

## AGENDA

### CITY COUNCIL MEETING

Tuesday, March 24, 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 March 10<sup>th</sup>.
  - B. Approve Sewer Forgiveness for 109 N. Chestnut Street.
  - C. Approve Civil War Re-enactment training in Kelso Park on April 8<sup>th</sup>.
  - D. Approve bid for Fire Department Roof Project.
  - E. Hire Jay Foster as part-time summer Parks Maintenance Worker.
  - F. Hire Tom Welch as Golf Course Maintenance Worker.
  - G. Hire Wade Adcock as Golf Course Clubhouse Employee.
  - H. Hire Jordan Lawson as Golf Course Clubhouse Employee.
  - I. Approve Clas C Retail Alcohol Permit for LIMONE, LLC dba Peony Chinese Restaurant.
- V. **NEW BUSINESS:**
  - A. **RESOLUTION** Approving Bond Purchase Agreement, providing for the issuance of General Obligation Corporate Purpose Bonds, Series 2026 and providing for the levy of taxes to pay the same.
  - B. Property & Liability Insurance Renewal.
  - C. Acceptance of FY 2024-25 Financial Audit.
  - D. **RESOLUTION** Approving Winger Plat of Survey.
  - E. **RESOLUTION** Approving 28E Agreement with Greene County.
- 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 24, 2026 5:30 p.m.**

Sewer Forgiveness: The VFW, 109 N. Chestnut Street, had a leak resulting in a high water bill. Sewer forgiveness of \$196.36 is recommended by the Sewer Committee.

Civil War Re-enactment: A request to use Kelso Park on April 8<sup>th</sup> for a Civil War Re-enactment.

A description from Dena Boyd: 25 students from GCHS in Iowa History class are studying the 32 Schoolboy Soldiers of Rippey and learning what life was like for a soldier during the Civil War. Reenactors David Burkett and OJ Fargo, both members of the unit who camp during Bell Tower Festival, will be teaching and "drilling" the students. Students will dress, march, eat, and camp like a soldier. They will have the choice to shoot a Civil War era musket. (per Chief Clouse: these muskets shoot blanks, not a projectile, so are not included in the prohibition on discharging firearms.)

Other members of the Schoolboy Soldiers of Rippey committee will be present, ie. Dianne and Mike Piepel, Margaret Hamilton, Jeff Christensen. Iowa PBS is filming this event to tell the story of our project as well, so the producer and videographer will also be there.

The camp will be set up near the playground at Kelso Park, and the soccer field will be used for marching. Reenactors will set up on April 8<sup>th</sup> around noon, and students will be present from 1:30-3:00. Due to the loud noises, it would be safest to keep the playground closed.

Fire Department Roof: Three proposals were received to replace the Fire Department roof. The Fire Committee recommends the proposal from Schafer Roofing from Adair. They will tear everything off to the roof deck, install insulation panels and 60 mil TPO membrane. 15 year warranty. \$38,400

Other proposals from KG Roofing, Fort Dodge:

1. Remove membrane, fasten 1/2" insulation of existing insulation. Install 60 mil EPDM membrane or TPO. 20 year warranty. \$54,000
2. Remove membrane to the deck. Install two layers of 2.6" insulation. Install 60 mil EPDM membrane or TPO. 20 year warranty. \$ 70,000

Summer Parks Employee: It is proposed to hire Jay Foster as a part-time Summer Parks Maintenance employee at a wage of \$20 / hr. Jay will work around three days / week.

Golf Course Employees: It is proposed to hire Tom Welch as a Golf Course Maintenance Worker at an hourly wage of \$15 and to hire Wade Adcock and Jordan Lawson as Golf Course Clubhouse Employees at an hourly wage of \$14.50.

Bond Purchase: Documents approving the sale of \$2 million in General Obligation Bonds are included herein. Piper Sandler is currently coordinating financing proposals. Piper Sandler will be at the meeting to review the proposals.

Insurance Renewal: Jim Unger from Community Insurance will attend the meeting to discuss the renewal of the City's property, liability, and Worker's Compensation insurance.

24-25 Financial Audit: The Council will review the FY 2024-25 financial audit. Paper copies of the audit were distributed to the Council at the previous meeting.

Plat: Enclosed are documents to approve a plat of survey in the 1100 block of W. Lincoln Way.

Recycling: Enclosed is a draft agreement for the City of Jefferson to continue providing recycling services to Greene County. The Board of Supervisors is discussing this proposed agreement at their meeting on Monday.

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Scott Out of Office: I will attend the Iowa Municipal Management Institute in Iowa City on Wednesday through Friday, March 25 – 27. The Council packet for the special City Council meeting on March 31<sup>st</sup> will go out late Friday or Saturday morning.

Special Council Meeting: The Council will hold a public hearing on the proposed FY 2026-27 property tax asking on **March 31<sup>st</sup> at 5:30 p.m.**

Council / Library Joint Meeting: The Council and the Library Board will hold a joint meeting with the Library Architect on **Monday, April 13<sup>th</sup> at 5:30** to view the proposed Library plans. The Council will still hold their regular meeting on Tuesday, April 14<sup>th</sup>.

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

Resolution approving Bond Purchase Agreement, providing for the issuance of General Obligation Corporate Purpose Bonds, Series 2026 and providing for the levy of taxes to pay the same

WHEREAS, the City of Jefferson (the “City”), in Greene County, State of Iowa, hereto 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, pursuant to the provisions of Section 384.24A of the Code of Iowa, for the purpose of paying the cost, 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 (collectively, the “Projects”), 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 to facilitate the sale of the General Obligation Corporate Purpose Bonds, Series 2026 (the “Bonds”) in evidence of the obligations of the City under the Loan Agreement, and the City has made provision for the approval of the P.O.S. and to authorize its use by Piper Sandler & Co. (the “Underwriter”); and

WHEREAS, a certain Bond Purchase Agreement (the “Bond Purchase Agreement”) has been prepared to set forth the terms of the Bonds and the understanding between the City and the Underwriter with respect to the purchase thereof and it is now necessary to make provision for the approval of the Bond Purchase Agreement and its execution and delivery; and

[bond insurance placeholder] WHEREAS, the City Council deems it advisable to approve a commitment for municipal bond insurance policy issued by \_\_\_\_\_ (the “Bond Insurer”) with respect to the Bonds; and

WHEREAS, it is now necessary to make final provision for the approval of the Loan Agreement and to authorize the issuance of the Bonds;

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

Section 1. The Bond Purchase Agreement is hereby approved in substantially the form as presented to this City Council. The Mayor and City Administrator (or their acting designees) are hereby authorized and directed to execute and deliver the Bond Purchase Agreement to the Underwriter.

[bond insurance placeholder] Furthermore, the Bond Insurer is hereby approved, and the Mayor and City Administrator (or their acting designees) are hereby authorized to execute and deliver any and all agreements, documents and instruments required related to the issuance of the

municipal bond insurance related to the Bonds. The Bond Insurer is a third-party beneficiary under this resolution. Any insurance provisions required by the Bond Insurer to be included in this resolution and set forth in its commitment are hereby made a part of this resolution and incorporated herein, and the City Clerk (or designee) is authorized to attach a copy of such insurance provisions, if required, to this resolution.

Section 2. The City shall enter into the Loan Agreement with the Underwriter in substantially the form as has been placed on file with the City Council, providing for a loan to the City in the principal amount of \$2,000,000 for the purposes set forth in the preamble hereof, including paying costs of issuance related to the Bonds.

The Mayor and City Administrator (or designees) are hereby authorized and directed to sign the Loan Agreement on behalf of the City, and the Loan Agreement is hereby approved.

Section 3. The Bonds, in the aggregate principal amount of \$2,000,000, are hereby authorized to be issued in evidence of the City’s obligation under the Loan Agreement. The Bonds shall be dated April 9, 2026, shall be issued in the denomination of \$5,000 each or any integral multiple thereof and shall mature on June 1 in each of the years, in the respective principal amounts, and bear interest at the respective rates as follows:

<u>Date</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>Date</u>	<u>Principal</u>	<u>Interest Rate</u>
2026	\$65,000	_____ %	2034	\$135,000	_____ %
2027	\$25,000	_____ %	2035	\$145,000	_____ %
2028	\$35,000	_____ %	2036	\$150,000	_____ %
2029	\$115,000	_____ %	2037	\$155,000	_____ %
2030	\$120,000	_____ %	2038	\$160,000	_____ %
2031	\$120,000	_____ %	2039	\$165,000	_____ %
2032	\$125,000	_____ %	2040	\$175,000	_____ %
2033	\$130,000	_____ %	2041	\$180,000	_____ %

Section 4. UMB Bank, n.a., West Des Moines, Iowa, is hereby designated as the Registrar and Paying Agent for the Bonds and may be hereinafter referred to as the “Registrar” or the “Paying Agent.” The City shall enter into an agreement (the “Registrar/Paying Agent Agreement”) with the Registrar, in substantially the form as has been placed on file with the Council; the Mayor and City Clerk are hereby authorized and directed to sign the Registrar/Paying Agent Agreement on behalf of the City; and the Registrar/Paying Agent Agreement is hereby approved.

The City reserves the right to optionally prepay part or all of the principal of the Bonds maturing in the years 2034 to 2041, inclusive, prior to and in any order of maturity on June 1, 2033, or on any date thereafter upon terms of par and accrued interest. If less than all of the Bonds of any like maturity are to be redeemed, the particular part of those Bonds to be redeemed shall be selected by the Registrar by lot. The Bonds may be called in part in one or more units of \$5,000.

[term bond placeholder] Principal of the Bond maturing on June 1, 20\_\_, is subject to mandatory redemption (by lot, as selected by the Registrar) on June 1, 20\_\_, and June 1, 20\_\_, 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:

<u>Year</u>	<u>Principal Amount</u>
20__	\$ _____
20__	\$ _____
20__	\$ _____ (Maturity)

If less than the entire principal amount of any Bond in a denomination of more than \$5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Bond, a new Bond or Bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Bond. Notice of such redemption as aforesaid identifying the Bond or Bonds (or portion thereof) to be redeemed shall be sent by electronic means or by registered mail to the registered owners thereof at the addresses shown on the City's registration books not less than 30 days prior to such redemption date. Any notice of redemption may contain a statement that the redemption is conditioned upon the receipt by the Paying Agent 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, provided that such notice of cancellation is to be made at least five days prior to the date fixed for redemption. All of such Bonds as to which the City reserves and exercises the right of redemption and as to which notice as aforesaid shall have been given and for the redemption of which funds are duly provided, shall cease to bear interest on the redemption date.

Accrued interest on the Bonds shall be payable semiannually on the first day of June and December in each year, commencing June 1, 2026. Interest shall be calculated on the basis of a 360-day year comprised of twelve 30-day months. Payment of interest on the Bonds shall be made to the registered owners appearing on the registration books of the City at the close of business on the fifteenth day of the month next preceding the interest payment date and shall be paid to the registered owners at the addresses shown on such registration books. Principal of the Bonds shall be payable in lawful money of the United States of America to the registered owners or their legal representatives upon presentation and surrender of the Bond or Bonds at the office of the Paying Agent.

The Bonds shall be executed on behalf of the City with the official manual or facsimile signature of the Mayor and attested with the official manual or facsimile signature of the City Clerk, and shall be fully registered Bonds without interest coupons. In case any officer whose signature or the facsimile of whose signature appears on the Bonds shall cease to be such officer before the delivery of the Bonds, such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

The Bonds shall not be valid or become obligatory for any purpose until the Certificate of Authentication thereon shall have been signed by the Registrar.

The Bonds shall be fully registered as to principal and interest in the names of the owners on the registration books of the City kept by the Registrar, and after such registration, payment of the principal thereof and interest thereon shall be made only to the registered owners or their legal representatives or assigns. Each Bond shall be transferable only upon the registration books of the City upon presentation to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form thereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The record and identity of the owners of the Bonds shall be kept confidential as provided by Section 22.7 of the Code of Iowa.

Section 5. Notwithstanding anything above to the contrary, the Bonds shall be issued initially as Depository Bonds, with one fully registered Bond for each maturity date, in principal amounts equal to the amount of principal maturing on each such date, and registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York (“DTC”). 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 City determines not to continue the book-entry system for recording ownership interests in the Bonds with DTC, the City will discontinue the book-entry system with DTC. If the City does not select another qualified securities depository to replace DTC (or a successor depository) in order to continue a book-entry system, the City 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 City identifies a qualified securities depository to replace DTC, the City 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.

Ownership interests in the Bonds may be purchased by or through Participants. Such Participants and the persons for whom they acquire interests in the Bonds as nominees will not receive certificated Bonds, but each such Participant will receive a credit balance in the records of DTC in the amount of such Participant’s interest in the Bonds, which will be confirmed in accordance with DTC’s standard procedures. Each such person for which a Participant has an interest in the Bonds, as nominee, may desire to make arrangements with such Participant to have all notices of redemption or other communications of the City to DTC, which may affect such person, forwarded in writing by such Participant and to have notification made of all interest payments.

The City will have no responsibility or obligation to such Participants or the persons for whom they act as nominees with respect to payment to or providing of notice for such Participants or the persons for whom they act as nominees.

As used herein, the term “Beneficial Owner” shall hereinafter be deemed to include the person for whom the Participant acquires an interest in the Bonds.

DTC will receive payments from the City, to be remitted by DTC to the Participants for subsequent disbursement to the Beneficial Owners. The ownership interest of each Beneficial Owner in the Bonds will be recorded on the records of the Participants whose ownership interest will be recorded on a computerized book-entry system kept by DTC.

When reference is made to any action which is required or permitted to be taken by the Beneficial Owners, such reference shall only relate to those permitted to act (by statute, regulation or otherwise) on behalf of such Beneficial Owners for such purposes. When notices are given, they shall be sent by the City to DTC, and DTC shall forward (or cause to be forwarded) the notices to the Participants so that the Participants can forward the same to the Beneficial Owners.

Beneficial Owners will receive written confirmations of their purchases from the Participants acting on behalf of the Beneficial Owners detailing the terms of the Bonds acquired. Transfers of ownership interests in the Bonds will be accomplished by book entries made by DTC and the Participants who act on behalf of the Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interest in the Bonds, except as specifically provided herein. Interest and principal will be paid when due by the City to DTC, then paid by DTC to the Participants and thereafter paid by the Participants to the Beneficial Owners.

Section 6. The Bonds shall be in substantially the following form:

(Form of Bond)

**UNITED STATES OF AMERICA  
STATE OF IOWA  
GREENE COUNTY  
CITY OF JEFFERSON**

**GENERAL OBLIGATION CORPORATE PURPOSE BOND, SERIES 2026**

No. \_\_\_\_\_ \$ \_\_\_\_\_

RATE	MATURITY DATE	BOND DATE	CUSIP
_____%	June 1, _____	April 9, 2026	474106 ____

The City of Jefferson (the "City"), in Greene County, State of Iowa, for value received, promises to pay on the maturity date of this Bond to

Cede & Co.  
New York, New York

or registered assigns, the principal sum of

THOUSAND DOLLARS

in lawful money of the United States of America upon presentation and surrender of this Bond at the office of UMB Bank, n.a., West Des Moines, Iowa (hereinafter referred to as the "Registrar" or the "Paying Agent"), with interest on said sum, until paid, at the rate per annum specified above from the date of this Bond, or from the most recent interest payment date on which interest has been paid, on June 1 and December 1 of each year, commencing June 1, 2026, except as the provisions hereinafter set forth with respect to redemption prior to maturity may be or become applicable hereto. Interest on this Bond is payable to the registered owner appearing on the registration books of the City at the close of business on the fifteenth day of the month next preceding the interest payment date, and shall be paid to the registered owner at the address shown on such registration books. Interest shall be calculated on the basis of a 360-day year comprised of twelve 30-day months.

This Bond shall not be valid or become obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Registrar.

This Bond is one of a series of General Obligation Corporate Purpose Bonds, Series 2026 (the "Bonds") issued by the City to evidence its obligation under a certain loan agreement, dated as of April 9, 2026 (the "Loan Agreement"), entered into by the City for the purpose of paying the cost, 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.

The Bonds are issued pursuant to and in strict compliance with the provisions of Chapters 76 and 384 of the Code of Iowa, 2025, and all other laws amendatory thereof and supplemental thereto, and in conformity with a resolution of the City Council, adopted on March 24, 2026, authorizing and approving the Loan Agreement and providing for the issuance and securing the payment of the Bonds (the

“Resolution”), and reference is hereby made to the Resolution and the Loan Agreement for a more complete statement as to the source of payment of the Bonds and the rights of the owners of the Bonds.

The City reserves the right to optionally prepay part or all of the principal of the Bonds maturing in the years 2034 to 2041, inclusive, prior to and in any order of maturity on June 1, 2033, or on any date thereafter upon terms of par and accrued interest. If less than all of the Bonds of any like maturity are to be redeemed, the particular part of those Bonds to be redeemed shall be selected by the Registrar by lot. The Bonds may be called in part in one or more units of \$5,000.

[term bond placeholder] Principal of the Bonds maturing on June 1 in the years 20\_\_, 20\_\_, 20\_\_, 20\_\_ and 20\_\_ is subject to mandatory redemption (by lot, as selected by the Registrar) on June 1 in the years 20\_\_; 20\_\_; 20\_\_ and 20\_\_; 20\_\_ and 20\_\_; and 20\_\_, respectively, in accordance with the mandatory redemption schedules set forth in the Resolution at a redemption price of 100% of the principal amount thereof to be redeemed, plus accrued interest thereon to the redemption date.

If less than the entire principal amount of any Bond in a denomination of more than \$5,000 is to be redeemed, the Registrar will issue and deliver to the registered owner thereof, upon surrender of such original Bond, a new Bond or Bonds, in any authorized denomination, in a total aggregate principal amount equal to the unredeemed balance of the original Bond. Notice of such redemption as aforesaid identifying the Bond or Bonds (or portion thereof) to be redeemed shall be sent by electronic means or by registered mail to the registered owners thereof at the addresses shown on the City’s registration books not less than 30 days prior to such redemption date. Any notice of redemption may contain a statement that the redemption is conditioned upon the receipt by the Paying Agent 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, provided that such notice of cancellation is to be made at least five days prior to the date fixed for redemption. All of such Bonds as to which the City reserves and exercises the right of redemption and as to which notice as aforesaid shall have been given and for the redemption of which funds are duly provided, shall cease to bear interest on the redemption date.

This Bond is fully negotiable but shall be fully registered as to both principal and interest in the name of the owner on the books of the City in the office of the Registrar, after which no transfer shall be valid unless made on said books and then only upon presentation of this Bond to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form hereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The City, the Registrar and the Paying Agent may deem and treat the registered owner hereof as the absolute owner for the purpose of receiving payment of or on account of principal hereof, premium, if any, and interest due hereon and for all other purposes, and the City, the Registrar and the Paying Agent shall not be affected by any notice to the contrary.

And It Is Hereby Certified and Recited that all acts, conditions and things required by the laws and Constitution of the State of Iowa, to exist, to be had, to be done or to be performed precedent to and in the issue of this Bond were and have been properly existent, had, done and performed in regular and due form and time; that provision has been made for the levy of a sufficient continuing annual tax on all the taxable property within the City for the payment of the principal of and interest on this Bond as the same will respectively become due; and that the total indebtedness of the City, including this Bond, does not exceed any constitutional or statutory limitations.

IN TESTIMONY WHEREOF, the City of Jefferson, Iowa, by its City Council, has caused this Bond to be executed with the duly authorized facsimile signature of its Mayor and attested with the duly authorized facsimile signature of its City Clerk, as of April 9, 2026.

CITY OF JEFFERSON, IOWA

By (DO NOT SIGN)

Mayor

Attest:

(DO NOT SIGN)

City Clerk

Registration Date: (Registration Date)

REGISTRAR'S CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds described in the within-mentioned Resolution.

UMB Bank, n.a.  
West Des Moines, Iowa  
Registrar

By (Authorized Signature)

Authorized Officer

[bond insurance placeholder] STATEMENT OF INSURANCE

ABBREVIATIONS

The following abbreviations, when used in this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	- as tenants in common	UTMA	_____
TEN ENT	- as tenants by the entireties		(Custodian)
JT TEN	- as joint tenants with right of survivorship and not as tenants in common	As Custodian for	_____ (Minor)
		under Uniform Transfers to Minors Act	_____ (State)

Additional abbreviations may also be used though not in the list above.

ASSIGNMENT

For valuable consideration, receipt of which is hereby acknowledged, the undersigned assigns this Bond to

\_\_\_\_\_  
(Please print or type name and address of Assignee)

PLEASE INSERT SOCIAL SECURITY OR OTHER IDENTIFYING NUMBER OF ASSIGNEE

and does hereby irrevocably appoint \_\_\_\_\_, Attorney, to transfer this Bond on the books kept for registration thereof with full power of substitution.

Dated: \_\_\_\_\_

Signature guaranteed:  
\_\_\_\_\_

(Signature guarantee must be provided in accordance with the prevailing standards and procedures of the Registrar and Transfer Agent. Such standards and procedures may require signatures to be guaranteed by certain eligible guarantor institutions that participate in a recognized signature guarantee program.)

NOTICE: The signature to this Assignment must correspond with the name of the registered owner as it appears on this Bond in every particular, without alteration or enlargement or any change whatever.

Section 7. The Bonds shall be executed as herein provided as soon after the adoption of this resolution as may be possible, and thereupon they shall be delivered to the Registrar for registration, authentication and delivery to or on behalf of the Underwriter, upon receipt of the Loan Proceeds (\$ \_\_\_\_\_), including original issue premium (\$ \_\_\_\_\_), and all action heretofore taken in connection with the Loan Agreement is hereby ratified and confirmed in all respects.

A portion of the Loan Proceeds (\$ \_\_\_\_\_) shall be retained by the Underwriter as underwriter's discount.

A portion of the Loan Proceeds (\$ \_\_\_\_\_) shall be deposited in a dedicated fund (the "Project Fund"), which is hereby created, to be used for the payment of costs of the Projects and to the extent that any such proceeds (the "Project Proceeds") remain after the full payment of the costs of the Projects, such Project Proceeds, shall be transferred to the Debt Service Fund for the payment of interest on the Bonds.

A portion of the Loan Proceeds (\$ \_\_\_\_\_) (the "Cost of Issuance Proceeds"), received from the sale of the Bonds shall be used for the payment of costs of issuance of the Bonds, and to the extent that Cost of Issuance Proceeds remain after the full payment of the costs of issuance of the Bonds, such Cost of Issuance Proceeds shall be transferred to the Debt Service Fund for the payment of interest on the Bonds.

The City shall keep a detailed and segregated accounting of the expenditure of, and investment earnings on, the Loan Proceeds to ensure compliance with the requirements of the Internal Revenue Code, as hereinafter defined. The foregoing amounts may be modified as necessary by the City in its final closing certificate delivered at the time of closing on the Bonds.

Section 8. 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, there is hereby ordered levied on all the taxable property in the City the following direct annual tax for collection in each of the following fiscal years:

For collection in the fiscal year beginning July 1, 2026,  
sufficient to produce the net annual sum of (\$ \_\_\_\_\_);

For collection in the fiscal year beginning July 1, 2027,  
sufficient to produce the net annual sum of (\$ \_\_\_\_\_);

For collection in the fiscal year beginning July 1, 2028,  
sufficient to produce the net annual sum of (\$ \_\_\_\_\_);

For collection in the fiscal year beginning July 1, 2029,  
sufficient to produce the net annual sum of (\$ \_\_\_\_\_);

For collection in the fiscal year beginning July 1, 2030,  
sufficient to produce the net annual sum of (\$ \_\_\_\_\_);

For collection in the fiscal year beginning July 1, 2031, sufficient to produce the net annual sum of (\$ \_\_\_\_\_);

For collection in the fiscal year beginning July 1, 2032, sufficient to produce the net annual sum of (\$ \_\_\_\_\_);

For collection in the fiscal year beginning July 1, 2033, sufficient to produce the net annual sum of (\$ \_\_\_\_\_);

For collection in the fiscal year beginning July 1, 2034, sufficient to produce the net annual sum of (\$ \_\_\_\_\_);

For collection in the fiscal year beginning July 1, 2035, sufficient to produce the net annual sum of (\$ \_\_\_\_\_);

For collection in the fiscal year beginning July 1, 2036, sufficient to produce the net annual sum of (\$ \_\_\_\_\_);

For collection in the fiscal year beginning July 1, 2037, sufficient to produce the net annual sum of (\$ \_\_\_\_\_);

For collection in the fiscal year beginning July 1, 2038, sufficient to produce the net annual sum of (\$ \_\_\_\_\_);

For collection in the fiscal year beginning July 1, 2039, sufficient to produce the net annual sum of (\$ \_\_\_\_\_); and

For collection in the fiscal year beginning July 1, 2040, sufficient to produce the net annual sum of (\$ \_\_\_\_\_).

Section 9. A certified copy of this resolution shall be filed with the Greene County Auditor, and the County Auditor is hereby instructed to enter for collection and assess the tax hereby 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 City and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the City 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 hereby authorized and for no other purpose whatsoever.

Pursuant to the provisions of Section 76.4 of the Code of Iowa, each year while the Bonds remain outstanding and unpaid, any funds of the City which may lawfully be applied for such purpose, including incremental property tax revenues, 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 Section 8 of this Resolution, shall be reduced by the amount of such alternate funds as have been appropriated for said purpose and evidenced in the City's budget.

Section 10. The interest or principal and both of them falling due in any year or years shall, if necessary, be paid promptly from current funds on hand in advance of taxes levied and

when the taxes shall have been collected, reimbursement shall be made to such current funds in the sum thus advanced.

Section 11. It is the intention of the City that interest on the Bonds be and remain excluded from gross income for federal income tax purposes pursuant to the appropriate provisions of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations in effect with respect thereto (all of the foregoing herein referred to as the "Internal Revenue Code"). In furtherance thereof, the City covenants to comply with the provisions of the Internal Revenue Code as they may from time to time be in effect or amended and further covenants to comply with the applicable future laws, regulations, published rulings and court decisions as may be necessary to insure that the interest on the Bonds will remain excluded from gross income for federal income tax purposes. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the covenants herein contained.

The City hereby designates the Bonds as "Qualified Tax Exempt Obligations" as that term is used in Section 265(b)(3)(B) of the Internal Revenue Code.

Section 12. The Securities and Exchange Commission (the "SEC") has promulgated certain amendments to Rule 15c2-12 under the Securities Exchange Act of 1934 (17 C.F.R. § 240.15c2-12) (the "Rule") that make it unlawful for an underwriter to participate in the primary offering of municipal securities in a principal amount of \$1,000,000 or more unless, before submitting a bid or entering into a purchase contract for the bonds, an underwriter has reasonably determined that the issuer or an obligated person has undertaken in writing for the benefit of the bondholders to provide certain disclosure information to prescribed information repositories on a continuing basis or unless and to the extent the offering is exempt from the requirements of the Rule.

On the date of issuance and delivery of the Bonds, the City will execute and deliver a Continuing Disclosure Certificate pursuant to which the City will undertake to comply with the Rule. The City covenants and agrees that it will comply with and carry out the provisions of the Continuing Disclosure Certificate. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the Rule and the Continuing Disclosure Certificate.

Section 13. The Mayor, City Administrator, and City Clerk (or their acting designees) are each authorized to execute and deliver any and all agreements, documents and instruments required related to the issuance of the Bonds and to carry out the purposes set forth in this resolution, including but not limited to any tax certificates, closing certificates and agreements.

Section 14. [bond insurance placeholder] The purchasing of bond insurance from \_\_\_\_\_ with respect to the Bonds is hereby approved. The Mayor and/or City staff (or their acting designees) are authorized and directed to execute such documents as they, with advice from bond counsel, deem necessary to carry out the purchasing of the bond insurance.

Section 15. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Section 16. This resolution shall be in full force and effect immediately upon its approval and adoption, as provided by law.

Passed and approved March 24, 2026.

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Mayor

Attest:

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City Clerk

LOAN AGREEMENT

This Loan Agreement is entered into as of April 9, 2026, by and between the City of Jefferson, Iowa (the "City") and Piper Sandler & Co., Des Moines, Iowa (the "Purchaser"). The parties agree as follows:

1. The Purchaser shall loan to the City the sum of \$2,000,000, and the City's obligation to repay hereunder shall be evidenced by the issuance of General Obligation Corporate Purpose Bonds, Series 2026 (the "Bonds") in the principal amount of \$2,000,000.

2. The City has adopted a resolution on March 24, 2026 (the "Resolution"), authorizing and approving this Loan Agreement and providing for the issuance of the Bonds and the levy of taxes to pay the principal of and interest on the Bonds for the purpose or purposes set forth in the Resolution. The Resolution is incorporated herein by reference, and the parties agree to abide by the terms and provisions of the Resolution. In and by the Resolution, provision has been made for the levy of a sufficient continuing annual tax on all the taxable property within the City for the payment of the principal of and interest on the Bonds as the same will respectively become due.

3. The Bonds, in substantially the form set forth in the Resolution, shall be executed and delivered to or on behalf of the Purchaser to evidence the City's obligation to repay the amounts payable hereunder. The Bonds shall be dated April 9, 2026, shall bear interest, shall be payable as to principal on the dates and in the amounts, shall be subject to prepayment prior to maturity and shall contain such other terms and provisions as provided therein and in the Resolution.

4. This Loan Agreement is executed pursuant to the provisions of Section 384.24A of the Code of Iowa and shall be read and construed as conforming to all provisions and requirements of the statute.

IN WITNESS WHEREOF, we have hereunto affixed our signatures all as of the date first above written.

CITY OF JEFFERSON, IOWA

By \_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

PIPER SANDLER & CO.  
Des Moines, Iowa

By \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Print Name and Title)

## CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the “Disclosure Certificate”) is executed and delivered by the City of Jefferson, Iowa (the “Issuer”), in connection with the issuance of \$2,000,000 General Obligation Corporate Purpose Bonds, Series 2026 (the “Bonds”), dated April 9, 2026. The Bonds are being issued pursuant to a resolution of the Issuer approved on March 24, 2026 (the “Resolution”). The Issuer covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriters in complying with S.E.C. Rule 15c2-12.

Section 2. Definitions. In addition to the definitions set forth in the Resolutions, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“Annual Report” shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“Beneficial Owner” shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

“Dissemination Agent” shall mean the Dissemination Agent, if any, designated in writing by the Issuer and which has filed with the Issuer a written acceptance of such designation.

“EMMA” shall mean the MSRB’s Electronic Municipal Market Access system available at <http://emma.msrb.org>.

“Financial Obligation” shall mean a (i) debt obligation, (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or, (iii) guarantee of either (i) or (ii). The term “Financial Obligation” shall not include municipal securities as to which a final official statement has been provided to the MSRB pursuant to the Rule.

“Holders” shall mean the registered holders of the Bonds, as recorded in the registration books of the Registrar.

“Listed Events” shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

“Municipal Securities Rulemaking Board” or “MSRB” shall mean the Municipal Securities Rulemaking Board, 1300 I Street NW, Suite 1000, Washington, DC 20005.

“Participating Underwriter” shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with offering of the Bonds.

“Rule” shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

“State” shall mean the State of Iowa.

Section 3. Provision of Annual Reports.

(a) Not later than June 30 (the “Submission Deadline”) of each year following the end of the 2025-2026 fiscal year, the Issuer shall, or shall cause the Dissemination Agent (if any) to, file on EMMA an electronic copy of its Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate in a format and accompanied by such identifying information as prescribed by the MSRB. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Report and later than the Submission Deadline if they are not available by that date. If the Issuer’s fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(c), and the Submission Deadline beginning with the subsequent fiscal year will become one year following the end of the changed fiscal year.

(b) If the Issuer has designated a Dissemination Agent, then not later than fifteen (15) business days prior to the Submission Deadline, the Issuer shall provide the Annual Report to the Dissemination Agent.

(c) If the Issuer is unable to provide an Annual Report by the Submission Deadline, in a timely manner thereafter, the Issuer shall, or shall cause the Dissemination Agent (if any) to, file a notice on EMMA stating that there has been a failure to provide an Annual Report on or before the Submission Deadline.

Section 4. Content of Annual Reports. The Issuer’s Annual Report shall contain or include by reference the following:

(a) The **audited financial statements** of the Issuer for the prior fiscal year, prepared in accordance with generally accepted accounting principles promulgated by the Financial Accounting Standards Board as modified in accordance with the governmental accounting standards promulgated by the Governmental Accounting Standards Board or as otherwise provided under State law, as in effect from time to time, or, if and to the extent such audited financial statements have not been prepared in accordance with generally accepted accounting principles, noting the discrepancies therefrom and the effect thereof. If the Issuer’s audited financial statements are not available by the Submission Deadline, the Annual Report shall contain unaudited financial information (which may include any annual filing information required by State law) accompanied by a notice that the audited financial statements are not yet

available, and the audited financial statements shall be filed on EMMA when they become available.

(b) Tables, schedules or other information contained in the official statement for the Bonds, under the following captions:

**Property Valuations**

**Tax Rates**

**Tax Collection History**

**Largest Taxpayers**

**Outstanding General Obligation Debt**

**General Obligation Debt Subject to Abatement**

**Debt Limit**

**Financial Summary**

Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Issuer or related public entities, which are available on EMMA or are filed with the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available on EMMA. The Issuer shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events

(a) Pursuant to the provisions of this Section 5, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds:

- (1) Principal and interest payment delinquencies.
- (2) Non-payment related defaults, if material.
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties.
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties.
- (5) Substitution of credit or liquidity providers, or their failure to perform.
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security.
- (7) Modifications to rights of security holders, if material.

- (8) Bond calls, if material, and tender offers.
- (9) Defeasances.
- (10) Release, substitution, or sale of property securing repayment of the securities, if material.
- (11) Rating changes.
- (12) Bankruptcy, insolvency, receivership or similar event of the obligated person.

Note to paragraph (12): For the purposes of the event identified in subparagraph (12), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

- (13) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.
  - (14) Appointment of a successor or additional trustee or the change of name of a trustee, if material.
  - (15) Incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders, if material.
  - (16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.
- (b) If a Listed Event described in Section 5(a) paragraph (2), (7), (8) (but only with respect to bond calls under (8)), (10), (13), (14), or (15) has occurred and the Issuer has determined that such Listed Event is material under applicable federal securities laws, the Issuer shall, in a timely manner but not later than ten business days after the occurrence of such Listed

Event, promptly file, or cause to be filed, a notice of such occurrence on EMMA, with such notice in a format and accompanied by such identifying information as prescribed by the MSRB.

(c) If a Listed Event described in Section 5(a) paragraph (1), (3), (4), (5), (6), (8) (but only with respect to tender offers under (8)), (9), (11), (12), or (16) above has occurred the Issuer shall, in a timely manner but not later than ten business days after the occurrence of such Listed Event, promptly file, or cause to be filed, a notice of such occurrence on EMMA, with such notice in a format and accompanied by such identifying information as prescribed by the MSRB. Notwithstanding the foregoing, notice of Listed Events described in Section (5)(a) paragraphs (8) and (9) need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to Holders of affected Bonds pursuant to the Resolutions.

Section 6. Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds or upon the Issuer's receipt of an opinion of nationally recognized bond counsel to the effect that, because of legislative action or final judicial action or administrative actions or proceedings, the failure of the Issuer to comply with the terms hereof will not cause Participating Underwriters to be in violation of the Rule or other applicable requirements of the Securities Exchange Act of 1934, as amended.

Section 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or Annual Report prepared by the Issuer pursuant to this Disclosure Certificate. The initial Dissemination Agent shall be Piper Sandler & Co.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) (i) the amendment or waiver is made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted; (ii) the undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and (iii) the amendment or waiver either (1) is approved by a majority of the Holders, or (2) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners; or

(b) the amendment or waiver is necessary to comply with modifications to or interpretations of the provisions of the Rule as announced by the Securities and Exchange Commission.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the Issuer shall describe such amendment in the next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing audited financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(c), and (ii) the Annual Report for the year in which the change is made will present a comparison or other discussion in narrative form (and also, if feasible, in quantitative form) describing or illustrating the material differences between the audited financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate, any Holder or Beneficial Owner may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under this Disclosure Certificate. Direct, indirect, consequential and punitive damages shall not be recoverable by any person for any default hereunder and are hereby waived to the extent permitted by law. A default under this Disclosure Certificate shall not be deemed an event of default under the Resolutions, and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent, if any, shall have only such duties as are specifically set forth in this Disclosure Certificate, and the Issuer agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Dissemination Agent, the Participating Underwriters and Holders and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Dated: April 9, 2026

CITY OF JEFFERSON, IOWA

By \_\_\_\_\_  
Mayor

Attest:

By \_\_\_\_\_  
City Clerk

## REGISTRAR / PAYING AGENT AGREEMENT

THIS AGREEMENT is made and entered into this April 9, 2026 (the “Dated Date”) by and between the City of Jefferson, Iowa hereinafter called “ISSUER”, and UMB Bank, n.a., a national banking association with its principal payment office in Kansas City, Missouri, in its capacity as paying agent and registrar, hereinafter called the “AGENT”.

WHEREAS, the ISSUER has issued, or is currently in the process of issuing, pursuant to an ordinance, resolution, order, final terms certificate, notice of sale or other authorizing instrument of the governing body of the ISSUER, hereinafter collectively called the “Bond Document” certain bonds, certificates, notes and/or other debt instruments, more particularly described as \$2,000,000 General Obligation Corporate Purpose Bonds, Series 2026 hereinafter called the “Bonds”; and

WHEREAS, pursuant to the Bond Document, the ISSUER has designated and appointed the AGENT as agent to perform registrar and paying agent services, to wit: establishing and maintaining a record of the owners of the Bonds, effecting the transfer of ownership of the Bonds in an orderly and efficient manner, making payments of principal and interest when due pursuant to the terms and conditions of the Bonds, and for other related purposes; and

WHEREAS, the AGENT has represented that it possesses the necessary qualifications and maintains the necessary facilities to properly perform the required services as such registrar and paying agent and is willing to serve in such capacities for the ISSUER;

NOW THEREFORE, in consideration of mutual promises and covenants herein contained the parties agree as follows:

1. The ISSUER has designated and appointed the AGENT as registrar and paying agent of the Bonds pursuant to the Bond Document, and the AGENT has accepted such appointment and agrees to provide the services set forth therein and herein.
2. The ISSUER agrees to deliver or cause to be delivered to the AGENT a transcript of the proceedings related to the Bonds to contain the following documents:
  - a) A copy of the Bond Document, and the consent or approval of any other governmental or regulatory authority, required by law to approve or authorize the issuance of the Bonds;
  - b) A written opinion by an attorney or by a firm of attorneys with a nationally recognized standing in the field of municipal bond financing, and any supporting or supplemental opinions, to the effect that the Bonds and the Bond Document have been duly authorized and issued by, are legally binding upon and are enforceable against the ISSUER;
  - c) A closing certificate of the ISSUER, a closing certificate and/or receipt of the purchaser(s) of the Bonds, and such other documents related to the issuance of the Bonds as the Agent reasonably deems necessary or appropriate; and
  - d) Unless Paragraph 20 hereof is applicable, in addition to the transcript of proceedings a reasonable supply of blank Bond certificates bearing the manual or facsimile signatures of

officials of the ISSUER authorized to sign certificates and, if required by the Bond Document, impressed with the ISSUER's seal or facsimile thereof, to enable the AGENT to provide Bond Certificates to the holders of the Bonds upon original issuance or the transfer thereof.

The foregoing documents may be subject to the review and approval of legal counsel for the AGENT. Furthermore, the ISSUER shall provide to the AGENT prompt written notification of any future amendment or change in respect of any of the foregoing, together with such documentation as the AGENT reasonably deems necessary or appropriate.

3. Unless Paragraph 20 hereof is applicable, Bond certificates provided by the ISSUER shall be printed in a manner to minimize the possibility of counterfeiting. This requirement shall be deemed satisfied by use of a certificate format meeting the standard developed by the American National Standards Committee or in such other format as the AGENT may accept by its authentication thereof. The AGENT shall have no responsibility for the form or contents of any such certificates. The ISSUER shall, while any of the Bonds are outstanding, provide a reasonable supply of additional blank certificates at any time upon request of the AGENT. All such certificates shall satisfy the requirements set forth in Paragraphs 2(d) and 3.

4. The AGENT shall initially register and authenticate, pursuant to instructions from the ISSUER and/or the initial purchaser(s) of the Bonds, one or more Bonds and shall enter into a Bond registry record the certificate number of the Bond and the name and address of the owner. The AGENT shall maintain such registry of owners of the Bonds until all the Bonds have been fully paid and surrendered. The initial owner of each Bond as reflected in the registry of owners shall not be changed except upon transfers of ownership and in accordance with procedures set forth in the Bond Document or this Agreement.

5. Transfers of ownership of the Bonds shall be made by the AGENT as set forth in the Bond Document. Absent specific guidelines in the Bond Document, transfers of ownership of the Bonds shall be made by the AGENT only upon delivery to the AGENT of a properly endorsed Bond or of a Bond accompanied by a properly endorsed transfer instrument, accompanied by such documents as the AGENT may deem necessary to evidence the authority of the person making the transfer, and satisfactory evidence of compliance with all applicable laws relating to the collection of taxes. The AGENT reserves the right to refuse to transfer any Bond until it is satisfied that each necessary endorsement is genuine and effective, and for that purpose it may require guarantees of signatures in accordance with applicable rules of the Securities and Exchange Commission and the standards and procedures of the AGENT, together with such other assurances as the AGENT shall deem necessary or appropriate. The AGENT shall incur no liability for delays in registering transfers as a result of inquiries into adverse claims or for the refusal in good faith to make transfers which it, in its judgment, deems improper or unauthorized. Upon presentation and surrender of any duly registered Bond and satisfaction of the transferability requirements, the AGENT shall (a) cancel the surrendered Bond; (b) register a new Bond(s) as directed in the same aggregate principal amount and maturity; (c) authenticate the new Bond(s); and (d) enter the transferee's name and address, together with the certificate number of the new Bond(s), in its registry of owners.

6. The AGENT may deliver Bonds by first class, certified, or registered mail, or by courier.

7. Ownership of, payment of the principal amount of, redemption premium, if any, and interest due on the Bonds and delivery of notices shall be subject to the provisions of the Bond Document, and for all other purposes. The AGENT shall have no responsibility to determine the beneficial owners of any Bonds and shall owe no duties to any such beneficial owners. Upon written request and reasonable notice from the ISSUER, the AGENT will mail, at the ISSUER's expense, notices or other communications from the ISSUER to the holders of the Bonds as recorded in the registry maintained by the AGENT.

8. Unless the Bond Document provides otherwise, the ISSUER shall, without notice from or demand of the AGENT, provide to the AGENT funds that are immediately available at least one business day prior to the relevant interest and/or principal payment date, sufficient to pay on each interest payment date and each principal payment date, all interest and principal then payable under the terms and provisions of the Bond Document and the Bonds. The AGENT shall have no responsibility to make any such payments to the extent ISSUER has not provided sufficient immediately available funds to AGENT on the relevant payment date. Unless the Bond Document provides otherwise, in the event that an interest and/or principal payment date shall be a date that is not a business day, payment may be made on the next succeeding business day and no interest shall accrue. The term "business day" shall include all days except Saturdays, Sundays and legal holidays recognized by the Federal Reserve Bank of Kansas City, Missouri.

9. Unless otherwise provided in the Bond Document and subject to the provisions of Paragraph 12 hereof, to the extent that the ISSUER has made sufficient funds available to it, the AGENT will pay to the record owners of the Bonds as of any record date (as specified in the Bond certificate or Bond Document) the interest due thereon as of the related interest payment date or any redemption date and, will pay upon presentation and surrender of such Bond at maturity or earlier date of redemption to the owner of any Bond, the principal or redemption amount of such Bond.

10. The AGENT may make a charge against any Bond owner sufficient for the reimbursement of any governmental tax or other charge required to be paid for any reason, including, but not limited to, failure of such owner to provide a correct taxpayer identification number to the AGENT. Such charge may be deducted from an interest or principal payment due to such owner.

11. Unless payment of interest, principal, and redemption premium, if any, is made by electronic transfer all payments will be made by check or draft and mailed to the last address of the owner as reflected on the registry of owners, or to such other address as directed in writing by the owner. In the event of payment of interest, the principal amount of and redemption premium, if any, by electronic transfer, the AGENT shall make payment by such means, at the expense of the ISSUER, pursuant to written instructions from the owner.

12. Subject to the provisions of the Bond Document, the AGENT may pay at maturity or redemption or issue new certificates to replace certificates represented to the AGENT to have been lost, destroyed, stolen or otherwise wrongfully taken, but first may require the Bond owner to pay a replacement fee, to furnish an affidavit of loss, and/or furnish either an indemnity bond or other indemnification satisfactory to the AGENT indemnifying the ISSUER and the AGENT.

13. The AGENT shall comply with the provisions, if any, of the Bond Document and the rules of the Securities and Exchange Commission pertaining to the cancellation and retention of Bond certificates and the periodic certification to the Issuer of the cancellation of such Bond certificates. In the event that the ISSUER requests in writing that the AGENT forward to the ISSUER the cancelled Bond certificates, the ISSUER agrees to comply with the foregoing described rules. The AGENT shall have no duty to retain any documents or records pertaining to this Agreement, the Bond Document or the Bonds any longer than eleven years after final payment on the Bonds, unless otherwise required by the rules of the Securities and Exchange Commission or other applicable law.

14. In case of any request or demand for inspection of the registry of owners or other related records maintained by the AGENT, the AGENT may be entitled to receive appropriate instructions from the ISSUER before permitting or refusing such inspection. The AGENT reserves the right, however, to only permit such inspection at a location and at such reasonable time or times designated by the Agent.

15. The AGENT is authorized to act on the order, directions or instructions of such officials as the governing body of ISSUER as the ISSUER by resolution or other proper action shall designate. The AGENT shall be protected in acting upon any paper or document believed by it to be genuine and to have been signed by the proper official(s), and the ISSUER shall promptly notify AGENT in writing of any change in the identity or authority of officials authorized to sign Bond certificates, written instructions or requests. If not so provided in the Bond Document, if any official whose manual or facsimile signature appears on blank Bond certificates shall die, resign or be removed from office or authority before the authentication of such certificates by the Agent, the AGENT may nevertheless issue such certificates until specifically directed to the contrary in writing by the ISSUER.

16. The AGENT shall provide notice(s) to the owners of the Bonds and such depositories, banks, brokers, rating agencies, information services, repositories, or publications as required by the terms of the Bond Document and to any other entities that request such notice(s) and, if so directed in such other manner and to such other parties as the Issuer shall so direct in writing and at the expense of the ISSUER.

17. The ISSUER shall compensate the AGENT for the AGENT's ordinary services as paying agent and registrar and shall reimburse the AGENT for all ordinary out-of-pocket expenses, charges, advances, counsel fees and other costs incurred in connection with the Bonds, the Bond Document and this Agreement as set forth in the Exhibit A or as otherwise agreed to by the Issuer and Agent in writing. In addition, should it become necessary for the AGENT to perform extraordinary services, the AGENT shall be entitled to extra compensation therefor and reimbursement for any out-of-pocket extraordinary costs and expenses, including, but not limited to, attorneys' fees.

18. The AGENT may resign, or be removed by the ISSUER, as provided in the Bond Document, or, if not so provided in the Bond Document, upon thirty days written notice to the other. Upon the effective date of resignation or removal, all obligations of the AGENT hereunder shall cease and terminate. In the event of resignation or removal, the AGENT shall deliver the registry of owners and all related books and records in accordance with the written instructions of the ISSUER or any successor agent designated in writing by the Issuer within a reasonable period following the effective date of its removal or resignation.

19. Whenever in the performance of its duties as Agent hereunder, the Bond Document or under the Bonds the AGENT shall deem it desirable that a matter be proved or established prior to taking, suffering or omitting any action hereunder, under the Bond Document or under the Bonds, the AGENT may consult with legal counsel, including, but not limited to, legal counsel for the ISSUER, with respect to any matter in connection with this Agreement and it shall not be liable for any action taken or omitted by it in good faith in reliance upon the advice or opinion of such counsel.

20. In the event that the Bond Document provides that the initial registered owner of all of the Bond certificates is or may be the Depository Trust Company, or any other securities depository or registered clearing agency qualified under the Securities and Exchange Act of 1934, as amended (a "Securities Depository"), none of the beneficial owners will receive certificates representing their respective interest in the Bonds. Except to the extent provided otherwise in the Bond Document, the following provisions shall apply:

- a) The registry of owners maintained by the AGENT will reflect as owner of the Bonds only the Securities Depository or its nominee, until and unless the ISSUER authorizes the delivery of Bond certificates to the beneficial owners as described in subsection (d) below.
- b) It is anticipated that during the term of the Bonds, the Securities Depository will make book-entry transfers among its participants and receive and transmit payments of principal and interest on the Bonds to the participants, unless and until the ISSUER authorizes the delivery of Bonds to the beneficial owners as described in subsection (d) below.
- c) The ISSUER may at any time, in accordance with the Bond Document, select and appoint a successor Securities Depository and shall notify the Agent of such selection and appointment in writing.
- d) If the ISSUER determines that the holding of the Bonds by the Securities Depository is no longer in the best interests of the beneficial owners of the Bonds, then the AGENT, at the written instruction and expense of the ISSUER, shall notify the beneficial owners of the Bonds by first class mail of such determination and of the availability of certificates to owners requesting the same. The AGENT shall register in the names of and authenticate and deliver certificates representing their respective interests in the Bonds to the beneficial owners or their nominees, in principal amounts and maturities representing the interest of each, making such adjustments as it may find necessary or appropriate as to accrued interest and previous calls for redemption. In such event, all references to the Securities Depository herein shall relate to the period of time when at least one Bond is registered in the name of the Securities Depository or its nominee. For the purposes of this paragraph, the AGENT may conclusively rely on information provided by the Securities Depository and its participants as to principal amounts held by and the names and mailing addresses of the beneficial owners of the Bonds, and shall not be responsible for any investigation to determine the beneficial owners. The cost of printing certificates for the Bonds and expenses of the AGENT shall be paid by the ISSUER.

21. The AGENT shall incur no liability whatsoever in taking or failing to take any action in accordance with the Bond Document, and shall not be liable for any error in judgment made in good faith by an officer or employee of the AGENT unless it shall be proved the AGENT was negligent in ascertaining the pertinent facts or acted intentionally in bad faith. The AGENT shall not be under any

obligation to prosecute or defend any action or suit in connection with its duties under the Bond Document or this Agreement or in respect of the Bonds, which, in its opinion, may involve it in expense or liability, unless satisfactory security and indemnity is furnished to the Agent (except as may result from the AGENT's own negligence or willful misconduct). To the extent permitted by law, the ISSUER agrees to indemnify the AGENT for, and hold it harmless against, any loss, liability, or expense incurred without negligence or bad faith on its part, arising out of or in connection with its acceptance or administration of its duties hereunder, including the cost and expense against any claim or liability in connection with the exercise or performance of any of its powers or duties under this Agreement. To the extent that the ISSUER may now or hereafter be entitled to claim, for itself or its assets, immunity from suit, execution, attachment (before or after judgment) or other legal process, the ISSUER irrevocably agrees not to claim, and it hereby waives, such immunity in connection with any suit or other action brought by the AGENT to enforce the terms of the Bond Document or this Agreement. The AGENT shall only be responsible for performing such duties as are set forth herein, required by the Bond Document, or otherwise agreed to in writing by the AGENT.

22. It is mutually understood and agreed that, unless otherwise provided in the Bonds or Bond Document, this Agreement shall be governed by the laws of the State of Iowa, both as to interpretation and performance.

23. It is understood and agreed by the parties that if any part, term, or provision of this Agreement is held by the courts to be illegal or in conflict with any applicable law, regulation or rule, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid.

24. The name "UMB Bank, n.a." shall include its successor or successors, any surviving corporation into which it may be merged, any new corporation resulting from its consolidation with any other corporation or corporations, the successor or successors of any such surviving or new corporation, and any corporation to which the corporate trust business of said Bank may at any time be transferred.

25. All notices, demands, and request required or permitted to be given to the ISSUER or AGENT under the provisions hereof must be in writing and shall be deemed to have been sufficiently given, upon receipt if (i) personally delivered, (ii) sent by email or electronic means and confirmed by phone or (iii) mailed by registered or certified mail, with return receipt requested, delivered as follows:

If to AGENT: UMB Bank, n.a.  
Attn: Corporate Trust & Escrow Services  
7155 Lake Drive, Suite 120  
West Des Moines, Iowa 50266

If to ISSUER: City of Jefferson, Iowa  
Attn: City Clerk  
City Hall  
220 North Chestnut  
Jefferson, Iowa 50129-1900

26. The parties hereto agree that the transactions described herein may be conducted and related documents may be sent, received or stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

27. In order to comply with provisions of the USA PATRIOT Act of 2001, as amended from time to time, and the Bank Secrecy Act, as amended from time to time, the AGENT may request certain information and/or documentation to verify confirm and record identification of persons or entities who are parties to this Agreement.

28. If the Bonds are eligible for receipt of any U.S. Treasury Interest Subsidy and if so directed by the Bond Document or, as agreed to in writing between the Issuer and the Paying Agent, the Paying Agent shall comply with the provisions, if any, relating to it as described in the Bond Document or as otherwise agreed upon in writing between the Issuer and the Paying Agent. The Paying Agent shall not be responsible for completion of or the actual filing of Form 8038-CP (or any successor form) with the IRS or any payment from the United States Treasury in accordance with §§ 54AA and 6431 of the Code.

IN WITNESS WHEREOF, the parties hereto have, by their duly authorized signatories, set their respective hands on the Dated Date.

CITY OF JEFFERSON, IOWA

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Clerk

UMB BANK, N.A., as PAYING AGENT/REGISTRAR

By: \_\_\_\_\_  
Authorized Signatory



## PAYING AGENT, BOND REGISTRAR AND TRANSFER AGENT FEE SCHEDULE

---

### ADMINISTRATION

- |                                      |                            |
|--------------------------------------|----------------------------|
| • Book Entry Bonds                   | \$300 initial/\$600 annual |
| • Registered/Private Placement Bonds | \$750 initial/\$600 annual |

\* Initial Fees charged at Closing

\* Annual Fees charged in arrears month of closing

### ADDITIONAL SERVICES

- |                                     |                              |
|-------------------------------------|------------------------------|
| • Placement of CDs or Sinking Funds | \$500 per set up/outside UMB |
| • Late Payments                     | \$100                        |
| • Optional or Partial Redemption    | \$300                        |
| • Mandatory Redemption              | \$100                        |
| • Early Termination/Full Call       | \$500                        |
| • Paying Costs of Issuance          | \$500 one-time fee           |

### SERVICES AVAILABLE UPON REQUEST

- |                       |                |
|-----------------------|----------------|
| • Dissemination Agent | \$1,000 annual |
|-----------------------|----------------|

### CHANGES IN FEE SCHEDULE

UMB Bank, N.A. reserves the right to renegotiate this fee schedule

*Reasonable charges will be made for additional services or reports not contemplated at the time of execution of the Agreement or not covered specifically elsewhere in this schedule. Extraordinary out-of-pocket expenses will be charged at cost. However, this does not include ordinary out-of-pocket expenses such as normal postage and supplies, which are included in the annual fees quoted above*

City of Jefferson

Insurance 04/01/26 to 04/01/27

	2025	2026
Total Premium	276,785	295,650
Property	121,695	124,533
Liability	27,092	28,623
Crime	107	106
Inland Marine	4,127	4,783
Automobile	38,841	39,908
Work Comp	53,137	56,999
Umbrella	10,841	13,033
Linebacker	10,493	15,201
Law Enforcement	8,485	9,185
Cyber Liability	1,967	3,279

Property loss deductible is \$10,000 per occurrence. All buildings with a value of \$1,000,000 and above have a 1% of coverage limit wind and hail deductible per building. Blanket coverage limit is changing from \$55,747,506 to \$58,549,669, an increase of 5%.

Automobile comprehensive and collision deductibles are \$1,000 for vehicles with a cost new of under \$100,000; \$2,000 for vehicles with a cost new of \$100,000 to \$250,000 and \$5,000 for vehicles with a cost new over \$250,000

Linebacker policy loss deductible is \$10,000 and it applies to loss expenses.

The workers compensation experience modification factor is .71 effective 04/01/26. The 2025 modification factor was .70.

The 2026 experience modification factor is based on the following loss data:

04/01/22 to 04/01/23	143	paid loss and loss reserve
04/01/23 to 04/01/24	6,203	paid loss and loss reserve
04/01/24 to 04/01/25	1,603	paid loss and loss reserve

The 2027 experience modification factor will be determined by replacing the 04/01/22 to 23 loss data with the loss data from 04/01/25 to 26.

04/01/25 to 04/01/26	2,230	paid loss and loss reserve (as of 03/04/26)
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APPLICATION FOR APPROVAL OF PLAT OF SURVEY

TO: City Council of Jefferson

The undersigned owner(s) of the land described in the attached plat of survey request the City Council of the City of Jefferson to approve the division of land reflected in the attached plat of survey pursuant to Section 166.22 of the Code of Ordinances of the City of Jefferson. The following information is submitted in support of this application:

1. A pre-application conference regarding this proposed subdivision was held with the City Administrator on February 4, 2026.

2. A copy of a plat of survey prepared by Christopher J. Bosshart, an Iowa registered land surveyor, dated February 4, 2026, showing the land proposed to be divided is attached to this application.

3. The purpose of this proposed division is: Simple fee transfer with new boundary paralleling topographic features, no improvements planned

4. The name(s), address(es) and telephone number(s) of all the owners of the land described in the attached plat are as follows:

Seller(s): Daniel & Leah Winger 1105 W. Lincoln Way 712-790-0135

Buyer(s): Nicholas & Annette Foster 1103 W. Lincoln Way 515-370-1521

5. The names and addresses of all adjoining property owners are set forth below, and the approximate locations of their properties are shown on the attached plat.

Chad & Alexis Stevens - 108 Lincoln Place Kelley McCane - 106 Lincoln Place  
Brian & Kimberly Berns - 102 Lincoln Place Michael & Angie Healy - 1107 W Lincoln Way  
Harrison Rental Properties, LLP - 1101 W Lincoln Way

6. (a) The existing zoning classification of the property covered by the plat is RM-1. (There is no pending plan or proposal to change this zoning classification./It is proposed that the zoning classification of this property be changed to N/A.)

(b) The zoning classification(s) for the adjoining properties is/are as follows: RM-1. (There is no pending plan or proposal to change any zoning classification for any of the adjoining properties./It is proposed that the zoning classification of adjoining property be changed to N/A.)

7. (Check applicable paragraph:)

There are no structures located on the property proposed to be divided.

There are one or more structures located on the property proposed to be divided, and the location of such structures and their distance from existing and proposed boundary lines has been shown by a registered land surveyor either on the attached plat or on a separate drawing attached to this application.

**Note:** This document has been prepared to assist with the creation of new abstract for Parcel C of Lot 2 of Pett's Second Addition, Jefferson, Iowa. At the recordation of the accepted Final Plat of Survey, it is suggested that the recorded document number be appended to the yellow highlighted portions

Boundary Description of Parcel C of Lot 2 of Pett's Second Addition, Jefferson, Iowa as recorded in the Plat of Survey Document Number XXX, Official Records of Greene County, Iowa

A parcel of land generally known as that part of Lot 2 of Pett's Second Addition, as recorded in Town Deed Book 54 Page 317, Official Records of Greene County, Iowa, lying 40.00 feet southerly of and parallel to, when measured at right angles, a line beginning at the point of deflection along the West line of said Lot 2 of Pett's Second Addition and running northeasterly to the Southwest corner of Lot 7 of Pett's Addition, as recorded in Town Deed Book 40 Page 631, Official Records of Greene County, Iowa. Said parcel being more specifically described as:

COMMENCE at the Northeast corner of Lot 3 of Pett's Second Addition, as recorded in Town Deed Book 54 Page 317, Official Records of Greene County, Iowa, also being the Northwest corner of Lot 7 of Pett's Addition, as recorded in Town Deed Book 40 Page 631, Official Records of Greene County, Iowa;

THENCE run southerly along the East line of said Lot 3 of Pett's Second Addition, also being the West line of said Lot 7 of Pett's Addition, South  $01^{\circ} 33' 46''$  East a distance of 75.08 feet to the Southwest corner of said Lot 7 of Pett's Addition, note for a point of reference that Southwest corner of said Lot 7 of Pett's Addition lies on a line (referred to hereafter as "Witness Line") bearing South  $61^{\circ} 52' 55''$  West a distance of 242.74 feet to a point of deflection along the West line of Lot 2 of Pett's Second Addition, as recorded in Town Deed Book 54 Page 317, Official Records of Greene County, Iowa;

THENCE continue southerly along the East line of said Lot 3 of Pett's Second Addition, also being the West line of Lots 4 - 6 of Pett's Addition, as recorded in Town Deed Book 40 Page 631, Official Records of Greene County, Iowa, South  $01^{\circ} 33' 46''$  East a distance of 227.78 feet to the Southeast corner of said Lot 3 of Pett's Second Addition, also being the Southwest corner of Lot 4 of Pett's Addition, as recorded in Town Deed Book 40 Page 631, Official Records of Greene County, Iowa, also being on the North line of Lot 1 of Copeland Addition, as recorded in Town Deed Book 49 Page 176, Official Records of Greene County, Iowa;

THENCE run westerly along the South line of said Lot 3 of Pett's Second Addition, also being the North line of said Lot 1 of Copeland Addition, South  $88^{\circ} 22' 37''$  West a distance

of 119.99 feet to the POINT OF BEGINNING, said point being the Southwest corner of said Lot 3 of Pett's Second Addition, said point also being the Southeast corner of said Lot 2 of Pett's Second Addition;

THENCE continue westerly along the South line of said Lot 2 of Pett's Second Addition, also being the North line of said Lot 1 of Copeland Addition, South  $88^{\circ} 22' 37''$  West a distance of 111.59 feet to the Southwest corner of said Lot 2 of Pett's Second Addition, also being the Southeast corner of Lot 1 of Pett's Second Addition, as recorded in Town Deed Book 54 Page 317, Official Records of Greene County, Iowa;

THENCE run northerly along the West line of said Lot 2 of Pett's Second Addition, also being the East line of said Lot 1 of Pett's Second Addition, North  $05^{\circ} 19' 49''$  East a distance of 72.43 feet to the intersection of the West line of said Lot 2 of Pett's Second Addition with a line lying 40.00 feet southerly of and parallel to, when measured at right angles, said Witness Line previously described herein;

THENCE run northeasterly along said 40.00 foot parallel line, North  $61^{\circ} 52' 55''$  East a distance of 115.02 feet to the intersection of said 40.00 foot parallel line with the East line of said Lot 2 of Pett's Second Addition, also being the West line of said Lot 3 of Pett's Second Addition;

THENCE run southerly along the East line of said Lot 2 of Pett's Second Addition, also being the West line of said Lot 3 of Pett's Second Addition, South  $01^{\circ} 34' 02''$  East a distance of 123.21 feet to the POINT OF BEGINNING. Containing 0.24 acres and subject to any and all easements apparent or of record.

The above described parcel shall hereafter be known as Parcel C of Lot 2 of Pett's Second Addition, Jefferson, Iowa as recorded in the Plat of Survey Document Number XXX, Official Records of Greene County, Iowa.



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

A RESOLUTION APPROVING  
WINGER PLAT OF SURVEY

WHEREAS, Daniel and Leah Winger requested the City Council of Jefferson to approve a plat of survey prepared by Christopher J. Bosshart of Bosshart Land Survey, Inc., dated February 4, 2026, covering the following described property:

Parcel C of Lot 2 of Pett's Second Addition, Jefferson, Iowa.

WHEREAS, the applicants are the current owners of the land described in the proposed plat of survey and have provided the information required by Section 166.22 of the Code of Ordinances of the City of Jefferson; and

WHEREAS, the City Engineer and City Administrator have recommended that said plat be approved; and

WHEREAS, based on its review of the plat and the information provided the City Council finds that the plat should be approved.

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

Section 1. The plat of survey described above prepared by Christopher J. Bosshart of Bosshart Land Survey, Inc., dated February 4, 2026, is hereby approved.

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

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

Passed and approved on March 24, 2026.

\_\_\_\_\_  
Craig J. Berry, Mayor

Attest:

\_\_\_\_\_  
Roxanne Gorsuch, City Clerk

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

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

**ARTICLE I. IDENTITY OF THE PARTIES**

- 1.1 Jefferson is a political subdivision of the State of Iowa and constitutes a “public agency” within the meaning of Iowa Code section 28E.2(2).
- 1.2 County is a political subdivision of the State of Iowa and constitutes a “public agency” within the meaning of Iowa Code section 28E.2(2).
- 1.3 The Parties are authorized under Iowa Code sections 28E.2 and 28E.4 to enter into an agreement for joint or cooperative action.

**ARTICLE II. PURPOSE**

- 2.1 The purpose of this agreement is to provide for the collection and disposal of recyclable materials generated within the City of Jefferson, Iowa, and the unincorporated areas of Greene County, Iowa.

**ARTICLE III. NO NEW ENTITY**

- 3.1 This Agreement does not create a separate legal or administrative entity to conduct the cooperative undertaking described in this Agreement.

**ARTICLE IV. DURATION**

- 4.1 The initial term of this Agreement shall begin from the effective date of this Agreement, as defined in Section 13.2 of this Agreement, and shall expire on June 30, 2029, and shall automatically renew for successive three (3) year terms thereafter, subject to the right of either Party to give notice of termination as provided in this Agreement.

**ARTICLE V. OBLIGATIONS OF THE PARTIES**

- 5.1 City shall maintain dumpsters for the disposal of recyclable materials at a convenient location accessible for use by City’s residents and by the residents of the unincorporated areas of Greene County.
- 5.2 City shall provide for the collection of recyclable materials from the dumpsters as necessary to ensure the dumpsters remain available for use, provided, however, that all

recyclable materials shall be collected from each dumpster at least once per calendar week.

- 5.3 City shall maintain the area around each dumpster and keep it free from clutter, waste, and other hazards.
- 5.4 City shall arrange for the recycling of all recyclable materials deposited in the dumpster.
- 5.5 On or before July 15, 2026, City shall invoice County at a rate of \$250 per dump for seventy percent (70%) of the total number of dumps of the non-cardboard (e.g., plastic, metal, paper) recycling dumpsters and twenty-five (25%) of the total number of dumps of the cardboard recycling dumpsters incurred by City for City's recycling program during the second quarter of 2026.
- 5.6 No later than October 15, 2026, and every January 15, April 15, July 15, and October 15 thereafter for the remainder of the term of this Agreement, City shall invoice County at a rate of \$250 per dump for seventy percent (70%) of the total number of dumps of the non-cardboard (e.g., plastic, metal, paper) recycling dumpsters and twenty-five (25%) of the total number of dumps of the cardboard recycling dumpsters incurred by City for City's recycling program during the immediately preceding quarter, provided, however, that during any twelve-month fiscal period (July 1 to the successive June 30), City shall not invoice County, and County shall not be responsible for paying, more than \$25,000.00 for County's participation in the recycling program.
- 5.7 In the event this Agreement is terminated, City shall invoice County at a rate of \$250.00 per dump for seventy percent (70%) of the total number of dumps of the non-cardboard (e.g., plastic, metal, paper) recycling dumpsters and twenty-five (25%) of the total number of dumps of the cardboard recycling dumpsters incurred by City for City's recycling program from the first day of the then current quarter until the effective date of termination, provided, however, that in no event shall County be responsible for paying more than \$25,000.00 in total for County's participation in the recycling program during any twelve-month fiscal period (July 1 to the successive June 30).
- 5.8 On reasonable notice, City shall permit County to inspect and to copy all business records related to the provision of the recycling services described in this Agreement during normal business hours.
- 5.9 County agrees to pay City all bills issued to County pursuant to sections 5.5, 5.6, and 5.7 of this Agreement within thirty (30) days of receipt.

#### **ARTICLE VI. NO JOINT PROPERTY**

- 6.1 All real and personal property acquired by either of the Parties which may be used in connection with the cooperative undertaking described in this Agreement shall be the separate property of the Party acquiring such property and shall remain so upon the termination of this Agreement.

**ARTICLE VII. FINANCING AND BUDGET**

- 7.1 County and City will each entirely finance its own obligations undertaken herein.
- 7.2 City shall annually prepare a budget for the cooperative undertaking described in this Agreement for the immediately succeeding fiscal year, which budget City shall provide to County prior to January 30 for each year during the term of this Agreement.

**ARTICLE VIII. ADMINISTRATOR**

- 8.1 The City Administrator for the City of Jefferson shall be the sole administrator of this Agreement.

**ARTICLE IX. TERMINATION**

- 9.1 As of the effective date of termination by either Party pursuant to section 9.2 of this Agreement, City will no longer be obligated to offer recycling services to County and County will no longer be obligated to make payments for such services to City except as provided in section 5.7 of this Agreement.
- 9.2 Either Party may terminate this Agreement whenever the Party determines in its sole discretion that such termination is in the best interest of the Party upon presentation of written notice given to the other Party, such termination to be effective upon the end of the then-current term. Notice of termination must be provided at least ninety (90) days prior to the end of the term for termination to be effective as of the end of that term; otherwise, the term shall renew for a successive three (3) year term as provided in Section 4.1.
- 9.3 Written notice of a Party's intent to terminate this Agreement shall be accomplished by certified mail or personal delivery at the following addresses:

To Jefferson :

City of Jefferson  
220 N. Chestnut St.  
Jefferson, IA 50129

To County :

Greene County  
Attn: Auditor  
114 N. Chestnut St.  
Jefferson, IA 50129

**ARTICLE X. AMENDMENT**

- 10.1 This Agreement may be amended only by a written agreement signed by both Parties.

**ARTICLE XI. ENTIRE AGREEMENT**

11.1 This Agreement embodies the entire agreement and understanding between the Parties relating to the subject matter covered by this Agreement.

**ARTICLE XII. SEVERABILITY**

12.1 If any clause or provision contained herein would invalidate this Agreement in whole or in part, such clause or provision only shall be invalid, and the remainder of the Agreement shall remain in full force and effect.

**ARTICLE XIII. FILING WITH THE SECRETARY OF STATE**

13.1 Upon the execution of this Agreement by the Parties, the City of Jefferson shall file the fully-executed Agreement with the Iowa Secretary of State in accordance with Iowa Code section 28E.8.

13.2 The effective date of this Agreement shall be the date the Agreement is filed with the Iowa Secretary of State.

**ARTICLE XIV. MISCELLANEOUS**

13.1 This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Agreement.

13.2 Delivery of an executed counterpart of a signature page to this Agreement by facsimile or by e-mail transmission of a PDF or similar copy shall be equally as effective as delivery of an original executed counterpart of this Agreement

Dated as of \_\_\_\_\_, 2026.

**CITY OF JEFFERSON, IOWA**

**GREENE COUNTY, IOWA**

BY \_\_\_\_\_  
CRAIG BERRY, MAYOR

BY \_\_\_\_\_  
DAWN RUDOLPH, CHAIR

ATTEST:

ATTEST:

\_\_\_\_\_  
ROXANNE GORSUCH, CITY CLERK

\_\_\_\_\_  
BILLIE JO HOSKINS, AUDITOR

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

A RESOLUTION APPROVING  
28E AGREEMENT WITH  
GREENE COUNTY

WHEREAS, the City of Jefferson (the “**City**”) and Greene County, Iowa (“**County**”) desire to enter into a new 28E Agreement for recycling services benefitting the unincorporated portions of Greene County, Iowa (the “**28E Agreement**”); and

WHEREAS, a proposed form of the 28E Agreement that confirms this arrangement is now before the City Council; and

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

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

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

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

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

Passed and approved on March 24, 2026.

\_\_\_\_\_  
Craig J. Berry, Mayor

Attest:

\_\_\_\_\_  
Roxanne Gorsuch, City Clerk

COUNCIL MEETING

MARCH 10, 2026

5:30 P.M.

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Winkelman

ABSENT: None

Mayor Berry presided.

During the open forum Larry Joy asked about the water drainage system on the east side of town and where the City was at with the drainage study.

On motion by Wetrich, second by Sloan, the Council approved the following consent items:  
February 24, 2026 regular Council Minutes and payment of monthly bills from City funds.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Winkelman

NAY: None

**RESOLUTON NO. 12-26**

On motion by Ahrenholtz, second by Sloan, the Council approved Resolution No. 12-26, a resolution authorizing the use of a Preliminary Official Statement for the sale of General Obligation Corporate Purpose Bonds, Series 2026.

AYE: Winkelman, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

Item B removed from Agenda.

**RESOLUTON NO. 13-26**

On motion by Jackson, second by Winkelman, the Council approved Resolution No. 13-26, a resolution approving a Façade Rehabilitation Grant for 121 – 123 North Chestnut Street (Public House Restaurant & Apartments). Application for façade rehabilitation grant in the amount of \$60,000 was awarded on April 9, 2025, applicant has made another application for \$2,834.25 bringing the total value of the requested award to maximum offer of \$62,834.25.

AYE: Jackson, Wetrich, Sloan, Winkelman, Ahrenholtz

NAY: None

On motion by Winkelman, second by Sloan, the Council approved an agreement for Maintenance and Repair of Primary Roads in Municipalities with the DOT regarding the maintenance of State Roads within the City Limits.

AYE: Jackson, Ahrenholtz, Wetrich, Sloan, Winkelman

NAY: None

On the motion by Jackson, second by Wetrich, the Council approve Final Pay Estimate #35 to Shank Constructors, Inc in the amount of \$183,945.16 for Wastewater Treatment Plant Project.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Winkelman

NAY: None

**RESOLUTON NO. 14-26**

On motion by Werich, second by Ahrenholtz, the Council approved Resolution No. 14-26, a resolution approving Certificate of Completion and Final Acceptance and Release of Retainage for the Wastewater Treatment Plant Project.

AYE: Winkelman, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

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

ABC PEST CONTROL	SN PEST CONTROL	439.96
ACCESS SYSTEMS LEASING	COPIER LEASES	2,219.70
ACCO UNLIMITED CORP	WA CHEM	1,408.20
ACUSHNET COMPANY	GCRSE MERCH	1,496.73
AFLAC	AFLAC INS W/H	17.68
AG SOURCE COOP SERV	WA LAB TSTG	1,807.10
AGRECOM ELECTRIC	WA WELL INSPECT	391.00
ALLIANT ENERGY	UTILITIES	38,003.47
AMAZON CAPITAL SERVICES	LB BOOKS;SUPP	2,219.15
AMES GOLF & COUNTRY CLUB	GCRSE MOWER MAINT	2,357.00
ANATOMY IT, LLC	SERV AGREEMNT	1,247.42
ASCENDANCE TRUCK CENTERS	RC REPRS	1,729.36
AUDITOR OF STATE, ROB SAND	PA AUDIT FEE	625.00
BEAM INS ADMIN	DENTAL/VISION INS	327.22
BOHDEN BIGLER	PD UNIFORM REPR	74.90
BOLTON & MENK INC	ENG	32,279.50
BOMGAARS	SUPP	1,130.47
BREADEAUX PIZZA	RN PIZZA	676.00
CAMPBELL SUPPLY COMPANY	PK WHITE ATHLETIC	622.80
CARD SERVICE CENTER	CREDIT CARDS	5,015.60
CARROLL COUNTY SOLID WASTE	RC MKTG FEES	362.26
CARROLL LUMBER	SN UNDERLAYMENT	479.88
CENTER POINT LARGE PRINT	LB BOOK	30.07
CHRISTOPHER GILLILAND	WA DEP REF	65.77
CINTAS CORPORATION	FIRST AID	368.78
CLEANING SOLUTIONS INC.	CLEANING	2,208.00
COBRAHELP	PA FEES	69.00
COLLECTION SERVICES CENTER	CASE ID 1034974	300.00
COMPASS MINERALS AMERICA	WA SALT	9,547.65
CONSOLIDATED ELECTRICAL	WA GENERATOR SERV	2,236.96
DAKOTA SUPPLY GROUP	SW SUPP	1,319.67
DEMCO INC	LB SUPP	729.18
DOLL DISTRIBUTING	GCRSE BEER	1,506.00
ED M. FELD EQUIPMENT CO.	JFD AIR PACKS	21,013.34
EFTPS	FEDERAL W/H	21,078.14
FAHM WAHIDI	WA DEP REF	86.82
FAIRVIEW VETERINARY CLINIC	ANIMAL SHELVT VET EXP	256.00
FAREWAY	RN CONCESSIONS	88.24
FASTLANE MOTOR PARTS LLC	PARTS	209.58
GALLS LLC	PD CLOTH	89.72
GKIDS INC.	LB MOVIE SCREEN FEE	150.00
GREENE CO SECONDARY ROADS	FUEL	7,495.84
GREENE CO. AUDITOR	PD DISPATCH SERV(28E)	14,591.61
GREENE COUNTY HS GIRLS BAS	RN 3 ON 3 BASKETBALL	75.00
GREENE COUNTY MEDICAL CENT	PD ARREST PATIENT	7,821.04
GROW REPAIR LLC	SN LED WALL PACK	5,276.60
HACH COMPANY	WA CHEM	541.00
HANKEL ELECTRIC LLC	RN STOP ON BOILER	250.00