

The Mount Vernon City Council met March 4, 2024, at City Hall, 213 1st Street NW, Mount Vernon, IA. A Zoom option was available. The following Council members were present: Andresen, Rose, West, Tuerler and Engel.

Call to Order. At 6:30 p.m. Mayor Thomas M. Wieseler called the meeting to order.

Agenda Additions/Agenda Approval. Motion made by Rose, seconded by Tuerler to approve the Agenda. Motion carries.

Consent Agenda. Motion made by Tuerler, seconded by Andresen to approve the Consent Agenda. Motion carries.

Approval of City Council Minutes – February 20, 2024 Regular Council Meeting

Approving Liquor License – Kernoustie Golf Course

Approving Liquor License – Bon Appetit at Cornell College

Approving Liquor License – Yock’s Landing

Ordinance Approval/Amendment

Ordinance #2-20-2024A: Amending the Comprehensive Plan and Official Zoning Map to Rezone Certain Property from TR Traditional Residential to UC Mixed-Use Urban Corridor. Staff has not received any additional written or verbal comments regarding the rezoning since the first reading. Motion made by Tuerler, seconded by Rose to approve the second reading of Ordinance #2-20-2024A. Roll call all yes. Ordinance passes on its second reading. Staff asked Council to move on to the third and final reading tonight to allow the Fire Department to move forward with a sign. Motion made by West, seconded by Tuerler to approve the third and final reading of Ordinance #2-20-2024A. Roll call all yes. Ordinance passes on its third and final reading.

Old Business

Approval of Cigarette License – Smoke Shope and Vape (*tabled on February 5, 2024*). Motion made by Tuerler, seconded by Andresen to remove this item from the table. Motion carries. Staff will work with the Wellness Coalition on model ordinances for CBD facilities that could include a moratorium on new facilities/businesses opening within the community, which Council will look into at a future meeting. This application was received prior to any of these actions being taken and meets the current standards as established by law. Motion made by Tuerler, seconded by Engel to approve the Cigarette License for Smoke Shope and Vape. Motion carries.

Motions for Approval

Consideration of Claims List. Motion made by Engel, seconded by Rose to approve the Claims list. Motion carries.

PAYROLL	CLAIMS	102,493.70
LYNCH FORD	2024 EXPLORER-PD	50,036.20
LEASE SERVICING CENTER, INC	EQUIP LEASE-LBC	8,464.61
LEASE SERVICING CENTER	EQUIP LEASE-LBC	8,464.61
UNDER HILL TRUCK & AUTO REPAIR	VEHICLE MAINT-FD	5,009.42
WATER SOLUTIONS UNLIMITED INC	CHEMICALS-WAT	4,490.00

DIESEL TURBO SERVICES INC	VEHICLE/EQUIP MAINT-RUT	4,465.85
GEARGRID CORPORATION	LOCKERS-FD	4,269.00
TREASURER STATE OF IOWA	WET TAX	3,830.59
WATERS EDGE AQUATIC DESIGN LLC	RENOVATION PLANNING-POOL	3,745.00
SANDRY FIRE SUPPLY LLC	EQUIPMENT-FD	3,576.00
LINN CO-OP OIL CO	FUEL-PW	2,863.20
TREASURER STATE OF IOWA	SALES TAX	2,762.74
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	2,618.58
COMMUNITY DEVELOPMENT GROUP	HOTE/MOTEL TAX-ECON DEV	2,485.70
MOUNT VERNON ACE HARDWARE	SUPPLIES-ALL DEPTS	2,478.02
VEENSTRA & KIMM INC	COTTONWOOD LMI PROJECT	1,898.00
VEENSTRA & KIMM INC	DAVIS PARK BALLFIELD LIGHTING	1,418.98
CATERPILLAR FINANCIAL SERVICES	GENERATOR-PD	949.39
NIGHT SHIFT LLC	CLEANING SERVICE-CITY HALL	904.15
VEENSTRA & KIMM INC	PRE TREATMENT EVAL-US NAMEPLATE	870.00
HAWKINS INC	CHEMICALS-WAT	826.00
FIRE SERVICE TRAINING BUREAU	TRAINING-FD	700.00
CARQUEST OF LISBON	VEHICLE/EQUIP MAINT-ALL DEPTS	668.69
POSTMASTER	UTIL BILL POSTAGE-WAT,SEW,SW	578.06
BOLD OFF ROAD	VEHICLE MAINT-FD	522.50
CTK GROUP	TRAINING-PD	500.00
DE NOVO MARKETING	HUBSPOT SUPPORT-ALL DEPTS	500.00
THE GAZETTE	SUBSCRIPTION-ALL DEPTS	457.60
MECHANICSVILLE TELEPHONE	PHONE/INTERNET-LBC	426.22
PLUMB SUPPLY CO	FILTERS-FD	401.11
CARPET KING CARPET ONE	COVE MOLDING-PD	372.36
VEENSTRA & KIMM INC	2022 SANI SEWER INVESTIGATION	370.50
MECHANICSVILLE TELEPHONE	PHONE/INTERNET-PD	356.20
MEDIACOM	PHONE/INTERNET-PW	315.40
TASC	FSA ADMIN FEE-ALL DEPTS	310.59
DE NOVO MARKETING	MONTHLY MAINT-LBC	300.00
RTL EQUIPMENT	EQUIP MAINT-RUT	289.97
KONICA MINOLTA BUSINESS SOLUTIONS	MAINT PLAN/COPIES-P&A	282.81
SHERWIN WILLIAMS CO.	PAINT-PD	281.90
KONICA MINOLTA BUSINESS SOLUTIONS	MAINT PLAN/COPIES-LBC	269.44
CHRIS NOSBISCH	MILEAGE-P&A	242.54
VEENSTRA & KIMM INC	PW STORAGE BLDGS	220.00
CITY LAUNDERING CO	SERVICES-LBC	216.57
CENTRAL IOWA DISTRIBUTING	SUPPLIES-LBC	212.00
LIBERTY DOORS INC	DOOR MAINT-PD	200.00
AMAZON CAPITAL SERVICES	SUPPLIES-P&REC	198.41
RICKARD SIGN AND DESIGN	ZONING SIGN-P&Z	190.00
CAMPBELL SUPPLY CEDAR RAPIDS	GLOVES-PW	183.45
GARY BELL	REFUND-LBC	183.00
MENARDS	EQUIPMENT-PD	168.99
US CELLULAR	CELL PHONE-P&REC,WAT,SEW	166.90
P&K MIDWEST INC	EQUIP MAINT-RUT	162.58
JUNCTION AUTO SALES	VEHICLE MAINT-PD	159.53
GARY'S FOODS	SUPPLIES-LBC	131.60
GREGORY RAUPP	OVERPAYMENT REFUND-WAT,SEW,SW	121.00
MECHANICSVILLE TELEPHONE	PHONE/INTERNET-POOL	108.77
IMFOA	ANNUAL DUES-P&A	100.00
STAPLES INC	SUPPLIES-P&A	96.27
SUSAN COLEMAN	INSTRUCTOR-LBC	84.00

CITY LAUNDERING CO	SERVICES-CITY HALL	79.69
BRADY WEAVER	REFEREE-P&REC	75.00
CAEL FOREMAN	REFEREE-P&REC	75.00
GARET SWARTZENDRUBER	REFEREE-P&REC	75.00
ST LUKE'S WORK WELL SOLUTIONS	DRUG TESTING-PW	70.00
CHRISTOPHER BROWN	CLEANING SERVICE-FD	67.50
LYNCH FORD	VEHICLE MAINT-PD	63.68
PRESTO-X	PEST CONTROL-CITY HALL	58.00
UNITYPOINT CLINIC	DRUG TESTING-PW	42.00
MELINDA SNYDER	INSTRUCTOR-LBC	40.00
MOUNT VERNON ACE HARDWARE	SUPPLIES-FD	37.15
PROFESSIONAL WINDOW CLEANING	WINDOW CLEANING-CITY HALL	33.00
KIMBERLY SCHROCK	INSTRUCTOR-LBC	20.00
TOTAL		230,704.72

FUND EXPENSE TOTALS

PAYROLL	102,493.70
GENERAL FUND	75,802.25
LBC	20,788.73
WATER FUND	11,144.65
ROAD USE TAX FUND	7,524.84
POOL RENOVATIONS	3,745.00
SEWER FUND	3,107.00
SOLID WASTE	2,018.88
COTTONWOOD LMI PROJECT	1,898.00
DAVIS PARK IMPROVEMENTS	1,418.98
ARPA LINN COUNTY GRANT	370.50
PW COLD STORAGE	220.00
STORM WATER FUND	172.19
TOTAL	230,704.72

FY24 FEBRUARY REVENUE

PUBLIC WORKS	245,746.63
GENERAL GOVERNMENT	196,529.38
PUBLIC SAFETY	122,757.45
CULTURE-RECREATION	43,966.69
COMMUNITY & ECONOMIC DEV	18,935.32
TOTAL	627,935.47

Discussion and Consideration of Pay Application #14 – Police Station Renovation Project – Council Action as Needed. Pay application #14 for the police station renovations is in the amount of \$50,961.23. Septagon is anticipating a final walk through of the building on March 15, 2024. Motion made by Rose, seconded by Andresen to approve Pay Application #14-Police Station Renovation Project. Motion carries.

Discussion and Consideration of Tax Increment Financing Reimbursement Certification for Stonebrook Phase 1 – Council Action as Needed. Each year, City Council must certify the TIF (tax increment financing) allocation to each phase of the Stonebrook and Spring Meadow Heights subdivisions. Stonebrook currently has three active phases (1, 2A, and 3) with two set to join in FY25. Spring Meadow Heights has two active phases and will not bring another phase online until FY26. The developer will receive the amount listed in the far right column of each spreadsheet. The city will transfer each dollar amount listed in the “amount

certified for LMI” to the LMI account for use on LMI projects. This information also applies to the next four agenda items. Stonebrook Phase 1 will have \$31,884.33 going to the LMI account and \$53,757.17 going to the developer. Motion made by Rose, seconded by Engel to approve the Tax Increment Financing Reimbursement Certification for Stonebrook Phase 1. Motion carries.

Discussion and Consideration of Tax Increment Financing Reimbursement Certification for Stonebrook Phase 2A – Council Action as Needed. Stonebrook Phase 2A will have \$16,620.59 going to the LMI account and \$28,022.93 going to the developer. Motion made by Engel, seconded by West to approve the Tax Increment Financing Reimbursement Certification for Stonebrook Phase 2A. Motion carries.

Discussion and Consideration of Tax Increment Financing Reimbursement Certification for Stonebrook Phase 3 – Council Action as Needed. Stonebrook Phase 3 will have \$22,750.71 going to the LMI account and \$38,357.83 going to the developer. Motion made by West, seconded by Andresen to approve the Tax Increment Financing Reimbursement Certification for Stonebrook Phase 3. Motion carries.

Discussion and Consideration of Tax Increment Financing Reimbursement Certification for Spring Meadow Heights Phase 1 – Council Action as Needed. Spring Meadow Heights Phase 1 will have 55,439.93 going to the LMI account and \$93,472.04 going to the developer. Motion made by Rose, seconded by Tuerler to approve the Tax Increment Financing Reimbursement Certification for Spring Meadow Heights Phase 1. Motion carries.

Discussion and Consideration of Tax Increment Financing Reimbursement Certification for Spring Meadow Heights Phase 2 – Council Action as Needed. Spring Meadow Heights Phase 2 will have \$5,752.58 going to the LMI account and \$9,698.89 going to the developer. Motion made by Andresen, seconded by West to approve the Tax Increment Financing Reimbursement Certification for Spring Meadow Heights Phase 2. Motion carries.

Discussion and Consideration of Change Order #2 – Davis Park Lighting Project – Council Action as Needed. Change order #2 in the amount of \$2,620.48 is for the installation of an outlet on the B2 outfield pole. The batting cage does not have a dedicated power source for pitching machines; therefore, the outlet is needed to avoid running drop cords to the current restroom facility. Motion made by Engel, seconded by Tuerler to approve Change Order #2-Davis Park Lighting Project. Motion carries.

Discussion Items (No Action)

Budget Related Discussion Items. Staff informed Council of the need to increase sewer rates by an additional 5% of the current 3% that is approved by ordinance, for a total of 8%. This will be done for a couple of years to help offset the expenses created by state mandates and the loss of revenue due to the new property tax law provisions. The recommendation will be to increase the rates by a total of 8% in FY2025 and 8% in FY2026. For now, water increases will remain at 3% annually. Staff will also recommend moving money from all depreciation funds back into their operating funds to help offset expenses. No action taken.

Reports of Mayor/Council/Administrator

Mayor’s Report. Wiesler will be attending a local leaders conference in Des Moines this week and he will have a sustainability meeting on Thursday.

Council Reports. Andresen reported on a League of Women Voters event held last week where a representative from the landfill spoke about composting, prairie burning and also discussed having No Mow May again this year. West reported that she went to a retirement celebration for Amy White and applauded her work on after school programs and other work in the community.

City Administrator's Report. Full report can be found on the City website under the March 4, 2024 Council packet.

As there was no further business to attend to, the meeting adjourned, the time being 7:28 p.m., March 4, 2024.

Respectfully submitted,
Marsha Dewell
City Clerk