

The Mount Vernon City Council met December 18, 2023, at City Hall, 213 1st Street NW, Mount Vernon, IA. A Zoom option was available. The following Council members were present: Rose, Engel and Tuerler
Absent: Herrmann and West.

Call to Order. At 6:39 p.m. Mayor Thomas M. Wieseler called the meeting to order.

Agenda Additions/Agenda Approval. Motion made by Engel, seconded by Tuerler to approve the Agenda. Motion carries. Herrmann and West absent.

Consent Agenda. Motion made by Tuerler, seconded by Rose to approve the Consent Agenda. Motion carries. Herrmann and West absent.

Approval of City Council Minutes – December 4, 2023 Regular Council Meeting
Appoint Mary Evans and Randy Brown – Historic Preservation Commission
Appoint Rachel Mosier - Zoning Board of Adjustment
Appoint Michael Joseph – Park and Rec Board

Public Hearing

Public Hearing on the Proposed Amendment No. 8 to the Mount Vernon Urban Renewal Plan. Mayor Wieseler opened the public hearing at 6:44 p.m. The urban renewal plan must be amended to incorporate the CHI LMI housing project. The plan amendment will allow the city to use TIF funding for the repayment of any bonds that may be necessary. The specified project listing includes a development agreement with CHI and infrastructure improvements to service the development. Hearing no public comment, Mayor Wieseler closed the public hearing at 6:45 p.m. Council then acted on Resolution #12-18-2023B.

Public Hearing on the Proposed Resolution to Voluntarily Annex Property to the City of Mount Vernon, Iowa. Mayor Wieseler opened the public hearing at 6:48 p.m. This voluntary annexation would be for two properties north on Springville Road. One property will be zoned as AG and the other will be Business Park. Hearing no public comment, Mayor Wieseler closed the public hearing at 6:49 p.m. Council then acted on Resolution #12-18-2023D.

Resolutions for Approval

Resolution #12-18-2023A: Approving 28E Contractual Agreement for Supplemental Law Enforcement Services Between the City of West Branch, Iowa and Mount Vernon, Iowa. The City of West Branch is experiencing significant turnover in their police department and have asked for staffing help from surrounding agencies. There is interest from Mount Vernon officers to voluntarily pick up shifts in West Branch until they are able to re-establish staff. Mount Vernon officers will utilize Mount Vernon equipment (and remain Mount Vernon officers) while patrolling in West Branch. West Branch will pay the city \$100 an hour for their services and reimburse mileage for the vehicles. There will not be a decrease in the patrol coverage for Mount Vernon and Lisbon and the arrangement will be re-visited if Chief Shannon feels that it is impacting his officers. Motion made by Tuerler, seconded by Rose to approve Resolution #12-18-2023A. Roll call all yes. Resolution passes. Herrmann and West absent.

Resolution #12-18-2023B: Determining an Area of the City to be an Economic Development and Blighted Area, and that the Rehabilitation, Conservation, Redevelopment, Development, or a Combination thereof,

of such Area is Necessary in the Interest of Public Health, Safety or Welfare of the Residents of the City; Designating Such Area as Appropriate of Urban Renewal Projects; and Adopting the Amendment No. 8 to the Mount Vernon Urban Renewal Plan. Motion made by Tuerler, seconded by Engel to approve Resolution #12-18-2023B. Roll call all yes. Resolution passes. Herrmann and West absent.

Resolution #12-18-2023C: Fixing Date for a Meeting on the Proposal to Reallocate Certain Unspent Proceeds of the General Obligation Capital Loan Notes, Series 2022, of Mount Vernon, Iowa, and Providing for Publication of Notice Thereof. Staff is asking the Council to reallocate the 4th Street and 5th Ave Watermain project monies (\$196,000) from the 2022 bond issuance to the Police Station Renovation project. This project was intentionally placed on hold in case there were cost overruns at the PD and/or Davis Park. The watermain project would be pushed out by two years and completed using franchise fees. This resolution sets the public hearing date for January 2, 2024. Motion made by Rose, seconded by Engel to approve Resolution #12-18-2023C. Roll call all yes. Resolution passes. Herrmann and West absent.

Resolution #12-18-2023D: Approving the Voluntary Annexation of Property into the City of Mount Vernon City Limits. Motion made by Engel, seconded by Rose to approve Resolution #12-18-2023D. Roll call all yes. Resolution passes. Herrmann and West absent.

Resolution #12-18-2023E: Amending the Purchasing and Procurement Policy for CDBG-Funded Programs to the City of Mount Vernon. The next three resolutions are needed to comply with CDBG (Community Development Block Grant) administrative rules. The City has received \$100,000 in CDBG funds for the generator at the LBC and must have the policies in place to receive the funds. Motion made by Rose, seconded by Engel to approve Resolution #12-18-2023E. Roll call all yes. Resolution passes. Herrmann and West absent.

Resolution #12-18-2023F: Approving the CBDG Required Policy on the Prohibition of the Use of Excessive Force. Motion made by Engel, seconded by Tuerler to approve Resolution #12-18-2023F. Roll call all yes. Resolution passes. Herrmann and West absent.

Resolution #12-18-2023G: Adopting the Required Policies for CDBG Funding. Motion made by Tuerler, seconded by Rose to approve Resolution #12-18-2023G. Roll call all yes. Resolution passes. Herrmann and West absent.

Motions for Approval

Consideration of Claims List – Motion to Approve. Motion made by Engel, seconded by Rose to approve the Claims List. Motion carries. Herrmann and West absent.

PAYROLL	CLAIMS	102,850.78
SEPTAGON CONSTRUCTION	PAY APP #11-PD CONSTRUCTION	86,393.00
EMPLOYEE BENEFIT SYSTEMS	GROUP INSURANCE-ALL DEPTS	38,408.37
DAVE SCHMITT CONSTRUCTION	PAY APP #1-BUSINESS 30 CULVERT	29,344.55
REPUBLIC SERVICES #897	GB,RECYL-SW RESIDENTIAL	23,611.68
REPUBLIC SERVICES #897	GB,RECYL-SW COMMERCIAL	14,786.82
LOCALITY MEDIA INC	SOFTWARE-FD	13,850.00
MIENE SEPTIC SERVICE	TROMMEL SERVICES-SW	9,025.00
MPH INDUSTRIES INC	SPEED TRAILER-PD	8,063.00
DE NOVO MARKETING	WEBSITE DEVELOPMENT-ALL DEPTS	8,000.00
MIENE SEPTIC SERVICE	DEBRIS GRINDING-SW	7,000.00
IOWA SOLUTIONS INC	COMPUTER/EQUIPMENT-PD CONST	5,167.50
ALLIANT ENERGY	ENERGY USAGE-ST LIGHTS	4,753.36

ALLIANT ENERGY	ENERGY USAGE-SEW	4,728.66
KRIS ENGINEERING INC	BLADES/CURB GUARDS-RUT	3,261.17
LYNCH DALLAS PC	LEGAL FEES-P&A	3,103.00
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	3,090.31
MOUNT VERNON ACE HARDWARE	SUPPLIES-ALL DEPTS	2,583.13
ALLIANT ENERGY	ENERGY USAGE-LBC	2,499.99
ALLIANT ENERGY	ENERGY USAGE-WAT	2,424.06
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	1,992.31
CONSTRUCTION MATERIALS INC	STEEL/REBAR-PW COLD STORAGE	1,823.08
STATE HYGIENIC LAB	TESTING-SEW	1,682.00
IOWA SOLUTIONS INC	COMPUTER MAINT-ALL DEPTS	1,592.50
PNP	FUEL-PD	1,441.49
BRADLEY HAUGE CPA	PROFESSIONAL SERVICES-ALL DEPTS	1,375.00
IOWA SOLUTIONS INC	MONTHLY MAINT-ALL DEPTS	1,175.00
ALLIANT ENERGY	ENERGY USAGE-RUT	1,128.56
IOWA SOLUTIONS INC	MONTHLY MAINT-PD	1,040.00
COMPASS BUSINESS SOLUTIONS	UTILITY BILLS-WAT,SEW,SW	975.12
RICKARD SIGN AND DESIGN	UNIFORMS-LBC	944.50
ALLIANT ENERGY	ENERGY USAGE-WAT	932.44
MOTOROLA SOLUTIONS INC	VIDEO CLOUD STORAGE-PD	895.00
BANKCARD 8076	CREDIT CARD FEES-LBC,P&REC	871.94
ALLIANT ENERGY	ENERGY USAGE-FD	807.59
ALLIANT ENERGY	ENERGY USAGE-SEW	731.10
AMERICAN PLANNING ASSOCIATION	MEMBERSHIP-P&A	658.00
CARROLL CONSTRUCTION SUPPLY	EQUIPMENT/TOOLS-RUT	579.45
ALLIANT ENERGY	ENERGY USAGE-P&A	575.72
AFFORDABLE HEATING & COOLING	HVAC MAINT-CITY HALL	539.75
ALLIANT ENERGY	ENERGY USAGE-PD	521.19
ALLIANT ENERGY	ENERGY USAGE-ST LIGHTS	467.12
WENDLING QUARRIES	ROCK-PW COLD STORAGE	465.53
BAUMAN AND COMPANY	UNIFORMS-ALL DEPTS	444.00
ALLIANT ENERGY	ENERGY USAGE-P&REC	377.50
MEDIACOM	PHONE/INTERNET-RUT	322.46
LINN COUNTY TREASURER	BRIDGE INSPECTION-RUT	320.00
BARNYARD SCREEN PRINTER	DARE SUPPLIES-PD	285.00
MEDIACOM	PHONE/INTERNET-FD	283.61
PRESTO-X	PEST CONTROL-PD	277.00
STAPLES INC	SUPPLIES-PD	255.19
CENTRAL IOWA DISTRIBUTING	SUPPLIES-RUT	249.00
US CELLULAR	CELL PHONE-PD	247.51
IOWA SOLUTIONS INC	COMPUTER MAINT-LBC	247.50
SJ SMITH CO, INC	OXYGEN/WELDING JACKET-RUT	211.10
KONICA MINOLTA BUSINESS SOLUTIONS	MAINT PLAN/COPIES-PD	207.31
KONE INC	ELEVATOR MAINT CONTRACT-P&A	202.53
IOWA PRISON INDUSTRIES	PLAQUES-P&A	200.59
MENARDS	KEYPADS/TRANSMITTERS-PD	197.90
AMAZON CAPITAL SERVICES	SUPPLIES-P&A	186.48
LYNCH FORD	VEHICLE MAINT-PD	179.95
STORM STEEL	SNOW EQUIPMENT-RUT	175.22
STAPLES INC	SUPPLIES-PD	159.99
LINN COUNTY PUBLIC HEALTH	FOOD SERVICE LICENSE-POOL	150.00
ELDON DOWNS	SAFETY TRAINING SUPPLIES-ALL ALL DEPTS	125.71
IOWA POLICE CHIEFS ASSOCIATION	MEMBERSHIP-PD	125.00
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	103.63

FIRE SERVICE TRAINING BUREAU	TRAINING-FD	100.00
STAPLES INC	SUPPLIES-P&A	97.89
AIRGAS INC	CYLINDER RENTAL FEE-PW	96.68
CENTRAL IOWA DISTRIBUTING	SUPPLIES-FD	96.00
STAPLES INC	SUPPLIES-PD,P&A	95.20
CENTRAL IOWA DISTRIBUTING	SUPPLIES-LBC	94.00
P&K MIDWEST INC	EQUIPMENT REPAIR-RUT	87.28
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	85.82
ALLIANT ENERGY	ENERGY USAGE-RUT,P&A,WAT,SEW	78.92
ALLIANT ENERGY	ENERGY USAGE-POOL	69.87
CITY LAUNDERING CO	SERVICES-P&A	69.33
PRESTO-X	PEST CONTROL-FD	67.10
B4 BRANDS	HAND SANITIZER-LBC	64.19
PRESTO-X	PEST CONTROL-P&A	58.00
KONICA MINOLTA BUSINESS SOLUTIONS	MAINT PLAN/COPIES-LBC	57.50
NEAL'S WATER CONDITIONING	WATER/SALT-P&A	43.00
ALLIANT ENERGY	ENERGY USAGE-SIRENS	42.85
TECHNICOM COMMUNICATIONS	PHONE MAINT-PD	42.00
CR LC SOLID WASTE AGENCY	GARBAGE SERVICE-SW	40.82
NEAL'S WATER CONDITIONING	WATER/SALT-RUT	40.00
NEAL'S WATER CONDITIONING	WATER/SALT-FD	33.00
PAULA DUKE	WATER DEPOSIT REFUND-WAT	31.90
HAWKINS INC	CHEMICALS-WAT	30.00
CENTURY LINK	PHONE CHARGES-PD	29.16
NEAL'S WATER CONDITIONING	WATER/SALT-PD	24.50
NEAL'S WATER CONDITIONING	WATER/SALT-LBC	24.50
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	19.10
ALLIANT ENERGY	ENERGY USAGE-CEM	19.07
TOTAL		403,330.63

FUND EXPENSE TOTALS

PAYROLL	102,850.78
ARP POLICE STATION CONSTRUCTION	91,560.50
GENERAL FUND	63,652.34
SOLID WASTE	57,742.65
CAPITAL IMPROVEMENT PROJECTS	29,344.55
ROAD USE TAX FUND	19,828.33
SEWER FUND	15,190.29
WATER FUND	12,023.43
LBC	9,676.47
STORM WATER FUND	1,461.29
TOTAL	403,330.63

FY24 NOVEMBER REVENUE

GENERAL GOVERNMENT	586,394.39
PUBLIC WORKS	421,776.86
PUBLIC SAFETY	111,580.49
CULTURE-RECREATION	50,761.04
COMMUNITY & ECON DEV	25,922.28
TOTAL	1,196,435.06

Discussion and Consideration of Pay Application #12 – Police Department Renovations – Council Action as Needed. Motion made by Engel, seconded by Rose to approve Pay Application #12-Police Department Renovations in the amount of \$71,008.22. Motion carries. Herrmann and West absent.

Discussion and Consideration of Setting a Public Hearing Date for an Ordinance Amending the Comprehensive Plan and Official Zoning Map for All Lots Within the Stoner Plaza 10th Addition to the City of Mount Vernon from C-2 General Commercial to MU Mixed Use Development. This re-zoning will be to accommodate the CHI housing project. Motion made by Rose, seconded by Tuerler to set the public hearing date for January 2, 2024. Motion carries. Herrmann and West absent.

Discussion and Consideration of Setting a Public Hearing to Amend the Mount Vernon Comprehensive Plan and Establish the Zoning Classification the Property Legally Described in the Public Hearing Notice – Council Action as Needed. City code requires the Council to establish the base zoning districts for newly annexed areas (Resolution #12-18-2023D) to the city by ordinance. Motion made by Rose, seconded by Engel to set the public hearing date for January 2, 2024. Motion carries. Herrmann and West absent. Note: If there is no opposition to the zoning classification, staff would ask the Council in advance to waive the second and third readings and complete the zoning ordinance in one reading.

Discussion and Consideration of Parks and Rec Board Recommendation to Enter into a Memorandum of Understanding with the Monarch Research Project – Council Action as Needed. Council previously requested that the Parks and Rec Board review the current park system for the inclusion of prairie/pollinator plantings. After review, Parks and Rec is requesting the city enter into a Memorandum of Understanding with the Monarch Research Project organization. A sample memorandum was provided to Council for review. Motion made by Engel, seconded by Tuerler to approve the Parks and Recreation Board recommendation to move forward with the introductory phase of an agreement with the Monarch Research Project. Motion carries. Herrmann and West absent.

Discussion and Consideration of Contract for Community Development Block Grant Services with ECICOG (East Central Iowa Council of Governments) for the LBC Generator Project – Council Action as Needed. ECICOG will administer the \$100,000 CDBG grant funds for the LBC generator project. The contract amount is \$3,000 and will come from the grant award. Motion made by Rose, seconded by Tuerler to approve the contract with ECICOG for Community Development Block Grant Services. Motion carries. Herrmann and West absent.

Discussion and Consideration of Setting Capital Improvement Project Borrowing in Fiscal Year 2024 – Council Action as Needed. Staff provided Council with an updated TIF/bond report from Speer Financial that shows the current bond schedule, repayment methods and TIF usage for the city. The current debt limit for the City in FY24 is \$16,854,582, with current outstanding debt at \$9,346,422. This debt capacity should go up if the City sees an increase in property valuation. The City planned to borrow \$1,190,000 in FY24 for the CHI LMI project, with \$395,000 of that to be paid directly to CHI. After speaking with Speer Financial and determining that this portion would be considered taxable, Nosbisch is not recommending outside borrowing for that portion, instead borrowing internally. Additional projects in FY24 and FY25 that will require borrowing include pool renovations (\$1.5 to \$2.5 million) and water meter replacement (close to \$1 million). Staff had originally recommended SRF funding for the water meter replacement but that does come with specific requirements (prevailing wage and requirements to use more generic design specifications). Staff is recommending combining these projects into one GO borrowing and paying issuance costs one time, with proposed borrowing between \$3.7 to \$4.7 million, which Council agreed with.

Once final numbers are available for the pool renovations, staff will begin the borrowing process early next year.

Reports to be Received/Filed. Full reports can be found on the City website under the December 18, 2023 Council Packet.

Mount Vernon/Lisbon Police Report
Mount Vernon Public Works Report
Mount Vernon Parks and Rec Report
Cole Library Report

Reports of Mayor/Council/Administrator
Council Report.

City Administrator's Report. Full report can be found on the City website in the December 18, 2023 Council Packet.

Closed Session – Pursuant to Chapter 20, Exempt Session for Employee Relations. At 7:54 p.m. Rose motioned to go into Closed Session, seconded by Tuerler. Motion carries. Absent: Herrmann and West. At 8:37 p.m. Engel motioned to come out of Closed Session, seconded by Rose. Motion carries. Absent: Herrmann and West. No action was taken by Council.

As there was no further business to attend to, the meeting adjourned, the time being 8:38 p.m., December 18, 2023.

Respectfully submitted,
Marsha Dewell
City Clerk

The Mount Vernon City Council met December 18, 2023, at City Hall, 213 1st Street NW, Mount Vernon, IA. A Zoom option was available. The following Council members were present: Rose, Engel and Tuerler
Absent: Herrmann and West.

Call to Order. At 6:39 p.m. Mayor Thomas M. Wieseler called the meeting to order.

Agenda Additions/Agenda Approval. Motion made by Engel, seconded by Tuerler to approve the Agenda. Motion carries. Herrmann and West absent.

Consent Agenda. Motion made by Tuerler, seconded by Rose to approve the Consent Agenda. Motion carries. Herrmann and West absent.

Approval of City Council Minutes – December 4, 2023 Regular Council Meeting

Appoint Mary Evans and Randy Brown – Historic Preservation Commission

Appoint Rachel Mosier - Zoning Board of Adjustment

Appoint Michael Joseph – Park and Rec Board

Public Hearing

Public Hearing on the Proposed Amendment No. 8 to the Mount Vernon Urban Renewal Plan. Mayor Wieseler opened the public hearing at 6:44 p.m. The urban renewal plan must be amended to incorporate the CHI LMI housing project. The plan amendment will allow the city to use TIF funding for the repayment of any bonds that may be necessary. The specified project listing includes a development agreement with CHI and infrastructure improvements to service the development. Hearing no public comment, Mayor Wieseler closed the public hearing at 6:45 p.m. Council then acted on Resolution #12-18-2023B.

Public Hearing on the Proposed Resolution to Voluntarily Annex Property to the City of Mount Vernon, Iowa. Mayor Wieseler opened the public hearing at 6:48 p.m. This voluntary annexation would be for two properties north on Springville Road. One property will be zoned as AG and the other will be Business Park. Hearing no public comment, Mayor Wieseler closed the public hearing at 6:49 p.m. Council then acted on Resolution #12-18-2023D.

Resolutions for Approval

Resolution #12-18-2023A: Approving 28E Contractual Agreement for Supplemental Law Enforcement Services Between the City of West Branch, Iowa and Mount Vernon, Iowa. The City of West Branch is experiencing significant turnover in their police department and have asked for staffing help from surrounding agencies. There is interest from Mount Vernon officers to voluntarily pick up shifts in West Branch until they are able to re-establish staff. Mount Vernon officers will utilize Mount Vernon equipment (and remain Mount Vernon officers) while patrolling in West Branch. West Branch will pay the city \$100 an hour for their services and reimburse mileage for the vehicles. There will not be a decrease in the patrol coverage for Mount Vernon and Lisbon and the arrangement will be re-visited if Chief Shannon feels that it is impacting his officers. Motion made by Tuerler, seconded by Rose to approve Resolution #12-18-2023A. Roll call all yes. Resolution passes. Herrmann and West absent.

Resolution #12-18-2023B: Determining an Area of the City to be an Economic Development and Blighted Area, and that the Rehabilitation, Conservation, Redevelopment, Development, or a Combination thereof,

of such Area is Necessary in the Interest of Public Health, Safety or Welfare of the Residents of the City; Designating Such Area as Appropriate of Urban Renewal Projects; and Adopting the Amendment No. 8 to the Mount Vernon Urban Renewal Plan. Motion made by Tuerler, seconded by Engel to approve Resolution #12-18-2023B. Roll call all yes. Resolution passes. Herrmann and West absent.

Resolution #12-18-2023C: Fixing Date for a Meeting on the Proposal to Reallocate Certain Unspent Proceeds of the General Obligation Capital Loan Notes, Series 2022, of Mount Vernon, Iowa, and Providing for Publication of Notice Thereof. Staff is asking the Council to reallocate the 4th Street and 5th Ave Watermain project monies (\$196,000) from the 2022 bond issuance to the Police Station Renovation project. This project was intentionally placed on hold in case there were cost overruns at the PD and/or Davis Park. The watermain project would be pushed out by two years and completed using franchise fees. This resolution sets the public hearing date for January 2, 2024. Motion made by Rose, seconded by Engel to approve Resolution #12-18-2023C. Roll call all yes. Resolution passes. Herrmann and West absent.

Resolution #12-18-2023D: Approving the Voluntary Annexation of Property into the City of Mount Vernon City Limits. Motion made by Engel, seconded by Rose to approve Resolution #12-18-2023D. Roll call all yes. Resolution passes. Herrmann and West absent.

Resolution #12-18-2023E: Amending the Purchasing and Procurement Policy for CDBG-Funded Programs to the City of Mount Vernon. The next three resolutions are needed to comply with CDBG (Community Development Block Grant) administrative rules. The City has received \$100,000 in CDBG funds for the generator at the LBC and must have the policies in place to receive the funds. Motion made by Rose, seconded by Engel to approve Resolution #12-18-2023E. Roll call all yes. Resolution passes. Herrmann and West absent.

Resolution #12-18-2023F: Approving the CBDG Required Policy on the Prohibition of the Use of Excessive Force. Motion made by Engel, seconded by Tuerler to approve Resolution #12-18-2023F. Roll call all yes. Resolution passes. Herrmann and West absent.

Resolution #12-18-2023G: Adopting the Required Policies for CDBG Funding. Motion made by Tuerler, seconded by Rose to approve Resolution #12-18-2023G. Roll call all yes. Resolution passes. Herrmann and West absent.

Motions for Approval

Consideration of Claims List – Motion to Approve. Motion made by Engel, seconded by Rose to approve the Claims List. Motion carries. Herrmann and West absent.

PAYROLL	CLAIMS	102,850.78
SEPTAGON CONSTRUCTION	PAY APP #11-PD CONSTRUCTION	86,393.00
EMPLOYEE BENEFIT SYSTEMS	GROUP INSURANCE-ALL DEPTS	38,408.37
DAVE SCHMITT CONSTRUCTION	PAY APP #1-BUSINESS 30 CULVERT	29,344.55
REPUBLIC SERVICES #897	GB,RECYL-SW RESIDENTIAL	23,611.68
REPUBLIC SERVICES #897	GB,RECYL-SW COMMERCIAL	14,786.82
LOCALITY MEDIA INC	SOFTWARE-FD	13,850.00
MIENE SEPTIC SERVICE	TROMMEL SERVICES-SW	9,025.00
MPH INDUSTRIES INC	SPEED TRAILER-PD	8,063.00
DE NOVO MARKETING	WEBSITE DEVELOPMENT-ALL DEPTS	8,000.00
MIENE SEPTIC SERVICE	DEBRIS GRINDING-SW	7,000.00
IOWA SOLUTIONS INC	COMPUTER/EQUIPMENT-PD CONST	5,167.50
ALLIANT ENERGY	ENERGY USAGE-ST LIGHTS	4,753.36

ALLIANT ENERGY	ENERGY USAGE-SEW	4,728.66
KRIS ENGINEERING INC	BLADES/CURB GUARDS-RUT	3,261.17
LYNCH DALLAS PC	LEGAL FEES-P&A	3,103.00
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	3,090.31
MOUNT VERNON ACE HARDWARE	SUPPLIES-ALL DEPTS	2,583.13
ALLIANT ENERGY	ENERGY USAGE-LBC	2,499.99
ALLIANT ENERGY	ENERGY USAGE-WAT	2,424.06
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	1,992.31
CONSTRUCTION MATERIALS INC	STEEL/REBAR-PW COLD STORAGE	1,823.08
STATE HYGIENIC LAB	TESTING-SEW	1,682.00
IOWA SOLUTIONS INC	COMPUTER MAINT-ALL DEPTS	1,592.50
PNP	FUEL-PD	1,441.49
BRADLEY HAUGE CPA	PROFESSIONAL SERVICES-ALL DEPTS	1,375.00
IOWA SOLUTIONS INC	MONTHLY MAINT-ALL DEPTS	1,175.00
ALLIANT ENERGY	ENERGY USAGE-RUT	1,128.56
IOWA SOLUTIONS INC	MONTHLY MAINT-PD	1,040.00
COMPASS BUSINESS SOLUTIONS	UTILITY BILLS-WAT,SEW,SW	975.12
RICKARD SIGN AND DESIGN	UNIFORMS-LBC	944.50
ALLIANT ENERGY	ENERGY USAGE-WAT	932.44
MOTOROLA SOLUTIONS INC	VIDEO CLOUD STORAGE-PD	895.00
BANKCARD 8076	CREDIT CARD FEES-LBC,P&REC	871.94
ALLIANT ENERGY	ENERGY USAGE-FD	807.59
ALLIANT ENERGY	ENERGY USAGE-SEW	731.10
AMERICAN PLANNING ASSOCIATION	MEMBERSHIP-P&A	658.00
CARROLL CONSTRUCTION SUPPLY	EQUIPMENT/TOOLS-RUT	579.45
ALLIANT ENERGY	ENERGY USAGE-P&A	575.72
AFFORDABLE HEATING & COOLING	HVAC MAINT-CITY HALL	539.75
ALLIANT ENERGY	ENERGY USAGE-PD	521.19
ALLIANT ENERGY	ENERGY USAGE-ST LIGHTS	467.12
WENDLING QUARRIES	ROCK-PW COLD STORAGE	465.53
BAUMAN AND COMPANY	UNIFORMS-ALL DEPTS	444.00
ALLIANT ENERGY	ENERGY USAGE-P&REC	377.50
MEDIACOM	PHONE/INTERNET-RUT	322.46
LINN COUNTY TREASURER	BRIDGE INSPECTION-RUT	320.00
BARNYARD SCREEN PRINTER	DARE SUPPLIES-PD	285.00
MEDIACOM	PHONE/INTERNET-FD	283.61
PRESTO-X	PEST CONTROL-PD	277.00
STAPLES INC	SUPPLIES-PD	255.19
CENTRAL IOWA DISTRIBUTING	SUPPLIES-RUT	249.00
US CELLULAR	CELL PHONE-PD	247.51
IOWA SOLUTIONS INC	COMPUTER MAINT-LBC	247.50
SJ SMITH CO, INC	OXYGEN/WELDING JACKET-RUT	211.10
KONICA MINOLTA BUSINESS SOLUTIONS	MAINT PLAN/COPIES-PD	207.31
KONE INC	ELEVATOR MAINT CONTRACT-P&A	202.53
IOWA PRISON INDUSTRIES	PLAQUES-P&A	200.59
MENARDS	KEYPADS/TRANSMITTERS-PD	197.90
AMAZON CAPITAL SERVICES	SUPPLIES-P&A	186.48
LYNCH FORD	VEHICLE MAINT-PD	179.95
STORM STEEL	SNOW EQUIPMENT-RUT	175.22
STAPLES INC	SUPPLIES-PD	159.99
LINN COUNTY PUBLIC HEALTH	FOOD SERVICE LICENSE-POOL	150.00
ELDON DOWNS	SAFETY TRAINING SUPPLIES-ALL ALL DEPTS	125.71
IOWA POLICE CHIEFS ASSOCIATION	MEMBERSHIP-PD	125.00
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	103.63

FIRE SERVICE TRAINING BUREAU	TRAINING-FD	100.00
STAPLES INC	SUPPLIES-P&A	97.89
AIRGAS INC	CYLINDER RENTAL FEE-PW	96.68
CENTRAL IOWA DISTRIBUTING	SUPPLIES-FD	96.00
STAPLES INC	SUPPLIES-PD,P&A	95.20
CENTRAL IOWA DISTRIBUTING	SUPPLIES-LBC	94.00
P&K MIDWEST INC	EQUIPMENT REPAIR-RUT	87.28
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	85.82
ALLIANT ENERGY	ENERGY USAGE-RUT,P&A,WAT,SEW	78.92
ALLIANT ENERGY	ENERGY USAGE-POOL	69.87
CITY LAUNDERING CO	SERVICES-P&A	69.33
PRESTO-X	PEST CONTROL-FD	67.10
B4 BRANDS	HAND SANITIZER-LBC	64.19
PRESTO-X	PEST CONTROL-P&A	58.00
KONICA MINOLTA BUSINESS SOLUTIONS	MAINT PLAN/COPIES-LBC	57.50
NEAL'S WATER CONDITIONING	WATER/SALT-P&A	43.00
ALLIANT ENERGY	ENERGY USAGE-SIRENS	42.85
TECHNICOM COMMUNICATIONS	PHONE MAINT-PD	42.00
CR LC SOLID WASTE AGENCY	GARBAGE SERVICE-SW	40.82
NEAL'S WATER CONDITIONING	WATER/SALT-RUT	40.00
NEAL'S WATER CONDITIONING	WATER/SALT-FD	33.00
PAULA DUKE	WATER DEPOSIT REFUND-WAT	31.90
HAWKINS INC	CHEMICALS-WAT	30.00
CENTURY LINK	PHONE CHARGES-PD	29.16
NEAL'S WATER CONDITIONING	WATER/SALT-PD	24.50
NEAL'S WATER CONDITIONING	WATER/SALT-LBC	24.50
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	19.10
ALLIANT ENERGY	ENERGY USAGE-CEM	19.07
TOTAL		403,330.63

FUND EXPENSE TOTALS

PAYROLL	102,850.78
ARP POLICE STATION CONSTRUCTION	91,560.50
GENERAL FUND	63,652.34
SOLID WASTE	57,742.65
CAPITAL IMPROVEMENT PROJECTS	29,344.55
ROAD USE TAX FUND	19,828.33
SEWER FUND	15,190.29
WATER FUND	12,023.43
LBC	9,676.47
STORM WATER FUND	1,461.29
TOTAL	403,330.63

FY24 NOVEMBER REVENUE

GENERAL GOVERNMENT	586,394.39
PUBLIC WORKS	421,776.86
PUBLIC SAFETY	111,580.49
CULTURE-RECREATION	50,761.04
COMMUNITY & ECON DEV	25,922.28
TOTAL	1,196,435.06

Discussion and Consideration of Pay Application #12 – Police Department Renovations – Council Action as Needed. Motion made by Engel, seconded by Rose to approve Pay Application #12-Police Department Renovations in the amount of \$71,008.22. Motion carries. Herrmann and West absent.

Discussion and Consideration of Setting a Public Hearing Date for an Ordinance Amending the Comprehensive Plan and Official Zoning Map for All Lots Within the Stoner Plaza 10th Addition to the City of Mount Vernon from C-2 General Commercial to MU Mixed Use Development. This re-zoning will be to accommodate the CHI housing project. Motion made by Rose, seconded by Tuerler to set the public hearing date for January 2, 2024. Motion carries. Herrmann and West absent.

Discussion and Consideration of Setting a Public Hearing to Amend the Mount Vernon Comprehensive Plan and Establish the Zoning Classification the Property Legally Described in the Public Hearing Notice – Council Action as Needed. City code requires the Council to establish the base zoning districts for newly annexed areas (Resolution #12-18-2023D) to the city by ordinance. Motion made by Rose, seconded by Engel to set the public hearing date for January 2, 2024. Motion carries. Herrmann and West absent. Note: If there is no opposition to the zoning classification, staff would ask the Council in advance to waive the second and third readings and complete the zoning ordinance in one reading.

Discussion and Consideration of Parks and Rec Board Recommendation to Enter into a Memorandum of Understanding with the Monarch Research Project – Council Action as Needed. Council previously requested that the Parks and Rec Board review the current park system for the inclusion of prairie/pollinator plantings. After review, Parks and Rec is requesting the city enter into a Memorandum of Understanding with the Monarch Research Project organization. A sample memorandum was provided to Council for review. Motion made by Engel, seconded by Tuerler to approve the Parks and Recreation Board recommendation to move forward with the introductory phase of an agreement with the Monarch Research Project. Motion carries. Herrmann and West absent.

Discussion and Consideration of Contract for Community Development Block Grant Services with ECICOG (East Central Iowa Council of Governments) for the LBC Generator Project – Council Action as Needed. ECICOG will administer the \$100,000 CDBG grant funds for the LBC generator project. The contract amount is \$3,000 and will come from the grant award. Motion made by Rose, seconded by Tuerler to approve the contract with ECICOG for Community Development Block Grant Services. Motion carries. Herrmann and West absent.

Discussion and Consideration of Setting Capital Improvement Project Borrowing in Fiscal Year 2024 – Council Action as Needed. Staff provided Council with an updated TIF/bond report from Speer Financial that shows the current bond schedule, repayment methods and TIF usage for the city. The current debt limit for the City in FY24 is \$16,854,582, with current outstanding debt at \$9,346,422. This debt capacity should go up if the City sees an increase in property valuation. The City planned to borrow \$1,190,000 in FY24 for the CHI LMI project, with \$395,000 of that to be paid directly to CHI. After speaking with Speer Financial and determining that this portion would be considered taxable, Nosbisch is not recommending outside borrowing for that portion, instead borrowing internally. Additional projects in FY24 and FY25 that will require borrowing include pool renovations (\$1.5 to \$2.5 million) and water meter replacement (close to \$1 million). Staff had originally recommended SRF funding for the water meter replacement but that does come with specific requirements (prevailing wage and requirements to use more generic design specifications). Staff is recommending combining these projects into one GO borrowing and paying issuance costs one time, with proposed borrowing between \$3.7 to \$4.7 million, which Council agreed with.

Once final numbers are available for the pool renovations, staff will begin the borrowing process early next year.

Reports to be Received/Filed. Full reports can be found on the City website under the December 18, 2023 Council Packet.

Mount Vernon/Lisbon Police Report
Mount Vernon Public Works Report
Mount Vernon Parks and Rec Report
Cole Library Report

Reports of Mayor/Council/Administrator
Council Report.

City Administrator's Report. Full report can be found on the City website in the December 18, 2023 Council Packet.

Closed Session – Pursuant to Chapter 20, Exempt Session for Employee Relations. At 7:54 p.m. Rose motioned to go into Closed Session, seconded by Tuerler. Motion carries. Absent: Herrmann and West. At 8:37 p.m. Engel motioned to come out of Closed Session, seconded by Rose. Motion carries. Absent: Herrmann and West. No action was taken by Council.

As there was no further business to attend to, the meeting adjourned, the time being 8:38 p.m., December 18, 2023.

Respectfully submitted,
Marsha Dewell
City Clerk