

**AGENDA**

**SPECIAL CITY COUNCIL MEETING  
Tuesday, March 31, 2026  
5:30 P.M.  
CITY HALL COUNCIL CHAMBERS**

- I. CALL TO ORDER**
- II. PUBLIC HEARING** on Proposed FY 2026-27 Property Tax Levy
- III. ADJOURN.**

**AGENDA**

**SPECIAL CITY COUNCIL MEETING  
Tuesday, March 31, 2026  
5:45 P.M.  
CITY HALL COUNCIL CHAMBERS**

- I. CALL TO ORDER**
- II. NEW BUSINESS**
  - A. Set Public Hearing Date for Proposed FY 2026-27 Budget
  - B. Approving a Façade Grant for 107 E Lincoln Way (Greene Co. Mercantile)
- III. CLOSED SESSION** per Iowa Code §21.5(1)(i)
- IV. ADJOURN.**

CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF JEFFERSON - PROPOSED PROPERTY TAX LEVY CITY #: 37-349  
 JEFFERSON Fiscal Year July 1, 2026 - June 30, 2027

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:  
 Meeting Date: 3/31/2026 Meeting Time: 5:30 PM Meeting Location: Jefferson City Hall

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

City Website (if available)

City Telephone Number  
 (515) 386-3111

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

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

**Reasons for tax increase if proposed exceeds the current:**

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



**NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET**  
**Fiscal Year July 1, 2026 - June 30, 2027**

City of: **JEFFERSON**

The City Council will conduct a public hearing on the proposed Budget at: Jefferson City Hall 220 N Chestnut St. Jefferson, IA 50129 Meeting Date: 4/28/2026 Meeting Time: 05:30 PM

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-budget-appeals>.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.	
The estimated Total tax levy rate per \$1000 valuation on regular property	14.88447
The estimated tax levy rate per \$1000 valuation on Agricultural property is	3.0037

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

Phone Number  
(515) 386-3111

City Clerk/Finance Officer's NAME  
Henry Pohlmeier

		Budget FY 2027	Re-estimated FY 2026	Actual FY 2025
<b>Revenues &amp; Other Financing Sources</b>				
Taxes Levied on Property	1	2,521,055	2,628,595	2,564,708
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
<b>Net Current Property Taxes</b>	<b>3</b>	<b>2,521,055</b>	<b>2,628,595</b>	<b>2,564,708</b>
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	1,200,000	1,092,584	1,150,125
Other City Taxes	6	831,587	871,801	740,848
Licenses & Permits	7	43,700	45,494	93,534
Use of Money and Property	8	617,885	535,687	546,062
Intergovernmental	9	1,018,923	535,402	1,607,263
Charges for Fees & Service	10	4,795,717	4,899,301	4,216,041
Special Assessments	11	0	0	0
Miscellaneous	12	457,750	359,085	527,947
Other Financing Sources	13	6,000	2,000,000	6,774,953
Transfers In	14	3,303,740	4,501,013	1,919,765
<b>Total Revenues and Other Sources</b>	<b>15</b>	<b>14,796,357</b>	<b>17,468,962</b>	<b>20,141,246</b>
<b>Expenditures &amp; Other Financing Uses</b>				
Public Safety	16	1,710,531	1,418,454	1,084,867
Public Works	17	699,722	685,639	679,810
Health and Social Services	18	45,500	41,720	29,411
Culture and Recreation	19	1,694,089	1,891,346	1,761,639
Community and Economic Development	20	276,750	641,960	677,718
General Government	21	608,384	648,033	638,503
Debt Service	22	726,634	673,423	575,797
Capital Projects	23	1,675,000	2,046,351	2,780,885
<b>Total Government Activities Expenditures</b>	<b>24</b>	<b>7,436,610</b>	<b>8,046,926</b>	<b>8,228,630</b>
Business Type / Enterprises	25	5,048,061	2,827,836	9,661,213
<b>Total ALL Expenditures</b>	<b>26</b>	<b>12,484,671</b>	<b>10,874,762</b>	<b>17,889,843</b>
Transfers Out	27	3,303,740	4,501,013	1,919,765
<b>Total ALL Expenditures/Transfers Out</b>	<b>28</b>	<b>15,788,411</b>	<b>15,375,775</b>	<b>19,809,608</b>
<b>Excess Revenues &amp; Other Sources Over (Under) Expenditures/Transfers Out</b>	<b>29</b>	<b>-992,054</b>	<b>2,093,187</b>	<b>331,638</b>
Beginning Fund Balance July 1	30	15,484,884	13,391,697	13,060,059
<b>Ending Fund Balance June 30</b>	<b>31</b>	<b>14,492,830</b>	<b>15,484,884</b>	<b>13,391,697</b>

EXPENDITURES SCHEDULE PAGE 1

City Name: JEFFERSON  
Fiscal Year July 1, 2026 - June 30, 2027

GOVERNMENT ACTIVITIES	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2027	RE-ESTIMATED 2026	ACTUAL 2025
<b>PUBLIC SAFETY</b>										
Police Department/Crime Prevention	1,168,919							1,168,919	1,101,769	926,374
Jail								0	0	0
Emergency Management								0	0	0
Flood Control								0	0	0
Fire Department	434,300							434,300	208,664	103,868
Ambulance								0	0	0
Building Inspections								0	0	0
Miscellaneous Protective Services								0	0	0
Animal Control	104,862							104,862	105,902	49,822
Other Public Safety	2,450							2,450	2,119	4,803
<b>TOTAL (lines 1 - 10)</b>	<b>1,710,531</b>	<b>0</b>				<b>0</b>		<b>1,710,531</b>	<b>1,418,454</b>	<b>1,084,867</b>
<b>PUBLIC WORKS</b>										
Roads, Bridges, & Sidewalks	117,393	443,829						561,222	617,834	568,831
Parking - Meter and Off-Street								0	0	0
Street Lighting		99,000						99,000	59,112	95,259
Traffic Control and Safety		7,500						7,500	1,922	1,708
Snow Removal		32,000						32,000	6,771	8,363
Highway Engineering								0	0	0
Street Cleaning								0	0	0
Airport								0	0	0
Garbage (if not Enterprise)								0	0	0
Other Public Works								0	0	5,649
<b>TOTAL (lines 12 - 21)</b>	<b>117,393</b>	<b>582,329</b>				<b>0</b>		<b>699,722</b>	<b>685,639</b>	<b>679,810</b>
<b>HEALTH &amp; SOCIAL SERVICES</b>										
Welfare Assistance								0	0	0
City Hospital								0	0	0
Payments to Private Hospitals								0	0	0
Health Regulation and Inspection								0	0	0
Water, Air, and Mosquito Control								0	0	0
Community Mental Health								0	0	0
Other Health and Social Services	3,000	42,500						45,500	41,720	29,411
<b>TOTAL (lines 23 - 29)</b>	<b>3,000</b>	<b>42,500</b>				<b>0</b>		<b>45,500</b>	<b>41,720</b>	<b>29,411</b>
<b>CULTURE &amp; RECREATION</b>										
Library Services	425,314	15,000						440,314	386,827	386,604
Museum, Band and Theater								0	0	0
Parks	154,719							154,719	164,922	159,248
Recreation	528,230	15,000						543,230	713,602	732,373
Cemetery	131,166							131,166	127,261	110,545
Community Center, Zoo, & Marina								0	0	0
Other Culture and Recreation	424,660							424,660	498,734	372,869
<b>TOTAL (lines 31 - 37)</b>	<b>1,664,089</b>	<b>30,000</b>				<b>0</b>		<b>1,694,089</b>	<b>1,891,346</b>	<b>1,761,639</b>

EXPENDITURES SCHEDULE PAGE 2

City Name: JEFFERSON  
Fiscal Year July 1, 2026 - June 30, 2027

GOVERNMENT ACTIVITIES	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2027	RE-ESTIMATED 2026	ACTUAL 2025
<b>COMMUNITY &amp; ECONOMIC DEVELOPMENT</b>										
Community Beautification	39							0	0	0
Economic Development	40	276,750						276,750	641,960	677,718
Housing and Urban Renewal	41							0	0	0
Planning & Zoning	42							0	0	0
Other Com & Econ Development	43							0	0	0
TIF Rebates	44							0	0	0
TOTAL (lines 39 - 44)	45	276,750	0	0		0		276,750	641,960	677,718
<b>GENERAL GOVERNMENT</b>										
Mayor, Council, & City Manager	46	116,258						116,258	114,625	104,604
Clerk, Treasurer, & Finance Adm.	47	49,762						49,762	47,348	43,853
Elections	48							0	0	0
Legal Services & City Attorney	49	64,000						64,000	63,488	49,059
City Hall & General Buildings	50	87,314						87,314	109,097	83,050
Tort Liability	51	65,000						65,000	65,230	68,850
Other General Government	52	226,050						226,050	248,245	289,087
TOTAL (lines 46 - 52)	53	608,384	0	726,634		0		608,384	648,033	638,503
<b>DEBT SERVICE</b>										
Gov Capital Projects	54				1,100,000					
TIF Capital Projects	55	575,000								
TOTAL CAPITAL PROJECTS	56				1,100,000					
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	57	0	575,000	0	1,100,000	0		1,675,000	2,046,351	2,780,885
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	58	4,380,147	1,229,829	726,634	1,100,000	0		7,436,610	8,046,926	8,228,630
<b>BUSINESS TYPE ACTIVITIES</b>										
<b>Proprietary: Enterprise &amp; Budgeted ISF</b>										
Water Utility	59						2,157,532	2,157,532	1,287,313	863,604
Sewer Utility	60						794,588	794,588	957,780	596,316
Electric Utility	61							0	0	0
Gas Utility	62						68,000	68,000	46,530	45,644
Airport	63						598,256	598,256	536,213	505,775
Landfill/Garbage	64							0	0	0
Transit	65							0	0	0
Cable TV, Internet & Telephone	66							0	0	0
Housing Authority	67							0	0	0
Storm Water Utility	68						168,965	168,965	0	169,639
Other Business Type (city hosp., ISF, parking, etc.)	69						1,225,720	1,225,720	0	720,276
Enterprise DEBT SERVICE	70						35,000	35,000	0	6,759,959
Enterprise CAPITAL PROJECTS	71							0	0	0
Enterprise TIF CAPITAL PROJECTS	72							0	0	0
TOTAL Business Type Expenditures (lines 59 - 72)	73						5,048,061	5,048,061	2,827,836	9,661,213
TOTAL ALL EXPENDITURES (lines 58 + 73)	74	4,380,147	1,229,829	726,634	1,100,000	0	5,048,061	12,484,671	10,874,762	17,889,843
Regular Transfers Out	75	115,400	1,037,337	0	153,300		676,086	1,982,123	2,689,679	1,288,101
Internal TIF Loan / Repayment Transfers Out	76							1,321,617	1,811,334	631,664
Total ALL Transfers Out	77	115,400	1,037,337	0	153,300	0	676,086	3,303,740	4,501,013	1,919,765
Total Expenditures & Fund Transfers Out (lines 74+77)	78	4,495,547	2,267,166	726,634	1,253,300	0	5,724,147	15,788,411	15,375,775	19,809,608
Ending Fund Balance June 30	79	808,523	3,122,341	1,123,502	786,700	248,962	8,402,802	14,492,830	15,484,884	13,391,697

City Name: JEFFERSON  
Fiscal Year July 1, 2026 - June 30, 2027

REVENUES DETAIL

	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2027	RE-ESTIMATED 2026	ACTUAL 2025
<b>REVENUES &amp; OTHER FINANCING SOURCES</b>										
Taxes Levied on Property	1,390,760	594,501		535,794	0			2,521,055	2,628,595	2,564,708
Less: Uncollected Property Taxes - Levy Year								0	0	0
Net Current Property Taxes (line 1 minus line 2)	1,390,760	594,501		535,794	0			2,521,055	2,628,595	2,564,708
Delinquent Property Taxes								1,200,000	1,092,584	1,150,125
TIF Revenues					1,200,000					
Other City Taxes:										
Utility Tax Replacement Excise Taxes	29,087	12,499		9,223	0			50,809	7,684	0
Utility franchise tax (Iowa Code Chapter 364.2)								0	0	0
Parimutuel wager tax								0	0	0
Gaming wager tax								0	0	0
Mobile Home Taxes								0	0	0
Hotel/Motel Taxes	177,500							177,500	148,606	149,640
Other Local Option Taxes	206,587	603,278						603,278	715,511	591,208
Subtotal - Other City Taxes (lines 6 thru 12)	43,700	615,777		9,223	0			831,587	871,801	740,848
Licenses & Permits	235,780	56,650			40,000			43,700	45,494	93,534
Use of Money & Property								617,885	535,687	546,062
Intergovernmental:								285,455		
Federal Grants & Reimbursements								0	0	245,745
Road Use Taxes	684,480							684,480	748,194	593,925
Other State Grants & Reimbursements	3,600							3,600	-3,419	443,749
Local Grants & Reimbursements	323,843	7,000						330,843	-209,373	323,844
Subtotal - Intergovernmental (lines 16 thru 19)	323,843	695,080		0	0			1,018,923	535,402	1,607,263
Charges for Fees & Service:										
Water Utility								1,455,670	1,487,704	1,297,627
Sewer Utility								1,982,129	1,960,412	1,626,656
Electric Utility								0	0	0
Gas Utility								0	0	0
Parking								0	0	0
Airport								704,100	750,152	640,646
Landfill/Garbage								0	0	0
Hospital								0	0	0
Transit								0	0	0
Cable TV, Internet & Telephone								0	0	0
Housing Authority								0	0	0
Storm Water Utility								0	0	0
Other Fees & Charges for Service	440,250							653,818	701,033	651,112
Subtotal - Charges for Service (lines 21 thru 33)	440,250	0		0	0	0		4,795,717	4,899,301	4,216,041
Special Assessments								0	0	0
Miscellaneous	337,250	27,500						457,750	359,085	527,947
Other Financing Sources:										
Regular Operating Transfers In	1,192,700	366,423		0				1,982,123	2,689,679	1,288,101
Internal TIF Loan Transfers In	220,000		400,000	181,617				1,321,617	1,811,334	631,664
Subtotal ALL Operating Transfers In	1,412,700	366,423	400,000	181,617	0	0		3,303,740	4,501,013	1,919,765
Proceeds of Debt (Excluding TIF Internal Borrowing)								0	2,000,000	6,774,953
Proceeds of Capital Asset Sales						6,000		6,000	0	0
Subtotal-Other Financing Sources (lines 38 thru 40)	1,412,700	366,423	400,000	181,617	0	6,000		3,309,740	6,501,013	8,694,718
Total Revenues except for beginning fund balance (lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)	4,390,870	2,355,931	1,600,000	726,634	40,000	6,000		14,796,357	17,468,962	20,141,246
Beginning Fund Balance July 1	913,200	3,033,576	845,119	0	2,000,000	242,962		15,484,884	13,391,697	13,060,059
TOTAL REVENUES & BEGIN BALANCE (lines 42+43)	5,304,070	5,389,507	2,445,119	736,634	2,040,000	248,962		30,281,241	30,860,659	33,201,305

ADOPTED BUDGET SUMMARY

City Name: JEFFERSON  
Fiscal Year July 1, 2026 - June 30, 2027

	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2027	RE-ESTIMATED 2026	ACTUAL 2025
<b>Revenues &amp; Other Financing Sources</b>										
Taxes Levied on Property	1,390,760	594,501		535,794	0			2,521,055	2,628,595	2,564,708
Less: Uncollected Property Taxes-Levy Year	0	0		0	0			0	0	0
Net Current Property Taxes	1,390,760	594,501		535,794	0			2,521,055	2,628,595	2,564,708
Delinquent Property Taxes	0	0		0	0			0	0	0
TIF Revenues		1,200,000						1,200,000	1,092,584	1,150,125
Other City Taxes	206,587	615,777		9,223	0			831,587	871,801	740,848
Licenses & Permits	43,700	0		0	0			43,700	45,494	93,534
Use of Money and Property	235,780	56,650		0	40,000	0	285,455	617,885	535,687	546,062
Intergovernmental	323,843	695,080		0	0	0	0	1,018,923	535,402	1,607,263
Charges for Fees & Service	440,250	0		0	0	0	4,355,467	4,795,717	4,899,301	4,216,041
Special Assessments	0	0		0	0	0	0	0	0	0
Miscellaneous	337,250	27,500		0	0	0	93,000	457,750	359,085	527,947
Sub-Total Revenues	2,978,170	1,989,508	1,200,000	545,017	40,000	0	4,733,922	11,486,617	10,967,949	11,446,528
<b>Other Financing Sources:</b>										
<b>Total Transfers In</b>	1,412,700	366,423	400,000	181,617	0	0	943,000	3,303,740	4,501,013	1,919,765
Proceeds of Debt	0	0	0	0	0	6,000	0	6,000	2,000,000	6,774,953
Proceeds of Capital Asset Sales	0	0	0	0	40,000	6,000	5,676,922	14,796,357	17,468,962	20,141,246
<b>Total Revenues and Other Sources</b>	4,390,870	2,355,931	1,600,000	726,634	40,000	6,000	10,706,844	26,289,714	22,937,914	24,172,499
<b>Expenditures &amp; Other Financing Uses</b>										
Public Safety	1,710,531	0		0		0		1,710,531	1,418,454	1,084,867
Public Works	117,393	582,329		0		0		699,722	685,639	679,810
Health and Social Services	3,000	42,500		0		0		45,500	41,720	29,411
Culture and Recreation	1,664,089	30,000		0		0		1,694,089	1,891,346	1,761,639
Community and Economic Development	276,750	0		0		0		276,750	641,960	677,718
General Government	608,384	0		0		0		608,384	648,033	638,503
Debt Service	0	0		726,634		0		726,634	673,423	575,797
Capital Projects	0	575,000		0	1,100,000	0		1,675,000	2,046,351	2,780,885
<b>Total Government Activities Expenditures</b>	4,380,147	1,229,829		726,634	1,100,000	0		7,436,610	8,046,926	8,228,630
Business Type Proprietary: Enterprise & ISF							5,048,061	5,048,061	2,827,836	9,661,213
<b>Total Gov &amp; Bus Type Expenditures</b>	4,380,147	1,229,829		726,634	1,100,000	0	5,048,061	12,484,671	10,874,762	17,889,843
<b>Total Transfers Out</b>	115,400	1,037,337		0	153,300	0	676,086	3,303,740	4,501,013	1,919,765
Total ALL Expenditures/Fund Transfers Out	4,495,547	2,267,166		726,634	1,253,300	0	5,724,147	15,788,411	15,375,775	19,809,608
Excess Revenues & Other Sources Over										
(Under) Expenditures/Transfers Out	-104,677	88,765	278,383	0	-1,213,300	6,000	-47,225	-992,054	2,093,187	331,638
<b>Beginning Fund Balance July 1</b>	913,200	3,033,576	845,119	0	2,000,000	242,962	8,450,027	15,484,884	13,391,697	13,060,059
<b>Ending Fund Balance June 30</b>	808,523	3,122,341	1,123,502	0	786,700	248,962	8,402,802	14,492,830	15,484,884	13,391,697

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

A RESOLUTION APPROVING A FAÇADE REHABILITATION GRANT FOR  
107 EAST LINCOLNWAY

WHEREAS, the City of Jefferson, Iowa (the “City”), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Jefferson Urban Renewal Area (the “Urban Renewal Area”); and

WHEREAS, the Jefferson Urban Renewal Plan, as amended, provides that eligible urban renewal projects include the City providing matching funds for façade rehabilitation projects in the downtown area; and

WHEREAS, Greene County Mercantile, L.L.C. (the “Applicant”) has submitted an application for a façade rehabilitation grant in the amount of \$11,300.00, which amount is a portion of the estimated cost of a façade rehabilitation project (the “107 East Lincoln Way Façade Renovation”) that is part of a larger project to improve and remodel the building located at 107 East Lincoln Way, Jefferson, IA, by repairing brick on the storefront, replace a broken window, new exterior door, and new storefront improvements and signage to improve the overall performance and appearance of the façade.

WHEREAS, Chapter 15A of the Code of Iowa (“Chapter 15A”) declares that economic development is a public purpose for which a City may provide grants, loans, tax incentives, guarantees and other financial assistance to or for the benefit of private persons; and

WHEREAS, Chapter 15A requires that in determining whether funds should be spent, a City Council must consider any or all of a series of factors.

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

Section 1. Pursuant to the factors listed in Chapter 15A, the Council hereby finds that:

- (a) The 107 East Lincoln Way Façade Renovation will promote diversity and generate new opportunities for the Jefferson and Iowa economies;
- (b) The 107 East Lincoln Way Façade Renovation will generate public gains and benefits, particularly in improved and enhanced tourism, which are warranted in comparison to the amount of the proposed incentive.

Section 2. The Council further finds that a public purpose will reasonably be accomplished by providing the requested façade rehabilitation grant to the Applicant.

Section 3. The façade rehabilitation grant application of the Applicant in the amount of \$22,600.00 is hereby approved and the Mayor, City Administrator, and City Clerk are hereby authorized and directed to take such actions as may be necessary to carry out the provisions of the grant and the façade grant program.

Section 4. 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 31, 2026.

\_\_\_\_\_  
Craig Berry, Mayor

Attest:

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

# City of Jefferson

## Façade Rehabilitation Program Application

### Purpose:

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

### Eligible Applicants:

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

### Eligible Projects to be Considered for Funding:

- ◆ Projects that correct violations of the current International Property Maintenance Code.
- ◆ Projects for facade improvements only.

### Funding Requirements:

- ◆ Grant funds are available on a reimbursement basis only.
- ◆ Grants will generally be awarded on a 50/50 cash match basis.
- ◆ Building design and materials must be approved by Facade Review Committee.
- ◆ Before and after pictures are required for funding. *- have + can print*
- ◆ Projects must abide by the City of Jefferson Downtown Building Design Guidelines
- ◆ Projects may be required to obtain design assistance through Main Street Iowa.
- ◆ Large projects must submit building renderings of design.

### Applicant Information

Organization Name: \_\_\_\_\_ Project Name: Greene County Mercantile  
Contact Person: Sheri Anthofer Mailing Address: 107 E. Lincoln Way  
City, State, Zip: Jefferson, IA 5029 Daytime Phone Number: 515-370-2660  
Fax: 2 E-mail: Shop@greencountymercantile.com  
Total Project Cost: \$ 22,594.61 Amount requesting from this grant program: \$ 11,297.31  
Project Address: 107 E. Lincoln Way  
Project Description Install new storefront windows, doors, signage replacement board, lighting, - see attached letter w/ scope of work outlined

The Facade Review Committee will make final recommendations to the City Council regarding which projects should be funded. However, they will solicit input by utilizing, the City Engineer, City Department Staff, and/or City Council Members.

### For More Information/Questions:

Contact the City Administrator or Building Official at 515-386-3111.

3/23/2026

Greene County Mercantile  
107 East Lincoln Way  
Jefferson, IA 50129

**Owners:** Sheri Anthofer & Susan Schilling

**RE:** 50/50 Facade Improvement Grant

**Project Overview:**

The new owners of Greene County Mercantile are excited to introduce a unique and elevated retail shopping experience in the Jefferson community.

With a focus on quality, design, and atmosphere, the space will blend modern aesthetics with timeless small-town character, contributing to the continued growth and vibrancy of the downtown district.

The goal of this project is to modernize the building's exterior, improve visibility and accessibility, and contribute to the overall aesthetic and economic vitality of the downtown district.

**Scope of Work:**

The proposed facade improvements include the following:

**Front (Primary) Facade Improvements**

- Installation of new commercial storefront windows and entry door to replace outdated components and improve visibility, natural light, and energy efficiency.
- Installation of a smooth cement board substrate to support new illuminated business signage.
- Installation of modern exterior lighting fixtures in a black and gold finish to coordinate with the new storefront design and enhance nighttime visibility.
- Structural materials including lumber, framing, and exterior finishing components.
- Weatherproofing and sealing materials including caulking and trim to ensure durability and longevity.

**Rear (Alley-Facing) Facade Improvements**

- Replacement of two broken windows to improve safety, security, and overall building appearance.
- Installation of a new exterior door to improve access and functionality.
- General exterior repairs and upgrades to enhance the visual appeal of the alley facing facade, supporting ongoing community efforts to improve downtown alleyways

Three quotes were obtained from Carroll Glass, Remedy Glass and Boone Glass. Boone Glass was selected as the lowest responsible bidder. Boone Glass has successfully completed multiple storefront projects in Jefferson.

\* Estimated time frame for glass installation running around 3-6 weeks\*

**Total Project Cost:**

Boone Glass Company \$17,480.00

Lamps.com \$1,545.80

Menards 3,568.81

**Project Grand Total: 22,594.61**

**50% Owner Match**

Thank you for your consideration. We are looking forward to being a part of growing Greene County with a new place to shop.

Sheri Anthofer & Susan Schilling/Co-Owners



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