AGENDA

CITY COUNCIL MEETING
Tuesday, November 10, 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 10/27/26.
B. Approve Special Class C Retail Alcohol License for Brian R Anson, dba Coops Ale House.
C. Approve sidewalk reimbursement for 205 E. Madison Street.
D. Approve sidewalk reimbursement for 1208 Southfield Drive.
E. Approve sidewalk reimbursement for 216 E. State Street.
F. Approval of monthly bills.

V. NEW BUSINESS:

A. ORDINANCE Amending the Code of Ordinances of the City of Jefferson, Iowa, 2017, by Amending Provisions Pertaining to Jefferson Cemetery Headstones.
B. RESOLUTION Authorizing Internal Advance for Funding of Urban Renewal Project in the 2025 Jefferson Redevelopment Urban Renewal Area.
C. RESOLUTION Approving First Amendment to Development Agreement for 205 North Wilson Avenue.
D. Consider Purchase of Police Pick-up Truck.
E. Consider Creation of Police K-9 Unit.
F. Consider Approval of Pay Estimate #2 to Cardenas Concrete of $170,208.33 for Westwood Area Sidewalk Improvements.

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, November 10, 2026 5:30 p.m.

Sidewalk Reimbursement: Three projects are proposed for reimbursement through the City's Sidewalk Improvement Program. These projects are located at 205 E. Madison Street, 1208 Southfield Drive, and 216 E. State Street.

At-Grade Portion of Cemetery: Enclosed is an ordinance removing the restriction that the lots in the south-west corner of the Jefferson cemetery only have at-grade markers. This is the second reading of the ordinance.

Slum & Blight Urban Renewal Certification: There is a resolution on the agenda authorizing a $5,000 Internal loan from the General Fund to TIF. This pertains to the Slum & Blight District only (around the old Middle School.) The funds will be used to assist with the parking lot project.

The purpose for certifying this debt now is that it establishes the frozen base for the TIF district. As there is a 10 year tax abatement, the City will not receive TIF payments for ten years, but when TIF payments begin in Year 11, the amount of increment will be based on the frozen base established now.

Funky Zebra: The owners of the Funky Zebra building at 205 N. Wilson Avenue (Megan & Jesse VonBehren) have closed the Funky Zebra / Fields of Karma business. They have leased the building to Vault Nutrition, smoothie and juice bar.

The City participated financially in the restoration of this building and the VonBehrens have a 10-year forgivable loan with the City. Their Development Agreement states that the loan forgives annually as long as a boutique business is in operation. They have requested to amend the Development Agreement to allow the loan to be forgiven for time that Vault Nutrition is in this building.

The City Attorney has prepared an amendment to the Development Agreement. The Downtown Buildings Committee recommends approval of the amendment.

Purchase Police Pick-up: The City's Capital Improvements Plan proposes the replacement of the Police Captain's pickup next fiscal year. But the PD has an opportunity to purchase a truck now. Moffit Ford in Boone has a Ford F150 police package on its lot and it is available now. The State bid price is $44,476.

The City has the funds on-hand for this truck in the Internal Service Fund. Since this is not a budgeted expense for the current year, this purchase will require a budget amendment. The old truck will be rotated to the Sanitation / Recycling department.

Police K-9 Unit: Chief Clouse will propose the creation of a Police K9 unit. The Jefferson PD has the opportunity to acquire a trained and certified dog and all the needed equipment from the Iowa Falls PD for $10,000. Chief Clouse will discuss how the program would work and how the program will be funded almost entirely with donations.

Chief Clouse will seek permission to establish the K9 unit and to begin fundraising.

Westwood Sidewalk Pay Estimate: Enclosed is Pay Estimate No. 2 for $170,208.33 from Cardenas Concrete for the Westwood Sidewalk Project. This is primarily for excavation, placing sub-base, and pouring about 25% of the sidewalks and 35% of the driveways.

[redacted]

Proficient Concrete

INVOICE

3

Date: Oct 23, 2026

Balance Due: **$3,960.00**

Bill To:
Sean Sebourn
205 E. Madison

Ship To:
3865 Garfield avenue
Gowrie Ia

Item	Quantity	Rate	Amount
Sidewalk removal and replacement + unforseen concrete structure removal underneath existing sidewalk	1	$3,960.00	$3,960.00

Subtotal: $3,960.00

Tax (0%): $0.00

Total: $3,960.00

54' x 5' = 280 sq. ft. x $5.00 per ft

Reimburse Sean Sebourn $1,400.00

Paid

Oct 23, 2026

INVOICE

ESTIMATE FROM:

RHINO CONCRETE LLC

FOR:

Gail Witty

[redacted]

1208 Southfield Dr. Jefferson IA 50129

DATE: October 20, 2026

Description	Quantity
Sidewalk 98'L x 5'W	**1**

PAID IN FULL

- Fiberglass rebar every 3 feet in all projects
- 2" of compacted rock under concrete
- Removal of Current Concrete, Rock, or Grass and hall away

payment

TOTAL: $7,673.40

490 sq. ft x $5.00 = $2450.00

Geo Villa Services LLC

INVOICE

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

DATE 09/29/2026

A1 Automotive
216 e state St
Jefferson, Iowa

FOR Concrete

Description	Amount

City Sidewalk

We will remove 7 concrete panels and haul it away. We will use gravel 4 inches for the base and compact it to create a solid base. We will use rebar for reinforcement 2ft on center. The concrete will be 4500psi and 6 inches thick, the concrete will have a broom finish. We will create a channel drain to dispose of the water from the down spout. It will have 6 drain grate to go on top of the channel drain. At the end we will remove the forms, create control joint cuts, spread grass seeds, fill in the edges with black dirt and clean the work area. At the end we will apply a sealer to the concrete.

- **We are not responsible for alkaline pops, de-ice salt scaling 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	$6,092.00
				tax	$0.00
				Total	$6,092.00
Check received on	**10/05/2026**	**Check Number**	**3728**	**1st payment**	$2,996.00
Check Received on	**10/09/2025**	**Check Number**	**3735**	**2nd payment**	$3096.00
				Balance	**$0.00**

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

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

THANK YOU FOR YOUR BUSINESS!

A1 sidewalk reimbursement 50%
LOST CS $3046.00

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES
OF THE CITY OF JEFFERSON, IOWA, 2017, BY AMENDING
PROVISIONS PERTAINING TO
JEFFERSON CEMETERY HEADSTONES

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

SECTION 1. Section Amended. Section 117.05(5) of the Code of Ordinances of the City of Jefferson, Iowa, 2017, is hereby repealed. Following subsections shall not be renumbered, as Section 117.05(5) shall be reserved for future ordinance amendments.

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

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

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

Finally passed by the Council on _____, 2026, and approved on _____, 2026.

_____
Craig Berry, Mayor

Attest:

_____
Roxanne Gorsuch, City Clerk

- - - -

I hereby certify that the foregoing ordinance was published in The Jefferson Herald on _____.

_____
Roxanne Gorsuch, City Clerk

RESOLUTION NO. _____

Resolution Authorizing Internal Advance for Funding of Urban Renewal Project in the 2026 Jefferson Redevelopment Urban Renewal Area

WHEREAS, the City of Jefferson, Iowa (the "City"), has previously established the 2026 Jefferson Redevelopment Urban Renewal Area (the "Urban Renewal Area") and has established the 2026 Jefferson Redevelopment Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund") in connection therewith; and

WHEREAS, the City has authorized a certain urban renewal project (the "Project") in the Urban Renewal Area consisting of the Middle School Redevelopment Project; and

WHEREAS, certain costs of the Project have been incurred in connection with the carrying out of such Project; and

WHEREAS, in order to cover a portion of the costs of the Project and to make such costs eligible to be recouped from incremental property tax revenues, it is necessary to facilitate an internal advance (the "Advance") of funds;

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Jefferson, Iowa, as follows:

Section 1. It is hereby directed that an amount not in excess of Five Thousand Dollars ($5,000) be advanced (the "Advance") from the General Fund in order to pay a portion of the costs of the Project. The Advance shall be repaid to the General Fund, without interest, out of incremental property tax revenues received with respect to the Urban Renewal Area.

It is intended that the Advance shall be repaid to the General Fund in one or more installments of principal on or before June 1, 2039, provided, however, that repayment of the Advance is subject to the determination of future City Councils that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Advance, and the City Council reserves the right to appropriate funds to the repayment of the Advance, or to withhold such appropriation, at its discretion.

Section 3. A copy of this Resolution shall be filed in the office of the County Auditor of Greene County, Iowa to evidence the Advance. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify the Advance no later than December 1, 2026.

Section 4. All resolutions or parts thereof in conflict herewith, are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this November 10, 2026.

_____
Mayor

Attest:

_____
City Clerk

FIRST AMENDMENT TO
DEVELOPMENT AGREEMENT FOR
205 NORTH WILSON AVENUE

This Amendment is entered into as of _____, 2026, by and between the City of Jefferson, Iowa (the "**City**"), and RAK, LLC (d/b/a The Funky Zebra Jefferson Boutiqe), an Iowa limited liability company (the "**Developer**"),

WHEREAS, City and Developer entered into an Agreement for Sale and Redevelopment of Property (the "Agreement") following adoption of Resolution No. 22-21 on March 23, 2021, whereby the City offered a $150,000.00 forgivable loan (the "Loan") to Developer conditioned upon Developer's acquisition of, and completion of certain improvements to, the property at 205 N. Wilson Ave., Jefferson, IA (the "Property") to make it suitable as a retail space (first floor) and residential rental space (second floor) (collectively the 'Project");

WHEREAS, Developer gave to the City a promissory note for $93,000.00 (the "$93,000.00 Note") for the purchase of the Property, and such loan was to be forgiven over the course of 10 years;

WHEREAS, Developer gave to the City a promissory note for $57,000.00 (the "$57,000.00 Note") for the redevelopment of the Property in accordance with the plans provided by the Developer as well as in accordance with the Agreement;

WHEREAS, pursuant to the $57,000.00 Note, Developer received funds of $31,547.96 to redevelop the first floor of the Property as a retail boutique;

WHEREAS, Developer was further to redevelop the second floor of the Property and lease it as residential apartments; however, to date, the second floor has not been redeveloped, and no funds have been expended for said purpose;

WHEREAS, the City has forgiven the sum of $60,000.00, done in equal $15,000.00 increments for the years of 2022 through 2025;

WHEREAS, Section 11 of the Agreement provides that, as a condition of the forgiveness of the $93,000.00 Note and the $57,000.00 Note, Developer must "(i) own, operate, and keep the Property open during all normal business hours as a clothing boutique and (ii) not sell, assign, transfer, further mortgage or encumber all or any part of the Property without City's prior written consent."

WHEREAS, the Developer has ceased its retail business at the Property and now desires to lease the Property to a tenant, specifically Vault Nutrition, LLC, and Seth Butler and Danielle Butler (collectively the "Tenants"), for the purposes of operating a retail smoothie and juice bar on the first floor of the Property;

WHEREAS, the Developer has entered into a Commercial Rental Agreement dated July 21, 2026 (the "Lease"), a copy of which is attached to this Amendment;

WHEREAS, the Developer and City have agreed to enter into this Amendment to the Agreement upon the terms and conditions herein.

NOW, THEREFORE, the parties agree as follows:

1. The Parties hereby agree to amend Section 11 such that in addition to operating the Property as a clothing boutique, the Developer may lease the Property to the Tenants for use as a retail smoothie and juice bar. In order for the $93,000.00 Note and $57,000.00 Note to continue to be forgiven, the Property must be open for retail purposes to the public for at least 40 hours per week, either operated by the Tenants for the retail smoothie and juice bar, or by the Developer as a clothing boutique. No other parties may operate any business at the Property.

2. Tenants shall commence regular and continuing operations as a retail smoothie and juice bar at the Propeerty no later than Monday, November 16, 2026. If the deadline is not met, then the $93,000.00 Note and $57,000.00 Note shall not be forgiven for the period from August 15, 2026 (the first date of the Lease) until the date that the Tenant commences regular and continuing operations as a retail smoothie and juice bar at the Propeerty.

3. In the event that the Lease with Tenants is terminated by either Developer or Tenants, Developers shall provide notice to the City within five (5) business days.

4. Developer is not required to redevelop the second story for residential leasing purposes.

5. The Parties agree to a modified forgiveness of the $93,000.00 Note and $57,000.00 Note due to the forgiveness of $15,000.00 per year despite the fact that not all funds have been utilized under the $57,000.00 Note. The sum of $5,700.00 per year has been forgiven of the $57,000.00 Note when only $3,154.80 should have been forgiven annually. The Parties agree that an excess of $10,180.80 of the $57,000.00 Note has been forgiven thus far, and that an adjustment in the current year and subsequent years is required. The modification shall be as follows as long as the conditions for forgiveness of the $93,000.00 Note and $57,000.00 Note continue to be met by the Developer:

Year	Forgiveness of $93,000.00 Note	Forgiveness of $57,000.00 Note
2022	$9,300.00	$5,700.00
2023	$9,300.00	$5,700.00
2024	$9,300.00	$5,700.00
2025	$9,300.00	$5,700.00
2026	$9,300.00	$0.00
2027	$9,300.00	$0.00
2028	$9,300.00	$0.00
2029	$9,300.00	$2,438.36
2030	$9,300.00	$3,154.80
2031	$9,300.00	$3,154.80
TOTALS	**$93,000.00**	**$31,547.96**

6. This Amendment is subject to the approval of the Jefferson City Council.

7. The remainder of the Agreement shall remain unchanged and in full force and effect.

DEVELOPER
RAK, LLC
d/b/a The Funky Zebra Jefferson Boutique

By:_____
Meghan Von Behren, Manager

By: _____
Jesse Von Behren, Manager

CITY
City of Jefferson

By: _____
Craig Berry, Mayor

Attest: _____
Roxanne Gorsuch, City Clerk

Contractor's Application for Payment

Owner:	City of Jefferson, Iowa	**Owner's Project No.:**	
Engineer:	Bolton & Menk, Inc.	**Engineer's Project No.:**	25X.138031.000
Contractor:	Cardenas Concrete	**Agency's Project No.:**	
Project:	Westwood Area Sidewalk Improvements		
Application No.:	2	**Application Date:**	10/29/2026
Application Period:	**From** 10/1/2026	**to**	10/29/2026

1. Original Contract Price	$	790,002.00
2. Net Change By Change Orders	$	-
3. Current Contract Price (Line 1 + Line 2)	$	790,002.00
4. Total Work Completed and Materials Stored To Date (Sum of Column H Unit Price Total and Column M Stored Materials)	$	192,894.00
5. Retainage		
a. 3% X $ 192,894.00 Work Completed	$	5,786.82
b. 3% X $ - Stored Materials	$	-
c. Total Retainage (Line 5.a + Line 5.b)	$	5,786.82
6. Amount Eligible To Date (Line 4 - Line 5.c)	$	187,107.18
7. Less Previous Payments	$	16,898.85
8. **Amount Due This Application**	**$**	**170,208.33**

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: Cardenas Concrete, 1770 Lainson Avenue, Fort Dodge, Iowa 50501

Signature: _____ **Date:** 11-4-2026

Name: Luke Lumsden **Title:** Manager

Recommended by Engineer: Bolton & Menk, Inc.	**Approved by Owner:** City of Jefferson
116 North Wilson Avenue, Jefferson, Iowa 50129	220 North Chestnut Street, Jefferson, Iowa 50129
By: James D. Leiding	**By:**
Name: James D. Leiding, P.E.	**Name:** Craig Berry
Title: Municipal Assistant Practice Leader	**Title:** Mayor
Date: 11/4/26	**Date:**

(c) 2018 National Society of Professional Engineers for EJCDC. All rights reserved.

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Jefferson, Iowa
Engineer:	Bolton & Menk, Inc.
Contractor:	Cardenas Concrete
Project:	Westwood Area Sidewalk Improvements
BMI Project No.:	25X.138031.000

Application No.: 2 **Application Period:** From 10/1/2026 to 10/29/2026 **Application Date:** 10/29/2026

A	B	C	D	E	F	F1	F2	G	H
		Contract Information				Previous Estimate		Work Completed	
Bid Item No.	Description	Item Quantity	Units	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) ($)
				Original Contract					
BASE BID - WESTWOOD AREA SIDEWALK IMPROVEMENTS									
1	TOPSOIL, ON-SITE	2,704.00	CY	20.00	54,080.00	133.00	2,660.00	355.00	7,100.00
2	EXCAVATION, CLASS 13	1,408.00	CY	18.50	26,048.00	160.00	2,960.00	414.00	7,659.00
3	SUBBASE, MODIFIED, 6 INCHES	7,456.00	SY	5.00	37,280.00	762.00	3,810.00	2,846.00	14,230.00
4	REMOVAL OF STORM SEWER, <36 INCH	48.00	LF	25.00	1,200.00	-	-	-	-
5	PIPE CULVERT, TRENCHED, CMP, 12 INCH	171.00	LF	60.00	10,260.00	-	-	103.00	6,180.00
6	PIPE CULVERT, TRENCHED, CMP, 15 INCH	22.00	LF	75.00	1,650.00	-	-	42.00	3,150.00
7	PIPE APRON, CMP, 12 INCH	3.00	EA	90.00	270.00	-	-	-	-
8	PIPE APRON, CMP, 15 INCH	2.00	EA	120.00	240.00	-	-	2.00	240.00
9	SUBDRAIN, TYPE 1A, HDPE, 4 INCH	531.00	LF	18.00	9,558.00	-	-	-	-
10	SUBDRAIN CLEANOUT, TYPE A-1, 4 INCH	6.00	EA	350.00	2,100.00	-	-	-	-
11	SUBDRAIN OUTLETS AND CONNECTIONS, CMP, 4 INCH	5.00	EA	400.00	2,000.00	-	-	-	-
12	FIELD TILE REPAIR, < 12 INCH	50.00	LF	25.00	1,250.00	-	-	-	-
13	REMOVE AND RELOCATE FIRE HYDRANT	1.00	EA	1,250.00	1,250.00	-	-	1.00	1,250.00
14	INTAKE, SW-512	2.00	EA	4,200.00	8,400.00	-	-	2.00	8,400.00
15	MANHOLE ADJUSTMENT, MINOR	5.00	EA	1,800.00	9,000.00	-	-	1.00	1,800.00
16	INTAKE ADJUSTMENT, MAJOR	2.00	EA	800.00	1,600.00	-	-	-	-
17	REMOVE INTAKE	1.00	EA	400.00	400.00	-	-	1.00	400.00
18	REMOVE FLARED END SECTION	2.00	EA	900.00	1,800.00	-	-	-	-
19	PAVEMENT, PCC, 7 INCH	483.00	SY	75.00	36,225.00	-	-	-	-
20	REMOVAL OF SIDEWALK	19.00	SY	10.00	190.00	-	-	-	-
21	REMOVAL OF DRIVEWAY	2,011.00	SY	4.00	8,044.00	-	-	658.00	2,632.00
22	SIDEWALK, PCC, 6 INCH	5,281.00	SY	60.00	316,860.00	-	-	1,333.00	79,980.00
23	DETECTABLE WARNING	345.00	SF	52.00	17,940.00	-	-	24.00	1,248.00
24	DRIVEWAY, PAVED, PCC, 6 INCH	1,692.00	SY	64.00	108,288.00	-	-	625.00	40,000.00
25	CURB GRINDING	105.00	LF	10.00	1,050.00	-	-	-	-
26	TEMPORARY TRAFFIC CONTROL	1.00	LS	6,500.00	6,500.00	0.15	975.00	0.30	1,950.00
27	REMOVE AND REINSTALL TRAFFIC SIGNS	17.00	EA	400.00	6,800.00	-	-	-	-
28	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND	2.00	AC	5,000.00	10,000.00	-	-	-	-
29	SWPPP PREPARATION	1.00	LS	1,800.00	1,800.00	1.00	1,800.00	1.00	1,800.00
30	SWPPP MANAGEMENT	1.00	LS	4000.00	4000.00	0.10	400.00	0.20	800.00
31	TEMPORARY RECP, 1.A	1,085.00	SY	3.00	3,255.00	-	-	-	-
32	WATTLE, STRAW, 9 INCH, INSTALLATION, MAINTENANCE, &	2,000.00	LF	3.00	6,000.00	870.00	2,610.00	870.00	2,610.00
33	SILT FENCE OR SILT FENCE DITCH CHECK	900.00	LF	4.00	3,600.00	-	-	50.00	200.00
34	INLET PROTECTION DEVICE	19.00	EA	300.00	5,700.00	4.00	1,200.00	4.00	1,200.00
35	MODULAR BLOCK RETAINING WALL, GRANITE, 4 PIECE	510.00	SFF	32.00	16,320.00	-	-	-	-
36	MODULAR BLOCK RETAINING WALL, HICKORY BLEND, 4 PIECE	200.00	SFF	32.00	6,400.00	-	-	-	-
37	CONCRETE STEPS	4.00	SF	60.00	240.00	-	-	-	-
38	MOBILIZATION	1.00	LS	20,130.00	20,130.00	0.05	1,006.50	0.50	10,065.00
39	CONCRETE WASHOUT	1.00	LS	1,000.00	1,000.00	-	-	-	-
40	REMOVE & RELOCATE LANDSCAPING ROCKS	3.00	EA	60.00	180.00	-	-	-	-

(c) 2018 National Society of Professional Engineers for EJCDC. All rights reserved.

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Jefferson, Iowa
Engineer:	Bolton & Menk, Inc.
Contractor:	Cardenas Concrete
Project:	Westwood Area Sidewalk Improvements
BMI Project No.:	25X.138031.000

Application No.: 2 **Application Period:** From 10/1/2026 to 10/29/2026 **Application Date:** 10/29/2026

A	B	C	D	E	F	F1	F2	G	H
		Contract Information				Previous Estimate		Work Completed	
Bid Item No.	Description	Item Quantity	Units	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) ($)
ALTERNATE BID - DOC'S ALLEY									
A1	EXCAVATION, CLASS 13	37.00	CY	20.00	740.00	-	-	-	-
A2	SUBBASE, MODIFIED, 6 INCHES	315.00	SY	5.00	1,575.00	-	-	-	-
A3	MANHOLE ADJUSTMENT, MINOR	1.00	EA	1,800.00	1,800.00	-	-	-	-
A4	PAVEMENT, PCC, 6 INCH	229.00	SY	70.00	16,030.00	-	-	-	-
A5	REMOVAL OF SIDEWALK	228.00	SY	8.00	1,824.00	-	-	-	-
A6	TEMPORARY TRAFFIC CONTROL	1.00	LS	2,000.00	2,000.00	-	-	-	-
A7	CONCRETE STEPS	40.00	SF	20.00	800.00	-	-	-	-
A8	HANDRAIL	13.00	LF	225.00	2,925.00	-	-	-	-
A9	REMOVE CONCRETE STEPS	1.00	EA	200.00	200.00	-	-	-	-
A10	VAULT - CMU VAULT BLOCK	48.00	SF	75.00	3,600.00	-	-	-	-
A11	VAULT - WATERPROOF WALL	140.00	SF	60.00	8,400.00	-	-	-	-
A12	ABANDON STAIR WELL	1.00	EA	300.00	300.00	-	-	-	-
A13	ABANDON WINDOW WELL	2.00	EA	300.00	600.00	-	-	-	-
A14	ABANDON COAL CHUTE	1.00	EA	300.00	300.00	-	-	-	-
				Original Contract Totals	**$ 790,002.00**		**$ 17,421.50**		**$ 192,894.00**

EJCDC C-620 Contractor's Application for Payment
(c) 2018 National Society of Professional Engineers for EJCDC. All rights reserved.

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner:	City of Jefferson, Iowa
Engineer:	Bolton & Menk, Inc.
Contractor:	Cardenas Concrete
Project:	Westwood Area Sidewalk Improvements
BMI Project No.:	25X.138031.000

Application No.: 2 **Application Period:** From 10/1/2026 to 10/29/2026 **Application Date:** 10/29/2026

A	B	C	D	E	F	F1	F2	G	H
		Contract Information				Previous Estimate		Work Completed	
Bid Item No.	Description	Item Quantity	Units	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) ($)
Change Orders									
					-				-
					-				-
					-				-
					-				-
					-				-
					-				-
					-				-
					-				-
					-				-
					-				-
					-				-
					-				-
					-				-
					-				-
					-				-
					-				-
				Change Order Totals	$ -		$ -		$ -
Original Contract and Change Orders									
				Project Totals	$ 790,002.00		$ 17,421.50		$ 192,894.00

EJCDC C-620 Contractor's Application for Payment
(c) 2018 National Society of Professional Engineers for EJCDC. All rights reserved.

COUNCIL MEETING

OCTOBER 27, 2026

5:30 P.M.

PRESENT: Ahrenholtz, Jackson, Sloan, Wetrich, Winkelman

ABSENT: None

Mayor Berry presided.

During the open forum Larry Joy inquired about the water drainage system on the east side of town. Scott Peterson, City Administrator, advised that the city is actively working on the issue.

On motion by Wetrich, second by Sloan, the Council approved the following consent items: Council minutes from October 13, 2026, Appoint Noah Juergensen and Keith VanBeek to the Park & Rec Board for a term to expire December 31, 2029, Henry Polhlmeyer as a member of the Jefferson Fire Department, Class C Retail Alcohol License for Public House, LLC dba The Public House & Lounge.

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

This was the time and place for the Public Hearing on Proposed Change to At-Grade Portion of Cemetery known as the "Lawn Level" area. 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, Wetrich, Sloan, Jackson, Ahrenholtz
NAY: None

On motion by Winkelman, second by Sloan, the Council approved the first reading of an ordinance amending the code of ordinances of the City of Jefferson, Iowa, 2017, by amending provisions pertaining to Jefferson Cemetery Headstones.

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

RESOLUTION NO. 69 -26

On motion by Winkelman, second by Sloan, the Council approved Resolution No. 69-26, a resolution approving an Intergovernmental Agreement between the City of Jefferson and Iowa Department of Transportation Regarding the Access Management Plan for US 30/220th Street & IA 4 in the City Limits of Jefferson.

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

RESOLUTION NO. 70-26

On motion by Wetrich, second by Ahrenholtz, the Council approved Resolution No. 70-26, a resolution approving a Donation Policy for the City of Jefferson Park & Recreation Department.

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

RESOLUTION NO. 71 -26

On motion by Winkelman, second by Jackson, the Council approved Resolution No. 71-26, a resolution approving Purchase Agreement for Property at 203 West State Street.

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

President Hollie Roberts of Library Foundation Board updated the Council on the Jefferson Public Library Foundation Campaign.

On motion by Ahrenholtz, second by Wetrich, the Council committed up to 1.25 million with City Funds for the Library Expansion Project. The funds would not be paid to the project until fundraising is nearing successfully completed and the project is proceeding toward construction. This would be from the TIF fund and to use TIF for this Library Project requires the use of a reverse referendum.

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

The City Administrator Scott Peterson recognized City Clerk Roxanne Gorsuch for receiving her recertification as a Municipal Finance Officer at the IMFOA conference in October.

City Administrator Scott Peterson discussed ongoing software/system issues and vendor coordination challenges impacting the timely generation and mailing of monthly water bills. Staff and Software Vendors are actively working to resolve these technical issues. Bills may not be sent out on time.

There being no further business the Council agreed to adjourn at 6:16 p.m.

_____
Craig J. Berry, Mayor

_____
Roxanne Gorsuch, City Clerk