

AGENDA

CITY COUNCIL MEETING

Tuesday, August 25, 2026

5:30 P.M.

CITY HALL COUNCIL CHAMBERS

The Mayor & City Council Members will meet at the Fire Station at 5:00 p.m. for a Fire Department Equipment Demonstration. This is open to the public.

- 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 8/11/26
 - B. Approve sewer forgiveness for 401 N Wilson Street
 - C. Approve sewer forgiveness for 301 S. Pinet Street
 - D. Approve sewer forgiveness for 105 Wilcox Way
 - E. Approve sewer forgiveness for 313 S. West Street
 - F. Approval of Toll Road Fundraiser for Jefferson BPO Does #196
 - G. Approve Special Class B Native Wine License for Fudges Flowers and Gifts, LLC.
- V. NEW BUSINESS:**
 - A. PUBLIC HEARING Concerning the Grant of Easements to Red Lion Renewables for Solar Installation.
 - B. RESOLUTION Approving Red Lion Jefferson Solar, LLC Solar Power Generation Easement
 - C. RESOLUTION Approving 702 East Lincoln Way Application for Plat of Survey.
- 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 25, 2026 5:30 p.m.

The Mayor & City Council Members will meet at the Fire Station at 5:00 p.m. for a Fire Department Equipment Demonstration. This is open to the public.

Toll Road Fundraiser: The Jefferson BPO Does submitted a request for a fundraiser on September 19th from 6:30 a.m. – 1:00 p.m. at the corner of Highways 4 & 30. The Street committee recommended approval of this request.

Sewer Bill Forgiveness: The Sewer Committee recommends forgiveness of sewer fees for four customers as follows:

105 W. Wilcox Way	\$ 1,041.11
313 S. West Street	\$ 626.62
401 N. Wilson Ave.	\$ 246.85
301 S Pinet Street	\$ 317.34

Solar Easements: The Council will hold a public hearing before considering two additional easements for Red Lion solar projects.

#1: The City's property adjacent to the Lift Station Site on N. Wilson.

#2: The Alliant property the City is purchasing in the 200 block between S. Vine and S. Wilson.

Plat of Survey: Darrin Charlson and Deanna Johnson jointly request approval of a plat dividing property near 702 E. Lincoln Way.

RESOLUTION NO. _____

A RESOLUTION APPROVING
RED LION JEFFERSON SOLAR, LLC
SOLAR POWER GENERATION EASEMENT

WHEREAS, Red Lion Jefferson Solar, LLC (hereafter, "Red Lion"), has entered into a Solar Power and Services Agreement (the "Agreement"), pursuant to which Red Lion will install and maintain solar photovoltaic electricity generating systems tied into the City of Jefferson's electrical systems;

WHEREAS, the City has previously granted easements at several locations owned by the City ("Solar Sites");

WHEREAS, the City desires to grant additional easements to Red Lion at the following properties owned by, or soon to be owned by, the City ("Additional Solar Sites"):

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

WHEREAS, Red Lion requests the City grant a temporary solar power generation easement for the Additional Solar Sites to permit the use and access, including ingress and egress, of the premises and authorize access and modification of the electrical systems of the Solar Sites for the purposes of installing and maintaining the solar system (collectively, the "Easement"); and

WHEREAS, a proposed form of the agreement for the Easement has been prepared by Red Lion (collectively the "Easement Agreement"), copies of which have been provided to the City Council; and

WHEREAS, the City Council finds that it is in the best interests of the City of Jefferson that the above described Easement Agreement and Easement 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 Easement Agreements and Easement described therein are approved and accepted.

Section 2. The Mayor and City Clerk are authorized and directed to finalize and then execute the above described Easement Agreement and Easement, and the Clerk shall coordinate the recording of the Easement 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 August 25, 2026.

Craig Berry, Mayor

Attest:

Roxanne Gorsuch, City Clerk

APPLICATION FOR APPROVAL OF PLAT OF SURVEY

TO: City Council of Jefferson

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

1. A pre-application conference regarding this proposed subdivision was held with the City Administrator on 04/06/2026.

2. A copy of a plat of survey prepared by ROBERT B. BLUS, an Iowa registered land surveyor, dated 08/05/2026, showing the land proposed to be divided is attached to this application.

3. The purpose of this proposed division is: CREATE PARCEL TO SPLIT EXISTING BUILDINGS.

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

DARRIN A. CHARLSON AND DEANNA JOHNSON
303 W. LINCOLNWAY ST. JEFFERSON, IA 50129

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

GARY E. AND ROBERT A. CARHILL
301 S. WEST ST. JEFFERSON, IA 50129

GARY G. AND SHEILA J. GOODMAN
PO BOX 80 1112 23RD ST. JEFFERSON, IA 50129

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

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

7. (Check applicable paragraph:)

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

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

8. All existing and proposed public streets and roads, all public water and sanitary and storm sewer lines, and all gas and electrical services in relation to the property proposed to be divided have been described by a registered land surveyor either on the attached plat or on a separate drawing attached to this application. If any parcel shown on the attached plat does not have direct access to any such services, then it is proposed that access to such services be obtained as follows:

If any private easements are proposed, copies of the same will be provided upon request.

The undersigned acknowledge that they have reviewed the foregoing application and represent and warrant that the information set forth above is true and accurate. This application is being submitted in quadruplicate.

Date: 8-8-26



APPROVAL RECOMMENDED/NOT RECOMMENDED

City Engineer Date

APPROVAL RECOMMENDED/NOT RECOMMENDED

City Administrator Date

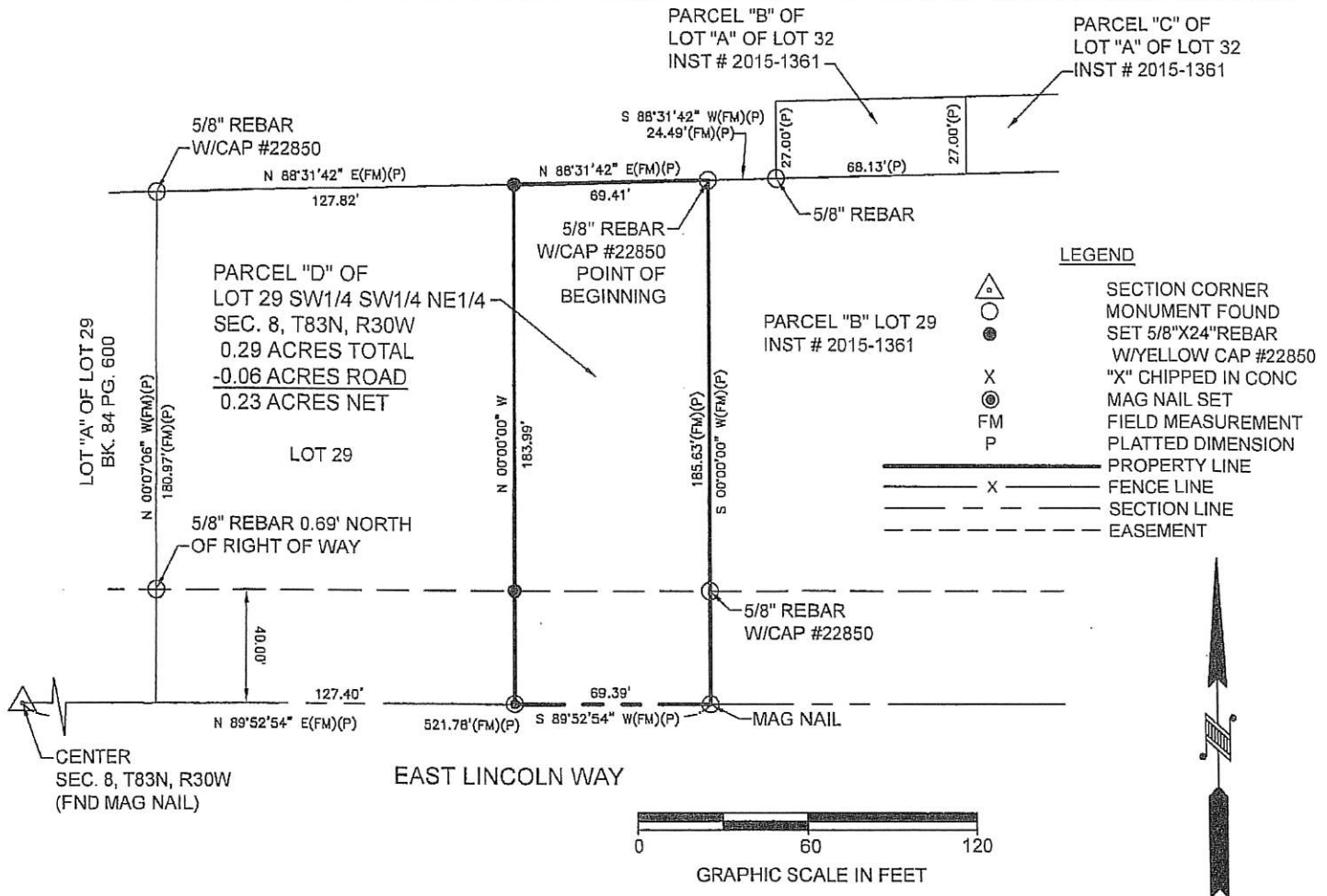
SITE ADDRESS: 702 E. LINCOLNWAY ST., JEFFERSON, IA 50129

OWNER: DARRIN A. CHARLSON AND DEANNA JOHNSON

SURVEY REQUESTED BY: SHAWN OLSON

SURVEYOR: ROBERT B. BILLS

PREPARED BY AND RETURN TO: ROBERT B. BILLS CENTRAL IOWA SURVEYING, LLC P.O. BOX 67 JEFFERSON, IOWA 50129 (515)370-2399



FIELD NOTES:

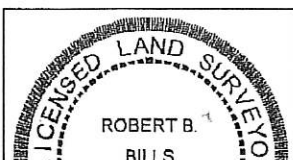
A TRACT OF LAND LOCATED IN LOT 29 OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 83 NORTH, RANGE 30 WEST OF THE 5TH P.M., CITY OF JEFFERSON, GREENE COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "B" OF SAID LOT 29; THENCE S00°00'00"W ON THE WEST LINE OF SAID PARCEL "B" OF LOT 29, A DISTANCE OF 185.63 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "B" OF LOT 29; THENCE S89°52'54"W ON THE SOUTH LINE OF SAID LOT 29, A DISTANCE OF 69.39 FEET; THENCE N00°00'00"W PARALLEL WITH SAID WEST LINE OF PARCEL "B" OF LOT 29, A DISTANCE OF 183.99 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 29; THENCE N88°31'42"E ON SAID NORTH LINE OF LOT 29, A DISTANCE OF 69.41 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL SHALL HEREAFTER BE KNOWN AS PARCEL "D" OF LOT 29 OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 83 NORTH, RANGE 30 WEST OF THE 5TH P.M., CITY OF JEFFERSON, GREENE COUNTY, IOWA.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.29 ACRES AND IS SUBJECT TO 0.06 ACRES FOR ROAD EASEMENT AND IS SUBJECT TO ANY AND ALL EASEMENTS APPARENT OR OF RECORD.

BASIS OF BEARINGS= THE WEST LINE OF PARCEL "B" OF LOT 29 IS ASSUMED TO BEAR S 00°00'00" W AS SHOWN ON PLAT OF SURVEY RECORDED AT INSTRUMENT NUMBER 2015-1361 IN THE GREENE COUNTY RECORDER'S OFFICE.

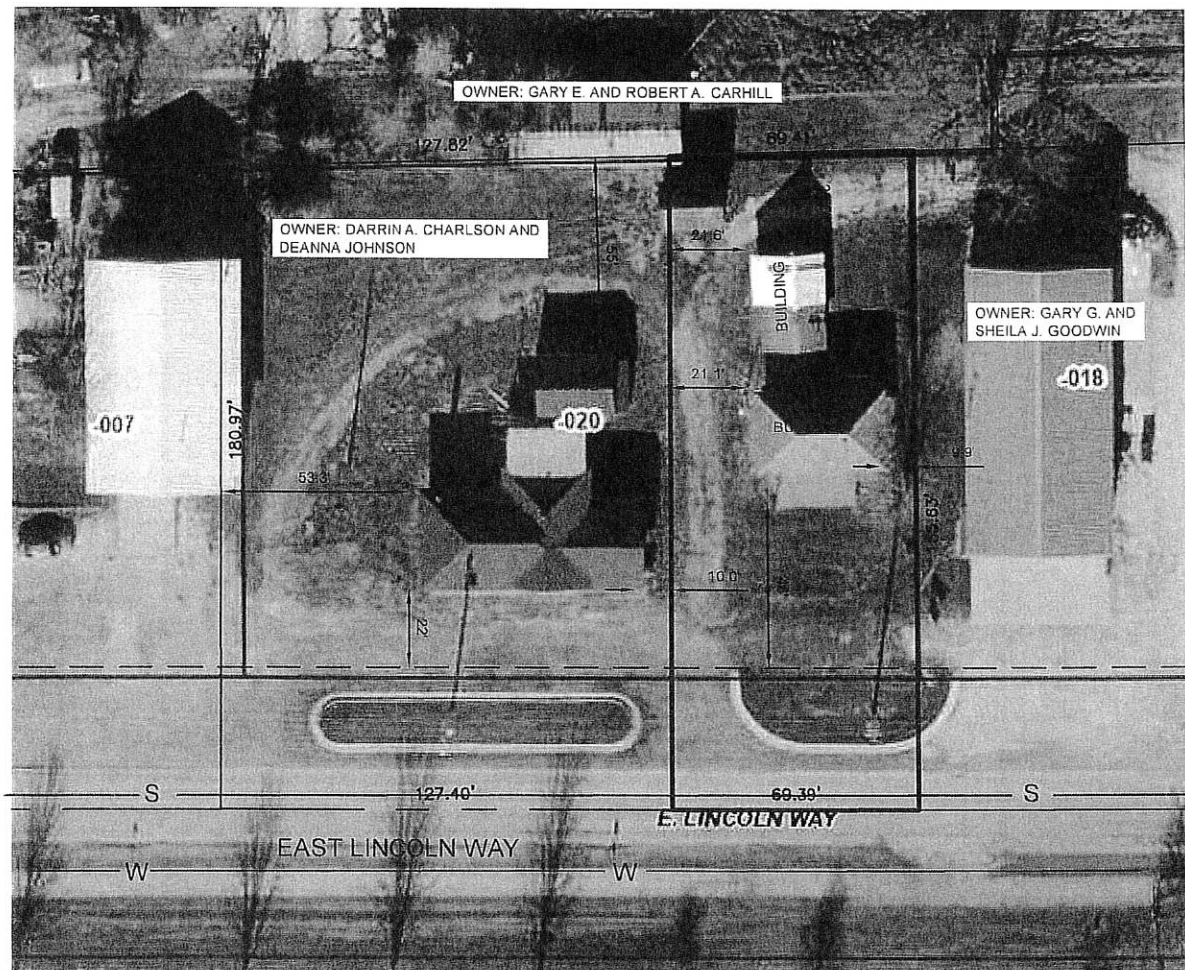


I hereby certify that this land surveying document and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signature

Date

09/05/2026



GENERAL NOTES:

1. CITY OF JEFFERSON UTILITY LINES (SANITARY SEWER, STORM SEWER, AND WATER) ARE ONLY GENERALLY LOCATED. UTILITY SERVICES BY OTHERS ARE NOT SHOWN. "ONE CALL" SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
2. AERIAL PHOTO IS ONLY APPROXIMATED TO PROPERTY LINES.

— S —	SANITARY SEWER
— ST —	STORM SEWER
— W —	WATER MAIN

RESOLUTION NO. _____

A RESOLUTION APPROVING
702 EAST LINCOLN WAY
APPLICATION FOR PLAT OF SURVEY

WHEREAS, Darrin A. Charlson and Deanna Johnson jointly requested the City Council of Jefferson to approve a plat of survey prepared by Robert B. Bills of Central Iowa Surveying, LLC, dated August 5, 2026, covering the following described property:

Parcel "D" of Lot 29 of the Southwest Quarter of the Southwest Quarter of the Northeast Quarter (SW1/4 SW1/4 NE1/4) of Section 8, Township 83 North, Range 30 West of the 5th P.M., City of Jefferson, Greene County, Iowa

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

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

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

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

Section 1. The plat of survey described above prepared by Robert B. Bills of Central Iowa Surveying, LLC, dated August 5, 2026, is hereby approved.

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

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

Passed and approved on August 25, 2026.

Craig J. Berry, Mayor

Attest:

Roxanne Gorsuch, City Clerk

COUNCIL MEETING

AUGUST 11, 2026

5:30 P.M.

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Winkelman

ABSENT: None

Mayor Berry presided.

No residents spoke during Open Forum.

On motion by Jackson, second by Sloan, the Council approved the following consent items: July 8, 2026 regular Council Minutes, Class C Retail Alcohol License for Lepe Corporation, Inc. d.b.a Casa De Oro, appointed Amy McGinn to the Library Board of Trustees for a term to expire June 30, 2030, tree removal assistance application from 204 E Elm Street, and monthly bills from City funds.

AYE: Ahrenholtz, Jackson, Sloan, Wetrich, Winkelman

NAY: None

RESOLUTION NO. 53-26

On motion by Winkelman, second by Wetrich, the Council approved Resolution No. 53-26, a resolution setting public hearing concerning the Grant of a Solar Power Generation Easement to Red Lion Jefferson Solar, LLC. Public Hearing is set for August 25, 2026 at 5:30 p.m.

AYE: Winkelman, Wetrich, Sloan, Jackson, Ahrenholtz

NAY: None

RESOLUTION NO. 54-26

On motion by Ahrenholtz, second by Wetrich, the Council approved Resolution No. 54-26, a resolution Transferring Funds and Closing Fund Accounts.

AYE: Winkelman, Jackson, Sloan, Wetrich, Ahrenholtz

NAY: None

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

ABC PEST CONTROL	PEST CONTROL	492.33
ACCESS SYSTEMS	RN COPY OVERAGE	70.37
ACCESS SYSTEMS LEASING	COPIER LEASES	1397.04
ACCO UNLIMITED CORP	CHEM;POOL DIVING BOARD	36427.60
ACUSHNET COMPANY	GCRSE MERCH	974.13
ADVANCED WASTE SOLUTIONS	GCRSE PORT TOILET	136.50
AFLAC	AFLAC INS W/H	17.68
AG SOURCE COOP SERV	WA/SW TSTG	2612.40
ALLIANT ENERGY	UTILITIES	40811.23
AMAZON CAPITAL SERVICES	SUPP	8446.09
ANATOMY IT, LLC	PA SERV AGREEMENT	1298.01