

AGENDA

CITY COUNCIL MEETING

Tuesday, July 28, 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 7/14/26
- B. Approve G-Willy's, LLC, dba The Courtyard, Class C Retail Alcohol License
- C. Approve Sparetime Lanes & Lounge, Class C Retail Alcohol License
- D. Approve sidewalk reimbursement for 103 E. Monroe Street

V. NEW BUSINESS:

- A. **PUBLIC HEARING** on the Proposed Grant of Electric Line Easements to Interstate Power and Light Company.
- B. RESOLUTION Approving Grant Electric Line Easements to Interstate Power and Light Company.
- C. RESOLUTION Approving Purchase Agreement for Property from Interstate Power and Light Company.
- D. **ORDINANCE** Amending the Code of Ordinances of the City of Jefferson, Iowa by Adding a New Chapter - Electric Bicycles, Electric Scooters, and Personal Transportation Devices
- E. RESOLUTION Awarding Contract and Approving Contract & Bond for the Westwood Sidewalk Project.
- F. Snow Removal Policy for Westwood Sidewalk Project.
- G. Authorize Bid for Sidewalk Handicap Ramps.
- H. Water Department: SCADA Upgrades & Integration of Wells
- I. Approve Gax #1 for \$600,000 for the Historic Jefferson High School Project.
- J. RESOLUTION Approving the Request for a Grant Reimbursement from the Iowa Economic Development Authority for Reimbursement of 203 W Harrison LLC in relation to the 203 West Harrison Street Housing Project.
- K. RESOLUTION Approving Future Payment of the Final Grant Reimbursement to 203 W Harrison LLC in relation to the 203 West Harrison Street Housing Project
- L. RESOLUTION Establishing Purpose Statement for Proposed Local Option Sales and Services Tax.
- M. Consider Approval of Pay Estimate #3 to Evora Energy, LLC of \$108,464.15 for Airport Fuel Farm Project.

VI. REPORTS:

- A. Engineer, City Clerk, Attorney, City Administrator
- B. Economic Development
- C. Departments
- D. Council & Committees
- E. Mayor

VII. ADJOURN.

TO: Mayor and City Council Members
FROM: Scott Peterson, City Administrator
SUBJECT: General Information Memo
Regular City Council Session
Tuesday, July 28, 2026 5:30 p.m.

Sidewalk Reimbursement: A sidewalk was replaced at 105 E. Monroe Street. The City's sidewalk grant to this project is \$2,200.

Alliant property: There are two agenda items pertaining to the Alliant property (also known as Interstate Power and Light Co.): (1) consideration of pending Offer & Acceptance; and consideration of a required easement to Interstate Power & Light.

Easement: Before the City can agree to the offer and acceptance, the City needs to hold a public hearing about the proposed easement. Following the public hearing, the Council may consider the enclosed resolution granting the easements.

Purchase: There is a pending Offer and Acceptance with Alliant Energy to purchase the lots (shown on the enclosed aerial photograph) for \$26,000. Enclosed is a resolution authorizing the purchase.

E-bikes & E-scooters: The Council will consider the second reading of the enclosed Ordinance which has been developed and recommended by the Police Committee.

Westwood Sidewalk: There are two agenda items pertaining to this project: (1) consideration of the bid; and (2) consideration of snow removal.

Bid: The City received seven bids for the Westwood sidewalk project, including the alternate for the Doc's Stadium alley. The low bid was from Cardenas Concrete from Fort Dodge. Their bid was \$748,908 for the sidewalk and \$37,594 for the alley. The Engineer's Estimate was 883,525 for the sidewalk and \$65,181 for the alley. Enclosed is a recommendation from Bolten & Menk to award the bid to Cardenas.

Snow Removal: This issue was discussed by the Water, Sewer, Streets Committee. A draft policy regarding snow removal was reviewed. This policy, enclosed herein, comes to the City Council without recommendation from the committee.

Handicap Ramps: Enclosed is a bid to replace certain sidewalk handicap accesses on S. Pinet, S. Oak, and S. Vine Streets. Total cost is \$58,595.00. This is recommended for approval from the Water, Sewer, Streets Committee.

Water Plant SCADA: Enclosed is a bid to update SCADA networking hardware and software at the Water Plant. Cost = \$22,075. Also enclosed is a bid to integrate the back-up generators located by Wells 4 & 7 into the SCADA system. Cost = \$2,536. These are recommended for approval from the Water, Sewer, Streets Committee.

HJHS Project: The Developers of the old Middle School project is 203 W. Harrison, LLC. They received a \$600,000 Downtown Housing grant from the State of Iowa to assist with the project. The City is the fiscal agent for the grant. There are three items on the agenda:

1. Approve GAX #1: This is the City's request to the State for the \$600,000 in funds;

2. Approve payment to 203 W. Harrison: The Council is asked to authorize the payment of these funds to the Developer. Funds will be paid to the Developer only after having received the funds from the State; and
3. Authorize Final Payment to 203 W. Harrison: The Council will consider a resolution authorizing the final payment of the \$600,000 grant to the Developer in the future.

LOST: The existing 1% Local Option Sales tax sunsets on June 30, 2027 unless the LOST is reaffirmed by a referendum to be held November 3rd. Currently, LOST funds can be used only as stated in this revenue purpose statement: "100% for the repair, maintenance, placement, and improvement of Jefferson's infrastructure."

The enclosed resolution is prepared using the same Revenue Purpose Statement and proposes that there be no sunset date. The Finance Committee meets on Monday to finalize their recommendation. Revenue purpose statements are due in the Greene County Auditor's Office by August 17th.

Fuel Farm Pay Estimate: Enclosed is Pay Estimate No. 3 for \$108,464.15 from Evora Energy, LLC for the airport fuel farm project. Construction is nearly complete, and this pay estimate includes electrical work, install display, installing lights, and the remote fuel recovery system,

Geo Villa Services LLC

INVOICE

Ana Garcia
Perry, Iowa 50220
(515) 726-9670
geovservices@gmail.com

DATE 06/06/2026

Marvin *Ross*
103 E Monroe St
Jefferson, Iowa

FOR Concrete

Description

Amount

Sidewalk 88x5

We will remove the old concrete and haul it away. We will use 3 inches of sand for the base. We will use rebar for reinforcement. The concrete will be 4500psi and 4 inches deep, the concrete will have a broom finish. At the end we will remove the forms, create control joint cuts fill in the edges with black dirt, grass seeds and clean the work area.

- We are not responsible for alkaline pops, de-ice salt sealing and concrete cracking. This estimate includes up to 2 inches of gravel unless written in the estimate otherwise, if project requires more, it will cost extra. We will take pictures of the project to document and post on our social media for business purposes only.
- If you would like to move forward, we require a non-refundable 50% retainer, the remaining balance is due once the project is completed. Time frame can be changed to the future if client desires but the project could not be cancelled, If project is cancelled by the customer, you will not receive retainer back. Depending on weather the project may be pushed back but it will be next in line.

	Price	\$4,400.00
Check received on 06/06/2026 Check Number 12699 Retaining payment		\$2,200.00
Check Received on 06/15/26 Check Number 12723 Remaining Balance		\$2,200.00

Make all checks payable to
Geo Villa Services LLC
PO Box 31, perry IA 50220

If you have any questions concerning this invoice, contact Ana Garcia (515) 726-9670

Signature: _____

Date: *06-15-26*

THANK YOU FOR YOUR BUSINESS!

Reinburse Marvin Ross \$ 2,200.00

LOST

RESOLUTION NO. _____

A RESOLUTION APPROVING GRANT OF ELECTRIC LINE
EASEMENTS TO INTERSTATE POWER AND LIGHT COMPANY

WHEREAS, Interstate Power and Light Company, doing business as Alliant Energy (hereafter, "Alliant Energy"), desires to construct and maintain electric and telecommunication lines and related equipment along Lots 249 and 250 ("Parcel 1108306006") and Lots 251 and 252 ("Parcel 1108306008") in Block 33 in the Original Town of Jefferson located between South Vine Street and South Wilson Street and between East Monroe Street and East Harrison Street (collectively, the "Alliant Parcels"); and

WHEREAS, Alliant Energy requests the City grant electric line easements for the Alliant Parcels, requiring an easement of approximately 10 feet wide along the north and eastern boundaries of Parcel 1108306006 and Parcel 1108306008 (collectively, the "Easements"); and

WHEREAS, a proposed form of the electric line easement agreement has been prepared by Alliant Energy (the "Electric Line Easement Agreement"), a copy of which has been provided to the City Council, and is done in consideration of the sale of Parcel 1108306006 and Parcel 1108306008 to the City; and

WHEREAS, notice of public hearing on the City's proposal to grant the proposed Easement has been published are required by law,

WHEREAS, the City Council finds that it is in the best interests of the City of Jefferson that the above described easement agreement and easements be approved and accepted.

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

Section 1. The above described Electric Line Easement Agreement and Easements described therein are approved and accepted.

Section 2. The Mayor and City Clerk are authorized and directed to execute the above described Agreement and Easements, and the Clerk shall coordinate the recording of the Easements with the City Attorney.

Section 3. 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 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 July 28, 2026.

Craig J. Berry, Mayor

Attest:

Roxanne Gorsuch, City Clerk

Scott Peterson

From: Adams, Mason <MasonAdams@alliantenergy.com>
Sent: Sunday, August 10, 2025 10:29 AM
To: Scott Peterson
Cc: Chris Deal
Subject: RE: Downtown Lots owned by Alliant Energy (subsidiaries)

Hi Scott,

Total price tag for the 3 properties would be valued at \$28,000

~~\$28,000~~ \$26,000



Mason Adams | Senior Key Account Manager

ALLIANT ENERGY

1284 XE Place | Ames, IA 50014
Office: (515) 268-3430 | Cell: (515) 689-0679
alliantenergy.com | masonadams@alliantenergy.com

OFFER AND ACCEPTANCE

TO Interstate Power and Light Company, an Iowa corporation:

1. REAL ESTATE DESCRIPTION. The Buyers offer to buy real estate in Greene County, Iowa, described as follows:

See Legal Description, Exhibit A attached hereto and made a part hereof:

with any easements and appurtenant servient estates, but subject to the following: a) any zoning and other ordinances; b) any covenants of record; c) any easements of record for public utilities, roads and highways; and d) (consider: liens, mineral rights; other easements; interest of others) _____, (the "Real Estate").

2. PRICE. The purchase price shall be: Twenty-six thousand Dollars (\$26,000.00) (the "*Purchase Price*"), payable at Linn County, Iowa, as follows: (\$2,600.00) EARNEST MONEY TO BE PAID WITHIN 10 BUSINESS DAYS OF ACCEPTANCE AND TO BE HELD BY SELLER UNTIL CLOSING AND THE BALANCE OF THE PURCHASE PRICE TO BE PAID AT CLOSING.
3. REAL ESTATE TAXES. Seller shall pay all real estate taxes which are a lien on the Real Estate prior to possession and any unpaid real estate taxes payable in prior years. Seller shall pay its prorated share, based upon the date of possession, of the real estate taxes, if any, for the fiscal year commencing July 1 prior to Closing, due and payable on the following fiscal year. Buyer shall be given a credit for such proration, if any, at Closing based upon the last known actual net real estate taxes payable according to public records. Buyers shall pay all subsequent real estate taxes.
4. SPECIAL ASSESSMENTS.
 - a. Seller shall pay all installments of special assessments which are a lien on the Real Estate and, if not paid, would become delinquent during the calendar year this Offer and Acceptance is accepted, and all prior installments thereof.
 - b. All other special assessments shall be paid by Buyers.
5. RISK OF LOSS. Risk of loss prior to Seller's delivery of possession and Closing of the Real Estate to Buyer shall remain with the Sellers.
6. CARE AND MAINTENANCE. The Real Estate shall be preserved in its present condition and delivered intact at the time possession is delivered to Buyer.
7. POSSESSION AND CLOSING. If Buyers timely perform all obligations, possession and closing of the Real Estate shall be delivered to Buyers on or before December 31, 2026 (the "Closing").
8. FIXTURES. All property that integrally belongs to or is part of the Real Estate, whether attached or detached, such as light fixtures, shades, rods, blinds, awnings, windows, storm doors, screens, plumbing fixtures, water heaters, water softeners, automatic heating equipment, air conditioning equipment, wall to wall carpeting, built-in items and electrical service cable, outside television towers and antenna, fencing, gates, and landscaping shall be considered a part of Real Estate and included in the sale except: (consider: rental items.) None
9. USE OF PURCHASE PRICE. At time of settlement, funds of the Purchase Price may be used to pay taxes and other liens and to acquire outstanding interests, if any, of others.
10. ABSTRACT AND TITLE. Sellers, at their expense, shall promptly obtain an abstract of title to the Real Estate continued through the date of acceptance of this offer, and deliver it to Buyer for

examination. It shall show merchantable title in Sellers in conformity with this agreement, Iowa law and Title Standards of the Iowa State Bar Association. The abstract shall become the property of the Buyer when the Purchase Price is paid in full. Sellers shall pay the costs of any additional abstracting and title work due to act or omission of Sellers, including transfers by or the death of Sellers or their assignees. In the event that a subdivision of the Real Estate or other land of which the Real Estate is a part is necessary to effect the Closing, _____ shall pay for the cost of the extension of the abstract following the recordation of any subdivision plat with the relevant county recorder.

11. DEED. Upon payment of Purchase Price, Seller shall convey the Real Estate to Buyers or the Buyer's assignees, by Warranty Deed, free and clear of all liens, restrictions and encumbrances except as provided in 1.a. through 1.d. Any general warranties of title shall extend only to the time of acceptance of this Offer and Acceptance, with special warranties as to acts of Seller continuing up to time of delivery of the deed.
12. TIME IS OF THE ESSENCE. Time is of the essence in this Offer and Acceptance.
13. REMEDIES OF THE PARTIES:
 - a. If Buyers fail to timely perform this Offer and Acceptance, Seller may forfeit it as provided in the Iowa Code, and all payments made shall be forfeited or, at Seller's option, upon thirty days written notice of intention to accelerate the payment of the entire balance because of such failure (during which thirty days such failure is not corrected) Seller may declare the entire balance immediately due and payable. Thereafter this Offer and Acceptance may be foreclosed in equity and the Court may appoint a receiver.
 - b. If the Seller fails to timely perform this contract, Buyers have the right to have all earnest payments made returned to them.
 - c. Buyers and Seller also are entitled to utilize any and all other remedies or actions at law or equity available to them and shall be entitled to obtain judgment for costs and attorney fees as permitted by law.
14. STATEMENT AS TO LIENS. If Buyers intend to assume or take subject to a lien on the Real Estate, the Seller shall furnish Buyers with a written statement from the holder of such lien, showing the correct balance due.
15. SUBSEQUENT CONTRACT. Any real estate contract executed in performance of this contract shall be on the most current form of the Iowa State Bar Association.
16. APPROVAL OF COURT. If the sale of the Real Estate is subject to Court approval, the fiduciary shall promptly submit this contract for such approval. If this contract is not so approved on or before closing it shall be void.
17. CONTRACT BINDING ON SUCCESSORS IN INTEREST. This contract shall apply to and bind the successors in interest of the parties. Buyers may not assign its interest in this Offer and Acceptance without the prior written consent of Seller.
18. CONSTRUCTION. Words and phrases shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.
19. TIME FOR ACCEPTANCE. If this Offer and Acceptance is not accepted by the Seller on or before August, 31, 2026, it shall become void and all payments shall be repaid to the Buyers.
20. a. **Environmental Conditions.** This Offer and Acceptance is expressly contingent upon the receipt by Seller or Buyers or their assigns, on or before possession, of results satisfactory to each of any investigation, tests, audits, examinations or analysis of the environmental condition of the Real Estate that the Seller or Buyer may obtain. Each party shall bear its own costs of performing

the environmental assessments and testing it deems appropriate. If for any reason, Seller or Buyers determines that the Real Estate to be acquired is not in satisfactory environmental condition, as determined in each party's sole and absolute discretion, Seller or Buyers may terminate this Offer and Acceptance and Buyers will be returned to their original position, including the return of any earnest money deposit.

b. **Property Condition**. Buyer agrees to take possession of the Real Estate "AS IS, WHERE-IS, WITH ALL FAULTS" and Seller expressly disclaims any representations or warranties of any kind, express or implied relating to the Real Estate and its condition .

21. **ACCESS TO REAL ESTATE.** If applicable, Buyer's access to Real Estate prior to possession and Closing shall be contemplated on a separate Access Agreement with term limitations and conditions.
22. **EASEMENTS.** At Closing, Buyer agrees to grant any required easements to Seller as may be deemed necessary for the operation of the utility on Seller's form of easement at no further cost to Seller.
23. **FURTHER DOCUMENTATION.** Buyer and Seller agree in good faith to execute such further or additional documents as may be necessary or appropriate to carry out the intent and purpose of this Offer and Acceptance.
24. **SUBDIVISION.** In the event that a subdivision of the Real Estate or a parcel of land of which the Real Estate comprises a part is required to allow Seller to convey the Real Estate in conformance with Iowa Code Section 354 and / or the subdivision ordinance of the municipality or county in which the Real Estate is situated, Buyer and Seller shall work together in good faith to subdivide the Real Estate. In the event that Seller is unable to secure approval by the applicable authority to subdivide the Real Estate on or before Closing, Seller may terminate this Offer and Acceptance by providing Buyer written notice thereof.
25. **TO THE FULLEST EXTENT PERMITTED BY LAW, BUYER SHALL INDEMNIFY, DEFEND AND HOLD HARMLESS SELLER AND SELLER'S AFFILIATED COMPANIES, PARTNERS, SHAREHOLDERS, EMPLOYEES AND AGENTS (COLLECTIVELY, "INDEMNITEES") FOR, FROM AND AGAINST ANY AND ALL CLAIMS, LIABILITIES, FINES, PENALTIES, COSTS, DAMAGES, LOSSES, LIENS, CAUSES OF ACTION, SUITS, DEMANDS, JUDGMENTS AND REASONABLY INCURRED OUT OF POCKET EXPENSES (INCLUDING, WITHOUT LIMITATION, COURT COSTS, REASONABLE ATTORNEYS' FEES AND COSTS OF INVESTIGATION) (COLLECTIVELY, "LIABILITIES") OF ANY NATURE, KIND OR DESCRIPTION OF ANY INDEMNITEE DIRECTLY OR INDIRECTLY ARISING OUT OF, RESULTING FROM OR RELATED TO (IN WHOLE OR IN PART) BUYER'S USE OF THE REAL ESTATE.**

DATED: _____

CITY OF JEFFERSON IOWA

Buyer

Buyer

This Offer and Acceptance is accepted _____, 2026.

INTERSTATE POWER AND LIGHT COMPANY (Seller)

By: Brianna Vandemark, Manager Real Estate and Right of Way

Exhibit "A"

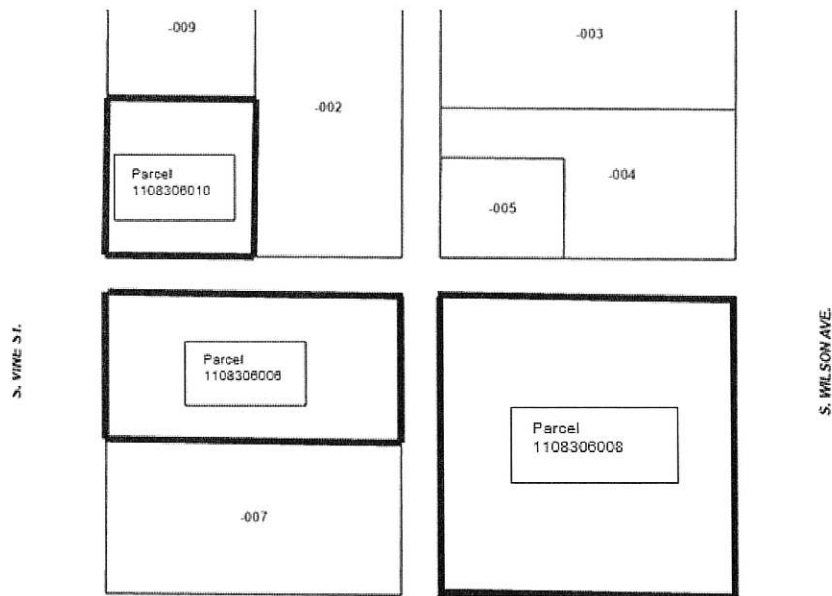
LOTS TWO HUNDRED FIFTY-ONE (251) AND TWO HUNDRED FIFTY-TWO (252), IN BLOCK THIRTY-THREE (33) IN THE ORIGINAL TOWN (NOW CITY) OF JEFFERSON, GREENE COUNTY, IOWA. PARCEL # 1108306008

AND

THE SOUTH SIXTY-FOUR FEET (64') OF LOT TWO HUNDRED FORTY (240) IN BLOCK THIRTY-THREE (33) IN THE ORIGINAL TOWN, OF JEFFERSON, GREENE COUNTY, IOWA. PARCEL #1108306010

AND

THE NORTH SIXTY-FOUR (64) FEET OF LOTS TWO HUNDRED FORTY-NINE (249) AND TWO HUNDRED FIFTY (250) IN BLOCK THIRTY-THREE (33) IN THE ORIGINAL TOWN, (NOW CITY) OF JEFFERSON, GREENE COUNTY, IOWA. PARCEL #1108306006



RESOLUTION NO. _____

A RESOLUTION APPROVING PURCHASE AGREEMENT FOR PROPERTY
FROM INTERSTATE POWER AND LIGHT COMPANY

WHEREAS, a real estate offer and acceptance agreement (the “**Purchase Agreement**”) providing for the acquisition of property from Interstate Power and Light Company, an Iowa corporation doing business as Alliant Energy (hereafter, “Alliant Energy”), said property consisting of multiple vacant lots located between South Vine Street and South Wilson Ave and between East Monroe Street and East Harrison Street, and legally described as follows (the “**Property**”):

Lots Two Hundred Fifty-one (251) and Two Hundred Fifty-two (252), in Block Thirty-three (33) in the Original Town (Now City) of Jefferson, Greene County, Iowa; AND

The South Sixty-Four (S 64') Feet of Lot Two Hundred Forty (240) in Block Thirty-three (33) in the Original Town, of Jefferson, Greene County, Iowa; AND

The North Sixty-Four (N 64') Feet of Lots Two Hundred Forty-nine (249) and Two Hundred Fifty (250) in Block Thirty-three (33) in the Original Town (Now City) of Jefferson, Greene County, Iowa;

is before this Council, which Purchase Agreement has prepared by Alliant Energy; and

WHEREAS, the Purchase Agreement provides for the transfer of the Property to the City in as is-where is condition for \$26,000.00 with Alliant Energy to assume abstracting costs; and which is subject to the right of the City to conduct inspections on the Property, including environmental inspections, before accepting the Property; and

WHEREAS, part of the transaction involves the City granting certain easements to Alliant Energy over and across the Property, which will be addressed in a separate resolution of even date herewith; and

WHEREAS, it has been determined that the acquisition of this vacant property would be in conformity with the City's goal of encouraging and assisting with the development and rehabilitation of properties and beautification of the City; and

WHEREAS, the City Council finds that it is in the best interests of the City of Jefferson that the City proceed with the acquisition of the Property in accordance with the terms of the proposed Purchase Agreement.

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

Section 1. The Purchase Agreement providing for the acquisition of the Property is 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 July 28, 2026.

Craig J. Berry, Mayor

Attest:

Roxanne Gorsuch, City Clerk

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF
JEFFERSON, IOWA, BY ADDING A NEW CHAPTER ____ – ELECTRIC BICYCLES,
ELECTRIC SCOOTERS, AND PERSONAL TRANSPORTATION DEVICES

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

SECTION 1. Chapter Added. Chapter ____ of the Code of Ordinances of the City of Jefferson, Iowa, 2017, be created and therefore enacted in the following chapter:

CHAPTER ____
BICYCLES, ELECTRIC SCOOTERS, AND PERSONAL TRANSPORTATION
DEVICES

___.01. **PURPOSE.** The purpose of this chapter is to establish regulations for the safe and responsible operation of bicycles, electric scooters, low-speed electric bicycles, and similar personal transportation devices on the streets, sidewalks, and public ways of the City of Jefferson.

___.02. **DEFINITIONS.**

1. Bicycle: A device having up to four wheels and at least one saddle or seat for the use of a rider, propelled by human power, or a low-speed electric bicycle. Chapter 76 of this Code of Ordinances regulates bicycles in the City of Jefferson.
(Code of Iowa, Sec. 321.1[40.c])
2. Low-Speed Electric Bicycle: A device with a saddle or seat, up to four wheels, fully operable pedals, and an electric motor of less than seven hundred fifty watts with a top speed of 28 miles per hour or less. Chapter 76 of this Code of Ordinances shall regulate low-speed electric bicycles in addition to those provisions specific to low-speed electric bicycles found in this Chapter ____.
(Code of Iowa, Sec. 321.1[36A])
3. Electric Scooter: A device weighing less than one hundred pounds, equipped with one, two, or three wheels, with or without handlebars or a seat, and an electric motor capable of propelling the device at a maximum speed of no more than twenty miles per hour on a paved level surface.
4. Motorized Bicycle: A motor vehicle with a saddle or seat, designed to travel on not more than three wheels, and not capable of operating at a speed in excess of thirty-nine miles per hour on level ground unassisted by human power, but excluding a low-speed electric bicycle.

(Code of Iowa, Sec. 321.1[40.b.])

5. Other-Power Driven Mobility Device (OPDMD): Any mobility device powered by batteries, fuel, or other engines used by individuals with mobility disabilities for locomotion, but not a wheelchair (manual or power-driven) or golf carts as regulated by Chapter 77 of the Code of Ordinances of the City of Jefferson.
6. Roadway: The portion of a highway improved, designed, or ordinarily used for vehicular travel.
(Code of Iowa, Sec. 321.1[65])
7. Street: The entire width between property lines of every way or place open to public use for vehicular traffic, which is either paved or laid with gravel, the edge of which is marked by a curb or yard.
8. Sidewalk: A paved or unpaved surface, separate from the street, less than ten feet in width, under the jurisdiction of the city, primarily for pedestrian use.
9. Residential District: Means a territory not comprising a business district and which is occupied mainly by structures for residential dwellings.
10. Business District: Means the 12-block area for which the boundaries are Washington Street on the north, Elm Street on the west, Harrison Street on the south, and Locust Street on the east.

__03. SCOPE OF REGULATIONS. These regulations apply whenever an electric scooter, low-speed electric bicycle, OPDMD, or motorized bicycle is operated on any public street, roadway, park road, sidewalk, or in any bicycle lane or path within the City of Jefferson, subject to the exceptions and regulations stated herein.

__04. APPLICATION OF TRAFFIC CODE

1. Equal Rights and Duties. Every person riding a motorized bicycle, low-speed electric bicycle, electric scooter, or OPDMD on a roadway or in a bicycle lane shall have all the rights and be subject to all the duties applicable to the driver of a vehicle under state law and the City's traffic code, except for provisions that by their nature do not apply or where specific exceptions are provided.
2. No Registration or Insurance Requirements. Low-speed electric bicycles, electric scooters, and OPDMDs are not subject to registration, licensure, titling, inspection, or proof of financial liability coverage.
3. Motorized Bicycles Subject to State Vehicle Requirements. Motorized bicycles are subject to registration, licensure, titling, inspection, and proof of financial liability coverage as required by the Code of Iowa, Chapter 321.

4. Licensing Requirements. Riders of motorized bicycles must possess a valid driver's license or permit. Riders of low-speed electric bicycles, electric scooters, or OPDMDs are not required to have a driver's license or permit.
5. Dismounted Riders are Considered Pedestrians. When dismounted, operators of a motorized bicycle, low-speed electric bicycle, electric scooter, or OPDMD are subject to all regulations applicable to pedestrians.

__05. MOTOR VEHICLE OPERATIONS.

1. Lateral Passing Distance. When overtaking a motorized bicycle, low-speed electric bicycle, electric scooter, or OPDMD on a paved shoulder or in a bicycle lane, a motor vehicle must provide at least three feet of lateral passing distance.
2. Yield to Persons in Crosswalks. Motor vehicles must yield right-of-way, slowing down or stopping if need be to so yield, to pedestrians, dismounted operators of motorized bicycles, low-speed electric bicycles, electric scooters, or OPDMDs, and persons on low-speed electric bicycles, electric scooters, or OPDMDs within any crosswalk.
3. Maintain Safe Distance. No person operating a motor vehicle shall steer unreasonably close to or toward a pedestrian, cyclist, or person on an electric scooter or OPDMD on a roadway or street.
4. Prohibition of Throwing Objects. A person shall not knowingly project any object or substance at or against a dismounted operator of or person riding a bicycle, motorized bicycle, low-speed electric bicycle, electric scooter, or OPDMD on a roadway or street, adjacent shoulder, sidewalk, multi-use trail, or any other location.

(Code of Iowa, Sec. 321.281)

__06. RESPONSIBLE RIDING.

1. Riding Restricted. No motorized bicycle, low-speed electric bicycle, electric scooter, or OPDMD shall be used to carry more persons at one time than the number for which it is designed and equipped. A person propelling a motorized bicycle, low-speed electric bicycle, electric scooter or OPDMD shall not ride other than astride a permanent and regular seat or platform attached thereto.

(Code of Iowa, Sec. 321.234[3, 4, 5])

2. Speed. No person shall operate a motorized bicycle, low-speed electric bicycle, electric scooter, or OPDMD at a speed greater than is reasonable and proper giving due regard under existing conditions, taking into account the surroundings and environment, such as inclement weather, infrastructure conditions, and grade, and not in excess of the posted speed limit or, if none, twenty miles per hour on bicycle lanes, paths, or sidewalks. No low-speed electric bicycle, electric scooter or motorized bicycle that has been modified to increase its speed beyond the manufactured specifications shall be operated inside city limits.

3. Control. Operators of a motorized bicycle, low-speed electric bicycle, electric scooter, or OPDMD must maintain directional, speed, and stopping control of their device at all times.
4. Improper riding. No person shall operate a motorized bicycle, low-speed electric bicycle, electric scooter, or OPDMD in a reckless manner or disregard the safety of others or property. All riders must operate their devices in a careful and prudent manner at all times complying with all posted signage and applicable laws. Riders shall not obstruct common areas, paths, sidewalks, parks, or entranceways, and must not interfere with the safe passage of others.
5. Right of Way. Riders of low-speed electric bicycles, electric scooters, motorized bicycles and OPDMDs shall yield the right-of-way to pedestrians, human-powered bicycles, and other human-powered conveyances.
6. Emerging from a Trail, Sidewalk, Alley, or Driveway. When emerging from a trail, sidewalk, alley, driveway, or building, operators of motorized bicycles, low-speed electric bicycles, electric scooters, or OPDMDs shall, upon approaching a sidewalk or sidewalk area, yield the right-of-way to all pedestrians approaching on said sidewalk, and upon entering a roadway, shall yield the right-of-way to all vehicles approaching on said roadway.

(Code of Iowa, Sec. 321.353)

7. Towing. It is unlawful for any person riding upon any motorized bicycle, low-speed electric bicycle, electric scooter, or OPDMD to attach the device or themselves to any moving motor vehicle by tow rope, hand grip or otherwise. It is further unlawful for any person riding a low-speed electric bicycle, motorized bicycle, electric scooter or OPDMD to attach to tow anything or anyone behind the device or themselves. This section shall not prohibit attaching a trailer to a low-speed electric bicycle that is designed to accommodate such a device.
8. Following Emergency Vehicles. No person riding a motorized bicycle, low-speed electric bicycle, electric scooter, or OPDMD shall follow closer than 500 feet of an emergency vehicle as defined by Iowa Code section 321.1 which has emergency lights and/or siren activated, and shall not stop, park, or leave a bicycle, low-speed electric bicycle, electric scooter, or OPDMD within 500 feet of an emergency vehicle stopped in response to an emergency.

.07. PLACE OF RIDING.

1. Bicycle Paths. Electric scooters, low-speed electric bicycles, and OPDMDs may be operated on bicycle paths eight feet or wider unless signs prohibit such use.
2. Roadways and Streets. When riding on a roadway or street, riders of motorized bicycles, low-speed electric bicycles, electric scooters, or OPDMDs shall follow the same laws as

motor vehicles, unless a bicycle path or lane is available, in which case riders may use the path or lane as permitted.

3. Residential District. On public sidewalks in residential districts, low-speed electric bicycles and electric scooters may be operated in a careful and prudent manner, except where signs prohibit such use or designated dismount zones. OPDMD may be operated by persons with mobility disabilities on all sidewalks in residential districts provided they take due care not to risk damage to the sidewalks, surrounding environment, or pose a risk of safety to other sidewalks users.
4. Prohibition of Riding on Sidewalks in Business District. The operation of motorized bicycles, low-speed electric bicycles and electric scooters on sidewalks located within the Business District is strictly prohibited at all times, regardless of the presence or absence of signage, unless otherwise expressly permitted by posted signage authorized by the city or relevant authority. Riders of motorized bicycles, low-speed electric bicycles and electric scooters must dismount and walk their devices when traversing sidewalks in Business Districts. OPDMD may be operated by persons with mobility disabilities on all sidewalks in the Business District provided they take due care not to risk damage to the sidewalks, surrounding environment, or pose a risk of safety to other sidewalks users.
5. City Parks. In city parks, electric scooters and low-speed electric bicycles may only be ridden on paved portions of bicycle paths and sidewalks as well as the designated dirt paths located in Russell Park and Chautauqua Park. Motorized bicycles may not be operated in city parks. Notwithstanding anything to the contrary herein, motorized bicycles, low-speed electric bicycles and electric scooters may be operated anywhere in Daubendiek Park as long as the operator takes due care not to risk damage to trails, surrounding environment, or pose a risk of safety to persons and animals at Daubendiek Paark.
6. Prohibited Streets of Operation. Operation of electric scooters is strictly prohibited on US Highway 30 (220th Street), North Elm Street, South Elm Street, East Lincoln Way, West Lincoln Way, and North Grimmell Road north of Clark Street, within city limits.

(Code of Iowa, Sec..310.1[3])

7. Special Events. The provisions in this Chapter __.07 may be modified by City Council for special events.

___.08. HOURS AND MONTHS OF OPERATION OF ELECTRIC SCOOTERS.

1. Hours. Operation of electric scooters is permitted only from sunrise to sunset.
2. Season of Operation. Operation of electric scooters is strictly prohibited when snow and ice are present on the riding surface.

___.09. PARKING. Motorized bicycles, low-speed electric bicycles, electric scooters, and OPDMDs shall not be parked in a manner that blocks or impedes:

1. ADA-compliant pedestrian pathways
2. Fire hydrants
3. Mailboxes
4. Crosswalks or curb ramps
5. Loading zones
6. Transit stops or shelters
7. Accessible parking spaces (except that OPDMD's may be parked in such spaces when and where appropriate)
8. Street furniture or amenities requiring pedestrian access
9. Entryways or driveways
10. Doorways
11. Alleys

__10. EQUIPMENT REQUIREMENTS. Every person riding a motorized bicycle, low-speed electric bicycle, electric scooter, or OPDMD shall be responsible for providing and using equipment as provided herein:

1. Lighting. Between sunset and sunrise, or when visibility is insufficient, every motorized bicycle, low-speed electric bicycle, , or OPDMD must have a front white light visible from at least 300 feet and a rear red light visible from at least 300 feet. Lights may be attached to the operator if visibility requirements are met.
2. Braking. Every motorized bicycle, low-speed electric bicycle, electric scooter, and OPDMD must have a brake capable of making the braked wheel skid on dry, level, clean pavement.

(Code of Iowa, Sec. 321.236[10])

3. No motorized bicycle, low-speed electric bicycle, electric scooter, or OPDMD shall be equipped with or use a siren or whistle, except for police bicycles in the line of duty.

(Code of Iowa, Sec. 321.434)

__11. VIOLATIONS AND PENALTIES.

1. Violation. A violation or failure to perform any act or duty required under this chapter shall be treated as a municipal infraction under Chapter 4 of this Code of Ordinances.
2. Special Violation. For those violations that would otherwise be punishable by a standard fine under Section 4.03(1), a person may, in lieu of said fine, allow the person's motorized bicycle, low-speed electric bicycle or electric scooter to be impounded to the City as provided in Section 76.14 of this Code of Ordinances. This special violation is not available to anyone violating Chapter 321 of the Code of Iowa.
3. Officer Impound. For repeated violations of this chapter, an officer may impound a person's motorized bicycle, low-speed electric bicycle or electric scooter for up to thirty (30) days. Impounding a device under this section may be in addition to penalties rendered under this chapter.

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

SECTION 3. Effective Date. This ordinance shall be in effect from and after its final passage, approval, and publication as provided 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



Real People. Real Solutions.

116 North Wilson Avenue
PO Box 68
Jefferson, IA 50129

Phone: (515) 766-4423
Bolton-Menk.com

July 9, 2026

City of Jefferson
Attn: Scott Peterson, City Administrator
220 North Chestnut Street
Jefferson, Iowa 50129

RE: Westwood Area Sidewalk Improvements & Doc's Stadium Alley Improvements
Recommendation of Award
Project No.: 25X.138031 & 26X.142513

Dear Mr. Peterson:

At 3:00 p.m. on July 1st, 2026, bids were received for the Westwood Area Sidewalk Improvement project with the Doc's Stadium Alley Improvement as an alternate. The Engineer's Estimate for the base bid of the project was \$883,525.00 and \$65,181.00 for the Doc's Alley alternate, a total of \$946,706.00. Seven bids were received, the bidders were responsive, and bids for total base, alternate and total bid are summarized as follows:

Bidder	City, State	Base Bid	Alternate	Total Bid Amount
Cardenas Concrete, LLC	Fort Dodge, IA	\$748,908.00	\$37,594.00	\$786,502.00
Concrete Connection, LLC	Johnston, IA	\$805,500.00	\$59,264.00	\$864,764.00
TK Concrete, Inc	Pella, IA	\$825,491.00	\$99,655.00	\$925,146.00
Caliber Concrete, LLC	Adair, IA	\$978,342.30	\$44,240.09	\$1,022,582.39
Castor Construction, LLC	Fort Dodge, IA	\$1,007,868.30	\$69,926.00	\$1,077,794.30
Dennhardt Concrete	Panora, IA	\$1,148,571.01	\$46,017.65	\$1,194,588.66
Jensen Builders, LTD	Fort Dodge, IA	\$1,338,398.00	\$105,477.00	\$1,443,875.00

There were thirty-seven plan holders, twelve listed as prime bidders and others listed as subcontractors, suppliers or others. There were four errors found in low bidder proposal and one in another, but these did not affect the order of the bids. The bid received from Cardenas Concrete, LLC from Fort Dodge, Iowa, was 17% below the Engineer's estimate for the base bid and alternate combined. Bolton & Menk, Inc. has reviewed the bid documents and bonds submitted and was satisfied with the information provided.

Therefore, if deemed economically feasible, Bolton & Menk, Inc. recommends award of the Westwood Area Sidewalk Improvements project to Cardenas Concrete, LLC for the base bid plus Doc's Alley alternate, total bid amount of \$786,502.00 (Seven Hundred Eighty-six Thousand, Five Hundred two and 00/100 Dollars).

The Bid Tabulation is attached for your use.

Feel free to contact me should there be any questions related to this project.

Sincerely,
Bolton & Menk, Inc.

James D. Leiding
James D. Leiding, P.E.

Project Manager
0A1.132775
enclosure

TABULATION OF BIDS

July 1st, 2026, 3:00 p.m.
 BMI Project No. 25X.138031.000
 Westwood Area Sidewalk Improvements
 City of Jefferson, Iowa



Real People. Real Solutions.

116 N. Wilson Avenue
 Jefferson, Iowa 50129
 Phone: (515) 766-4423

Line No.	Description	Unit	Quantity	Engineer's Estimate	Cardenas Concrete, LLC	Concrete Connection, LLC	TK Concrete, Inc.	Caliber Concrete, LLC	Castor Construction, LLC	Donhardt Concrete	Jensen Builders, Ltd.
				Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price
BASE BID											
1	2010-D-1 TOPSOIL, ON-SITE	CY	2704	\$10.00	\$27,040.00	\$24.00	\$64,896.00	\$12.00	\$32,448.00	\$30.00	\$81,120.00
2	2010-E EXCAVATION, CLASS 13	CY	1408	\$10.00	\$14,080.00	\$18.00	\$25,344.00	\$12.00	\$16,896.00	\$30.00	\$42,240.00
3	2010-F SUBBASE MODIFIED, 6 INCHES	SY	7456	\$15.00	\$11,184.00	\$5.00	\$3,728.00	\$12.00	\$8,947.20	\$12.00	\$8,947.20
4	4030-D REMOVAL OF SIDEWALK, 4-8 INCH	SY	48	\$15.00	\$720.00	\$5.00	\$240.00	\$12.00	\$576.00	\$12.00	\$576.00
5	4030-E REMOVAL OF SIDEWALK, 8-12 INCH	SY	48	\$15.00	\$720.00	\$5.00	\$240.00	\$12.00	\$576.00	\$12.00	\$576.00
6	4030-F REMOVAL OF SIDEWALK, 12-18 INCH	SY	48	\$15.00	\$720.00	\$5.00	\$240.00	\$12.00	\$576.00	\$12.00	\$576.00
7	4030-G REMOVAL OF SIDEWALK, 18-24 INCH	SY	48	\$15.00	\$720.00	\$5.00	\$240.00	\$12.00	\$576.00	\$12.00	\$576.00
8	4030-H REMOVAL OF SIDEWALK, 24-36 INCH	SY	48	\$15.00	\$720.00	\$5.00	\$240.00	\$12.00	\$576.00	\$12.00	\$576.00
9	4030-I REMOVAL OF SIDEWALK, 36-48 INCH	SY	48	\$15.00	\$720.00	\$5.00	\$240.00	\$12.00	\$576.00	\$12.00	\$576.00
10	4030-J REMOVAL OF SIDEWALK, 48-60 INCH	SY	48	\$15.00	\$720.00	\$5.00	\$240.00	\$12.00	\$576.00	\$12.00	\$576.00
11	4030-K REMOVAL OF SIDEWALK, 60-72 INCH	SY	48	\$15.00	\$720.00	\$5.00	\$240.00	\$12.00	\$576.00	\$12.00	\$576.00
12	4030-L REMOVAL OF SIDEWALK, 72-84 INCH	SY	48	\$15.00	\$720.00	\$5.00	\$240.00	\$12.00	\$576.00	\$12.00	\$576.00
13	4030-M REMOVAL OF SIDEWALK, 84-96 INCH	SY	48	\$15.00	\$720.00	\$5.00	\$240.00	\$12.00	\$576.00	\$12.00	\$576.00
14	6010-B INTAKE, SW 512	EA	2	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00
15	6010-C INTAKE ADJUSTMENT, MINOR	EA	2	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00
16	6010-D INTAKE ADJUSTMENT, MAJOR	EA	2	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00
17	6010-E INTAKE ADJUSTMENT, MAJOR	EA	2	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00
18	6010-F INTAKE ADJUSTMENT, MAJOR	EA	2	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00
19	6010-G INTAKE ADJUSTMENT, MAJOR	EA	2	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00	\$1,500.00	\$3,000.00
20	7010-A-1 REMOVAL OF SIDEWALK	SY	483	\$15.00	\$7,245.00	\$5.00	\$2,415.00	\$12.00	\$5,808.00	\$12.00	\$5,808.00
21	7010-A-2 REMOVAL OF SIDEWALK	SY	483	\$15.00	\$7,245.00	\$5.00	\$2,415.00	\$12.00	\$5,808.00	\$12.00	\$5,808.00
22	7010-A-3 REMOVAL OF SIDEWALK	SY	483	\$15.00	\$7,245.00	\$5.00	\$2,415.00	\$12.00	\$5,808.00	\$12.00	\$5,808.00
23	7010-A-4 REMOVAL OF SIDEWALK	SY	483	\$15.00	\$7,245.00	\$5.00	\$2,415.00	\$12.00	\$5,808.00	\$12.00	\$5,808.00
24	7010-A-5 REMOVAL OF SIDEWALK	SY	483	\$15.00	\$7,245.00	\$5.00	\$2,415.00	\$12.00	\$5,808.00	\$12.00	\$5,808.00
25	7010-A-6 REMOVAL OF SIDEWALK	SY	483	\$15.00	\$7,245.00	\$5.00	\$2,415.00	\$12.00	\$5,808.00	\$12.00	\$5,808.00
26	8030-A CURB GRINDING	LS	1	\$12,000.00	\$12,000.00	\$6,000.00	\$6,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00
27	8030-B CURB GRINDING	LS	1	\$12,000.00	\$12,000.00	\$6,000.00	\$6,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00
28	9010-B HYDRAULIC SEEDING, FERTILIZING, AND MULCHING	AC	2	\$3,500.00	\$7,000.00	\$1,750.00	\$3,500.00	\$3,500.00	\$7,000.00	\$3,500.00	\$7,000.00
29	9010-C HYDRAULIC SEEDING, FERTILIZING, AND MULCHING	AC	2	\$3,500.00	\$7,000.00	\$1,750.00	\$3,500.00	\$3,500.00	\$7,000.00	\$3,500.00	\$7,000.00
30	9010-D HYDRAULIC SEEDING, FERTILIZING, AND MULCHING	AC	2	\$3,500.00	\$7,000.00	\$1,750.00	\$3,500.00	\$3,500.00	\$7,000.00	\$3,500.00	\$7,000.00
31	9010-E TEMPORARY REC. 1A	SY	1085	\$15.00	\$16,275.00	\$5.00	\$5,425.00	\$12.00	\$12,810.00	\$12.00	\$12,810.00
32	9010-F-1 WATTLE STRAW 9 INCH, INSTALLATION, MAINTENANCE, & REMOVAL	SY	2000	\$15.00	\$30,000.00	\$5.00	\$10,000.00	\$12.00	\$24,000.00	\$12.00	\$24,000.00
33	9010-F-2 WATTLE STRAW 9 INCH, INSTALLATION, MAINTENANCE, & REMOVAL	SY	2000	\$15.00	\$30,000.00	\$5.00	\$10,000.00	\$12.00	\$24,000.00	\$12.00	\$24,000.00
34	9010-F-3 WATTLE STRAW 9 INCH, INSTALLATION, MAINTENANCE, & REMOVAL	SY	2000	\$15.00	\$30,000.00	\$5.00	\$10,000.00	\$12.00	\$24,000.00	\$12.00	\$24,000.00
35	9010-F-4 WATTLE STRAW 9 INCH, INSTALLATION, MAINTENANCE, & REMOVAL	SY	2000	\$15.00	\$30,000.00	\$5.00	\$10,000.00	\$12.00	\$24,000.00	\$12.00	\$24,000.00
36	9010-F-5 WATTLE STRAW 9 INCH, INSTALLATION, MAINTENANCE, & REMOVAL	SY	2000	\$15.00	\$30,000.00	\$5.00	\$10,000.00	\$12.00	\$24,000.00	\$12.00	\$24,000.00
37	9010-F-6 WATTLE STRAW 9 INCH, INSTALLATION, MAINTENANCE, & REMOVAL	SY	2000	\$15.00	\$30,000.00	\$5.00	\$10,000.00	\$12.00	\$24,000.00	\$12.00	\$24,000.00
38	11020-A CONCRETE STEPS	SY	4	\$75.00	\$300.00	\$37.50	\$150.00	\$75.00	\$300.00	\$75.00	\$300.00
39	11020-B CONCRETE STEPS	SY	4	\$75.00	\$300.00	\$37.50	\$150.00	\$75.00	\$300.00	\$75.00	\$300.00
40	1210-A CONCRETE WASHPUTT	LS	1	\$100,000.00	\$100,000.00	\$50,000.00	\$50,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
41	1210-B CONCRETE WASHPUTT	LS	1	\$100,000.00	\$100,000.00	\$50,000.00	\$50,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
42	1210-C CONCRETE WASHPUTT	LS	1	\$100,000.00	\$100,000.00	\$50,000.00	\$50,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
43	1210-D CONCRETE WASHPUTT	LS	1	\$100,000.00	\$100,000.00	\$50,000.00	\$50,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
44	1210-E CONCRETE WASHPUTT	LS	1	\$100,000.00	\$100,000.00	\$50,000.00	\$50,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
TOTAL BASE BID:				\$883,525.00		\$485,508.00		\$978,347.30		\$1,007,888.30	\$1,338,398.00
ALTERNATE BID											
A1	2010-E EXCAVATION, CLASS 13	CY	37	\$20.00	\$740.00	\$20.00	\$740.00	\$20.00	\$740.00	\$20.00	\$740.00
A2	2010-F SUBBASE MODIFIED, 6 INCHES	SY	315	\$15.00	\$4,725.00	\$5.00	\$1,575.00	\$12.00	\$3,780.00	\$12.00	\$3,780.00
A3	6010-E REMOVAL OF SIDEWALK, 4-8 INCH	SY	279	\$15.00	\$4,185.00	\$5.00	\$1,395.00	\$12.00	\$3,348.00	\$12.00	\$3,348.00
A4	6010-F REMOVAL OF SIDEWALK, 8-12 INCH	SY	279	\$15.00	\$4,185.00	\$5.00	\$1,395.00	\$12.00	\$3,348.00	\$12.00	\$3,348.00
A5	6010-G REMOVAL OF SIDEWALK, 12-18 INCH	SY	279	\$15.00	\$4,185.00	\$5.00	\$1,395.00	\$12.00	\$3,348.00	\$12.00	\$3,348.00
A6	6010-H REMOVAL OF SIDEWALK, 18-24 INCH	SY	279	\$15.00	\$4,185.00	\$5.00	\$1,395.00	\$12.00	\$3,348.00	\$12.00	\$3,348.00
A7	6010-I REMOVAL OF SIDEWALK, 24-36 INCH	SY	279	\$15.00	\$4,185.00	\$5.00	\$1,395.00	\$12.00	\$3,348.00	\$12.00	\$3,348.00
A8	6010-J REMOVAL OF SIDEWALK, 36-48 INCH	SY	279	\$15.00	\$4,185.00	\$5.00	\$1,395.00	\$12.00	\$3,348.00	\$12.00	\$3,348.00
A9	6010-K REMOVAL OF SIDEWALK, 48-60 INCH	SY	279	\$15.00	\$4,185.00	\$5.00	\$1,395.00	\$12.00	\$3,348.00	\$12.00	\$3,348.00
A10	6010-L REMOVAL OF SIDEWALK, 60-72 INCH	SY	279	\$15.00	\$4,185.00	\$5.00	\$1,395.00	\$12.00	\$3,348.00	\$12.00	\$3,348.00
A11	6010-M REMOVAL OF SIDEWALK, 72-84 INCH	SY	279	\$15.00	\$4,185.00	\$5.00	\$1,395.00	\$12.00	\$3,348.00	\$12.00	\$3,348.00
A12	1210-A CONCRETE WASHPUTT	LS	1	\$100,000.00	\$100,000.00	\$50,000.00	\$50,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
A13	1210-B CONCRETE WASHPUTT	LS	1	\$100,000.00	\$100,000.00	\$50,000.00	\$50,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
A14	1210-C CONCRETE WASHPUTT	LS	1	\$100,000.00	\$100,000.00	\$50,000.00	\$50,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
TOTAL ALTERNATE BID:				\$65,181.00		\$37,594.00		\$44,240.00		\$46,017.60	\$105,477.00
TOTAL BID:				\$948,706.00		\$523,102.00		\$1,022,587.30		\$1,053,905.90	\$1,443,875.00

RESOLUTION NO. _____

A RESOLUTION AWARDING CONTRACT AND APPROVING CONTRACT
AND BOND FOR THE WESTWOOD SIDEWALK PROJECT

WHEREAS, pursuant to notice duly published in the manner and form prescribed by resolution of this Council and as required by law bids and proposals were received by the City Engineer and reported to this Council for the Westwood Sidewalk Project (the "Project"); and

WHEREAS, the Project also incorporates a potential repair and replacement of the west half of the alley in Block 18 of the Original Town of Jefferson, known informally as "Doc's Stadium Alley," and for which an alternate bid was received from bidding parties to complete that portion of the Project;

WHEREAS, all of the bids and proposals have been carefully considered, and it is necessary and advisable that provision be made for the award of the contract for the Project; and

WHEREAS, the City Engineer has recommended that the bid be accepted, and the City Council finds that it is in the best interests of the City of Jefferson that it award a contract for that part of the Project.

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

Section 1. The bid for the Project submitted by the following contractor is fully responsive to the plans and specifications for the Project previously approved by the Council and is the lowest responsible bid received, such bid being as follows:

<u>Name and Address of Contractor</u>	<u>Amount of Base Bid</u>	<u>Alternate Bid</u>	<u>Total Bid</u>
<u>Cardenas Concrete, LLC</u> <u>1770 Lainson Ave.</u> <u>Fort Dodge, IA 50501</u>	<u>\$748,908.00</u>	<u>\$ 37,594.00</u>	<u>\$ 786,502.00</u>

Section 2. The contract for the bid part of the Project is hereby awarded to such contractor at the total estimated cost set out above, the final settlement to be made on the basis of the unit prices therein set out and the actual final quantities of each class of materials furnished, the said contract to be subject to the terms of the aforementioned resolution, the notice of hearing and letting, the plans and specifications, and the terms of the bidder's written proposal.

Section 3. The amount of the contractor's performance and/or payment bonds is hereby fixed and determined to be 100% of the amount of the contract.

Section 4. The City Engineer shall arrange for the execution of the contract and bond by the successful bidder and its surety, and upon review of said contract and bond by the City Administrator and City Attorney and their recommendation that it be signed by the City, the Mayor and City Clerk are authorized and ordered to execute said contract.

Section 5. 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 July 14, 2026.

Craig Berry, Mayor

Attest:

Roxanne Gorsuch, City Clerk

City of Jefferson Westwood Sidewalk Project

Snow Removal Scope of Service and Level of Service

Purpose

The City of Jefferson has constructed sidewalks along portions of Westwood Drive, Lincoln Way, and Grimmel Road as part of the **Westwood Sidewalk Project**. To improve pedestrian accessibility and encourage year-round use of these public sidewalks, the City will provide limited snow removal services. This service is intended to supplement, not replace, the responsibilities of adjacent property owners under the City Code.

Scope of Service

The City will provide snow removal on the sidewalks constructed as part of the Westwood Sidewalk Project under the following conditions:

1. City crews will generally remove snow following snowfalls of **one (1) inch or more**.
2. Sidewalk snow removal is a **secondary priority**. Street snow removal operations and maintaining safe travel on City streets take precedence. Sidewalk clearing will begin only after street snow removal activities have been substantially completed.
3. Depending upon the duration and severity of a winter storm, sidewalks may not be cleared until **two (2) to three (3) days after snowfall has ended**.
4. City crews will remove snow on public sidewalks only, not on driveways, driveway approaches, or private sidewalks.
5. During street plowing operations, additional snow may be deposited back onto previously cleared sidewalks. As staffing levels, weather conditions, and operational priorities allow, City crews may make a second pass to remove these accumulations. However, a second clearing is not guaranteed.
6. The City will remove snow using available equipment and personnel. Snow may remain on portions of the sidewalk where access is limited or where equipment cannot safely operate. Windrows of snow may be left remaining on driveways following removal on the sidewalks.

Level of Service

The snow removal service provided under this program is intended to improve pedestrian mobility but does **not** provide the same level of service expected for primary transportation facilities or emergency routes.

Accordingly:

- Sidewalks should not be expected to be cleared immediately following each snowfall.

- Sidewalks may remain snow-covered for several days after a storm while higher-priority street operations are completed.
- The City does **not** guarantee that sidewalks will be cleared within the timeframe required of adjacent property owners under the City's snow removal ordinance.
- Weather conditions, equipment availability, staffing levels, subsequent snowfalls, drifting, and emergency operations may delay or prevent sidewalk clearing.

Ice Control

- As practical, the City will apply salt, liquid de-icer, sand, or other ice-control materials to these sidewalks.
- The City will not chip, scrape, or otherwise remove ice accumulations from the sidewalk.

Adjacent property owners remain responsible for monitoring sidewalk conditions and removing ice accumulations as required by City Code to maintain a reasonably safe walking surface.

Property Owner Responsibilities

The City's snow removal service is a courtesy intended to improve accessibility along the Westwood Sidewalk Project and does not relieve adjacent property owners of their obligations under the City Code.

Property owners remain responsible for:

- Removing hazardous ice accumulations.
- Addressing conditions that may develop after City crews have completed snow removal.
- Future maintenance of the sidewalk, including compliance with all applicable provisions of the City Code concerning sidewalks.

This policy will be provided to all affected property owners, in print or digitally, prior to the 2026-27 winter season.

The City reserves the right to modify, suspend, or discontinue this service at any time due to budget limitations, staffing availability, equipment failures, weather conditions, or other operational needs.

Geo Villa Services LLC

Geo Villa
Perry, Iowa 50220
(515) 726-9670
geovservices@gmail.com

City Of Jefferson
220 N Chestnut Street
Jefferson, IA

INVOICE

DATE 07/06/2026

FOR City Sidewalk

Description	Amount
S Pinet st and W Harrison	
20x5=\$1,300.00	
26x5=\$1,570.00	
26x5=\$1,570.00	
22x5=\$1,390.00	
S Pinet st and Monroe	
25x5=\$1,525.00	
23x5=\$1,435.00	
25x5=\$1,525.00	
11x5=\$895.00	
20x5=1,300.00	
S Pinet St and Madison	
26x5=\$1,570.00	
24x5=\$1,480.00	
20x5=\$1,300.00	
S Pinet and W South	
20x5=\$1,300.00	
S Oak ST and Park St	
20x5= \$1,300.00	
19x5=\$1,255.00	
18x5=\$1,210.00	
S Oak and Brackett	
19x5= \$1,255.00	
17x5=\$1,165.00	
19x5=\$1,255.00	
18x5=\$1,210.00	
19x5=\$1,255.00	
13x5=\$985.00	

Description	Amount
S oak and South	
19x5=\$1,255.00	
17x5=\$1,165.00	
17x5=\$1,165.00	
S Oak and Madison	
24x5=\$1,480.00	
19x5=\$1,255.00	
18x5=\$1,210.00	
19x5=\$1,255.00	
18x5=\$1,210.00	
18x5=\$1,210.00	
S Oak and Monroe	
19x5=\$1,255.00	
19x5=\$1,255.00	
20x5=\$1,300.00	
17x5=\$1,165.00	
S Oak and Harrison	
30x5=\$1,750.00	
21x5=\$1,345.00	
25x5=\$1,525.00	
25x5=\$1,525.00	
24x5=\$1,480.00	
25x5=\$1,525.00	
S Oak and Lincoln Way	
25x5=\$ 1,525.00	
29x5=\$ 1,705.00	
S vine St and Park	
18x5=\$ 1,210.00	
S Vine ST and W Monroe st	
20x5= \$ 1,300.00	
	Balance \$58,595.00

Make all checks payable to
Geo Villa Services LLC
PO Box 31, perry IA 50220 n

THANK YOU FOR YOUR BUSINESS!



Mr. Jon Koch
Jefferson, IA - WTP
220 N. Chestnut
Jefferson, IA 50129

June 24, 2026

SUBJECT: Jefferson, IA WTP SCADA Computer

Mr. Koch,

We are pleased to offer the following proposal for the SCADA Computer upgrade for your Water Treatment Plant with the latest technology consisting of new Supervisory Control and Data Acquisition (SCADA) hardware and software.

Our proposal includes equipment and services as detailed below.

SCADA Networking Hardware and Software

A One (1) **New SCADA Computer Workstation** to include Dell Precision desktop computer, Intel Core i7 processor, Windows 11 Professional operating system, Microsoft Office Professional, 32 GB memory, (2) 1 TB SSD with RAID, wireless keyboard and mouse, and 3-Year Pro-Support with NBD limited onsite service.

Computer specifications may vary slightly based on the latest specifications available at the time of order.

B One (1) **Aveva InTouch Runtime License** to include current version with compatibility with Windows 11 Operating System.

SCADA software to include (1) runtime license for operation on the workstation.

C One (1) **Win-911 Interactive** to include new license and modem in current version with compatibility with Windows 11 Operating System.

D One (1) **Professional Services** to include the following:

1. Unpack and set up the new computer.
2. Install Windows Operating System, Aveva InTouch Graphic User Interface Software, MS-Office Suite, Win-911 Interactive, and all associated drivers.



Branch Office
515.232.4770
2740 Ford St.
Ames, IA 50010



Corporate Office
651.631.9005
2400 W County Rd. D
St. Paul, MN 55112



Branch Office
308.940.0649
Grand Island, NE



3. Onsite Field Services for startup, commissioning, and operator training.

Note* All software files and media will be licensed in the city's name and turned over to the city upon completion.

E One (1) Set of Complete **Installation, Operation, and Maintenance Manuals.**

Your net price for Items A through E, FOB factory with **freight allowed** to jobsite including one (1) year warranty from date of startup (not to exceed 18 months from date of shipment).....**\$22,075.00 PLUS TAX .**

The above price for Items A through E **does not** include any:

1. Sales or use taxes.
2. Bond costs.
3. License fees or permits of any kind.
4. Interconnecting wire, cables, or conduits between control panels, MCCs, workstations, and primary devices.
5. Instrumentation of any kind.
6. Labor or any other miscellaneous materials that may be required for installation not specifically detailed above.

This proposal is subject to and incorporates by reference (i) the Master Terms and Conditions of Sale available at www.automaticsystemsco.com/master-tcs, and (ii) the Supplemental Seller T&Cs available at www.automaticsystemsco.com/supplemental-seller-tcs.

Thank you very much for the opportunity of providing you with the above proposal, should you wish to proceed with an order please sign on the space provided below and return a copy to this office.

We look forward to hearing from you, should you have any questions please don't hesitate to give me a call.

Sincerely,

Jake McFarland
Automatic Systems Company



Branch Office
515.232.4770
2740 Ford St.
Ames, IA 50010



Corporate Office
651.631.9005
2400 W County Rd. D
St. Paul, MN 55112



Branch Office
308.940.0649
Grand Island, NE



Mr. Jon Koch
Jefferson, IA - WTP
220 N. Chestnut
Jefferson, IA 50129

June 24, 2026

SUBJECT: Jefferson, IA Water Treatment Plant – Generator Integration

Mr. Koch,

We are pleased to offer the following proposal for the integration of two (2) backup generators located at Well #4 and Well #7 into your existing SCADA system.

Our proposal includes equipment and services as detailed below.

Generator Integration

- A One (1) **Existing Well #4 Control Panel modifications**, to include the installation of new I/O as detailed below.

Proposed panel modifications shall be complete with the installation of new I/O points to existing I/O cards, fusing, terminals, and internal panel wiring.

- B One (1) **Existing Well #7 Control Panel modifications**, to include the installation of new I/O as detailed below.

Proposed panel modifications shall be complete with the installation of new I/O points to existing I/O cards, fusing, terminals, and internal panel wiring.

- C One (1) **Professional Services**, to include engineering, PLC programming, HMI programming, and on-site field services to include panel modifications, start-up, testing, and operator training.

- D One (1) **Update of existing Installation, Operation, and Maintenance Manuals.**

Your net price for Items A through D, FOB factory with **freight allowed** to jobsite including one (1) year warranty from date of startup (not to exceed 18 months from date of shipment)..... **\$2,536.00 PLUS TAX .**

The above price for Items A through D **does not** include any:



Branch Office
515.232.4770
2740 Ford St.
Ames, IA 50010



Corporate Office
651.631.9005
2400 W County Rd. D
St. Paul, MN 55112



Branch Office
308.940.0649
Grand Island, NE



1. Sales or use taxes.
2. Bond costs.
3. License fees or permits of any kind.
4. Interconnecting wire, cables, or conduits between control panels, MCCs, workstations, and primary devices.
5. Generator configuration/modification.
6. Instrumentation of any kind.
7. Labor or any other miscellaneous materials that may be required for installation not specifically detailed above.
8. This proposal is based on current material costs and does not include any additional costs or surcharges related to tariffs, import duties, or other government-imposed fees. If tariffs or related charges are imposed or adjusted after the date of this proposal and they affect material or equipment pricing, Automatic Systems Co. reserves the right to adjust the contract price accordingly. Any such adjustments will be supported by supplier documentation and communicated in writing for approval prior to implementation.

Thank you very much for the opportunity of providing you with the above proposal, should you wish to proceed with an order please sign on the space provided below and return a copy to this office.

We look forward to hearing from you, should you have any questions please don't hesitate to give me a call.

Sincerely,

Jake McFarland
Automatic Systems Company

Accepted by: _____ Date: _____

Items Accepted: _____ Purchase Order No: _____

Purchase Order Amount: _____



Branch Office
515.232.4770
2740 Ford St.
Ames, IA 50010



Corporate Office
651.631.9005
2400 W County Rd. D
St. Paul, MN 55112



Branch Office
308.940.0649
Grand Island, NE

STATE OF IOWA

GAX

BUDGET FY	General Accounting Expenditure										DOCUMENT NUMBER															
	DATE 7/28/2026			ACCTG PERIOD (mm/yy)																						
VENDOR CODE 42-6004818				AGENCY NAME																						
VENDOR NAME AND ADDRESS City of Jefferson 220 N. Chestnut St. Jefferson IA 50129				BILL TO ADDRESS (ORDERING AGENCY) Iowa Economic Development Authority 1963 Bell Avenue, Suite 200 Des Moines, IA 50315				SHIP TO ADDRESS																		
TERMS		FOB		ORDER APPROVED BY					GOODS RECEIVED/SERVICES PERFORMED																	
QUANTITY				VENDOR'S INVOICE NUMBER					DATE INITIALS																	
<table border="1"><thead><tr><th rowspan="2"></th><th rowspan="2">Line item</th><th rowspan="2">Contract budget*</th><th colspan="3">Expenditures</th></tr><tr><th>Since Last Report (1)</th><th>Previous Total (2)</th><th>Cumulative Expenditures (1+2)</th></tr></thead><tbody><tr><td></td><td>Project Expenses Eligible for Reimbursement Grant Contract and approved budget in IowaGrants.gov Project Name: Historic Jefferson High School Housing Conversion Project Address: 203 W Harrison, Jefferson, IA</td><td>Up to \$600,000</td><td>\$600,000</td><td>\$0</td><td>\$600,000</td></tr></tbody></table>													Line item	Contract budget*	Expenditures			Since Last Report (1)	Previous Total (2)	Cumulative Expenditures (1+2)		Project Expenses Eligible for Reimbursement Grant Contract and approved budget in IowaGrants.gov Project Name: Historic Jefferson High School Housing Conversion Project Address: 203 W Harrison, Jefferson, IA	Up to \$600,000	\$600,000	\$0	\$600,000
	Line item	Contract budget*	Expenditures																							
			Since Last Report (1)	Previous Total (2)	Cumulative Expenditures (1+2)																					
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CONTRACT NUMBER: #22-ARPDH-027						Funds Requested			\$ 600,000																	
DRAW # 1						Less: Funds Requested to Date			\$ 0																	
						NET REQUEST			\$ 600,000																	
CLAIMANT'S CERTIFICATION I CERTIFY THAT THE ITEMS FOR WHICH PAYMENT IS CLAIMED WERE FURNISHED FOR STATE BUSINESS UNDER THE AUTHORITY OF THE LAW AND THAT THE CHARGES ARE REASONABLE, PROPER, AND CORRECT, AND NO PART OF THIS CLAIM HAS BEEN PAID. DATE: 7/28/2026 TITLE: Mayor, City of Jefferson						AGENCY CERTIFICATION I CERTIFY THAT THE ABOVE EXPENSES WERE INCURRED AND THE AMOUNTS ARE CORRECT AND SHOULD BE PAID FROM THE FUNDS APPROPRIATED BY: CODE OR CHAPTER SECTION(S)																				
CLAIMANT'S SIGNATURE: Authorized Official for Grantee - i.e. City (Mayor) or MSI Program (Board Pres.)						AUTHORIZED SIGNATURE																				
THE FOLLOWING FIELDS ARE FOR STATE ACCOUNTING USE ONLY																										
DOC TYPE (GAX) GAX	DOC NUMBER		DOC DATE		ACCTG PRD	BUDGET FY	ACTION NEW/MOD	PO SHIP INSTR	GAX TYPE	INT IND	INT SELLER FUND	INT SELLER AGCY														
VENDOR CODE 42-6004818		ADDR OVERRIDE	F/A INDICATOR	EFT IND N	TEXT -po's only (Y/N)		TEXT (po's only)																			
REF DOC TYPE	REF DOC NUMBER		REF DOC LINE	COM LN	VEND INVOICE #			COMMODITY CODE		GS CONTRACT																
LINE	FUND	AGCY	ORG	SUB ORG	ACTV	FUNC	OBJT	SUB OBJT	JOB NUMBER	REP CAT	QUANTITY/ UNITS	I/D	DESCRIPTION	AMOUNT	I/D											
01																										
02																										
DOCUMENT TOTAL														\$												
GAX		WARRANT #			AUDITED BY					PAID DATE																

RESOLUTION NO. _____

A RESOLUTION APPROVING THE REQUEST FOR A \$600,000 GRANT
REIMBURSEMENT FROM THE IOWA ECONOMIC DEVELOPMENT
AUTHORITY FOR REIMBURSEMENT OF 203 W HARRISON LLC IN
RELATION TO THE 203 WEST HARRISON STREET HOUSING PROJECT

WHEREAS, the City of Jefferson previously entered into a Downtown Housing Grant Agreement (Contract Number #22-ARDPH-027) 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, the owner and developer of the Property, 203 W Harrison LLC (the “Developer”), has since substantially completed renovating the building into apartment spaces suitable for tenants to rent, including low to moderate income housing (the “Project”); and

WHEREAS, the Developer has incurred expenses totaling at least \$600,000 for the Project and has requested reimbursement from the City of these expenses; and

WHEREAS, a draft Request For Reimbursement And Certification Of Compliance With State And Local Fiscal Recovery Fund Requirements and other related documents (“First Reimbursement Request”) concerning the \$600,000 reimbursement from the IEDA are now before the Council for consideration;

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

Section 1. The First Reimbursement Request is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the documents to the Iowa Economic Development Authority on behalf of the City.

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 July 28, 2026.

Craig Berry, Mayor

Attest:

Roxanne Gorsuch, City Clerk

RESOLUTION NO. _____

A RESOLUTION APPROVING FUTURE PAYMENT OF THE FINAL
GRANT REIMBURSEMENT TO 203 W HARRISON LLC IN RELATION TO
THE 203 WEST HARRISON STREET HOUSING PROJECT

WHEREAS, the City of Jefferson previously entered into a Downtown Housing Grant Agreement (Contract Number #22-ARDPH-027) 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, the owner and developer of the Property, 203 W Harrison LLC (the “Developer”), has since substantially completed renovating the building into apartment spaces suitable for tenants to rent, including low to moderate income housing (the “Project”); and

WHEREAS, the Council has previously considered and approved a request for reimbursement from IEDA for \$600,000 in expenses incurred by Developer for the Project; and

WHEREAS, the Council now seeks to approve the future payment of IEDA grant funds to the Developer and must make a formal statement on the grant reimbursement to 203 W Harrison, LLC .

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

Section 1. The City approves a future payment for grant reimbursement under Contract Number #22-ARDPH-027 to 203 W Harrison, LLC for the Downtown Housing Grant Agreement #22-ARDPH-027.

Section 2. Furthermore, the Council authorizes that the final grant reimbursement in the amount of \$600,000 will be reimbursed to 203 W Harrison, LLC upon receipt of such funding by the City from Iowa Economic Development Authority.

Section 3. 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 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 July 28, 2026.

Craig Berry, Mayor

Attest:

Roxanne Gorsuch, City Clerk

RESOLUTION NO. _____

A RESOLUTION ESTABLISHING REVENUE PURPOSE STATEMENT FOR
PROPOSED LOCAL OPTION SALES AND SERVICES TAX

WHEREAS, on July 14, 2026, the City Council of Jefferson adopted a motion requesting the Greene County Commissioner of Elections to submit the question of whether the local option sales and services tax (LOSST) should be extended beyond its current termination date of June 30, 2027, to the voters and placed on the November ballot; and

WHEREAS, the City Council of Jefferson desires to designate for the ballot issue the use of the local option sales and services tax which would be imposed if the election is successful.

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

Section 1. The City of Jefferson confirms its prior motion that the question of whether the imposition of the local option sales and services tax should be extended from July 1, 2027, and continue indefinitely, should be placed on the November 2026 ballot.

Section 2. Revenues from the local option sales and services tax shall be allocated as follows: 100% for the repair, maintenance, replacement, and improvement of Jefferson's infrastructure.

Section 3. The text of the measure to be on the ballot is as follows:

SHALL THE FOLLOWING PUBLIC MEASURE BE ADOPTED?

Yes

No

Summary: To authorize imposition of a local sales and services tax in the City of Jefferson at the rate of 1.0% to be effective on July 1, 2027.

A local sales and services tax shall be imposed in the City of Jefferson at the rate of 1.0% to be effective on July 1, 2027.

Revenues from the sales and services tax shall be allocated as follows:

100% for the repair, maintenance, replacement and improvement of
Jefferson's infrastructure.

Section 4. The City Clerk shall certify a copy of this resolution (motion) to the Greene County Commissioner of Elections and to the Greene County Board of Supervisors.

Section 5. 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 July 28, 2026.

Craig J. Berry, Mayor

Attest:

Roxanne Gorsuch, City Clerk

Contractor's Application for Payment

Owner:	<u>City of Jefferson</u>	Owner's Project No.:	<u>24X.136957.000</u>
Engineer:	<u>Bolton & Menk, Inc.</u>	Engineer's Project No.:	<u>24X.136957.000</u>
Contractor:	<u>Evora Energy, LLC</u>	Agency's Project No.:	<u>N/A</u>
Project:	<u>Fuel Farm Improvements</u>		
Contract:	<u>3-19-0049-021-2025 & 022-2025 & 023-2026 & 024-2026</u>		

Application No.: 3 (Three) **Application Date:** 7/13/2026
Application Period: From 6/1/2026 to 6/30/2026

1. Original Contract Price	\$	836,409.51
2. Net change by Change Orders	\$	(46,666.76)
3. Current Contract Price (Line 1 + Line 2)	\$	789,742.75
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	762,489.98
5. Retainage		
a. <u>3%</u> X \$ <u>762,489.98</u> Work Completed	\$	22,874.70
b. <u>3%</u> X \$ <u>-</u> Stored Materials	\$	-
c. Total Retainage (Line 5.a + Line 5.b)	\$	22,874.70
6. Amount eligible to date (Line 4 - Line 5.c)	\$	739,615.28
7. Less previous payments (From Unit Price Sheet - Previous Est.)	\$	631,151.13
8. Amount due this application	\$	108,464.15

Contractor's Certification

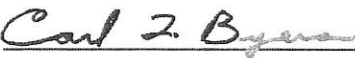
The undersigned Contractor certifies, to the best of its knowledge, the following:

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

Contractor: Evora Energy, LLC

Signature:  **Date:** 7/13/2026
Name: Ted Rumph **Title:** President

Recommended by Engineer
Approved by Owner

By: 
Name: Carl L. Byers, P.E.
Title: Aviation Project Manager
Date: 7/13/2026

By: _____
Name: _____
Title: _____
Date: _____

Contractor's Application for Payment

Owner : City of Jefferson										Owner's Project No.: 24X.136957.000									
Engineer : Bolton & Menk, Inc.										Engineer's Project No.: 24X.136957.000									
Contractor : Evora Energy, LLC										Contractor's Project No.:									
Project : Fuel Farm Improvements																			
Contract : 3-19-0049-021-2025 & 022-2025 & 023-2026 & 024-2026																			
Application No.:		3 (Three)		Application Period:		From		06/01/26		to		06/30/26		Application Date:		07/13/26			
Bid Item No.	A	B	Description	C	Contract Information			F	Previous Estimate		Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)					
						D	E		Unit Price (\$)	Value of Bid Item (C X E) (\$)	Quantity Previous Estimate	Value Previous Estimate			Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)			
																	Item Quantity	Units	
Original Contract																			
1			INLET PROTECTION DEVICE	1.00	EA		187.50	187.50		1.00	187.50	1.00	187.50	-	187.50				
2			MOBILIZATION	1.00	LS		4,000.00	4,000.00		0.50	2,000.00	0.75	3,000.00	-	3,000.00				
3			TRAFFIC CONTROL	1.00	LS		19,718.75	19,718.75		0.50	9,859.38	1.00	19,718.75	-	19,718.75				
4			CONSTRUCTION SURVEY	1.00	LS		8,500.00	8,500.00		1.00	8,500.00	1.00	8,500.00	-	8,500.00				
5			PAVEMENT REMOVAL, PCC PAVEMENT	50.00	SY		56.25	2,812.50		50.00	2,812.50	50.00	2,812.50	-	2,812.50				
6			PAVEMENT REMOVAL, PCC PAVEMENT	250.00	SY		56.25	14,062.50											
7			UNCLASSIFIED EXCAVATION	220.00	CY		75.00	16,500.00		220.00	16,500.00	220.00	16,500.00	-	16,500.00				
8			SUBGRADE PREPARATION, 12"	600.00	SY		13.75	8,250.00		600.00	8,250.00	600.00	8,250.00	-	8,250.00				
9			SUBGRADE PREPARATION, 12"	250.00	SY		13.75	3,437.50											
10			TOPSOIL STRIP, SALVAGE AND RESPREAD	245.00	CY		12.50	3,062.50		245.00	3,062.50	245.00	3,062.50	-	3,062.50				
11			SUBBASE COURSE, 6" MODIFIED	600.00	SY		7.50	4,500.00		425.00	3,187.50	425.00	3,187.50	-	3,187.50				
12			SUBBASE COURSE, 6" MODIFIED	250.00	SY		25.50	6,375.00											
13			PAVEMENT, PCC 6"	375.00	SY		84.37	31,638.75		375.00	31,638.75	375.00	31,638.75	-	31,638.75				
14			PAVEMENT, PCC 6"	250.00	SY		84.37	21,092.50											
15			PAVEMENT, PCC, SIDEWALK 4"	15.00	SY		112.50	1,687.50		15.00	1,687.50	15.00	1,687.50	-	1,687.50				
16			PAVEMENT, PCC, 6" TANK OR DISPENSER SLAB	200.00	SY		157.50	31,500.00		200.00	31,500.00	200.00	31,500.00	-	31,500.00				
17			SEEDING FERTILIZING AND MULCHING (SUDAS TYPE 1)	0.20	ACRE		3,750.00	750.00		-	-	0.20	750.00	-	750.00				
18			INSTALL OWNER PROVIDED CREDIT CARD READER	1.00	EA		8,600.00	8,600.00		0.75	6,450.00	1.00	8,600.00	-	8,600.00				
19			BOLLARDS	41.00	EA		418.74	17,168.34		42.00	17,587.08	42.00	17,587.08	-	17,587.08				
20			12,000 GALLON FLAMESHIELD JET A FUEL TANK,	1.00	EA		82,734.06	82,734.06		1.00	82,734.06	1.00	82,734.06	-	82,734.06				
21			10,000 GALLON FLAMESHIELD AVGAS FUEL TANK,	1.00	EA		72,281.56	72,281.56		1.00	72,281.56	1.00	72,281.56	-	72,281.56				
22			JET A FUEL DISPENSER PUMP WITH SEPARATE	1.00	EA		118,125.00	118,125.00		1.00	118,125.00	1.00	118,125.00	-	118,125.00				
23			JET A FUEL HORIZONTAL FILTER VESSEL, COMPLETE, IN	1.00	EA		37,375.00	37,375.00		1.00	37,375.00	1.00	37,375.00	-	37,375.00				
24			AVGAS FUEL DISPENSER PUMP WITH SEPARATE	1.00	EA		78,625.00	78,625.00		1.00	78,625.00	1.00	78,625.00	-	78,625.00				
25			REMOTE FUELING CABINET FOR OFFLOAD, DUAL	1.00	EA		19,780.00	19,780.00		0.50	9,890.00	1.00	19,780.00	-	19,780.00				
26			INSTALL OWNER PROVIDED THREE LINE DISPLAY FOR	1.00	EA		8,587.50	8,587.50		-	-	1.00	8,587.50	-	8,587.50				
27			LIGHT POLE AND DUAL FIXTURES, INCLUDING	1.00	EA		19,222.50	19,222.50		0.50	9,611.25	1.00	19,222.50	-	19,222.50				
28			ELECTRICAL UPGRADES	1.00	LS		49,366.25	49,366.25		0.75	37,024.69	1.00	49,366.25	-	49,366.25				
29			WINDCONE POWER RE-ROUTE, CONDUIT, 1" PVC	350.00	LF		37.50	13,125.00		350.00	13,125.00	350.00	13,125.00	-	13,125.00				
30			WINDCONE POWER RE-ROUTE, WIRE SIZE UNKNOWN	350.00	LF		37.50	13,125.00		350.00	13,125.00	350.00	13,125.00	-	13,125.00				
			REMOVAL OF EXISTING ABOVE GROUND TANKS, FUEL DISPENSERS, RELATED APPURTENANCES, FENCING AND SECONDARY CONTAINMENT AREA	2.00	LS		6,740.63	13,481.26											
32			SAMPLING AND TESTING FOR PETROLEUM	1.00	LS		12,500.00	12,500.00											
33			CONTAMINATION	1.00	LS		64,540.04	64,540.04		-	-	0.75	48,405.03	-	48,405.03				
A1			SYSTEM TESTING AND STARTUP	1.00	EA		11,250.00	11,250.00		0.50	5,625.00	0.75	8,437.50	-	8,437.50				
B1			REMOTE FUEL RECOVERY SYSTEM FOR JET A FUEL,	1.00	EA		11,250.00	11,250.00		0.50	5,625.00	0.75	8,437.50	-	8,437.50				
			REMOTE FUEL RECOVERY SYSTEM FOR AVGAS FUEL,	1.00	EA		11,250.00	11,250.00		0.50	5,625.00	0.75	8,437.50	-	8,437.50				
C1			TANK MONITORING SYSTEM	1.00	LS		7,198.00	7,198.00		-	-	0.50	3,599.00	-	3,599.00				
				-	-		-	-		-	-	-	-	-	-				
Original Contract Totals							\$	836,409.51		\$	626,389.27		\$	738,207.98	\$	738,207.98			

Contractor's Application for Payment

Owner's Project No.: 24X.136957.000
 Engineer's Project No.: 24X.136957.000
 Contractor's Project No.:

COUNCIL MEETING

JULY 14, 2026

5:30 P.M.

PRESENT: Ahrenholtz, Sloan, Wetrich, Winkelman

ABSENT: Jackson

Mayor Berry presided.

No citizens spoke during Open Forum.

On motion by Wetrich, second by Winkelman, the Council approved the following consent items: Council minutes from June 23, 2026, **RESOLUTION NO. 41-26** a resolution Designating the Place of Posting of Public Meeting Notices and payment of monthly bills from City Funds.

AYE: Ahrenholtz, Sloan, Wetrich, Winkelman

NAY: None

This was the time and place for the Public Hearing on a Proposed Ordinance Regarding Electric Bicycles, Electric Scooters and Personal Transportation Devices. Council discussed what they had heard and also residents views were heard. On motion by Winkelman, second by Sloan, the Council approved to close the Public Hearing.

AYE: Winkelman, Wetrich, Sloan, Ahrenholtz

NAY: None

On motion by Ahrenholtz, second by Wetrich, the Council approved the first reading of an ordinance of amending the code of the City of Jefferson, Iowa, by adding a new chapter-Electric Bicycles, Electric Scooters, and Personal Transportation Devices.

AYE: Ahrenholtz, Wetrich, Sloan, Winkelman

NAY: None

On motion by Wetrich, second by Winkelman, the Council approved hiring Glenn Hackbarth as a Police Officer at \$74,030.25/yr with start date of July 16, 2026.

AYE: Wetrich, Sloan, Ahrenholtz, Winkelman

NAY: None

Councilman Sloan made a motion to table the action to award the contract and approve the contract and bond for the Westwood Sidewalk Project. Second by Winkelman. Upon a roll call vote, the motion failed on a 2-2 vote and therefore did not carry. No further action taken on this item. It will be brought back to the Water/Sewer, Streets/Sanitation Committees on July 21, 2026.

AYE: Sloan, Winkelman

NAY: Ahrenholtz, Wetrich

RESOLUTION NO. 42-26

On motion by Winkelman, second by Wetrich, the Council approved Resolution No. 42-26, a resolution setting time and place for a Public Hearing concerning the Grant of Electric Line Easement and Gas Regulator Station Easement to Alliant Energy. Public Hearing date set July 28, 2026 at 5:30 p.m.

AYE: Ahrenholtz, Sloan, Wetrich, Winkelman

NAY: None

RESOLUTION NO. 43-26

On motion by Wetrich, second by Ahrenholtz, the Council approved Resolution No. 43-26, a resolution accepting grant from Iowa Economic Development Authority for 111 North Chestnut Street Project.

AYE: Winkelman, Wetrich, Sloan, Ahrenholtz

NAY: None

On motion by Sloan, second by Winkelman, the Council made the motion to notify the Greene County Board of Supervisors that the City of Jefferson desires to have the question of reauthorizing the Local Option Sales Tax placed on the General Election ballot in November 2026.

AYE: Winkelman, Ahrenholtz, Wetrich, Sloan

NAY: None

On motion by Wetrich, second by Ahrenholtz, the Council approved of a Tree Assistance Program Application from 305 E. Lincoln Way.

AYE: Ahrenholtz, Sloan, Wetrich

NAY: None

ABSTAIN: Winkelman

RESOLUTION NO. 44-26

On motion by Wetrich, second by Sloan, the Council approved Resolution No. 44-26, a resolution approving 28E Agreement with the City of Churdan to share animal control services at the Jefferson Animal Shelter.

AYE: Winkelman, Sloan, Wetrich, Ahrenholtz

NAY: None

RESOLUTION NO. 45-26

On motion by Winkelman, second by Wetrich, the Council approved Resolution No. 45-26, a resolution amending Cemetery Rules.

AYE: Sloan, Ahrenholtz, Winkelman, Wetrich

NAY: None

RESOLUTION NO. 46-26

On motion by Ahrenholtz, second by Winkelman, the Council approved Resolution No. 46-26, a resolution adopting updated Cemetery Fee Schedule.

AYE: Wetrich, Ahrenholtz, Sloan, Winkelman

NAY: None

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

1ST AYD CORP	RUT SPRAY PAINT	236.96
A & J SMITH LLC	LB ALARM MONITOR	413.40
ABC PEST CONTROL	PEST CONTROL	416.81
ACCESS SYSTEMS LEASING	COPIER LSE	1635.34
ACCO UNLIMITED CORP	CHEMICALS	8988.31
ACUSHNET COMPANY	GCRSE MERCH	1702.61
ADAM & KELLY DERRY	WA DEP REF	32.24
ADVANCED WASTE SOLUTIONS	GCRSE PORT TOILET	136.50
AFLAC	AFLAC INS W/H	35.36
AG SOURCE COOP SERV	SW/WA LAB TSTG	2470.85
ALLIANT ENERGY	UTILITIES	49808.90
AMAZON CAPITAL SERVICES	SUPPLIES	4425.57
AMY COSENTINO	508 S WILSON -PAINT/REPL	1629.25
ANATOMY IT, LLC	SERV CONTRACT	1413.28
BAM PROPERTIES OF IOWA LLC	TIF 12 REBATE PMT#12	9050.49
BEAM INS	DENTAL/VISION INS	780.23