

The Mount Vernon City Council met September 3, 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: West, Andresen, Rose, Engel and Tuerler.

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

**Agenda Additions/Agenda Approval.** Motion made by Engel, seconded by Andresen to approve the Agenda. Motion carries.

**Consent Agenda.** Motion made by West, seconded by Rose to approve the Consent Agenda. Motion carries.

Approval of City Council Minutes – August 19, 2024 Regular Council Meeting

Approval of Liquor License – Chili Cookoff Event (CDG)

Appoint Mike Woods to the Cemetery Commission

### **Ordinance Approval/Amendment**

Ordinance #9-3-2024A: Providing that General Property Taxes Levied and Collected Each Year on Certain Property Located within the Stonebrook Urban Renewal Area, in the City of Mount Vernon, County of Linn, State of Iowa, by and for the Benefit of the State of Iowa, City of Mount Vernon, County of Linn, Mount Vernon Community School District, and Other Taxing Districts, to be Paid to a Special Fund for Payment of Principal and Interest on Loans, Monies Advanced to and Indebtedness, Including Bonds Issued or to be Issued, Incurred by the City in Connection with the Stonebrook Urban Renewal Area (Phase 2B Parcels and Phase 4 Parcels). Phase 2B and Phase 4 of the Stonebrook subdivision are now complete and the public improvements accepted by the City. According to the development agreement, these phases are now eligible to receive tax increment financing (TIF) payments. Motion made by Tuerler, seconded by Andresen to approve the first reading of Ordinance #9-3-2024A. Roll call all yes. Ordinance passes on it's first reading.

Ordinance #9-3-2024B: Providing that General Property Taxes Levied and Collected Each Year on Certain Property Located within the Spring Meadow Heights Urban Renewal Area, in the City of Mount Vernon, County of Linn, State of Iowa, by and for the Benefit of the State of Iowa, City of Mount Vernon, County of Linn, Mount Vernon Community School District, and Other Taxing Districts, to be Paid to a Special Fund for Payment of Principal and Interest on Loans, Monies Advanced to and Indebtedness, Including Bonds Issued or to be Issued, Incurred by the City in Connection with the Spring Meadow Heights Urban Renewal Area (Phase 3 Parcels). Phase 3 of the Spring Meadow Heights subdivision is now complete and the public improvements accepted by the City. According to the development agreement, this phase is now eligible to receive tax increment financing (TIF) payments. Motion made by West, seconded by Tuerler to approve the first reading of Ordinance #9-3-2024B. Roll call all yes. Ordinance passes on it's first reading.

### **Resolutions for Approval**

Resolution #9-3-2024A: Making Award of the Construction Bid for the Pool Renovations Project. Staff received bids for the Pool Renovation Project on Thursday, August 29, 2024. Woodruff Construction was the apparent low bidder at \$1,972,000.00. The base bid was \$1,443,700.00 with an alternate bid of \$529,000.00 (for an additional slide). Staff is recommending the approval of the base bid only at this time, without the alternate, as this would put us very close to our funding limit for this project. Motion made by

Rose, seconded by Andresen to approve Resolution #9-3-2024A, approving the base bid of \$1,443,700.00 with Woodruff Construction. Roll call all yes. Resolution passes.

Resolution #9-3-2024B: Approving reduced stormwater easement – Lot 4, Stonebrook 5<sup>th</sup> Addition. Lot 4, Stonebrook 5<sup>th</sup> Addition has a 30-foot drainage/utility easement in the rear of the lot. The property owner has requested the easement be reduced to 15-feet to accommodate additional usable space in their rear yard. The City required the property owner to hire a professional engineering firm to conduct a study of the existing drainage areas and according to the drainage summary provided by Brain Engineering this area can be reduced to 15-feet wide. City Engineer, Veenstra & Kimm, has also reviewed the drainage summary and agrees. Motion made by Tuerler, seconded by West to approve Resolution #9-3-2024B. Roll call all yes. Resolution passes.

### Motions for Approval

Consideration of Claims List – Motion to Approve. Motion made by Engel, seconded by Tuerler to approve the Claims List. Motion carries.

PAYROLL	CLAIMS	138,433.35
VEENSTRA & KIMM INC	HWY 1 RECONSTRUCTION	40,073.31
JEO CONSULTING	DOWNTOWN STREETScape-LOST III	36,427.20
VEENSTRA & KIMM INC	4TH STREET NW RECONSTRUCTION	29,153.32
COMMUNITY DEVELOPMENT GROUP	HOTEL/MOTEL TAX-ECON DEV	14,444.99
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	12,018.65
US BANK	CREDIT CARD PURCHASES-ALL DEPTS	9,631.24
VEENSTRA & KIMM INC	2024 SANITARY SEWER REHAB	9,038.78
VEENSTRA & KIMM INC	PUBLIC WORKS SALT SHED	8,415.99
TOTAL TREE CARE OF IOWA CITY	TREE MAINT-RUT	6,250.00
KWIK TRIP INC	TRAFFIC STUDY-RUT	6,200.00
VEENSTRA & KIMM INC	4TH STREET NW RECONSTRUCTION	3,425.88
LINN CO-OP OIL CO	FUEL-PW	3,235.62
VEENSTRA & KIMM INC	2024 SANITARY SEWER REHAB	3,232.48
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	3,213.46
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	3,081.55
VEENSTRA & KIMM INC	LBC GENERATOR	2,937.53
SPRINGVILLE READY MIX	CONCRETE-RUT	2,840.00
BARNYARD SCREEN PRINTER	T-SHIRTS-P&REC	2,767.00
UPPER IOWA UNIVERSITY	TUITION-PD	2,738.00
VEENSTRA & KIMM INC	OLD PW BLDG LOT PLATTING	2,562.00
CONSTRUCTION MATERIALS INC	REBAR-PW FACILITIES	2,282.33
VEENSTRA & KIMM INC	GLENN ST/COTTONWOOD	2,246.32
VEENSTRA & KIMM INC	STREETS MISC ENGINEERING	1,994.00
VEENSTRA & KIMM INC	2024 SANITARY SEWER REHAB	1,865.50
ALLIANT ENERGY	ENERGY USAGE-WAT	1,665.11
RICHARD BURROUGHS	CEMETERY MAINT	1,370.00
IOWA SOLUTIONS INC	MONTHLY MAINT-ALL DEPTS	1,245.00
VEENSTRA & KIMM INC	GLENN ST/COTTONWOOD	1,178.89
IOWA SOLUTIONS INC	MONTHLY MAINT-PD	1,025.00
NIGHT SHIFT LLC	CLEANING SERVICE-CITY HALL	904.15
NIGHT SHIFT LLC	CLEANING SERVICE-PD	867.84
VEENSTRA & KIMM INC	BRYANT RD WATER MAIN IMPROV	840.00
VEENSTRA & KIMM INC	PW STORAGE BUILDINGS	829.50
DE NOVO MARKETING	WEBSITE/HUBSPOT SUPPORT-ALL DEPTS	825.00
VEENSTRA & KIMM INC	NPDES COMPLIANCE	748.00
STUDENT PUBLICATIONS INC	ADS/PUBLICATIONS-ALL DEPTS	665.12

POSTMASTER	UTIL BILL POSTAGE-WAT,SEW,SW	650.61
VEENSTRA & KIMM INC	PUBLIC WORKS MEZZANINE	632.50
BIG DECK MOWERS	EQUIP MAINT-RUT	502.07
ROBISON CONSTRUCTION INC	ROOF REPAIRS-CITY HALL	500.00
CEDAR RAPIDS TIRE	EQUIP MAINT-RUT	484.80
STUDENT PUBLICATIONS INC	ADS/PUBLICATIONS-P&REC	478.90
VEENSTRA & KIMM INC	REMOTE READ METER PROJECT	474.00
VEENSTRA & KIMM INC	4TH STREET NW RECONSTRUCTION	461.00
KONICA MINOLTA BUSINESS SOLUTIONS	MAINT PLAN/COPIES-P&A	434.62
MEDIACOM	PHONE/INTERNET-CITY HALL	425.20
CJ COOPER & ASSOCIATES	DRUG TESTING-PW	395.00
VEENSTRA & KIMM INC	PUBLIC WORKS SALT SHED	377.39
AHLERS & COONEY P.C.	LEGAL FEES-P&A	365.00
KIECKS	UNIFORMS-PD	329.96
TASC	FSA ADMIN FEE-ALL DEPTS	328.86
DE NOVO MARKETING	WEBSITE SUPPORT-LBC	325.00
MEDIACOM	PHONE/INTERNET-PW	315.67
VEENSTRA & KIMM INC	2024 SANITARY SEWER REHAB	302.50
VEENSTRA & KIMM INC	STONEBROOK 9&10 PREL PLAT	267.82
AMAZON CAPITAL SERVICES	SUPPLIES-P&REC	264.22
CITY LAUNDERING	SERVICES-LBC	253.92
VEENSTRA & KIMM INC	PARKS MISC ENGINEERING	237.00
MOUNT VERNON BANK & TRUST CO	NSF CHECK-WAT,SEW,GB	236.25
VEENSTRA & KIMM INC	2024 BUSINESS 30 IMPROVEMENTS	222.50
DSG	SUPPLIES-WAT	213.14
LYNCH FORD-LYNCH CHEVROLET	VEHICLE MAINT-PD	197.94
MATTHEW D WILBER	TRAINING-PD	195.00
VEENSTRA & KIMM INC	GLENN ST/COTTONWOOD	180.00
AMAZON CAPITAL SERVICES	SUPPLIES-P&A	166.99
US CELLULAR	CELL PHONE-P&REC,WAT,SEW	166.90
CHRIS NOSBISCH	MILEAGE-ALL DEPTS	164.15
B4 BRANDS	SUPPLIES-LBC	150.02
LYNCH FORD-LYNCH CHEVROLET	VEHICLE MAINT-PW	131.07
KONICA MINOLTA BUSINESS SOLUTIONS	MAINT PLAN/COPIES-LBC	130.38
AMAZON CAPITAL SERVICES	SUPPLIES-P&REC	130.35
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	116.49
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	116.49
ESTEBAN GUTIERREZ	FITNESS MEMBERSHIP-PD	100.00
TASHA WHITMAN	FITNESS MEMBERSHIP-PD	100.00
STUDENT PUBLICATIONS INC	ADS/PUBLICATIONS-LBC	100.00
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	99.99
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	99.99
CENTRAL IOWA DISTRIBUTING	SUPPLIES-CITY HALL	94.00
STAPLES INC	SUPPLIES-ALL DEPTS	88.14
STAPLES INC	SUPPLIES-P&A	85.73
VESTIS	RUGS/SERVICES-FD	84.81
AMAZON CAPITAL SERVICES	SUPPLIES-P&REC	83.56
CHRISTOPHER BROWN	CLEANING SERVICES-FD	82.50
CITY LAUNDERING	SERVICES-CITY HALL	79.69
CITY LAUNDERING	SERVICES-CITY HALL	79.69
BRADY WEAVER	REFEREE-P&REC	67.50
PRESTO-X	PEST CONTROL-CITY HALL	63.80
ALLIANT ENERGY	ENERGY USAGE-PD	62.08
AMAZON CAPITAL SERVICES	SUPPLIES-P&REC	47.96

BANKCARD 8076	REFUND-P&REC	45.00
ALLIANT ENERGY	ENERGY USAGE-SEW	37.51
AMAZON CAPITAL SERVICES	EQUIP MAINT-RUT	37.32
MOUNT VERNON ACE HARDWARE	SUPPLIES-FD	33.33
ALLIANT ENERGY	ENERGY USAGE-P&REC	30.45
ALLIANT ENERGY	ENERGY USAGE-SW	28.37
AMAZON CAPITAL SERVICES	SUPPLIES-P&REC	19.99
AUTHNET GATEWAY BILLING	CREDIT CARD SERVICES-LBC	5.00
<b>TOTAL</b>		<b>373,652.23</b>

**FUND EXPENSE TOTALS**

PAYROLL	138,433.35
2024 INFRASTRUCTURE	73,336.01
GENERAL FUND	44,020.01
LOST III UR & STREETScape	36,427.20
ROAD USE TAX FUND	22,449.45
ARPA LINN COUNTY GRANT	14,439.26
PW FACILITIES	13,377.71
SEWER FUND	7,546.74
WATER FUND	7,447.09
LBC	7,257.19
GLENN ST/CHI/COTTONWOOD	3,605.21
SOLID WASTE	2,215.62
CAPITAL IMPROVEMENT PROJECTS	1,994.00
STORM WATER FUND	629.39
REMOTE READ METER PROJECT	474.00
<b>TOTAL</b>	<b>373,652.23</b>

Discussion and Consideration of Kwik Star shared costs for infrastructure improvements at Hwy 1/Rachel St – Council Action as Needed. Nobsisch started off by saying that Kwik Star was the catalyst for this conversation, but not necessarily the reason for the needed improvements. Based upon the Hwy 1 traffic study, in order to continue to develop south of Plaza Auto and south of Mercy Care, improvements will need to be made. Rachel Street is going to be the only cross street that will intersect with Hwy 1. If development continues in that area, everything will funnel to Rachel Street and it will need to be widened on the east side to accommodate potential turn lanes. There will also be lights added at Rachel Street and Hwy 1 and Rachel Street would end up being a long cul-de-sac on the west side. The issue at hand is, when you add lights, the widening of an existing street and the extension of that street, the entire cost of those improvements is not something Kwik Star should be required to pay for. The estimate for these improvements would be approximately \$1,830,000.00. The City's contribution to this would be between \$1,200,000.00 and \$1,400,000.00. Nobsisch again noted that the improvements to Hwy 1 and Rachel Street are going to have to be made in order for continued development in this area. What he is asking of Council tonight is whether they would be comfortable with this amount for the improvements. After discussion, Council agreed that these improvements and City funding were necessary and in line with the City's Bypass Plan and Comprehensive Plan. No official action taken.

Discussion and Consideration of Ferguson Waterworks Invoice #0491617-1 – Council Action as Needed. The next two invoices from Ferguson Waterworks represent equipment purchases for the 2024 Water Meter replacement project. Motion made by Rose, seconded by Engel to approve invoice #0491617-1 in the amount of \$23,202.95. Motion carries.

Discussion and Consideration of Ferguson Waterworks Invoice #0491617-2 – Council Action as Needed. Motion made by Tuerler, seconded by Andresen to approve invoice #0491617-2 in the amount of \$6,387.90. Motion carries.

Discussion and Consideration of Waters Edge Invoice #10972 – Council Action as Needed. This invoice from Waters Edge is for design services for the proposed pool renovations in the amount of \$107,520.00. Motion made by West, seconded by Rose to approve invoice #10972 in the amount of \$107,520.00. Motion carries.

Discussion and Consideration of V&K Invoice #51361-3 – engineering services for the Hwy 1 Reconstruction Project – Council Action as Needed. The attached invoice from V&K Engineering is for survey and design services for the Hwy 1 Reconstruction Project. Motion made by Rose, seconded by West to approve invoice #51361-3 in the amount of \$9,685.67. Motion carries.

### **Discussion Items (No Action)**

Discussion on moving forward with the proposal for updating the Historic Preservation Guidelines (Sue Astley). Sue Astley addressed Council with a request to move forward with updates to the Historic Preservation Guidelines and gave a brief history of the progression of the Historic Preservation Commission in Mount Vernon over the years. The current design guidelines have served the community for 34 years but are in need of updating. The City budgeted \$16,000 towards the updates in this fiscal year and the Commission also received a donation from the Maurice Foundation in the amount of \$5,722.00. Three firms were interviewed to complete these updates and the Commission chose the firm with a quote of \$24,927.00. An amendment may need to be made to the Historic Preservation budget to cover the shortfall. Historic Preservation will bring a contract back to Council for approval at a later meeting.

### **Reports of Mayor/Council/Administrator**

Mayor's Report. There was recognition for Mount Vernon in last month's Midwest Living magazine. There was also recognition for Lincoln Wine Bar in the New York Times. Wieseler is speaking to a class this week on civic planning and did an interview today with the University of Kansas for a book regarding small town newspapers.

Committee Reports. Engel reported there would be a childcare meeting this week and next week there will be a meeting between the three largest employers in Mount Vernon.

City Administrator's Report. Full report can be found on the City website under the September 3, 2024 Council packet.

As there was no further business to attend to, the meeting adjourned, the time being 7:48 p.m., September 3, 2024.

Respectfully submitted,  
Marsha Dewell  
City Clerk