

## AGENDA

### CITY COUNCIL MEETING

Tuesday, May 26, 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 5/12/26
- B. Approve Neighborhood Improvement Incentive Grant for 205 E.Russell Street.

**V. NEW BUSINESS:**

- A. **PUBLIC HEARING** on Proposed Fiscal Year 2025-26 Budget Amendment
- B. RESOLUTION Amending the Current Budget for the Fiscal Year 2025-26
- C. ORDINANCE: Amending the Code of Ordinances of the City of Jefferson, Iowa, 2017, by Amending Provisions Pertaining to Water Rates.
- D. ORDINANCE: Amending the Code of Ordinances of the City of Jefferson, Iowa, 2017, by Amending Provisions Pertaining to Collection Fees for Solid Waste and Recycling Fees.
- E. RESOLUTION Approving Amendment Four to Grant Agreement between the Iowa Economic Development Authority and City of Jefferson.
- F. RESOLUTION Setting Date for Public Hearing on Detailed Plans and Specifications, Form of Contract and Estimate of Costs for the Westwood Sidewalk Project and Setting Date for Receiving Bids.
- G. Engineer's Study of East-side Drainage District

**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, May 26, 2026 5:30 p.m.**

Neighborhood Improvement Grant: Enclosed is an application for Neighborhood Improvement funds of \$794.14 to replace and paint some siding on the home at 205 E. Russell Street.

FY 2025-26 Budget Amendment: The City Council needs to again address the Budget Amendment which was considered at the previous Council meeting as the public notice was not sent to the newspaper for publication as required. As such, the Council need to hold a public hearing and take action on the budget amendment again.

Enclosed is the proposed budget amendment for FY 25-26. This shows increased revenues of \$2.86 million and increased expenditures of \$1.89 million.

Water Rates: Enclosed is an ordinance implementing a 2% increase to retail water rates. This is the second reading of this ordinance.

Landfill Fees / Large Item Costs: Enclosed is an ordinance increasing the Landfill Fee from \$3.50 to \$6.10 per month and modifying charges for certain special or bulk items. This is the second reading of this ordinance.

IEDA Amendment #4: Enclosed is Amendment #4 to the contract between the City and the Iowa Economic Development Authority for the \$600,000 grant for the Historic Jefferson High School conversion project. This extends the completion date from June 30<sup>th</sup> to July 31<sup>st</sup>.

Westwood Sidewalk: Bolten & Menk will present the plans for the Westwood Sidewalk project. This will also include the re-construction of Doc's Alley which will be bid as an alternate item. If I receive the plans prior to Tuesday's meeting, I'll forward them to you.

The Council is asked to consider a resolution setting June 23<sup>rd</sup> as a public hearing date for the plans & specs, setting the bid security at 5%, and setting July 1<sup>st</sup> as the bid letting date.

East Drainage: Bolten & Menk has completed the study on the east side drainage system. This will be presented at the City Council meeting.

#### OTHER ISSUES...

Requested Zoning Change: Midwest Wellness & Recovery has rescinded their application to re-zone the old Community of Christ church property at 1106 S. Elm Street from single to multi-family residential. If this issue is considered again, the applicants will need to start at the beginning of the process with a new application and hearing before the P&Z Commission.

NWILC: The Northwest Iowa League of Cities will hold their monthly meeting in Jefferson on June 18<sup>th</sup> at the Centennial. Social time begins at 5:30 with dinner and the meeting following at 6:00. This is sponsored by Northland Public Finance.

# City of Jefferson

## Neighborhood Improvement Incentive Program Application

### Purpose:

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

### Eligible Applicants:

- ◆ Eligible applicants are owner occupied property owners in the City of Jefferson who are committed to improve neighborhoods, promote the area, and improve the quality of life.

### Eligible Projects to be Considered for Funding: (At least one of the items)

- ◆ Projects that demolish a structure, including grading and seeding the area, in residential or commercial and public or private property.
- ◆ Projects that correct violations of the current International Property Maintenance Code
- ◆ Project must be completed one year from application approval date.

### Funding Requirements:

- ◆ Maximum request is \$4,000.
- ◆ Grant funds are available on a reimbursement basis only.
- ◆ Grants will generally be awarded on a 50/50 cash match basis up to \$4,000 on materials only.
- ◆ Before and after pictures are required for funding.

### Applicant Information

Organization Name: \_\_\_\_\_ Project Name: SHARPE SIDING REPAIRS  
Contact Person: ROBERT SHARPE Mailing Address: 205 E RUSSELL STREET  
City, State, Zip: JEFFERSON IA 50129 Daytime Phone Number: 515-298-9590  
Application Date: MAY 15 2006 E-mail: SHARPE10WA @ GMAIL.COM  
Total Project Cost: \$ 6932.27 Amount requesting from this grant program: \$ 1,588.27/2  
Project Address: 205 E RUSSELL ST JEFFERSON IA 50129  
Project Description REPLACE/REPAINT ROTTEN SIDING ON HOME

The City Administrator and the Building Official 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, City Clerk or Building Official at 515-386-3111.

Approval Date: \_\_\_\_\_

Denial \_\_\_\_\_

Eligible \$79414

**NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET**  
 City of JEFFERSON  
 Fiscal Year July 1, 2025 - June 30, 2026

The City of JEFFERSON will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2026

**Meeting Date/Time:** 5/12/2026 05:30 PM

**Contact:** City of Jefferson

**Phone:** (515) 386-3111

**Meeting Location:** Jefferson City Hall  
 220 N Chestnut St  
 Jefferson, IA 50129

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments 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-gov-appeals>.

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	2,406,980	0	2,406,980
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	2,406,980	0	2,406,980
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	1,200,000	0	1,200,000
Other City Taxes	6	820,350	0	820,350
Licenses & Permits	7	44,900	0	44,900
Use of Money & Property	8	579,890	0	579,890
Intergovernmental	9	3,189,914	0	3,189,914
Charges for Service	10	4,462,627	0	4,462,627
Special Assessments	11	0	0	0
Miscellaneous	12	695,350	60,000	755,350
Other Financing Sources	13	0	2,000,000	2,000,000
Transfers In	14	3,701,013	800,000	4,501,013
<b>Total Revenues &amp; Other Sources</b>	<b>15</b>	<b>17,101,024</b>	<b>2,860,000</b>	<b>19,961,024</b>
<b>EXPENDITURES &amp; OTHER FINANCING USES</b>				
Public Safety	16	1,388,953	74,000	1,462,953
Public Works	17	710,425	23,100	733,525
Health and Social Services	18	45,500	0	45,500
Culture and Recreation	19	1,852,881	160,100	2,012,981
Community and Economic Development	20	544,450	55,000	599,450
General Government	21	674,169	137,300	811,469
Debt Service	22	673,423	0	673,423
Capital Projects	23	3,539,433	310,000	3,849,433
<b>Total Government Activities Expenditures</b>	<b>24</b>	<b>9,429,234</b>	<b>759,500</b>	<b>10,188,734</b>
Business Type/Enterprise	25	6,837,521	332,000	7,169,521
<b>Total Gov Activities &amp; Business Expenditures</b>	<b>26</b>	<b>16,266,755</b>	<b>1,091,500</b>	<b>17,358,255</b>
Transfers Out	27	3,701,013	800,000	4,501,013
<b>Total Expenditures/Transfers Out</b>	<b>28</b>	<b>19,967,768</b>	<b>1,891,500</b>	<b>21,859,268</b>
<b>Excess Revenues &amp; Other Sources Over (Under) Expenditures/Transfers Out</b>	<b>29</b>	<b>-2,866,744</b>	<b>968,500</b>	<b>-1,898,244</b>
Beginning Fund Balance July 1, 2025	30	12,808,489	0	12,808,489
<b>Ending Fund Balance June 30, 2026</b>	<b>31</b>	<b>9,941,745</b>	<b>968,500</b>	<b>10,910,245</b>

**Explanation of Changes:** Revenues: \$2,000,000 Debt Issuance, \$800,000 Transfer In of Internal TIF Loan, \$60,000 (Sale of Building) - Forgivable Loan Payback.  
 Expenses: \$55,000 Invoice received late for LEC local-share, \$70,000 Purchase of HVAC Units, \$42,000 Feasibility Study for Golf Course, \$80,000 Engineering of Sidewalk project, \$15,000 Legal fees for urban renewal and Development, \$30,000 Region XII Trust, \$55,000 Timing of Additional Downtown Project, \$38,000 Architecture of Library Expansion, \$300,000 G.O. Bond Series 2026 - Possible Street Project, \$16,000 WA Pickup Maintenance, \$15,000 WA Consultation - People's Service, \$275,000 Purchase of Jet Vac Truck, \$800,000 Transfer Out of Internal TIF Loan, and other small expenses.

ORDINANCE NO. \_\_\_\_\_  
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY  
OF JEFFERSON, IOWA, 2017, BY AMENDING PROVISION  
PERTAINING TO WATER RATES

Be it enacted by the City Council of Jefferson, Iowa:

SECTION 1. Section Amended. Section 92.02 of the Code of Ordinances of the City of Jefferson, Iowa, 2017, is repealed and the following adopted in lieu thereof:

**92.02 RATES FOR SERVICE.** Water services shall be furnished at the following monthly rates within the City:

*(Code of Iowa, Sec. 384.84)*

Cubic Feet Used Per Month	Rate
First 134	\$14.00 (minimum bill)
All Over 134	\$8.78 per 100 cubic feet

SECTION 2. Severability. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. When effective. This ordinance shall be effective as of the beginning of the monthly water and sewer billing cycle that commences immediately after this ordinance is published as required by law.

Finally passed by the Council and approved on \_\_\_\_\_, 2026.

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

Attest:

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

-----

I hereby certify that the foregoing ordinance was published in The Jefferson Herald on \_\_\_\_\_, 2026.

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

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF JEFFERSON, IOWA, 2017, BY AMENDING PROVISIONS PERTAINING TO COLLECTION FEES FOR SOLID WASTE AND RECYCLING FEES

Be it enacted by the City Council of Jefferson, Iowa:

SECTION 1. Subsections Amended. Subsections 1 and 2 of Section 106.08 of the Code of Ordinances of the City of Jefferson, Iowa, 2017, are repealed and the following adopted in lieu thereof:

1. Residential Fees. The residential fees for solid waste collection and disposal service, used or available, are:

A. For each residential premises – a fee of \$12.50 per month per container.

B. For each dwelling unit of a multiple-family dwelling containing four or more apartments or dwelling units – a fee of \$8.00 per month per apartment or dwelling unit. If collection for such units is made through the use of a dumpster the charges shall be \$6.70 per month per apartment or dwelling unit.

C. For each mobile home in a mobile home court or mobile home park – a fee of \$12.50 per month per mobile home. If collection for the mobile home units is made through the use of a dumpster the charge shall be \$9.25 per month per mobile home.

**D. Landfill fee of \$6.10 per month.**

E. Recycling fee of \$4.70 per month.

F. Yard waste site fee of \$3.00 per month.

2. Commercial. The commercial fees for solid waste collection and disposal service, used or available, are:

A. A base fee of \$12.50 per month for each commercial premises.

B. An additional monthly charge shall be made for commercial premises where dumpsters are being used, which shall be calculated by multiplying the number of pickups per month (which shall be determined by multiplying the normal number of pickups per week times four) times the following amounts, based on the size of dumpster picked up:

Size	Amount
1 yard .....	\$ 6.85
1½ yards.....	\$ 8.00
2 yards.....	\$ 9.00

2½ yards.....\$ 10.25  
 3 yards.....\$ 11.40

C. Recycling fee of \$4.70 per month.

3. Yard Waste. The charges for collection of yard waste are:

A. The charge for yard waste stickers to be used for pick up of yard waste bags or bundles shall be \$2.00 per sticker.

B. For all yard waste that is not placed in bags or bundles as required by this chapter or by resolution, there will be a charge imposed on the basis of \$20.00 per hour per person required to make such pick up, with a minimum charge of \$5.00.

4. Special Items. The following charges apply to special items:

A. For each refrigerator, freezer, dehumidifier, air conditioning unit and equipment, and other appliance or equipment containing Freon.....\$ 40.00

B. For each stove, microwave, washer, dryer, hot water heater and other appliance not containing Freon .....\$ 25.00

C. For each piece of medium-sized furniture, such as a chair, recliner, sofa, love seat, **mattress, box spring, and other items of comparable size**.....\$ 10.00

**D. For each piece of large-sized furniture, such a sectional, large couch, hide-a-bed, and other items of comparable size**.....\$ 20.00

E. For each window.....\$ 5.00

F. Carpeting and pad (for each 12 x 12-foot piece or part thereof) .....\$ 20.00

G. For each computer mouse, circuit board, CD-Rom drive, hard drive, keyboard, pair of speakers, cellular phone, pager, external modem, external drive, network hub or router, laptop battery, telephone, CPU for desktop computer, VCR and typewriter.....\$ 5.00

H. For each computer monitor less than 19 inches, TV less than 19 inches, printer for computer, computer server, laptop or portable computer, Macintosh computer/ screen, fax machine, scanner and UPS .....\$ 20.00

I. For each computer monitor 19 inches and up, TV 19 inches and up and cash register.....\$ 30.00

J. For each photocopier.....\$ 50.00

K. For each mainframe computer .....\$ 75.00

L. For collection of construction or demolition debris, such as from fences, decks, buildings and remodeling projects, there shall be a charge of \$20.00 per hour per person required to make such collection. **The City reserves the right to refuse collection of large amounts of construction or demolition debris.**

M. **Loose garbage bags of solid waste on the ground .....\$ 5.00**

N. Miscellaneous items which do not fit any of the above descriptions (for each garbage truck hopper or part thereof).....**\$ 30.00**

5. Dumpster Rental. Persons who rent a dumpster on a temporary basis shall be charged rental of \$35.00 for each month or part thereof used plus the following fee for each collection, based on dumpster size:

Size	Amount
1½ yards	\$20.00
2 yards	\$30.00
3 yards	\$50.00
4 yards	\$75.00

Dumpsters may not be rented for more than two months.

6. Payment of Bills. All fees are due and payable under the same terms and conditions provided for payment of a combined service account as contained in Section 92.04 of this Code of Ordinances. Solid waste collection service may be discontinued in accordance with the provisions contained in Section 92.05 if the combined service account becomes delinquent, and the provisions contained in Section 92.08 relating to lien notices shall also apply in the event of a delinquent account.

SECTION 2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed

SECTION 3. Severability. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. When effective. This ordinance shall be in effect as of August 1, 2026, after its final passage, approval and publication as provided by law.

Finally passed by the Council on \_\_\_\_\_, 2026, and approved on \_\_\_\_\_, 2026.

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

Attest:

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

AMENDMENT FOUR  
TO  
GRANT AGREEMENT BETWEEN  
THE IOWA ECONOMIC DEVELOPMENT AUTHORITY  
AND  
CITY OF JEFFERSON

AGREEMENT NUMBER: 22-ARPDH-027  
AMENDMENT NUMBER: FOUR  
EFFECTIVE DATE: MAY 1, 2026

WHEREAS, the City of Jefferson, Iowa, 220 N. Chestnut Street, Jefferson, Iowa 50129 (“Subrecipient”) applied for and was awarded a grant through the Downtown Housing Grant Program (“Grant”) administered by the Iowa Economic Development Authority, 1963 Bell Avenue, Suite 200, Des Moines, Iowa 50315 (“Authority” or “IEDA”) for financial assistance to complete the “Historic Jefferson High School Housing Conversion” (“Project”); and

WHEREAS, on August 15, 2022, IEDA and Subrecipient entered into that certain Grant Agreement between the Iowa Economic Development Authority and City of Jefferson, Agreement Number 22-ARPDH-027 (“Grant Agreement”) setting out the terms and conditions of the Grant; and

WHEREAS, IEDA and Subrecipient subsequently executed Amendment One to Grant Agreement between the Iowa Economic Development Authority and City of Jefferson (“Amendment One”), which Amendment One was effective March 1, 2024; and

WHEREAS, IEDA and Subrecipient subsequently executed Amendment Two to Grant Agreement between the Iowa Economic Development Authority and City of Jefferson (“Amendment Two”), pursuant to which the term of the Grant Agreement was extended to December 31, 2025; and

WHEREAS, IEDA and Subrecipient subsequently executed Amendment Three to Grant Agreement between the Iowa Economic Development Authority and City of Jefferson (“Amendment Three”), pursuant to which the term of the Grant Agreement was extended to November 30, 2026; and

WHEREAS, the source of funds for the Grant is funds allocated to the State of Iowa pursuant to the American Rescue Plan Act of 2021, Pub. L. No. 117-2 (March 11, 2021) (the “Act”), specifically Subtitle M – Coronavirus State and Local Fiscal Recovery Funds, Section 9901 of the Act (the “Award”);

WHEREAS, under the U.S. Department of the Treasury Coronavirus State Fiscal Recovery Fund Award Terms and Conditions signed by the Director of the Iowa Department

of Management (“Recipient”) on July 1, 2021, the period of performance for the Award ends on December 31, 2026; and

WHEREAS, IEDA’s authority to disburse Award funds expires on December 31, 2026 and, after that date, IEDA cannot disburse Grant funds; and

WHEREAS, under the terms Article 3.3 of the Grant Agreement, as amended, Subrecipient is required to submit the final draw request, complete the construction free of liens, and close permanent financing no later than the final reimbursement deadline, September 1, 2026; and

WHEREAS, the developer for Subrecipient’s project has not yet completed construction of the Project; and

WHEREAS, the developer has submitted the following updated timeline for completion of the Project:

Commencement of Construction: June 1, 2025

Project Completion Date: July 31, 2026

Certificate of Occupancy issued by August 1, 2026; and

WHEREAS, IEDA is willing to amend the Grant Agreement, provided that the developer acknowledges and agrees in writing to the terms of this Amendment Four to Grant Agreement Between the Iowa Economic Development Authority and City of Jefferson (“Amendment Three”).

NOW, THEREFORE, pursuant to Article 8.1.1 of the Grant Agreement, as amended, IEDA and Subrecipient agree to amend the Grant Agreement, as amended, as follows:

3. Page 6, USE OF GRANT FUNDS/TIMEFRAMES:

5.6.4 Subrecipient shall complete construction of the Project free of liens and have closed the permanent financing ~~by June 30~~ July 31, 2026. Failure to complete construction of the Project free of liens and/or failure to close permanent financing by ~~June 30~~ July 31, 2026 shall result in forfeiture of the Grant and repayment of all funds disbursed to Subrecipient.

4. Except as revised above and as described in Amendment 1 and Amendment 2, the terms, provisions, and conditions of the Grant Agreement effective August 15, 2022 remain in full force and effect.

Signature Page Follows

The parties have caused their respective representatives to execute this Grant Agreement Four.

FOR CITY OF JEFFERSON, IOWA, SUBRECIPIENT:

FOR IEDA:

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
Deborah Durham, Director

\_\_\_\_\_  
PRINT/TYPE NAME, TITLE

DATE

\_\_\_\_\_  
DATE

## Certification and Acknowledgement of Terms

I, Chris Deal, the Developer for the Subrecipient's Project, state as follows:

1. I have read the Grant Agreement, Amendment One, Amendment Two, and Amendment Three described above and Amendment Four to which this Certification and Acknowledgement of Terms is attached.

2. I understand and acknowledge that IEDA cannot disburse funds after December 31, 2026 and that IEDA is under no obligation to disburse funds to Subrecipient if Subrecipient submits the final draw request after September 1, 2026.

3. I agree as follows:

a. Construction will commence no later than June 1, 2025;

b. The Project will be completed no later than July 31, 2026;

c. I will have a Certificate of Occupancy by no later than August 1, 2026;

d. By no later than August 15, 2026, I will submit documentation to the Subrecipient that is sufficient to meet requirements as described in the Grant Amendment, as amended, for disbursement of reimbursement of costs incurred to complete the Project in compliance with the Grant Agreement, as amended;

5. I understand and acknowledge that, if any of the deadlines set out above is not met, Subrecipient forfeits the Grant and will be required to immediately repay to IEDA all funds disbursed to Subrecipient under the Grant Agreement, as amended.

6. I hereby certify and affirm that the statements above are true and correct in all material respects.

---

Chris Deal

DATE

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

A RESOLUTION APPROVING AMENDMENT FOUR TO GRANT  
AGREEMENT BETWEEN THE IOWA ECONOMIC DEVELOPMENT  
AUTHORITY AND CITY OF JEFFERSON

WHEREAS, the City of Jefferson entered into a Grant Agreement with Iowa Economic Development Authority (“IEDA”) on August 15, 2022, in order to facilitate funds for the rehabilitation of the property located at 203 W. Harrison St., Jefferson, IA (the “Property”); and

WHEREAS, Grant Agreement governed the awarding of funds under the Coronavirus State and Local Fiscal Recovery Funds program (“SLFRF”), and has been amended thrice since it was originally signed; and

WHEREAS, the developer has submitted an updated timeline for the project with a new projected completion date of July 31, 2026; and

WHEREAS, the parties desire to amend the Grant Agreement to provide for changes to the term and various deadlines, all as provided in Amendment Four to Grant Agreement Between the Iowa Economic Development Authority and City of Jefferson (the “Fourth Amendment”), a draft copy of which is attached hereto.

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

Section 1. The proposed Fourth Amendment to the Agreement is hereby approved.

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 May 26, 2026.

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

Attest:

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

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

A RESOLUTION SETTING DATE FOR PUBLIC HEARING ON DETAILED  
PLANS AND SPECIFICATIONS, FORM OF CONTRACT, AND  
ESTIMATE OF COST FOR THE WESTWOOD SIDEWALK PROJECT AND  
SETTING DATE FOR RECEIVING BIDS

WHEREAS, the City Council of Jefferson previously directed Bolton & Menk, Inc. (the “Project Engineer”) to prepare plans and specifications for the Westwood Sidewalk Project (the “Project”); and

WHEREAS, the Project Engineer has prepared detailed plans and specifications, a form of contract, and an estimate of cost for the Project, all on file in the office of the City Clerk; and

WHEREAS, it is necessary to fix a time and place of public hearing on the proposed plans and specifications, form of contract, and estimate of cost for the Project and to set a date for receiving bids.

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

Section 1. The Council determines that it is advisable to proceed with the Project, and subject to final approval after public hearing, the detailed plans and specifications, form of contract, and estimate of cost for the Project are hereby tentatively approved.

Section 2. The City Council sets June 23, 2026, at 5:30 p.m., at the Jefferson Municipal Center, Jefferson, Iowa, as the time and place of hearing on the proposed plans and specifications, form of contract and estimate of cost for the Project.

Section 3. The City Clerk shall publish notice of hearing on the proposed plans and specifications, form of contract, and estimate of cost for the Project, which publication shall be made in a legal newspaper of general circulation in the City of Jefferson, which publication shall be not less than 4 days nor more than 20 days before the date set for hearing.

Section 4. The City Council sets July 1, 2026, at 2:00 p.m., at the Jefferson Municipal Center, Jefferson, Iowa, as the deadline and place to receive bids for the Project, all bids to be received by paper submittal only, and the City Council delegates to the City Administrator, the City Clerk and the Project Engineer (each with authority to act alone) the duty of receiving, opening, and announcing the results of all bids for the Project, to tabulate the same, and to present the same to the City Council at its next meeting for action thereon.

Section 5. The City Council sets the amount of security to accompany each bid to be in the amount of 5% of the total bid, price pursuant to the provisions of Chapter 26 of the Code of Iowa, which bid security shall conform to the provisions of the Instructions to Bidders hereby approved.

Section 6. 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 7. 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 May 26, 2024.

---

Craig Berry, Mayor

Attest:

---

Roxanne Gorsuch, City Clerk

COUNCIL MEETING

MAY 12, 2026

5:30 P.M.

PRESENT: Ahrenholtz (phone), Jackson, Sloan, Wetrich, Winkelman

ABSENT: None

Mayor Berry presided.

No citizens spoke during Open Forum.

On motion by Jackson, second by Sloan, the Council approved the following consent items: Council Minutes from April 28, 2026, Hire Jeremy Cartwright as seasonal golf course clubhouse employee at \$14.50/hr., Class C Retail Alcohol License for B.P.O. Elks Lodge #2306, Class C Retail Alcohol License for Doc's Stadium, LLC, DBA Doc's Stadium Bar & Grill, Class C Retail Alcohol License for Wild Rose Jefferson, LLC and payment of monthly bills from City funds.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich

NAY: None

Councilman Winkelman arrived at 5:35 p.m.

This was the time and place for the Public Hearing on Proposed Fiscal Year 2025-26 Budget Amendment. The mayor called for oral or written comments and there were none. On motion by Wetrich, second by Jackson, the Council approved to close the Public Hearing.

AYE: Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

ABSTAIN: Winkelman

**RESOLUTON NO. 26-26**

On motion by Winkelman, second by Wetrich, the Council approved Resolution No. 26-26, a resolution approving City Budget Amendment and Certification for the FY 2025-2026.

AYE: Ahrenholtz, Winkelman, Wetrich, Sloan, Jackson

NAY: None

On motion by Wetrich, second by Jackson, the Council approved the first reading of an ordinance amending the code of ordinances of the City of Jefferson, Iowa, 2017, by amending provision pertaining to water rates.

AYE: Sloan, Jackson, Ahrenholtz, Wetrich, Winkelman

NAY: None

On motion by Jackson, second by Wetrich, the Council approved the first reading of an ordinance amending the code of ordinances of the City of Jefferson, Iowa, 2017, by amending provision pertaining to Collection Fees for Solid Waste and Recycling Fees.

AYE: Sloan, Wetrich, Jackson, Ahrenholtz, Winkelman

NAY: None

**RESOLUTON NO. 27-26**

On motion by Wetrich, second by Sloan, the Council approved Resolution No. 27-26, a resolution confirming the employment of Jonathan Koch as Water Superintendent at a Salary of \$90,000 starting June 1, 2026.

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

**RESOLUTON NO. 28-26**

On motion by Jackson, second by Wetrich, the Council approved Resolution No. 28-26, a resolution approving Increase to City Department Head Salaries.

Effective Immediately and remain for FY 2026-27 - Danny Moranville Wastewater \$90,000; Dave Teeples Streets \$85,000; Dave Morlan Public Works \$102,000; Chad Stevens obtaining Certified Building Inspector designation immediately increased to \$73,254.23, FY 2026-27 to \$75,818.13.

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

On motion by Winkelman, second by Sloan, the Council approved hiring Caleb Alamina for the Sanitation Department at \$53,040/yr (\$25.50/hr) with start date of May 11, 2026.

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

On motion by Winkelman, second by Sloan, the Council approved the pay estimate #1 to Evora Energy, LLC of \$138,076.69 for Fuel Farm Improvements Project.

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

**RESOLUTON NO. 29-26**

On motion by Winkelman, second by Wetrich, the Council approved Resolution No. 29-26, a resolution Authorizing Submission of Application for Iowa Department of Transportation Airport Funding and Certifying Eligibility Requirements.

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

Greg Piklapp, Director, Economic Development updated the Council. On motion by Jackson, second by Wetrich, the Council approved the quarterly payment of \$12,500 to GCDC.

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

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

ABC PEST CONTROL	PEST CONTROL	584.66
ACCESS SYSTEMS LEASING	COPIER LEASES	1,626.62
ACCO UNLIMITED CORP	PL REPL PARTS;CLEAN	7,662.37
ACTON CONSRUCTION	LB RPRS	150.00
ACUSHNET COMPANY	GCRSE MERCH	245.52
ADVANCED WASTE SOLUTIONS	GCRSE PORT TOILET	130.00
AFLAC	AFLAC INS W/H	17.68
AG SOURCE COOPERATIVE SERV	SW/WA TSTG	1,690.05
ALLIANT ENERGY	UTILITIES	31,770.88
AMAZON CAPITAL SERVICES	SUPPLIES	3,066.96
ANATOMY IT, LLC	SERVICE CONTRACTS	1,247.42
ANGIE KIGER	204 E MADISON - SIDING GARAGE	709.00
ASCAP	HOT/MOT MUSIC FEE	14.26
BEAM INSURANCE ADMINISTRATOR	DENTAL/VISION INS	366.70
BEVERLY ROSENOW	WA DEP REF	71.54
BMI	HOT/MOT MUSIC FEE	459.00
BOLTON & MENK INC	ENG	27869.00
BOMGAARS	SUPP	714.10
CAPITAL CITY EQUIPMENT CO.	2026 DIAMOND MULCHER	38700.00