

AGENDA

CITY COUNCIL MEETING

Tuesday, August 11, 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 7/28/26
 - B. Approve Class C Retail Alcohol License for Lepe Corporation, Inc. d.b.a. Casa De Oro.
 - C. Appoint Amy McGinn to the Library Board of Trustees for a term to expire June 30, 2030.
 - D. Approve Tree Removal Assistance Application from 204 N. Elm Street.
 - E. Approval of monthly bills.
- V. NEW BUSINESS:**
 - A. RESOLUTION Setting Time and Place for a Public Hearing Concerning the Grant of Easements to Red Lion Renewables for Solar Installations.
 - B. RESOLUTION Transferring Funds.
- 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, August 11, 2026 5:30 p.m.

Tree Assistance Fund: Enclosed is an application for the Tree Removal Assistance Fund from 204 N. Elm Street for \$3,500 to remove two trees.

Solar Easements: The Council will consider setting a public hearing date for the consideration of two additional easements for Red Lion solar projects.

#1: The City's Lift Station Site on N. Wilson: The City's lift station sits on easement from another property owner. The City owns the land adjacent to the north. The array will be placed on the land owned by the City, not on the land under easement as originally considered. An aerial photo of this area is included herein. As this was not included in the original public hearing for the easement, the City will need to hold another public hearing on the issuance of this easement prior to entering the easement agreement.

#2: Alliant Property: The City will also consider an easement on the Alliant property the City is purchasing in the 200 block between S. Vine and S. Wilson.

Transfers: The Finance Director has prepared a list of year-end transfers to be approved by the Council. A resolution approving these transfers is enclosed.

August 25th Fire Department Demonstration: Prior to the August 25th Council meeting, please meet at the Fire Station at 5:00 p.m. for a demonstration of the Fire Department's new piece of equipment that allows one person to run the truck from the end of the hose.

TREE REMOVAL ASSISTANCE APPLICATION



City of Jefferson

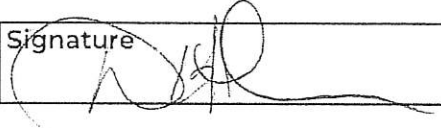
220 N Chestnut, Jefferson, Iowa 50129

515-386-3111

Application Information	
Full Name: Duane Holman	
Address: 204 N Elm St, Jefferson, IA	
Email: deholman@netins.net	Phone: 515-298-0619
Address (if different from above):	
Tree Location: 2 Ash Trees located in back yard	
Type of Tree: Ash	
Condition of Tree: Both are dead	
Reason for Removal: Trees are a hazard with storms of late	
Company Name: ArborPro Tree Service LLC	
Contact Info: Jordan Mrozek 515-206-5850	
Quote: \$3500	

Please attach copy of quote to application and contractor's proof of insurance. Successful applicants will enter into a loan agreement with the City of Jefferson. Failure to pay loan will result in a lien on the property.

I hereby confirm that the information provided is accurate to the best of my knowledge.

Signature 	Date 8/3/26
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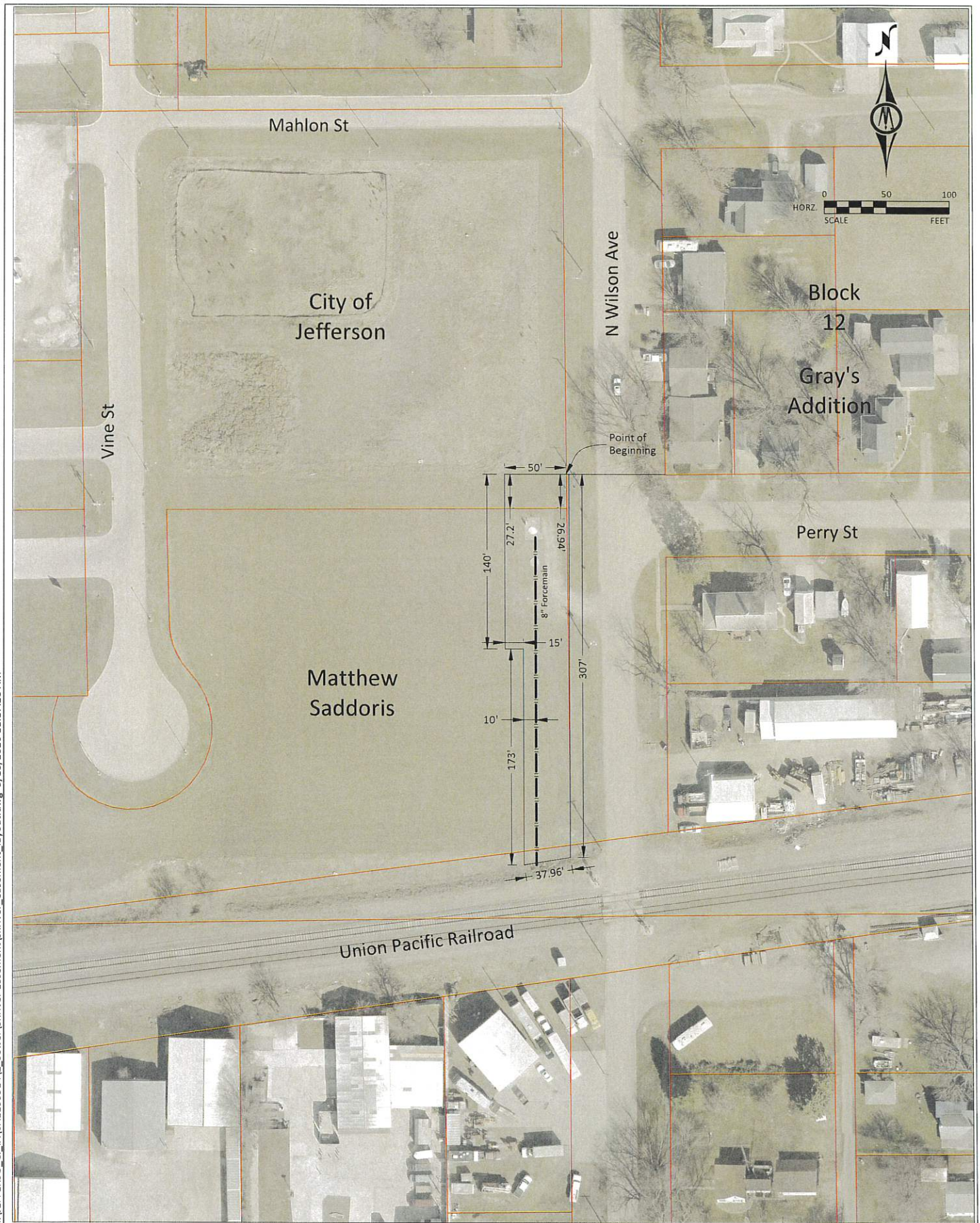
Return completed application to City Hall at 220 N Chestnut Street, Jefferson, Iowa 50129 or email to chads@cityofjeffersoniowa.org

North Wilson Ave Lift Station

City of Jefferson

Figure #1: Easement Layout

May 2026



RESOLUTION NO. _____

RESOLUTION SETTING TIME AND PLACE FOR A PUBLIC HEARING
CONCERNING THE GRANT OF A SOLAR POWER GENERATION
EASEMENT TO RED LION JEFFERSON SOLAR, LLC

WHEREAS, Red Lion Jefferson Solar, LLC, an Iowa limited liability company, now seeks to obtain an easement from the City to maintain and generate solar electricity; and

WHEREAS, the easement shall exist for a term of twenty (20) initial years, with a potential five (5) year extension at its conclusion, located on several properties owned by the City described as follows:

1. South Sixty-nine (69) feet of Lot Two Hundred Forty (240), and the North Sixty-four (64) feet of Lots Two Hundred Forty-nine (249) and Two Hundred Fifty (250), all in Block Thirty-three (33) in the Original Town of Jefferson, Iowa;
2. Lot Two Hundred Fifty (250) in Block Thirty-three (33) in the Original Town of Jefferson, EXCEPT the North Sixty-four (64) feet thereof; and
3. The South Sixty-five (65) Feet of the East Sixty-five (65) feet of a 3.31 acre parcel referred to as Parcel No. 1105351023; and

WHEREAS, the City is required to hold a public hearing concerning the City's grant of the easement; and

WHEREAS, a public hearing shall be held on the aforementioned resolution, and published and posted pursuant to the requirements of the Code of Iowa.

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

Section 1. The City Council shall meet at the Municipal Center in Jefferson, Iowa, on August 25, 2026, at 5:30 p.m., at which time and place a public hearing shall be held concerning the proposed easement.

Section 2. The City Clerk of the City of Jefferson shall publish notice of the public hearing and the proposal one time, not less than four days nor more than twenty days before the date of the meeting, in the Jefferson Herald, a legal newspaper published and having a general circulation within the City of Jefferson, pursuant to Iowa Code Section 384.16(3).

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.

Adopted and approved on August 11, 2026.

Craig Berry, Mayor

Attest:

Roxanne Gorsuch, City Clerk

RESOLUTION NO. _____

A RESOLUTION TRANSFERRING FUNDS.

WHEREAS, following the 2025-2026 Fiscal Year, the City of Jefferson finds that it is in the best interest of the City that certain funds should be transferred into other funds, all in accordance with Iowa Administrative Code 545-2.5.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Jefferson authorizes the following transfer of funds as of August, 2026.

1. Transfer from the General Fund to the Equipment Reserve-ISF Fund - \$35,000.00 to pay for future Police duty vehicle-budgeted.
2. Transfer from the General Fund to the Equipment Reserve-ISF Fund - \$7,000.00 to pay for future Police admin vehicle- budgeted.
3. Transfer from the General Fund to the Equipment Reserve-ISF Fund - \$1,400.00 to pay for future Police body armor replacement-budgeted.
4. Transfer from the General Fund to the Equipment Reserve-ISF Fund - \$28,694.00 to pay for future Fire Truck-budgeted.
5. Transfer from the General Fund to the Library Agency Fund- \$2,000.00 for technology replacement- budgeted.
6. Transfer from the Road Use Tax Fund to the General Fund- \$50,000.00 to pay for administrative expenses- budgeted.
7. Transfer from the Special Revenue Fund to the General Fund- \$566,111.00 to pay for employees benefit expenses- budgeted.
8. Transfer from the Airport Fund to the General Fund- \$30,800.00 to pay for administrative expenses- budgeted.
9. Transfer from the Water Fund to the General Fund- \$35,000.00 to pay for administrative expenses- budgeted.
10. Transfer from Special Revenue to General Fund- \$50,000.00 to pay for Tree Removal Assistance Fund- unbudgeted.
11. Transfer from the Water Fund to the Water Capital Improvement Fund- \$55,000.00 to pay for water capital improvement projects- budgeted.
12. Transfer from the Water Fund to the Water Capital Improvement Fund- \$30,000.00 to pay for future water well improvements- budgeted.
13. Transfer from the Water Fund to the Water Plant Replacement Fund- \$30,000.00 to pay for future Water Plant Replacement- budgeted.
14. Transfer from the Water Fund to the Water Tower Repair- \$50,000.00 to pay for water tower repair and maintenance- budgeted.

15. Transfer from the Wastewater Fund to the General Fund- \$37,000.00 to pay for administrative expenses- budgeted.
16. Transfer from Wastewater Fund to Wastewater SRF Debt Service- \$996,000.00 to pay for SRF payments- budgeted.
17. Transfer from the Sanitation Fund to the Equipment Reserve-ISF Fund- \$41,500.00 to pay for future equipment purchases- budgeted.
18. Transfer from the Sanitation Fund to the General Fund- \$43,000.00 to pay for administrative expenses- budgeted.
19. Transfer from the Recycling Fund to the General Fund- \$5,000.00 to pay for administrative expenses- budgeted.
20. Transfer from the Recycling Fund to the Equipment Reserve-ISF Fund- \$47,500.00 to pay for future equipment purchases- budgeted.
21. Transfers from Local Option Sales Tax to the Road Use Tax Fund- \$99,000.00 to pay for street lighting- budgeted.
22. Transfer from TIF Fund to Downtown Buildings- \$600,000.00 to pay for tax increment finance expenses- budgeted.
23. Transfer from Road Use Tax to Equipment Reserve- ISF Fund- \$42,412.00 to pay for future equipment- budgeted
24. Transfer from Local Option Sales Tax Fund to General Fund- \$30,000.00 to pay for police salary and administrative position- budgeted.
25. Transfer from TIF Fund to Debt Service- \$149,217.00 to pay for bond issuances- budgeted.
26. Transfer from Health Insurance Sinking Fund to General Fund- \$19,164.00 to pay for general fund insurance expenses- budgeted.
27. Transfer from Internal Sinking Fund to General Fund- \$110,198.00 to pay for fire truck expenses- budgeted.
28. Transfer from General Fund to CIP- \$30,947.00 to pay for airport project- budgeted.
29. Transfer from Water Capital Improvement to Downtown Buildings- \$300,000.00 to pay for Jeffersonian Apartment renovation- unbudgeted.
30. Transfer from Water Capital Improvement to TIF Fund- \$500,000.000 to pay for Urban Renewal projects- unbudgeted.

Section 3. The Mayor, City Clerk, and City Administrator 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 August 11, 2026

Craig Berry, Mayor

Attest:

Roxanne Gorsuch, City Clerk

COUNCIL MEETING

JULY 28, 2026

5:30 P.M.

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Winkelman

ABSENT: None

Mayor Berry presided.

No citizens spoke during Open Forum.

On motion by Winkelman, second by Wetrich, the Council approved the following consent items: Council minutes from July 14, 2026, G-Willy's LLC, dba The Courtyard Class C Retail Alcohol License, Sparetime Lanes & Lounge, Class C Retail Alcohol License and sidewalk reimbursement for 103 E. Monroe Street in the amount of \$2,200.00.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Winkelman

NAY: None

This was the time and place for the Public Hearing on the proposed Grant of Electric Line Easement to Interstate Power and Light Company. Mayor Berry called for oral or written comments and there were none. On motion by Winkelman, second by Wetrich, the Council approved to close the Public Hearing.

AYE: Winkelman, Sloan, Wetrich, Jackson, Ahrenholtz

NAY: None

RESOLUTION NO. 47-26

On motion by Winkelman, second by Sloan, the Council approved Resolution No. 47-26, a resolution approving Grant Electric Line Easements to Interstate Power and Light Company.

AYE: Jackson, Sloan, Winkelman, Wetrich, Ahrenholtz

NAY: None

RESOLUTION NO. 48-26

On motion by Ahrenholtz, second by Wetrich, the Council approved Resolution No. 48-26, a resolution approving Purchase Agreement for Property from Interstate Power and Light Company in the amount of \$26,000.00.

AYE: Sloan, Jackson, Ahrenholtz, Wetrich, Winkelman

NAY: None

On motion by Winkelman, second by Sloan, the Council approved the second 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, Jackson, Sloan, Wetrich, Winkelman

NAY: None

ORDINANCE NO. 647

On motion by Winkelman, second by Wetrich, the Council approved to waive the third reading for final adoption of an ordinance amending the code of ordinances of the City of Jefferson, Iowa, by adding a new Chapter 82 - Electric Bicycles, Electric Scooters, and Personal Transportation Devices.

AYE: Sloan, Jackson, Ahrenholtz, Wetrich, Winkelman

NAY: None

RESOLUTION NO. 49-26

On motion by Wetrich, second by Ahrenholtz, the Council approved Resolution No. 49-26, a resolution Awarding Contract and Approving Contract & Bond for the Westwood Sidewalk Project to Cardenas Concrete, LLC from Fort Dodge with the total bid of \$786,502.00. (Base Bid of \$748,908.00 for the sidewalk and Alternate Bid of \$37,594.00 for the alley).

AYE: Sloan, Jackson, Ahrenholtz, Wetrich, Winkelman

NAY: None

On motion by Wetrich, second by Winkelman, the Council approved Snow Removal Policy for Westwood Sidewalk Project.

AYE: Jackson, Ahrenholtz, Sloan, Wetrich, Winkelman

NAY: None

On motion by Wetrich, second by Jackson, the Council approved a bid of \$58,595.00 to replace sidewalk handicap accesses on S. Pinet, S. Oak, and S. Vine Streets.

AYE: Winkelman, Jackson, Ahrenholtz, Wetrich, Sloan

NAY: None

On motion by Winkelman, second by Sloan, the Council approved bids from Automatic Systems Co. to update SCADA networking hardware and software at the Water Plant for \$22,075 and to integrate the back-up generators located by Wells 4 & 7 into the SCADA system in the amount of \$2,536.00.

AYE: Wetrich, Ahrenholtz, Winkelman, Sloan, Jackson

NAY: None

On motion by Wetrich, second by Ahrenholtz, the Council approved GAX #1 for \$600,000.00 for the Historic Jefferson High School Project.

AYE: Winkelman, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

RESOLUTION NO. 50-26

On motion by Ahrenholtz, second by Winkelman, the Council approved Resolution No. 50-26, a resolution approving the request for 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.

AYE: Jackson, Ahrenholtz, Sloan, Wetrich, Winkelman

NAY: None

RESOLUTION NO. 51-26

On motion by Winkelman, second by Wetrich, the Council approved Resolution No. 51-26, 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.

AYE: Sloan, Jackson, Ahrenholtz, Wetrich, Winkelman

NAY: None

RESOLUTION NO. 52-26

On motion by Winkelman, second by Wetrich, the Council approved Resolution No. 52-26, a resolution Establishing Purpose Statement for Proposed Local Option Sales and Service Tax.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Winkelman

NAY: None

On motion by Ahrenholtz, second by Sloan, the Council approved the pay estimate #3 to Evora Energy, LLC of \$108,464.15 for Airport Fuel Farm Project.

AYE: Sloan, Jackson, Wetrich, Winkelman, Ahrenholtz

NAY: None

There being no further business the Council agreed to adjourn at 6:20 p.m.

Craig J. Berry, Mayor

Roxanne Gorsuch, City Clerk