

**AGENDA**

**CITY COUNCIL MEETING**

**Tuesday, March 10, 2026**

**5:30 P.M.**

**CITY HALL COUNCIL CHAMBERS**

- I. PLEDGE OF ALLEGIANCE**
- II. CALL TO ORDER:**
- III. 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.**
- IV. CONSENT ITEMS:**
  - A. Approve Council minutes from February 24<sup>th</sup>.
  - B. Approval of monthly bills.
- V. NEW BUSINESS:**
  - A. **RESOLUTION** Authorizing the use of Preliminary Official Statement for the Sale of General Obligation Bonds, Series 2026
  - B. **RESOLUTION** Approving a Façade Grant for 107 E Lincoln Way (Greene Co. Mercantile)
  - C. **RESOLUTION** Approving a Façade Grant for 121 N Chestnut St (Public House)
  - D. Agreement for Maintenance and Repair of Primary Roads in Municipalities
  - E. Consider Approval of Final Pay Estimate #35 to Shank Constructors, Inc of \$183,945.16 for Wastewater Treatment Plant Project.
  - F. **RESOLUTION** Approving Certificate of Completion and Final Acceptance and Release of Retainage for the Wastewater Treatment Plant Project.
- VI. REPORTS:**
  - A. Engineer, City Clerk, Attorney, City Administrator
  - B. Economic Development
  - C. Departments
  - D. Council & Committees
  - E. Mayor
- VII. ADJOURN.**

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

Debt Issuance: In February 2025, the City Council approved the issuance of up to \$2 million in General Obligation debt. This debt is to actually be issued this month with the issuance finalized in April.

The Council is asked to approve the use of a Preliminary Official Statement (POS) for the sale of these bonds. The POS and the approving resolution are included herein.

The Council will take action to sell the bonds at their second meeting in March.

Façade Grants: The Council will consider two Façade Grants. The Downtown Buildings Committee recommends approval of a grant for Greene County Mercantile in the amount of \$16,000. The Committee also recommends the amount of the grant for the Public House be amended from \$60,000 to \$62,834.25.

DOT Maintenance Agreement: Every five years the City is asked to enter into the enclosed agreement with the DOT regarding maintenance of state roads within the city limits.

WWTP Pay Application #35 (final): This is the final pay estimate for the WWTP project. This authorizes payment of all retainage in the amount of \$ 183,945.16. The required 30-day waiting period has passed, so the payment can be made upon approval of this pay estimate.

WWTP Final Acceptance: Bolten & Menk acknowledge that the WWTP project is complete and recommends acceptance of the project.

Property Tax Public Hearing: The Council will hold a special City Council meeting on **Tuesday, March 31<sup>st</sup> at 5:30 p.m.** to hold the public hearing on the proposed property tax for FY 2026-27.

RESOLUTION NO. \_\_\_\_\_

Resolution authorizing the use of a preliminary official statement for the sale of General Obligation Corporate Purpose Bonds, Series 2026

WHEREAS, the City of Jefferson (the “City”), in Greene County, Iowa heretofore proposed to enter into a General Obligation Corporate Purpose Loan Agreement (the “Loan Agreement”) and to borrow money thereunder in a principal amount not to exceed \$2,000,000 for the purpose of paying the costs, to that extent, of (a) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; (b) acquiring and installing street lighting, signage and signalization improvements; (c) acquiring and equipping vehicles for the municipal police department; and (d) acquiring and equipping a vehicle for the municipal fire department, and has published notice of the proposed action and has held a hearing thereon on February 25, 2025; and

WHEREAS, a Preliminary Official Statement (the “P.O.S.”) has been prepared by Dorsey & Whitney LLP (the “Disclosure Counsel”) as bond and disclosure counsel to the City and reviewed by Piper Sandler & Co. (the “Underwriter”) to facilitate the sale of General Obligation Corporate Purpose Bonds, Series 2026 (the “Bonds”) in evidence of the obligation of the City under the Loan Agreement, and it is now necessary to make provision for the approval of the P.O.S. and to authorize its use by the Underwriter;

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

Section 1. The City staff are hereby authorized to take such action as shall be deemed necessary and appropriate with the assistance of the Disclosure Counsel and Underwriter to prepare the P.O.S. describing the Bonds and providing for the terms and conditions of their sale, and all action heretofore taken in this regard is hereby ratified and approved.

Section 2. The use by the Underwriter of the P.O.S. relating to the Bonds in substantially the form as has been presented to and considered by the City is hereby approved, and the Underwriter, together with Disclosure Counsel, is hereby authorized to prepare and use a final Official Statement for the Bonds substantially in the form of the P.O.S. but with such changes therein as are required to conform the same to the terms of the Bonds and the resolution, when adopted, providing for the sale and issuance of the Bonds, and the City Clerk is hereby authorized and directed to execute a final Official Statement for the Bonds, if requested. The P.O.S. as of its date is deemed final by the City within the meaning of Rule 15(c)(2)-12 of the Securities and Exchange Commission.

Section 3. Further action with respect to the authorization of the Loan Agreement is hereby adjourned to the City Council meeting on March 24, 2026.

Section 4. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved March 10, 2026.

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Craig J. Berry, Mayor

Attest:

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Roxanne Gorsuch, City Clerk

NEW ISSUE - DTC BOOK ENTRY ONLY

Rating: “\_\_”

To be provided by bond counsel



**\$2,000,000\* City of Jefferson, Iowa  
General Obligation Bonds Series 2026**

Dated: Date of Delivery

The General Obligation Bonds described above (the “Bonds”) are issuable as fully registered Bonds in the denomination of \$5,000 or any integral multiple thereof and, when issued, will be registered in the name of Cede & Co., as Bondholder and nominee of the Depository Trust Company, New York, NY (“DTC”). DTC will act as securities depository for the Bonds. Purchases of the Bonds will be made in book-entry form. Purchasers of the Bonds will not receive certificates representing their interest in the Bonds purchased. So long as DTC or its nominee, Cede & Co., is the Bondholder, the principal of, premium, if any, and interest on the Bonds will be paid by Bankers Trust Company as Registrar and Paying Agent (the “Registrar”), or its successor, to DTC, or its nominee, Cede & Co. Disbursement of such payments to the Beneficial Owners is the responsibility of the DTC Participants as more fully described herein. Neither the Issuer nor the Registrar will have any responsibility or obligation to such DTC Participants, indirect participants or the persons for whom they act as nominee with respect to the Bonds.

Interest on the Bonds is payable on June 1, and December 1 in each year, beginning June 1, 2026 to the registered owners thereof. Interest shall be payable by check or draft of the Paying Agent mailed to the persons who were registered owners thereof as of the fifteenth day of the month immediately preceding the Interest Payment Date, to the addresses appearing on the registration books maintained by the Paying Agent or to such other address as is furnished to the Paying Agent in writing by a registered owner.

The Bonds maturing after June 1, 2033, may be called for redemption by the Issuer and paid before maturity on said date or any date thereafter, from any funds regardless of source, in whole or from time to time in part, in any order of maturity and within an annual maturity by lot. The terms of redemption shall be par, plus accrued interest to date of call.

**MATURITY SCHEDULE \***

Maturity Date	Amount*	Coupon*	Yield*	CUSIP**	Maturity Date	Amount*	Coupon*	Yield*	CUSIP**
June 1, 2026	\$65,000				June 1, 2034	\$135,000			
June 1, 2027	25,000				June 1, 2035	145,000			
June 1, 2028	35,000				June 1, 2036	150,000			
June 1, 2029	115,000				June 1, 2037	155,000			
June 1, 2030	120,000				June 1, 2038	160,000			
June 1, 2031	120,000				June 1, 2039	165,000			
June 1, 2032	125,000				June 1, 2040	175,000			
June 1, 2033	130,000				June 1, 2041	180,000			

\$ \_\_\_\_\_,000 \* \_\_\_\_\_% Term Bond due \_\_\_\_\_, \_\_\_\_\_ priced to yield \_\_\_\_\_% CUSIP Number \_\_\_\_\_\*\*

The Bonds are being offered when, as and if issued by the Issuer and accepted by the Underwriter, subject to receipt of an opinion as to legality, validity and tax exemption by Dorsey & Whitney LLP Des Moines, Iowa, Bond Counsel. Dorsey & Whitney LLP is also serving as Disclosure Counsel to the Issuer in connection with the issuance of the Bonds. Certain legal matters will be passed upon for the Underwriter by \_\_\_\_\_. It is expected that the Bonds in the definitive form will be available for delivery on or about April 9, 2026.



The Date of this Official Statement is \_\_\_\_\_, 2014

\* Preliminary, subject to change

\*\* CUSIP numbers shown above have been assigned by a separate organization not affiliated with the Issuer. The Issuer has not selected nor is responsible for selecting the CUSIP numbers assigned to the Bonds nor do they make any representation as to the correctness of such CUSIP numbers on the Bonds or as indicated above.

This Preliminary Official Statement and the information contained herein are subject to completion or amendment. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction.

No dealer, broker, salesperson or any other person has been authorized to give any information or to make any representations other than those contained in this Official Statement and, if given or made, such information or representations must not be relied upon as having been authorized by the Issuer or the Underwriter. This Official Statement does not constitute an offer to sell or a solicitation of any offer to buy any of the securities offered hereby in any state to any persons to whom it is unlawful to make such offer in such state. Except where otherwise indicated, this Official Statement speaks as of the date hereof. Neither the delivery of this Official Statement nor any sale hereunder shall under any circumstances create any implication that there has been no change in the affairs of the Issuer since the date hereof.

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The information set forth herein has been obtained from the Issuer and from other sources that are believed to be reliable, but it is not guaranteed as to accuracy or completeness, and is not to be construed as a representation, by the Underwriter. The Underwriter has provided the following sentence for inclusion in this Official Statement. The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

No representation is made regarding whether the Bonds constitute legal investments under the laws of any state for banks, savings banks, savings and loan associations, life insurance companies, and other institutions organized in such state, or fiduciaries subject to the laws of such state..

This Official Statement is not to be construed as a contract with the purchasers of the Bonds. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as a representation of facts.

THE BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION BY REASON OF THE PROVISIONS OF SECTION 3(a)(2) OF THE SECURITIES ACT OF 1933, AS AMENDED. THE REGISTRATION OR QUALIFICATIONS OF THE BONDS IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECURITIES LAWS OF THE STATES IN WHICH THE BONDS HAVE BEEN REGISTERED OR QUALIFIED AND THE EXEMPTION FROM REGISTRATION OR QUALIFICATION IN OTHER STATES SHALL NOT BE REGARDED AS A RECOMMENDATION THEREOF. NEITHER THESE STATES NOR ANY OF THEIR AGENCIES HAVE PASSED UPON THE MERITS OF THE BONDS OR THE ACCURACY OR COMPLETENESS OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY MAY BE A CRIMINAL OFFENSE.

## FORWARD-LOOKING STATEMENTS

This Official Statement, including the appendices attached hereto, contains statements which should be considered “forward-looking statements,” meaning they refer to possible future events or conditions. Such statements are generally identifiable by the words such as “anticipated,” “plan,” “expect,” “projected,” “estimate,” “budget,” “pro forma,” “forecast,” “intend,” or other words of similar import. THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS, INCLUDING THOSE SET FORTH UNDER “BONDHOLDERS’ RISKS” WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS TO DIFFER FROM THOSE EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE ISSUER DOES NOT EXPECT OR INTEND TO UPDATE OR REVISE ANY FORWARD-LOOKING STATEMENTS CONTAINED HEREIN IF OR WHEN ITS EXPECTATIONS OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR.

References to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader’s convenience. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement for purposes of, and as that term is defined in, Securities and Exchange Commission Rule 15c2-12.

In connection with the issuance of the Bonds, the Issuer will enter into a Continuing Disclosure Certificate. See “APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE.”

**OFFICIAL STATEMENT**  
**CITY OF JEFFERSON, IOWA**  
**\$2,000,000\***  
**GENERAL OBLIGATION CORPORATE PURPOSE BONDS, SERIES 2026**

**INTRODUCTORY STATEMENT**

The purpose of this Official Statement, including the cover page and the appendices hereto (the “Official Statement”), is to set forth certain information in conjunction with the sale of the \$2,000,000\* General Obligation Corporate Purpose Bonds, Series 2026 (the “Bonds”) of the City of Jefferson, Iowa (the “Issuer” or the “City”). This Introduction is not a summary of this Official Statement, but is only a brief description of the Bonds and certain other matters. Such description is qualified by reference to the entire Official Statement and the documents summarized or described herein. This Official Statement should be reviewed in its entirety. The offering of the Bonds to potential investors is made only by means of the entire Official Statement, including the appendices attached hereto. All statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Copies of statutes, resolutions, ordinances, reports or other documents referred to herein are available, upon request, from the Issuer.

The Bonds are being issued pursuant to the provisions of Chapters 384 and 76 of the Code of Iowa, 2025, as amended (collectively, the “Act”) and a resolution expected to be adopted by the City Council of the Issuer on March 24, 2026\* (the “Resolution”), to evidence the obligations of the Issuer under a loan agreement between the Issuer and the Underwriter (the “Loan Agreement”).

The Bonds and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount. See “**THE BONDS – Source of Security for the Bonds**” and “**BONDHOLDERS’ RISKS**” herein.

Proceeds of the Bonds will be used for the purpose of paying the costs, to that extent, of (a) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; (b) acquiring and installing street lighting, signage and signalization improvements; (c) acquiring and equipping vehicles for the municipal police department; (d) acquiring and equipping a vehicle for the municipal fire department; and (e) paying certain costs of issuance related to the Bonds.

**THE ISSUER**

The Issuer, with a 2020 U.S. Census population of 4,182, comprises approximately 6.01 square miles. The Issuer operates under a statutory form of government consisting of a six-member City Council, of which the Mayor is not a voting member. Additional information concerning the Issuer is included in “**APPENDIX A – INFORMATION ABOUT THE ISSUER**” hereto.

**THE BONDS**

**General**

The Bonds are dated as of the date of their delivery and will bear interest at the rates to be set forth on the cover page hereof. Interest on the Bonds is payable on June 1 and December 1 in each year, beginning on June 1, 2026, on the basis of a year of 360 days and twelve 30-day months. Interest shall be payable to the persons who were registered owners thereof as of the fifteenth day of the month immediately preceding the interest payment date, to the addresses appearing on the registration books maintained by the Registrar or to such other address as is furnished to the Registrar in writing by a registered owner. The Bonds are issuable in denominations of \$5,000 or any integral multiple thereof.

**Book-Entry Only System**

*The following information concerning The Depository Trust Company (“DTC”), New York, New York and DTC’s book-entry system has been obtained from sources the Issuer believes to be reliable. However, the Issuer takes no responsibility as to the accuracy or completeness thereof and neither the Indirect Participants nor the Beneficial Owners should rely on the following information with respect to such matters but should instead confirm the same with DTC or the Direct Participants, as the case may be. There can be no assurance that DTC will abide by its procedures or that such procedures will not be changed from time to time.*

The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for the Bonds, in the aggregate principal amount of such issue, and will be deposited with DTC.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal

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\* Preliminary, subject to change.

debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of the Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults and proposed amendments to the Security documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions and dividend payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from Issuer or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent or Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of Issuer or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to Issuer or Agent. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

The Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Issuer believes to be reliable, but the Issuer does not take any responsibility for the accuracy thereof.

## Transfer and Exchange

On original issue, the Bonds shall be deposited with DTC for the purpose of maintaining a book-entry system for recording the ownership interests of its participants and the transfer of those interests among its participants (the "Participants"). In the event that DTC determines not to continue to act as securities depository for the Bonds or the Issuer determines not to continue the book-entry system for recording ownership interests in the Bonds with DTC, the Issuer will discontinue the book-entry system with DTC. If the Issuer does not select another qualified securities depository to replace DTC (or a successor depository) in order to continue a book-entry system, the Issuer will register and deliver replacement Bonds in the form of fully registered certificates, in authorized denominations of \$5,000 or integral multiples of \$5,000, in accordance with instructions from Cede & Co., as nominee for DTC. In the event that the Issuer identifies a qualified securities depository to replace DTC, the Issuer will register and deliver replacement Bonds, fully registered in the name of such depository, or its nominee, in the denominations as set forth above, as reduced from time to time prior to maturity in connection with redemptions or retirements by call or payment, and in such event, such depository will then maintain the book-entry system for recording ownership interests in the Bonds.

## Redemption\*

Optional Redemption. All of the Bonds then outstanding are subject to redemption at the option of the Issuer, as a whole or in part, beginning June 1, 2033", or on any date thereafter at a redemption price equal to the principal amount of the Bonds and accrued interest.

Mandatory Sinking Fund Redemption. The Bonds identified below are subject to mandatory redemption (by lot, as selected by the Registrar) on June 1 in each of the years set forth below at a redemption price of 100% of the principal amount thereof to be redeemed, plus accrued interest thereon to the redemption date in the following principal amounts:

	Term Bond Maturing June 1, 20__
	Date Amount
June 1, 20__	
June 1, 20__ (maturity)	

Selection of Bonds for Redemption. Bonds subject to redemption (other than mandatory sinking fund redemption) will be selected in such order of maturity as the Issuer may direct. If less than all of the Bonds of a single maturity are to be redeemed, the Bonds to be redeemed will be selected by lot or other random method by the Registrar in such a manner as the Registrar may determine.

Notice of Redemption. Prior to the redemption of any Bonds under the provisions of the Resolution, the Registrar shall give notice by electronic means or mailed by registered mail not less than thirty (30) days prior to the redemption date to each registered owner thereof.

Any notice of redemption may contain a statement that the redemption is conditioned upon the receipt by the Registrar of funds on or before the date fixed for redemption sufficient to pay the redemption price of the Bonds so called for redemption, and that if funds are not available, such redemption shall be cancelled by written notice to the owners of the Bonds called for redemption in the same manner as the original redemption notice was sent.

## Source of Security for the Bonds

Pursuant to the Resolution and the Act, the Bonds and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount. See "APPENDIX A – INFORMATION ABOUT THE ISSUER."

Section 76.2 of the Code of Iowa, 2025, as amended (the "Iowa Code"), provides that when an Iowa political subdivision issues general obligation bonds, the governing authority of such political subdivision shall, by resolution adopted before issuing the bonds, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds. A certified copy of such resolution shall be filed with the County Auditor in which the Issuer is located, giving rise to a duty of the County Auditor to annually enter this levy for collection from the taxable property within the boundaries of the Issuer, until funds are realized to pay the bonds in full.

For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Bonds as the same become due, the Resolution provides for the levy of a tax sufficient for that purpose on all the taxable property in the Issuer in each of the years while the Bonds are outstanding. The Issuer shall file a certified copy of the Resolution with the County Auditor, pursuant to which the County Auditor is instructed to enter for collection and assess the tax authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the Issuer and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the Issuer and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Bonds and for no other purpose whatsoever.

Pursuant to the provisions of Section 76.4 of the Iowa Code, each year while the Bonds remain outstanding and unpaid, any funds of the Issuer which may lawfully be applied for such purpose, may be appropriated, budgeted and, if received, used for the payment of the principal of and interest on the Bonds as the same become due, and if so appropriated, the taxes for any given fiscal year as provided for in the Resolution, shall be reduced by the amount of such alternate funds as have been appropriated for said purpose and evidenced in the Issuer's budget.

## BONDHOLDERS' RISKS

An investment in the Bonds involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Official Statement (including the appendices hereto) in order to make a judgment as to whether the Bonds are an appropriate investment.

### Tax Levy Procedures

The Bonds are general obligations of the Issuer, payable from and secured by a continuing ad-valorem tax levied against all of the taxable property within the boundaries of the Issuer. As part of the budgetary process of the Issuer each fiscal year the Issuer will have an obligation to request a debt service levy to be applied against all of the taxable property within the boundaries of the Issuer. A failure on the part of the Issuer to make a timely levy request or a levy request by the Issuer that is inaccurate or is insufficient to make full payments of the debt service on the Bonds for a particular fiscal year may cause Bondholders to experience delay in the receipt of distributions of principal of and/or interest on the Bonds.

### Changes in Property Taxation

From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Any alteration in property taxation structure could affect property tax revenues available to pay the Bonds. Historically, the Iowa General Assembly has applied changes in property taxation structure on a prospective basis; however, there is no assurance that future changes in property taxation structure by the Iowa General Assembly will not be retroactive. It is impossible to predict the outcome of future property tax changes by the Iowa General Assembly or their potential negative impact, if any, on the Bonds and the security for the Bonds.

### Matters Relating to Enforceability of Agreements

Bondholders shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolution.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Resolution or the Loan Agreement. The remedies available to the Bondholders upon an event of default under the Resolution or the Loan Agreement, in certain respects, may require judicial action, which is often subject to discretion and delay. Under existing law, including specifically the federal bankruptcy code, certain of the remedies specified in the Loan Agreement or the Resolution may not be readily available or may be limited. A court may decide not to order the specific performance of the covenants contained in these documents. The legal opinions to be delivered concurrently with the delivery of the Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No representation is made, and no assurance is given, that the enforcement of any remedies will result in sufficient funds to pay all amounts due under the Resolution or the Loan Agreement, including principal of and interest on the Bonds.

### Secondary Market

There can be no guarantee that there will be a secondary market for the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history of economic prospects connected with a particular issue, secondary marketing practices in connection with a particular Bond or Note issue are suspended or terminated. Additionally, prices of bond or note issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price of the Bonds.

**EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT IN THE BONDS AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE BONDS, IF ANY, COULD BE LIMITED.**

### Rating Loss

Moody's Investors Service, Inc. ("Moody's") has assigned a rating of "\_\_\_" to the Bonds. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that the rating will continue for any given period of time, or that such rating will not be revised, suspended or withdrawn, if, in the judgment of S&P, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Bonds.

### Bankruptcy and Insolvency

The rights and remedies provided in the Resolution may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or

equitable principles that may affect the enforcement of creditor's rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Bonds, the Loan Agreement and the Resolution, including the opinion of Bond Counsel, will be similarly qualified. If the Issuer were to file a petition under chapter nine of the federal bankruptcy code, the owners of the Bonds could be prohibited from taking any steps to enforce their rights under the Resolution. In the event the Issuer fails to comply with its covenants under the Resolution or fails to make payments on the Bonds, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Bonds.

Under Sections 76.16 and 76.16A of the Iowa Code, a city, county, or other political subdivision may become a debtor under chapter nine of the federal bankruptcy code, if it is rendered insolvent, as defined in 11 U.S.C. §101(32)(c), as a result of a debt involuntarily incurred. As used therein, "debt" means an obligation to pay money, other than pursuant to a valid and binding collective bargaining agreement or previously authorized bond issue, as to which the governing body of the city, county, or other political subdivision has made a specific finding set forth in a duly adopted resolution of each of the following: (1) that all or a portion of such obligation will not be paid from available insurance proceeds and must be paid from an increase in general tax levy; (2) that such increase in the general tax levy will result in a severe, adverse impact on the ability of the city, county, or political subdivision to exercise the powers granted to it under applicable law, including without limitation providing necessary services and promoting economic development; (3) that as a result of such obligation, the city, county, or other political subdivision is unable to pay its debts as they become due; and (4) that the debt is not an obligation to pay money to a city, county, entity organized pursuant to Chapter 28E of the Iowa Code, or other political subdivision.

### **Forward-Looking Statements**

This Official Statement contains statements relating to future results that are "forward-looking statements" as defined in the Private Securities Litigation Reform Act of 1995. When used in this Official Statement, the words "anticipated," "plan," "expect," "projected," "estimate," "budget," "pro forma," "forecast," "intend," and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the Issuer to pay debt service when due on the Bonds.

### **Tax Matters, Bank Qualification and Loss of Tax Exemption**

As discussed under the heading "**TAX EXEMPTION AND RELATED TAX MATTERS**" herein, the interest on the Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Bonds, as a result of acts or omissions of the Issuer in violation of its covenants in the Resolution. Should such an event of taxability occur, the Bonds would not be subject to a special redemption and would remain outstanding until maturity or until redeemed under the redemption provisions contained in the Bonds, and there is no provision for an adjustment of the interest rate on the Bonds.

The Issuer will designate the Bonds as "qualified tax-exempt obligations" under the exception provided in Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), and has further covenanted to comply with certain other requirements, which affords banks and certain other financial institutions more favorable treatment of their deduction for interest expense than would otherwise be allowed under Section 265(b)(2) of the Code. However, the Issuer's failure to comply with such covenants could cause the Bonds not to be "qualified tax-exempt obligations" and banks and certain other financial institutions would not receive more favorable treatment of their deduction for interest expense than would otherwise be allowed under Section 265(b)(2) of the Code.

It is possible that actions of the Issuer after the closing of the Bonds will alter the tax exempt status of the Bonds, and, in the extreme, remove the tax exempt status from the Bonds. In that instance, the Bonds are not subject to mandatory prepayment, and the interest rate on the Bonds does not increase or otherwise reset. A determination of taxability on the Bonds, after closing of the Bonds, could materially adversely affect the value and marketability of the Bonds.

### **DTC-Beneficial Owners**

Beneficial Owners of the Bonds may experience some delay in the receipt of distributions of principal of and interest on the Bonds since such distributions will be forwarded by the Registrar to DTC and DTC will credit such distributions to the accounts of the Participants which will thereafter credit them to the accounts of the Beneficial Owner either directly or indirectly through indirect Participants. Neither the Issuer nor the Registrar will have any responsibility or obligation to assure that any such notice or payment is forwarded by DTC to any Participants or by any Participant to any Beneficial Owner.

In addition, since transactions in the Bonds can be effected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See "**THE BONDS – Book-Entry Only System.**"

## Proposed Federal Tax Legislation

From time to time, Presidential proposals, federal legislative committee proposals or legislative proposals are made that would, if enacted, alter or amend one or more of the federal tax matters described herein in certain respects or would adversely affect the market value of the Bonds. It cannot be predicted whether or in what forms any of such proposals that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Bonds. See “**TAX EXEMPTION AND RELATED TAX MATTERS**” herein.

## Cybersecurity

The Issuer, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the Issuer will be completely successful to guard against and prevent cyber threats and attacks. Failure to properly maintain functionality, control, security, and integrity of the Issuer’s information systems could impact business operations and systems, and the costs of remedying any such damage could be significant. The Issuer maintains cybersecurity insurance coverage. The Issuer cannot predict whether this coverage would be sufficient in the event of a cyber incident.

## Pension and Other Post-Employment Benefits (“OPEB”) Information

The Issuer contributes to the Iowa Public Employees’ Retirement System (“IPERS”), which is a state-wide multiple-employer cost-sharing defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by State statute to plan members and beneficiaries. All full-time employees of the Issuer are required to participate in IPERS. IPERS plan members are required to contribute a percentage of their annual salary, in addition to the Issuer being required to make monthly contributions to IPERS. Contribution amounts are set by State statute. The IPERS Annual Comprehensive Financial Report for its fiscal year ended June 30, 2025 (the “IPERS ACFR”), indicates that as of June 30, 2025, the date of the most recent actuarial valuation for IPERS, the funded ratio of IPERS was 92.17%, and the unfunded actuarial liability was approximately \$3.841 billion. The IPERS ACFR identifies the IPERS Net Pension Liability at June 30, 2025, at approximately \$2.323 billion (market value), while its net pension liability at June 30, 2024, was approximately \$3.641 billion (market value). The IPERS ACFR is available on the IPERS website, or by contacting IPERS at 7401 Register Drive, Des Moines, IA 50321.

Bond Counsel, Disclosure Counsel, the Underwriter, the Underwriter’s Counsel and the Issuer undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor’s website or links to other internet sites accessed through the IPERS website.

In fiscal year ended June 30, 2025, the Issuer’s IPERS contribution totaled approximately \$ \_\_\_\_\_. The Issuer is current in its obligations to IPERS. Pursuant to Governmental Accounting Standards Board Statement No. 68, IPERS has allocated the net pension liability among its members, with the Issuer’s identified portion at June 30, 2025, at approximately \$ \_\_\_\_\_. While the Issuer’s contributions to IPERS are controlled by state law, there can be no assurance the Issuer will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the Issuer. See “**APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER FOR FISCAL YEAR 2024**” for additional information on pension and liabilities of the Issuer.

The Issuer operates a single-employer health benefit plan which provides medical/prescription drug benefits for employees, retirees, spouses and their dependents. Group insurance benefits are established under Iowa Code Chapter 509A.13. The Issuer currently finances the benefit plan on a pay-as-you-go basis. As of June 30, 2024, no assets have been accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75. Individuals who are employed by the Issuer and are eligible to participate in the group health plan are eligible to continue healthcare benefits upon retirement. Retirees under age 65 pay the same premium for the medical/prescription drug benefits as active employees, which results in an implicit subsidy. Retired participants must be age 55 or older at retirement, with the exception of special service participants who must be age 50 with 22 years of service. At June 30, 2025, there were \_\_ active and one inactive employees or beneficiaries covered by the benefit terms. The Issuer’s total OPEB liability of \$ \_\_\_\_\_ was measured as of June 30, 2025, and was determined by an actuarial valuation. See “**APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER FOR FISCAL YEAR 2025**” for additional information on pension and OPEB obligations.

## Risk of Audit

The Internal Revenue Service has an ongoing program to audit tax-exempt obligations to determine the legitimacy of the tax status of such obligations. No assurance can be given as to whether the Internal Revenue Service will commence an audit of the Bonds. Public awareness of any audit could adversely affect the market value and liquidity of the Bonds during the pendency of the audit, regardless of the ultimate outcome of the audit.

## Summary

The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Official Statement and the appendices hereto.

### LITIGATION

The Issuer encounters litigation occasionally, as a course of business; however, no litigation currently exists that is not believed to be covered by current insurance carriers and the Issuer is not aware of any pending litigation that questions the validity of these Bonds.

### ACCOUNTANT

The financial statements of the Issuer as of and for the year ended June 30, 2025, included in this Official Statement as Appendix D, have been audited by Gronewold, Bell, Kyhn & Co. P.C., Atlantic, Iowa, independent auditors (the “Accountant”), as stated in their report appearing herein. The Accountant has not been engaged to perform, and has not performed, any procedures on the financial statements after June 30, 2025, and also has not performed any procedures relating to this Official Statement.

The financial statements are prepared on the basis of cash receipts and disbursements, which is a basis of accounting other than U.S. generally accepted accounting principles.

### UNDERWRITING

The Bonds are being purchased, subject to certain conditions, by Piper Sandler & Co. (the “Underwriter”). The Underwriter has agreed, subject to certain conditions, to purchase all, but not less than all, of the Bonds at an aggregate purchase price of \$ \_\_\_\_\_ for the Bonds (reflecting the par amount of the Bonds with original issue premium of \$ \_\_\_\_\_ and an underwriter’s discount of \$ \_\_\_\_\_).

The Underwriter may offer and sell the Bonds to certain dealers (including dealers depositing the Bonds into unit investment trusts, certain of which may be sponsored or managed by the Underwriter) at prices lower than the initial public offering prices stated on the cover page. The initial public offering prices of the Bonds may be changed, from time to time, by the Underwriter.

The Underwriter intends to engage in secondary market trading of the Bonds subject to applicable securities laws. The Underwriter is not obligated, however, to repurchase any of the Bonds at the request of the holder thereof.

### THE PROJECT

The Issuer will use the proceeds of the Bonds will be used for the purpose of paying the costs, to that extent, of (a) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; (b) acquiring and installing street lighting, signage and signalization improvements; (c) acquiring and equipping vehicles for the municipal police department; (d) acquiring and equipping a vehicle for the municipal fire department; and (e) paying certain costs of issuance related to the Bonds.

### SOURCES AND USES OF FUNDS (1)

The following are estimated sources and uses of funds, with respect to the Bonds.

<u>Sources of Funds</u>	
Bond Principal	\$
Premium	
<hr/> Total Sources of Funds	<hr/> \$
 <u>Uses of Funds</u>	
Project Deposit	\$
Costs of Issuance & Contingency	
<hr/> Total Uses of Funds	<hr/> \$

(1) Preliminary, subject to change

(2) Includes expenses including legal, rating and underwriting. For more information about underwriting, see “**Underwriting**” herein.

### TAX EXEMPTION AND RELATED TAX MATTERS

#### LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Bonds and with regard to the tax-exempt status of the interest thereon (see “**TAX EXEMPTION AND RELATED TAX MATTERS**” herein) are subject to the approving legal opinion of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, a form of which is attached hereto as “**APPENDIX B – FORM OF BOND COUNSEL OPINION.**” Signed copies of the

opinion, dated and premised on law in effect as of the date of original delivery of the Bonds, will be delivered to the Underwriter at the time of such original delivery. The Bonds are offered subject to prior sale and to the approval of legality of the Bonds by Bond Counsel. Dorsey & Whitney LLP is also serving as Disclosure Counsel to the Issuer in connection with issuance of the Bonds. Certain legal matters will be passed upon for the Underwriter by \_\_\_\_\_.

The legal opinion to be delivered will express the professional judgment of Bond Counsel, and by rendering a legal opinion, Bond Counsel does not become an insurer or guarantor of the result indicated by that expression of professional judgment or of the transaction or the future performance of the parties to the transaction.

#### RATING

The Bonds are rated “\_\_” by Moody’s. The rating reflects only the views of Moody’s, and an explanation of the significance of that rating may be obtained only from Moody’s and its published materials. The rating described above is not a recommendation to buy, sell or hold the Bonds. There can be no assurance that any rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely if, in the judgment of Moody’s, circumstances so warrant. Therefore, after the date hereof, investors should not assume that the rating is still in effect. A downward revision or withdrawal of the rating is likely to have an adverse effect on the market price and marketability of the Bonds. The Issuer has not assumed any responsibility either to notify the owners of the Bonds of any proposed change in or withdrawal of any rating subsequent to the date of this Official Statement, except in connection with the reporting of events as provided in the Continuing Disclosure Certificate, or to contest any revision or withdrawal.

#### CONTINUING DISCLOSURE

To meet the requirements of United States Securities and Exchange Commission (“SEC”) Rule 15c2-12(b)(5) (the “Rule”), as applicable to the Underwriter, the Issuer will covenant for the benefit of the Holders of the Bonds to provide certain financial information and operating data relating to the Issuer, and to provide notices of the occurrence of certain enumerated events, if material (the “Undertaking”). The specific nature of the information that the Issuer may provide pursuant to the Undertaking is summarized herein under the caption “**APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE.**”

Breach of the Undertaking will not constitute a default or an “Event of Default” under the Bonds or the Resolution, respectively. A broker or dealer is to consider a known breach of the Undertaking, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the Issuer to observe the Undertaking may adversely affect the transferability and liquidity of the Bonds and their market price.

During the previous five years, the City

#### MISCELLANEOUS

Brief descriptions or summaries of the Issuer, the Bonds, the Resolution and other documents, agreements and statutes are included in this Official Statement. The summaries or references herein to the Bonds, the Resolution and other documents, agreements and statutes referred to herein, and the description of the Bonds included herein, do not purport to be comprehensive or definitive, and such summaries, references and descriptions are qualified in their entirety by reference to such documents, and the description herein of the Bonds is qualified in its entirety by reference to the form thereof and the information with respect thereto included in the aforesaid documents. Copies of such documents may be obtained from the Issuer.

Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not as representations of fact, and no representation is made that any of the estimates will be realized. This Official Statement is not to be construed as a contract or agreement between the Issuer and the purchasers or Owners of any of the Bonds.

The attached APPENDICES A, B, C and D are integral parts of this Official Statement and must be read together with all of the foregoing statements. It is anticipated that CUSIP identification numbers will be printed on the Bonds, but neither the failure to print such numbers on any Bonds nor any error in the printing of such numbers shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for any Bonds. The Issuer has reviewed the information contained herein which relates to it and has approved all such information for use within this Official Statement.

The execution and delivery of this Official Statement has been duly authorized by the Issuer.

City of Jefferson, Iowa  
Roxanne Gorsuch, City Clerk

# City of Jefferson

## Façade Rehabilitation Program Application

### Purpose:

The purpose of this grant 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 improvements only.

### Funding Requirements:

- ◆ Grant funds are available on a reimbursement basis only.
- ◆ Grants will generally be awarded on a 50/50 cash match basis.
- ◆ 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. *done*
- ◆ Large projects must submit building renderings of design.

### Applicant Information

Organization Name: Greene County Mercantile LLC Project Name: Greene County Mercantile  
Contact Person: Sheri & Duane Anthofer Mailing Address: 600 South Oak Street  
City, State, Zip: Jefferson, IA 50129 Daytime Phone Number: 515-370-2660(s) 515-370-1818 (fax)  
Fax: N/A E-mail: Anthofer5@icloud.com  
Total Project Cost: \$ 31,250 est. Amount requesting from this grant program: \$ \_\_\_\_\_  
Project Address: 107 East Lincolnway, Jefferson, IA 50129  
Project Description: complete replacement of storefront windows, entry door, minor

brick repair on storefront, back alley way, broken window replacement, exterior door, gutter, new storefront signage that will be backlit + 2 matching planter boxes / small metal, exterior light scones  
The Façade 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.

Greene County Mercantile (owners Sheri Anthofer & Susan Schilling), is seeking facade grant assistance from the City's Facade Rehabilitation Program.

This building is located on the Historic Lincoln Highway and the address is 107 East Lincoln Way in downtown Jefferson, IA. This retail store has a long standing history of being utilized as a retail space.

Proposed project will include **facade enhancements that include:** new storefront windows, exterior door, window replacement for the broken windows on the back side of the building, small repairs to brick, gutter replacement on front of building, updated signage that includes aluminum wrap plus backlit large sign on the storefront, vinyl lettering on glass displaying words that will tell customers a little of what we carry

These upgrades will create a welcoming and visually cohesive retail storefront that supports downtown revitalization and attracts shoppers and visitors to the district.

Quotes were received from Carroll Glass, Remedy Glass and Boone Glass. We also worked with Matt Wetrich at Jefferson Matters and Keegan Hull at Iowa EDA. Boone glass base bid **estimate came in at 16,250, but that is without them physically looking at the project.** They did an estimate by looking online at the building.

I would **estimate another 5,000-15,000 potentially for signage, exterior lighting, gutter, brick repair.**

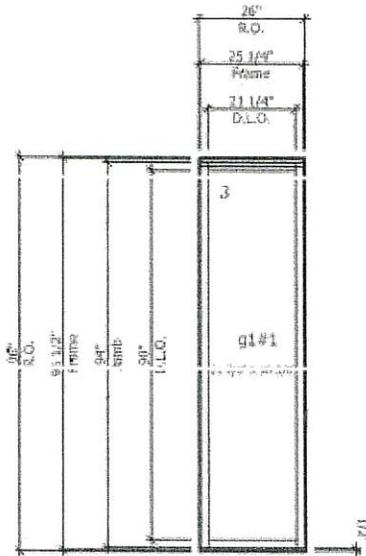
Thank you for your consideration on this project.

Sincerely,  
Sheri Anthofer & Susan Schilling

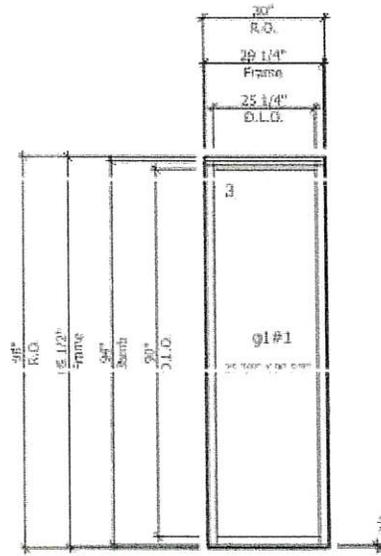


**CONCEPT RENDERING E** showing sign panel in the transom area with gooseneck lights to illuminate business signage in the evening hours. Lights should be mounted low on the parapet to not interfere with ornamental brick work, and anchored into the mortar NOT the bricks.





Jefferson Mercantile-(SF2) - Black Anodized- Angle (2Thus)  
 Frame: 2450 : 1in gl : 2in Framing : Center - Outside  
 Glaze Storefront : w/Hd Receptor BGC



Jefferson Mercantile-(SF3) - Black Anodized- (2Thus)  
 Frame: 2450 : 1in gl : 2in Framing : Center - Outside  
 Glaze Storefront : w/Hd Receptor BGC

Final field dimensions will be verified by Boone Glass Company upon approval of this proposal prior to fabrication.

**Work includes:**

- Black anodized aluminum storefront system including medium stile door w/ 10" bottom
- Door Hardware includes: 1 ½ Pair of Butt Hinges, Cylinder, Push/Pull, Closer & Sweep
- Insulated clear Low-E, fully tempered glass
- Installation of storefront framing and glazing
- Exterior perimeter caulking only
- Iowa use tax

**Exclusions**

This proposal specifically excludes the following:

- Interior caulking
- Brake metal / flashings
- Demolition of existing materials
- Protection (temporary or final)
- Repairs to adjacent or existing conditions
- Final keying

All work to be performed during normal working hours.

**Base Bid: \$16,250.00**

(Sixteen Thousand, Two Hundred Fifty Dollars)

Pricing is valid for 30 calendar days following the date shown above.



Outlook

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## Public House | Facade Grant Reimbursement

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From Chris Deal <cwdeal@gmail.com>

Date Mon 2/16/2026 10:31 AM

To Chad Stevens <chads@cityofjeffersoniowa.org>

Cc amanda\_iarealty@netins.net <amanda\_iarealty@netins.net>; Addi (Meyer) Bills <addi.meyer08@gmail.com>; Scott Peterson <ScottP@cityofjeffersoniowa.org>

 7 attachments (3 MB)

Public House - Jefferson Facade Grant - Final Tracking.xlsx; Public House - Facade Grant - Woodruff Letter.pdf; Facade Grant - Woodruff Final Pay Applications & Change Logs.pdf; OLSON IRON WORKS LLC - Invoice for Facade Steel Markup.pdf; C&D Masonry - Invoice for 2nd Floor Work 2023.10.30.pdf; Facade Grant Cancelled Checks.pdf; Change order 1 - Fully Executed 2026.02.16.pdf;

Chad,

We're getting all of the materials pulled together for the Facade Grant related to the Public House project.

Here's a summary of how things look:

Total Qualifying Costs: \$125,668.49

Total Facade Grant: \$62,834.25

Approved Facade Grant: \$60,000

Total Additional Facade Grant Funds Requested: \$2,834.25

I've attached a spreadsheet that breaks this down into the qualifying facade work items.

Nearly all of the facade-related work was incorporated into the two Woodruff Construction contracts that we held for the project (1 contract for apartments & 1 contract for the restaurant). I've attached a letter from Woodruff that helps to identify the facade-related costs and confirms that they have received payment for all of those costs.

Originally, Amanda & Addi were going to pay for the tuckpointing related to 1st floor directly themselves. Due to the timing of the project, it made more sense to add that scope to Woodruff's contract. I've included the Change Order that documents the addition of the tuckpointing scope to Woodruff's contract.

What other documentation would you like related to the Woodruff scope? I have pay apps, lien waivers, and cancelled checks; but I wasn't sure if you wanted all of that (it would probably be 80-100 pages).

For now, I've attached the schedule of values and change logs, with the qualifying items highlighted.



## Agreement for Maintenance and Repair of Primary Roads in Municipalities

This Agreement made and entered into by and between the Municipality of Jefferson, Greene County, Iowa, hereinafter referred to as the Municipality, and the Iowa Department of Transportation, Ames, Iowa, hereinafter referred to as the Department.

### AGREEMENT:

In accord with Provisions of Chapter 28E, Sections 306.3, 306.4, 313.3-5, 313.21-.23, 313.27, 313.36, 314.5, 321.348 and 384.76 of the Code of Iowa and the Iowa Administrative Rules 761 – Chapter 150 (IAC) the Municipality and Department enter into the following agreement regarding maintenance, repair and minor reconstruction of the primary roads within the boundaries of the Municipality.

- I. The Department shall maintain and repair:
  - A. Freeways (functionally classified and constructed)
    1. Maintain highway features including ramps and repairs to bridges.
    2. Provide bridge inspection.
    3. Highway lighting.
  - B. Primary Highways – Urban Cross-Section (curbed) (See Sec. II.A)
    1. Pavement: Maintain and repair pavement and subgrade from face of curb to face of curb (excluding parking lanes, drainage structures, intakes, manholes, public or private utilities, sanitary sewers and storm sewers).
    2. Traffic Services: Provide primary road signing for moving traffic, pavement marking for traffic lanes, guardrail, and stop signs at intersecting streets.
    3. Drainage: Maintain surface drainage within the limits of pavement maintenance described in I.B.1 above.
    4. Snow and Ice Removal: Plow traffic lanes of pavement and bridges and treat pursuant to the Department's policy.
    5. Vehicular Bridges: Structural maintenance and painting as necessary.
    6. Provide bridge inspection.
  - C. Primary Highways – Rural Cross-Section (uncurbed) (See II.B)
    1. Maintain, to Department standards for rural roads, excluding tree removal, sidewalks, and repairs due to utility construction and maintenance.
  - D. City Streets Crossing Freeway Rights of Way (See II.C)
    1. Roadside within the limits of the freeway fence.
    2. Surface drainage of right of way.
    3. Traffic signs and pavement markings required for freeway operation.
    4. Guardrail at piers and bridge approaches.
    5. Bridges including deck repair, structural repair, berm slope protection and painting.
    6. Pavement expansion relief joints and leveling of bridge approach panels.
- II. The Municipality shall maintain and repair:
  - A. Primary Highways – Urban Cross-Section (curbed) (See Sec. I.B)
    1. Pavement: Maintain and repair pavement in parking lanes, intersections beyond the limits of state pavement maintenance; curbs used to contain drainage; and repairs to all pavement due to utility construction, maintenance and repair.
    2. Traffic Services: Paint parking stalls, stop lines and crosswalks. Maintain, repair and provide energy to traffic signals and street lighting.
    3. Drainage: Maintain storm sewers, manholes, intakes, catch basins and culverts used for collection and disposal of surface drainage.

4. Snow and ice removal: Remove snow windrowed by state plowing operations, remove snow and ice from all areas outside the traffic lanes and load or haul snow which the Municipality considers necessary. Remove snow and ice from sidewalks on bridges used for pedestrian traffic.
  5. Maintain sidewalks, retaining walls and all areas between curb and right-of-way line. This includes the removal of trees as necessary and the trimming of tree branches as necessary.
  6. Clean, sweep and wash streets when considered necessary by the Municipality.
  7. Maintain and repair pedestrian overpasses and underpasses including snow removal, painting and structural repairs.
- B. Primary Highways – Rural Cross-Section (uncurbed) (See Sec. I.C)
1. Maintain and repair highway facilities due to utility construction and maintenance.
  2. Removal of trees as necessary and the trimming of tree branches as necessary.
  3. Maintain sidewalks.
- C. City Streets Crossing Freeway Rights of Way (See I.D)
1. All pavement, subgrade and shoulder maintenance on cross streets except expansion relief joints and bridge approach panel leveling.
  2. Mark traffic lanes on the cross street.
  3. Remove snow on the cross street, including bridges over the freeway.
  4. Clean and sweep bridge decks on streets crossing over freeway.
  5. Maintain all roadside areas outside the freeway fence.
  6. Maintain pedestrian overpasses and underpasses including snow removal, painting, lighting and structural repair.
- III. The Municipality further agrees:
- A. That all traffic control devices placed by the Municipality on primary roads within the Municipal boundaries shall conform to the “Manual on Uniform Traffic Control Devices for Streets and Highways.”
  - B. To prevent encroachment or obstruction within the right of way, the erection of any private signs on the right of way, or on private property which may overhang the right of way and which could obstruct the view of any portion of the road or the traffic signs or traffic control devices contrary to Section 318.11 of the Code of Iowa.
  - C. To comply with all current statutes and regulations pertaining to overlength and overweight vehicles using the primary roads, and to issue special permits for overlength and overweight vehicles only with approval of the Department.
  - D. To comply with the current Utility Accommodation Policy of the Department.
  - E. To comply with the access control policy of the Department by obtaining prior approval of the Department for any changes to existing entrances or for the construction of new entrances.
- IV. Drainage district assessments levied against the primary road within the Municipality shall be shared equally by the Department and the Municipality.
- V. Major construction initiated by the Department and all construction initiated by the Municipality shall be covered by separate agreements.
- VI. The Department and the Municipality may by a separate annual Supplemental Agreement, reallocate any of the responsibilities covered in Section I of this agreement.
- VII. This Agreement shall be in effect for a five-year period from July 1, 2026 to June 30, 2031

IN WITNESS WHEREOF, The Parties hereto have set their hands, for the purposes herein expressed, on the dates indicated below.

Jefferson

MUNICIPALITY

IOWA DEPARTMENT OF TRANSPORTATION

By \_\_\_\_\_

By \_\_\_\_\_

District Engineer

Date \_\_\_\_\_

Date \_\_\_\_\_



## Contractor's Application for Payment No.

## 34 (thirty-four)

Application Period: 1/1/2026 to 1/31/2025 Application Date: 1/31/2025

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

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

1. Original Contract Price.....	\$ 17,504,700.00
2. Net change by Change Orders.....	\$ 889,816.57
3. Current Contract Price (Line 1 ± 2).....	\$ 18,394,516.57
4. Total Completed and Stored to Date (Column F on Progress Estimate).....	\$ 18,394,516.57
5. Retainage	
a. 0.0% X \$ 18,394,516.57 Work Completed.....	\$ -
b. 0.0% X \$ - Stored Material.....	\$ -
c. Early Release of Retainage.....	\$ -
d. Total Retainage (Line 5a + Line 5b - Line 5c).....	\$ -
6. Amount Eligible to Date (Line 4 - Line 5d).....	\$ 18,394,516.57
7. Less Previous Payments (Line 6 from prior Application).....	\$ 18,210,571.41
8. Amount Due This Application.....	\$ 183,945.16
9. Balance to Finish, Plus Retainage (Column G on Progress Estimate + Line 5 above).....	\$ 0.00

### Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:  
 (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;  
 (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and  
 (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By: Walter Smith Date: 1/31/2025

Payment of: \$183,945.16  
 (Line 8 or other - attach explanation of the other amount)

is recommended by: [Signature] 3/5/2026  
 (Date)

Payment of: \$183,945.16  
 (Line 8 or other - attach explanation of the other amount)

is approved by: \_\_\_\_\_ (Date)  
 (Owner)

Approved by: \_\_\_\_\_ (Date)  
 Funding Agency (if applicable)

**Progress Estimate - Lump Sum Work**

**Contractor's Application**

For (Contract): 0				Application Number: 34 (thirty-four)						
Application Period: 1/1/2026		to 1/31/2025		Application Date: 1/31/2025						
A		B		Work Completed		E		F		G
Specification Section Number	Description	Scheduled Value (\$)	From Previous Application (C+D)	This Period	Total Completed to Date (C + D)	% (F/B)	Balance to Finish (B - F)			
<b>Division 01 - General Requirements</b>										
	Mobilization	\$ 525,200.00	\$ 525,200.00		\$ 525,200.00	100.00%	\$ -			
	Allowances	\$ 556.05	\$ 556.05		\$ 556.05	100.00%	\$ -			
	Allowances - EnviroMix	\$ 525,000.00	\$ 525,000.00		\$ 525,000.00	100.00%	\$ -			
	Chemical Feed Allowance	\$ 127,140.00	\$ 127,140.00		\$ 127,140.00	100.00%	\$ -			
	PCO#03 Temporary Main Power Relocation	\$ 6,076.00	\$ 6,076.00		\$ 6,076.00	100.00%	\$ -			
	PCO#04 Slide Gate Removal From Contract	\$ (28,401.00)	\$ (28,401.00)		\$ (28,401.00)	100.00%	\$ -			
	PCO#09 UV Cabinet Support	\$ 6,943.36	\$ 6,943.36		\$ 6,943.36	100.00%	\$ -			
	PCO#10 Digester Blower Soft Starts	\$ 16,305.35	\$ 16,305.35		\$ 16,305.35	100.00%	\$ -			
	PCO#13 Operation Building VCT Tile Add	\$ 1,894.59	\$ 1,894.59		\$ 1,894.59	100.00%	\$ -			
	PCO#17 Aeration Tanks Coating	\$ 218,335.52	\$ 218,335.52		\$ 218,335.52	100.00%	\$ -			
	PCO#19 Underground Piping Conflict	\$ 35,968.20	\$ 35,968.20		\$ 35,968.20	100.00%	\$ -			
	PCO#20 UV Trough Drain	\$ 3,559.76	\$ 3,559.76		\$ 3,559.76	100.00%	\$ -			
	PCO#21 Access Hatches Drains and Plumbing	\$ 7,691.83	\$ 7,691.83		\$ 7,691.83	100.00%	\$ -			
	PCO#22 18" DIP Underground Removal	\$ 15,375.60	\$ 15,375.60		\$ 15,375.60	100.00%	\$ -			
	PCO#23 V-GS-1&2 Explosion Proof Change	\$ 12,646.83	\$ 12,646.83		\$ 12,646.83	100.00%	\$ -			
	PCO#24 Aeration Tank Collection Box Height Change AT3	\$ 6,729.85	\$ 6,729.85		\$ 6,729.85	100.00%	\$ -			
	PCO#25 Reroute AT#3 EDI (Sump Pit)	\$ 7,252.16	\$ 7,252.16		\$ 7,252.16	100.00%	\$ -			
	PCO#27 Underground Rework Add 45	\$ 4,489.47	\$ 4,489.47		\$ 4,489.47	100.00%	\$ -			
	PCO#28 V-WAS-24&25 Relocate	\$ 4,111.86	\$ 4,111.86		\$ 4,111.86	100.00%	\$ -			
	PCO#29 Stainless Sleeves Control Complex	\$ 3,718.77	\$ 3,718.77		\$ 3,718.77	100.00%	\$ -			
	PCO#31 V-PP-1 Operator Access	\$ 1,565.44	\$ 1,565.44		\$ 1,565.44	100.00%	\$ -			
	PCO#34 Pretreatment Slide Gate	\$ 862.03	\$ 862.03		\$ 862.03	100.00%	\$ -			
	PCO#35 Control Complex Roofing Mod.	\$ 1,226.30	\$ 1,226.30		\$ 1,226.30	100.00%	\$ -			
	PCO#36 Clarifier 1 Center Pier Plumbing	\$ 11,464.13	\$ 11,464.13		\$ 11,464.13	100.00%	\$ -			
	PCO#37 Reusing Ductwork For ERU-2	\$ (1,490.00)	\$ (1,490.00)		\$ (1,490.00)	100.00%	\$ -			
	PCO#38 OAL-8 Louver Size Change	\$ 1,072.32	\$ 1,072.32		\$ 1,072.32	100.00%	\$ -			

Specification Section Number	A Description	B Scheduled Value (\$)	Work Completed		E	F		G Balance to Finish (B - F)
			C From Previous Application (C+D)	D This Period		Total Completed to Date (C + D)	% (F/B)	
	PCO#39 Biosolids Loadout Compressor Pads	\$ 7,126.51	\$ 7,126.51			\$ 7,126.51	100.00%	\$ -
	PCO#41 Grit Tank Baffle Wall Replacement	\$ 9,884.85	\$ 9,884.85			\$ 9,884.85	100.00%	\$ -
	PCO#42 Blower 8 Additional Conduit and Conductors	\$ 1,250.30	\$ 1,250.30			\$ 1,250.30	100.00%	\$ -
	PCO#44 New Wall Brackets For Mechanical Units	\$ 1,043.77	\$ 1,043.77			\$ 1,043.77	100.00%	\$ -
	PCO#49 Grit Classifier Solenoid Wiring	\$ 1,262.25	\$ 1,262.25			\$ 1,262.25	100.00%	\$ -
	PCO#50 Demo Buried Digester	\$ 2,814.04	\$ 2,814.04			\$ 2,814.04	100.00%	\$ -
	PCO#51 Digester Temp Heat and Roofing	\$ 13,865.47	\$ 13,865.47			\$ 13,865.47	100.00%	\$ -
	PCO#53 UV Disinfection Exterior Stairs	\$ 2,720.98	\$ 2,720.98			\$ 2,720.98	100.00%	\$ -
	PCO#54 Added Bollards Near Loadout	\$ 3,841.58	\$ 3,841.58			\$ 3,841.58	100.00%	\$ -
	PCO#55 V-MLR-3&6 Electric Actuator	\$ 9,289.18	\$ 9,289.18			\$ 9,289.18	100.00%	\$ -
	PCO#56 T&M Broken Connection INT-1	\$ 527.41	\$ 527.41			\$ 527.41	100.00%	\$ -
	PCO#57 T&M Yard Hydrant Delete Splitter Strct.	\$ 2,279.28	\$ 2,279.28			\$ 2,279.28	100.00%	\$ -
	PCO#58 Exhaust Fan 8&9 Class1 Div1	\$ 8,426.23	\$ 8,426.23			\$ 8,426.23	100.00%	\$ -
	PCO#59 T&M Clarifier 3 Center Pier Plumb	\$ 5,000.68	\$ 5,000.68			\$ 5,000.68	100.00%	\$ -
	PCO#63 Digester Instrumentation	\$ 6,753.45	\$ 6,753.45			\$ 6,753.45	100.00%	\$ -
	PCO#65 T&M Demo Existing Ductbank	\$ 2,398.15	\$ 2,398.15			\$ 2,398.15	100.00%	\$ -
	PCO#66 T&M Grit Baffle Wall Rework	\$ 3,614.09	\$ 3,614.09			\$ 3,614.09	100.00%	\$ -
	PCO#68 VFD Harmonic Filter Deduct	\$ (10,768.00)	\$ (10,768.00)			\$ (10,768.00)	100.00%	\$ -
	PCO#69 T&M Modified Subbase Under 8" PCC	\$ 6,723.46	\$ 6,723.46			\$ 6,723.46	100.00%	\$ -
	PCO#70 T&M UV Railing Bracket Support	\$ 1,779.87	\$ 1,779.87			\$ 1,779.87	100.00%	\$ -
	PCO#72 T&M Grit Baffle Wall Remodifications	\$ 5,072.03	\$ 5,072.03			\$ 5,072.03	100.00%	\$ -
FO#27	PCO#088 Installation of U-Bolts for MLR Piping support	\$ 1,201.90	\$ 1,201.90			\$ 1,201.90	100.00%	\$ -
FO#27	PCO#107 WAS and PST Pump Pressure Switch	\$ 4,245.68	\$ 4,245.68			\$ 4,245.68	100.00%	\$ -
FO#27	PCO#108 Remaining Harmonic Filter Credits	\$ (6,861.78)	\$ (6,861.78)			\$ (6,861.78)	100.00%	\$ -
	PCO#109 Loadout Bldg Oil/Water Separator	\$ 1,414.20	\$ 1,414.20			\$ 1,414.20	100.00%	\$ -
<b>Division 02</b>								
	Site Removals	\$ 86,400.00	\$ 86,400.00			\$ 86,400.00	100.00%	\$ -

Specification Section Number	A Description	B Scheduled Value (\$)	Work Completed		E	F		G Balance to Finish (B - F)
			C From Previous Application (C+D)	D This Period		Total Completed to Date (C + D)	% (F/B)	
	Demo SST Tank	\$ 445,800.00	\$ 445,800.00			\$ 445,800.00	100.00%	\$ -
	Strip Top Soil	\$ 25,700.00	\$ 25,700.00			\$ 25,700.00	100.00%	\$ -
	Site Prep Sludge Tank	\$ 215,500.00	\$ 215,500.00			\$ 215,500.00	100.00%	\$ -
	Excavation Sludge Tank	\$ 338,700.00	\$ 338,700.00			\$ 338,700.00	100.00%	\$ -
	Excavation Sludge Loadout	\$ 78,400.00	\$ 78,400.00			\$ 78,400.00	100.00%	\$ -
	Excavation AET Lift Station	\$ 326,185.00	\$ 326,185.00			\$ 326,185.00	100.00%	\$ -
	Excavation Rapid Mix Tank	\$ 98,200.00	\$ 98,200.00			\$ 98,200.00	100.00%	\$ -
	Excavation Ferric Slab	\$ 9,500.00	\$ 9,500.00			\$ 9,500.00	100.00%	\$ -
	Splitter Box Bypass	\$ 55,100.00	\$ 55,100.00			\$ 55,100.00	100.00%	\$ -
	Grading Sidewalks	\$ 9,900.00	\$ 9,900.00			\$ 9,900.00	100.00%	\$ -
	Top Soil Placement	\$ 12,900.00	\$ 12,900.00			\$ 12,900.00	100.00%	\$ -
Absolut Group	2370.0	Erosion Control	\$ 20,000.00	\$ 20,000.00		\$ 20,000.00	100.00%	\$ -
Absolut Group	2920.0	Site Concrete	\$ 75,600.00	\$ 75,600.00		\$ 75,600.00	100.00%	\$ -
		Seeding	\$ 5,000.00	\$ 5,000.00		\$ 5,000.00	100.00%	\$ -
		30" & 24" PP to Splitter Box	\$ 444,950.00	\$ 444,950.00		\$ 444,950.00	100.00%	\$ -
		6" & 8" ST & 4" PD East	\$ 155,920.00	\$ 155,920.00		\$ 155,920.00	100.00%	\$ -
		Piping Rapid Mix Area	\$ 253,380.00	\$ 253,380.00		\$ 253,380.00	100.00%	\$ -
		6" ST & 12" RAS by AET Lift Station	\$ 172,880.00	\$ 172,880.00		\$ 172,880.00	100.00%	\$ -
		16" MLR to Aeration	\$ 558,620.00	\$ 558,620.00		\$ 558,620.00	100.00%	\$ -
		HDPE/Utility Water	\$ 161,250.00	\$ 161,250.00		\$ 161,250.00	100.00%	\$ -
		Aeration Tank Demo	\$ 28,770.00	\$ 28,770.00		\$ 28,770.00	100.00%	\$ -
		Headworks Demo	\$ 11,150.00	\$ 11,150.00		\$ 11,150.00	100.00%	\$ -
		Blower Building Demo	\$ 8,150.00	\$ 8,150.00		\$ 8,150.00	100.00%	\$ -
		Clarifiers Demo	\$ 421,920.00	\$ 421,920.00		\$ 421,920.00	100.00%	\$ -
		Biosolids Demo	\$ 83,510.00	\$ 83,510.00		\$ 83,510.00	100.00%	\$ -
		Disinfection Demo	\$ 6,500.00	\$ 6,500.00		\$ 6,500.00	100.00%	\$ -

Specification Section Number	A Description	B Scheduled Value (\$)	Work Completed		E	F		G Balance to Finish (B - F)
			C From Previous Application (C+D)	D This Period		Total Completed to Date (C + D)	% (F/B)	
	<b>Division 03</b>							
	Concrete - Anoxic Basin	\$ 1,155,800.00	\$ 1,155,800.00			\$ 1,155,800.00	100.00%	\$ -
	Concrete - Biosolids Loadout	\$ 132,700.00	\$ 132,700.00			\$ 132,700.00	100.00%	\$ -
	Concrete - Rapid Mix	\$ 127,900.00	\$ 127,900.00			\$ 127,900.00	100.00%	\$ -
	Concrete - Biosolids Control	\$ 33,600.00	\$ 33,600.00			\$ 33,600.00	100.00%	\$ -
	Concrete - Ferric Chloride	\$ 33,600.00	\$ 33,600.00			\$ 33,600.00	100.00%	\$ -
	Concrete - Misc	\$ 39,395.00	\$ 39,395.00			\$ 39,395.00	100.00%	\$ -
Molin	Precast Plank	\$ 30,500.00	\$ 30,500.00			\$ 30,500.00	100.00%	\$ -
	<b>Division 04</b>							
Seedorf	Masonry	\$ 155,440.00	\$ 155,440.00			\$ 155,440.00	100.00%	\$ -
	<b>Division 05</b>							
	Metals Installation	\$ 44,650.00	\$ 44,650.00			\$ 44,650.00	100.00%	\$ -
Bruer Metal	Misc Metals Supply	\$ 111,960.00	\$ 111,960.00			\$ 111,960.00	100.00%	\$ -
	<b>Division 06</b>							
	Wood Blocking	\$ 56,600.00	\$ 56,600.00			\$ 56,600.00	100.00%	\$ -
	<b>Division 07</b>							
Central Iowa	7535.0 Roofing & Sheet metal	\$ 169,000.00	\$ 169,000.00			\$ 169,000.00	100.00%	\$ -
	Sealants	\$ 33,500.00	\$ 33,500.00			\$ 33,500.00	100.00%	\$ -
	<b>Division 08</b>							
CCP	HM Doors & Frams	\$ 6,705.00	\$ 6,705.00			\$ 6,705.00	100.00%	\$ -
	Hatches & Door Instalation	\$ 39,500.00	\$ 39,500.00			\$ 39,500.00	100.00%	\$ -
	Hatches & Door Instalation	\$ 25,000.00	\$ 25,000.00			\$ 25,000.00	100.00%	\$ -
	<b>Division 09</b>							
ABC	Clarifier 1	\$ 98,560.00	\$ 98,560.00			\$ 98,560.00	100.00%	\$ -
	Clarifier 2	\$ 102,070.00	\$ 102,070.00			\$ 102,070.00	100.00%	\$ -
	Clarifier 3	\$ 98,560.00	\$ 98,560.00			\$ 98,560.00	100.00%	\$ -
	Sludge Storage Tank	\$ 160,373.00	\$ 160,373.00			\$ 160,373.00	100.00%	\$ -
	Anoxic Basin	\$ 56,328.00	\$ 56,328.00			\$ 56,328.00	100.00%	\$ -
	Aeration Lift Station	\$ 78,692.00	\$ 78,692.00			\$ 78,692.00	100.00%	\$ -
	Biosolids Building	\$ 33,512.00	\$ 33,512.00			\$ 33,512.00	100.00%	\$ -
	Operations Building	\$ 68,924.00	\$ 68,924.00			\$ 68,924.00	100.00%	\$ -
	Pump room	\$ 36,941.00	\$ 36,941.00			\$ 36,941.00	100.00%	\$ -
	Rapid Mix Tank	\$ 31,590.00	\$ 31,590.00			\$ 31,590.00	100.00%	\$ -
	<b>Division 11</b>							
	11000.0 Vessco direct Supplied Equipment	\$ 1,348,516.00	\$ 1,348,516.00			\$ 1,348,516.00	100.00%	\$ -
Trojan/ electric boerger	11266.0 UV Disinfection Equipment	\$ 247,600.00	\$ 247,600.00			\$ 247,600.00	100.00%	\$ -
	11315.0 Rotary Lobe Pumps	\$ 114,118.00	\$ 114,118.00			\$ 114,118.00	100.00%	\$ -

vulcan  
evoqua

Specification Section Number	A Description	B Scheduled Value (\$)	Work Completed		E	F		G Balance to Finish (B - F)
			C From Previous Application (C+D)	D This Period		Total Completed to Date (C + D)	% (F/B)	
11330/31	Bar Screens & Dewatering Press	\$ 88,677.00	\$ 88,677.00			\$ 88,677.00	100.00%	\$ -
11351.0	Clarifier Equipment	\$ 356,634.00	\$ 356,634.00			\$ 356,634.00	100.00%	\$ -
11372.0	Blowers	\$ 129,230.00	\$ 129,230.00			\$ 129,230.00	100.00%	\$ -
11374/75	Fine Pore Membrane Aeration Equip	\$ 159,150.00	\$ 159,150.00			\$ 159,150.00	100.00%	\$ -
<b>Division 11</b>	<b>Installation</b>							
	Aeration Splitter Box	\$ 3,900.00	\$ 3,900.00			\$ 3,900.00	100.00%	\$ -
	Secondary Splitter Box	\$ 3,900.00	\$ 3,900.00			\$ 3,900.00	100.00%	\$ -
	Aeration Tank Install	\$ 56,700.00	\$ 56,700.00			\$ 56,700.00	100.00%	\$ -
	MLR 1, 2, 3	\$ 7,100.00	\$ 7,100.00			\$ 7,100.00	100.00%	\$ -
	Headworks Equipment	\$ 20,500.00	\$ 20,500.00			\$ 20,500.00	100.00%	\$ -
	Blower Building Equipment	\$ 31,300.00	\$ 31,300.00			\$ 31,300.00	100.00%	\$ -
	Clarifiers Install	\$ 71,600.00	\$ 71,600.00			\$ 71,600.00	100.00%	\$ -
	Was Pumps	\$ 4,830.00	\$ 4,830.00			\$ 4,830.00	100.00%	\$ -
	Disinfection Install	\$ 3,990.00	\$ 3,990.00			\$ 3,990.00	100.00%	\$ -
	RAS/PST Pumps	\$ 49,350.00	\$ 49,350.00			\$ 49,350.00	100.00%	\$ -
	Flexzone - Anoxic Basin	\$ 20,680.00	\$ 20,680.00			\$ 20,680.00	100.00%	\$ -
	Flexzone - Storage Tank	\$ 68,550.00	\$ 68,550.00			\$ 68,550.00	100.00%	\$ -
	Flexzone - Aeration	\$ 61,450.00	\$ 61,450.00			\$ 61,450.00	100.00%	\$ -
	Course Bubble Digester	\$ 17,800.00	\$ 17,800.00			\$ 17,800.00	100.00%	\$ -
	Course Bubble WAS	\$ 4,800.00	\$ 4,800.00			\$ 4,800.00	100.00%	\$ -
	Aeration Overflows	\$ 12,350.00	\$ 12,350.00			\$ 12,350.00	100.00%	\$ -
<b>Division 13</b>								
13216.0	Tank Mobilization	\$ 120,000.00	\$ 120,000.00			\$ 120,000.00	100.00%	\$ -
13216.0	Tank De-Mobilization	\$ 40,000.00	\$ 40,000.00			\$ 40,000.00	100.00%	\$ -
13216.0	Design Drawings & Calcs	\$ 104,000.00	\$ 104,000.00			\$ 104,000.00	100.00%	\$ -
13216.0	Footing Forms	\$ 24,000.00	\$ 24,000.00			\$ 24,000.00	100.00%	\$ -
13216.0	Reinforcing	\$ 56,000.00	\$ 56,000.00			\$ 56,000.00	100.00%	\$ -
13216.0	Place Floor/Footing Concrete	\$ 80,000.00	\$ 80,000.00			\$ 80,000.00	100.00%	\$ -
13216.0	Install Beds	\$ 29,000.00	\$ 29,000.00			\$ 29,000.00	100.00%	\$ -
13216.0	Form/Reinforce/Pour Panels	\$ 129,000.00	\$ 129,000.00			\$ 129,000.00	100.00%	\$ -
13216.0	Erect Panels	\$ 72,000.00	\$ 72,000.00			\$ 72,000.00	100.00%	\$ -
13216.0	Joints and Curb	\$ 29,000.00	\$ 29,000.00			\$ 29,000.00	100.00%	\$ -
13216.0	Shotcrete Diaphragm	\$ 29,000.00	\$ 29,000.00			\$ 29,000.00	100.00%	\$ -
13216.0	Erect Shoring	\$ 31,000.00	\$ 31,000.00			\$ 31,000.00	100.00%	\$ -
13216.0	Erect Formwork	\$ 23,000.00	\$ 23,000.00			\$ 23,000.00	100.00%	\$ -
13216.0	Reinforcing	\$ 54,000.00	\$ 54,000.00			\$ 54,000.00	100.00%	\$ -
13216.0	Place Dome Concrete	\$ 16,000.00	\$ 16,000.00			\$ 16,000.00	100.00%	\$ -

Specification Section Number	A Description	B Scheduled Value (\$)	Work Completed		E	F		G Balance to Finish (B - F)
			C From Previous Application (C+D)	D This Period		Total Completed to Date (C + D)	% (F/B)	
13216.0	Remove Formwork	\$ 23,000.00	\$ 23,000.00			\$ 23,000.00	100.00%	\$ -
13216.0	Prestress	\$ 45,000.00	\$ 45,000.00			\$ 45,000.00	100.00%	\$ -
13216.0	Wire Coat	\$ 19,000.00	\$ 19,000.00			\$ 19,000.00	100.00%	\$ -
13216.0	Body Coat	\$ 17,000.00	\$ 17,000.00			\$ 17,000.00	100.00%	\$ -
13216.0	Final Coat	\$ 4,000.00	\$ 4,000.00			\$ 4,000.00	100.00%	\$ -
13216.0	Tank Pipe, Fittings & Appurtenances	\$ 64,000.00	\$ 64,000.00			\$ 64,000.00	100.00%	\$ -
13216.0	Decorative Paint - Exterior	\$ 23,000.00	\$ 23,000.00			\$ 23,000.00	100.00%	\$ -
<b>Division 14</b>								
14620.0	Hoists	\$ 9,620.00	\$ 9,620.00			\$ 9,620.00	100.00%	\$ -

superior

Specification Section Number	A Description	B Scheduled Value (\$)	Work Completed		E	F		G Balance to Finish (B - F)
			C From Previous Application (C+D)	D This Period		Total Completed to Date (C + D)	% (F/B)	
<b>Division 15</b>								
	Grit Separation Piping	\$ 34,900.00	\$ 34,900.00			\$ 34,900.00	100.00%	\$ -
	Process Piping (Valve Repl)	\$ 290,100.00	\$ 290,100.00			\$ 290,100.00	100.00%	\$ -
	Mixed Liquor Return Piping	\$ 289,560.00	\$ 289,560.00			\$ 289,560.00	100.00%	\$ -
	Sludge Transfer Piping	\$ 50,080.00	\$ 50,080.00			\$ 50,080.00	100.00%	\$ -
	Aeration Piping	\$ 391,900.00	\$ 391,900.00			\$ 391,900.00	100.00%	\$ -
	RAS Piping	\$ 121,280.00	\$ 121,280.00			\$ 121,280.00	100.00%	\$ -
	WAS Piping	\$ 68,040.00	\$ 68,040.00			\$ 68,040.00	100.00%	\$ -
	Supernatant Piping	\$ 5,520.00	\$ 5,520.00			\$ 5,520.00	100.00%	\$ -
	Chemical Piping	\$ 158,881.00	\$ 158,881.00			\$ 158,881.00	100.00%	\$ -
	Mechanical Mobilization	\$ 93,320.00	\$ 93,320.00			\$ 93,320.00	100.00%	\$ -
	Plumbing Demolition	\$ 12,995.00	\$ 12,995.00			\$ 12,995.00	100.00%	\$ -
	HVAC Demolition	\$ 40,565.00	\$ 40,565.00			\$ 40,565.00	100.00%	\$ -
	Plumbing Rough-In	\$ 51,605.00	\$ 51,605.00			\$ 51,605.00	100.00%	\$ -
	Plumbing Insulation	\$ 6,300.00	\$ 6,300.00			\$ 6,300.00	100.00%	\$ -
	HVAC Ductwork Rough-In	\$ 78,125.00	\$ 78,125.00			\$ 78,125.00	100.00%	\$ -
	HVAC Equipment	\$ 643,105.00	\$ 643,105.00			\$ 643,105.00	100.00%	\$ -
	Temperature Controls	\$ 54,935.00	\$ 54,935.00			\$ 54,935.00	100.00%	\$ -
	Ductwork Insulation	\$ 4,400.00	\$ 4,400.00			\$ 4,400.00	100.00%	\$ -
	Testing and Balancing	\$ 13,750.00	\$ 13,750.00			\$ 13,750.00	100.00%	\$ -
<b>Division 16</b>								
	Preliminary Documents and Submittals	\$ 25,000.00	\$ 25,000.00			\$ 25,000.00	100.00%	\$ -
	Mobilization	\$ 35,000.00	\$ 35,000.00			\$ 35,000.00	100.00%	\$ -
	Temporary Power	\$ 20,000.00	\$ 20,000.00			\$ 20,000.00	100.00%	\$ -
	Integration Engineering	\$ 100,000.00	\$ 100,000.00			\$ 100,000.00	100.00%	\$ -
	Site Electrical Labor	\$ 150,000.00	\$ 150,000.00			\$ 150,000.00	100.00%	\$ -
	Site Electrical Materials	\$ 210,000.00	\$ 210,000.00			\$ 210,000.00	100.00%	\$ -
	Generator Labor	\$ 65,000.00	\$ 65,000.00			\$ 65,000.00	100.00%	\$ -
	Generator Materials	\$ 448,000.00	\$ 448,000.00			\$ 448,000.00	100.00%	\$ -
	Blower Building Labor	\$ 80,000.00	\$ 80,000.00			\$ 80,000.00	100.00%	\$ -
	Blower Building Materials	\$ 285,000.00	\$ 285,000.00			\$ 285,000.00	100.00%	\$ -
	Final Clarifiers Labor	\$ 37,000.00	\$ 37,000.00			\$ 37,000.00	100.00%	\$ -
	Final Clarifiers Materials	\$ 15,000.00	\$ 15,000.00			\$ 15,000.00	100.00%	\$ -
	Bio Solids Control Complex Labor	\$ 50,000.00	\$ 50,000.00			\$ 50,000.00	100.00%	\$ -
	Bio Solids Control Complex Materials	\$ 155,000.00	\$ 155,000.00			\$ 155,000.00	100.00%	\$ -
	Disinfection Building Labor	\$ 40,000.00	\$ 40,000.00			\$ 40,000.00	100.00%	\$ -
	Disinfection Building Materials	\$ 95,000.00	\$ 95,000.00			\$ 95,000.00	100.00%	\$ -

All Iowa

tri-city

Specification Section Number	A Description	B Scheduled Value (\$)	Work Completed		E	F		G Balance to Finish (B - F)
			C From Previous Application (C+D)	D This Period		Total Completed to Date (C + D)	% (F/B)	
	Preliminary Treatment Building Labor	\$ 25,000.00	\$ 25,000.00			\$ 25,000.00	100.00%	\$ -
	Preliminary Treatment Building Materials	\$ 75,000.00	\$ 75,000.00			\$ 75,000.00	100.00%	\$ -
	Rapid Mix Structure Labor	\$ 20,000.00	\$ 20,000.00			\$ 20,000.00	100.00%	\$ -
	Rapid Mix Structure Materials	\$ 10,000.00	\$ 10,000.00			\$ 10,000.00	100.00%	\$ -
	Aeration Tanks Labor	\$ 20,000.00	\$ 20,000.00			\$ 20,000.00	100.00%	\$ -
	Aeration Tanks Materials	\$ 10,000.00	\$ 10,000.00			\$ 10,000.00	100.00%	\$ -
	Bio Solids Loadout Building Labor	\$ 75,000.00	\$ 75,000.00			\$ 75,000.00	100.00%	\$ -
	Bio Solids Loadout Building Materials	\$ 185,000.00	\$ 185,000.00			\$ 185,000.00	100.00%	\$ -
	Anoxic Basin Labor	\$ 35,000.00	\$ 35,000.00			\$ 35,000.00	100.00%	\$ -
	Anoxic Basin Materials	\$ 75,000.00	\$ 75,000.00			\$ 75,000.00	100.00%	\$ -
	Communication/Fiber Labor	\$ 45,000.00	\$ 45,000.00			\$ 45,000.00	100.00%	\$ -
	Communication/Fiber Materials	\$ 100,000.00	\$ 100,000.00			\$ 100,000.00	100.00%	\$ -
	Demobilization	\$ 10,000.00	\$ 10,000.00			\$ 10,000.00	100.00%	\$ -
	As-Builts/Close Out Documents	\$ 5,509.00	\$ 5,509.00			\$ 5,509.00	100.00%	\$ -
<b>Approved Project Change Orders</b>								
CO 1	Unknown Tank Demo & Removal	\$ 185,359.09	\$ 185,359.09			\$ 185,359.09	100.00%	\$ -
CO 2	Clarifier Metal Coatings	\$ 62,089.77	\$ 62,089.77			\$ 62,089.77	100.00%	\$ -
CO 3	Electrical Upgrades VFD's & Metering	\$ 117,779.30	\$ 117,779.30			\$ 117,779.30	100.00%	\$ -
CO 4	UV Epoxy Injection & Keegaurd Roof Edge	\$ 51,468.45	\$ 51,468.45			\$ 51,468.45	100.00%	\$ -
CO 5	Digester Replacement	\$ 156,971.11	\$ 156,971.11			\$ 156,971.11	100.00%	\$ -
CO 6	Clarifier 3 Skim Coating	\$ 113,226.99	\$ 113,226.99			\$ 113,226.99	100.00%	\$ -
CO 7	Time Extension for Digester System	\$ -	\$ -			\$ -	#DIV/0!	\$ -
CO 8	FO#24 & FO#25	\$ 107,703.37	\$ 107,703.37			\$ 107,703.37	100.00%	\$ -
CO 9	FO#26	\$ 95,218.49	\$ 95,218.49			\$ 95,218.49	100.00%	\$ -
		\$ -	\$ -			\$ -		\$ -
	<b>Total</b>	\$ 18,394,516.57	\$ 18,394,516.57	\$ -	\$ -	\$ 18,394,516.57	100.00%	\$ -

**FINAL ACCEPTANCE  
AND  
CERTIFICATE OF COMPLETION**

Wastewater Treatment Improvements Project  
City of Jefferson, Iowa

Shank Constructors  
3501 85<sup>th</sup> Ave N  
Minneapolis, MN 55443

I hereby declare that this project has been completed in substantial compliance with the plans, specifications, contract documents, and change orders governing this project and recommend that the work completed be accepted by the Owner, with the following exceptions and conditions:

**Exceptions – None**

Date of Final Completion – December 31, 2025

The undersigned accepts the work constructed under the conditions and guarantee of the contract with the exceptions noted above.

The final contract amount is \$18,394,516.57

Dated this 5<sup>th</sup> of March 2026

Recommended by Engineer, Bolton & Menk, Inc.

By  \_\_\_\_\_

Kathryn E. Sterk, P.E.  
Bolton & Menk, Inc.

Accepted by Owner, City of Jefferson

By \_\_\_\_\_  
Craig Berry Mayor Date

Attest \_\_\_\_\_  
Roxanne Gorsuch City Clerk Date

COUNCIL MEETING  
FEBRUARY 24, 2026  
5:30 P.M.

PRESENT: Ahrenholtz, Sloan, Wetrich, Winkelman

ABSENT: Jackson

Mayor Berry presided.

No residents spoke during Open Forum.

On motion by Wetrich, second by Sloan, the Council approved the following consent items: February 10, 2026 regular Council Minutes, Class C Retail Alcohol License for Jefferson Community Golf Course, Class C Retail Alcohol License for Wild Rose Jefferson, Neighborhood Improvement Incentive Grant for 204 E. Madison Street for siding on garage for \$709, Eric Carlson as a member of the Jefferson Fire Department and approve Sewer Forgiveness for 103 S Walnut Street in the amount of \$324.70.

AYE: Ahrenholtz, Sloan, Wetrich, Winkelman

NAY: None

**RESOLUTON NO. 8-26**

On motion by Winkelman, second by Ahrenholtz, the Council approved Resolution No. 8-26, a resolution approving Employee Salaries for Calendar Year 2025.

AYE: Winkelman, Wetrich, Sloan, Ahrenholtz

NAY: None

**RESOLUTON NO. 9-26**

On motion by Wetrich, second by Sloan, the Council approved Resolution No. 9-26, a resolution approving 28E agreement for Swimming Pool Use.

AYE: Sloan, Ahrenholtz, Winkelman, Wetrich

NAY: None

**RESOLUTON NO. 10-26**

On motion by Ahrenholtz, second by Wetrich, the Council approved Resolution No. 10-26, a resolution confirming the Employment of Joe Foote as City Golf Course Clubhouse Manager.

AYE: Ahrenholtz, Sloan, Winkelman, Wetrich

NAY: None

**RESOLUTON NO. 11-26**

On motion by Wetrich, second by Sloan, the Council approved Resolution No. 11-26, a resolution confirming the Employment of Jacob Kopaska as City Golf Course Superintendent.

AYE: Sloan, Winkelman, Wetrich, Ahrenholtz

NAY: None

On motion by Ahrenholtz, second by Winkelman, the Council approved the proposal from Bolten & Menk to update Risk & Resilience Plan and Emergency Response Plan for Water Utility for \$9,500.

AYE: Ahrenholtz, Winkelman, Sloan, Wetrich

NAY: None

Greg Pıklapp, Director, Economic Development gave a presentation on Flex Commercial Spaces.

# Jefferson Public Library

Meeting of the Board of Trustees  
Monday, March 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. Accreditation – application completed & submitted
  - B. Carnegie Corporation of New York donation
  - C. Library expansion project – updates from architect & foundation; next steps, architect fee payment schedule
- VII. New Business
  - A. Presentation of final concept designs by Studio Melee architects – Monday, April 13 at 5:30 pm at City Hall (2<sup>nd</sup> floor)
  - B. FY27 budget update
- VIII. Next Meeting – Monday, April 13 at 6:30 pm at City Hall (2<sup>nd</sup> floor)
- IX. Adjournment