

# City of Mt. Vernon, Iowa

<b>Meeting:</b>	<b>Mt. Vernon City Council Meeting</b>
<b>Place:</b>	<b>Mt. Vernon City Hall, 213 1<sup>st</sup> Street NW, Mt. Vernon, Iowa 52314</b>
<b>Date/Time:</b>	<b>March 18, 2024 – 6:30 PM</b>
<b>Web Page:</b>	<b>www.cityofmtvernon-ia.gov</b>
<b>Posted:</b>	<b>March 15, 2024</b>

<b>Mayor:</b>	Tom Wieseler	<b>City Administrator:</b>	Chris Nosbisch
<b>Mayor Pro-Tem:</b>	Scott Rose	<b>City Attorney:</b>	Holly Corkery
<b>Councilperson:</b>	Stephanie West	<b>Asst. City Administrator:</b>	Lori Boren
<b>Councilperson:</b>	Craig Engel	<b>Finance Dir/City Clerk:</b>	Marsha Dewell
<b>Councilperson:</b>	Mark Andresen	<b>Chief of Police:</b>	Doug Shannon
<b>Councilperson:</b>	Paul Tuerler		

For those individuals that are unable to attend or still do not feel comfortable with in-person meetings, the City is providing a Zoom option. For those planning to attend via Zoom, please use the following information:

You will be prompted for the following information:

1. Telephone #: 1-312-626-6799
2. Meeting ID: 827 5411 0937
3. Password: 127226

Should you need assistance to access the meeting, please contact Chris at 319-359-8613.

- A. Call to Order**
- B. Agenda Additions/Agenda Approval**
- C. Communications:**
  1. Unscheduled

If you wish to address the City Council on subjects pertaining to today's meeting agenda, please wait until that item on the agenda is reached. If you wish to address the City Council on an item **not** on the agenda, please approach the microphone and give your name and address for the public record before discussing your item. Each individual will be granted no more than five (5) minutes.

- D. Consent Agenda**

**Note:** These are routine items and will be enacted by one motion without separate discussion unless a Council Member requests separate consideration.

1. Approval of City Council Minutes – March 4, 2024 Regular Council Meeting
2. Approving Liquor License – Bigs BBQ and Brew Pub
3. Approving Liquor License – Chameleon's Pub and Grub
4. Appointing Cathy George - Planning and Zoning Commission

- E. Public Hearing**

1. Public Hearing on the Determination 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 the Public Health, Safety or Welfare of the Residents of the City; Designating Such Area as

Appropriate for Urban Renewal Projects; and Adopting the Amendment No. 9 to the Mount Vernon Urban Renewal Plan

- i. Close Public Hearing – Proceed to G-1

**F. Ordinance Approval/Amendment**

1. None

**G. Resolutions for Approval**

1. Resolution #3-18-2024A: 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 the Public Health, Safety or Welfare of the Residents of the City; Designating Such Area as Appropriate for Urban Renewal Projects; and Adopting the Amendment No. 9 to the Mount Vernon Urban Renewal Plan
2. Resolution #3-18-2024B: Providing for a New Stop Sign Locations within the City of Mt. Vernon, Iowa
3. Resolution #3-18-2024C: Fixing Date for a Meeting on the Proposition to Authorize a Loan Agreement and the Issuance of Notes to Evidence the Obligations of the City Thereunder – Not to Exceed \$1,000,000
4. Resolution #3-18-2024D: Fixing Date for a Meeting on the Proposition to Authorize a Loan Agreement and the Issuance of Notes to Evidence the Obligations of the City Thereunder – Not to Exceed \$2,250,000
5. Resolution #3-18-2024E: Fixing Date for a Meeting on the Proposition to Authorize a Loan Agreement and the Issuance of Notes to Evidence the Obligations of the City Thereunder – Not to Exceed \$1,850,000

**H. Mayoral Proclamation**

1. None

**I. Old Business**

1. None

**J. Motions for Approval**

1. Consideration of Claims List – Motion to Approve
2. Discussion and Consideration of Pay Application #13 – Police Station Renovation Project – Council Action as Needed
3. Discussion and Consideration of Change Order #16 – Police Station Renovation Project – Council Action as Needed
4. Discussion and Consideration of Sculpture Trail Funding Request – Council Action as Needed
5. Discussion and Consideration of No Mow May and Monarch Butterfly Plantings – Council Action as Needed
6. Discussion and Consideration of the Cottonwood Apartments Site Plan – Council Action as Needed
7. Discussion and Consideration of Change Order #17 – Police Station Renovation Project – Council Action as Needed
8. Discussion and Consideration of a Bond Counsel Engagement Letter with Ahlers Cooney Attorneys for the General Obligation Capital Loan Notes, Series 2024 – Council Action as Needed

9. Discussion and Consideration of Operation and Maintenance Assistance Agreement with Carrico Aquatic Resources – Pool – Council Action as Needed

**K. Reports to be Received/Filed**

1. Mt. Vernon/Lisbon police Report
2. Mt. Vernon Public Works Report
3. Mt. Vernon Parks and Rec Report
4. Cole Library Report
5. LMAS Annual Report/Strategic Plan Presentation

**L. Discussion Items (No Action)**

1. None

**M. Reports of Mayor/Council/Administrator**

1. Mayor's Report
2. Council Reports
3. Committee Reports
4. City Administrator's Report

**N. Adjournment**

Pursuant to §21.4(2) of the Code of Iowa, the City has the right to amend this agenda up until 24 hours before the posted meeting time.

**If anyone with a disability would like to attend the meeting, please call City Hall at 895-8742 to arrange for accommodations.**

## **D. Consent Agenda**

The Mount Vernon City Council met March 4, 2024, at City Hall, 213 1<sup>st</sup> 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
<b>TOTAL</b>		<b>230,704.72</b>

**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
<b>TOTAL</b>	<b>230,704.72</b>

**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
<b>TOTAL</b>	<b>627,935.47</b>

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

## Chris Nosbisch

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**From:** Tasha Whitman <twhitman@mtvernonlisbonpd-ia.gov>  
**Sent:** Thursday, March 7, 2024 12:09 PM  
**To:** Chris Nosbisch; Lori Boren  
**Subject:** FW: Application App-196536 Ready for Review

**External Sender - From:** (Tasha Whitman  
<twhitman@mtvernonlisbonpd-ia.gov>)  
This message came from outside your organization.

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Please add to the next agenda. Thanks

Tasha Whitman  
Administrative Assistant  
Mount Vernon – Lisbon Police Department  
380 Old Lincoln Hwy.  
Mount Vernon, IA 52314  
319-895-6141

**From:** noreply@salesforce.com <noreply@salesforce.com> **On Behalf Of** IOWA ABD Licensing Support  
**Sent:** Thursday, March 7, 2024 11:38 AM  
**To:** Tasha Whitman <twhitman@mtvernonlisbonpd-ia.gov>  
**Cc:** licensingnotification@iowaabd.com  
**Subject:** Application App-196536 Ready for Review

Hello,

Application Number App-196536 has been set to "Submitted to Local Authority" status and is currently ready for your review.

Corp Name: JIMNAN LLC

DBA: Bigs BBQ and Brew Pub

License Number: BW0097366

Application Number: App-196536

Tentative Effective Date: 3/29/2024

License Type: Special Class C Retail Alcohol License (BW)

Application Type: Renewal

## Chris Nosbisch

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**From:** Tasha Whitman <twhitman@mtvernonlisbonpd-ia.gov>  
**Sent:** Friday, March 8, 2024 1:49 PM  
**To:** Chris Nosbisch; Lori Boren  
**Subject:** FW: Application App-196010 Ready for Review

**External Sender - From:** (Tasha Whitman <twhitman@mtvernonlisbonpd-ia.gov>)  
This message came from outside your organization.

[Learn More](#)

Please add to the next agenda. Thanks

Tasha Whitman  
Administrative Assistant  
Mount Vernon – Lisbon Police Department  
380 Old Lincoln Hwy.  
Mount Vernon, IA 52314  
319-895-6141

**From:** noreply@salesforce.com <noreply@salesforce.com> **On Behalf Of** IOWA ABD Licensing Support  
**Sent:** Friday, March 8, 2024 1:45 PM  
**To:** Tasha Whitman <twhitman@mtvernonlisbonpd-ia.gov>  
**Cc:** licensingnotification@iowaabd.com  
**Subject:** Application App-196010 Ready for Review

Hello,

Application Number App-196010 has been set to "Submitted to Local Authority" status and is currently ready for your review.

Corp Name: MAIN STREET EATS LLC

DBA: CHAMELEON'S PUB AND GRUB

License Number: LC0049656

Application Number: App-196010

Tentative Effective Date: 5/4/2024

License Type: Class C Retail Alcohol License (LC)

Application Type: Renewal

## **E. Public Hearing**

**AGENDA ITEM # E – 1 & G - 1**

**AGENDA INFORMATION  
MT. VERNON CITY COUNCIL COMMUNICATION**

**DATE:** March 18, 2024

**AGENDA ITEM:** Public Hearing - Resolution #3-18-2024A

**ACTION:** Motion to Close

**SYNOPSIS:** This is the time set for the public hearing on amendment #9 to the Mount Vernon urban renewal plan. Once the amendment is approved, the \$2 million dollar pool renovation project will be eligible for tax increment financing dollars.

**BUDGET ITEM:** N/A

**RESPONSIBLE DEPARTMENT:** City Administrator

**MAYOR/COUNCIL ACTION:** Motion to Close

**ATTACHMENTS:** See Resolution #3-18-2024A

**PREPARED BY:** Chris Nosbisch

**DATE PREPARED:** 3/15/2024

## **G. Resolutions for Approval**

RESOLUTION NO. \_\_\_\_\_

RESOLUTION 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 THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 9 TO THE MOUNT VERNON URBAN RENEWAL PLAN

WHEREAS, by Resolution No. 9-20-93D, adopted September 20, 1993, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Mount Vernon Urban Renewal Plan (the "Plan" or "Urban Renewal Plan") for the Mount Vernon Urban Renewal Area (the "Area" or "Urban Renewal Area") described therein, which Plan is on file in the office of the Recorder of Linn County; and

WHEREAS, this City Council has subsequently approved and adopted amendments to the Plan, most recently Amendment No. 8 adopted in 2023; and

WHEREAS, this Urban Renewal Area currently includes and consists of:

ORIGINAL AREA

The boundaries of the Mount Vernon Urban Renewal District as originally adopted include the entire area within the corporate limits except that area described as follows:

Beginning at the intersection of South 5th Avenue and Palisades Road; then east on Palisades Road and 7th Street vacated to 1st Street; then northwest on 1st Street to A Avenue; then southwest on A Avenue to South 2nd Street; then northwest on South 2nd Street to 3rd Avenue; then northeast on 3rd Avenue to North 2nd Street; then southeast on North 2nd Street to A Avenue; then northeast on A Avenue to North 3rd Street; then southeast on North 3rd Street to the vacated Mount Vernon Short Line Right-of-Way; then northeast on the vacated Mount Vernon Short Line Right-of-Way; to North 7th Street East; then northwest on North 7th Street East to North 1st Avenue; then northeast on North 1st Avenue to the Chicago and Northwestern Railroad Right-of-way; then west on the Chicago Northwestern Railroad Right-of-Way to 1st Street; then southeast on 1st Street to 10th Avenue; then south on 10th Avenue to College Boulevard; then southeast on College Boulevard to South 5th Avenue; then south on South 5th Avenue to the point of beginning.

AMENDMENT NO. 1 AREA

Beginning at the intersection of the CNW Railroad right-of-way and 1st Avenue North (Hwy. 1); then southwest along 1st Avenue North (Hwy. 1) to Cass Street; then west on Cass Street to 2nd Avenue North; then southwest on 2nd Avenue North to North 7th Street; then northwest on North 7th Street to Park Avenue; then north on Park Avenue extended to the CNW Railroad right-of-way; then east on the CNW Railroad right-of-way to the point of beginning;

and

Beginning at the intersection of the CNW Railroad right-of-way and 8th Avenue North; then south on 8th Avenue North to 1st Street West; then northwest on 1st Street West to the CNW Railroad right-of-way; then east on the CNW Railroad right-of-way to the point of beginning.

The areas include the full right-of-way of all streets forming their boundaries.

#### AMENDMENT NO. 2 AREA

That portion of the City, consisting primarily of the older residential areas, that was not included in the original Urban Renewal Area or in the area added as a result of Amendment No. 1.

With the adoption of Amendment No. 2, the entire City was included in the Mount Vernon Urban Renewal Area.

#### AMENDMENT NO. 3

No land was added or removed by Amendment No. 3.

#### AMENDMENT NO. 4

No land was added or removed by Amendment No. 4.

#### AMENDMENT NO. 5 AREA

LAND REMOVED FROM THE AREA AND PLACED IN THE STONEBROOK URBAN RENEWAL AREA:

Lot 2, Cornell College Second Addition in the City of Mount Vernon, Linn County, Iowa excepting therefrom the following: Stonebrook First Addition to City of Mount Vernon, Linn County, Iowa, Stonebrook Second Addition to the City of Mount Vernon, Linn County, Iowa, Stonebrook Fourth Addition to the City of Mount Vernon, Linn County, Iowa, Stonebrook 5th Addition to the City of Mount Vernon, Linn County, Iowa, Meadowbrook First Addition to the City of Mount Vernon, Linn County, Iowa, Meadowbrook Second Addition to the City of Mount Vernon, Linn County, Iowa, Parcels A and B, Plat of Survey #1392 as recorded in Book 6557 Page 508 of the records of the Linn County, Iowa Recorder on



December 28, 2006, Parcel A, Plat of Survey #1588 as recorded in Book 7532 Page 551 of the records of the Linn County, Iowa Recorder on February 18, 2010. Said tract of land contains 60.86 acres and is subject to easements and restrictions of record.

LAND REMOVED FROM THE AREA AND PLACED IN THE SPRING MEADOW URBAN RENEWAL AREA:

NE ¼ NE ¼ of Section 10-82-5 South of the right-of-way of Chicago & Northwestern Railroad Company except the West 326.4 feet thereof

And

SE ¼ NE ¼ Section 10-82-5

Except

Parcel A, Plat of Survey No. 591 as recorded in Book 3908, Page 662

And

The North 9 ½ acres of the NE ¼ SE ¼ of Section 10-82-5

All of the above being in Linn County, Iowa

AMENDMENT NO. 6

No land was added or removed by Amendment No. 6.

AMENDMENT NO. 7

No land was added or removed by Amendment No. 7.

AMENDMENT NO. 8

No land was added or removed by Amendment No. 8.

WHEREAS, a proposed Amendment No. 9 to the Plan ("Amendment No. 9" or "Amendment") for the Urban Renewal Area described above has been prepared, which proposed Amendment has been on file in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add to and/or update the list of proposed projects to be undertaken within the Urban Renewal Area; and

WHEREAS, it is desirable that the area be redeveloped as part of the overall redevelopment covered by the Plan, as amended; and

WHEREAS, this proposed Amendment No. 9 adds no new land to the Urban Renewal Area; and

WHEREAS, by resolution adopted on February 20, 2024, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Amendment No. 9 and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Amendment No. 9 be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the City Administrator, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Amendment No. 9 for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Mount Vernon-Lisbon Sun, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Amendment No. 9, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, STATE OF IOWA:

Section 1. That the findings and conclusions set forth or contained in Amendment No. 9 concerning the area of the City of Mount Vernon, State of Iowa, described in the preamble hereof, be and the same are hereby ratified and confirmed in all respects as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Plan, as amended, and Amendment No. 9 conform to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Urban Renewal Area:

i. Residential use is expected and with reference to those portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses

is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Urban Renewal Area, as amended, continues to be an economic development and blighted area within the meaning of Chapter 403, Code of Iowa; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403, Code of Iowa; and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of this City.

Section 4. That Amendment No. 9 to the Mount Vernon Urban Renewal Plan of the City of Mount Vernon, State of Iowa, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as "Amendment No. 9 to the Mount Vernon Urban Renewal Plan for the City of Mount Vernon, State of Iowa"; Amendment No. 9, including all of the exhibits attached thereto, is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of Amendment No. 9 with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, Amendment No. 9 shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. The proposed Amendment No. 9 shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Linn County, Iowa, to be filed and recorded in the manner provided by law.

Section 6. That all other provisions of the Plan not affected or otherwise revised by the terms of Amendment No. 9, as well as all resolutions previously adopted by this City Council related to the Plan be and the same are hereby ratified, confirmed and approved in all respects.

PASSED AND APPROVED this 18<sup>th</sup> day of March, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

*Label the Amendment as Exhibit 1 (with all exhibits) and attach it to this Resolution.*

**AMENDMENT #9**

to the

**MOUNT VERNON URBAN RENEWAL PLAN**

**CITY OF MOUNT VERNON, IOWA**

**Original Area Adopted - 1993**

**Amendment #1 – 1994**

**Amendment #2 – 2006**

**Amendment #3 – 2013**

**Amendment # 4 – 2014**

**Amendment #5 – 2017**

**Amendment #6 – 2019**

**Amendment #7 – 2022**

**Amendment #8 – 2023**

**Amendment #9 - 2024**

**AMENDMENT #9**  
**to the**  
**MOUNT VERNON URBAN RENEWAL PLAN**  
**CITY OF MOUNT VERNON, IOWA**

The Mount Vernon Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Mount Vernon Urban Renewal Area (“Area” or “Urban Renewal Area”) was originally adopted in 1993 and amended in 1994, 2006, 2013, 2014, 2017, 2019, 2022, and 2023, and is being further amended by the adoption of this Amendment No. 9 to the Plan (“Amendment” or “Amendment No. 9”) to add to and/or update the list of proposed projects to be undertaken within the Urban Renewal Area.

No land is being added to or removed from the Urban Renewal Area by this Amendment. Accordingly, the previously established “base values” or “base valuations” of the Urban Renewal Area and any subareas thereof will remain unchanged by this Amendment.

Except as modified by this Amendment, the provisions of the Urban Renewal Plan, as previously amended, are hereby ratified, confirmed, and approved and shall remain in full force and effect as provided herein. In case of any conflict or uncertainty, the terms of this Amendment shall control. Any subsection of the Plan, as previously amended, not mentioned in this Amendment shall continue to apply to the Plan.

**DESCRIPTION OF AREA**

No land is being added to or removed from the Urban Renewal Area by this Amendment. The original Urban Renewal Area and each prior amendment that adds or removes property may be referred to as “subareas” of the Urban Renewal Area in this Amendment. The subareas make up the total Urban Renewal Area. For the reader’s convenience, a map of the Urban Renewal Area, including all subareas, is attached hereto as Exhibit A.

**AREA DESIGNATION**

The City of Mount Vernon is continuing to designate this Urban Renewal Area as a mixed blight and economic development (commercial/industrial/LMI residential) area. This Amendment makes no change in the Area designation.

**DEVELOPMENT PLAN/ZONING**

The City of Mount Vernon has a general plan for the physical development of the City as a whole outlined in the City of Mount Vernon Iowa 2016 Comprehensive Plan adopted on April 18, 2016. The goals and objectives of the Urban Renewal Plan and this Amendment, including the urban renewal projects identified herein, are in conformity with the City of Mount Vernon Iowa 2016 Comprehensive Plan.

This Plan does not in any way replace or modify the City’s current land use planning or zoning regulation process.

Except as otherwise provided herein, the City has not determined a current need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Urban Renewal Area, as amended.

**PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS**

Numerous urban renewal projects were authorized prior to the date of this Amendment and are continuing. Such projects are not listed in this Amendment but consist of a variety of urban renewal projects that are not being altered by this Amendment.

**ELIGIBLE URBAN RENEWAL PROJECTS (Amendment No. 9)**

Although certain project activities may occur over a period of years, in addition to projects previously authorized in the Plan, as previously amended, the eligible urban renewal projects under this Amendment No. 9 include:

1. **Public Improvements:** The City is considering making improvements to the City swimming pool and associated facilities. These improvements will include, but are not limited to, a renovation to the basin, pool heater replacement, apparatus replacement and ADA upgrades. The improvements are estimated to cost approximately \$2,000,000 - \$2,500,000 and will be completed between 2024 and 2027. The improvements are quality of life improvements that are anticipated to help contain blighting influences and encourage employers and employees to locate and remain in the City and surrounding community.
2. **Planning, engineering fees (for urban renewal plans), attorney fees, other related costs to support urban renewal projects and planning:**

Project	Date	Estimated cost
Fees and costs	Undetermined	Not to Exceed \$4,000

**FINANCIAL INFORMATION**

1.	July 1, 2023 constitutional debt limit:	\$16,854,582
2.	Current outstanding general obligation debt:	\$9,127,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (Amendment No. 9) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the	\$2,004,000 - \$2,504,000  This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

<p>same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects (Amendment No. 9) as described above will be approximately as stated in the next column:</p>	
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**PUBLIC BUILDING ANALYSIS**

The swimming pool project described above involves one or more “public buildings” as defined in Iowa Code 403.5(2)(b)(1). If this project is ultimately approved by the City, the City intends to finance a portion of the cost of the project through tax increment financing. For the costs of this project to be paid with tax increment funds, the City proposes to advance the costs from existing City funds or issue general obligation bonds and either repay the City funds or abate a part of the principal and interest payments utilizing available incremental tax revenues within the Area, if available. Specifically, under these circumstances, Iowa law requires an analysis of alternative development options and funding for the projects and reasons why such options would be less feasible than the use of incremental tax revenues for the projects.

This facility is an important quality of life amenity in the City, the Urban Renewal Area, and surrounding municipalities and school districts. Using tax increment financing dollars to pay for the renovation and equipping of this public building is a fair and rational way to fund this urban renewal project.

Alternative development and funding options for a potential public building project in the Urban Renewal Area would be for the City to go through a process that could result in the issuance of general obligation bonds to fund the project, resulting in the entire cost for the facility to be borne by City residents. This option is arguably less feasible than the use of TIF funds because there would be no contribution of tax increment revenues from affected school districts and Linn County. Because the public facility listed in this Amendment will benefit Linn County residents/taxpayers and school patrons/taxpayers who utilize the facility, the use of tax increment is the most appropriate funding mechanism because it is fair for the school districts and the county to share in the costs for the project. The project demonstrates regional benefits, not only because the project would benefit more than just City residents, but because renovating the public facility will add to the quality of life for residents of surrounding cities as well and will promote development in this area of the City, thus increasing the property tax base, thereby benefiting the City, school and county. The City also intends to consider the use of other funding sources, such as state, federal, and/or local grants, and private donations, but does not anticipate these sources being sufficient to cover the costs of the project.

In conclusion, for all the foregoing reasons, alternative options for funding of the urban renewal project described above are less feasible than the use of incremental taxes.

**URBAN RENEWAL FINANCING**

The City intends to utilize various financing tools, such as those described below, to successfully undertake eligible urban renewal actions. The City of Mount Vernon has the statutory authority



to use a variety of tools to finance physical improvements within the Area, as amended. These include:

A. Tax Increment Financing.

Under Section 403.19 of the *Code of Iowa*, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment district within the Urban Renewal Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. Certain increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City, and in any event upon the expiration of the tax increment district.

B. General Obligation Bonds.

Under Subchapter III of Chapter 384 and Chapter 403 of the *Code of Iowa*, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements or urban renewal projects within the Urban Renewal Area, as amended, and for other urban renewal projects or incentives for development consistent with this Urban Renewal Plan, as amended. Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Mount Vernon. It may be that the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Area, as amended.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates, or other incentives to developers or private entities in connection with the urban renewal projects identified in the Urban Renewal Plan, as amended. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Urban Renewal Area for urban renewal projects. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the *Code of Iowa* in furtherance of the objectives of this Urban Renewal Plan.

**EFFECTIVE PERIOD**

This Amendment #9 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, or any prior amendment, resolution, or

document, the Urban Renewal Plan, as amended, shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the *Code of Iowa*, will be consistent with Chapter 403 of the Iowa code.

In its resolution adopting the original Plan, Resolution No. 9-20-93D adopted September 20, 1993, the City found the original Area described therein (referred to herein as the Original Subarea) to be both blighted and an economic development area. By Resolution No. 5-23-94B adopted on May 23, 1994, the City added property to the Area (referred to herein as Amendment No. 1 Subarea) and designated that property as appropriate for economic development (commercial/industrial). Additional property was added by Amendment No. 2 (referred to herein as Amendment No. 2 Subarea) adopted by Resolution No. 6-5-2006C on June 5, 2006 and the Council designated that property as appropriate for economic development (commercial and LMI residential). Since the adoption of Amendment No. 3 by Resolution No. 10-7-2013A on October 7, 2013, the City has recognized the Urban Renewal Area, as a whole, to be a mixed blighted and economic development (commercial/industrial/LMI residential) area. Because Iowa Code section 403.17(10) provides that the 20-year limitation on the division of revenue applies only to economic development areas with no part containing slum or blighted conditions, and because the Area contains parts that are blighted, the Area is not subject to the 20-year limitation on the division of revenue set forth in section 403.17(10). In addition, because the original Plan and Amendment No. 1 were adopted before the effective date (January 1, 1995) of the Iowa Code Section 403.17 requirement that the division of revenue be limited to twenty years in areas that are established on the basis of an economic development finding, the division of revenue in the Original Subarea and the Amendment No. 1 Subarea have no expiration date or sunset. Notwithstanding the above, the City had previously placed a voluntary expiration date on the ability to collect increment from the Area of Fiscal Year 26-27. With the adoption of Amendment No. 5, the City rescinded and removed that voluntary expiration date or sunset from the Original Subarea and Amendment No. 1 Subarea. To the extent any prior amendment, resolution or document purported to establish a voluntary expiration date on the City’s ability to collect and use incremental property taxes from the Original or Amendment No. 1 Subareas, said document is hereby superseded, said expiration date is hereby rescinded, and the division of revenue in the Original and Amendment No. 1 Subareas shall continue indefinitely or for the maximum period allowed by law. The City has elected to retain the voluntary expiration date on the division of revenue in the Amendment No. 2 Subarea, so that the last fiscal year available for collection of tax increment on the Amendment No. 2 Subarea remains Fiscal Year 26-27.

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the City for activities carried out under the Urban Renewal Plan, shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

#### **REPEALER AND SEVERABILITY CLAUSE**

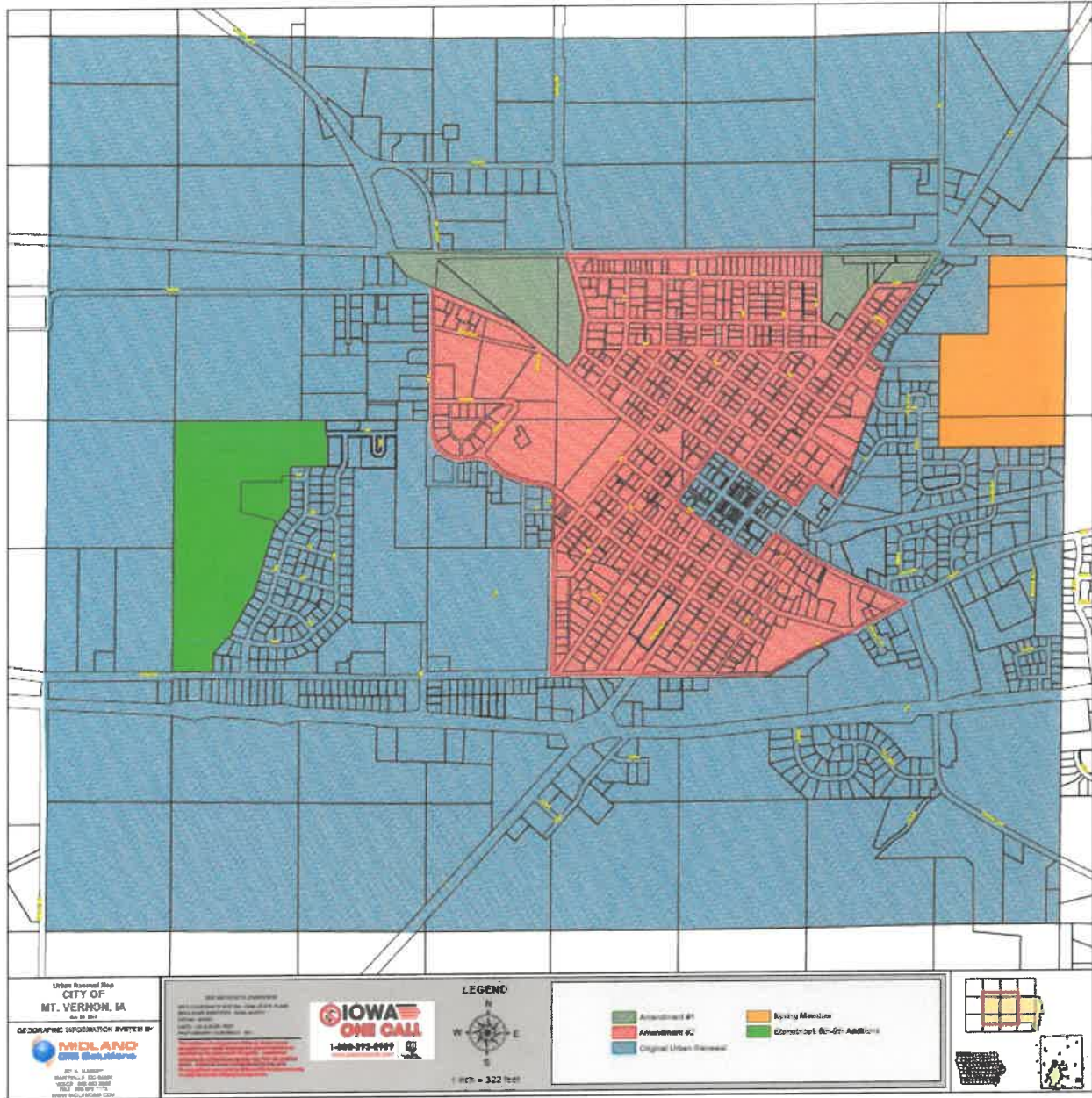
Any parts of the Urban Renewal Plan, as previously amended, in conflict with this Amendment are hereby repealed.

If any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Urban Renewal Plan as a whole or the previous amendments to the Urban Renewal Plan, or any part of the Urban Renewal Plan or Amendment not determined to be invalid or unconstitutional.

# EXHIBIT A

## MOUNT VERNON URBAN RENEWAL AREA (as amended)

The property removed from the Mount Vernon Urban Renewal Area by Amendment 5 is identified below as Spring Meadows and Stonebrook 6<sup>th</sup>-9<sup>th</sup> Additions



02301252\13932-045

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF LINN )

I, the undersigned City Clerk of the City of Mount Vernon, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective city offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
City Clerk, City of Mount Vernon, State of Iowa

(SEAL)

URBAN RENEWAL  
TRANSCRIPT CERTIFICATE

I, the undersigned, being first duly sworn, do hereby depose and certify that I am the duly appointed, qualified and acting City Clerk of the City of Mount Vernon, State of Iowa, and that as such City Clerk I have in my possession or have access to the complete corporate records of the City and of its Council and officials, and that I have carefully compared the transcript hereto attached with the aforesaid corporate records and that the transcript hereto attached is a true and complete copy of all the corporate records in relation to the authorization of the Amendment No. 9 to the Mount Vernon Urban Renewal Plan of the City, and that the transcript hereto attached contains a true and complete statement of all the measures adopted and proceedings, acts and things had, done and performed up to the present time, in relation to the authorization of Amendment No. 9 to the Mount Vernon Urban Renewal Plan, and that the Council consists of a Mayor and five (5) Council Members, and that such offices were duly and lawfully filled by the individuals listed in the attached transcript as of the dates and times referred to therein.

I further certify that the City is and throughout the period of such proceedings has been governed under the form of municipal government authorized by Chapter 372, Code of Iowa, under the provisions of its charter as recorded with the Secretary of State.

I further certify that all meetings of the City Council of the City at which action was taken in connection with the above named Urban Renewal Plan and Urban Renewal Area were open to the public at all times in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and was duly given at least twenty-four hours prior to the commencement of the meeting by notification of the communications media having requested such notice and posted on a bulletin board or other prominent place designated for the purpose and easily accessible to the public at the principal office of the Council all pursuant to the provisions and in accordance with the conditions of the local rules of the Council and Chapter 21, Code of Iowa.

I further certify that attached hereto are true and accurate copies of the following:

1. Amendment No. 9 to the Mount Vernon Urban Renewal Plan (You do not need to attach the Amendment to this Certificate if you have attached such Amendment and its exhibits to the Authorizing Resolution labeled "Exhibit 1".);
2. Report of City Administrator, or his delegate, to the City Council with respect to the consultation held with affected taxing entities on the Amendment No. 9 to the Mount Vernon Urban Renewal Plan, with attached copies of any and all written recommendations made with respect thereto and the responses of the City to any such recommendations.



March 18, 2024

The City Council of the City of Mount Vernon, State of Iowa, met in \_\_\_\_\_ session, in the Council Chambers, City Hall, 213 First Street NW, Mount Vernon, at 6:30 P.M., on the above date. There were present Mayor \_\_\_\_\_, in the chair, and the following named Council Members:

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*



This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Amendment No. 9 to the Mount Vernon Urban Renewal Plan, the Mayor first asked for the report of the City Administrator, or his delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Amendment. The Council was informed that the consultation was duly held as ordered by the Council, and that \_\_\_\_\_ written recommendations were received from affected taxing entities. The report of the City Administrator, or his delegate, with respect to the consultation was placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written comments had been filed with respect to the proposed Amendment, and the City Clerk reported that \_\_\_\_\_ written comments thereto had been filed. The Mayor then called for any oral comments to the adoption of the Amendment No. 9 to the Mount Vernon Urban Renewal Plan and \_\_\_\_\_ were made. The public hearing was then closed.

{Attach summary of comments here,  
or include summary of comments in meeting minutes}

Council Member \_\_\_\_\_ then introduced the following Resolution entitled "RESOLUTION 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 THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING AMENDMENT NO. 9 TO THE MOUNT VERNON URBAN RENEWAL PLAN" and moved:

- that the Resolution be adopted.
- to defer action on the Resolution and the proposal to the meeting to be held at \_\_\_\_\_ .M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, at this place.

Council Member \_\_\_\_\_ seconded the motion. The roll was called, and the vote was:

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the measure duly adopted.

**AGENDA ITEM # G – 2**

**AGENDA INFORMATION  
MT. VERNON CITY COUNCIL COMMUNICATION**

**DATE:** March 18, 2024

**AGENDA ITEM:** Resolution #3-18-2024B

**ACTION:** Motion

**SYNOPSIS:** Staff has received a citizen request for the review of possible stop sign locations at the intersection of 6<sup>th</sup> Street NE, Spring Meadow Dr NE, and Ashton Dr NE. Chief Shannon has reviewed the proposed stop sign location and submitted the included report.

**BUDGET ITEM:** RUT

**RESPONSIBLE DEPARTMENT:** City Administrator

**MAYOR/COUNCIL ACTION:** Motion

**ATTACHMENTS:** Resolution #3-18-2024B

**PREPARED BY:** Chris Nosbisch

**DATE PREPARED:** 3/15/2024

RESOLUTION #3-18-2024B

A Resolution providing for new "Stop" sign locations within the City of Mt. Vernon, Iowa.

WHEREAS, Section 61.01 of the Code of Ordinances of the City of Mount Vernon, Iowa, directs the Council to designate and establish, by resolution, appropriate traffic control devices; and,

WHEREAS, staff has reviewed the need for additional traffic control measures and is now recommending that Stop signs be provided on a certain section of a certain street;

NOW, THEREFORE, BE IT RESOLVED there be a Stop sign placed as follows:

- 1.) Intersection of 6<sup>th</sup> Street NE and Ashton Dr NE; southeast corner for north bound traffic on Spring Meadow Dr NE.
- 2.) Intersection of 6<sup>th</sup> Street NE and Ashton Dr NE; northwest corner for south bound traffic on Ashton Dr NE.

Motion made by \_\_\_\_\_, seconded by \_\_\_\_\_ to \_\_\_\_\_

Resolution #3-18-2024B.

Resolution #3-18-2024B \_\_\_\_\_ on March 18, 2024, by the following roll call vote:

YES:

NO:

ABSTAIN:

ABSENT:

MOUNT VERNON CITY COUNCIL  
MOUNT VERNON, IOWA

\_\_\_\_\_  
Thomas M. Wieseler, Mayor

ATTEST:

\_\_\_\_\_  
Marsha Dewell  
Finance Director/City Clerk



# Mt. Vernon-Lisbon Police Department

Douglas J. Shannon  
Chief of Police

February 28, 2024

To: Residents of Spring Meadows Addition/6<sup>th</sup> St NE

Re: Addition of Stop signs – 3 Way Stop Intersection 6<sup>th</sup> St & Ashton Dr NE

To whom it may concern:

Our office has received complaints from residents living in Spring Meadows neighborhood reporting safety concerns related to speeding vehicles and drivers failing to stop at the intersection of 6<sup>th</sup> St & Ashton Drive NE. Recognizing this intersection is near a curve, is used as a crossing for the walking trail, and an identified stop for students to be picked up by a school bus, I support making the intersection of 6<sup>th</sup> St & Ashton Drive NE a 3-way stop signed intersection. I plan to present this proposal to City Council for consideration and action at the March 18<sup>th</sup>, 2024 Council meeting. Here is a map detailing my proposal:



If you have questions or would like to discuss this proposal, please feel free to contact me by phone or email [dshannon@mtvernonlisbonpd-ia.gov](mailto:dshannon@mtvernonlisbonpd-ia.gov) and share your thoughts or concerns. If you would like your comments shared with city council, I would ask you respond by email

380 Old Lincoln Highway  
Mount Vernon, Iowa 52314

319-895-6141 (office)  
319-895-6617 (fax)



# Mt. Vernon-Lisbon Police Department

Douglas J. Shannon  
Chief of Police

by March 15, 2024 so I can share your comments directly with council members as part of this discussion.

Again, please feel free to contact me by mail, email, or phone with any questions, comments, or concerns. I plan to present the final recommendations to the City Council at the March 18, 2024, City Council meeting. This meeting is at 6:30pm at Mount Vernon City Hall, 213 1<sup>st</sup> St NW, Mount Vernon, Iowa 52314.

Sincerely,

A handwritten signature in black ink that reads "Doug Shannon".

Doug Shannon  
Chief of Police

[dshannon@mtvernonlisbonpd-ia.gov](mailto:dshannon@mtvernonlisbonpd-ia.gov)

380 Old Lincoln Highway  
Mount Vernon, Iowa 52314

319-895-6141 (office)  
319-895-6617 (fax)



< Back to all forms

### Request for Action (External)

Published

### Melissa Anderson

Contact Record

Marketing contact

Submitted February 7, 2024 6:42 PM CST (20 days ago) from a regular HubSpot form

Form name	Last name	Created date
Date	Last submission received	July 14, 2023
Form settings	Set contacts as marketing	February 12, 2024
Form status	Yes	Set contacts as marketing
Request for Action Subject	Workflows (1)	Yes
	<a href="#">Send a follow-up email</a>	Off   Last updated on Jul

#### ▼ Contact Record (6)

[View Contact record](#)

First name  
Melissa

Last name  
Anderson

Email  
lis\_huff@hotmail.com

Street address  
519 Spring Meadow Dr Ne

City  
Mount Vernon

Phone number  
5635997538

Performance Analyze Submissions

Date range: 01/01/2000 to 02/28/2024

CONTACT

CONVEI

#### ▼ Ticket Record (3)

[View Ticket record](#)

[Tyler Lariner](#)

Reque:

Request for Action Subject  
Add in stop sign, speed bumps, or both.

[Marie DeVries](#)

Contact

Request for Action Category Dropdown  
Public Safety / Animal Control

[Amber Moore](#)

Reque:

Please provide a brief description of the complaint or occurrence  
As the Spring Meadow neighborhood has expanded and opened up into Candlestick, the traffic has increased significantly. Where our house is, it is on a curve, 20 plus kids live within a 6 house radius, the walking trail comes out there, and the bus stop is there. As a neighborhood we have witnessed a significant amount of times where children have almost been hit as cars are going out of control fast. I hope adding in a safety measure before someone gets killed. (A kid was killed in Cascade years ago from a car hitting them going 25, people, including teens and adults go WAY faster than 25 around a blind corner. Thank you so much!

[Melissa Anderson](#)

Reque:

[Natalie Patten](#)

Contact

[Meridith Hoffman](#)

Reque:

[Meridith Hoffman](#)

Reque:

[Lee Brame](#)

Contact

Reque:

Reque:

How happy are you with the overall Submissions experience?



[View object records](#)



< Back to all forms

### Request for Action (External)

Published

First name

Last name

Email

Phone number

Request for Action

Created date  
July 14, 2023

Last submission received  
February 12, 2024

Set contacts as marketing  
Yes

Workflows (1)  
[Send a follow-up email](#)  
Off | Last updated on Jul

### Amber Moore

Contact Record

Marketing contact

Submitted February 8, 2024 8:35 AM CST (20 days ago) from a regular HubSpot form

#### ▼ Contact Record (6)

[View Contact record](#)

First name  
Amber

Last name  
Moore

Email  
ambermoore72305@hotmail.com

Street address  
510 Spring Meadow Dr NE

City  
Mount Vernon

Phone number  
3193890565

Performance Analyze Submissions

Date range: 01/01/2000 to 02/28/2024

CONTACT

CONVEI

[Tyler Lariner](#)

Reque:

[Marie DeVries](#)

Contact

[Amber Moore](#)

Reque:

[Melissa Anderson](#)

Reque:

[Natalie Patten](#)

Contact

[Meridith Hoffman](#)

Reque:

[Meridith Hoffman](#)

Reque:

[Lee Brame](#)

Contact

#### ▼ Ticket Record (4)

[View Ticket record](#)

Request for Action Subject  
Speed Bump or Stop Sign Needed

Request for Action Category Dropdown  
Streets / Water / Sewer / Trees

Please provide a brief description of the complaint or occurrence

There is a need for a speed bump on the curve of Spring Meadow Drive NE, and/or a 3-way stop sign at the corner of Spring Meadow and 6th Street NE (see picture attached). Similar to the Stonebrook development, this area is very full of kids, walkers, trail, etc., plus a bus stop, and the speed some people take when coming in and out can get really high, especially as they are driving west, down and around the corner of Spring Meadow. This winter, in the mornings when the streets were slick, people driving that route and then having to quickly slow down and turn left at the bus stop at the corner of SM and 6th has been really unsafe and scary to watch. I have to tell my daughters to make sure they stand more up the sidewalk, north of the corner a bit, to give them a better chance to get out of the way if, and likely when, a car slides too far and accidentally up over the curb (into the kids who wait right next to the road) on a snowy/icy day. Due to these considerations, the neighborhood would like to see similar solutions as what was taken in Stonebrook on 15th Ave in place.

File upload  
[inbound5324554434757368229.png](#)

Reque:

Reque:

How happy are you with the overall Submissions experience?



[View object records](#)



**AGENDA ITEM # G – 3 thru G - 5**

**AGENDA INFORMATION  
MT. VERNON CITY COUNCIL COMMUNICATION**

**DATE:** March 18, 2024

**AGENDA ITEM:** Resolution #3-18-2024C, #3-18-2024D, #3-18-2024E

**ACTION:** Motion

**SYNOPSIS:** The following resolutions are for the same borrowing; however, they must be divided into three separate resolutions (more on this at the meeting). The amount the city could borrow with the adoption of the resolutions is \$5,100,000. This does not mean the city has to borrow this amount, but it does mean that we cannot exceed these amounts.

**BUDGET ITEM:** N/A

**RESPONSIBLE DEPARTMENT:** City Administrator

**MAYOR/COUNCIL ACTION:** Motion

**ATTACHMENTS:** Resolution #3-18-2024C, #3-18-2024D, #3-18-2024E

**PREPARED BY:** Chris Nosbisch

**DATE PREPARED:** 3/15/2024

March 18, 2024

The City Council of the City of Mount Vernon, State of Iowa, met in \_\_\_\_\_ session, in the Council Chambers, City Hall, 213 First Street NW, Mount Vernon, Iowa, at \_\_\_\_\_ .M., on the above date. There were present Mayor \_\_\_\_\_, in the chair, and the following named Council Members:

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

Council Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$1,000,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE CITY OF MOUNT VERNON, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was,

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. \_\_\_\_\_

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$1,000,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE CITY OF MOUNT VERNON, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, by Resolution No. 9-20-93D , adopted September 20, 1993, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Mount Vernon Urban Renewal Plan (the "Plan") for the Mount Vernon Urban Renewal Area (the "Area" or "Urban Renewal Area"), which Plan is on file in the office of the Recorder of Linn County, Iowa; and

WHEREAS, by Resolution No. 12-18-2023B, adopted December 18, 2023, this Council approved and adopted an Amendment No. 8 to the Plan, which Amendment added and updated urban renewal projects proposed to be undertaken within the Area; and

WHEREAS, by Resolution No. \_\_\_\_\_, adopted \_\_\_\_\_, 2024, this Council approved and adopted an Amendment No. 9 to the Plan, which Amendment added and updated urban renewal projects proposed to be undertaken within the Area; and

WHEREAS, it is deemed necessary and advisable that the City of Mount Vernon, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$1,000,000, as authorized by Sections 384.24A, 384.25 and 403.12, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential corporate purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

WHEREAS, before notes may be issued, it is necessary to comply with the procedural requirements of Chapters 384 and 403 of the Code of Iowa, and to publish a notice of the proposal to issue such notes and the right to petition for an election.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CITY OF MOUNT VERNON, STATE OF IOWA:

Section 1. That this Council meet in the Council Chambers, City Hall, 213 First Street NW, Mount Vernon, Iowa, at \_\_\_\_\_ .M., on the 15<sup>th</sup> day of April, 2024, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$1,000,000 General Obligation Capital Loan Notes, for essential corporate purposes, the proceeds of which notes will be used to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of chapter 403 including constructing the Glenn Street project roadway and associated utilities and infrastructure improvements in the Stoner Plaza Tenth Addition as authorized in Amendment No. 8 to the Mount Vernon Urban Renewal Plan.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Subchapter III of Chapter 384 of the Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. The Clerk is authorized and directed to proceed on behalf of the City with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the City's obligations to a principal amount of not to exceed \$1,000,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the City and acceptable to the Council.

Section 4. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than ten clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 5. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published between: March 26, 2024 and April 5, 2024)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, STATE OF IOWA, ON THE MATTER OF THE PROPOSED AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$1,000,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE CITY (FOR ESSENTIAL CORPORATE PURPOSES), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Mount Vernon, State of Iowa, will hold a public hearing on the 15<sup>th</sup> day of April, 2024, at \_\_\_\_\_ .M., in the Council Chambers, City Hall, 213 First Street NW, Mount Vernon, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$1,000,000 General Obligation Capital Loan Notes, for essential corporate purposes, to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of chapter 403 including constructing the Glenn Street project roadway and associated utilities and infrastructure improvements in the Stoner Plaza Tenth Addition as authorized in Amendment No. 8 to the Mount Vernon Urban Renewal Plan. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At any time before the date of the meeting, a petition, asking that the question of issuing such Notes be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Sections 384.24(3)(q), 384.24A, 384.25 and 403.12 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Mount Vernon, State of Iowa, as provided by Chapters 384 and 403 of the Code of Iowa.

Dated this 18<sup>th</sup> day of March, 2024.

---

City Clerk, City of Mount Vernon, State of Iowa

(End of Notice)

PASSED AND APPROVED this 18<sup>th</sup> day of March, 2024.

---

Mayor

ATTEST:

---

City Clerk

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF LINN )

I, the undersigned City Clerk of the City of Mount Vernon, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
City Clerk, City of Mount Vernon, State of Iowa

(SEAL)



CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF LINN )

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Clerk of the City of Mount Vernon, in the County of Linn, State of Iowa, and that as such Clerk and by full authority from the Council of the City, I have caused a

NOTICE OF PUBLIC HEARING  
(Not To Exceed \$1,000,000 General Obligation Capital Loan Notes)

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the "Mount Vernon-Lisbon Sun", a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the City, and that the Notice was published in all of the issues thereof published and circulated on the following date:

\_\_\_\_\_, 2024.

WITNESS my official signature this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
City Clerk, City of Mount Vernon, State of  
Iowa

(SEAL)

(To be published between: March 26, 2024 and April 5, 2024)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE  
CITY OF MOUNT VERNON, STATE OF IOWA, ON THE  
MATTER OF THE PROPOSED AUTHORIZATION OF A  
LOAN AGREEMENT AND THE ISSUANCE OF NOT TO  
EXCEED \$1,000,000 GENERAL OBLIGATION CAPITAL  
LOAN NOTES OF THE CITY (FOR ESSENTIAL CORPORATE  
PURPOSES), AND THE HEARING ON THE ISSUANCE  
THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Mount Vernon, State of Iowa, will hold a public hearing on the 15<sup>th</sup> day of April, 2024, at \_\_\_\_\_ .M., in the Council Chambers, City Hall, 213 First Street NW, Mount Vernon, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$1,000,000 General Obligation Capital Loan Notes, for essential corporate purposes, to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of chapter 403 including constructing the Glenn Street project roadway and associated utilities and infrastructure improvements in the Stoner Plaza Tenth Addition as authorized in Amendment No. 8 to the Mount Vernon Urban Renewal Plan. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At any time before the date of the meeting, a petition, asking that the question of issuing such Notes be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Sections 384.24(3)(q), 384.24A, 384.25 and 403.12 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Mount Vernon, State of Iowa, as provided by Chapters 384 and 403 of the Code of Iowa.

Dated this 18<sup>th</sup> day of March, 2024.

---

City Clerk, City of Mount Vernon, State of  
Iowa

(End of Notice)

March 18, 2024

The City Council of the City of Mount Vernon, State of Iowa, met in \_\_\_\_\_ session, in the Council Chambers, City Hall, 213 First Street NW, Mount Vernon, Iowa, at \_\_\_\_\_ .M., on the above date. There were present Mayor \_\_\_\_\_, in the chair, and the following named Council Members:

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

Council Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$2,250,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE CITY OF MOUNT VERNON, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was,

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. \_\_\_\_\_

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$2,250,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE CITY OF MOUNT VERNON, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, by Resolution No. 9-20-93D , adopted September 20, 1993, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the Mount Vernon Urban Renewal Plan (the "Plan") for the Mount Vernon Urban Renewal Area (the "Area" or "Urban Renewal Area"), which Plan is on file in the office of the Recorder of Linn County, Iowa; and

WHEREAS, by Resolution No. 12-18-2023B, adopted December 18, 2023, this Council approved and adopted an Amendment No. 8 to the Plan, which Amendment added and updated urban renewal projects proposed to be undertaken within the Area; and

WHEREAS, by Resolution No. \_\_\_\_\_, adopted \_\_\_\_\_, 2024, this Council approved and adopted an Amendment No. 9 to the Plan, which Amendment added and updated urban renewal projects proposed to be undertaken within the Area; and

WHEREAS, it is deemed necessary and advisable that the City of Mount Vernon, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$2,250,000, as authorized by Sections 384.24A, 384.25 and 403.12, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential corporate purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

WHEREAS, before notes may be issued, it is necessary to comply with the procedural requirements of Chapters 384 and 403 of the Code of Iowa, and to publish a notice of the proposal to issue such notes and the right to petition for an election.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CITY OF MOUNT VERNON, STATE OF IOWA:

Section 1. That this Council meet in the Council Chambers, City Hall, 213 First Street NW, Mount Vernon, Iowa, at \_\_\_\_\_ .M., on the 15<sup>th</sup> day of April, 2024, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$2,250,000 General Obligation Capital Loan Notes, for essential corporate purposes, the proceeds of which notes will be used to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of chapter 403 including improvements to the swimming pool and related facilities as authorized in Amendment No. 9 to the Mount Vernon Urban Renewal Plan.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Subchapter III of Chapter 384 of the Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. The Clerk is authorized and directed to proceed on behalf of the City with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the City's obligations to a principal amount of not to exceed \$2,250,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the City and acceptable to the Council.

Section 4. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than ten clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 5. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published between: March 26, 2024 and April 5, 2024)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, STATE OF IOWA, ON THE MATTER OF THE PROPOSED AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$2,250,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE CITY (FOR ESSENTIAL CORPORATE PURPOSES), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Mount Vernon, State of Iowa, will hold a public hearing on the 15<sup>th</sup> day of April, 2024, at \_\_\_\_\_ .M., in the Council Chambers, City Hall, 213 First Street NW, Mount Vernon, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$2,250,000 General Obligation Capital Loan Notes, for essential corporate purposes, to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of chapter 403 including improvements to the swimming pool and related facilities as authorized in Amendment No. 9 to the Mount Vernon Urban Renewal Plan. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At any time before the date of the meeting, a petition, asking that the question of issuing such Notes be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Sections 384.24(3)(q), 384.24A, 384.25 and 403.12 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Mount Vernon, State of Iowa, as provided by Chapters 384 and 403 of the Code of Iowa.

Dated this 18<sup>th</sup> day of March, 2024.

---

City Clerk, City of Mount Vernon, State of Iowa

(End of Notice)

PASSED AND APPROVED this 18<sup>th</sup> day of March, 2024.

---

Mayor

ATTEST:

---

City Clerk



CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF LINN )

I, the undersigned City Clerk of the City of Mount Vernon, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
City Clerk, City of Mount Vernon, State of Iowa

(SEAL)

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF LINN )

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Clerk of the City of Mount Vernon, in the County of Linn, State of Iowa, and that as such Clerk and by full authority from the Council of the City, I have caused a

NOTICE OF PUBLIC HEARING  
(Not To Exceed \$2,250,000 General Obligation Capital Loan Notes)

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the "Mount Vernon-Lisbon Sun", a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the City, and that the Notice was published in all of the issues thereof published and circulated on the following date:

\_\_\_\_\_, 2024.

WITNESS my official signature this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
City Clerk, City of Mount Vernon, State of  
Iowa

(SEAL)

(To be published between: March 26, 2024 and April 5, 2024)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE  
CITY OF MOUNT VERNON, STATE OF IOWA, ON THE  
MATTER OF THE PROPOSED AUTHORIZATION OF A  
LOAN AGREEMENT AND THE ISSUANCE OF NOT TO  
EXCEED \$2,250,000 GENERAL OBLIGATION CAPITAL  
LOAN NOTES OF THE CITY (FOR ESSENTIAL CORPORATE  
PURPOSES), AND THE HEARING ON THE ISSUANCE  
THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Mount Vernon, State of Iowa, will hold a public hearing on the 15<sup>th</sup> day of April, 2024, at \_\_\_\_\_ .M., in the Council Chambers, City Hall, 213 First Street NW, Mount Vernon, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$2,250,000 General Obligation Capital Loan Notes, for essential corporate purposes, to provide funds to pay the costs of aiding in the planning, undertaking, and carrying out of urban renewal projects under the authority of chapter 403 including improvements to the swimming pool and related facilities as authorized in Amendment No. 9 to the Mount Vernon Urban Renewal Plan. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At any time before the date of the meeting, a petition, asking that the question of issuing such Notes be submitted to the legal voters of the City, may be filed with the Clerk of the City in the manner provided by Section 362.4 of the Code of Iowa, pursuant to the provisions of Sections 384.24(3)(q), 384.24A, 384.25 and 403.12 of the Code of Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Mount Vernon, State of Iowa, as provided by Chapters 384 and 403 of the Code of Iowa.

Dated this 18<sup>th</sup> day of March, 2024.

---

City Clerk, City of Mount Vernon, State of  
Iowa

(End of Notice)

March 18, 2024

The City Council of the City of Mount Vernon, State of Iowa, met in \_\_\_\_\_ session, in the Council Chambers, City Hall, 213 First Street NW, Mount Vernon, Iowa, at \_\_\_\_\_ .M., on the above date. There were present Mayor \_\_\_\_\_, in the chair, and the following named Council Members:

\_\_\_\_\_

Absent: \_\_\_\_\_

Vacant: \_\_\_\_\_

\* \* \* \* \*

Council Member \_\_\_\_\_ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$1,850,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE CITY OF MOUNT VERNON, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member \_\_\_\_\_ seconded the motion to adopt. The roll was called and the vote was,

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. \_\_\_\_\_

RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$1,850,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE CITY OF MOUNT VERNON, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Mount Vernon, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Capital Loan Notes, to the amount of not to exceed \$1,850,000, as authorized by Sections 384.24A and 384.25, of the Code of Iowa, for the purpose of providing funds to pay costs of carrying out essential corporate purpose project(s) as hereinafter described; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Capital Loan Notes, issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF CITY OF MOUNT VERNON, STATE OF IOWA:

Section 1. That this Council meet in the Council Chambers, City Hall, 213 First Street NW, Mount Vernon, Iowa, at \_\_\_\_\_ .M., on the 15<sup>th</sup> day of April, 2024, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$1,850,000 General Obligation Capital Loan Notes, for essential corporate purposes, the proceeds of which notes will be used to provide funds to pay the costs of:

- a) opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, bridges, grade crossing separations and approaches; the acquisition, installation, and repair of sidewalks, culverts, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices; and the acquisition of any real estate needed for any of the foregoing purposes including overlay of 4th Street NW, Cass Street, intersection of 10th and Summit and watermain on 4th St and 5th Ave, and
- b) acquisition, improvement and equipping of waterworks, water mains, and

extensions, and real and personal property, useful for providing potable water including water meter replacements and related equipment.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Subchapter III of Chapter 384 of the Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. The Clerk is authorized and directed to proceed on behalf of the City with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Capital Loan Notes, evidencing the City's obligations to a principal amount of not to exceed \$1,850,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the City and acceptable to the Council.

Section 4. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 5. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published between: March 26 and April 5, 2024)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, STATE OF IOWA, ON THE MATTER OF THE PROPOSED AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$1,850,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE CITY (FOR ESSENTIAL CORPORATE PURPOSES), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Mount Vernon, State of Iowa, will hold a public hearing on the 15<sup>th</sup> day of April, 2024, at \_\_\_\_\_ .M., in the Council Chambers, City Hall, 213 First Street NW, Mount Vernon, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$1,850,000 General Obligation Capital Loan Notes, for essential corporate purposes, to provide funds to pay the costs of:

- a) opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, bridges, grade crossing separations and approaches; the acquisition, installation, and repair of sidewalks, culverts, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices; and the acquisition of any real estate needed for any of the foregoing purposes including overlay of 4th Street NW, Cass Street, intersection of 10th and Summit and watermain on 4th St and 5th Ave, and
- b) acquisition, improvement and equipping of waterworks, water mains, and extensions, and real and personal property, useful for providing potable water including water meter replacements and related equipment. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Mount Vernon, State of Iowa, as provided by Sections 384.24A and 384.25 of the Code of Iowa.



Dated this 18<sup>th</sup> day of March, 2024.

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City Clerk, City of Mount Vernon, State of  
Iowa

(End of Notice)

PASSED AND APPROVED this 18<sup>th</sup> day of March, 2024.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF LINN

)

I, the undersigned City Clerk of the City of Mount Vernon, State of Iowa, do hereby certify that attached is a true and complete copy of the portion of the records of the City showing proceedings of the Council, and the same is a true and complete copy of the action taken by the Council with respect to the matter at the meeting held on the date indicated in the attachment, which proceedings remain in full force and effect, and have not been amended or rescinded in any way; that meeting and all action thereat was duly and publicly held in accordance with a notice of meeting and tentative agenda, a copy of which was timely served on each member of the Council and posted on a bulletin board or other prominent place easily accessible to the public and clearly designated for that purpose at the principal office of the Council pursuant to the local rules of the Council and the provisions of Chapter 21, Code of Iowa, upon reasonable advance notice to the public and media at least twenty-four hours prior to the commencement of the meeting as required by law and with members of the public present in attendance; I further certify that the individuals named therein were on the date thereof duly and lawfully possessed of their respective City offices as indicated therein, that no Council vacancy existed except as may be stated in the proceedings, and that no controversy or litigation is pending, prayed or threatened involving the incorporation, organization, existence or boundaries of the City or the right of the individuals named therein as officers to their respective positions.

WITNESS my hand and the seal of the Council hereto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
City Clerk, City of Mount Vernon, State of Iowa

(SEAL)

CERTIFICATE

STATE OF IOWA )  
 ) SS  
COUNTY OF LINN )

I, the undersigned, do hereby certify that I am now and was at the times hereinafter mentioned, the duly qualified and acting Clerk of the City of Mount Vernon, in the County of Linn, State of Iowa, and that as such Clerk and by full authority from the Council of the City, I have caused a

NOTICE OF PUBLIC HEARING  
(Not To Exceed \$1,850,000 General Obligation Capital Loan Notes)

of which the clipping annexed to the publisher's affidavit hereto attached is in words and figures a correct and complete copy, to be published as required by law in the "Mount Vernon-Lisbon Sun", a legal newspaper published at least once weekly, printed wholly in the English language, published regularly and mailed through the post office of current entry for more than two years and which has had for more than two years a bona fide paid circulation recognized by the postal laws of the United States, and has a general circulation in the City, and that the Notice was published in all of the issues thereof published and circulated on the following date:

\_\_\_\_\_, 2024.

WITNESS my official signature this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
City Clerk, City of Mount Vernon, State of  
Iowa

(SEAL)

(To be published between: March 26 and April 5, 2024)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, STATE OF IOWA, ON THE MATTER OF THE PROPOSED AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$1,850,000 GENERAL OBLIGATION CAPITAL LOAN NOTES OF THE CITY (FOR ESSENTIAL CORPORATE PURPOSES), AND THE HEARING ON THE ISSUANCE THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Mount Vernon, State of Iowa, will hold a public hearing on the 15<sup>th</sup> day of April, 2024, at \_\_\_\_\_ .M., in the Council Chambers, City Hall, 213 First Street NW, Mount Vernon, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$1,850,000 General Obligation Capital Loan Notes, for essential corporate purposes, to provide funds to pay the costs of:

- a) opening, widening, extending, grading, and draining of the right-of-way of streets, highways, avenues, alleys and public grounds, and market places, and the removal and replacement of dead or diseased trees thereon; the construction, reconstruction, and repairing of any street improvements, bridges, grade crossing separations and approaches; the acquisition, installation, and repair of sidewalks, culverts, retaining walls, storm sewers, sanitary sewers, water service lines, street lighting, and traffic control devices; and the acquisition of any real estate needed for any of the foregoing purposes including overlay of 4th Street NW, Cass Street, intersection of 10th and Summit and watermain on 4th St and 5th Ave, and
- b) acquisition, improvement and equipping of waterworks, water mains, and extensions, and real and personal property, useful for providing potable water including water meter replacements and related equipment. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Mount Vernon, State of Iowa, as provided by Sections 384.24A and 384.25 of the Code of Iowa.

Dated this 18<sup>th</sup> day of March, 2024.

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City Clerk, City of Mount Vernon, State of  
Iowa

(End of Notice)

## **J. Motions for Approval**

CITY OF MOUNT VERNON  
CLAIMS FOR APPROVAL, MARCH 18, 2024

PAYROLL	CLAIMS	120,131.88
SEPTAGON CONSTRUCTION	PAY APP #14-PD CONSTRUCTION	50,961.23
EMPLOYEE BENEFIT SYSTEMS	GROUP INSURANCE-ALL DEPTS	36,179.20
REPUBLIC SERVICES #897	GB,RECYL-SW RESIDENTIAL	23,524.68
REPUBLIC SERVICES #897	GB,RECYL-SW COMMERCIAL	14,520.22
US BANK	CREDIT CARD PURCHASES-ALL DEPTS	10,131.85
TURF TANK	GPS PAINT ROBOT AGREEMENT-P&REC	10,000.00
MARION, CITY OF	LINE STRIPING-RUT	7,857.50
IOWA SOLUTIONS INC	SERVER UPGRADE-ALL DEPTS	5,824.00
FELD FIRE	HELMETS-FD	3,967.00
RED LION RENEWABLES	SOLAR ELECTRIC PROD-P&A,PD,LBC	3,890.24
BRADLEY HAUGE CPA	PROFESSIONAL SERVICES-ALL DEPTS	2,925.00
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	2,478.06
IOWA PRISON INDUSTRIES	SIGNS POSTS/BASES-RUT	2,132.00
STATE HYGIENIC LAB	TESTING-SEW	1,864.50
DINGES FIRE COMPANY	GLOVES-FD	1,724.57
SANDRY FIRE SUPPLY LLC	UNIFORMS-PD	1,645.00
PNP	FUEL-PD	1,488.18
IOWA SOLUTIONS INC	COMPUTER MAINT-ALL DEPTS	1,297.00
EQUIPMENT MGMT COMPANY	EQUIP MAINT-FD	1,280.00
LYNCH DALLAS PC	LEGAL FEES-P&A	1,275.40
IOWA SOLUTIONS INC	MONTHLY MAINT-ALL DEPTS	1,240.00
IOWA SOLUTIONS INC	MONTHLY MAINT-PD	1,040.00
STUDENT PUBLICATIONS INC	ADS/PUBLICATIONS-ALL DEPTS	811.61
MOUNT VERNON BANK & TRUST	NSF CHECK-LBC	775.00
MT VERNON ROAD TIRE	TIRES-PD	678.00
VERMEER SALES & SERVICE INC	CHIPPER MAINT-SW	565.22
THE HISTORY CENTER	ART SPONSORSHIP-MVHPC	500.00
MARTIN GARDNER ARCHITECTURE	CONSTRUCTION ADMIN-PD CONST	489.90
IOWA SOLUTIONS INC	COMPUTER MAINT-PD	460.00
MEDIACOM	PHONE/INTERNET-SEW	349.71
CITY LAUNDERING CO	SERVICES-LBC	253.92
US CELLULAR	CELL PHONE-PD	247.51
STAPLES INC	SUPPLIES-PD,P&A	246.16
GPM ENVIRONMENTAL	EQUIP REPAIR-SEW	233.00
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	232.00
KONE INC	ELEVATOR MAINT CONTRACT-P&A	212.67
KONICA MINOLTA BUSINESS SOLUTIONS	MAINT PLAN/COPIES-PD	207.31
AMAZON CAPITAL SERVICES	SUPPLIES-POOL,P&REC,FD	205.01
TROJAN TECHNOLOGIES	EQUIP MAINT-SEW	187.17
CENTRAL IOWA DISTRIBUTING	SUPPLIES-LBC	168.00
BANKCARD 8076	REFUND-LBC	154.08
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	153.76
MARKET STREET	ONLINE TECH SUPPORT-MVHPC	117.60
SUE ASTLEY	SUPPLIES-MVHPC	114.86
STUDENT PUBLICATIONS INC	ADS/PUBLICATIONS-P&REC	107.73
STEVE MOEL	FITNESS MEMBERSHIP-PD	100.00
STUDENT PUBLICATIONS INC	ADS/PUBLICATIONS-LBC	100.00
AIRGAS INC	CYLINDER RENTAL FEE-PW	97.58
AMAZON CAPITAL SERVICES	SUPPLIES-PD	79.98
CITY LAUNDERING CO	SERVICES-CITY HALL	79.69
CITY LAUNDERING CO	SERVICES-CITY HALL	79.69
AMAZON CAPITAL SERVICES	SUPPLIES-PD	65.90
CENTURY LINK	PHONE CHARGES-PD	64.68
AMAZON CAPITAL SERVICES	SUPPLIES-P&REC	60.97
LORYN COON	DEPOSIT REFUND-WATER	54.02
BANKCARD 8076	REFUND-P&REC	50.00



CITY OF MOUNT VERNON  
CLAIMS FOR APPROVAL, MARCH 18, 2024

NEAL'S WATER CONDITIONING	WATER/SALT-RUT	48.00
AMAZON CAPITAL SERVICES	SUPPLIES-P&REC	45.23
DES MOINES STAMP	NOTARY STAMP-PD	33.00
NEAL'S WATER CONDITIONING	WATER/SALT-FD	33.00
HAWKINS INC	CHEMICALS-WAT	20.00
NEAL'S WATER CONDITIONING	WATER/SALT-CITY HALL	18.50
IOWA DEPT OF INSPEC & APPEALS	CHARITABLE GAMBLING LICENSE-PD K9	15.00
JOENA'S SPECIAL NEEDS	UNIFORMS-PD	5.50
AUTHNET GATEWAY BILLING	CREDIT CARD SERVICES-LBC	5.00
<b>TOTAL</b>		<b>315,903.47</b>

<b>FUND EXPENSE TOTALS</b>		
PAYROLL		120,131.88
POLICE STATION CONSTRUCTION		51,451.13
GENERAL FUND		50,866.50
SOLID WASTE		41,866.83
ROAD USE TAX FUND		20,250.00
LBC		11,234.79
SEWER FUND		10,272.69
WATER FUND		8,180.66
STORM WATER FUND		1,306.68
PW COLD STORAGE		342.31
<b>TOTAL</b>		<b>315,903.47</b>

**AGENDA ITEM # J – 2**

**AGENDA INFORMATION  
MT. VERNON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	March 18, 2024
<b>AGENDA ITEM:</b>	Pay Application #13 – Police Station Renovations
<b>ACTION:</b>	Motion

**SYNOPSIS:** After Septagon received payment on pay application #14 for the police station renovations, they realized they had submitted pay application #13 to the wrong location. Pay application #13 is in the amount of \$39,609.35.

**BUDGET ITEM:** Bond

**RESPONSIBLE DEPARTMENT:** City Administrator

**MAYOR/COUNCIL ACTION:** Motion

**ATTACHMENTS:** Pay Application #13

**PREPARED BY:** Chris Nosbisch

**DATE PREPARED:** 3/15/2024





# SEPTAGON CONSTRUCTION

## Application for Payment

Job No: 0522007  
 To Company: City of Mount Vernon  
 From Company: Septagon Construction Company

Invoice No: 524-003  
 Application Date: 1/19/2024  
 Period To: 1/31/2024  
 Architect's Project No:

Pay App No: 13  
 Customer PO #:

A	B	C	D	E	F	G	H	I	J	K	L
Item No	Category ID	Description	Scheduled Value	Previous Work And Material Installed	Work This Invoice	Material Installed This Invoice	Total Stored Material	Total Completed	Percent Complete	Balance To Complete Value	Total Retain Value 5%
01		Project Management	\$75,000.00	\$71,250.00	\$0.00	\$0.00	\$0.00	\$71,250.00	95%	\$3,750.00	\$3,562.50
02		General Conditions	\$156,900.00	\$149,055.00	\$0.00	\$0.00	\$0.00	\$149,055.00	95%	\$7,845.00	\$7,452.75
03		Sitework	\$85,400.00	\$85,400.00	\$0.00	\$0.00	\$0.00	\$85,400.00	100%	\$0.00	\$4,270.00
04		Seeding	\$6,500.00	\$6,500.00	\$0.00	\$0.00	\$0.00	\$6,500.00	100%	\$0.00	\$325.00
05		Concrete	\$77,800.00	\$77,800.00	\$0.00	\$0.00	\$0.00	\$77,800.00	100%	\$0.00	\$3,890.00
06		Rough Carpentry	\$46,700.00	\$44,365.00	\$0.00	\$0.00	\$0.00	\$44,365.00	95%	\$2,335.00	\$2,218.25
07		Roofing	\$6,400.00	\$6,400.00	\$0.00	\$0.00	\$0.00	\$6,400.00	100%	\$0.00	\$320.00
08		Doors + Hardware	\$68,400.00	\$61,560.00	\$3,420.00	\$0.00	\$0.00	\$64,980.00	95%	\$3,420.00	\$3,249.00
09		Overhead Doors	\$15,500.00	\$15,500.00	\$0.00	\$0.00	\$0.00	\$15,500.00	100%	\$0.00	\$775.00
10		Flooring	\$63,900.00	\$51,120.00	\$0.00	\$0.00	\$0.00	\$51,120.00	80%	\$12,780.00	\$2,556.00
11		Specialties	\$11,500.00	\$11,500.00	\$0.00	\$0.00	\$0.00	\$11,500.00	100%	\$0.00	\$575.00
12		Drywall	\$64,500.00	\$58,050.00	\$3,225.00	\$0.00	\$0.00	\$61,275.00	95%	\$3,225.00	\$3,063.75
13		Casework	\$9,000.00	\$9,000.00	\$0.00	\$0.00	\$0.00	\$9,000.00	100%	\$0.00	\$450.00
14		Painting	\$25,000.00	\$20,000.00	\$1,250.00	\$0.00	\$0.00	\$21,250.00	85%	\$3,750.00	\$1,062.50
15		Glass	\$11,500.00	\$9,775.00	\$1,725.00	\$0.00	\$0.00	\$11,500.00	100%	\$0.00	\$575.00
16		Plumbing + HVAC	\$270,500.00	\$243,450.00	\$13,525.00	\$0.00	\$0.00	\$256,975.00	95%	\$13,525.00	\$12,848.75
17		Electric	\$112,000.00	\$100,800.00	\$5,600.00	\$0.00	\$0.00	\$106,400.00	95%	\$5,600.00	\$5,320.00
18		Cellulose Blown Insulation (PCCO 001, PCO 001)	\$6,719.56	\$6,719.56	\$0.00	\$0.00	\$0.00	\$6,719.56	100%	\$0.00	\$335.98
19		Underground Electrical	\$5,351.59	\$5,351.59	\$0.00	\$0.00	\$0.00	\$5,351.59	100%	\$0.00	\$267.58



Application for Payment

**Job No:** 0522007 **Invoice No:** 524-003 **Pay App No:** 13  
**To Company:** City of Mount Vernon **Application Date:** 1/19/2024 **Customer PO #:**  
**From Company:** Septagon Construction Company **Period To:** 1/31/2024  
**Architect's Project No:**

A	B	C	D	E	F	G	H	I	J	K	L
Item No	Category	Description	Scheduled Value	Previous Work And Material Installed	Work This Invoice	Material Installed This Invoice	Total Stored Material	Total Completed	Percent Complete	Balance To Complete Value	Total Retain Value 5%
Repair (PCCO 002, PCO 002)											
20		1% Bond (PCCO 002, PCO 003)	\$53.52	\$53.52	\$0.00	\$0.00	\$0.00	\$53.52	100%	\$0.00	\$2.68
21		1% Insurance (PCCO 002, PCO 004)	\$53.52	\$53.52	\$0.00	\$0.00	\$0.00	\$53.52	100%	\$0.00	\$2.68
22		15% Overhead (PCCO 002, PCO 005)	\$802.74	\$802.74	\$0.00	\$0.00	\$0.00	\$802.74	100%	\$0.00	\$40.14
23		Supervision (PCCO 002, PCO 006)	\$210.00	\$210.00	\$0.00	\$0.00	\$0.00	\$210.00	100%	\$0.00	\$10.50
24		AIA adjustment to CO1 (PCCO 00001r, PCO 013)	\$0.44	\$0.44	\$0.00	\$0.00	\$0.00	\$0.44	100%	\$0.00	\$0.02
25		Over Excavate Footings (PCCO 003, PCO 007)	\$3,495.00	\$3,495.00	\$0.00	\$0.00	\$0.00	\$3,495.00	100%	\$0.00	\$174.75
26		8' Foundation Walls (PCCO 003, PCO 008)	\$2,000.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	100%	\$0.00	\$100.00
27		Septagon O&P 15% (PCCO 003, PCO 009)	\$824.25	\$824.25	\$0.00	\$0.00	\$0.00	\$824.25	100%	\$0.00	\$41.21
28		1% Bond (PCCO 003, PCO 010)	\$54.95	\$54.95	\$0.00	\$0.00	\$0.00	\$54.95	100%	\$0.00	\$2.75
29		1% Insurance (PCCO 003, PCO 011)	\$54.95	\$54.95	\$0.00	\$0.00	\$0.00	\$54.95	100%	\$0.00	\$2.75
30		Septagon Supervision (PCCO 003, PCO 012)	\$300.00	\$300.00	\$0.00	\$0.00	\$0.00	\$300.00	100%	\$0.00	\$15.00
31		Wood Doors (PCCO 004, PCO 016)	\$3,360.00	\$3,360.00	\$0.00	\$0.00	\$0.00	\$3,360.00	100%	\$0.00	\$168.00
32		Mezzanine OHD (PCCO 002)	\$7,200.00	\$7,200.00	\$0.00	\$0.00	\$0.00	\$7,200.00	100%	\$0.00	\$360.00



Application for Payment

Job No: 0522007  
 To Company: City of Mount Vernon  
 From Company: Septagon Construction Company

Invoice No: 524-003  
 Application Date: 1/19/2024  
 Period To: 1/31/2024  
 Architect's Project No:

Pay App No: 13  
 Customer PO #:

A	B	C	D	E	F	G	H	I	J	K	L
Item No	Category	Description	Scheduled Value	Previous Work And Material Installed	Work This Invoice	Material Installed This Invoice	Total Stored Material	Total Completed	Percent Complete	Balance To Complete	Total Retain Value 5%
33		005, PCO 017) Acoustical Ceiling in Corridor (PCCO 006, PCO 019)	\$3,250.00	\$3,250.00	\$0.00	\$0.00	\$0.00	\$3,250.00	100%	\$0.00	\$162.50
34		Concrete Curb (PCCO 007, PCO 021)	\$2,000.00	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	100%	\$0.00	\$100.00
35		Aluminum Storefront Window (PCCO 008, PCO 023)	\$6,180.00	\$3,090.00	\$2,163.00	\$0.00	\$0.00	\$5,253.00	85%	\$927.00	\$262.65
36		Dog Wash Station/Power washer (PCCO 009, PCO 025)	\$10,870.00	\$10,870.00	\$0.00	\$0.00	\$0.00	\$10,870.00	100%	\$0.00	\$543.50
37		Green Camera Openings (PCCO 010, PCO 028)	\$699.49	\$699.49	\$0.00	\$0.00	\$0.00	\$699.49	100%	\$0.00	\$34.97
38		Electrical Extras (PCCO 011, PCO 030)	\$6,286.36	\$0.00	\$6,286.36	\$0.00	\$0.00	\$6,286.36	100%	\$0.00	\$314.32
39		New Metal Door With Glass/Hardware (PCCO 012, PCO 032)	\$3,787.15	\$0.00	\$1,325.50	\$0.00	\$0.00	\$1,325.50	35%	\$2,461.65	\$66.28
40		New Acoustical Ceilings (PCCO 013, PCO 033)	\$9,069.15	\$0.00	\$3,174.20	\$0.00	\$0.00	\$3,174.20	35%	\$5,894.95	\$158.71
<b>Totals:</b>			\$1,179,122.67	\$1,071,915.01	\$41,694.06	\$0.00	\$0.00	\$1,113,609.07	94%	\$65,513.60	\$55,660.47

**AGENDA ITEM # J – 3**

**AGENDA INFORMATION  
MT. VERNON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	March 18, 2024
<b>AGENDA ITEM:</b>	Change Order #16 – Police Station Renovations
<b>ACTION:</b>	Motion

**SYNOPSIS:** Change order #16 is in the amount of \$2,915.00 and was approved in order to move an existing light pole and base near (to close) the new garage drive-through. The light fixture itself will be reused (a new pole would have been approx. \$7,000), but it did require a new base and wiring before it was set.

**BUDGET ITEM:** Bond

**RESPONSIBLE DEPARTMENT:** City Administrator

**MAYOR/COUNCIL ACTION:** Motion

**ATTACHMENTS:** Change Order #16

**PREPARED BY:** Chris Nosbisch

**DATE PREPARED:** 3/15/2024



**Project: Mount Vernon-Lisbon Police Department Addition & Renovation**  
213 First Street NW  
Mount Vernon, IA 52314

Job No: 0522007      Contract Date:      Change Order No: 016      Change Order Date: 3/7/2024

Customer PO #:

**To Contractor:**  
Septagon Construction Company  
3500 J St SW  
Cedar Rapids, IA 52404-4609

**From Owner:**  
City of Mount Vernon  
213 First Street NW  
Mount Vernon, IA 52314

**The Contract is hereby revised by the following items:**

Light Pole Base/Pole

PCO	Description	Amount
039	Light Pole Base	\$2,915.00
Labor and material to pour new light pole base, set existing light pole on new base and wire light pole.		

The original Contract Value was.....	\$1,106,500.00
Sum of changes by prior Prime Contract Change Orders.....	\$76,475.12
The Contract Value prior to this Prime Contract Change Order was.....	\$1,182,975.12
The Contract Value will be changed by this Prime Contract Change Order in the amount of.....	\$2,915.00
The new Contract Value including this Prime Contract Change Order will be.....	<b>\$1,185,890.12</b>
The Contract duration will be changed by.....	0 days
The revised Substantial Completion date as of this Prime Contract Change Order is.....	

Septagon Construction Company

City of Mount Vernon

BY Andy Zweibohmer

BY Doug Shannon

CONTRACTOR

OWNER

SIGNATURE

DATE

SIGNATURE

DATE

*Doug Shannon*

03/08/2024



**AGENDA ITEM # J – 4**

**AGENDA INFORMATION  
MT. VERNON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	March 18, 2024
<b>AGENDA ITEM:</b>	Sculpture Trail Funding Request
<b>ACTION:</b>	Motion

**SYNOPSIS:** The Mount Vernon Area Arts Council will be making a formal request to the City Council for additional sculpture trail funds. Should the Council agree to said donation, the funds would come from LOST trails monies.

**BUDGET ITEM:** LOST

**RESPONSIBLE DEPARTMENT:** City Administrator

**MAYOR/COUNCIL ACTION:** Motion

**ATTACHMENTS:** None

**PREPARED BY:** Chris Nosbisch

**DATE PREPARED:** 3/15/2024

**AGENDA ITEM # J – 5**

**AGENDA INFORMATION  
MT. VERNON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	March 18, 2024
<b>AGENDA ITEM:</b>	No Mow May & Monarch Butterfly Plantings
<b>ACTION:</b>	Motion

**SYNOPSIS:** Mayor Wieseler has invited guests speakers to discuss the “No Mow May” initiative, and the future monarch butterfly plantings.

**BUDGET ITEM:** None

**RESPONSIBLE DEPARTMENT:** Mayor

**MAYOR/COUNCIL ACTION:** Motion

**ATTACHMENTS:** None

**PREPARED BY:** Chris Nosbisch

**DATE PREPARED:** 3/15/2024

**AGENDA ITEM # J – 6**

**AGENDA INFORMATION  
MT. VERNON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	March 18, 2024
<b>AGENDA ITEM:</b>	Cottonwood Apartments Site Plan
<b>ACTION:</b>	Motion

**SYNOPSIS:** I will be forwarding you an email from the City Planner that includes the site plan review documents. The Planning Commission voted unanimously on Wednesday, March 13, 2024, to approve the site plan with staff conditions.

**BUDGET ITEM:** None

**RESPONSIBLE DEPARTMENT:** City Administrator

**MAYOR/COUNCIL ACTION:** Motion

**ATTACHMENTS:** See Separate Email from Leigh

**PREPARED BY:** Chris Nosbisch

**DATE PREPARED:** 3/15/2024

**AGENDA ITEM # J – 7**

**AGENDA INFORMATION  
MT. VERNON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	March 18, 2024
<b>AGENDA ITEM:</b>	Change Order #17 – Police Station Renovations
<b>ACTION:</b>	Motion

**SYNOPSIS:** In one of those rare, “you get money back,” moments, here is change order #17 with a credit of \$1,100.

**BUDGET ITEM:** Bond

**RESPONSIBLE DEPARTMENT:** City Administrator

**MAYOR/COUNCIL ACTION:** Motion

**ATTACHMENTS:** Change Order #17

**PREPARED BY:** Chris Nosbisch

**DATE PREPARED:** 3/15/2024



**Project: Mount Vernon-Lisbon Police Department Addition & Renovation**  
213 First Street NW  
Mount Vernon, IA 52314

**Job No:** 0522007      **Contract Date:**      **Change Order No:** 017      **Change Order Date:** 3/14/2024

Customer PO #:

**To Contractor:**  
Septagon Construction Company  
3500 J St SW  
Cedar Rapids, IA 52404-4609

**From Owner:**  
City of Mount Vernon  
213 First Street NW  
Mount Vernon, IA 52314

**The Contract is hereby revised by the following items:**

Material Credit For Ceiling Tile

<b>PCO</b>	<b>Description</b>	<b>Amount</b>
042	Material Credit	-\$1,100.00

This is a material credit back for a change in ceiling tile. Owner was ok with using a similar tile. Tile: USG 2x2 Vinyl Coated Sheetrock item #3260 to be used in lieu of specified ACT 2.

The original Contract Value was.....	\$1,106,500.00
Sum of changes by prior Prime Contract Change Orders.....	\$79,390.12
The Contract Value prior to this Prime Contract Change Order was.....	\$1,185,890.12
The Contract Value will be changed by this Prime Contract Change Order in the amount of.....	-\$1,100.00
The new Contract Value including this Prime Contract Change Order will be.....	<b>\$1,184,790.12</b>
The Contract duration will be changed by.....	0 days
The revised Substantial Completion date as of this Prime Contract Change Order is.....	

Septagon Construction Company

City of Mount Vernon

BY Andy Zweibohmer

BY Doug Shannon

CONTRACTOR

OWNER

SIGNATURE

DATE

*Doug Shannon*

SIGNATURE

3/14/2024

DATE

**AGENDA ITEM # J – 8**

**AGENDA INFORMATION  
MT. VERNON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	March 18, 2024
<b>AGENDA ITEM:</b>	Engagement Letter – Ahlers Cooney
<b>ACTION:</b>	Motion

**SYNOPSIS:** This engagement authorizes Ahlers Cooney to prepare the necessary documents and filings for the Series 2024 General Obligation borrowing. The estimated fee for this borrowing is \$21,700.

**BUDGET ITEM:** Bond Proceeds

**RESPONSIBLE DEPARTMENT:** City Administrator

**MAYOR/COUNCIL ACTION:** Motion

**ATTACHMENTS:** Engagement Letter

**PREPARED BY:** Chris Nosbisch

**DATE PREPARED:** 3/15/2024



Ahlers & Cooney, P.C.  
 Attorneys at Law  
 100 Court Avenue, Suite 600  
 Des Moines, Iowa 50309-2231  
 Phone: 515-243-7611  
 Fax: 515-243-2149  
 www.ahlerslaw.com  
 Jason L. Comisky  
 515.246.0337  
 jcomisky@ahlerslaw.com

March 14, 2024

**Sent via Email**

Chris Nosbisch  
 City Administrator  
 City of Mount Vernon  
 213 First St. NW  
 Mount Vernon, IA 52314

RE: Mount Vernon, Iowa – Bond Counsel Engagement Agreement  
 General Obligation Capital Loan Notes, Series 2024

Dear Mayor and City Council:

The purpose of this Engagement Agreement (the "Agreement") is to disclose and memorialize the terms and conditions under which services will be rendered by Ahlers & Cooney, P.C. as bond counsel to the City of Mount Vernon, Iowa (the "City" or "Issuer") in connection with the above-referenced issuance (the "Bonds"). While additional members of our firm may be involved in representing the Issuer on other matters unrelated to the Bonds, this Agreement relates to the agreed-upon scope of bond counsel services described herein (the "Services").

**A. SCOPE OF SERVICES -- Bond Counsel**

As Bond Counsel, we will represent the City and cooperate with the following persons and firms: the underwriters or other bond purchasers who purchase the Bonds from the City (all of whom are referred to as the ("Bond Purchasers")), counsel for the Bond Purchasers, the Municipal Advisor, trustee, paying agent and bond registrar and their designated counsel (you and all of the foregoing persons or firms collectively, the "Participants"). We intend to undertake each of the following as are necessary:

1. Review relevant Iowa law, including pending legislation and other recent developments, relating to the legal status and powers of the City or otherwise relating to the issuance of the Bonds.
2. Obtain information about the Bond transaction and the nature of use of the facilities or purposes to be financed (the "Project").
3. Review the proposed timetable and consult with the Participants as to the issuance of the Bonds in accordance with the timetable.
4. Consider issues arising under the Internal Revenue Code of 1986, as amended, and applicable tax regulations and other sources of law relating to the issuance of the Bonds on a tax-exempt basis; these issues include, without limitation, ownership and use of the project, use and investment of Bond proceeds prior to expenditure and security provisions or credit enhancement relating to the Bonds.

5. Prepare or review major Bond documents, including tax compliance certificates, review the bond purchase agreement, if applicable, and, at your request, draft descriptions of the documents which we have drafted. As Bond Counsel, we assist you in reviewing only those portions of an official statement or any other disclosure document to be disseminated in connection with the sale of the Bonds involving the description of the Bonds, the security for the Bonds (excluding forecasts, projections, estimates or any other financial or economic information in connection therewith), the description of the federal tax exemption of interest on the Bonds and the "bank-qualified" status of the Bonds.
6. Prepare or review all pertinent proceedings to be considered by the governing body of the City; confirm that the necessary quorum, meeting and notice requirements are contained in the proceedings and draft pertinent excerpts of minutes of the meetings relating to the financing.
7. Attend or host such drafting sessions and other conferences as may be necessary, including a preclosing, if needed, and closing; and prepare and coordinate the distribution and execution of closing documents and certificates, opinions and document transcripts.
8. Render our legal opinion regarding the validity of the Bonds, the sources of payment for the Bonds and the federal income tax treatment of interest on the Bonds, which opinion (the "Bond Opinion") will be delivered in written form on the date the Bonds are exchanged for their purchase price (the "Closing"). The Bond Opinion will be based on facts and law existing as of its date. Please note that our opinion represents our legal judgment based upon our review of the law and the facts so supplied to us that we deem relevant and is not a guarantee of a result.
9. Subsequent to the Closing, we will prepare and provide the Participants a bond transcript pertaining to the Bonds and make certain the appropriate Federal Information Reporting Form 8038 is filed for each series.

**B. LIMITATIONS**

The duties covered by this Agreement are limited to those expressly set forth above. Our fee *does not* include the following services, or any other matter not required to render our Bond Opinion:

1. Preparing requests for tax rulings from the Internal Revenue Service, or "no action" letters from the Securities and Exchange Commission.
2. Drafting state constitutional or legislative amendments.
3. Pursuing test cases or other litigation, such as contested validation proceedings.
4. Representing the Issuer in Internal Revenue Service examinations or inquiries, or Securities and Exchange Commission investigations.
5. After Closing, providing continuing advice to the Issuer or any other party concerning actions necessary to assure that interest paid on the Bonds will continue to be excludable from gross income for federal income tax purposes (e.g. this Bond Counsel engagement for the Bonds does not include rebate calculations, nor continuing post-issuance compliance activities).
6. Opining on a continuing disclosure undertaking pertaining to the Bonds and, after the execution and delivery of the Bonds, providing advice concerning any actions necessary to assure compliance with any continuing disclosure requirements.



7. After Closing, providing continuing advice to the Issuer or any other party concerning disclosure issues or questions that relate to the Bonds, (e.g., questions regarding actions necessary to assure fulfillment of continuing disclosure responsibilities).
8. Undertake responsibility as disclosure counsel engaged as recognized counsel specially experienced in Iowa law and federal law relating to disclosure requirements that pertain to governmental debt obligations, whose primary responsibility will be to render objective written advice with respect to the Issuer's issuance of Bonds and its compliance with applicable rules promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934.

We will provide one or more of the services listed in subsections (1)–(8) of this Section B upon your request, however, a separate, written engagement or request for services will be required before we assume one or more of these duties. The remaining services in this list, specifically those listed in subsections (9)–(14) of this Section B below, are not included in this Agreement, nor will they be provided by us at any time.

9. Providing any advice, opinion or representation as to the financial feasibility or the fiscal prudence of issuing the Bonds, the financial condition of the Issuer, or to any other aspect of the financing, such as the proposed financing structure, use of a financial advisor, or the investment of proceeds of the Bonds.
10. Independently establishing the veracity of certifications and representations of the City or the other Participants.
11. Acting as an underwriter, or otherwise marketing the Bonds.
12. Acting in a financial advisory role.
13. Preparing blue sky or investment surveys with respect to the Bonds.
14. Making an investigation or expressing any view as to the creditworthiness of the Issuer or of the Bonds.

C. ATTORNEY-CLIENT RELATIONSHIP; OTHER REPRESENTATIONS

Upon execution of this Agreement and upon notification by the Issuer that our Bond Counsel services are requested with regard to a specific issue of Bonds, the Issuer will be our client and an attorney-client relationship will exist between us with respect to the issuance of the Bonds. We assume that all other parties will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction. We further assume that all parties understand that in this transaction we represent only the Issuer, we are not counsel to any other party, and we are not acting as an intermediary among the parties. Our services are limited to those contracted for in this Agreement; the Issuer's execution of this Agreement will constitute an acknowledgement of those limitations. Our representation of the Issuer will not affect, however, our responsibility to render an objective Bond Opinion.

Our representation of the Issuer and the attorney-client relationship created by this Agreement with respect to a series of Bonds will be concluded upon issuance of such Bonds. Nevertheless, subsequent to Closing, we will mail the appropriate completed Internal Revenue Service Form 8038 and prepare and distribute to the Participants a transcript of the proceedings pertaining to the Bonds.

As you are aware, our firm represents many political subdivisions, companies and individuals. It

is possible that during the time that we are representing the Issuer, one or more of our present or future clients will have transactions with the Issuer. We do not believe such representation, if it occurs, will adversely affect our ability to represent you as provided in this Agreement, either because such matters will be sufficiently different from the issuance of the Bonds so as to make such representations not adverse to our representation of you, or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of the issuance of the Bonds. We will decline to participate in any matter where the interests of our clients, including the Issuer, may differ to the point where separate representation is advisable. The firm historically has arranged its practice to hold such occasions to a minimum, and intends to continue doing so. Execution of this Agreement will signify the Issuer's consent to our representation of others consistent with the circumstances described in this paragraph.

D. OTHER TERMS OF THE ENGAGEMENT; CERTAIN OF YOUR UNDERTAKINGS

Please note our understanding with respect to this Agreement and your role in connection with the issuance of the Bonds:

1. In rendering the Bond Opinion and in performing any other Services hereunder, we will rely upon the certified proceedings and other certifications you and other persons furnish us. Other than as we may determine as appropriate to rendering the Bond Opinion, we are not engaged and will not provide services intended to verify the truth or accuracy of these proceedings or certifications. Except by request, we do not ordinarily attend meetings of the governing body of the City at which proceedings related to the Bonds are discussed or passed unless special circumstances require our attendance.
2. The factual representations contained in those documents which are prepared by us, and the factual representations which may also be contained in any other documents that are furnished to us by you are essential for and provide the basis for our conclusions that there is compliance with State law requirements for the issue and sale of valid bonds and with the Federal tax law for the tax exemption of interest paid on the Bonds. Accordingly, it is important for you to read and understand the documents we provide to you because you will be confirming the truth, accuracy and completeness of matters contained in those documents at the issuance of the Bonds.
3. If the documents contain incorrect or incomplete factual statements, you must call those to our attention. We are always happy to discuss the content or meaning of the transaction documents with you. Any untruth, inaccuracy or incompleteness may have adverse consequences affecting either the tax exemption of interest paid on the Bonds or the adequacy of disclosures made in the Official Statement under the State and Federal securities laws, with resulting potential liability for you. During the course of this engagement, we will further assume and rely on you to provide us with complete and timely information on all developments pertaining to any aspect of the Bonds and their security. We understand that you will cooperate with us in this regard.
4. You should carefully review all of the representations you are making in the transaction documents. We are available and encourage you to consult with us for explanations as to what is intended in these documents. To the extent the facts and representations stated in the documents we provide to you appear reasonable to us, and are not corrected by you, we are then relying upon your signed certifications for their truth, accuracy and completeness.
5. Issuing the Bonds as "securities" under State and Federal securities laws and on a tax-exempt basis is a serious undertaking. As the issuer of the Bonds, the City is obligated under the State and Federal securities laws and the Federal tax laws to disclose all material facts. The City's lawyers, financial advisors and bankers can assist the City in fulfilling these duties, but the City in

its corporate capacity, including your knowledge, has the collective knowledge of the facts pertinent to the transaction and the ultimate responsibility for the presentation and disclosure of the relevant information. Further, there are complicated Federal tax rules applicable to the Bonds. The IRS has an active program to audit such transactions. The documents we prepare are designed so that the Bonds will comply with the applicable rules, but this means you must fully understand the documents, including the representations and the covenants relating to the continuing compliance with the federal tax requirements. Accordingly, we want you to ask questions about anything in the documents that is unclear.

6. As noted, the members of the governing body of the City also have duties under the State and Federal Securities and tax laws with respect to these matters and should be knowledgeable as to the underlying factual basis for the bond issue size, use of proceeds and related matters.

E. FEES

1. It is our practice to bill our fees as Bond Counsel on a transactional basis instead of hourly. Factors which affect our billing include: (a) the amount of the issuance; (b) an estimate of the time necessary to do the work; (c) the complexity of the issue (number of parties, timetable, type of financing, legal issues and so forth); (d) recognition of the partially contingent nature of our fee, since it is customary that in the case no financing is ever completed, we render a greatly reduced statement of charges; and (e) a recognition that we carry the time for services rendered on our books until a financing is completed, rather than billing monthly or quarterly.
2. We estimate that our fee for Bond Counsel services will not exceed \$21,700. If, at any time, we believe that circumstances require an adjustment of our original fee estimate(s), we will advise you of such requirement. Such adjustment might be necessary in the event: (a) the principal amount of Bonds actually issued differs significantly from the amount anticipated at the time we initially estimated our fee(s); (b) material changes in the structure or schedule of the financing occur; or (c) unusual or unforeseen circumstances arise which require a significant increase or decrease in our time or responsibility, such as personal attendance at meetings, significant travel, or unexpected revision of the issuance documents at the request of the Issuer, any agent acting on your behalf (such as a financial advisor), the purchaser, a bond insurer, other counsel providing services with respect to issuance of a particular issuance of obligations.
3. In addition to our flat fees, we will charge a flat amount for any incidental costs incurred (copies, overnight charges, bond printing, travel reimbursement, deliveries, etc.). We estimate that such charges will not exceed \$750. We will contact you prior to incurring expenses that exceed this amount.
4. The delivery of written advice, or opinions beyond the Bond Opinion, to third parties at the request of the Issuer with respect to a series of Bonds shall be subject to a separate opinion charge in an amount established at the time of the request.

F. BILLING MATTERS:

We will submit a summary invoice for the professional services described herein after Closing. In the event of a substantial delay in completing the financing, we reserve the right to present an interim statement for payment. Unless other arrangements have been agreed upon in advance, we anticipate our statements to be paid in full within thirty (30) days of receipt.

If, for any reason, the financing represented by an issue of Bonds is not consummated or is completed without the delivery of our Bond Opinion, or our services are otherwise terminated, we will

expect to be compensated at our normal hourly rates<sup>1</sup>, plus incidental costs, as described above (not to exceed the fee we would have received if we had rendered our Bond Opinion).

G. RISK OF AUDIT BY THE INTERNAL REVENUE SERVICE (IRS)

The IRS has an ongoing program of auditing tax-exempt obligations to determine whether, in the view of the IRS, interest on such tax-exempt obligations is excludable from gross income of the owners for federal income tax purposes. We can give no assurances as to whether the IRS might commence an audit of the Bonds or whether, in the event of an audit, the IRS would agree with our opinions. If an audit were to be commenced, the IRS may treat the City as the taxpayer for purposes of the examination. As noted above, the scope of our representation does not include responding to such an audit. However, if we were separately engaged at the time, and subject to the applicable rules of professional conduct, we may be able to represent the City in the matter.

H. RECORDS

1. At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the transaction will be retained by us. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other material retained by us after the termination of this Agreement. It is our practice to retain transcripts for each financing for at least the life of the Bonds. We may store some or all client file materials in a digital format. In the process of digitizing such documents, any original paper documents provided by you will be returned to you. Any copies of paper documents provided by you will not be returned to you unless you request such copies in writing. You will be notified prior to destruction of our file, and will have the option to request them, should you desire.
2. In the interest of facilitating our services to you, we may send documents, information or data electronically or via the Internet or store electronic documents or data via computer software applications hosted remotely or utilize cloud-based storage. Your confidential electronic documents or data may be transmitted or stored using these methods. We may use third party service providers to store or transmit these documents or data. In using these electronic communication and storage methods, we employ reasonable efforts to keep such communications, documents and data secure in accordance with our obligations under applicable laws, regulations, and professional standards; however, you recognize and accept that we have no control over the unauthorized interception or breach of any communications, documents or data once it has been transmitted or if it has been subject to unauthorized access while stored, notwithstanding all reasonable security measures employed by us or by our third party vendors. By your acceptance of this letter, you consent to our use of these electronic devices and applications and submission of confidential client information to or through third party service providers during this engagement.

---

1. The firm reviews hourly rates on an annual basis, and reserves the right to implement rate adjustments. If implemented in any particular year, adjustments generally become effective on January 1. Accordingly, our work on this matter will be billed at the hourly rate in effect at the time services are performed. Our current (2024) hourly rates are as follows:

- a. Attorneys: \$200-\$505/hour (for reference purposes, the undersigned's hourly rate as of 01/01/24 is \$365/hour).
- b. Legal Assistants: \$140/hour.

I. OTHER ADVICE

1. If requested, we will maintain one or more separate accounts for periodic services rendered to the Issuer in connection with other matters unrelated to any particular Bond financing. Such services may involve the rendering of advice, opinions or other assistance in connection with such issues including, but not limited to (a) financing alternatives in connection with a particular project, (b) compliance with lending programs, (c) the impact of specified actions on tax-exempt status of outstanding Bonds, (d) interpretation and/or required actions with regard to other "financial obligations" under a continuing disclosure certificate, or (e) other matters the Issuer may seek advice or guidance upon. Billings for such separate services will be based on our standard hourly rate of the individual attorney at the time of performing such separate services.

\*\*\*\*\*

Please carefully review the terms and conditions of this Agreement. *If the above correctly reflects our mutual understanding, please so indicate by returning a signed and dated copy of this Agreement, retaining an original for your file as well.*

If you have questions regarding any aspect of the above or our representation as Bond Counsel, please do not hesitate to contact me.

Very truly yours,



Jason L. Comisky  
FOR THE FIRM

JLC:sk

Accepted:  
City of Mount Vernon, Iowa

By: \_\_\_\_\_ Date: \_\_\_\_\_

\*Approved by action of the governing body on \_\_\_\_\_, 2024.

**AGENDA ITEM # J – 9**

**AGENDA INFORMATION  
MT. VERNON CITY COUNCIL COMMUNICATION**

<b>DATE:</b>	March 18, 2024
<b>AGENDA ITEM:</b>	Pool Maintenance (Chemicals) Contract
<b>ACTION:</b>	Motion

**SYNOPSIS:** The total contract cost for maintenance, chemicals, and training with Carrico is \$19,125.

**BUDGET ITEM:** GF

**RESPONSIBLE DEPARTMENT:** City Administrator

**MAYOR/COUNCIL ACTION:** Motion

**ATTACHMENTS:** Pool Contract

**PREPARED BY:** Chris Nosbisch

**DATE PREPARED:** 3/15/2024



We don't build pools,  
We make built pools operate as designed.

420 Rock Island Road • Oelwein, IA 50662

Office: 800.832.7147  
www.carricoaquatics.com

December 13, 2023

Mr. Chris Andrews  
City of Mount Vernon  
213 1st Street NW  
Mount Vernon, Iowa 52314

*RE: Water Management Assistance Program*

Dear Chris,

Thank you for giving Carrico Aquatic Resources, Inc. the opportunity to provide you with water management services for the last 3 years and we look forward to doing so again in 2024.

As always, Carrico Aquatic Resources, Inc. utilizes expert knowledge from professional engineers, certified Aquatic operator instructors, chemical engineers, microbiologists and seasoned pool operators to solve pool and spa challenges and to ensure efficient operation in compliance with federal and state regulations.

Please review the enclosed information that outlines the terms of the water management program for your aquatic facility. To move forward, we will need the enclosed documents filled out and a purchase order number provided.

If you have any questions, please contact me at 800.832.7147.

Thank you,

Matt Carrico  
President  
Carrico Aquatic Resources, Inc.





We don't build pools,

We make built pools operate as designed.

420 Rock Island Road • Oelwein, IA 50662

Office: 800.832.7147  
www.carricoaquatics.com

## **OPERATION AND MAINTENANCE ASSISTANCE AGREEMENT**

This Operation and Maintenance Assistance Agreement (the "Agreement") dated as of December 13, 2023 is between the City of Mount Vernon (the "Owner"), whose address is 213 1st Street NW, Mount Vernon, Iowa 52314 and Carrico Aquatic Resources, Inc. ("Carrico"), whose address is 720 N. Parkway, Jefferson, Wisconsin 53549

### **RECITALS**

Whereas, Owner is the Owner of an aquatic facilities as describe in Exhibit A of this Agreement (the "Facilities"); and

Whereas, Owner desired to engage Carrico to assist Owner to operate and maintain the Facilities and Carrico desires to accept such engagement, all upon the terms and conditions hereafter set forth; and

Whereas, Owner is authorized by law to enter into this Agreement;

Now, therefore, in the consideration of the premises and the mutual covenants herein contained, the parties agree as follows:

### **ASSUMPTIONS**

In our proposal we have assumed the following:

- Scope of services as outlined in the next section is the primary basis of Carrico's proposal.
- As contractor to Owner, Carrico will provide management assistance and consultation for Owner to achieve optimum performance and to maintain related equipment for system integrity within budgeted resources.
- Carrico will interpret all meters and gauge readings as designated by code and provide Owner with recommendations and evaluation.
- Carrico in consultation with Owner, has the authority to close the Facilities to swimmers should unsafe conditions exist and keep Facilities closed until corrective actions have been successful.
- Carrico believes in continuing education of its employees, which translates into Owner receiving the advantages of the latest proven technology programs to provide the safest pools, to reduce liability and increase life expectancy of equipment and structure.
- Carrico does not formulate policy nor assume any ownership of the system, unless other wise stated. The Owner is responsible for all capital outlay items unless otherwise stated.
- Terms of this Agreement will be self-perpetuating unless either party, for whatever reason, wishes to terminate and follows the termination procedures set forth herein.

## **ARTICLE I: SCOPE OF SERVICES**

Carrico agrees to provide the following equipment, chemicals and services:

- 1.1 All chemicals needed to maintain pool chemical levels per the Iowa state code
- 1.2 Water treatment equipment needed to maintain pool chemical levels per Iowa state code to include a Pulsar Precision Feeder and is subject to change
- 1.3 Operator Training
- 1.4 Delivery of chemicals F.O.B from closest point
- 1.5 14 Point water analysis every 4-6 weeks
- 1.6 Routine visits to check equipment and chemical inventory
- 1.7 Season start-up of water treatment equipment

## **ARTICLE II: OWNERS' RESPONSIBILITIES**

- 2.1 Operate facilities according to State of Iowa's Department of Health Swimming Pool Code, in a safe and healthy manner, consistent with education and training provided by Carrico.
- 2.2 Designate in writing, the employees to be trained by Carrico. Designated individuals will be available for training on the agreed upon date and time. Additional training for individuals not in attendance or for new employees will be billed outside of this agreement, at the rate of \$125.00 per hour.
- 2.3 Routine maintenance; cleaning and filling chemical feed equipment, when needed; vacuuming pool(s); backwashing filter(s).
- 2.4 Notifying Carrico minimum of 14 days in advance of the need for additional chemical inventory. Carrico provides delivery of chemicals F.O.B. from closest location.
- 2.5 Chemicals needed to rebalance pool after emergency draining and refilling due to Acts of God, vandalism, glass breakage, or for other reasons beyond control of Carrico are not covered in this agreement. These chemicals will be billed outside of this agreement.
- 2.6 Owner assumes and shall bare the entire risk of loss, theft, damage, destruction, storage, handling and feeding of the equipment and chemicals provided from any cause whatsoever, except losses resulting from the defective design or manufacture of the equipment or chemicals and except losses from the time place and manner of the performance of maintenance that is Carrico's responsibility under this agreement. Owner shall at Owner's expense keep the equipment and chemicals insured against theft, damage, spills and/or destruction. Said insurance shall provide a provision naming Carrico as an additional insured for Carrico's interest in such equipment and chemicals.

## **ARTICLE III: CARRICO AQUATIC RESOURCES, INC. RESPONSIBILITIES**

- 3.1 Provide chemicals and services as described in Article I.
- 3.2 Provide sanitizer and balancing chemicals needed to maintain the pool water chemistry within State of Iowa's Department of Public Health Guidelines.
- 3.3 Routine visits to the Facilities to check equipment and water chemistry.

#### **ARTICLE IV: COMPENSATION**

- 4.1 Owner's guaranteed yearly investment for chemicals, operator training, and monthly visits is fifteen thousand three hundred and 00/100 dollars (\$15,300.00) for the 2024 pool season.
- 4.2 Owner shall pay Carrico three thousand eight hundred twenty-five and 00/100 dollars (\$3,825.00) due on the first day of May, June, July and August for the 2024 pool season. Payments to be sent to:

Carrico Aquatic Resources  
720 N. Parkway  
Jefferson, WI 53549

- 4.3 There will be a one time charge per season of four hundred and no/100 dollars (\$400.00) to cover all deliveries and is subject to change.

#### **ARTICLE V: TERM**

- 5.1 Terms of this Agreement are a guaranteed yearly investment. This is a one year minimum agreement and will be self-perpetuating unless either party for whatever reason, wishes to terminate.
- 5.2 This initial agreement time period is for the 2024 pool season.

#### **ARTICLE VI: TERMINATION**

- 6.1 Either party wishing to terminate agreement, must do so in writing no later than thirty days from the anniversary of the original signing of the agreement, of any given year.
- 6.2 If Owner terminates agreement within the first year or between anniversary dates in subsequent years, a Five Hundred Dollar (\$500.00) fee, per pool and or spa as designed in Exhibit A, will be assessed for removal of equipment and/or chemicals.
- 6.3 Owner agrees to allow Carrico access to Facilities within thirty days of termination of agreement to remove Carrico's equipment and/or chemicals.
- 6.4 Owner may terminate this agreement without penalty if Carrico fails to:
- Supply chemicals as outlined in this agreement in a timely manner;
  - Perform routine visits to named Facilities
  - Provide routine water analysis report.
- 6.5 If the Owner terminates this Agreement pursuant to Section 6.4, the Owner agrees to give one written notice to Carrico of Owner's reason for potential termination and agrees to allow Carrico three weeks to correct any deficiencies before giving a final written notice of termination without penalty for removal of equipment and/or chemicals.

#### **ARTICLE VII: MISCELLANEOUS**

- 7.1 Any equipment which is provided by Carrico during the term of this Agreement and which is not deemed part of the Facilities shall remain the property of Carrico upon termination of this Agreement. Carrico shall not make any capital replacement of the Facilities equipment or any component hereof without the written approval of the Owner unless there is an emergency. If there is an emergency, Carrico shall provide the Owner with verbal notice of the capital replacement as soon as possible.
- 7.2 This Agreement represents the entire Agreement of the parties and may only be modified or amended in writing and signed by both parties.

- 7.3 Written notices required to be given under this Agreement shall be deemed given when mailed by registered mail to Carrico, attention: President, and to Owner, attention \_\_\_\_\_, at the address set forth for each in the opening paragraph of this Agreement.
- 7.4 This Agreement shall be governed by, and construed in accordance with, the laws of the State of Iowa.
- 7.5 Neither party shall assign, in whole or in part, any of the rights, obligations, or benefits of this Agreement without the prior written consent of the other party, which consent shall not be unreasonably withheld.
- 7.6 Service Calls that are the result of the Owner or the Owner's Operator created by neglect for routine housekeeping responsibilities are billable at a rate of \$125.00 per hour while on site. Routine housekeeping is defined as, but not limited to the following: maintaining correct water level, backwashing filter(s), keeping chemical feed equipment supplied with chemicals, performing daily preventive maintenance on chemical feed equipment, vacuuming pool, cleaning hair/lint basket(s), and skimmer baskets, removing oily buildup at waterline, daily testing of chemical levels and logging said results, as required by code, recording all gauge readings and cleaning sensors and restandardization of controller, adding of chemicals per Carrico directions.
- 7.7 Service Calls resulting from equipment failure, not related to routine housekeeping as defined in 7.6, are the expenses of Carrico.
- 7.8 Chemicals needed to rebalance pool after emergency draining and refilling due to Acts of God, vandalism, glass breakage, or other reasons beyond control of Carrico are not covered in this agreement. These chemicals will be billed outside of this agreement.
- 7.9 All chemicals used will be only those approved by and purchased from Carrico.

**ARTICLE VIII: AUTHORIZATION**

8.1 IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date of \_\_\_\_\_, 20\_\_\_\_\_.

**CARRICO AQUATIC RESOURCES, INC.**

**CITY OF MOUNT VERNON - OWNER**

By: \_\_\_\_\_  
Matt Carrico, President

By: \_\_\_\_\_  
Owner

P.O. \_\_\_\_\_

Exhibit A

"Facilities" as referred to in this document consist of the following:

- 240,000 gallon pool

## **K. Reports-Received/File**



# Mt. Vernon-Lisbon Police Department

Douglas J. Shannon  
Chief of Police

## FEBRUARY 2024 POLICE REPORT

### Vehicle Collisions

There was a total of 1 reported collision during the month. The collision was in Mount Vernon. Collision 1 occurred on the 1000 block of W. 1<sup>st</sup> St. when unit 1 passed a legally parked vehicle and clipped the side mirror of unit 2. Damage was estimated at \$500 and no injuries were reported.

There were 0 collisions in Lisbon.

### Incidents/Arrest

There were 23 reported incidents during the month. In Mount Vernon, there were 17 reports which included: assault (x2), found property, possession of controlled substance (x2), possession of drug paraphernalia, fraud, OWI (x3), juvenile issue, missing (found) persons, failure to maintain control, medical, attempt to locate wanted person, and theft (x3).

In Lisbon, there were 6 reports which included: dog bite, assault, medical (x2), and theft (x2).

During the month, officers had 5 arrests. In Mount Vernon there were 4, including: possession of controlled substance, possession of drug paraphernalia and OWI (x3)

In Lisbon there was 1 which was for assault.

### K-9 Report

Monster was deployed 1 time as an agency assist in Cedar County. The deployment resulted in finding drug paraphernalia.

### Community Service/Training/Misc.:

- Officer Moel attended AR Armorer training
- Officers assisted Lisbon High School and Mount Vernon High School with wrestling state send offs
- Chief Shannon assisted with mock interviews at Kirkwood for the Criminal Justice Students, preparing them for future interviews with departments
- Lisbon time (administration, call for service, patrol): 365 hours

380 Old Lincoln Highway  
Mount Vernon, Iowa 52314

319-895-6141 (office)  
319-895-6617 (fax)



# Mt. Vernon-Lisbon Police Department

Douglas J. Shannon  
Chief of Police

	Feb	Jan	Dec	Nov	Oct	Sept
Administrative	53	55	46	71	67	63
Call for service	18	24	19	30	26	18
Patrol	294	247	257	207	213	248
	365	326	323	307	306	328

**GTSB:**

During February, officers worked 0 hours of STEP.

Respectfully Submitted,

Chief of Police

380 Old Lincoln Highway  
Mount Vernon, Iowa 52314

319-895-6141 (office)  
319-895-6617 (fax)



Mount  
Vernon  
IOWA

Chris Nosbisch, City Administrator  
Douglas Shannon, Chief of Police

**Thomas M. Wieseler, Mayor**

**Council:**

Scott Rose  
Stephanie West  
Mark Andresen  
Paul Tuerler  
Craig Engel

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**Public Works Report**  
**3/18/2024**  
**Council Meeting**

**ROW's**

With the lack of major weather events and the unseasonal temperatures we have been blessed with, we have had the opportunity to get some spring cleaning done around town. We rented a small machine from Star Equipment that made this task much more time and labor friendly. The grubbing of voluntary rubbish was a much-needed action to preserve easier maintenance, enhance the beauty of some normally unseen places, to gain access to some hidden manholes, to clear openings around culvert pipes, and to control invasive species of trees, weeds, and bushes. This clean-up took place along Petrick and Sauder Trail, both sides of Business Highway 30, Nature Park, and Mt. Vernon Cemetery.

The team had taken down trees last fall and late winter that left stumps sticking out. There were 14 stumps around town that have now been ground down and backfilled.

There were several signs and signposts installed or replaced throughout town.

**Parks**

The team has been attempting to get started on park maintenance. There has been stick and leaf pick-up, field painting with the Turf Tank, and parking lot clean-up where the snow had been piled all winter.

Mowers and trimmers have been brought out of storage and gone through for future use.

Park structures have been evaluated for safety concerns. The shelter between the parking lot and the dog park is the only one that raised any flags. I will send out an email to Matt Siders that he can take to the P&R Committee





Mount  
**Vernon**  
IOWA

Chris Nosbisch, City Administrator  
Douglas Shannon, Chief of Police

**Thomas M. Wieseler, Mayor**

**Council:**

Scott Rose  
Stephanie West  
Mark Andresen  
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Craig Engel

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Meeting. The decaying roof on this shelter has allowed moisture to rot out the structural framework. If it becomes a major safety hazard, we will remove the shelter and wait to be directed for further action. I just wanted to give you all a heads up.

### **Facilities**

There have been tasks done associated with building maintenance at the Police Department and the LBC. The team has addressed lighting, painting (new and old), flagpole repair, and landscaping.

### **Shop**

Time has been spent doing routine maintenance on trucks and equipment.

### **Staff**

Some of you may know already but we did lose a key team player in our department. Jacob See has taken an occupational opportunity elsewhere. We were accepting applications for his replacement until Friday, March 15<sup>th</sup>. We will be going through the applications with hopes of hiring a replacement in the coming weeks.

**“By being yourself, you put something wonderful in the world that was not there before.” – Edwin Elliot**

Eldon Downs  
City of Mt. Vernon  
Public Works Director  
563-331-0424  
[edowns@cityofmtverno-ia.gov](mailto:edowns@cityofmtverno-ia.gov)



Mount  
**Vernon**  
IOWA

Chris Nosbisch, City Administrator  
Douglas Shannon, Chief of Police

**Thomas M. Wieseler, Mayor**

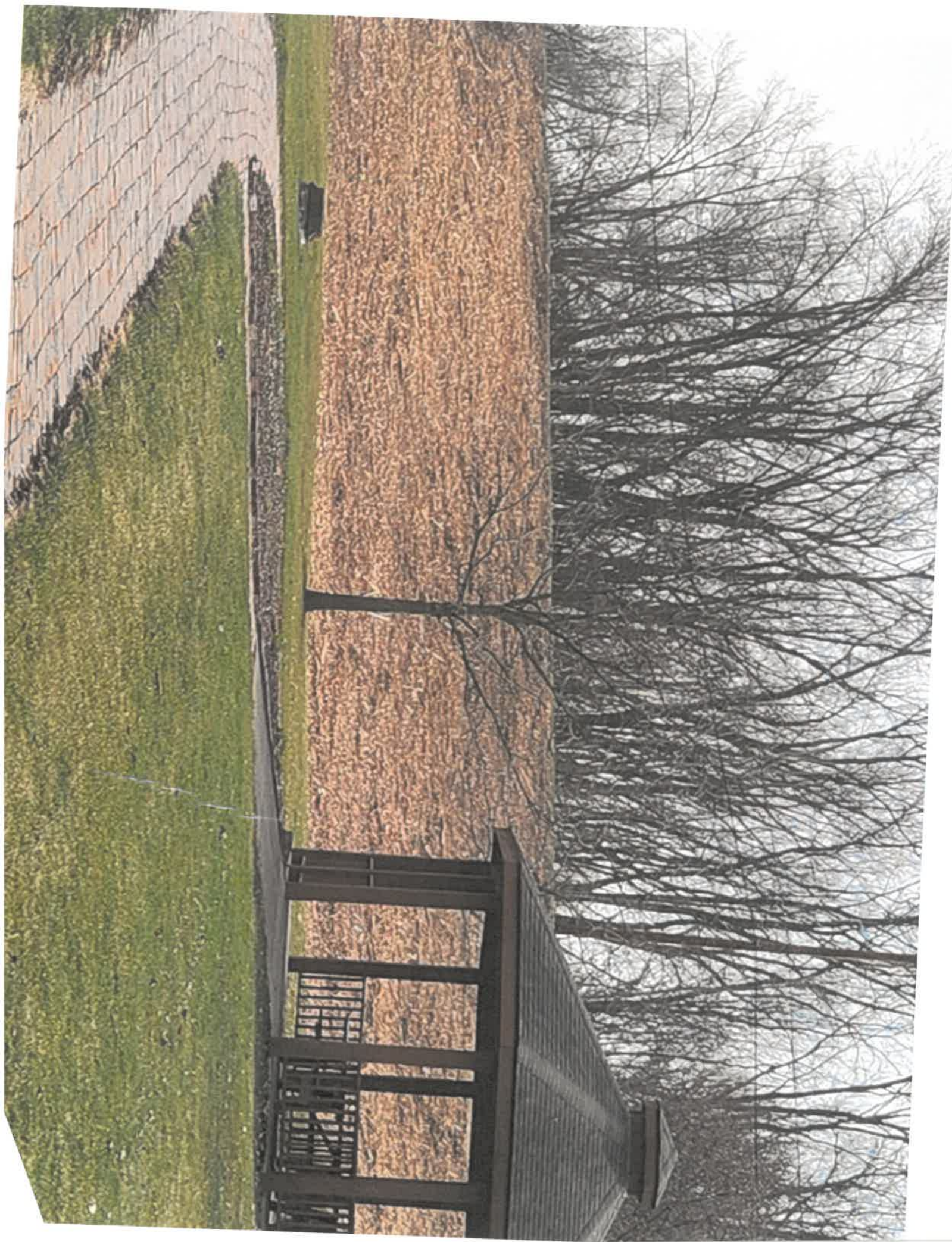
**Council:**

Scott Rose  
Stephanie West  
Mark Andresen  
Paul Tuerler  
Craig Engel

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Parks and Recreation Department  
Directors Report  
February 15 – March 15

Parks

***-Public Works staff will begin preparing MV parks for the spring and summer seasons. There is a lot to do this spring and we will be patient with lots on the agenda to open parks and other projects.***

Sports

***-Spring Soccer will start week of March 25<sup>th</sup>. Hoping for a warm spring so we can start the season on time. We will have approximately 215 kids playing spring soccer.***

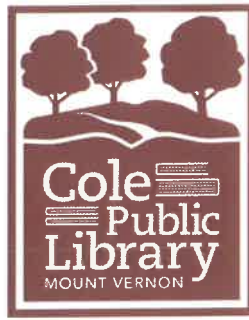
Pool

***-Interviews for staff are ongoing. Swim Lesson sign-ups are scheduled to start on April 1st online and at the LBC. Pool Pass sign ups will begin May 13<sup>th</sup>.***

Misc

***-LBC has been averaging 270 patrons per day for February 2024, that's down from 310. Warm weather is nice, but takes away from visits to the LBC.***

***-The Youth Basketball tournament held on February 17<sup>th</sup> and 18<sup>th</sup> by 5<sup>th</sup> Quarter Sports at the LBC went well. The tournament format was 2<sup>nd</sup> – 6<sup>th</sup> grade girls divisions competing both days. We only utilized two courts and shut down our lower level for most of the day to maintain a safe and efficient use of the facility. The facility was well received by the teams that were from out of town. Staff gave many tours.***



March 7, 2024

**Mayor Tom Wieseler and City Council Members,**

Cole Public Library had a busy February. We debuted two new programs: Creatives Connect and Learn to Play Bridge. Both programs were well attended and we're excited to add them to our regular activity schedule. Creatives Connect is a collaboration between the library and the Mount Vernon Area Arts Council. This is the second event/program we've co-hosted with the MVAAC, and we're so pleased to continue this community engagement partnership. The Board of Trustees met on February 20th at 8:30am in Room 310. Board members worked through a second session of training on policy development, which will continue at March's meeting.

Our focus this March is spring and gardening. We are hosting our long-standing and popular program, Master Gardener Talks, with Lisbon Library. Four Linn County Master Gardeners will present on four consecutive Tuesdays on a variety of topics from butterflies and invasive species to beginning gardening and herbs. Master Gardener Talks are held at 6:30pm in either Room 108 of Cole Library or Heritage Hall in Lisbon. We are also holding two fun spring break programs for children: Spring Seed Sowing, on March 15th at 10:00am, led by Master Gardener Sue Murphy and a special Story Time with violinist Mira Gibbons. In concurrence with Cornell College's spring break closure, the library will be closed from Sunday, March 10th - Wednesday, March 13th. The Board of Trustees meets on Tuesday, March 19th at 8:30am in Room 310.

Regards,  
Grace Chamberlain  
Cole Public Library Director

**M. Reports Mayor/Council/Admin.**

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**CITY OF MT. VERNON  
CITY ADMINISTRATOR  
REPORT TO THE CITY COUNCIL  
March 18, 2024**

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- City staff will be meeting next Tuesday, March 19, 2024, with members of the Wellness Coalition to discuss a possible moratorium recommendation for vape and smoking establishments.
- The next meeting between MVCSD, Cornell, and the city will take place on Monday, April 1, 2024.
- Just a reminder, Lori and I will be attending the IMMI (Iowa Municipal Managers Institute) in Iowa City on March 27-29, 2024.
- City staff will be holding our quarterly staff appreciation potluck on Friday, March 22, 2024, at City Hall.