AGENDA

CITY COUNCIL MEETING
Tuesday, November 24, 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 11/10/26.
B. Approve Class E Retail Alcohol Permit for Hy-Vee, Inc.
C. Approve Annual financial Report for FY 2025-26
D. Approve Annual Urban Renewal Report for FY 2025-26
E. Approve the Purchase of one John Deere Z950R lawnmower.
F. Cancel City Council meeting on December 22nd

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 Obligating funds from the Tri-County Cash Lumber Mart Subfund of the City of Jefferson Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment obligations scheduled to be paid in the next succeeding fiscal year
C. RESOLUTION Obligating funds from the Mark Bauer Subfund of the City of Jefferson Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment obligations scheduled to be paid in the next succeeding fiscal year
D. RESOLUTION Obligating funds from the Jefferson Hotel Group Subfund of the City of Jefferson Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment obligations scheduled to be paid in the next succeeding fiscal year
E. Health Insurance Renewal

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 24, 2026 5:30 p.m.

Cancel December 22nd Council Meeting: It has been past practice that the City have only one regular City Council meeting in December. It is proposed to cancel the December 22nd Council meeting

However, the City Council will be getting together on December 1st at 5:30 p.m. for a Goal Setting / Planning Session. Please plan that this meeting will take a couple of hours. Pizza will be provided.

AFR & TIF Reports: Approval of the FY 25-26 Annual Financial Report (AFR) and the FY 25-26 Urban Renewal Report is included in the consent agenda. The AFR has been audited by the City's private audit firm. The cover pages for these reports are included herein. The entire reports were included as attachments to the e-mail.

Purchase Mower: The purchase of a John Deere Z950R lawnmower from Van Wall Equipment is included in the consent agenda. Bid price is $15,8000.

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 third reading of the ordinance.

TIF Annual Allocations: The City Council annually approves the TIF payments to businesses. The amount of payment is determined by their Development Agreements. The amount paid to the business is based on the actual amount of taxes received from that business, but the estimated maximum TIF payment for these businesses are:

Tri-County Cash Lumber Mart, Inc. – Briarwood = $7,000(estimate to be finalized Mon.)
Mark Bauer Development – Lincoln Ridge = $22,000 (estimate to be finalized Monday)
Jefferson Hotel Group – Cobblestone = $101,200

Resolutions approving these reimbursements to the businesses are included herein.

Health Insurance: The City has received our Health Insurance renewal. The premium for the current policy has increased 7.43%.

The City was provided with another Option that made changes to the plan but reduced the premium by around 1%. This plan includes these changes:

A. Individual deductible: $2,000 to $2,500
B. Family deductible: $6,000 to $7,500
C. Individual out-of-pocket maximum: $4,000 to $5,000
D. Family out-of-pocket maximum: $12,000 to $15,000
E. Primary care office visit co-pay: $25 to $30
F. Specialist co-pay: $50 to $60
G. Urgent care co-pay: $25 to $30

The City will reimburse the employees for the additional deductible and co-pay costs through the Health Insurance Sinking Fund.

Making this policy change will save the City $42,063 in premium costs vs. renewing the current policy. There will be additional costs to the Health Insurance Sinking Fund, but based on usage from the previous two years, this will still provide savings to the City of around $30,000.

The Finance Committee recommends that the changes be made to the health insurance policy. They also recommend a change to the City's policy regarding deductible reimbursement from the Sinking Fund. Currently, a Family policy may be reimbursed from the Sinking Fund for two family members using their deductibles. The Finance Committee recommends that the policy be changed to reimburse for up to three persons for a Family Policy.

Per the Union agreement, the City needs to provide notice to the Union about proposed changes to health insurance. This notice has been provided and the Union has consented to the proposed changes.

STATE OF IOWA
2026
FINANCIAL REPORT
FISCAL YEAR ENDED
JUNE 30, 2026
CITY OF JEFFERSON, IOWA
DUE: December 1, 2026

16203700400000
CITY OF JEFFERSON
220 N Chestnut Street
JEFFERSON IA 50129-1900
POPULATION: 4182

NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS

	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property	2,597,526		2,597,526	2,406,980
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	2,597,526		2,597,526	2,406,980
Delinquent Property Taxes	0		0	0
TIF Revenues	1,184,460		1,184,460	1,200,000
Other City Taxes	795,057	0	795,057	820,350
Licenses and Permits	101,746	0	101,746	44,900
Use of Money and Property	392,126	289,969	682,095	579,890
Intergovernmental	1,036,973	105,313	1,142,286	3,189,914
Charges for Fees and Service	444,829	3,940,507	4,385,336	4,462,627
Special Assessments	0	0	0	0
Miscellaneous	411,338	97,527	508,865	755,350
Other Financing Sources	2,045,111	340,338	2,385,449	2,000,000
Transfers In	3,660,943	0	3,660,943	4,501,013
Total Revenues and Other Sources	12,670,109	4,773,654	17,443,763	19,961,024
Expenditures and Other Financing Uses				
Public Safety	1,423,065		1,423,065	1,462,953
Public Works	724,662		724,662	733,525
Health and Social Services	35,858		35,858	45,500
Culture and Recreation	1,766,974		1,766,974	2,012,981
Community and Economic Development	493,163		493,163	599,450
General Government	758,444		758,444	811,469
Debt Service	745,623		745,623	673,423
Capital Projects	854,481		854,481	3,849,433
Total Governmental Activities Expenditures	6,802,270	0	6,802,270	10,188,734
BUSINESS TYPE ACTIVITIES		5,268,508	5,268,508	7,169,521
Total All Expenditures	6,802,270	5,268,508	12,070,778	17,358,255
Other Financing Uses	0	0	0	
Transfers Out	1,821,143	1,839,800	3,660,943	4,501,013
Total All Expenditures/and Other Financing Uses	8,623,413	7,108,308	15,731,721	21,859,268
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	4,046,696	-2,334,654	1,712,042	-1,898,244
Beginning Fund Balance July 1, 2025	5,823,863	7,594,575	13,418,438	12,808,489
Ending Fund Balance June 30, 2026	9,870,559	5,259,921	15,130,480	10,910,245

NOTE - These balances do not include the following, which were not budgeted and are not available for city operations:

Non-budgeted Internal Service Funds	Pension Trust Funds
Private Purpose Trust Funds	Agency Funds

Indebtedness at June 30, 2026	Amount	Indebtedness at June 30, 2026	Amount
General Obligation Debt	7,850,000	Other Long-Term Debt	0
Revenue Debt	17,140,000	Short-Term Debt	0
TIF Revenue Debt	0		
		General Obligation Debt Limit	18,383,630

CERTIFICATION

The forgoing report is correct to the best of my knowledge and belief

	Publication
Signature of Preparer	
Printed name of Preparer	Phone Number
	Date Signed
Signature of Mayor or Mayor Pro Tem (Name and Title)	

PLEASE PUBLISH THIS PAGE ONLY

Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Levy Authority Summary

Local Government Name: JEFFERSON
Local Government Number: 37G349

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
JEFFERSON URBAN RENEWAL	37001	13
JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL	37002	2

TIF Debt Outstanding: **1,905,845**

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	**361,569**	**0**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**
TIF Revenue:	1,184,461		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**1,184,461**		
Rebate Expenditures:	916,200		
Non-Rebate Expenditures:	170,799		
Returned to County Treasurer:	0		
Total Expenditures:	**1,086,999**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	**459,031**	**0**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: **359,815**

♣ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Urban Renewal Area Data Collection

Local Government Name:	JEFFERSON (37G349)
Urban Renewal Area:	JEFFERSON URBAN RENEWAL
UR Area Number:	37001
UR Area Creation Date:	12/1989
UR Area Purpose:	Promote economic development in the City of Jefferson. To stimulate, through public involvement and commitment, private investments in commercial and industrial development and to create a sound economic base.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/TIF 1 INCREM	370066	370067	18,888,508
JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/TIF 2 INCREM	370068	370069	0
JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/TIF 3 INCREM	370070	370071	0
JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/TIF 4 INCREM	370072	370073	0
JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON) SCH AG TIF 1 INC	370078	370079	0
JEFFERSON CITY/GREENE COUNTY SCH/MARK BAUER DEV CO TIF 5 PHASE 3 INCR	370080	370081	0
JEFFERSON CITY/GREENE COUNTY SCH/HY-VEE TIF 6 INCR	370086	370087	4,037,405
JEFFERSON CITY, GREENE COUNTY SCH, WATER TOWER TIF 8	370088	370089	0
JEFFERSON CITY, GREENE COUNTY SCH, COBBLESTONE TIF 9	370090	370091	3,256,919
JEFFERSON CITY, GREENE COUNTY SCH, BRIARWOOD TIF 10	370092	370093	2,020,737
JEFFERSON CITY, GREENE COUNTY SCH, DOWNTOWN TIF 11	370094	370095	3,747,721
JEFFERSON CITY/GREENE COUNTY SCH/GCDC BUSINESS PARK #1 TIF 7 INC	370100	370101	1,010,931
JEFFERSON CITY/GREENE COUNTY SCH/GCDC BUSINESS PARK #2 TIF 12 INC	370102	370103	356,403

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	17,395,600	57,560,000	18,455,800	0	-56,000	93,179,900	0	93,179,900
Taxable	0	8,251,006	44,690,060	16,176,642	0	-56,000	68,886,208	0	68,886,208
Homestead Credits									80

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	**361,569**	**0**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**
TIF Revenue:	1,168,132		
TIF Sp. Revenue Fund Interest:	0		
Property Tax Replacement Claims	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	**1,168,132**		
Rebate Expenditures:	916,200		
Non-Rebate Expenditures:	154,470		
Returned to County Treasurer:	0		
Total Expenditures:	**1,070,670**		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	**459,031**	**0**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

Debts/Obligations For JEFFERSON URBAN RENEWAL

GCDC West Business Prk #1

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,268,645
Interest:	0
Total:	1,268,645
Annual Appropriation?:	No
Date Incurred:	11/30/2012
FY of Last Payment:	2017

Cobblestone/Jefferson Hotel Group

Debt/Obligation Type:	Rebates
Principal:	607,200
Interest:	0
Total:	607,200
Annual Appropriation?:	Yes
Date Incurred:	02/24/2015
FY of Last Payment:	2032

Jefferson Veterinary Clinic

Debt/Obligation Type:	Rebates
Principal:	30,000
Interest:	0
Total:	30,000
Annual Appropriation?:	Yes
Date Incurred:	10/23/2018
FY of Last Payment:	2028

Briarwood

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2013
FY of Last Payment:	2023

Internal Debt

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	11/11/2025
FY of Last Payment:	2029

Non-Rebates For JEFFERSON URBAN RENEWAL

TIF Expenditure Amount:	154,470
Tied To Debt:	GCDC West Business Prk #1
Tied To Project:	Dwntwn Bldgs/CDBG/Grade Sep Proj

Rebates For JEFFERSON URBAN RENEWAL

Cobblestone

TIF Expenditure Amount:	101,200
Rebate Paid To:	Cobblestone
Tied To Debt:	Cobblestone/Jefferson Hotel Group
Tied To Project:	Cobblestone/Jefferson Hotel Group
Projected Final FY of Rebate:	2032

Michael J and Miranda J Wahl

TIF Expenditure Amount:	0
Rebate Paid To:	Michael J and Miranda J Wahl
Tied To Project:	Michael J and Miranda J Wahl
Projected Final FY of Rebate:	2027

Jefferson Veterinary Clinic

TIF Expenditure Amount:	15,000
Rebate Paid To:	Jefferson Veterinary Clinic, L.C.
Tied To Debt:	Jefferson Veterinary Clinic
Tied To Project:	Jefferson Veterinary Clinic
Projected Final FY of Rebate:	2028

Briarwood

TIF Expenditure Amount:	0
Rebate Paid To:	Mark Bauer
Tied To Debt:	Briarwood
Tied To Project:	Briarwood
Projected Final FY of Rebate:	2023

Internal Debt

TIF Expenditure Amount:	800,000
Rebate Paid To:	Internal Debt
Tied To Debt:	Internal Debt
Tied To Project:	Internal Debt
Projected Final FY of Rebate:	2029

♦ Annual Urban Renewal Report, Fiscal Year 2025 - 2026

Urban Renewal Area Data Collection

Local Government Name:	JEFFERSON (37G349)
Urban Renewal Area:	JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL
UR Area Number:	37002
UR Area Creation Date:	12/2005
UR Area Purpose:	To generate public gains and benefits, particularly in the creation of new jobs and housing opportunities which are warranted in comparison to the amount of the proposed property tax incentives.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
JEFFERSON CITY/GREENE COUNTY(JEFFERSON-SCRANTON)/ PHASE 1 INCREM	370074	370075	1,668,804
JEFFERSON CITY/GREENE COUNTY SCH/MARK BAUER DEV CO TIF 5 PHASE 2 INCR	370076	370077	210,311

Urban Renewal Area Value by Class - 1/1/2024 for FY 2026

	Agricultural	Residential	Commercial	Industrial	Other	Exempt	Total	Gas/Electric Utility	Total
Assessed	0	4,009,000	0	0	0	-4,000	3,986,583	0	3,986,583
Taxable	0	1,901,532	0	0	0	-4,000	1,879,115	0	1,879,115
Homestead Credits									8

TIF Sp. Rev. Fund Cash Balance as of 07-01-2025:	**0**	**0**	**Amount of 07-01-2025 Cash Balance Restricted for LMI**

TIF Revenue:	16,329
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	**16,329**
Rebate Expenditures:	0
Non-Rebate Expenditures:	16,329
Returned to County Treasurer:	0
Total Expenditures:	**16,329**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2026:	**0**	**0**	**Amount of 06-30-2026 Cash Balance Restricted for LMI**

Non-Rebates For JEFFERSON LINCOLN RIDGE ESTATES URBAN RENEWAL

TIF Expenditure Amount:	16,329
Tied To Debt:	Mark Bauer TIF Phase 2
Tied To Project:	Bauer Subdivision Phase 1

VanWall

JOHN DEERE

Selling Equipment

Quote # 2801375

Customer CITY OF JEFFERSON

TWEELS New 2026 JOHN DEERE Z950R ZTrak 2197TC

QTY In Group : 1

Hours	0
Serial Number	1TC950RDVTT150181
Stock Number	876310
PUK Parent Serial #	- - -

Suggested List
$21,459.37

Selling Price
$15,800.00

Equipment Summary

Code	Description	Qty	List Price	Adjusted Selling Price
2197TC	Z950R ZTrak	1	$18,549.00	$18,549.00

Base / Options

Code	Description	Qty	List Price	Adjusted Selling Price
001A	United StatesCanada	1	$0.00	$0.00
2093	Fully Adjustable Suspension Seat with Armrests 24" High Back	1	$0.00	$0.00
1041	24x12N12 Michelin X Tweel Turf for 72 In. Decks	1	$1,448.00	$1,448.00
1506	72 In. Side Discharge Mower Deck	1	$750.00	$750.00
Total Base / Options			**$20,747.00**	**$20,747.00**

Other Charges

Description	List Price
MDF Charge	$72.37
Freight Charge	$400.00
Enviro Crate	$65.00
Additional Cost	$175.00
Total Adjustments	**$712.37**

Customer Discounts

Description	Discount Amount
GOVT. Discount	($5,659.37)
Total Discounts	**($5,659.37)**
Selling Price Subtotal	**$15,800.00**
Total Selling Price	**$15,800.00**

Original Factory Build Codes

Code	Description
2197TC	Z950R ZTrak
2197TC001A	United States/Canada
2197TC1506	72 In. Side Discharge Mower Deck
2197TC2093	Fully Adjustable Suspension Seat with Armrests (24" High Back)
2197TC1037	24x12x12 Pneumatic Turf Tire for 72" Decks

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

Draft

RESOLUTION NO. _____

A Resolution obligating funds from the Tri-County Cash Lumber Mart Subfund of the City of Jefferson Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment obligations scheduled to be paid in the next succeeding fiscal year

WHEREAS, the City of Jefferson, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Jefferson Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, pursuant to the City's Development Agreement (the "Agreement") with Tri-County Cash Lumber Mart, Inc. (the "Developer"), approved by resolution of the City Council on April 26, 2016, the City agreed to make economic development tax increment payments in an annual amount not to exceed 100% of the incremental property tax revenues received by the City each year attributable to the Property covered by the Agreement (payable in semi-annual payments) in a total cumulative amount not to exceed $600,000.00, subject to annual appropriation by the City Council; and

DRAFT

WHEREAS, in the resolution approving the Agreement, the City Council created a subfund of the Urban Renewal Tax Revenue Fund to be used to account for payments to be made under the Agreement (the "Tri-County Cash Lumber Mart Subfund"); and

WHEREAS, the City Administrator has estimated the amount of incremental property tax revenues that could be collected and received in the Tri-County Cash Lumber Mart Subfund during the fiscal year beginning July 1, 2027, will be in the approximate amount of $7,000.00, which amount should be available to be paid to the Developer (the "Payments"); and

WHEREAS, it is now necessary for the City Council to obligate such funds for appropriation to the Payments;

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

Section 1. The City Council hereby obligates not to exceed $7,000.00 for appropriation from the Tri-County Cash Lumber Mart Subfund of the City's Urban Renewal Tax Revenue Fund to the Payments to be made in the fiscal year that will begin July 1, 2027.

Section 2. The City Clerk is hereby directed to certify to the County Auditor the amount obligated for appropriation in Section 1 above as part of the City's December 1, 2026, certification of debt payable from the Tri-County Cash Lumber Mart Subfund of the City's Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the fiscal year that will begin July 1, 2027.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved on November 24, 2026.

_____
Craig Berry, Mayor

Attest:

_____
Roxanne Gorsuch, City Clerk

Draft

RESOLUTION NO. _____

A Resolution obligating funds from the Mark Bauer Subfund of the City of Jefferson Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment obligations scheduled to be paid in the next succeeding fiscal year

WHEREAS, the City of Jefferson, Iowa (the "City"), pursuant to and in strict compliance with all laws applicable to the City, and in particular the provisions of Chapter 403 of the Code of Iowa, has adopted an Urban Renewal Plan for the Jefferson Urban Renewal Area (the "Urban Renewal Area"); and

WHEREAS, this Council has adopted an ordinance providing for the division of taxes levied on taxable property in the Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa and establishing the fund referred to in Subsection 2 of Section 403.19 of the Code of Iowa (the "Urban Renewal Tax Revenue Fund"), which fund and the portion of taxes referred to in that subsection may be irrevocably pledged by the City for the payment of the principal and interest on indebtedness incurred under the authority of Section 403.9 of the Code of Iowa to finance or refinance in whole or in part projects in the Urban Renewal Area; and

WHEREAS, pursuant to the City's Development Agreement with Mark Bauer Development Company, LLC (the "Developer"), approved by resolution of the City Council on April 26, 2016 (the "2016 Agreement"), the City agreed to make economic development tax increment payments in a total amount not to exceed $900,000.00, subject to annual appropriation by the City Council; and

WHEREAS, in the resolution approving the 2016 Agreement, the City Council created a subfund of the Urban Renewal Tax Revenue Fund to be used to account for payments to be made under the 2016 Agreement (the "Mark Bauer Subfund"); and

WHEREAS, the City Administrator has estimated the amount of incremental property tax revenues that could be collected and received in the Mark Bauer Subfund during the fiscal year beginning July 1, 2027, will be in the approximate amount of $22,000.00, which amount should be available to be paid to the Developer (the "Payments") as provided in the 2016 Agreement; and

WHEREAS, it is now necessary for the City Council to obligate such funds for appropriation to the Payments;

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

Section 1. The City Council hereby obligates not to exceed $22,000.00 for appropriation from the Mark Bauer Subfund of the City's Urban Renewal Tax Revenue Fund to the Payments to be made under the 2016 Agreement in the fiscal year that will begin July 1, 2027.

Section 2. The City Clerk is hereby directed to certify to the County Auditor the total amounts obligated for appropriation in Section 1 above as part of the City's December 1, 2026, certification of debt payable from the Mark Bauer Subfund of the City's Urban Renewal Tax Revenue Fund and to reflect such amount in the City's budget for the fiscal year that will begin July 1, 2027.

Section 3. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved on November 24, 2026.

_____

Craig Berry, Mayor

Attest:

_____

Roxanne Gorsuch, City Clerk

Exhibit "A"

DEVELOPMENT AGREEMENT

This Agreement is entered into between the City of Jefferson, Iowa (the "City") and Jefferson Hotel Group, LLC (the "Company") as of the 24th day of February, 2015.

WHEREAS, pursuant to Chapter 403 of the Code of Iowa, the City has established the Jefferson Urban Renewal Area (the "Urban Renewal Area"), and has adopted a tax increment ordinance for the Urban Renewal Area; and

WHEREAS, the Company owns certain property located within the Urban Renewal Area and specifically described as:

> Lot 3 in Wild Rose Jefferson Plat 1, a subdivision in the City of Jefferson, Greene County, Iowa, as shown on the preliminary plat approved by the city council of the City of Jefferson on November 11, 2014, subject to approval and recording of final subdivision plat (the "Property")

and:

WHEREAS, the Company intends to construct a hotel facility on the Property (the "Project"); and

WHEREAS, the Company has requested tax increment financing assistance in paying a portion of the costs of the Project; and

WHEREAS, Chapter 15A of the Code of Iowa authorizes cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons;

NOW THEREFORE, the parties hereto agree as follows:

A. Company's Covenants

1. The Company agrees to complete construction of the Project no later than December 1, 2015 and to maintain the Project throughout the term of this Agreement. The Company agrees that the Project shall include a hotel facility with at least 71 guest rooms and a swimming pool of a size that would be found in comparable facilities.

2. The Company agrees that the Project will have a taxable valuation of at least $3,600,000 as of January 1, 2016, and the Company agrees to enter into a minimum assessment agreement with the City acknowledging that minimum taxable valuation, which agreement shall remain in effect until June 1, 2032.

3. The Company agrees to create and retain at least 10 new full-time equivalent jobs at the Project within three years after December 1, 2015, and to retain those jobs throughout the term of this Agreement.

4. The Company agrees to make timely payment of all property taxes as they come due throughout the term of this Agreement and to submit a receipt or cancelled check to the City Clerk in evidence of each such payment.

B. City's Obligations

In recognition of the Company's obligations set out above, and subject to the City determining that the Company has complied with each of the obligations, the City agrees to make economic development tax increment payments (the "Payments") to the Company in each fiscal year during the term of this Agreement, pursuant to Chapters 15A and 403 of the Code of Iowa, provided, however, that the total amount of the Payments shall not exceed $1,015,000, and all Payments shall be subject to annual appropriation by the City Council.

The Payments will be made on December 1 and June 1 of each fiscal year, beginning in the first fiscal year for which the City receives incremental property tax revenues with respect to an increase in the taxable valuation of the Property over the valuation shown on the tax rolls as of January 1, 2015 (the "Incremental Property Tax Revenues"), and continuing for a total of ten fiscal years or until such earlier date upon which total Payments equal to $1,015,000 have been made. For example, if the increase in the taxable valuation of the Property is shown on the tax rolls as of January 1, 2016, the first Payment will be made on December 1, 2017. Each Payment shall be in an amount equal to $50,600, provided the City has received at least that amount of Incremental Property Tax Revenues that are attributable to the Property during the six months immediately preceding each Payment Date.

Incremental Property Tax Revenues are produced by multiplying the consolidated property tax levy (city, county, school, etc.) times the incremental valuation of the Property, then subtracting debt service levies of all taxing jurisdictions, subtracting the school district physical plant and equipment and instructional support levies and subtracting any other levies which may be exempted from such calculation by action of the Iowa General Assembly.

The Payments shall not constitute general obligations of the City, but shall be made solely and only from Incremental Property Tax Revenues attributable to the Property that are received by the City from the Greene County Treasurer.

Each Payment shall be subject to annual appropriation by the City Council. Prior to November 15 of each year during the term of this Agreement, the City Council shall consider the question of obligating an amount of Incremental Property Tax Revenues for appropriation to the funding of the Payments due in the next succeeding fiscal year. The City Administrator shall estimate the amount of Incremental Property Tax Revenues attributable to the Property that could be collected in such year and the City Council shall then consider appropriating that estimated amount to the funding of Payments due in such year (the "Appropriated Amount"). Each such estimate shall be based on then current consolidated property tax levy and most recent incremental valuation of the Property.

To the extent the City Council decides to obligate funds for appropriation to the Payments, the City agrees to certify to the Greene County Auditor by December 1 of each year

during the term of this Agreement, an amount equal to the most recently determined Appropriated Amount.

C. Administrative Provisions

1. This Agreement may not be amended or assigned by either party without the express permission of the other party. Notwithstanding the foregoing, however, or any other provisions of this Agreement, the Company may pledge and/or assign any and/or all of its assets (including but not limited to its rights to receive the economic development payments hereunder) to a lender as security (or otherwise) related to any financing from such lender to the Company, and the City agrees that the Company may freely assign its interest under this Agreement for such purposes without any further action on the part of the City. Upon request from the Company or any lender of the Company, the City shall execute such certificates or estoppels as are requested confirming that there are no defaults by the Company, as applicable, hereunder, stating which obligations are outstanding as of the date of such certificate or estoppel, and such other matters as may be reasonably requested by the Company or any lender, as applicable. If the Property is sold by the Company, the City reserves the right to determine whether the City will continue to make Payments to the Company, will agree to an assignment of the Payments, or will cancel this Agreement.

2. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

3. This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with laws of the State of Iowa.

The City and the Company have caused this Agreement to be signed, in their names and on their behalf, by their duly authorized officers, all as of the day and date written above.

CITY OF JEFFERSON, IOWA

By: _____
Mayor, Craig Berry

Attest:

_____
City Clerk, Diane M. Kennedy

JEFFERSON HOTEL GROUP, LLC

By: _____
Thomas Feldmann

Option Name	Current Plan		Grandmothered Option 1		Grandmothered Option 2	
City of Jefferson 2027 Renewal & Options	**Wellmark Blue Cross Blue Shield of Iowa PPO Primary**		**Wellmark Blue Cross Blue Shield of Iowa PPO Primary**		**Wellmark Blue Cross Blue Shield of Iowa PPO Primary**	
	PG096/RG401		**PG097/RG401**		**PG098/RG401**	
Carrier Network	**Alliance Select PPO**		**Alliance Select PPO**		**Alliance Select PPO**	
	IN	**OUT**	**IN**	**OUT**	**IN**	**OUT**
Deductible - Individual	$2,000		$2,500		$3,000	
Deductible - Family	$6,000		$7,500		$9,000	
OOPM - Individual	$4,000		$5,000		$6,000	
OOPM - Family	$12,000		$15,000		$18,000	
Co-insurance	30%	40%	30%	40%	30%	40%
PCP	$25	40% after ded.	$30	40% after ded.	$30	40% after ded.
Specialist	$50	40% after ded.	$60	40% after ded.	$60	40% after ded.
X-Ray	30% after ded.	40% after ded.	30% after ded.	40% after ded.	30% after ded.	40% after ded.
Lab	30% after ded.	40% after ded.	30% after ded.	40% after ded.	30% after ded.	40% after ded.
Inpatient Hospital	30% after ded.	40% after ded.	30% after ded.	40% after ded.	30% after ded.	40% after ded.
Outpatient Surgery	30% after ded.	40% after ded.	30% after ded.	40% after ded.	30% after ded.	40% after ded.
Emergency Room	$250	$250	$250	$250	$250	$250
Urgent Care	$25	40% after ded.	$30	40% after ded.	$30	40% after ded.
Rx						
Rx Individual Deductible	$100 waived for Tier 1		$100 waived for Tier 1		$100 waived for Tier 1	
Rx Family Deductible	$200 waived for Tier 1		$200 waived for Tier 1		$200 waived for Tier 1	
Member Copay Tier 1	$8 per script		$8 per script		$8 per script	
Member Copay Tier 2	$35 per script		$35 per script		$35 per script	
Member Copay Tier 3	$50 per script		$50 per script		$50 per script	
Member Copay Tier 4	$85 per script		$85 per script		$85 per script	
Specialty: Generic/Preferred	$70 / $85 per script		$70 / $85 per script		$70 / $85 per script	
Census	**Current**	**Renewal**				
Single 17	$792.24	$851.12	$789.88		747.60	
Family 16	$1,785.60	$1,918.31	$1,764.30		$1,658.13	
Monthly Total	**$42,038**	**$45,162**	**$41,657**		**$39,239**	
Annual Total	**$504,452**	**$541,944**	**$499,881**		**$470,871**	
Annual Change from Current		**$37,492**	**-$4,571**		**-$33,581**	
% Change from Current		**7.43%**	**-0.91%**		**-6.66%**	

HEALTH INSURANCE SINKING FUND

The City's health insurance sinking fund is used to reimburse employees for portions of co-pays and deductibles associated with their health insurance coverage. The fund is administered through the City Clerk's office, and the reimbursement process is relatively simple.

Current Buy-Back Provisions

Under the current health insurance plan, employees are responsible for the first $300 of their annual deductible. The City's sinking fund reimburses the employee for deductible expenses exceeding $300, up to a maximum reimbursement of $1,700 per covered person (based on the current $2,000 deductible).

To receive reimbursement, the employee submits their Explanation of Benefits (EOB) form to the City Clerk's office, with any personal medical information redacted. The City Clerk verifies the deductible expense and issues a check directly to the employee. The turnaround time is generally just a few days.

For employees enrolled in a Family Plan, the current provisions allow reimbursement for up to two covered individuals when their individual deductibles exceed $300.

Proposed Changes Effective January 1, 2027

With the proposed health insurance plan change, the administration of the sinking fund and the reimbursement process will remain essentially the same. The changes are as follows:

- **Deductible reimbursement:** The maximum reimbursement will increase from $1,700 to $2,200 per covered person, reflecting the increase in the plan deductible.
- **Family coverage:** Employees with a Family Plan will be eligible for deductible reimbursement for up to three covered individuals, rather than the current two.
- **Co-payment reimbursement:** The sinking fund will also reimburse employees for the difference between the current plan's co-payments and those under the proposed plan. For example, an office visit co-payment will increase from $25 to $30, resulting in a $5 reimbursement per visit.

Co-payment reimbursements will be processed once annually. During January and February, employees will submit their EOB forms or an annual claims report available through the Wellmark website documenting their co-payments from the previous calendar year. The City will then reimburse employees for the difference attributable to the increased co-payments.

COUNCIL MEETING

NOVEMBER 10, 2026

5:30 P.M.

PRESENT: Ahrenholtz, Sloan, Wetrich, Winkelman (by phone)

ABSENT: Jackson

Mayor Berry presided.

No residents spoke during Open forum.

On motion by Ahrenholtz, second by Sloan, the Council approved the following consent items: Council minutes from October 27, 2026, Special Class C Retail Alcohol License for Brian R. Anson, dba Coops Ale House, Sidewalk reimbursements for 205 E Madison St in the amount of $1,400.00, 1208 Southfield Drive in the amount of $2,450.00, 216 E State St in the amount of $3,046.00 and payment of monthly bills from the City funds.

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

On motion by Sloan, second by Wetrich, the Council approved the second 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: Winkelman, Wetrich, Sloan, Ahrenholtz
NAY: None

RESOLUTION NO. 72 -26

On motion by Ahrenholtz, second by Wetrich, the Council approved Resolution No. 72-26, a resolution authorizing Internal Advance for Funding of Urban Renewal Project in the 2026 Jefferson Redevelopment Urban Renewal Area.

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

RESOLUTION NO. 73-26

On motion by Ahrenholtz, second by Wetrich, the Council approved Resolution No. 73-26, a resolution approving First Amendment to Development Agreement for 205 North Wilson Avenue.

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

On motion by Wetrich, second by Sloan, the Council approved the purchase of a 2026 F150 truck with a police package at Moffit Ford in Boone in the amount of $44,476.00 .

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

Chief Clouse and Officer Thurman approached the council with the opportunity to acquire a trained and certified K-9 dog with all the equipment from Iowa Falls Police Department in the amount of $10,000.00. Chief Clouse discussed how the program would work and how it would be almost entirely funded with donations. On motion by Wetrich, second by Ahrenholtz, the Council approved of establishing a Jefferson Police Department K-9 Unit.

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

On motion by Wetrich, second by Sloan, the Council approved the Pay Estimate #2 to Cardenas Concrete of $170,208.33 for Westwood Area Sidewalk Improvements.

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

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

203 W HARRISON, LLC	GAX #1 203 W HARRISON	600,000.00
A & J SMITH LLC	WA DEP REF	51.13
A1 AUTOMOTIVE	216 E STATE ST PAINT;SIGN	4,396.00
ABC PEST CONTROL	PEST CONTROL	492.33
ACCESS SYSTEMS LEASING	COPIER LEASE	1,434.02
ACCO UNLIMITED CORP	WA CHEM	898.90
ADVANCED WASTE SOLUTIONS	GCRSE PORT TOILET	139.10
AFLAC	AFLAC INS W/H	17.68
AG SOURCE COOP SERV	SW/WA TSTG	1,328.95
ALEX AIR APPARATUS	JFD BOOTS	561.89
ALLIANT ENERGY	UTILITIES	25,275.70
AMAZON CAPITAL SERV	SUPPLIES	3,547.53
AMERICAN WATER WORKS	WA DUES	480.00
ANATOMY IT, LLC	CONTRACT SERV	1,310.05
ARBORPRO TREE SERVICE	HOLMAN - 204 N ELM TREE REMOV	3,500.00
AUTOMATIC SYSTEMS CO.	SW FIELD SERVICE	481.25
BEAM INS ADMIN	DENTAL/VISION INS	386.44
BOLTON & MENK INC	ENG	16,082.00
BOMGAARS	SUPP	1,015.46