

The Mount Vernon City Council met January 2, 2024, at City Hall, 213 1st Street NW, Mount Vernon, IA. A Zoom option was available. The following Council members were present: Rose, Tuerler and Andresen. Absent: West and Engel.

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

Agenda Additions/Agenda Approval. Motion made by Rose, seconded by Andresen to approve the Agenda with the addition of Michelle Omar to the LMVAS Board under the Consent Agenda. Motion carries. West and Engel absent.

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

Approval of City Council Minutes – December 18, 2023 Regular Council Meeting
Appoint Doug Shannon, Derek Boren, Lori Lynch, Michelle Omar – LMVAS Board

Public Hearing

Public Hearing on the Reallocation of Certain Unspent Proceeds of the General Obligation Capital Loan Notes, Series 2022 of the City of Mount Vernon, Iowa. Wieseler opened the public hearing at 6:33 p.m. Staff is asking Council to reallocate the 4th Street and 5th Ave Watermain project monies (\$196,576.64) from the 2022 bond issuance to the Police Station Renovation project. The Watermain project will be pushed back by two years and will be paid for using Franchise Fees. Hearing no public comment, Mayor Wieseler closed the public hearing at 6:35 p.m. Council then acted on Resolution #1-2-2024A.

Public Hearing on an Ordinance Amending to 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 UC Mixed-Use Corridor. Wieseler opened the public hearing at 6:36 p.m. The underlying zoning classification for the lots identified in Stoner Plaza 10th Addition need to be changed from C-2 General Commercial to MU Mixed Use to accommodate the 30 unit CHI housing development. The planning and zoning commission voted 5-0 in favor of the rezoning request. Hearing no public comment, Mayor Wieseler closed the public hearing at 6:37 p.m. Council then acted on the first reading of Ordinance #1-2-2024A.

Public Hearing on an Ordinance Amending the Comprehensive Plan and Establishing the Zoning Classifications as Shown on the Official Zoning Map for the Annexed Property. Wieseler opened the public hearing at 6:37 p.m. According to city code, the City of Mount Vernon must identify a zoning classification for newly annexed property within an annexation ordinance. There are two parcels being annexed to the city, the Louwagie property will be zoned AG Agriculture while the CTM Holdings property will be zoned BP Business Park. The planning and zoning commission voted 5-0 in favor of the proposed classifications. Hearing no public comment, Mayor Wieseler closed the public hearing at 6:39 p.m. Council then acted on the first reading of Ordinance #1-2-2024B.

Ordinance Approval/Amendment

Ordinance #1-2-2024A: Amending the Comprehensive Plan and Official Zoning Map to Rezone All Lots Within the Stoner Plaza 10th Addition from C-2 General Commercial to UC Mixed-Use Corridor to the City of Mount Vernon, Iowa. Motion made by Rose, seconded by Andresen to approve the first reading of Ordinance #1-2-2024A. Roll call all yes. Ordinance passes on it's first reading. West and Engel absent.

Ordinance #1-2-2024B: Amending the Mount Vernon Comprehensive Plan and Establishing the Zoning Classification the Property being Annexed into the City of Mount Vernon, Iowa. Motion made by Andresen, seconded by Tuerler to approve the first reading of Ordinance #1-2-2024B. Roll call all yes. Ordinance passes on it's first reading. West and Engel absent.

Resolutions for Approval

Resolution #1-2-2024A: Instituting Proceedings to take Additional Action and Approving the Reallocation of Certain Unspent Proceeds of the General Obligation Capital Loan Notes, Series 2022, of the Mount Vernon, Iowa. Motion made by Tuerler, seconded by Rose to approve Resolution 1-2-2024A. Roll call all yes. Resolution passes. West and Engel absent.

Motions for Approval

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

PAYROLL	CLAIMS	108,318.40
SEPTAGON CONSTRUCTION	PAY APP #12-PD CONSTRUCTION	71,008.22
WELTER STORAGE EQUIPMENT	FURNISHINGS-PD CONSTRUCTION	28,214.00
SPRINGVILLE READY MIX	CONCRETE-PW COLD STORAGE	27,402.12
VEENSTRA & KIMM INC	COTTONWOOD LMI PROJECT	16,225.44
VEENSTRA & KIMM INC	2022 SANI SEWER INVESTIGATION	11,668.44
VEENSTRA & KIMM INC	HWY 1 RECONSTRUCTION	6,522.01
LINN CO-OP OIL CO	FUEL-PW	6,212.36
MIDWEST PLAYSAPES INC	10" ARCH BRIDGE-P&REC	5,628.00
STATE CHEMICAL SOLUTIONS	CHEMICALS-P&REC	4,510.42
FELD FIRE	EQUIPMENT-FD	4,358.00
TREASURER STATE OF IOWA	SALES TAX	3,510.29
TREASURER STATE OF IOWA	WET TAX	3,500.71
VEENSTRA & KIMM INC	CITY ENGINEERING-GENERAL	2,998.17
SCHIMBERG COMPANY	PLUMBING SUPPLIES-PW COLD STORAGE	2,988.24
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	2,188.69
SANDRY FIRE SUPPLY LLC	UNIFORMS-FD	2,160.00
RICKARD SIGN AND DESIGN CORP	SIGN-PD	2,100.00
ALLIANT ENERGY	ENERGY USAGE-WAT	1,663.50
COVE ENVIRONMENTAL	TESTING-SEW	1,580.00
DAVE SCHMITT CONSTRUCTION	5% RETAINAGE-BUS 30 CULVERT	1,544.45
LISBON, CITY OF	AMBULANCE DIRECTOR SALARY	1,539.45
CONSTRUCTION MATERIALS INC	REBAR-PW COLD STORAGE	1,292.58
WELTER STORAGE EQUIPMENT	PARTITIONS-P&A	1,150.00
VEENSTRA & KIMM INC	BUSINESS 30 CULVERT REPAIR	1,028.59
NIGHT SHIFT LLC	CLEANING-P&A	904.15
NIGHT SHIFT LLC	CLEANING-PD	867.84
HAWKINS INC	CHEMICALS-WAT	830.00
STAPLES INC	SUPPLIES-ALL DEPTS	739.97
VEENSTRA & KIMM INC	REMOTE READ METER PROJECT	660.00
AHLERS & COONEY P.C.	LEGAL FEES-P&A	648.00
POSTMASTER	UTIL BILL POSTAGE-WAT,SEW,SW	639.20
KROUL FARMS	BEAUTIFICATION	569.50
COMMUNITY DEVELOPMENT GROUP	AUDIO TOUR SUPPORT-MVHPC	533.00
CEDAR RAPIDS KERNELS	DIAMOND SUITE DEPOSIT-P&REC	500.00
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	487.31
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	474.60

WOODWARD COMMUNITY MEDIA	ADS/PUBLICATIONS-ALL DEPTS	436.37
MECHANICSVILLE TELEPHONE	PHONE/INTERNET-LBC	426.22
MEDIACOM	PHONE/INTERNET-P&A	424.70
BAKER GROUP	HVAC MAINT-LBC	417.00
WENDLING QUARRIES	ROCK-PW COLD STORAGE	403.75
CREATIVE PRODUCT SOURCING	DARE-PD	365.96
WOODWARD COMMUNITY MEDIA	ADS/PUBLICATIONS-LBC	326.52
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	320.00
MEDIACOM	PHONE/INTERNET-RUT	315.39
UMB	2018 GO FEES	300.00
KONICA MINOLTA BUSINESS SOLUTIONS	MAINT PLAN/COPIES-P&A	276.81
CARPET KING CARPET ONE	BASE TRIM-PD	266.86
GRAINGER	BANDING TOOLS-RUT	264.75
RC TECH	MICROPHONE REPAIRS-P&A	259.50
CITY LAUNDERING CO	SERVICES-LBC	253.92
SHERWIN WILLIAMS CO.	PAINT-PD,LBC	250.14
UMB	2013A GO FEES	250.00
UMB	2014 GO FEES	250.00
BRADY WEAVER	REFEREE-P&REC	225.00
MARK ANDRESEN	MLA REIMB-P&A	220.00
THOMAS M WIESELER	MLA REIMB-P&A	220.00
VEENSTRA & KIMM INC	LBC GENERATOR	220.00
STATE CHEMICAL SOLUTIONS	ODOR GUARD-PW SHOP	212.04
BRYCE RHONE	REFEREE-P&REC	180.00
US CELLULAR	CELL PHONE-P&REC,WAT,SEW	166.23
KONICA MINOLTA BUSINESS SOLUTIONS	MAINT PLAN/COPIES-LBC	130.38
MECHANICSVILLE TELEPHONE	PHONE/INTERNET-POOL	108.77
WOODWARD COMMUNITY MEDIA	ADS/PUBLICATIONS-P&REC	104.58
LYNCH FORD	VEHICLE MAINT-PD	90.77
CHRISTOPHER BROWN	CLEANING SERVICE-FD	90.00
IOWA ONE CALL	LOCATES-WAT,SEW	84.60
ARAMARK	RUGS,SERVICES-FD	80.57
MOUNT VERNON, CITY OF	PETTY CASH-P&A	80.00
CITY LAUNDERING CO	SERVICES-P&A	79.69
CITY LAUNDERING CO	SERVICES-P&A	69.33
STAR EQUIPMENT LTD	TOOLS-RUT	67.41
DIESEL TURBO SERVICES INC	VEHICLE REPAIRS-RUT	58.69
AMAZON CAPITAL SERVICES	SUPPLIES-FD	48.53
VEENSTRA & KIMM INC	WASTEWATER MISC ENGINEERING	40.00
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	36.66
ALLIANT ENERGY	ENERGY USAGE-SEW	35.84
DOMINIQUE SMALLEY	DEPOSIT REFUND-WAT	29.60
ALLIANT ENERGY	ENERGY USAGE-SW	26.12
ALLIANT ENERGY	ENERGY USAGE-P&REC	22.05
AUTHNET GATEWAY BILLING	CREDIT CARD SERVICES-LBC	5.00
TOTAL		335,705.40

FUND EXPENSE TOTALS

PAYROLL	108,318.40
ARP POLICE STATION CONST	99,222.22
PW COLD STORAGE	32,086.69
GENERAL FUND	30,910.41

COTTONWOOD LMI PROJECT	16,225.44
ARPA LINN COUNTY GRANT	11,668.44
WATER FUND	9,944.23
HWY 1 RECONSTRUCTION	6,522.01
SEWER FUND	5,993.81
LBC	5,293.24
SOLID WASTE	3,067.16
CAPITAL IMPROVEMENT PROJECTS	2,573.04
ROAD USE TAX FUND	2,044.41
DEBT SERVICE FUND	800.00
REMOTE READ METER PROJECT	660.00
LOST III COMMUNITY CENTER	220.00
STORM WATER FUND	155.90
TOTAL	335,705.40

FY24 DECEMBER REVENUE

PUBLIC WORKS	270,734.68
GENERAL GOVERNMENT	152,447.05
CULTURE-RECREATION	52,174.25
PUBLIC SAFETY	6,795.73
TOTAL	482,151.71

Discussion and Consideration of Downtown Streetscape Design Contract with JEO Consulting – Council Action as Needed. The proposed project fee has increased from the original proposal to accommodate additional meetings requested by the City. Motion made by Tuerler, seconded by Rose to approve the Downtown Streetscape Design Contract with JEO Consulting. Motion carries. West and Engel absent.

Discussion and Consideration of an Engagement Letter with Ahlers and Cooney, P.C. – CHI Housing Development Agreement – Council Action as Needed. Ahlers Cooney (Bond Attorney) will be completing the development agreement between the City of Mt. Vernon and CHI (Community Housing Initiatives). The City Council agreed to provide \$395,000 in LMI funding to the CHI project during the application process. The development agreement will codify the conditions of the forgivable grant. Motion made by Rose, seconded by Andresen to approve the Engagement Letter with Ahlers and Cooney, P.C.-CHI Housing Development Agreement. Motion carries. West and Engel absent.

Discussion and Consideration of Access Easement Agreement with CHI (Community Housing Initiative) – Council Action as Needed. The construction of CHI’s 30 unit LMI housing project will be underway at the same time as the Glenn Street construction. This access agreement allows for construction access to the CHI property (for their contractors) during the Glenn St improvement construction. Motion made by Tuerler, seconded by Andresen to approve the Access Easement Agreement with Community Housing Initiative. Motion carries. West and Engel absent.

Discussion and Consideration of Tuition Assistance for Continuing Education – Officer Blinks – Council Action as Needed. Officer Blinks is seeking tuition reimbursement for classes that will be of benefit to the City (BS in Criminal Justice). The request would be for approval of \$3,000 for each of the fall 2023, spring 2024, and fall 2024 semesters. Should Officer Blinks leave within three years of his completion date, he would be responsible for repaying a prorated share of the tuition. Staff continues to review educational opportunities that could provide the city with seamless succession plans. Motion made by Rose, seconded

by Andresen to approve tuition assistance for Officer Blinks not to exceed \$9,000.00. Motion carries. West and Engel absent.

Discussion and Consideration of Additional Derecho Cleanup Expenses – Council Action as Needed. Staff is waiting on additional information. Motion made by Rose, seconded by Tuerler to table this item. Motion carries. West and Engel absent.

Discussion and Consideration of Rescheduling the Monday, January 15, 2024 City Council Meeting Date – Council Action as Needed. Due to the next Council meeting date being on Martin Luther King Jr. Day and it is caucus night in Iowa, a request was made to change the date. Motion made by Rose, seconded by Andresen to set the next regular Council meeting for Wednesday, January 17, 2024. Motion carries. West and Engel absent.

Discussion and Consideration of Rescheduling the Monday, February 19, 2024 City Council Meeting Date – Council Action as Needed. February 19, 2024 is a recognized City holiday and staff is requesting to change the meeting date. Motion made by Rose, seconded by Tuerler to move the 2nd meeting in February to Tuesday, February 20, 2024. Motion carries. West and Engel absent.

Discussion and Consideration of Pay Application #2 for Sewer Cleaning – Council Action as Needed. Motion made by Rose, seconded by Andresen to approve Pay Application #2 to Hydro Klean in the amount of \$91,564.76. Motion carries. West and Engel absent.

Discussion Items (No Action)

Council Operation/Appointments. With new Council terms starting January 1st, Mayor Wieseler reviewed expectations and ground rules for open discussions, adding items to the agenda, and public comment limitations. No action was taken.

Reports of Mayor/Council/Administrator

Mayor's Report. Mayor Wieseler will be attending a sustainability meeting next week.

City Administrator's Report. Full report can be found on the City website under the January 2, 2024 Council Packet.

Closed Session – Pursuant to Chapter 20, Exempt Session for Employee Relations. At 7:29 p.m. Tuerler motioned to go into Closed Session, seconded by Rose. Motion carries. Absent: West and Engel. At 7:55 p.m. Rose motioned to come out of Closed Session, seconded by Tuerler. Motion carries. Absent: West and Engel. No action was taken by Council.

As there was no further business to attend to, the meeting adjourned, the time being 7:55 p.m., January 2, 2024.

Respectfully submitted,
Marsha Dewell
City Clerk