department of Management	Current Year Certified Property Tax 2025 - 2026	Budget Year Effective Property Tax 2026 - 2027	Budget Year Proposed Property Tax 2026 - 2027
Taxable Valuations for Non-Debt Service	154,792,404	162,355,118	162,355,118
Consolidated General Fund	1,257,876	1,257,876	1,293,464
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	90,177	90,177	89,933
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	297,556	297,556	296,761
Other Employee Benefits	237,766	237,766	297,740
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	189,990,143	198,300,339	198,300,339
Debt Service	516,522	516,522	535,794
CITY REGULAR TOTAL PROPERTY TAX	2,399,897	2,399,897	2,513,692
CITY REGULAR TAX RATE	14.88578	14.20508	14.88447
Taxable Value for City Ag Land	2,357,971	2,451,308	2,451,308
Ag Land	7,083	7,083	7,363
CITY AG LAND TAX RATE	3.00375	2.88948	3.00370
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
City Regular Residential	706	729	3.26
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified 2025/2026	Budget Year Proposed 2026/2027	Percent Change
City Regular Commercial	3,069	3,406	10.98

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current:

"Consolidated General Fund" increases fund personnel and increased operating costs. "Other Employee Benefits" pay a larger percentage of health insurance costs. "Debt Service" pays the required amount to service the outstanding debt.



January 30, 2026

AFSCME Council 61
ATTN: Adam Swihart
4320 NW Second Ave.
Des Moines, IA 50313
aswihart@afscmeiowa.org
VIA HAND DELIVERY ONLY

TENTATIVE AGREEMENT

The following items below have been tentatively agreed upon:

- A. TA – Article 18 – Wages – The City tentatively accepts the Union’s three year wage offer at 3.5% in year one with wage only reopeners in years two and three.
- B. WITHDRAWN - Article 16 – Uniform Allowance and Personal Items – The City rejects the Union’s proposal to include equipment allowance and seeks additional information regarding what equipment would be included in the uniform/clothing allowance.
- C. WITHDRAWN - Article 11 – Leaves of Absence – The City rejects the Union’s proposal to increase family sick leave from 5 days to 8 days.
- D. TA – Article 14 – Vacation – The City tentatively accepts the Union’s proposal to carry over 36 hours per year.
- E. WITHDRAWN – Article 3 – Employer’s Rights – The City rejects the Union’s proposal to make it optional for off-duty officers to work the Bell Tower Festival.
- F. TA – Article 20 – Duration – The City tentatively accepts the Union’s proposal for a three (3) year contract.
- G. WITHDRAWN – Article 6 – Discipline – The City proposes the removal of this permissive article.
- H. WITHDRAWN - Article 12 – Hours of Work and Overtime – The City continues to proposes that overtime be defined as over forty (40) hours in a week only.
- I. TA – Article 17 – Insurance – The Union tentatively agrees to the Union counter-proposal changing the second sentence of the first paragraph of the Article to state “The Employer agrees that in the event the City is considering a change in the Insurance program, at least fifteen (15) days advance notice will be provided to the Union, and the Union shall have fifteen (15) days after receiving notice to provide input prior to the City making the final decision.”

Adyln H. W.
For the Union

Mark W. W.
For the Union

For the Union

Jay J. Bowers
For the City

Tom P. Peters
For the City

M. J. M.
For the City



OFFICE OF AUDITOR OF STATE
STATE OF IOWA

State Capitol Building
Des Moines, Iowa 50319-0004

Telephone (515) 281-5834 Facsimile (515) 281-6518

Rob Sand
Auditor of State

<<DATE>>

City of Jefferson, Iowa
220 N Chestnut Street
Jefferson, Iowa 50129

To the Council of Jefferson:

We are pleased to confirm our understanding of the testing procedures we will provide the City of Jefferson for the period ended May 31, 2025. City officials requested our assistance as a result of certain allegations and/or concerns that have come to the attention of City officials regarding Utility Billing Clerk. If necessary, the beginning of the period tested will be determined based on results of testing. If needed, testing procedures will be extended to the period for which we determine there was not improper action taken or until the period for which reliable records are no longer available. If the beginning of the period is adjusted, we will communicate that to you.

Objective

The objective of our engagement is to perform procedures to address the allegations/concerns that have come to the attention of the City. We will also assess conditions at the City to determine if additional risks are present and if it will be necessary to evaluate other transaction cycles. The examination is designed to focus on the financial processes of the City and compliance with certain Code of Iowa requirements.

We will review selected records related to the City's financial transactions to determine propriety and whether adequate records are maintained by the City. Our engagement will include examination techniques, which include, but are not limited to, examination of books and records, interviews of appropriate individuals, and other evidence gathering procedures as necessary. Based on the condition of records available at the City, it is possible we may not be able to provide assurance at the completion of our testing that all improper disbursements and/or undeposited collections were identified.

We will provide a report on our findings, if any, regarding the procedures performed. If, for any reason, we are unable to complete any procedures, we will describe all restrictions on the performance of the procedures in our report. The report, which will not include opinions on financial statements, will include a statement the purpose of the report is to address the allegations/concerns identified by the City. The report will also include any resulting recommendations pertaining to selected accounting records and related information of the City, including the City's compliance with certain Code of Iowa requirements.

Our report will contain a paragraph indicating that had we performed additional procedures, other matters might have come to our attention that would have been reported to you. If we become aware the City is subject to an audit requirement not encompassed in the terms of this engagement letter, we will communicate to appropriate City officials the procedures we performed may not satisfy the relevant legal, regulatory or contractual requirements the City is subject to.

General

This engagement includes examining City records and transactions for propriety. Therefore, our procedures will involve judgment about the number of transactions to be examined and the areas to be reviewed.

Because of the inherent limitations of the engagement, combined with the inherent limitations of internal control and because we will not perform a detailed examination of all transactions, there is a risk additional improper disbursements and/or undeposited collections may exist and not be detected by us. However, we will inform the appropriate level of management of any improper disbursements, undeposited collections, any fraudulent financial reporting or misappropriation of assets which come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential, and of any material abuse which comes to our attention. Our responsibility as independent accountants is limited to the period covered by our procedures and does not extend to any later periods for which we are not engaged.

Internal Control

Our procedures will include obtaining an understanding of the City and its environment, including internal control. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed.

Our procedures are not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, we will communicate to management and those charged with governance any matters involving internal control and its operations.

Compliance

As part of our procedures, we will perform tests of the City's compliance with provisions of applicable laws, regulations, contracts and grant agreements, and other matters which are significant to this engagement. We will inform you of any violations of laws or governmental regulations that come to our attention during our procedures, unless clearly inconsequential. However, the objective of our procedures is not to provide an opinion on overall compliance and we will not express such an opinion in our report.

Management Responsibilities

Management is responsible for designing, implementing, establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities to help ensure appropriate goals and objectives are met, following laws and regulations and ensuring management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contract and grant agreements and other matters. You are also responsible for the selection and application of accounting principles.

Management is also responsible for maintaining adequate financial records, making all financial records and related information available to us and for the accuracy and completeness of the information. You are also responsible for providing us with access to all information of which you are aware is relevant to the engagement and providing us with unrestricted access to persons within the City from whom we determine it is necessary to obtain information and/or documentation.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud and for informing us about all known or suspected fraud affecting the City involving (a) management, (b) employees who have significant roles in internal control and (c) others where the fraud could have a material effect on the financial data. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the City received in communications from employees, former employees, grantors, regulators or others. In addition, you are responsible for identifying and ensuring the City complies with applicable laws, regulations, contracts and grant agreements and other matters and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements and other matters or abuse we may report.

Management is responsible for establishing and maintaining a process for tracking the status of findings and recommendations. Management is also responsible for identifying and providing report copies of

Initials of Client _____

previous financial audits, previous agreed-upon procedures reports, previous performance audits, or other engagements or studies related to the objectives discussed in the Agreed-upon Procedures Objective section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, agreed-upon procedures, performance audits or other engagements or studies.

Other Matters

We will provide an electronic copy of our report to the City and other officials prior to the issuance of the report. A copy will also be provided to the City after the report has been issued, however, management is responsible for distribution of the report. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our report are to be made available for public inspection.

The documentation for the engagement will be retained for a minimum of six years after the report release date or for any additional period requested by regulators or other interested parties. If we are aware a federal awarding agency or entity is contesting a finding, we will contact the party(ies) contesting the findings for guidance prior to destroying the documentation.

We request you provide a high speed internet connection, if one is available and allowed by the security policies, for each of our staff if they perform testing at the City or permission to connect a switch to a single connection if that is available. We will use that connection to establish an SSL VPN connection to our network. If no internet connection is available, we may request permission to use a Verizon Hot Spot at your location to obtain an internet connection.

Billing

Our fees to perform the engagement of the City are based on the time necessary to perform the procedures at hourly rates for individual staff levels, necessary travel expenses at rates governed by State regulations, and other costs. The time necessary to perform the procedures at the City depends significantly on the activities conducted by the City, the internal controls the City establishes over its activities, and the availability of records.

You may request we perform additional services not addressed in this engagement letter. If this occurs, we will communicate with you regarding the scope of the additional services and the estimated fees if possible. We also may issue a separate engagement letter covering the additional services. In the absence of any written communication from us documenting such additional services, our services will continue to be governed by the terms of this engagement letter.

We appreciate the opportunity to be of service to the City and believe this letter accurately summarizes the significant terms of our engagement to perform the procedures. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Regards,

Manager

RESPONSE:

This letter correctly sets forth the understanding of the City.

Those charged with Governance

City Management

By: _____

Title: _____

Date: _____

COUNCIL MEETING
JANUARY 27, 2026
5:30 P.M.

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Winkelman

ABSENT: None

Mayor Berry presided.

No residents spoke during Open Forum.

On motion by Wetrich, second by Winkelman, the Council approved the following consent items: January 13, 2026 regular Council Minutes, Class B Retail Alcohol License for Dolgencorp, LLC, d.b.a. Dollar General, Class E Retail Alcohol License for Fareway Stores, Inc. and promotion of Eric Fisher to Lead Parks/Cemetery Worker at the rate of \$29. 18/hr.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Winkelman

NAY: None

RESOLUTON NO. 4-26

On motion by Wetrich, second by Winkelman, the Council approved Resolution No. 4-26, a resolution setting public hearing regarding a potential ordinance allowing Hunting on Certain Land inside the Jefferson City Limits. Public Hearing is set for February 10, 2025 at 5:30 p.m.

AYE: Winkelman, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

RESOLUTON NO. 5-26

On motion by Jackson, second by Ahrenholtz, the Council approved Resolution No. 5-26, a resolution approving and accepting Red Lion Jefferson Solar, LLC Solar Power Generation Easement.

AYE: Wetrich, Ahrenholtz, Jackson, Sloan, Winkelman

NAY: None

RESOLUTON NO. 6-26

On motion by Jackson, second by Winkelman, the Council approved Resolution No. 6-26, a resolution approving a Solar Power and Services Agreement with Red Lion Jefferson Solar, LLC.

AYE: Ahrenholtz, Jackson, Winkelman, Sloan, Wetrich

NAY: None

On motion by Ahrenholtz, second by Winkelman, the Council approved an application for the Catalyst Grant Program for 111 N. Chestnut Street (Old Baxley Building) for Schyler & Lauren Bardole who is purchasing the building. Applying for \$100,000 grant through the Community Catalyst Program to assist in renovation which the city is the applicant and fiscal agent.

AYE: Jackson, Sloan, Ahrenholtz, Winkelman

NAY: None

ABSTAIN: Wetrich

On motion by Ahrenholtz, second by Sloan, the Council approved the purchase of an Aerial Lift JLG1265 from Mid-Country Machine. The cost of the machine is \$40,500. (\$57,500 -\$17,000 less trade in for existing lift).

AYE: Sloan, Ahrenholtz, Jackson, Winkelman, Wetrich

NAY: None

On motion by Wetrich, second by Sloan, the Council approved the purchase of Forestry Attachment from Bobcat of Ames at the cost of \$38,700. This includes the forestry attachment and non -shatter forestry door kit.

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

On motion by Jackson, second by Wetrich, the Council approved an Engineering Agreement for Improvement Project to Alley by Doc's Stadium. Engineering costs not to exceed \$16,000 to Bolton & Menk.

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

On motion by Ahrenholtz, second by Winkelman, the Council approved letter of engagement for Bolten & Menk to conduct an inspection of the Water tower in the amount of \$6,500.

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

On the motion by Jackson, second by Wetrich, the Council approve pay estimate #34 to Shank Constructors, Inc in the amount of \$20,688.76 for Wastewater Treatment Plant Project.

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

Scott Peterson updated the Council on Budget Items for FY 2026-27. No action was taken.

Bill Allen asked about where the Council was at with the Greenwood Community Center and Jefferson Golf Course Development Study. At this time the next steps have been tabled.

There being no further business the Council agreed to adjourn at 6:53 p.m.

Craig J. Berry, Mayor

Roxanne Gorsuch, City Clerk

Jefferson Public Library

**Meeting of the Board of Trustees
Monday, February 9, 2026 6:30 PM
Library – Basement Meeting Room**

AGENDA

- I. Call to Order
- 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
 - D. Youth and adult programs
 - E. Friends of the Library report
- VI. Old Business
 - A. Library expansion project – updates from architect & foundation
 - B. Strategic plan
- VII. New Business
 - A. Policy review – collection development
 - B. Building and grounds checklist
 - C. ADA checklist
 - D. Carnegie Corporation of New York donation
- VIII. Next Meeting – Monday, March 9 at 6:30 pm
- IX. Adjournment