AGENDA

CITY COUNCIL MEETING
Tuesday, September 8, 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 8/25/26
B. Hire Diane Kennedy as part-time office help at $25.00 / hr.
C. Approval of monthly bills.

V. NEW BUSINESS:

A. RESOLUTION Approving Financial Policies for the City of Jefferson
B. RESOLUTION Approving 28E Agreement with the Greene County Community School District for the High School Trail.
C. RESOLUTION Approving Temporary Construction Easements for the Westwood Sidewalk 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, September 8, 2026 5:30 p.m.

City Hall Help: Hannah Curtis, our Utility Billing Clerk, has submitted her resignation. Her last day with the City will be Thursday, September 17th. During the interim, Diane Kennedy, retired City Clerk, has agreed to assist us on a part-time basis. Her wage will be $25.00 / hr.

Approve Financial Policy: The Finance Committee has been working on an update of the City's Financial Policies. The changes to the previous policy are highlighted.

Approve School Sidewalk Agreement: The City is working with Greene County Schools on a joint project to install a trail from Central Avenue to the high school and the animal shelter / dog park. The City has been awarded a $250,000 LTAP grant. The estimated construction cost is $320,575. The school is responsible for the $70,575 over the grant funds, and the City is responsible for the engineering fees of $71,500. Each party will be responsible for maintenance and snow removal for the portions on their property. Enclosed is a 28E agreement detailing the responsibilities of the School and the City.

Westwood Temporary Construction Easements: There are several properties in the Westwood Sidewalk project for which construction will encroach onto private land. Bolten & Menk is finishing the collection of construction easements from these property owners. The Council will be asked to approve these easements. Documentation will be forwarded when I receive it.

City of Jefferson
Financial Policies

These policies are intended to be a guide to the elected and appointed official of the City of Jefferson. They are a statement of the City's policies relating to financial management. To the extent possible, the Mayor, Council, and Administration are to follow these policies or strive to achieve them. The public is invited to review these policies and to hold the City officials to account in relation to compliance.

General Fund

1. The City shall provide for ending fund balance of at least 25% of expenditures within the City's general fund. This fund shall be substantially made up of cash balance. The reserve shall be added to on an annual basis, if necessary, to maintain the balance. This fund balance shall be considered an undesignated, unreserved general fund balance.
2. The City shall provide for ending fund balance of no more than 35% of expenditures within the City's general fund. If the balance is greater than 35%, the excess will be spent such that the balance is less than 35% no later than the next fiscal year.
4 City Administration shall report to the Finance Committee monthly on the City's revenues, expenditures, and percentage of the budget committed for the fiscal year in question. The report shall provide the status of fund balances and estimated budget revenues and expenditures for the entire year shall be provided.
5 Budget amendments shall be authorized at the point in time when expenditures in the fund in question are known to exceed the previously authorized expenditure. Amendments should reflect changes in expenditures, revenues, and transfers. Amendments should be enacted whenever there are variations from the current budget.
6 The City shall prepare a realistic general fund budget using conservative assumptions and the best-known information at the time of adoption.

City Budget

1. The City shall prepare an annual budget in accordance with State requirements. City Administration will begin the budget process early so that the Council has an opportunity to give adequate consideration to budget proposals and options.
2. The City Administrator shall prepare a proposed budget for the following fiscal year. The proposed budget shall reflect a reasonable estimate of revenues and expenditures for the period. The City Council shall give consideration to the proposed budget but may also request options to achieve Council goals and priorities. The City Administrator shall use his/her best efforts to reflect Council directives, policies in a final budget.
3. The budget adopted by the Council shall be a realistic statement of the City's plan for the fiscal year. All planned activity shall be reflected; reasonable estimates used, and accurate budgeting of financial transactions is expected.

Debt Management

1. The City will seek to limit total General Obligation outstanding debt to no more than 75% of the constitutional debt limit, excluding overlapping debt, enterprise debt and revenue debt.
2. A 5-year CIP shall be prepared for each budget cycle that includes all expected, anticipated, proposed capital items, and identifies a source for funding of such item. If funding involves debt; the CIP should identify the type of debt issue, its tax or user rate required to fund the debt, if any, the assumptions made with the debt projections. If debt is paid with TIF, the plan should identify if current TIF revenues exist to support the debt and, if not, what assumptions are required of the TIF to enable funding of the proposed item.
3. The City may issue revenue-supported debt to fund costs for water and sewer system improvements that benefit all or substantially all of the residents of the City. Users fees will be adjusted, if necessary, to support the debt.
4. If the revenue-supported debt is in the CIP, the City shall calculate the impact of the additional debt at the expected time of issuance on its utility budget and, if rates are insufficient to cover projected debt, operations, necessary reserves and maintenance costs, the City shall immediately begin the process to adjust rates sufficient to accommodate the debt at the time when it is scheduled to be issued.
5. A 5-year forward thinking analysis of utility operating income, expenses, debt, capital items and cash flow shall be prepared every three years. The analysis shall assume expense growth in all areas where expenses would normally grow at a rate not less than CPI.
6. TIF development agreements, other than buildings in the downtown and E. Lincoln Way building renovation program, must stand on their own merit. Development agreement obligations shall not exceed the expected TIF income, using reasonable assumptions, from the development itself and no other income source, over the term of the agreement.
7. All TIF development agreements should contain "annual appropriation" provisions so that the agreement does not count against the City's constitutional debt limit
8. General Obligation debt for which property taxes are to be levied, excluding voter-approved general obligation debt, should be fully repaid within 15 fiscal years of original issuance. Voter-approved general obligation debt for which property taxes are to levied may be paid over 20 years. Voter approved debt may be issued with level P&l structure over the 20 year maximum period of time. All debt should contain early redemption provisions to allow the city to respond to changes and opportunities.
9. Proposed TIF debt may be issued with an annual appropriation pledge where the City determines that the new taxes created by the development will support the debt being contemplated with a repayment that does not exceed 15 years from the original issuance of the debt.
10. The City will seek improvements to its debt rating and will take those actions needed to improve the City's rating.

11. Debt shall not be issued for normal operating expenses. Debt issued for capital expenses shall not exceed the normal life of the items to be financed.

Accounting Policies

1. Expenses and revenues will be charged to the correct amount in the appropriate fund and function regardless of the availability of specific budgetary authority.
2. Absent Council direction to the contrary, revenues, when received, will be credited to the account where there are associated expenses.
3. Financial reports will be compiled promptly and will be made available to the Finance Committee monthly and Council quarterly. All financial reports will be accessible to the public.
4. The City will periodically seek proposals for annual audit services. When soliciting proposals for audit services, the City shall prepare a form of RFP that includes all services that the City anticipates it desires the auditor to provide, the terms that it wishes the audit firms address in their proposal, and at a minimum, including agreed upon timeline for milestones leading to the receipt and presentation of audit to the Council. The evaluation of the audit proposals shall be made based first on the merit of the responding firm (relative to the request) and secondarily, the costs of the audit.
5. The City Administrator may allocate salaries and other costs among funds; if this is done, it will be an accurate representation of costs for each fund.

Other City Funds-Reserves

1. The City will create other non-statutory funds only when there is an interest in clearly showing financial transactions in a separate fund from other City funds.
2. An Economic Development Fund will be created and maintained to serve as a reserve for large expenses relating to economic development projects. This Fund will be a component of the General Fund for accounting purposes.
3. The City will create and maintain an Equipment Reserve Fund for large equipment acquisitions. Funding will be derived from transfers from all other City funds and departments. In order to keep the underlying operating fund from showing wide swings in expenses from one year to another, equipment purchases will be made from the Equipment Reserve Fund. An accounting of each department's fund balance will be maintained and reported to the Council at least annually.
4. In order to set aside amounts needed for future capital projects, the City may create a specific capital project fund. Each fund should be identified to indicate the project to be funded. To address concern that utility funds show large balance that are actually restricted to specific purposes, capital projects funds shall be held outside of the utility for which the fund is created (for example, a sewer capital project fund shall not be held within the sewer fund, but rather, shall be held in an outside capital project fund)
5. The City will create a Building Reserve Fund. This fund will accumulate reserves for major repairs and improvements to city buildings. When reserves are identified for a

specific project, they will be transferred to the appropriate capital project or other fund for expenditure.

6. The City shall periodically, not less than annually, review the outstanding funds that have been created and close out funds that are no longer necessary. Other than funds created specially for use with one of the City's utilities, any remaining balance in funds to be closed out shall be transferred to the City's general fund. Funds closed out that were created specifically with respect to one of the City's utilities shall have the balances transferred to said utility.

Support of Economic Development

1. The City Council may determine that a development project is of such significance that the City should provide financial or other support.
2. Cash incentives to businesses or developers shall be in the form of TIF rebate of actual property taxes paid from the development. The term of rebate shall not exceed 15 years unless the City is receiving substantial public property out of the agreement or the City is receiving jobs that exceed Iowa's High Quality Jobs description. If the Council specifically determines that low or moderate income housing is required, the City may enter into rebates that exceed 15 years where necessary, within then current statutory provisions.

General Financial Management

1. The City will not use "exotic" financial tools for debt issuance, investments, and other financial matters. This includes the use of derivatives, variable interest rate debt, and other such tools.
2. The City may use a "forward delivery" type of debt instrument, when approved by Council, that allows the City to lock in current interest rates for a future delivery date, so long as the debt instrument doesn't contain any derivative structure or liability for the City to perform other than to deliver the debt instrument at the specified future date.
3. The City may issue draw-down debt that includes interest that is paid based on a variable index, such as U.S. Treasury or Bank Prime rate, however, not later than the date when the project in question (for which the debt was issued) has been completed, the City must convert the debt to a fixed-rate, fully amortizing structure.
4. The City will present all financial information to the Council and the public in a manner that is easy to comprehend. Questions about the City's financial affairs will be fully answered on a timely basis.

Passed this 8th day of September 2026.

____

Craig Berry, Mayor

RESOLUTION NO. _______

A RESOLUTION APPROVING FINANCIAL POLICIES FOR THE CITY OF JEFFERSON

WHEREAS, the City of Jefferson (the "City") is best served when there is a set of policies to guide its elected and appointed officials with respect to the City's finances; and

WHEREAS, the attached City of Jefferson Financial Policies (the "Financial Policies") have been presented to the City Council and the Council finds that is in the best interests of the City that they be approved.

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

Section 1. The attached Financial Policies are hereby approved and adopted as the financial policies of the City of Jefferson.

Section 2. 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 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 September 8, 2026.

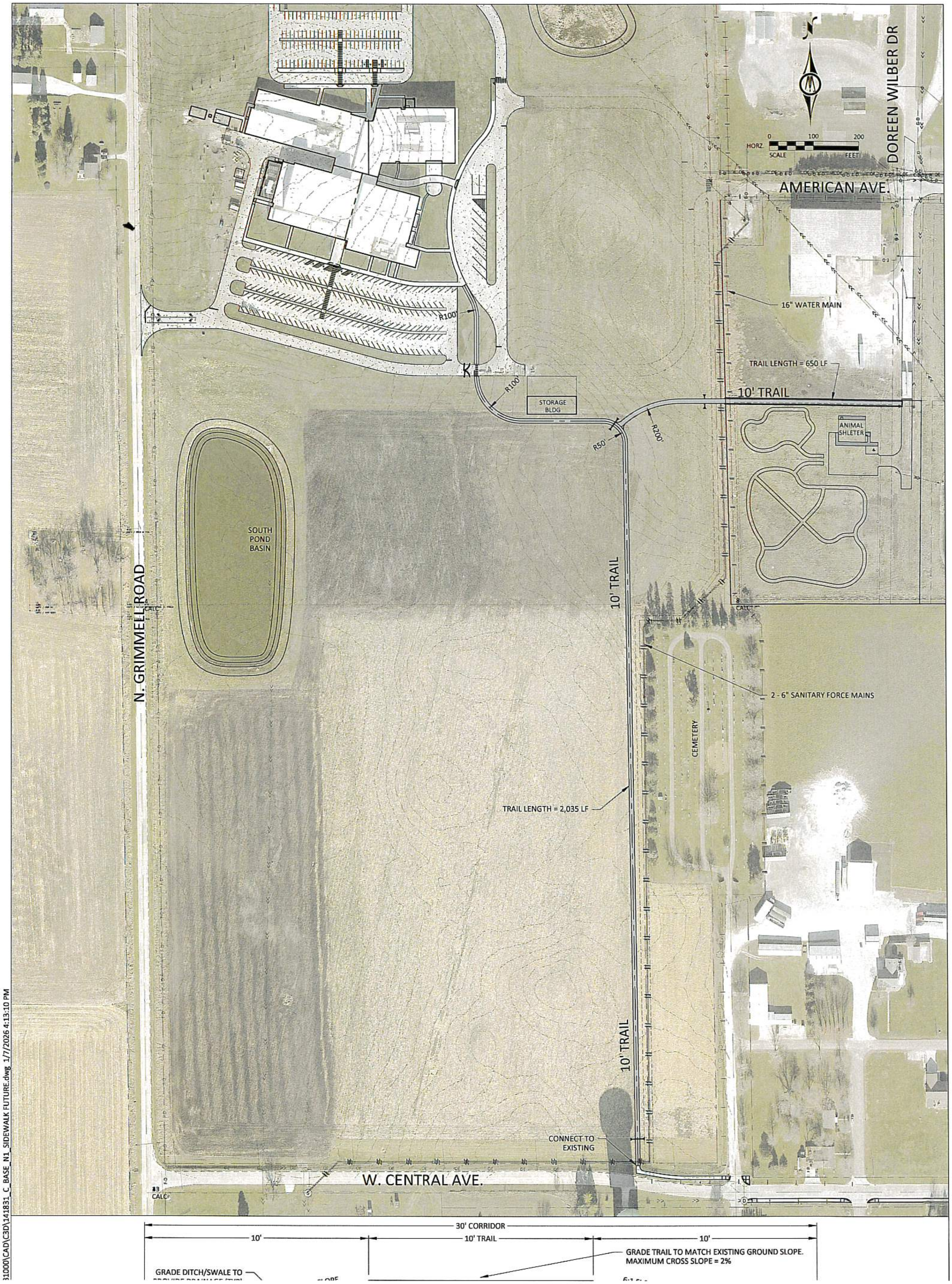
____

Craig Berry, Mayor

Attest:

____

Roxanne Gorsuch, City Clerk



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GREENE COUNTY COMMUNITY SCHOOL DISTRICT
HIGH SCHOOL SIDEWALK EXTENSION - FIGURE 5 REVISED
OPINION OF PROBABLE COSTS
Wednesday, January 7, 2026

Item No.	Description	Unit	Price	Quantity	Extension
1	TOPSOIL, ON-SITE	CY	$ 10.00	1000.00	$ 10,000.00
2	EXCAVATION, CLASS 10, CLASS 12, OR CLASS 13	CY	$ 8.00	2950.00	$ 23,600.00
3	SUBGRADE PREPARATION	SY	$ 4.00	3850.00	$ 15,400.00
4	SUBBASE, MODIFIED, 6"	SY	$ 12.00	3850.00	$ 46,200.00
5	PIPE CULVERT, TRENCHED, CMP, 12 INCH	LF	$ 50.00	60.00	$ 3,000.00
6	PIPE APRON, CMP, 12 INCH	EA	$ 525.00	6.00	$ 3,150.00
7	SHARED USE PATH, PCC, 6"	SY	$ 50.00	3200.00	$ 160,000.00
8	ENGINEERING FABRIC	SY	$ 4.50	3850.00	$ 17,325.00
9	CONVENTIONAL SEEDING, SEEDING, FERTILIZING, AND MULCHING	AC	$ 3,000.00	1.50	$ 4,500.00
10	SWPPP PREPARATION	LS	$ 3,000.00	1.00	$ 3,000.00
11	SWPPP MANAGEMENT	LS	$ 5,000.00	1.00	$ 5,000.00
12	MOBILIZATION	LS	$ 18,000.00	1.00	$ 18,000.00
13					
14					
				SUBTOTAL:	$ 309,175.00

Subtotal Construction:	$	309,175.00
Construction Contingencies 4%:	$	11,400.00
Opinion of Estimated Construction Cost:	**$**	**320,575.00**
Subtotal Engineering:	**$**	**71,500.00**
TOTAL OPINION OF IMPROVEMENT COST	**$**	**392,075.00**

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28E AGREEMENT FOR GREENE COUNTY
COMMUNITY SCHOOL DISTRICT HIGH SCHOOL TRAIL

This 28E Agreement (the "Agreement"), is entered on _____________, 2026, between the Greene County Community School District, an Iowa school corporation authorized and existing pursuant to Iowa Code Chapter 274 (the "District") and the City of Jefferson, Iowa, an Iowa municipal corporation (the "City").

WHERAS, the District owns a parcel of real estate in the City of Jefferson, Iowa where it operates a high school, said parcel legally described as the Wfr1/2 NE1/4, and the NW1/4 SE1/4, EXCEPT Lots 9 and 10 thereof, but including Lot A of Lot 10, all in Section 6, Township 83 North, Range 30 West of the 5th P.M., Greene County, Iowa (the "High School Parcel").

WHEREAS, the City owns a parcel of land adjacent to the High School Parcel legally described as Lot Seven (7), in GCDC Business Park No. 1, a subdivision in Jefferson, Greene County, Iowa, (the "City Parcel").

WHEREAS, Both the District and the City support the construction of a trail ten (10) feet in width on the High School Parcel and City Parcel to provide safer pedestrian access to and from the District's high school, the specific location of said trail provided on the attached Exhibit "A" (the "Trail").

WHEREAS, the City has agreed to undertake the administration of the design, bidding, and construction phases of the Trail (the "Trail Project), with the District committing to provide $70,757 in funds for the Trail Project.

WHEREAS, the City has been awarded a $250,000.00 Transportation Alternative (TAP) grant from the Iowa Department of Transportation for the Trail Project.

WHEREAS, upon completion of the Trail Project, both the District and the City have committed to an initial term of 20 years to provide maintenance and snow removal for the portion of the Trail located on their respective real estate.

WHEREAS, Iowa Code Chapter 28E authorizes public agencies to enter into agreements with other public agencies for joint or cooperative action.

WHEREAS, The District and City believe that an agreement pursuant to Iowa Code Chapter 28E will be to their mutual advantage and benefit.

THEREFORE, in consideration of the mutual promises contained in this Agreement, the parties agree as follows:

Section 1. Purpose. The purpose of this Agreement is to describe each of party's responsibilities for the Trail Project and the subsequent maintenance of the Trail.

Section 2. Duration. This Agreement shall be effective as of _______________, 2026, and shall remain in effect until ____________, 2046, unless otherwise terminated or renewed as provided in this Agreement. The Agreement may be renewed for additional terms of one year each as mutually agreed upon by the parties, in writing, at least thirty (30) days prior to the then current term's expiration date. This Agreement shall be filed with the Iowa Secretary of State as required by Iowa Code Section 28E.8

Section 3. Administration. No separate legal or administrative entity or joint board will be established by this Agreement. The Superintendent of the District and the City Administrator of the City will be designated as the administrators of the Agreement for purposes of Iowa Code Chapter 28E.6. No joint budget will be established or maintained for purposes of carrying out the terms of this Agreement.

Section 4. Property. There shall be no joint acquisition or ownership of any real or personal property except that the District shall grant a temporary construction easement on the High School Parcel to the City for the duration of the Trail Project. The boundaries of the easement and proposed terms shall be determined by subsequent agreement of the parties. Any real or personal property acquired by a party to this Agreement for the purpose of carrying out this Agreement shall be acquired, held, owned, and disposed of solely by, in the discretion of, and at the expense of, the party acquiring title.

Section 5. Funding. The City obtained an Engineer's Cost Estimate of $320,542.00 for the Trail Project construction costs (the "Engineer's Cost Estimate"), attached hereto as Exhibit "B." The City agrees to provide $71,500.00 for the engineering costs associated with the Trail Project in addition to the $250,000.00 TAP grant for construction costs. The District agrees to pay the difference in construction costs between the TAP grant and Engineer's Cost Estimate, calculated to be $70,757.00. In the event that the bids for the actual construction cost exceed the Engineer's Cost Estimate, either party may terminate the Agreement by providing written notice to the other party, in which case the Agreement shall be null and void. Conversely, if the parties mutually agree to proceed despite the actual construction cost exceeding the Engineer's Cost Estimate, the City and the District agree to work in good faith to each budget for and pay for one-half of the Trail Project costs that exceed the Engineer's Cost Estimate. The City shall submit to the District a written request for payment and the District shall pay such invoice to the City within fourteen (14) days of receipt of invoice. Failure of the District to timely pay the City constitutes a material breach of this Agreement.

Section 6. Trail Repairs, Maintenance, and Snow Removal. Following completion of the Trail Project, responsibility for repairs, maintenance and snow removal shall be apportioned such that the City is responsible for the portion of the Trail located on the City Parcel and the District is responsible for the portion for the portion of the Trail located on the District Parcel. Snow, ice and accumulations shall be promptly removed from the Trail within the timeframe provided by the Code of Ordinance of the City of Jefferson. Each party shall be responsible for budgeting appropriate funds to cover the cost of such repairs, maintenance, and snow removal. Notwithstanding the former allocation of costs, if by no fault of either Party, the Trail's condition degrades such that the estimated cost of a necessary repair to the Trail exceeds $5,000.00, the Parties shall confer to determine the appropriate reconstruction work to be conducted with the repair costs to be paid equally by the parties.

Section 7. Insurance. Each of the parties shall carry comprehensive general liability insurance for protection of such party from any liability arising out of actions by the parties under this Agreement.

Section 8. Indemnification. To the extent permitted by law, each party shall indemnify and hold harmless the other party from and against any and all claims, liabilities, damages, losses, costs, and expenses, including reasonable attorney fees, arising out of (i) the actions or inactions of the party while performing under this Agreement, or (ii) any negligence or breach of this Agreement.

Section 9. Termination. This Agreement shall terminate upon the expiration of the term set forth in this Agreement or any mutually agreed upon renewal term. In addition, this Agreement may be terminated upon the mutual agreement of the parties at any time or upon the occurrence of the cost overrun conditions provided for in Section 5.

Section 10. Notices. All notices or other communications to be given under this Agreement shall be deemed given when either personally delivered or mailed by first class mail, postage prepaid, with proper address to the following addresses until otherwise notified:

To District:	Greene County Community School District Attn: Superintendent 101 Ram Drive Jefferson, Iowa 50129
To City:	City of Jefferson, Iowa Attn: City Administrator 220 North Chestnut Street Jefferson, Iowa 50129

Section 11. Status of Parties. It is expressly understood and agreed by the parties that nothing contained in this Agreement shall be construed to create a partnership, association, or other affiliation or like relationship between the parties, it being specifically agreed that their relation is and shall remain that of independent parties to a cooperative contractual relationship. In no event shall a party be liable for the debts or obligations of another party.

Section 12. Cost Recovery. In the event that either party institutes legal proceedings against the other party for recovery of any amounts due and owing under this Agreement, it is expressly agreed that the prevailing party in any such action will be entitled to recover from the non-prevailing party all costs related to such collection, including reasonable attorney fees incurred during pre-suit collection attempts, suit, and post judgment, appeal, or settlement collection. This section will survive termination of this Agreement.

Section 13. Assignment. Neither party may assign this Agreement without the prior written agreement of the other party. Subject to the foregoing, this Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and assigns.

Section 14. Waiver. No waiver of the breach of any terms or conditions of this Agreement shall be valid unless in writing, nor shall any such waiver constitute a waiver of any other or succeeding breach of the same or other provisions of this Agreement.

Section 15. Entire Agreement; Amendments. This Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof. This Agreement may be amended by a written instrument approved and executed by the District and the City and filed with the Iowa Secretary of State in accordance with Iowa Code Section 28E.8.

Section 16. Severability. The parties agree that if a dispute between the parties arises out of this Agreement, they would want the court to interpret this Agreement as follows: (i) with respect to any provision that it holds to be unenforceable, by modifying that provision to the minimum extent necessary to make it enforceable or, if that modification is not permitted by law, by disregarding that provision; (ii) if an unenforceable provision is modified or disregarded in accordance with this section, by holding that the rest of this Agreement will remain in effect; (iii) by holding that any unenforceable provision will remain as written in any circumstances other than those in which the provision is held to be unenforceable; and (iv) if modifying or disregarding the unenforceable provision would result in failure of an essential purpose of this Agreement, by holding the entire agreement unenforceable.

Section 17. Governing Law and Forum. The parties agree that this Agreement shall be governed by Iowa law and consent to the jurisdiction of the Iowa District Court for Greene County for all matters relating to this Agreement.

Section 18. Compliance with Laws. Notwithstanding anything herein to the contrary, each party shall comply with all laws and regulations applicable to the performance of its obligations under this Agreement.

Section 19. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which together shall constitute the same instrument.

The parties are signing this Agreement as of the date stated in the introductory clause.

Greene County Community School District

By:______________________________
Brett Abbott

Attest:______________________________

City of Jefferson, Iowa

By:______________________________
Craig Berry, Mayor

Attest:______________________________
Roxanne M. Gorusch, City Clerk

RESOLUTION NO. _______

A RESOLUTION APPROVING
28E AGREEMENT WITH THE
GREENE COUNTY COMMUNITY SCHOOL DISTRICT
FOR THE HIGH SCHOOL TRAIL

WHEREAS, the City of Jefferson (the "**City**") and the Greene County Community School District ("**GCCSD**") support the construction of a sidewalk trail on City and GCCSD real estate to provide safer pedestrian access to and from the GCCSD's high school (the "Trail"); and

WHEREAS, to allocate the costs and responsibilities for the construction and maintenance of the Trail, the City and GCCSD desire to enter into a new agreement governed by Chapter 28E of the Iowa Code (the "**28E Agreement**"); and

WHEREAS, a proposed form of the 28E Agreement that confirms this arrangement is now before the City Council; and

WHEREAS, the City Council finds that it is in the best interests of the City of Jefferson that it approve the 28E Agreement.

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

Section 1. The proposed 28E Agreement is hereby approved and the Mayor and City Clerk are hereby authorized and directed to execute and deliver the 28E Agreement on behalf of the City, in substantially the form and content in which the 28E Agreement has been presented to this City Council, and such officers are also authorized to make such changes, modifications, additions or deletions as they, with the advice of counsel, may believe to be necessary, and to take such actions as may be necessary to carry out the provisions of the 28E Agreement.

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 September 8, 2026.

____
Craig Berry, Mayor

Attest:

____
Roxanne Gorsuch, City Clerk

The Mayor and City Council Members met at the Fire Station at 5 P.M. for a demonstration on the new SAM automated water system for the fire truck.

COUNCIL MEETING

AUGUST 25, 2026

5:30 P.M.

PRESENT: Jackson, Sloan, Wetrich, Winkelman

ABSENT: Ahrenholtz

Mayor Berry presided.

During Open Forum Dennis Tiffany addressed his concerns about Alliant parking lot and the Jeffersonian. Kristie Hurley addressed concerns with the high water bill at their residence.

On motion by Wetrich, second by Jackson, the Council approved the following consent items: Council minutes from August 11, 2026, Sewer Forgiveness 401 N Wilson Street $246.85, 301 S Pinet Street $317.34, 105 Wilcox Way $1,041.11, 313 S West Street $626.62, Toll Road Fundraiser for Jefferson BPO Does #196, and Special Class B Native Wine License for Fudges Flowers and Gifts, LLC.

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

This was the time and place for the Public Hearing on the Grant of Easements to Red Lion Renewables for Solar Installations. Mayor Berry called for oral or written comments and there were none. On motion by Winkelman, second by Jackson, the Council approved to close the Public Hearing.

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

RESOLUTION NO. 55 -26

On motion by Wetrich, second by Sloan, the Council approved Resolution No.55-26, a resolution approving Red Lion Jefferson Solar, LLC Solar Power Generation Easement.

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

RESOLUTION NO. 56 -26

On motion by Winkelman, second by Sloan, the Council approved Resolution No. 56-26, a resolution approving 702 East Lincoln Way application for Plat of Survey.

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

Mayor Berry read a Proclamation recognizing and celebrating the 150th Anniversary of the Centennial Block Building and extending appreciation to the Ladies of Why Not Us.

There being no further business the Council agreed to adjourn at 6:04 p.m.

Craig J. Berry, Mayor

Roxanne Gorsuch, City Clerk

Jefferson Public Library
Meeting of the Board of Trustees
August 10th, 2026 | 6:30 pm | Adult Dept

I. **Meeting was called to order by Stevens.** Present: Foster, Zmolek, Yepsen. Also present: Millard, Roeder, Roberts, Jackson, Taylor .

II. **Open Forum:** There were no members of the public present.

III. **Approval of Minutes:** Minutes from July 13th, 2026 were approved. Motion by Foster by Stevens.

IV. **Approval of Expenditures:**
Total expenditures of $6,725.36 were approved. Motion by Foster, seconded by Yepsen.
Highlights: AC Repair on Carnegie side, Science Center of Iowa presenter fee for finale of youth Summer Reading Program, consultant fee for Studio Melee

V. **Director's Report:**

a. Data

Circulation	Usage	Programs	Attendance	Items Added	Items Withdrawn	Total Collection	Total Patrons
2,509	5,967	48	999	187	100	35,469	4,047

b. **Year-to-Date Financial Report**:

i. Expenditures are at 7.98% from the city report and revenue is 15.26% after receiving county funds for 8.33% of fiscal year.

ii. The Trust and Agency report showed $2,150.00 in revenue which included a fiscal year-end transfer of $2,000.00 from the FY26 operating budget to the technology replacement fund. Fines and fees revenue was $474.96. Total monthly revenue was $624.96. Total expenditures were $539.82.

iii. Interest on our investment fund (City Combined Account) was $651.79 for the month of June.

iv. The Library Building Expansion Fund $1,265.84.

c. **Project Updates:**

i. ILA conference is Oct 8-9 in Cedar Rapids, Mount may attend

ii. Interlibrary Loan Reports to be filed with State Library

iii. Website updates to meet new accessibility requirements

d. **Youth and Adult Programs**:

i. Youth: 27 programs, 597 participants, 87,890 minutes read by Summer Reading Shin-Dig participants increase of 86.5% from 2025 program, will be working with teachers for book deliveries for the upcoming school year

ii. Adult: Barbie Dreamhouse event from Ink Society, Culture Café and Spanish language classes for children Saturdays in August through GCLA/GCCF grant.

e. **Friends of the Library Report:**
   i. Media sale August 8th and 15th
   ii. Host Java and Juice Oct 23
   iii. Fall Book Sale Sept 19-26
   iv. Friends Week: Oct 18-24

f. **Foundation:** August 28th 9:30 Hosting Java and Juice at the Library, Presentation to the Grow Greene County Board on Aug 11th at 9, continuing training for the Steering Committee with Amperage, case statement in development. Acquiring letters of support and establishing a grant committee.

VI. **Old Business:**

a. **Library Expansion:** looking for temporary location during year of construction

b. **Trustee Vacancy:** Amy McGinn pending appointment by Mayor and approval by Council August 11th.

VII. **New Business:**

a. **Potential property acquisition for library expansion:** discussion of potential property acquisition. Motion to purchase the property as long as terms with the City are agreeable by Foster, seconded by Yepsen.

b. **Annual trustee training w/State Library consultant:** county training hosted in Jefferson, Nov 5, 6-8pm. Topic is "preparing for accreditation".

c. **Next Meeting:** Thursday, September 3rd, at 6:30 p.m. in the basement.

VIII. **Adjournment:** Motion by Foster, seconded by Yepsen. Motion carried.

Submitted by Bryanna Zmolek, secretary

Alex 3 Sus

President

Bryanna Zmolek

Secretary