

City of Mt. Vernon, Iowa

Meeting:	Mt. Vernon City Council Meeting
Place:	Mt. Vernon City Hall, 213 1st Street NW, Mt. Vernon, Iowa 52314
Date/Time:	November 4, 2024 – 6:30 PM
Web Page:	www.cityofmtvernon-ia.gov
Posted:	November 1, 2024

Mayor:	Tom Wieseler	City Administrator:	Chris Nosbisch
Mayor Pro-Tem:	Scott Rose	City Attorney:	Holly Corkery
Councilperson:	Stephanie West	Asst. City Administrator:	Lori Boren
Councilperson:	Craig Engel	Finance Dir/City Clerk:	Marsha Dewell
Councilperson:	Mark Andresen	Chief of Police:	Doug Shannon
Councilperson:	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: 883 5253 0528
3. Password: 896087

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 – October 21, 2024 Regular Council Meeting

- E. Public Hearing**

1. Public Hearing on an Ordinance Amending Chapter 165 Zoning Regulations, Article 302 Definitions and Article 413 LI – Limited Industrial District of the Mount Vernon Code of Ordinances
 - i. Close public hearing – Proceed to F - 3

- F. Ordinance Approval/Amendment**

1. Ordinance #10-7-2024B: Amending Chapter 46 Minors of the Mount Vernon Code of Ordinances (tabled on October 7, 2024)

- i. Motion to approve first reading and proceed to the second reading (Council may suspend rules and proceed to the final reading after a vote of the first reading)
- 2. Ordinance #10-7-2024C: Amending the Code of Ordinances of the City of Mount Vernon, Iowa, 2000, By Amending Provisions Pertaining to Chapter 165, Zoning Regulations
 - i. Motion to approve the third and final reading
- 3. Ordinance #11-4-2024A: Amending Chapter 165 Zoning Regulations, Article 302 Definitions and Article 413 LI – Limited Industrial District of the Mount Vernon Code of Ordinances
 - i. Motion to approve first reading and proceed to the second reading (Council may suspend rules and proceed to the final reading after a vote of the first reading)

G. Resolutions for Approval

- 1. Resolution #11-4-2024A: Approving the Annual Financial Report for Fiscal Year 2024
- 2. Resolution #11-4-2024B: Approving the Department of Transportation Street Finance Report for Fiscal Year 2024
- 3. Resolution #11-4-2024C: Making Award of the Construction Bid for the LBC Generator Installation Project
- 4. Resolution #11-4-2024D: Approving the Plat of Survey #2879 to the City of Mount Vernon, Linn County, Iowa
- 5. Resolution #11-4-2024E: Approving a Perpetual Access Agreement to Part of North Mount Vernon (Deed BK 350, Page 3) to the City of Mount Vernon, Linn County, Iowa

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 Springville Ready Mix Invoice #79587 – PW Site Construction – Council Action as Needed
- 3. Discussion and Consideration of V&K Invoice #51376 – 1 – Bryant Rd Water Main Improvements – Council Action as Needed
- 4. Discussion and Consideration of V&K Invoice #51372 – 4 – Glenn Street Extension – Council Action as Needed
- 5. Discussion and Consideration of V&K Invoice #51359 – 2 – 4th Street NW Reconstruction – Council Action as Needed
- 6. Discussion and Consideration of Change Order #1 - 2024 Pool Improvements – Council Action as Needed

K. Reports to be Received/Filed

- 1. None

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 October 21, 2024, at City Hall, 213 1st Street NW, Mount Vernon, IA. A Zoom option was available. The following Council members were present: Andresen, Engel, Rose and Tuerler. Absent: West.

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. West absent.

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

Approval of City Council Minutes – October 7, 2024 Regular Council Meeting
Approval of Liquor License – Lincoln Winebar

Ordinance Approval/Amendment

Ordinance #10-7-2024B: Amending Chapter 46 Minors of the Mount Vernon Code of Ordinances (tabled on October 7, 2024). Item will remain tabled.

Ordinance #10-7-2024C: Amending the Code of Ordinances of the City of Mount Vernon, Iowa, 2000, By Amending Provisions Pertaining to Chapter 165, Zoning Regulations. Staff has not received any verbal or written communication regarding this ordinance since the first reading. Motion made by Engel, seconded by Andresen to approve Ordinance #10-7-2024C. Roll call all yes. West absent. Ordinance passes its second reading.

Resolutions for Approval

Resolution #10-21-2024A: Adopting Supplementary Specifications to SUDAS (Statewide Urban Design and Specifications) for the City of Mount Vernon, Iowa. City staff has been discussing supplemental specifications to SUDAS to clarify and update certain public improvement requirements relevant to construction within the Mt. Vernon city limits. The supplemental specifications have been adopted within other Iowa municipalities. Motion made by Tuerler, seconded by Rose to approve Resolution #10-21-2024A. Roll call all yes. West absent.

Resolution #10-21-2024B: Accepting Work for the Project Known as the Bryant Rd. Watermain Extension Project with Dave Schmitt Construction. The final project cost for the Bryant Rd. Watermain Extension project came in at \$99,393.25. The cost reduction for the smaller pipe size was negated by a series of extensions made on the PW site itself. These changes are described in more detail in the change order documentation. Motion made by Rose, seconded by Engel to approve Resolution #10-21-2024B. Roll call all yes. West absent.

Resolution #10-21-2024C: Extending the Moratorium, Not to Exceed Six (6) Months, on Smoke and Consumption Use Businesses for CBD, Hemp, THC/Cannabis Products, Psychoactive Products and Synthetic Marijuana, Including Smoke, Tobacco, Nicotine and Vape Shops Where More than 10% of the Business Square Footage is Dedicated to Consumption or Retail Sales within the City of Mount Vernon, Iowa. At the last meeting, City Council members requested an extension of the six (6) month moratorium to be placed on the agenda for consideration. The zoning code amendment for smoke shops will be

reintroduced at the November 4, 2024 City Council meeting. Motion made by Andresen, seconded by Engel to approve Resolution #10-21-2024C. Roll call voting yes: Engel, Andresen, Rose. Voting no: Tuerler. West absent.

Motions for Approval

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

PAYROLL	CLAIMS	120,230.71
MUNICIPAL PIPE TOOL CO. INC	PAY APP #1-2024 SEWER REHAB	61,766.53
WOODRUFF CONSTRUCTION INC	PAY APP #1-2024 POOL RENOVATIONS	59,660.00
EMPLOYEE BENEFIT SYSTEMS	GROUP INSURANCE-ALL DEPTS	39,048.05
REPUBLIC SERVICES #897	GB,RECYL-SW RESIDENTIAL	25,027.31
WATERS EDGE AQUATIC DESIGN LLC	RENOVATION PLANNING-POOL	23,205.00
SPRINGVILLE READY MIX	CONCRETE-PW FACILITIES	19,130.50
MIDWEST INJECTION INC	SLUDGE REMOVAL-SEW	18,000.00
TOTAL TREE CARE OF IOWA CITY	TREE MAINT-RUT	16,015.00
LEASE SERVICING CENTER, INC	EQUIP LEASE-LBC	8,464.61
STATE HYGIENIC LAB	TESTING-SEW	5,069.50
RED LION RENEWABLES	SOLAR ELECTRIC-P&A,PD,LBC	4,346.86
IOWA ASSOC OF MUNICIPAL UTILITIES	SGEI MEMBERSHIP-PW	4,206.66
IOWA SOLUTIONS INC	COMPUTER EQUIP-PD	3,130.00
PNP	FUEL-PD	1,614.73
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	1,517.43
US CELLULAR	CELL PHONE/INTERNET-PD,P&A	1,475.35
BUNCH HTG AND COOLING	HVAC MAINT-FD	1,160.00
LYNCH DALLAS PC	LEGAL FEES-P&A	1,125.00
ROTO-ROOTER	CAMERA CRAWL-SEW	1,102.50
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	876.75
MEDIACOM	PHONE/INTERNET-CITY HALL	860.85
HAWKINS INC	CHEMICALS-WAT	837.00
BANKCARD 8076	CREDIT CARD FEES-LBC,POOL,P&REC	704.20
MENARDS	DOOR/LIGHT BULBS-CDG,PW SITE	667.12
KROUL FARMS	BEAUTIFICATION	638.50
CENTRAL IOWA DISTRIBUTING	SUPPLIES-PW	513.00
STAPLES INC	SUPPLIES-PW	425.72
MOUNT VERNON BANK & TRUST CO	ACH RETURN-WAT,SEW,SW	422.45
BRADLEY HAUGE CPA	PROFESSIONAL SERVICES-ALL DEPTS	375.00
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	322.96
MEDIACOM	PHONE/INTERNET-PW	322.76
MERCY MEDICAL CENTER	PRE-EMPLOYMENT PHYSICALS-PD	299.00
MEDIACOM	PHONE/INTERNET-FD	294.16
IOWA SOLUTIONS INC	COMPUTER MAINT-P&A	290.00
STAR EQUIPMENT LTD	TROWEL RENTAL-PW SITE	270.00
STAPLES INC	SUPPLIES-PW	263.60
AMAZON CAPITAL SERVICES	UNIFORMS-PD	261.21
CURTIS ENGLISH	PORTABLE RR RENTALS-P&REC	260.00
KONICA MINOLTA	MAINT PLAN/COPIES-PD	255.20
CITY LAUNDERING CO	SERVICES-LBC	253.92
HAWKEYE FIRE & SAFETY	EXTINGUISHER MAINT-FD	251.95
BLUE TO GOLD LLC	TRAINING-PD	249.00
BON APPETIT	MEALS-P&A	229.68
LORI BOREN	MILEAGE-ALL DEPTS	202.34
MARSHA DEWELL	MILEAGE-ALL DEPTS	202.34

LUKE RUSHFORD	REFEREE-P&REC	185.00
MOUNT VERNON BANK & TRUST CO	ACH RETURN-WAT,SEW,SW	169.52
CAUSE TEAM	UNIFORMS-PD	168.00
HDC PRINTED PRODUCTS	DEPOSIT SLIPS-ALL DEPTS	157.02
CJ COOPER & ASSOCIATES	ANNUAL TESTING FEES-PW	150.00
IOWA ONE CALL	LOCATES-WAT,SEW	139.50
STANARD & ASSOCIATES	TESTING-PD	127.69
BRADY WEAVER	REFEREE-P&REC	120.00
EVAN COLEMAN	REFEREE-P&REC	120.00
GABRIEL GRAFFT	REFEREE-P&REC	120.00
GAGE HOLUB	REFEREE-P&REC	120.00
JAKOB YOCK	REFEREE-P&REC	120.00
JAKOB HAUGSE	REFEREE-P&REC	120.00
JAMISON BILLINGSLEY	REFEREE-P&REC	120.00
TIERNAN BOOTS	REFEREE-P&REC	120.00
MOUNT VERNON BANK & TRUST CO	ACH RETURN-WAT,SEW,SW	104.37
BANKCARD 8076	NSF RETURN-LBC MEMBERSHIP	102.72
KATEY FOREST	FITNESS MEMBERSHIP-POOL,LBC	100.00
AIRGAS INC	CYLINDER RENTAL-PW	99.68
MOUNT VERNON BANK & TRUST CO	ACH RETURN-WAT,SEW,SW	92.12
KIECKS	UNIFORMS-PD	86.94
MENARDS	LIGHTING FIXTURES-PW SITE	85.22
CITY LAUNDERING CO	SERVICES-CITY HALL	79.69
CENTURY LINK	PHONE CHARGES-PD	76.75
MOUNT VERNON BANK & TRUST CO	ACH RETURN-WAT,SEW,SW	69.79
AMAZON CAPITAL SERVICES	SUPPLIES-P&A	62.64
B4 BRANDS	SUPPLIES-P&A	52.84
FIRE SERVICE TRAINING BUREAU	TRAINING-FD	50.00
THE GAZETTE	ADS/PUBLICATIONS-P&A	48.63
KARA STINEMAN	REFUND-P&REC	45.00
AMANDA HAMER	INSTRUCTOR-LBC	40.00
INTEGRITY LIFE LLC	INSTRUCTOR-LBC	40.00
MATT SIDERS	REFUND-LBC	36.00
LYNCH FORD-LYNCH CHEVROLET	VEHICLE MAINT-PD	33.69
ST LUKE'S WORK WELL SOLUTIONS	DRUG TESTING-PW	30.00
AMAZON CAPITAL SERVICES	SUPPLIES-P&REC	26.38
DONNA HERRING	INSTRUCTOR-LBC	20.00
HAWKINS INC	CHEMICALS-WAT	20.00
TOTAL		429,303.64

FUND EXPENSE TOTALS

PAYROLL	120,230.71
POOL RENOVATIONS	82,865.00
ARPA LINN COUNTY GRANT	61,766.53
GENERAL FUND	36,691.82
SEWER FUND	32,077.92
SOLID WASTE	28,184.02
ROAD USE TAX FUND	20,488.21
PW FACILITIES	19,995.55
LBC	16,408.51
WATER FUND	9,181.91
STORM WATER	1,413.46
TOTAL	429,303.64

Discussion and Consideration of JEO Invoice #155064 – Uptown Streetscape - Council Action as Needed. Included with the invoice is a progress report from JEO Consulting Group. Motion made by Engel, seconded by Tuerler to approve Invoice #155064 from JEO Consulting Group in the amount of \$7,570.60. Motion carries. West absent.

Discussion and Consideration of Pay Application #1 – Business 30 Overlay Project – Council Action as Needed. This Pay Application is in the amount of \$462,844.78. The project is complete and there will be one more Pay Application for the retainage at a future meeting. Motion made by Tuerler, seconded by Andresen to approve Pay Application #1-Business 30 Overlay Project. Motion carries. West absent.

Discussion and Consideration of Springville Ready Mix Invoice #79383 – PW Site Construction – Council Action as Needed. The attached invoice includes concrete charges for the new public works site construction. The north building floor and the brine building walls are now complete. Motion made by Engel, seconded by Rose to approve invoice #79383 from Springville Ready Mix in the amount of \$7,002.51. Motion carries. West absent.

Discussion and Consideration of Change Order #1 – Glenn Street Construction – Council Action as Needed. Change Order #1 is a deduction of \$7,465.00. When bid, it was believed the water line would need to be removed and/or reinstalled to make way for stormwater improvements. The water line ended up being deeper than anticipated, so it didn't need to be moved. Motion made by Tuerler, seconded by Andresen to approve Change Order #1-Glenn Street Construction. Motion carries. West absent.

Discussion and Consideration of Change Order #2 – Glenn Street Construction – Council Action as Needed. Change Order #2 is an increase in the amount of \$52,166.09. The contractor encountered bedrock while constructing the sanitary sewer line. Rathje brought in a rock crusher and utilized the bedrock as subbase for the road extensions. Motion made by Tuerler, seconded by Rose to approve Change Order #2-Glenn Street Construction. Motion carries. West absent.

Discussion and Consideration of Revised Change Order #1 – Bryant Rd Watermain Extension Project – Council Action as Needed. This is a revised change order for the Bryant Road water main extension. The reduction amount stays the same for the reduced pipe size, but the new change order results in an increase of \$1,381.00, instead of a savings of \$9,500.00. This is due to a pipe size increase once the water main was extended onto the Public Works site. Motion made by Rose, seconded by Engel to approve Revised Change Order #1-Bryant Rd Watermain Extension Project. Motion carries. West absent.

Discussion and Consideration of Change Order #2 - Bryant Rd Water Main Extension Project – Council Action as Needed. Change Order #2 is in the amount of \$8,599.00. City staff identified additional water main extensions and hydrant locations that will serve future structures within the Public Works site. Motion made by Rose, seconded by Andresen to approve Change Order #2-Bryant Rd Watermain Extension Project. Motion carries. West absent.

Discussion and Consideration of Change Order #3 - Bryant Rd Water Main Extension Project – Council Action as Needed. This change order is for an increase of \$9,000.00 and is in reference to additional potholing that was conducted on the project. Motion made by Rose, seconded by Tuerler to approve Change Order #2-Bryant Rd Watermain Extension Project. Motion carries. West absent.

Discussion and Consideration of Pay Application #1 - Bryant Rd Water Main Extension Project – Council Action as Needed. This pay application is in the amount of \$94,423.59. The project is complete and there will be one more Pay Application for the retainage at a future meeting. Motion made by Tuerler, seconded by Andresen to approve Pay Application #1-Bryant Rd Water Main Extension Project. Motion carries. West absent.

Discussion and Consideration of Mezzanine Material Package – New PW Building – Council Action as Needed. Spahn and Rose of Tipton has provided an estimate of \$17,866.65 (the city does not pay sales tax) for the materials needed to construct the break room, restroom and mezzanine area of the north building at the Public Works site. This is being completed in anticipation of the public works move to the Bryant Rd location. Local vendors were unresponsive in requests for estimates. Motion made by Engel, seconded by Tuerler to approve the estimate from Spahn and Rose in the amount of \$17,866.65. Motion carries. West absent.

Discussion and Consideration of Invoice #10917 with Waters Edge Aquatic Design – 2024 Pool Renovations – Council Action as Needed. Motion made by Rose, seconded by Engel to approve invoice #10917 from Water's Edge in the amount of \$6,300.00 for the pool renovation planning. Motion carries. West absent.

Discussion and Consideration of the Engagement Letter with Ahlers Cooney for Amendment No. 10 to the Mount Vernon Urban Renewal Plan – Council Action as Needed. The engagement letter with Ahlers Cooney for legal services related to Amendment No. 10 of the Mount Vernon Urban Renewal area is attached for review. The cost associated with the amendment will be incorporated into future TIF reimbursements. Amendment No. 10 is in relation to a possible Kwik Star development and the extension of Rachel Street to serve future commercial districts. Motion made by Tuerler, seconded by Andresen to approve the Engagement Letter with Ahlers Cooney for Amendment No. 10 to the Mount Vernon Urban Renewal Plan. Motion carries. West absent.

Discussion and Consideration of Change Order #1 for the 4th Street Reconstruction Project – Council Action as Needed. This change order is in the amount of \$35,909.45. As Council is aware, the existing roadway surface on 4th Street will not allow for a three-inch mill and resurface. The current plan is to remove the remaining road surface, place additional base and lay five inches of asphalt on the new base. Motion made by Tuerler, seconded by Andresen to approve Change Order #1-4th Street Reconstruction Project. West absent.

Discussion and Consideration of Pay Application #1 – 4th Street Reconstruction Project – Council Action as Needed. Motion made by Tuerler, seconded by Engel to approve Pay Application #1-4th Street Reconstruction Project in the amount of \$111,241.72. Motion carries. West absent.

Reports to be Received/Filed. Full reports can be found on the City website under the October 21, 2024 Council packet.

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

Reports of Mayor/Council/Administrator

Mayor's Report. After receiving positive feedback from Council, Wieseler will be sending a letter of support to the Linn County casino group for a new casino in Cedar Rapids. He also reminded Council that he will be looking for a formal evaluation of the City Administrator by the end of the year.

Council Reports. Rose thanked and congratulated the Chili Cook Off committee on another great event this year.

City Administrator's Report. Full report can be found on the City website under the October 21, 2024 Council packet.

As there was no further business to attend to, the meeting adjourned, the time being 7:31 p.m., October 21, 2024.

Respectfully submitted,
Marsha Dewell
City Clerk

E. Public Hearing

AGENDA ITEM # E – 1 & F - 3

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

DATE:	November 4, 2024
AGENDA ITEM:	Public Hearing – Ordinance #11-4-2024A
ACTION:	Motion to Close

SYNOPSIS: This ordinance was originally introduced on October 7, 2024, and failed to pass the first reading on a 2-1 vote. It was requested to bring this ordinance back to the City Council for full consideration. This ordinance will amend the zoning regulations to include additional requirements for smoke shop, tobacco, CBD, cannabis, etc. Should the Council approve of this ordinance, these uses would be restricted to Limited Industrial districts and maintain a 1000-foot separation from youth facilities.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion to Close

ATTACHMENTS: Proceed to Ordinance #11-4-2024A

PREPARED BY: Chris Nosbisch

DATE PREPARED: 10/31/2024

Date: September 18, 2024

Agenda Items #6: Ordinance Amendments – Smoke Shops

Prepared by: Leigh Bradbury, City Planner
Staff recommendation: Approval
Attachment: Ordinance Amendments (2)

Summary

Two amendments are presented for consideration at this time. The first is to CH165 Zoning Regulations, defining Smoke Shops and establishing them as a Permitted Use within Limited Industrial districts. The second amendment, to CH46 Minors, would place responsibility on Smoke Shop proprietors to prohibit persons under the age of twenty-one (21) from entering such establishments.

Background

Iowa State Code 453A.2 states that it is illegal for persons under twenty-one (21) years of age to sell, give, purchase or otherwise attempt to purchase or supply, smoke, use, or possess any tobacco, tobacco products, alternative nicotine products, vapor products, or cigarettes.

During March of 2024, local representatives from the Wellness Coalition of Rural Linn County, who work in the Mount Vernon and Lisbon Community School Districts, expressed concern regarding the sharp increase in the availability of these products and presence of new smoke and consumption use businesses in uptown Mount Vernon, noting the close proximity to youth-frequented facilities including parks, schools, churches and the large population of young adults under the age of twenty-one (21) on Cornell College Campus.

On April 1, 2024, Mount Vernon's City Council passed a resolution placing a moratorium on smoke, tobacco, nicotine and vape shops including consumption use businesses with ten percent (10%) or more of business square footage dedicated to the consumption or retail sales of CBC, hemp, THC/cannabis products, psychoactive products, synthetic marijuana, smoke, tobacco & vapor products for six (6) months to protect the health and welfare of its citizens while allowing time to examine the zoning ordinance and how best to address this concern.

The USDA published results from the Annual National Youth Tobacco Survey on September 5, 2024, in which 1.63 million middle or high school students reported current use of e-cigarettes, with 1 in 4 doing so daily. An additional 480,000 youth reported using nicotine pouches. As a highly-addictive substance, nicotine use in youth has been found to lead to continued adult consumption.

The potential negative health effects of vaping, nicotine and e-cigarettes are a concern at the national level. Research by the US Surgeon General, US Department of Health and Human Services, US Food and Drug Administration, the National Academies of Sciences, Engineering

and Medicine; and professional journals on neurobiology, psychology, pediatrics, adolescent health and preventative medicine reflect these concerns, as cited under *Health Effects of Vaping*, on the U.S. Centers for Disease Control and Prevention website. Here it states that “tobacco products, including e-cigarettes, should not be used by youth or young adults.” (*Health Effects of Vaping*. www.cdc.gov/tobacco/e-cigarettes/health-effectc.html. May 15, 2024.)

Staff Recommendation

Mount Vernon’s City Administrator, Chief of Police and City Planner, along with representatives of the Wellness Coalition of Linn County and Linn County Public Health Department have discussed potential zoning regulations with consideration to their potential impact on new business and the community, with the locality of youth-frequented areas in mind. It is their joint recommendation that:

- 1) ‘Smoke Shop’ be defined as a specific use within the zoning ordinance, that
- 2) Smoke Shop be designated as a Conditional Use in Light Industrial districts, and that
- 3) Smoke Shops be located with a minimum proximity of one thousand feet (1000’) from youth-frequented locations, to include parks and recreational facilities, libraries, schools and colleges.
- 4) Proprietors be required to prohibit persons under age twenty-one (21) from entering businesses established as a Smoke Shop.

The Conditional Use procedure requires Board of Adjustment approval for uses with operating characteristics that could adversely affect surrounding properties. The Board may establish site development or operational regulations on a case-by-case basis, as a condition for approval. Failure to comply with these conditions may result in revocation of the permit.

Required Action

The commission votes to make recommendation to City Council on the proposed CH165 Zoning Regulations amendment. That recommendation may be: approval, approval with modifications, or disapproval.

The commission may also choose to vote and show support to City Council for the amendment to Chapter 46 Minors, due to its relative nature. This is not, however, required of the commission as it lies outside of their prescribed duties.

Next Step: City Council may 1) approve, 2) approve with modifications / conditions, or 3) disapprove the site plan.



Wellness Coalition of Rural Linn County
380 Old Lincoln Highway
Mount Vernon, Iowa 52314
319-895-8845

September 30, 2024

To: Mount Vernon City Council
From: Kassy Rice, Certified Prevention Specialist and
Executive Director of the Wellness Coalition Of Rural Linn County
Re: Ordinance Amendments for Smoke Shops
Mount Vernon, Iowa 52314

Dear Mount Vernon City Council,

On behalf of the Wellness Coalition of Rural Linn County, we express concern for the sharp increase and concentration of Smoke Shops in the City of Mount Vernon. We support limits on the “location” of Smoke Shops and “age restrictions” prohibiting persons under the age of 21 from entering such establishments, which leads to reducing youth access and availability resulting in an increase of community protective factors.

The American Lung Association’s State of Tobacco Control Report for 2024 and the Center for Disease Control and Prevention (CDC), note that Tobacco remains the leading cause of preventable death and disease in America, killing over 480,000 people each year. In addition, 16 million Americans live with a tobacco-related disease.

As a Certified Prevention Specialist for the past 13 years, I have studied and collaborated with numerous partners in health and human services to increase protective factors, and reduce access and availability through the implementation of evidence-based and environmental strategies. Those strategies include developing policies and ordinances that work to reduce or prevent tobacco and nicotine use among youth and adults. State policies and restrictions are known to increase protective factors and reduce access among youth. However, the American Lung Association’s 2024 State of Tobacco Control Report gives Iowa an “F” (failing grade) in the categories of Tobacco Prevention and Cessation Funding, Tobacco Taxes, and Restrictions on Flavored Tobacco Products; Iowa also received a “D” grade for Access to Cessation Services. This gap shows the need for local governments to be instrumental in the protection of youth and families through their own community policies and ordinances.

The location of Smoke Shops and how concentrated they are in a given area impacts tobacco use rates, increasing public harm. Studies have consistently shown that children are more likely to use tobacco or nicotine products if they live or go to school in neighborhoods with a high density of tobacco retailers. Additionally, density and walking distance impact the success of sustainable

cessation for those striving to quit. Limitations through zoning and licensing directly impact reducing youth access and availability, and increasing protective factors.

Smoke shop retailers allow numerous substances to be sold that can impact the health and welfare of neighboring citizens causing concern among individual communities. Those substances include, but are not limited to, e-cigarettes, smoke, tobacco, and vape products, CBD, hemp, THC/Cannabis products, psychoactive products, synthetic marijuana, Kratom, and more.

When looking at our college-aged population, the Tobacco Control Report also notes nationally, the increase over the past two years has been driven by the 18-to-24-year-old age group. Of those surveyed, 65.5% of e-cigarette users in this age group did not previously smoke in 2022.

According to the CDC and USDA's 2023 National Youth Tobacco Survey, e-cigarettes have been the most commonly used tobacco products among U.S. youth since 2014. Youth e-cigarette use is a critical public health concern because approximately half of the students ever using e-cigarettes reported using them currently, indicating that many young persons who try e-cigarettes remain e-cigarette users due to nicotine dependence. Efforts aimed at preventing the initiation of use among youth are extremely important.

According to the FDA, in December of 2019, the Legislation Tobacco 21, or T21, became effective immediately, making it illegal for a retailer to sell any tobacco product, including e-cigarettes, to anyone under the age of 21. In August of 2024, the FDA issued a final ruling "Prohibition of sale of Tobacco Products to Persons Younger than 21 Years of Age" mandating that retailers must use a photo ID to verify the age of anyone under the age of 30 trying to purchase tobacco products, also retailers may not sell tobacco products with the assistance of vending machines where individuals are present or permitted to enter at any time. Local policies regarding age limitations directed toward those permitted on premises at Smoke Shops increase community protective factors and reduce access and sales to youth.

The Wellness Coalition of Rural Linn County commends the efforts of the Mount Vernon City Council for taking steps to increase community protective factors and reduce youth access and availability to tobacco and nicotine products by limiting and placing restrictions on Smoke Shops in the community. These actions fill the gaps that we currently have as a state, are evidence-based, and impact a reduction of substance use among youth by limiting access and exposure; creating safer and healthier communities.



**Wellness Coalition
of Rural Linn County**
Healthy Communities. Healthy Futures.

Wellness Coalition of Rural Linn County
380 Old Lincoln Highway
Mount Vernon, Iowa 52314
319-895-8845

Sincerely,

A handwritten signature in black ink that reads "Kassandra Rice".

Kassandra Rice, Certified Prevention Specialist
Executive Director of the Wellness Coalition of Rural Linn County

Additional supporting information and articles:

<https://www.lung.org/research/sotc/state-grades/iowa>

<https://www.cdc.gov/mmwr/volumes/72/wr/mm7244a1.htm>

<https://www.changelabsolutions.org/product/tobacco-retailer-density>

Tobacco Retailer Licensing Playbook. www.changelabsolutions.org/publications/tobacco-retailer-licensing-playbook

-Chuang YC, Cubbin C, Ahn D, Winkleby MA. Effects of neighbourhood socioeconomic status and convenience store concentration on individual level smoking. *J Epidemiol Community Health*. 2005; 59(7): 568-73.

-Novak SP, Reardon SF, Raudenbush SW, Buka SL. Retail tobacco outlet density and youth cigarette smoking: A propensity-modeling approach. *Am J Public Health*. 2006; 96(4): 670-76. doi: 10.2105/AJPH.2004.061622.

-Henriksen L, Feighery EC, Schleicher NC, Cowling DW, Kline RS, Fortmann SP. Is adolescent smoking related to the density and proximity of tobacco outlets and retail cigarette advertising near schools? *Prev Med*. 2008; 47(2): 210-4. doi: 10.1016/j.ypmed.2008.04.008.

-Leatherdale ST, Strath JM. Tobacco retailer density surrounding schools and cigarette access behaviors among underage smoking students. *Ann Behav Med*. 2007; 33(1): 105-11. doi: 10.1207/s15324796abm3301_12. 10 West JH, Blumberg EJ, Kelley NJ, et al. Does proximity to retail

F. Ordinance Approval/Amendment

AGENDA ITEM # F - 1

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

DATE: November 4, 2024

AGENDA ITEM: Ordinance #10-7-2024B

ACTION: Motion

SYNOPSIS: Staff will reserve recommendations on this ordinance until the meeting.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Ordinance #10-7-2024B

PREPARED BY: Chris Nosbisch

DATE PREPARED: 10/31/2024

ORDINANCE NO. 10-7-2024 B

**AN ORDINANCE AMENDING CHAPTER 46 MINORS
OF THE MOUNT VERNON CODE OF ORDINANCES**

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF MT. VERNON, IOWA:

SECTION 1. AMENDMENT. Chapter 46 Minors is hereby amended by adding the following language:

46.03 Smoke Shops.

1. Persons Under Age 21.

It is unlawful for any person under twenty-one (21) years of age to enter or be on the premises of a Smoke Shop, as defined in Mount Vernon Code of Ordinances Chapter 165.302, at any time.

2. Business Owner & Attendant Responsibilities.

An employee, manager, or owner shall be stationed at each public entrance at all times during regular business hours, and shall prohibit any person under the age of twenty-one (21) from entering the establishment.

3. Valid ID Required.

It shall be presumed that an attendant knew a person was under the age of twenty-one (21) unless the attendant asked for and was presented with a valid drivers' license, issued by a state authority, presenting reasonable likeness to the presenter, and a birthdate indicating a current age of twenty-one (21) years or older.

SECTION 2. SAVINGS CLAUSE. If any section, provision, sentence, clause, phrase or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Approved and adopted this __ day of _____, 2024.

ATTEST:

Thomas M. Wieseler - Mayor

Marsha Dewell – City Clerk

I certify that the foregoing was published as
Ordinance # _____ on the _____ day of _____, 2024.

Marsha Dewell, City Clerk

AGENDA ITEM # F - 2

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

DATE: November 4, 2024

AGENDA ITEM: Ordinance #10-7-2024C

ACTION: Motion

SYNOPSIS: Staff has not received any verbal or written communication regarding this ordinance since the second reading.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Ordinance #10-7-2024C

PREPARED BY: Chris Nosbisch

DATE PREPARED: 10/31/2024

ORDINANCE NUMBER 10-7-2024 C

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MOUNT VERNON, IOWA, 2000, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 165, ZONING REGULATIONS.

WHEREAS, the addition of accessory dwelling units as a permitted housing type meets the comprehensive plan goals of “integrating a variety of housing types into the community for all income and age levels,” and “...supporting the Housing Commission,” which identified a need for more lower-cost housing options; and

WHEREAS, the Planning and Zoning Commission has studied the issue of accessory dwelling units, including holding a public input process, and has held a public hearing and recommended approval of this ordinance; and

WHEREAS, the City Council has held a required public hearing for this zoning amendment ordinance.

NOW THEREFORE, BE IT ENACTED by the City Council of the City of Mount Vernon, Iowa:

SECTION 1. SECTION MODIFIED. Chapter 165, section 302 of the Code of Ordinances of the City of Mount Vernon, Iowa, the following definitions are hereby amended as follows {underline indicates insertion; ~~strikethrough~~ indicates deletion} and the definitions are renumbered for new and deleted definitions:

Accessory Dwelling Unit (ADU): A dwelling unit located within an owner occupied, single-family home or in an accessory structure subject to the regulations set forth in Section 610.

~~Apartment. A housing unit within a building designed for and suitable for occupancy by only one familyhousehold. Apartments are generally located within multi-family residential buildings.~~

~~Family. One or more persons living together and sharing common living, sleeping, cooking, and eating facilities within an individual housing unit, no more than 4 of whom may be unrelated. The following persons shall be considered related for the purpose of this ordinance:~~

- ~~A. Persons related by blood, marriage, or adoption;~~
- ~~B. Persons residing with a family for the purpose of adoption;~~
- ~~C. Not more than eight persons under 19 years of age, residing in a foster house licensed or approved by the State of Iowa.~~
- ~~D. Not more than eight persons 19 years of age or older residing with a family for the purpose of receiving foster care licensed or approved by the State of Iowa.~~
- ~~E. Person(s) living with a family at the direction of a court.~~

Lot. A parcel of property with a separate and distinct number or other identifying designation which has been created, assigned and recorded in the Office of the Linn County Recorder and may consist of: (a) a single lot of record or (b) a combination of complete lots of record. Each individual lot is subject to the provisions of a particular base Zoning District, and shall have a minimum frontage of 20 feet, except as provided in an approved Planned Unit Development and/or Creative Subdivision (see illustrations below).

SECTION 2. SECTION MODIFIED. Chapter 165, section 402, subsection 2, is hereby amended as follows {underline indicates insertion; ~~strike through~~ indicates deletion}:

2. Accessory Uses and Buildings. Uses of land or structure customarily incidental and subordinate to a permitted use in the AG District.

A. Accessory dwelling unit ~~Living quarters of persons employed on the premises and not rented or otherwise used as a separate dwelling.~~

SECTION 3. SECTION MODIFIED. Chapter 165, section 402, subsection 4, is hereby amended as follows {underline indicates insertion; ~~strike through~~ indicates deletion}:

Regulations	<u>AG</u> <u>Agricultural uses</u>	Single-family dwellings	Other uses
Minimum lot area (acres)	5 acres	1 acre	5 acres
Minimum lot width and depth (feet)	150 (width) 150 (depth)	150 (width) 150 (depth)	200 (width) 200 (depth)
Site area per housing unit (acres)	5 acres	1/2 acre (min.) 1 acre (max.)	NA
Minimum front yard setback (feet) *	50	50	50
Minimum street side yard setback (feet) *	50	50	50
Minimum interior side yard setback (feet) *	25	25	25
Minimum rear yard setback (feet) *	50	50	50
Maximum height main building (feet)	NA	35	50
Maximum height accessory building (feet)	NA	12	20
Maximum Building Coverage	15%	25%	15%
Maximum Impervious Coverage	25%	35%	25%
Floor Area Ratio	NA	NA	NA
Maximum distance between building faces across street (feet)	NA	NA	NA
Maximum amount of total parking located in street yard	NA	NA	NA

SECTION 4. SECTION MODIFIED. Chapter 165, section 403, subsection 2, the following accessory use is added and the other uses are re-lettered:

Accessory dwelling unit.

SECTION 5. SECTION MODIFIED. Chapter 165, section 404, subsection 2, the following accessory use is added and the other uses are re-lettered:

Accessory dwelling unit.

SECTION 6. SECTION MODIFIED. Chapter 165, section 404, subsection 4, is hereby amended as follows {underline indicates insertion; ~~strikethrough~~ indicates deletion}:

Regulations	Single-family dwellings	Duplex	Multi-family dwellings	Other Uses
Minimum lot area (square feet)	7,500	8,500 8,000	10,200 8,000	10,000
Minimum lot width and depth (feet)	60 (width) 60 (depth)	75 (width) 75 (depth)	80 (width) 80 (depth)	80 (width) 80 (depth)
Site area per housing unit (square feet)	7,500	4,250	3,400 *	NA
Minimum front yard setback (feet) **	20	20	20	25
Minimum street side yard setback (feet) **	15	15	15	15
Minimum interior side yard setback (feet) **	7	7	7	15
Minimum rear yard setback (feet) **	30	30	30	30
Maximum height main building (feet)	35	35	35	50
Maximum height accessory building (feet)	12	12	12	20
Maximum Building Coverage	40%	40%	40%	40%
Maximum Impervious Coverage	50%	50%	50%	50%
Floor Area Ratio	NA	NA	NA	NA
Maximum distance between building faces across street (feet)	NA	NA	NA	NA
Maximum amount of total parking located in street yard	NA	NA	NA	35%

SECTION 7. SECTION MODIFIED. Chapter 165, section 405, subsection 2, the following accessory use is added and the other uses are re-lettered:

Accessory dwelling unit.

SECTION 8. SECTION MODIFIED. Chapter 165, section 405, subsection 4, is hereby amended as follows {underline indicates insertion; ~~strike through~~ indicates deletion}:

Regulations	Single-family dwellings	Duplex	Multi-family dwellings	Other Uses
Minimum lot area (square feet)	7,500	7,500 8,500	7,500 10,200	10,000
Minimum lot width and depth (feet)	60 (width) 60 (depth)	75 (width) 75 (depth)	80 (width) 80 (depth)	80 (width) 80 (depth)
Site area per housing unit (square feet)	7,500	4,250	3,400 *	NA
Minimum / maximum front yard setback (feet) **	15 (min.) 25 (max.)	15 (min.) 25 (max.)	15 (min.) 25 (max.)	15
Minimum street side yard setback (feet) **	15	15	15	15
Minimum interior side yard setback (feet) **	5	5	5	15
Minimum rear yard setback (feet) **	30	30	30	30
Maximum height main building (feet)	35	35	35	50
Maximum height accessory building (feet)	12	12	12	20
Maximum Building Coverage	40%	40%	40%	40%
Maximum Impervious Coverage	50%	50%	50%	50%
Floor Area Ratio	NA	NA	NA	NA
Maximum distance between building faces across street (feet)	NA	NA	NA	NA
Maximum amount of total parking located in street yard	NA	NA	NA	35%

SECTION 9. SECTION MODIFIED. Chapter 165, section 406, subsection 2, the following accessory use is added and the other uses are re-lettered:

Accessory dwelling unit.

SECTION 10. SECTION MODIFIED. Chapter 165, section 406, subsection 4, is hereby amended as follows {underline indicates insertion; ~~strike through~~ indicates deletion}:

Regulations	Single-family dwellings	Duplex	Multi-family dwellings	Other Uses
Minimum lot area (square feet)	7,500	7,500	9,000 7,500	10,000
Minimum lot width and depth (feet)	60 (width) 60 (depth)	75 (width) 75 (depth)	80 (width) 80 (depth)	80 (width) 80 (depth)
Site area per housing unit (square feet)	7,500	3,750	*	NA
Minimum / maximum front yard setback (feet) **	15 (min.) 25 (max.)	15 (min.) 25 (max.)	15 (min.) 25 (max.)	15
Minimum street side yard setback (feet) **	15	15	15	15
Minimum interior side yard setback (feet) **	5	5	5	15
Minimum rear yard setback (feet) **	30	30	30	30
Maximum height main building (feet)	35	35	35	50
Maximum height accessory building (feet)	12	12	12	20
Maximum Building Coverage	50%	50%	50%	50%
Maximum Impervious Coverage	60%	60%	60%	60%
Floor Area Ratio	NA	NA	NA	NA
Maximum distance between building faces across street (feet)	100	100	100	NA
Maximum amount of total parking located in street yard	NA	NA	NA	35%

SECTION 11. SECTION MODIFIED. Chapter 165, section 408, subsection 2, the following accessory use is added and the other uses are re-lettered:

Accessory dwelling unit.

SECTION 12. SECTION MODIFIED. Chapter 165, section 409, subsection 2, the following accessory use is added and the other uses are re-lettered:

Accessory dwelling unit.

SECTION 13. NEW SUBSECTION. Chapter 165, section 610, is amended by adding a new subsection, "1.", which hereby reads as follows, and renumbering the subsequent subsections:

1. Accessory Dwelling Units (ADU). ADUs that are allowed as a permitted or conditional use are subject to the following conditions:

A. Type. ADUs may be classified as one of the following:

(a) Internal. A dwelling unit that is located wholly within the primary structure without expansion of the footprint (e.g. basement or attic units).

(b) Attached. A dwelling unit that is considered part of the primary structure but results in an expansion of the primary structure's footprint.

(c) Detached. A dwelling unit that is separate from the primary structure (e.g. garage apartment or standalone structure)

B. Standards. ADUs shall comply with the following use-specific standards:

(a) One detached or one attached or internal ADU is permitted per lot.

(b) The ADU must be a complete, separate dwelling unit that functions independently from the principal use. It must contain its own kitchen and bathroom facilities and a separate exterior entrance, which, for an internal or attached ADU, may not be on the primary facade.

(c) Unless specifically addressed in this section, ADUs shall be subject to the regulations for a structure on the underlying zone district with regard to lot and bulk standards (e.g., height, setback/yard requirements, building coverage).

(d) The maximum size of an ADU may be no more than the footprint of the primary structure or 800 square feet, whichever is less.

(e) One off-street parking space is required for each ADU.

(f) ADUs may only be built on the same lot as the primary structure and shall be placed on and secured to a permanent frost-free perimeter foundation.

(g) The owner of the property on which an ADU is located must occupy at least one of the dwelling units on the premises as the permanent legal resident. The ADU and the principal use must be under the same ownership.

(h) Mobile homes, recreational vehicles, travel trailers, and any other wheeled or transportable structure shall not be used as ADUs.

(i) An existing accessory structure whose height or setback(s) does not meet the requirements for a dwelling in the zone district may be converted into an ADU, but the structure may not be altered in any manner that would increase the degree of non-compliance.

(j) Home occupations may be permitted in an ADU as required in this section. Allowable conditions will be calculated for one dwelling unit except for floor area, which may be based on allowable floor area for all permitted dwellings.

(k) ADUs shall not be considered for the site area per housing unit calculations.

(l) The ADU must be designed so that the appearance of the building remains that of an allowed use within that zone, and any new entrances, exterior finish materials, trim, windows, and eaves must visually match the principal use.

SECTION 14. SECTION MODIFIED. Chapter 165, section 702, is repealed and the following is adopted in lieu thereof:

1. **Encroachments on Required Yards.** Every part of a required yard shall be open and unobstructed from finished grade upward, except as specified herein.
 - A. Architectural projections, including roofs which cover porches, enclosed porches, window sills, belt courses, cornices, eaves, flues and chimneys, and ornamental features may project three feet (3') into a required yard.
 - B. Terraces, patios, uncovered decks, and ornamental features which have no structural element more than two feet (2') above or below the adjacent ground level may project ten feet (10') into a required yard. However, all such projections must be set back at least three feet (3') from an adjacent side lot line; or and twenty feet (20') from any street property line.
 - C. ADA ramps servicing a dwelling unit may be projected 11 feet (11') into a required yard.
 - D. Fire escapes, fireproof outside stairways, and balconies opening to fire towers may project a maximum of 3 feet (3') into required yards, provided that they do not obstruct the light and ventilation of adjacent buildings.
 - E. For buildings constructed upon a front property line, a cornice may project into public right-of-way. Maximum projection is the smaller of four feet (4') or five percent (5%) of the right-of-way width.
 - F. Canopies. In commercial districts, a canopy may extend into a required front yard, provided that the canopy is set back at least five feet (5') from the front property line, covers less than fifteen percent (15%) of the area of the required front yard, and has a vertical clearance of at least eight feet six inches (8'6").
2. **Garage Setbacks:** Any garage, detached or attached, that fronts on a public street must be set back at least 20 feet (20') from such street or as is required by the minimum setback requirements of the zoning district, whichever is greater.
3. **Built-Up Blockfaces.** These provisions apply if forty percent (40%) or more of the buildings on that blockface have front yard setbacks different from those required for the specific district.
 - A. If a building is to be built on a parcel of land within 100 feet (100') of existing buildings on both sides, the minimum front yard shall be the mean setbacks of the adjacent buildings.
 - B. If a building is to be built on a parcel of land within 100 feet (100') of an existing building on one side only, the minimum front yard shall be the setback of the adjacent building.
 - C. If a building is to be built on a parcel of land not within 100 feet (100') of an existing building on either side, then the minimum front yard shall be the mean setback of all existing buildings on the blockface.
 - D. No setback adjustment pursuant to this section shall create a required front yard setback more than five feet (5') greater than that otherwise required by the applicable zoning district.
4. **Lots Adjoining Alleys.** In calculating the depth of a required side or rear yard setback for a lot adjoining a dedicated public alley, one-half of the alley may be credited as a portion of the yard. However, no structure may be nearer than three feet (3') to the near side of the alley.
5. **Corner Lots.** Required setbacks shall not reduce the buildable width of any corner lot to less than 24 feet (24'). Appropriate setback adjustments shall be allowed to maintain this minimum width.

6. **Rear Yard Exceptions - Residential Uses.** When an irregular lot is used for residential purposes, the rear yard may be measured as the average horizontal distance between the building and rear lot line, provided that the minimum setback shall not be less than sixty percent (60%) of the rear yard required by the zoning district.
7. **Double Frontage Lots.** Double-frontage lots shall require full front-yard setbacks along both street frontages, as set forth in the bulk regulations table of each zoning district. Residentially zoned double-frontage lots on a major street, and with no access to that street may have a 25-foot (25') minimum front yard setback along said street.
8. **Satellite Antennas.** Antennas with a surface area over 6.3 square feet which are accessory to a primary use and are designed to receive and transmit electromagnetic signals, or to receive signals from satellites, shall not be located within any front yard of the primary use. Such antennas shall be located no less than fifteen feet (15') from the property line of an adjacent property within a residential zoning district.
9. **Lamp Posts:** Lamp posts with a maximum height of ten (10) feet, and flag poles up to maximum height of base district may be located within required yards, provided they are set back at least five (5) feet (5') from property lines.
10. **Vision Clearance Zones.** No structure, including a fence, shall be built to a height of more than three feet (3') above the established curb grade on the part of the lot bounded by the street lines of the streets which intersect and a line connecting a point on each of such lines thirty feet (30') from their point of intersection. No landscaping shall be planted in such area which will materially obstruct the view of drivers approaching the street intersection.

SECTION 15. NEW SECTION. Chapter 165, title 7, is amended by adding a new section, 710, which is hereby adopted to read as follows:

710 ACCESSORY BUILDINGS.

Accessory uses and buildings are subject to all site development regulations of its zoning district, except as provided below:

A. Setbacks:

- (a) **Side Yards:** An accessory building may be located a minimum of five feet (5') from the side lot line of the property if it is located between the rear building line of the principal building and the rear property line.
- (b) **Front Yards:** No accessory building may be located between the front building line of the principal building and the front property line.
- (c) **Rear Yard:** The minimum rear yard setback for accessory buildings shall be 8 feet (8'). This minimum rear yard setback shall be increased to 15 feet (15') if the accessory building requires vehicular access from an alley.
- (d) **Street Yards:** No accessory building shall be located within 20 feet from any street side yard property line.
- (e) **Easements:** Easements may be incorporated into these required setbacks. however, no accessory building shall be located within any easement or right-of-way along the property line.

B. Maximum Size:

- (a) No accessory building shall exceed 144 square feet, or 1.5% of total lot area, whichever is larger, within an SR, TR, or HR residential district.
- (b) All buildings on a site, taken together, must comply with the building coverage requirements for the zoning district.
- (c) The maximum square feet of any detached garage or accessory dwelling unit shall not exceed 100% of the primary dwelling unit's ground floor square feet, alone or in combination, excluding any attached garage square feet. Dwelling space which may occupy a half story is not subject to this limit, however, the area limit applied for an accessory dwelling unit between this section and section 610 shall be the most restrictive limit.

C. Height:

- (d) In residential districts, the maximum height shall be 12 feet (12') for a detached garage and 10 feet (10') for any other accessory building.
- (e) Additionally and without any increase to the height of the sidewalls of a detached garage or accessory building based on the aforementioned maximum height limitations, the height and pitch of the roof may be increased if, in the discretion of the Zoning Administrator, that increase is necessary to complement the pitch and style of the primary residential structure.
- (f) In no event shall a detached garage or accessory building exceed the height of 20 feet (20'), as measured from the established grade to the highest point of the structure.

- D. Separation from Other Buildings: No accessory building shall be placed within ten feet of any other building on its own property or any adjacent properties.
- E. Attached Accessory Buildings: Any accessory building physically attached to the principal building shall be considered part of the principal building and subject to the development regulations of its zoning district.
- F. Effect on Adjacent Properties: If an adjacent lot is built upon, the accessory building must be entirely to the rear of the line of any principal building on such adjacent lot. No accessory building shall damage adjacent property by obstructing views, inhibiting solar access, or hindering ventilation.
- G. Hazards: Any accessory use which creates a potential fire hazard shall be located a minimum of 10 feet from any residential structure. Such uses include but are not limited to detached fireplaces, barbecue ovens, or storage of flammable materials.
- H. No accessory building shall be built upon any lot until construction of the principal building has begun.

SECTION 16. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 17. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision, or part thereof not adjudged invalid or unconstitutional.

SECTION 18. WHEN EFFECTIVE. This Ordinance shall be in effect from and after its final passage, approval, and publication as provided by law.

First Reading: _____

Second Reading: _____

Third Reading: _____

Passed and approved by the City Council this ____ day of _____, 2024.

Mayor

Attest:

City Clerk

I certify that the foregoing was published as Ordinance Number ____ on the __ day of _____, 2024.

City Clerk

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 165 ZONING REGULATIONS,
ARTICLE 302 DEFINITIONS AND ARTICLE 413 LI – LIMITED INDUSTRIAL
DISTRICT OF THE MOUNT VERNON CODE OF ORDINANCES**

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF MT. VERNON, IOWA:

SECTION 1. GENERAL STATEMENT OF INTENT:

It is in the public interest to establish protective measures that ensure the youth of a community are not unnecessarily exposed to forms of entertainment and recreation which may have deleterious impacts on their development. This may be accomplished in part by limiting the location of Smoke Shops, which by the definition provided herein makes available for purchase merchandise that is recognized as having damaging impacts on youth. It is, therefore, the intent of these regulations to designate zoning that prevents the location of Smoke Shops in areas where minors might reasonably be expected to congregate and to prohibit minors from entering such establishments in districts where they are permitted. These regulations have been enacted with full consideration of the legal and constitutional issues heretofore adjudicated.

SECTION 2. AMENDMENT. Chapter 165, Article 302 Definitions is hereby amended by adding the following language:

Smoke Shop: Any premises where sales of tobacco, cigarettes or alternative nicotine products, as defined by Iowa Code chapter 453A; CBD, marijuana, synthetic cannabinoid, Kratom or other psychoactive products; vapor products; and/or related paraphernalia, accessories, or delivery systems account for more than ten percent (10%) of gross sales or ten percent (10%) of the dedicated product display area.

SECTION 3. AMENDMENT. Chapter 165, Article 413 LI – Limited Industrial District is hereby amended by adding the following language to Subsection 413.3 Conditional Uses:

Smoke Shop

SECTION 4. AMENDMENT. Chapter 165, Article 413 LI – Limited Industrial District is hereby amended by adding the following language:

Subsection 8. Smoke Shops.

1. Proximity to Youth Centers.

No Smoke Shop shall be established, operated, or maintained within one thousand (1,000) feet of any public or private school, college, daycare; church, synagogue, mosque, temple, or any other place of religious worship; public parks, recreational facility, trails, museums or libraries.

2. See Chapter 46.03.

SECTION 5. SAVINGS CLAUSE. If any section, provision, sentence, clause, phrase or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

SECTION 6. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Approved and adopted this ___ day of _____, 2024.

ATTEST:

Thomas M. Wieseler - Mayor

Marsha Dewell – City Clerk

I certify that the foregoing was published as
Ordinance # _____ on the _____ day of _____, 2024.

Marsha Dewell, City Clerk

G. Resolutions for Approval

AGENDA ITEM # G – 1

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

DATE:	November 4, 2024
AGENDA ITEM:	Resolution #11-4-2024A
ACTION:	Motion

SYNOPSIS: The annual finance report provides the actuals for revenues and expenditures of the city for fiscal year 2024.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Resolution #11-4-2024A

PREPARED BY: Chris Nosbisch

DATE PREPARED: 10/31/2024

RESOLUTION #11-4-2024A

A Resolution approving the Annual Financial Report for Fiscal Year 2024.

PASSED and ADOPTED this 4th day of November, 2024

Thomas M. Wieseler, Mayor

ATTEST:

Marsha Dewell, City Clerk

STATE OF IOWA 2024 FINANCIAL REPORT FISCAL YEAR ENDED JUNE 30, 2024 CITY OF MOUNT VERNON, IOWA DUE: December 1, 2024	16205701200000 CITY OF MOUNT VERNON 213 First Street NW MOUNT VERNON IA 52314-9998 POPULATION: 4527
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NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS				
	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property	1,894,963		1,894,963	1,926,655
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	1,894,963		1,894,963	1,926,655
Delinquent Property Taxes	0		0	0
TIF Revenues	1,174,027		1,174,027	1,149,271
Other City Taxes	1,216,977	0	1,216,977	1,131,562
Licenses and Permits	16,972	0	16,972	13,275
Use of Money and Property	354,457	99,489	453,946	279,730
Intergovernmental	982,555	482,870	1,465,425	1,584,868
Charges for Fees and Service	552,244	2,803,862	3,356,106	3,155,425
Special Assessments	0	0	0	0
Miscellaneous	225,598	16,822	242,420	120,710
Other Financing Sources	5,006,171	0	5,006,171	4,590,000
Transfers In	3,112,362	250,000	3,362,362	3,998,450
Total Revenues and Other Sources	14,536,326	3,653,043	18,189,369	17,949,946
Expenditures and Other Financing Uses				
Public Safety	1,729,515		1,729,515	1,850,198
Public Works	573,498		573,498	652,517
Health and Social Services	0		0	0
Culture and Recreation	913,254		913,254	1,032,855
Community and Economic Development	301,746		301,746	362,700
General Government	532,760		532,760	743,863
Debt Service	1,554,509		1,554,509	1,555,000
Capital Projects	2,690,980		2,690,980	5,316,200
Total Governmental Activities Expenditures	8,296,262		8,296,262	11,513,333
BUSINESS TYPE ACTIVITIES		2,851,979	2,851,979	2,963,295
Total All Expenditures	8,296,262	2,851,979	11,148,241	14,476,628
Other Financing Uses	0	0	0	
Transfers Out	2,802,066	560,296	3,362,362	3,998,450
Total All Expenditures/and Other Financing Uses	11,098,328	3,412,275	14,510,603	18,475,078
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	3,437,998	240,768	3,678,766	-525,132
Beginning Fund Balance July 1, 2023	6,975,073	610,992	7,586,065	6,672,584
Ending Fund Balance June 30, 2024	10,413,071	851,760	11,264,831	6,147,452

NOTE - These balances do not include the following, which were not budgeted and are not available for city operations:

Non-budgeted Internal Service Funds	Pension Trust Funds
Private Purpose Trust Funds	Agency Funds

Indebtedness at June 30, 2024		Indebtedness at June 30, 2024	
	Amount		Amount
General Obligation Debt	12,777,000	Other Long-Term Debt	0
Revenue Debt	1,381,000	Short-Term Debt	0
TIF Revenue Debt	0		
		General Obligation Debt Limit	16,862,334

CERTIFICATION

The foregoing report is correct to the best of my knowledge and belief

	Publication
Signature of Preparer	
Printed name of Preparer	Phone Number
	Date Signed
Signature of Mayor or Mayor Pro Tem (Name and Title)	

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REVENUE P2
 NON-GAAP/CASH BASIS
 CITY OF MOUNT VERNON
 REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2024

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
Section A - Taxes									
Taxes levied on property	1 1,207,156	590,399		365	97,043		1,894,963		1,894,963
Less: Uncollected Property Taxes - Levy Year	3						0		0
Net Current Property Taxes	4 1,207,156	590,399		365	97,043	0	1,894,963		1,894,963
Delinquent Property Taxes	5						0		0
Total Property Tax	6 1,207,156	590,399		365	97,043	0	1,894,963		1,894,963
TIF Revenues	7		1,174,027				1,174,027		1,174,027
Other City Taxes									
Utility Tax Replacement Excise Taxes	8 40,494	19,883			3,266		63,643		63,643
Utility Franchise Tax (Chapter 364.2, Code of Iowa)	9 298,116						298,116		298,116
Parimutuel Wager Tax	10						0		0
Gaming Wager Tax	11						0		0
Mobile Home Tax	12 3,030	981			161		4,172		4,172
Hotel / Motel Tax	13 79,035						79,035		79,035
Other Local Option Taxes	14				772,011		772,011		772,011
Total Other City Taxes	15 420,675	20,864		0	775,438	0	1,216,977	0	1,216,977
16 16,972							16,972		16,972
Section B - Licenses and Permits	17								
Section C - Use of Money and Property									
Interest	18 54,765		4,467		191,810		251,042	62,001	313,043
Rents and Royalties	19 103,415						103,415	37,488	140,903
Other Miscellaneous Use of Money and Property	20						0	0	0
21							0	0	0
Total Use of Money and Property	22 158,180	0	4,467	0	191,810	0	354,457	99,489	453,946
24									
Section D - Intergovernmental									
Federal Grants and Reimbursements	26								
Federal Grants	27 1,610				158,951		160,561	482,870	643,431
Community Development Block Grants	28						0	0	0
Housing and Urban Development	29						0	0	0
Public Assistance Grants	30						0	0	0
Payment in Lieu of Taxes	31						0	0	0
32							0	0	0
Total Federal Grants and Reimbursements	33 1,610	0		0	158,951	0	160,561	482,870	643,431

REVENUE P3

CITY OF MOUNT VERNON
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2024

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
Section D - Intergovernmental - Continued									
State Shared Revenues	41								41
Road Use Taxes	43	639,451					639,451		639,451
Other state grants and reimbursements	44								44
State grants	48								48
Iowa Department of Transportation	49						0		0
Iowa Department of Natural Resources	50						0		0
Iowa Economic Development Authority	51						0		0
CEBA grants	52						0		0
C&I Replacement and Tier I Business Tax Replacement	53						0		0
Liquor profits	54	26,561			4,362		85,079		85,079
STEP/state grants	55	7,350					7,350		7,350
	56	20,396					20,396		20,396
	57						0		0
	58						0		0
	59						0		0
Total State	60	81,902	666,012	0	4,362	0	752,276	0	752,276
Local Grants and Reimbursements									
County Contributions	63						0		0
Library Service	64						0		0
Township Contributions	65						0		0
Fire/EMT Service	66						0		0
Bertram fire coverage	67	69,718					69,718		69,718
	68						0		0
	69						0		0
Total Local Grants and Reimbursements	70	69,718	0	0	0	0	69,718	0	69,718
Total Intergovernmental (Sum of lines 33, 60, and 70)	71	153,230	666,012	0	163,313	0	982,555	482,870	1,465,425
Section E - Charges for Fees and Service	72								72
Water	73						0	872,030	872,030
Sewer	74						0	840,844	840,844
Electric	75						0	0	0
Gas	76						0	0	0
Parking	77						0	0	0
Airport	78						0	0	0
Landfill/garbage	79						0	597,152	597,152
Hospital	80						0	0	0

REVENUE P4

CITY OF
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30,

NON-GAAP/CASH BASIS

Item Description	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
General	Special Revenue	TIF Special Revenue	Debt Service	Capital Projects	Permanent	Total Governmental	Proprietary	Grand Total	
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	
Section E - Charges for Fees and Service - Continued									
Transit	81								81
Cable TV	82								82
Internet	83								83
Telephone	84								84
Housing Authority	85								85
Storm Water	86								86
Other:	87						81,665	81,665	87
Nursing Home	88								88
Police Service Fees	89								89
Prisoner Care	90	350,175				350,175		350,175	90
Fire Service Charges	91								91
Ambulance Charges	92								92
Sidewalk Street Repair Charges	93								93
Housing and Urban Renewal Charges	94								94
River Port and Terminal Fees	95								95
Public Scales	96								96
Cemetery Charges	97								97
Library Charges	98	3,550				3,550		3,550	98
Park, Recreation, and Cultural Charges	99								99
Animal Control Charges	100	196,010				196,010		196,010	100
Special events/public service, wellness center	101								101
Total Charges for Service	102								102
Section F - Special Assessments	103	2,509				2,509	412,171	414,680	103
Section G - Miscellaneous	104	552,244	0	0	0	552,244	2,803,862	3,356,106	104
Contributions	106								106
Deposits and Sales/Fuel Tax Refunds	107								107
Sale of Property and Merchandise	108	26,058				26,058		26,058	108
Fines	109	65,997	607			66,604	700	67,304	109
Internal Service Charges	110	9,643				9,643		9,643	110
Misc. rebates, refunds & reimbursements, insurance	111								111
Cemetery plots/perpetual care	112								112
Swimming pool misc., concessions, sales tax	113								113
Deposits received, meters & outside readers	114	83,466	864		4,151	88,481	10,322	98,803	114
	115	7,280				9,100		9,100	115
	116	25,712				25,712	2,399	28,111	116
	117						3,401	3,401	117
	118								118
	119								119
Total Miscellaneous	120	218,156	1,471	0	4,151	225,598	16,822	242,420	120

REVENUE PS

CITY OF
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30,

NON-GAAP/CASH BASIS

Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)
Total All Revenues (Sum of lines 6, 7, 15, 16, 22, 71, 104, 106, and 120)	121 2,726,613	1,278,746	1,178,494	365	1,231,755	1,820	6,417,793	3,403,043	9,820,836
Section H - Other Financing Sources	123								123
Proceeds of capital asset sales	124						0		0
Proceeds of long-term debt (Excluding TIF internal borrowing)	125			166,171	4,840,000		5,006,171		5,006,171
Proceeds of anticipatory warrants or other short-term debt	126						0		0
Regular transfers in and interfund loans	127 484,718	72,498		921,851	627,833		2,106,900	150,000	2,256,900
Internal TIF loans and transfers in	128 223,309	132,448		649,705			1,005,462	100,000	1,105,462
	129						0		0
	130						0		0
Total Other Financing Sources	131 708,027	204,946	0	1,737,727	5,467,833	0	8,118,533	250,000	8,368,533
Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)	132 3,434,640	1,483,692	1,178,494	1,738,092	6,699,588	1,820	14,536,326	3,653,043	18,189,369
Beginning Fund Balance July 1, 2023	134 1,711,980	808,337	445,501	8,875	3,899,255	101,125	6,975,073	610,992	7,586,065
Total Revenues and Other Financing Sources (Sum of lines 132 and 134)	136 5,146,620	2,292,029	1,623,995	1,746,967	10,598,843	102,945	21,511,399	4,264,035	25,775,434

EXPENDITURES P6
NON-GAAP/CASH BASIS
CITY OF MOUNT VERNON
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2024

Line	Item Description	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of cols. (g) and (h)) (i)	Line
1	Section A - Public Safety										1
2	Police Department/Crime Prevention	1,424,858						1,424,858		1,424,858	2
3	Jail							0		0	3
4	Emergency Management							0		0	4
5	Flood control							0		0	5
6	Fire Department	240,957	32,750					273,707		273,707	6
7	Ambulance	30,800						30,800		30,800	7
8	Building Inspections							0		0	8
9	Miscellaneous Protective Services							0		0	9
10	Animal Control	150						150		150	10
11	Other Public Safety							0		0	11
12								0		0	12
13								0		0	13
14	Total Public Safety	1,696,765	32,750		0		0	1,729,515		1,729,515	14
15	Section B - Public Works										15
16	Roads, Bridges, Sidewalks		500,873					500,873		500,873	16
17	Parking Meter and Off-Street							0		0	17
18	Street Lighting		61,780					61,780		61,780	18
19	Traffic Control Safety							0		0	19
20	Snow Removal		10,845					10,845		10,845	20
21	Highway Engineering							0		0	21
22	Street Cleaning							0		0	22
23	Airport (if not an enterprise)							0		0	23
24	Garbage (if not an enterprise)							0		0	24
25	Other Public Works							0		0	25
26								0		0	26
27								0		0	27
28	Total Public Works	0	573,498		0		0	573,498		573,498	28
29	Section C - Health and Social Services										29
30	Welfare Assistance							0		0	30
31	City Hospital							0		0	31
32	Payments to Private Hospitals							0		0	32
33	Health Regulation and Inspections							0		0	33
34	Water, Air, and Mosquito Control							0		0	34
35	Community Mental Health							0		0	35
36	Other Health and Social Services							0		0	36
37								0		0	37
38								0		0	38
39	Total Health and Social Services	0	0	0	0	0	0	0	0	0	39
40	Section D - Culture and Recreation										40
41	Library Services	150,000						150,000		150,000	41
42	Museum, Band, Theater	2,000						2,000		2,000	42
43	Parks	360,337						360,337		360,337	43
44	Recreation	342,990						342,990		342,990	44
45	Cemetery	16,404						16,404		16,404	45
46	Community Center, Zoo, Marina, and Auditorium	21,000						21,000		21,000	46
47	Other Culture and Recreation	20,523						20,523		20,523	47
48								0		0	48
49								0		0	49

EXPENDITURES P7
NON-GAAP/CASH BASIS
CITY OF
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, - Continued

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g) and (h)) (i)	Line
Section E - Community and Economic Development	51										51
Community beautification	52	2,227						2,227		2,227	52
Economic development	53	298,964						298,964		298,964	53
Housing and urban renewal	54							0		0	54
Planning and zoning	55	555						555		555	55
Other community and economic development	56							0		0	56
TIF Rebates	57							0		0	57
	58							0		0	58
Total Community and Economic Development	59	301,746	0	0	0	0	0	301,746		301,746	59
Section F - General Government	60										60
Mayor, Council and City Manager	61	8,203						8,203		8,203	61
Clerk, Treasurer, Financial Administration	62	374,515						374,515		374,515	62
Elections	63	4,102						4,102		4,102	63
Legal Services and City Attorney	64	27,856						27,856		27,856	64
City Hall and General Buildings	65	118,084						118,084		118,084	65
Tort Liability	66							0		0	66
Other General Government	67							0		0	67
	68							0		0	68
	69							0		0	69
Total General Government	70	532,760	0	0	0	0	0	532,760		532,760	70
Section G - Debt Service	71				1,554,509			1,554,509		1,554,509	71
	72							0		0	72
	73							0		0	73
Total Debt Service	74	0	0	0	1,554,509	0	0	1,554,509		1,554,509	74
Section H - Regular Capital Projects - Specify	75										75
City hall, streets, sidewalks, fire equip., comm. ctr., parks	76					1,258,777		1,258,777		1,258,777	76
Trails, police station, PW bldg., remote readers, sewer	77					1,432,203		1,432,203		1,432,203	77
Subtotal Regular Capital Projects	78	0	0	0	0	2,690,980	0	2,690,980		2,690,980	78
TIF Capital Projects - Specify	79										79
	80							0		0	80
	81							0		0	81
Subtotal TIF Capital Projects	82	0	0	0	0	0	0	0		0	82
Total Capital Projects	83	0	0	0	0	2,690,980	0	2,690,980		2,690,980	83
Total Governmental Activities Expenditures (Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)	84	3,444,525	606,248	0	1,554,509	2,690,980	0	8,296,262		8,296,262	84
	85										85

TIF Rebates are expended out of the TIF Special Revenue Fund within the Community and Economic Development program's activity "Other"

EXPENDITURES P8
NON-GAAP/CASH BASIS
CITY OF
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, -- Continued

Line	Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
87	Section I - Business Type Activities	87										87
88	Water - Current Operation	88								776,793	776,793	88
89	Capital Outlay	89								0	0	89
90	Debt Service	90								0	0	90
91	Sewer and Sewage Disposal - Current Operation	91								693,686	693,686	91
92	Capital Outlay	92								0	0	92
93	Debt Service	93								0	0	93
94	Electric - Current Operation	94								0	0	94
95	Capital Outlay	95								0	0	95
96	Debt Service	96								0	0	96
97	Gas Utility - Current Operation	97								0	0	97
98	Capital Outlay	98								0	0	98
99	Debt Service	99								0	0	99
100	Parking - Current Operation	100								0	0	100
101	Capital Outlay	101								0	0	101
102	Debt Service	102								0	0	102
103	Airport - Current Operation	103								0	0	103
104	Capital Outlay	104								0	0	104
105	Debt Service	105								0	0	105
106	Landfill/Garbage - Current operation	106								723,237	723,237	106
107	Capital Outlay	107								0	0	107
108	Debt Service	108								0	0	108
109	Hospital - Current Operation	109								0	0	109
110	Capital Outlay	110								0	0	110
111	Debt Service	111								0	0	111
112	Transit - Current Operation	112								0	0	112
113	Capital Outlay	113								0	0	113
114	Debt Service	114								0	0	114
115	Cable TV, Telephone, Internet - Current Operation	115								0	0	115
116	Capital Outlay	116								0	0	116
117	Housing Authority - Current Operation	117								0	0	117
118	Capital Outlay	118								0	0	118
119	Debt Service	119								0	0	119
120	Storm Water - Current Operation	120								90,167	90,167	120
121	Capital Outlay	121								0	0	121
122	Debt Service	122								0	0	122
123	Other Business Type - Current Operation	123								568,096	568,096	123
124	Capital Outlay	124								0	0	124
125	Debt Service	125								0	0	125
126	Internal Service Funds - Specify	126								0	0	126
127		127								0	0	127
128		128								0	0	128
129	Total Business Type Activities	129								2,851,979	2,851,979	129

EXPENDITURES P9

CITY OF MOUNT VERNON
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2024 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g) and (h)) (i)	Line
Subtotal Expenditures (Sum of lines 84 and 129)	130	3,444,525	606,248	0	1,554,509	2,690,980	0	8,296,262	2,851,979	11,148,241	130
Section J - Other Financing Uses Including Transfers Out	131										131
Regular transfers out	132	611,882	558,312		17,347	509,063		1,696,604	560,296	2,256,900	132
Internal TIF loans/repayments and transfers out	133			1,105,462				1,105,462		1,105,462	133
	134							0		0	134
Total Other Financing Uses	135	611,882	558,312	1,105,462	17,347	509,063	0	2,802,066	560,296	3,362,362	135
Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)	136	4,056,407	1,164,560	1,105,462	1,571,856	3,200,043	0	11,098,328	3,412,275	14,510,603	136
Ending fund balance June 30, :	137										137
Governmental:	138										138
Nonspendable	139										139
Restricted	140						102,945	102,945		102,945	140
Committed	141	42,305	1,127,469	518,533	175,111	2,176,755		4,040,173		4,040,173	141
Assigned	142							0		0	142
Unassigned	143	1,047,908				5,222,045		5,222,045		5,222,045	143
Total Governmental	144	1,090,213	1,127,469	518,533	175,111	7,398,800	102,945	10,413,071		10,413,071	144
Proprietary	145								851,760	851,760	145
Total Ending Fund Balance June 30,	147	1,090,213	1,127,469	518,533	175,111	7,398,800	102,945	10,413,071	851,760	11,264,831	147
Total Requirements (Sum of lines 136 and 147)	148	5,146,620	2,292,029	1,623,995	1,746,967	10,598,843	102,945	21,511,399	4,264,035	25,775,434	148

OTHER P10

Intergovernmental Expenditures
Part III Please report below expenditures made to the State or to other local governments on a reimbursement or cost sharing basis. Include these expenditures in part II. Enter amount.

Purpose	Amount paid to other local governments	Amount paid to State	
		Purpose	Amount
Correction		Highways	
Health		All other	
Highways			
Transit Subsidies			
Libraries			
Police protection			
Sewerage			
Sanitation			
All other			

Part IV
Wages & Salaries
Report here the total salaries and wages paid to all employees of your government before deductions of social security, retirement, etc. Include also salaries and wages paid to employees of any utility owned and operated by your government, as well as salaries and wages of municipal employees charged to construction projects.

Total Salaries and Wages Paid		Amount
YOU ARE REQUIRED TO ENTER SALARY DOLLARS IN THE Amount areas FOR SALARIES AND WAGES PAID		2,669,063

Part V Debt Outstanding, Issued, and Retired
Transit subsidies
A. Long-Term Debt

Purpose	Line	Debt Outstanding JULY 1, 2023	Issued	Retired	Debt Outstanding JUNE 30, 2024			Interest Paid This Year
					General Obligation	TIF Revenue	Revenue	
Water Utility	1.	82,000		40,000	42,000			1,969
Sewer Utility	2.	1,461,000		80,000		1,381,000		25,568
Electric Utility	3.							
Gas Utility	4.							
Transit-Bus	5.							
Industrial Revenue	6.							
Mortgage Revenue	7.							
TIF Revenue	8.							
Other Purposes / Miscellaneous GO	9.							
	10.	9,045,000	4,840,000	1,150,000	12,735,000			250,220
Parking	11.							
Airport	12.							
Stormwater	13.							
Section 108	14.							
Total Long-Term		10,588,000	4,840,000	1,270,000	12,777,000	0	1,381,000	277,757

B. Short-Term Debt Amount
Outstanding as of July 1, 2023
Outstanding as of JUNE 30, 2024

DEBT LIMITATION FOR GENERAL OBLIGATIONS		Amount
Part VI Actual valuation -- January 1, 2022	337,246,681	x.05 = \$ 16,862,334.05

Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2024

Type of asset	Bond and	Bond construction	Pension/retirement	Amount
Cash and investments - Include cash on hand, CD's, time, checking and savings deposits.				

AGENDA ITEM # G – 2

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

DATE:	November 4, 2024
AGENDA ITEM:	Resolution #11-4-2024B
ACTION:	Motion

SYNOPSIS: Like other financial reports, the city is required to file an annual street finance report with the IaDOT. The report tracks the street expenditures versus the incoming RUT revenue, in addition to creating an inventory of our street equipment.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Resolution #11-4-2024B & Supporting Documents

PREPARED BY: Chris Nobsch

DATE PREPARED: 10/31/2024

RESOLUTION #11-4-2024B

A Resolution approving the Department of Transportation Street Finance Report for Fiscal Year 2024.

PASSED and ADOPTED this 4th day of November, 2024

Thomas M. Wieseler, Mayor

ATTEST:

Marsha Dewell, City Clerk



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2024
Mount Vernon
10/17/2024 9:07:14 AM

Expenses

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Salaries - Roads/Streets		\$152,283					\$152,283
Benefits - Roads/Streets		\$72,623					\$72,623
Training & Dues		\$6,261					\$6,261
Building & Grounds Maint. & Repair		\$8,089					\$8,089
Road Beautification		\$43,860					\$43,860
Vehicle & Office Equip Operation and Repair		\$13,808					\$13,808
Operational Equipment Repair		\$24,631					\$24,631
Engineering		\$6,437			\$172,375		\$178,812
Legal					\$4,980		\$4,980
Rents & Leases		\$3,140					\$3,140
Street Maintenance Expense		\$30,431					\$30,431
Technology Expense		\$7,505					\$7,505
Other Professional Services		\$4,751			\$41,069		\$45,820
Other Contract Services		\$12,260					\$12,260
Minor Equipment Purchases		\$7,455					\$7,455
Operating Supplies		\$33,044					\$33,044



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2024
Mount Vernon
10/17/2024 9:07:14 AM

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Postage & Safety		\$822					\$822
Other Supplies		\$19,019					\$19,019
Buildings					\$124,224		\$124,224
Bridges & Culverts					\$30,889		\$30,889
Street - New Roadway					\$532,720		\$532,720
Street - Safety/Environment					\$1,050		\$1,050
Principal Payment				\$290,556			\$290,556
Interest Payment				\$57,794			\$57,794
Bond Registration Fees				\$1,194			\$1,194
Transfer Out	\$485,044	\$26,596	\$55,151		\$322,947		\$889,738
Street Lighting		\$61,780					\$61,780
Snow Removal		\$10,845					\$10,845
Depreciation & Building Utilities		\$17,679					\$17,679
Accounting/Recording		\$2,096					\$2,096
Snow Removal Salaries		\$29,617					\$29,617
Snow Removal Benefits		\$5,062					\$5,062
Total	\$485,044	\$600,094	\$55,151	\$349,544	\$1,230,254		\$2,720,087



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2024
Mount Vernon
10/17/2024 9:07:14 AM

Revenue

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Levied on Property	\$65,949		\$55,151	\$1			\$121,101
Other Taxes (Hotel, LOST)	\$282,504				\$326,006		\$608,510
State Revenues - Road Use Taxes		\$639,450					\$639,450
Other State Grants - IDOT	\$136,591						\$136,591
Charges/fees						\$0	\$0
Sale of Property & Merchandise		\$1,470					\$1,470
Proceeds from Debt					\$1,783,158		\$1,783,158
Transfer In		\$55,151		\$349,543	\$485,044		\$889,738
Total	\$485,044	\$696,071	\$55,151	\$349,544	\$2,594,208	\$0	\$4,180,018



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2024
Mount Vernon
10/17/2024 9:07:14 AM

Bonds/Loans

Bond/Loan Description	Principal Balance As of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance As of 6/30
Series 2022	\$1,500,000	\$100,000	\$46,477	\$20,000	\$9,295	\$1,400,000
Series 2014	\$1,157,407	\$180,556	\$34,931	\$180,556	\$34,931	\$976,851
Series 2013A	\$470,000	\$90,000	\$13,568	\$90,000	\$13,568	\$380,000
Series 2024	\$4,840,000	\$0	\$0	\$0	\$0	\$4,840,000
Total	\$7,967,407	\$370,556	\$94,976	\$290,556	\$57,794	\$7,596,851



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2024
Mount Vernon
10/17/2024 9:07:14 AM

Equipment

Description	Model Year	Usage Type	Cost	Purchased Status
Ford F-350	2021	Purchased	\$53,318	No Change
Ford F-250	2021	Purchased	\$32,000	No Change
Chevrolet 1500	2023	Purchased	\$44,200	No Change
Ford F-550	2022	Purchased	\$95,762	No Change
J.D. front end wheel loader 524	2019	Purchased	\$161,563	No Change
Ford F-250 utility box	2020	Purchased	\$40,000	No Change
Doosan DX85 mini excavator	2020	Purchased	\$93,350	No Change
Deere excavator Model 27D	2008	Purchased	\$29,630	No Change
4300 4x2 dump truck	2007	Purchased	\$53,484	No Change
Ford F-150	2008	Purchased	\$15,441	No Change
Ford F-150	2009	Purchased	\$17,632	No Change
International 7400 4x2 dump truck 2015	2014	Purchased	\$130,399	No Change
Pelican street sweeper	2000	Purchased	\$45,000	No Change
Ford F-550	2017	Purchased	\$76,247	No Change
Ford F-250	2019	Purchased	\$29,000	No Change
Bobcat skid loader	2018	Purchased	\$37,000	No Change
John Deere utility tractor 3039	2014	Purchased	\$40,000	No Change
Ford F-350	2008	Purchased	\$26,288	No Change
Kubota side-by-side	2017	Purchased	\$30,000	No Change
Freightliner 108SD	2022	Purchased	\$194,892	No Change
J.D. 333G track skid loader	2022	Purchased	\$78,750	No Change



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2024
Mount Vernon
10/17/2024 9:07:14 AM

Street Projects

Project Description	Contract Price	Final Price	Contractor Name
Asphalt/chip seal milled, then replaced-Palisades Rd.	\$386,769	\$395,165	L.L. Pelling
Bridge repairs-1st St. W. over railroad	\$111,720	\$174,870	Jasper Construction
Curb & gutter replacement-Candlestick	\$163,170	\$163,170	Boomerang Corp.



Bureau of Local Systems
Ames, IA 50010

City Street Finance Report

Fiscal Year 2024
Mount Vernon
10/17/2024 9:07:14 AM

Summary

	General Fund Streets (001)	Road Use (110)	Other Special Revenues	Debt Service (200)	Capital Projects (300)	Utilities (600 & U0)	Grand Total
Beginning Balance	\$0	\$375,663	\$0	\$0	\$417,854	\$0	\$793,517
Sub Total Expenses (-)		\$573,498		\$349,544	\$907,307		\$1,830,349
Transfers Out (-)	\$485,044	\$26,596	\$55,151		\$322,947		\$889,738
Subtotal Revenues (+)	\$485,044	\$640,920	\$55,151	\$1	\$2,109,164	\$0	\$3,290,280
Transfers In (+)		\$55,151		\$349,543	\$485,044		\$889,738
Ending Balance	\$0	\$471,640	\$0	\$0	\$1,781,808	\$0	\$2,253,448

Resolution Number:

Execution Date: Thursday, October 17, 2024

Signature: Thomas Wieseler

AGENDA ITEM # G – 3

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

DATE: November 4, 2024

AGENDA ITEM: Resolution #11-4-2024C

ACTION: Motion

SYNOPSIS: It appears the modifications to the LBC Generator project specifications were successful. V&K is recommending approval of the Hawkeye Electrical Contractors of Cedar Rapids bid in the amount of \$194,462.00. The project includes \$100,000 of grant funding and \$95,000 of LOST proceeds.

BUDGET ITEM: LOST & Grant

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Resolution #11-4-2024C & Supporting Documents

PREPARED BY: Chris Nosbisch

DATE PREPARED: 10/31/2024

RESOLUTION #11-4-2024C

**RESOLUTION MAKING AWARD OF THE
CONSTRUCTION BID FOR THE
LBC GENERATOR INSTALLATION PROJECT**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MT. VERNON,
IOWA:

Section 1. That the following bid for the construction of certain public improvements described in general as the LBC Generator Installation Project, described in the plans and specifications, be and are hereby accepted, the same being the lowest responsible bid received for said work, as follows:

LBC Generator Installation Project

Contractor: Hawkeye Electrical Contractors of Cedar Rapids, Ltd

Total Bid Amount: \$194,462.00

Section 2. That the Mayor and Clerk are hereby directed to execute contract with the contractor for the construction of said public improvements known as the LBC GENERATOR INSTALLATION PROJECT, said contract not to be binding on the City until approved by this Council.

Section 3. Bid alternates (if any) identified within this package may be accepted within this award or may be considered at a future date as a change order with prior approval by the Council.

PASSED and ADOPTED this 4th day of November, 2024.

Thomas M. Wieseler, Mayor

ATTEST:

Marsha Dewell, City Clerk



VEENSTRA & KIMM INC.

2600 University Parkway, Suite 1
Coralville, Iowa 52241

319.466.1000 // 888.241.8001
www.v-k.net

October 25, 2024

Chris Nosbisch
City Administrator
City of Mount Vernon
213 First Street West
Mount Vernon, Iowa 52314

MOUNT VERNON, IOWA
LESTER BURESH CENTER GENERATOR
RECOMMENDATION TO AWARD CONTRACT
BID TAB

The City of Mount Vernon received bids until 2:00 p.m., October 24, 2024 for the Lester Buresh Center Generator. A total of five bids were received as follows:

<u>Bidder</u>	<u>Bid</u>
Hawkeye Electrical Contractors of Cedar Rapids, Ltd.	\$194,462.00
Biechler Electric, Inc.	\$228,447.27
Trey Electric Corporation	\$269,581.00
Acme Electric Company	\$270,912.00
Tri-City Electric Company of Iowa	\$287,360.00

The apparent low bid for the project was submitted by Hawkeye Electrical Contractors with its bid in the amount of \$194,462.00. We have enclosed one copy of our certified bid tabulation for your use. Veenstra & Kimm, Inc. has examined the bidding documents, and they appear in order.

The Engineer's estimate of cost for the project was \$250,000.00. The low bid submitted by Hawkeye Electrical Contractors was approximately 22% below the Engineer's estimate of cost for the project.

Veenstra & Kimm, Inc. believes Hawkeye Electrical Contractors has sufficient experience and resources to complete the project within the contract time. We also believe that the low bid is reflective of the current value of the project. We recommend that the City of Mount Vernon award the construction contract to Hawkeye Electrical Contractors in the amount of the bid of \$194,462.00.

If you have any questions or comments concerning the project, please contact us at (319) 466-1000.

VEENSTRA & KIMM, INC.

Dave Schechinger
DRS:mmc
51365
Enclosures

**LESTER BURESH CENTER GENERATOR
MOUNT VERNON, IOWA**


BID TABULATION

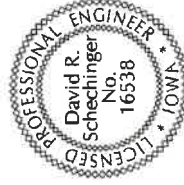
LESTER BURESH CENTER GENERATOR

Construct Lester Buresh Center Generator including all labor, materials, and equipment necessary for excavation, backfill, PCC concrete equipment pads, furnishing and installing 150kW generator and automatic transfer switch, electrical work including conduit, cables, power wiring, and miscellaneous associated work including cleanup, for the lump sum price of:

Hawkeye Electrical Contractors of Cedar Rapids, LTD. 1710 Hawkeye Drive Hiawatha, IA 52233	Biechler Electric, Inc. 7762 Wild Nest Lane Dubuque, IA 52003	Trey Electric Corporation 1220 Capital Drive SW Cedar Rapids, IA 52404	Acme Electric Company 1060 Capital Drive SW Cedar Rapids, IA 52404	Tri-City Electric Company of Iowa 6225 N. Brady Street Davenport, IA 52806	\$194,462.00	\$228,447.27	\$269,581.00	\$270,912.00	\$287,360.00
---	---	--	--	---	--------------	--------------	--------------	--------------	--------------

I hereby certify that this is a true tabulation of bids received on
October 24, 2024 by the City of Mount Vernon, Iowa.


 Dave Schechinger, P.E.
 Iowa License No. 16538
 My license renewal date is December 31, 2024



AGENDA ITEM # G – 4 & G - 5

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

DATE: November 4, 2024

AGENDA ITEM: Resolution #11-4-2024D and Resolution #11-4-2024E

ACTION: Motion

SYNOPSIS: Resolution #11-4-2024D approves a plat of survey that creates two parcels on the current public works site. Parcel A is a small triangular piece of land that will stay with Davis Park and the existing pool site. Parcel B contains a majority of the existing public works site that would be offered for sale in the near future. The perpetual access easement is needed to ensure access for all parties to their future properties (the current public works site sits almost 250 feet off the Cass Street right of way).

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Resolution #11-4-2024D & Resolution #11-4-2024E

PREPARED BY: Chris Nosbisch

DATE PREPARED: 10/31/2024

RESOLUTION NO. 11-4-2024D

**RESOLUTION APPROVING THE PLAT OF SURVEY #2879 TO THE CITY OF MOUNT
VERNON, LINN COUNTY, IOWA**

WHEREAS, Chapter 166.07 of the Mt. Vernon Subdivision regulations allows for Council approval of plats of survey meeting specified criteria, and,

WHEREAS, Plat of Survey #2879 meets the necessary code requirements for approval by the City Council,

NOW, THEREFORE, BE IT RESOLVED: That the City Council does hereby approve the Plat of Survey #2879 to the City of Mt. Vernon, Iowa as described and shown in Exhibit "A" attached hereto and made a part thereof by reference.

APPROVED and ADOPTED this 4th day of November, 2024.

Thomas M. Wieseler, Mayor

ATTEST:

Marsha Dewell, City Clerk

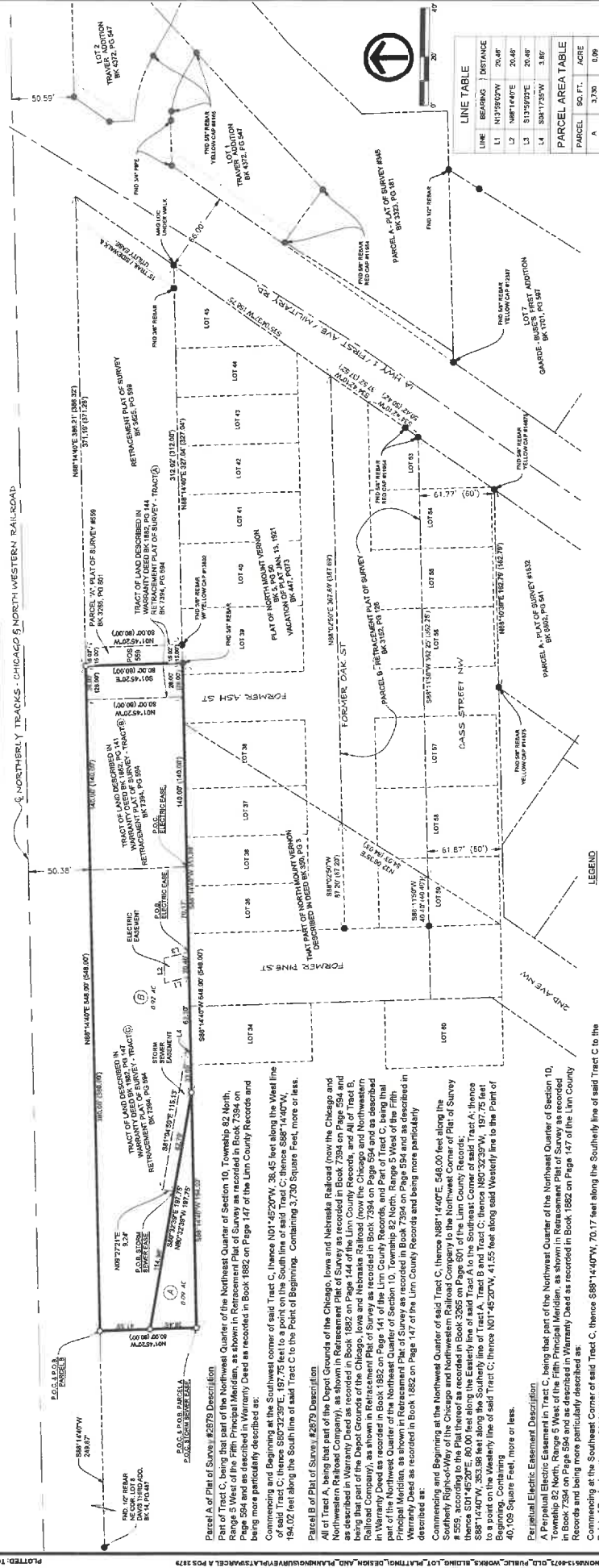
**PARCEL A & PARCEL B
PLAT OF SURVEY #2879**

A PORTION OF THE NW1/4 OF THE NE1/4
SEC 10-T82N-R05W OF THE 5TH P.M.
CITY OF MOUNT VERNON, LINN COUNTY, IOWA

INDEX LEGEND
COUNTY: LINN
SECTION: 10
TOWNSHIP: 82
RANGE: 5
ALLOT PART: NW1/4 - NE1/4
CITY: MOUNT VERNON, IOWA
PREPARED BY: CRAIG W. BEEDLE,
PLS 17913
VEENSTRA & KIMM INC.
2600 UNIVERSITY PARKWAY - SUITE 1
CORALVILLE, IA 52241
(319) 466-1000

REVIEW

INDEX LEGEND
COUNTY: LINN
SECTION: 10
TOWNSHIP: 82
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VEENSTRA & KIMM INC.
2600 UNIVERSITY PARKWAY - SUITE 1
CORALVILLE, IA 52241
(319) 466-1000



LINE TABLE

LINE	BEARING	DISTANCE
L1	N17°59'29"W	20.48'
L2	N88°14'40"E	20.48'
L3	S13°59'52"E	20.48'
L4	S88°17'25"W	3.85'

PARCEL AREA TABLE

PARCEL	SQ. FT.	ACRE
A	3,730	0.09
B	40,109	0.92



I hereby certify that this land surveying document was prepared and the same is a true and correct copy of the original surveying record as shown and filed in my office located at the State of Iowa.

License Number: 17913
My license renewal date is: December 31, 2024
Pages or sheets covered by this seal: PG01

Parcel A of Plat of Survey #2879 Description
Parcel A, being that part of the Northwest Quarter of the Northwest Quarter of Section 10, Township 82 North, Range 5 West of the Fifth Principal Meridian, as shown in Retraiment Plat of Survey as recorded in Book 7394 on Page 594 and as described in Warranty Deed as recorded in Book 1882 on Page 147 of the Linn County Records and being more particularly described as:
Commencing and Beginning at the Southwest corner of said Tract C; thence N01°45'20"W, 38.45 feet along the West line of said Tract C; thence S80°32'29"E, 197.75 feet to a point on the South line of said Tract C; thence S88°14'40"W, 14.02 feet along the South line of said Tract C to the Point of Beginning. Containing 3,730 Square Feet, more or less.

Parcel B of Plat of Survey #2879 Description
Parcel B, being that part of the Depot Grounds of the Chicago, Iowa and Nebraska Railroad (now the Chicago and Northwestern Railroad Company), as shown in Retraiment Plat of Survey as recorded in Book 7394 on Page 584 and as described in Warranty Deed as recorded in Book 1882 on Page 144 of the Linn County Records, and all of Tract B, being that part of the Depot Grounds of the Chicago, Iowa and Nebraska Railroad (now the Chicago and Northwestern Railroad Company), as shown in Retraiment Plat of Survey as recorded in Book 7394 on Page 594 and as described in Warranty Deed as recorded in Book 1882 on Page 147 of the Linn County Records, and all of Tract C, being that part of the Northwest Quarter of the Northwest Quarter of Section 10, Township 82 North, Range 5 West of the Fifth Principal Meridian, as shown in Retraiment Plat of Survey as recorded in Book 7394 on Page 594 and as described in Warranty Deed as recorded in Book 1882 on Page 147 of the Linn County Records and being more particularly described as:
Commencing and Beginning at the Southwest corner of said Tract C; thence S88°14'40"W, 70.17 feet along the Southern line of said Tract C to the Point of Beginning; thence S13°59'52"E, 20.48 feet continuing along said Southern line; thence N13°59'03"W, 20.48 feet; thence S88°14'40"W, 20.48 feet to the Point of Beginning. Said Perpetual Easement Contains 419 Square Feet, more or less.

Perpetual Electric Easement Description
A Perpetual Electric Easement in Tract C, being that part of the Northwest Quarter of the Northwest Quarter of Section 10, Township 82 North, Range 5 West of the Fifth Principal Meridian, as shown in Retraiment Plat of Survey as recorded in Book 7394 on Page 594 and as described in Warranty Deed as recorded in Book 1882 on Page 147 of the Linn County Records and being more particularly described as:
Commencing at the Southeast corner of said Tract C; thence S88°14'40"W, 70.17 feet along the Southern line of said Tract C to the Point of Beginning; thence S13°59'52"E, 20.48 feet continuing along said Southern line; thence N13°59'03"W, 20.48 feet; thence S88°14'40"W, 20.48 feet to the Point of Beginning. Said Perpetual Easement Contains 1,022 Square Feet, more or less.

LEGEND
● - FOUND PROPERTY CORNER - 5/8" REBAR
○ - 5/8" REBAR WITH PLASTIC YELLOW
▲ - FOUND SECTION CORNER AS NOTED
▲ () - RECORD DISTANCE OR BEARING
- - - - - PARCEL BOUNDARY
- - - - - PROPERTY LINES
- - - - - VAC. PROP. LINES
- - - - - EASEMENT LINES
- - - - - SECTION LINES
- - - - - CENTER LINE

DATE: _____
DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____
DATE: _____
SCALE: _____

REVISIONS

DATE	REVISIONS	SCALE	BY	CHKD

VEENSTRA & KIMM INC.
2600 UNIVERSITY PARKWAY, SUITE 1 • CORALVILLE, IOWA 52241
319-466-1000 • 319-466-1000FAX • 888-241-6001(TWIST)

**PARCEL A & PARCEL B
PLAT OF SURVEY #2879
PART OF NW1/4-NE1/4 SEC 10-T82N-R5W**

**OLD PUBLIC WORKS BUILDING PLATTING
CITY OF MOUNT VERNON, IOWA**

PS-01

DWG. NO. _____
PROJECT: _____

RESOLUTION NO. 11-4-2024E

**RESOLUTION APPROVING PERPETUAL ACCESS EASMENT TO PART OF THE
NORTH MOUNT VERNON (DEED BK 350, PG 3) TO THE CITY OF MOUNT
VERNON, LINN COUNTY, IOWA**

WHEREAS, City of Mount Vernon is establishing a perpetual access easement located on city owned property off Cass Street, and,

WHEREAS, the proposed easement provides clear access to landowners over property owned by the City of Mt. Vernon,

NOW, THEREFORE, BE IT RESOLVED: That the City Council does hereby approve the perpetual access easement as described and shown in Exhibit "A" attached hereto and made a part thereof by reference.

APPROVED and ADOPTED this 4th day of November, 2024.

Thomas M. Wieseler, Mayor

ATTEST:

Marsha Dewell, City Clerk

INDEX LEGEND

COUNTY: LINN
SECTION 10 TOWNSHIP. 82 RANGE 5
ALIQUOT PART: NW1/4 - NE1/4
CITY: MOUNT VERNON, IOWA
PROPRIETOR: CITY OF MOUNT VERNON, IOWA
PREPARED FOR: PROPRIETOR

PREPARED BY: VEENSTRA & KIMM INC.
2600 UNIVERSITY PARKWAY - SUITE 1
CORALVILLE, IA 52241
(319) 466-1000

REVIEW

SURVEY PREPARED BY: VEENSTRA AND KIMM INC. - 2600 UNIVERSITY PARKWAY - SUITE 1 - CORALVILLE, IA 52241 - (319) 466-1000

PERPETUAL ACCESS EASEMENT

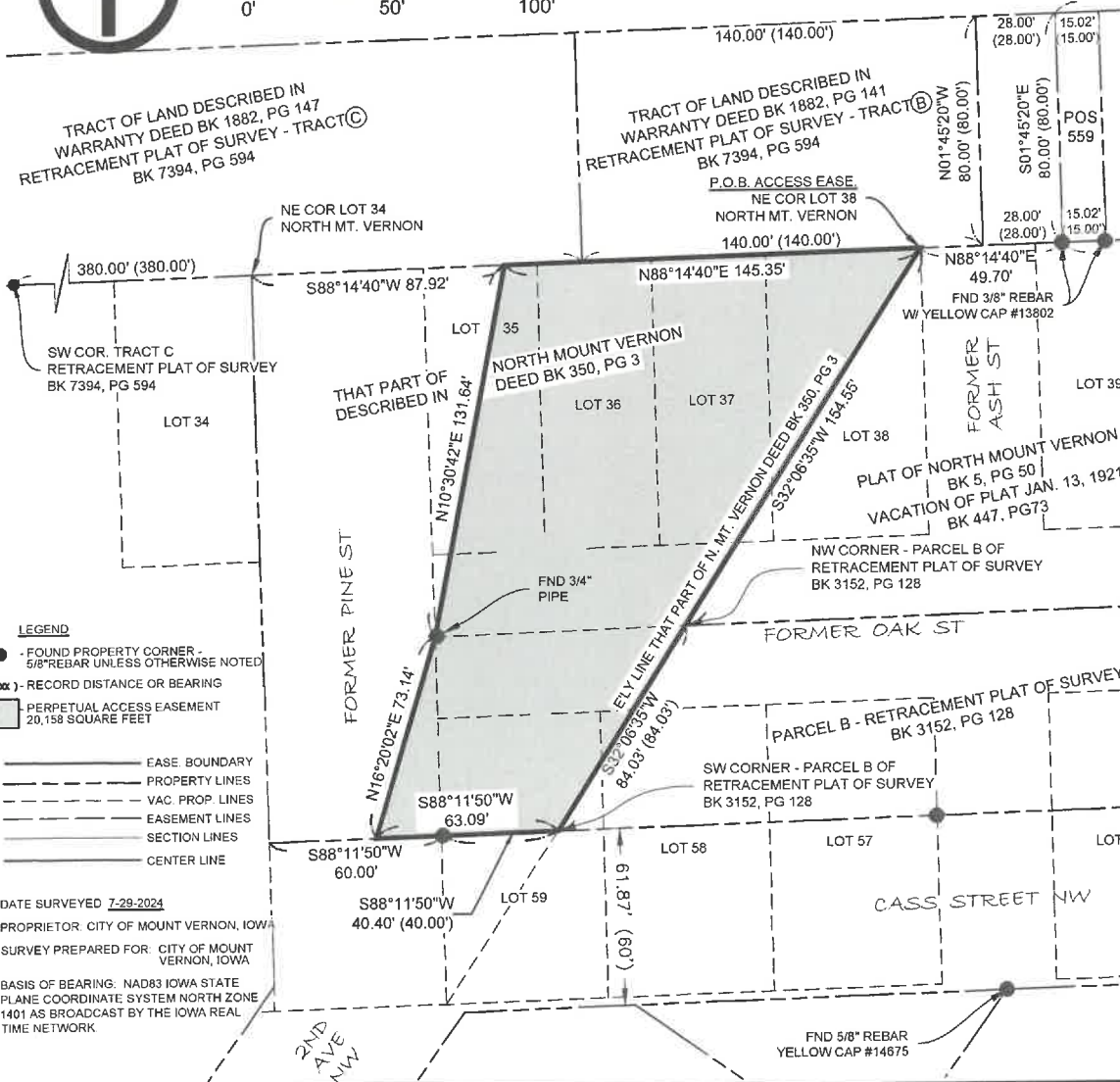
PART OF NORTH MOUNT VERNON
CITY OF MOUNT VERNON, LINN COUNTY, IOWA

Perpetual Access Easement Description

A perpetual access easement in that Part of North Mount Vernon, as recorded in Deed Record in Book 350 on Page 3 of the Linn County Records and described as: Beginning at the southwest corner of Lot fifty-nine (59) thence northeasterly to the northeast corner of Lot thirty-eight (38) thence west to the northeast corner of Lot thirty-four (34) thence south to the southeast corner of Lot sixty (60) thence east to the point of beginning, said lots being in the town of North Mount Vernon. Said access easement being more particularly described as:

Beginning at the Northeast Corner of said Lot 38 in the Plat of North Mount Vernon, according to the Plat thereof recorded in Book 5 on Page 50 of the Linn County Records thence S32°06'35"W, 154.55 feet along the Easterly line of said Part of North Mount Vernon, as recorded in Deed Record in Book 350 on Page 3 of the Linn County Records to the Northwest Corner of Parcel B of a Retracement Plat of Survey, according to the Plat thereof recorded in Book 3152 on Page 128 of the Linn County Records; thence S32°06'35"W, 84.03 feet continuing along said Easterly line to the Southwest Corner of said Parcel B; thence S88°11'50"W, 63.09 feet along the North Right of Way of Cass Street NW; thence N16°20'02"E, 73.14 feet; thence N10°30'42"E, 131.64 feet to a point on the Northerly line of said Plat of North Mount Vernon; thence N88°14'40"E, 145.35 feet along said Northerly line to the Point of Beginning. Said Perpetual Access Easement contains 20,158 Square Feet.

NORTHERLY TRACKS - CHICAGO & NORTH WESTERN RAILROAD



- LEGEND**
- - FOUND PROPERTY CORNER - 5/8" REBAR UNLESS OTHERWISE NOTED
 - (xx) - RECORD DISTANCE OR BEARING
 - ▭ - PERPETUAL ACCESS EASEMENT 20,158 SQUARE FEET
 - EASE BOUNDARY
 - PROPERTY LINES
 - - - VAC. PROP. LINES
 - - - EASEMENT LINES
 - SECTION LINES
 - CENTER LINE

DATE SURVEYED: 7-29-2024
PROPRIETOR: CITY OF MOUNT VERNON, IOWA
SURVEY PREPARED FOR: CITY OF MOUNT VERNON, IOWA
BASIS OF BEARING: NAD83 IOWA STATE PLANE COORDINATE SYSTEM NORTH ZONE 1401 AS BROADCAST BY THE IOWA REAL TIME NETWORK

SCALE	1"=50'
DRAWN	BCT
CHECKED	DRS
APPROVED	DRS
DATE	2024-10-30
ISSUED FOR	



PERPETUAL ACCESS EASEMENT
PART OF NORTH MT. VERNON - DEED BK 350, PG 3
CITY OF MOUNT VERNON, IOWA

2600 University Parkway, Suite 1 • Coralville, Iowa 52241
319-466-1000 • 319-466-1008(FAX) • 888-241-8001(WATS)

DWG. NO.	PE-01
PROJECT	51373

PLOTTED: Wednesday, October 30, 2024 3:54:52 PM

FILE PATH: c:\vha\165200515-Mount_Vernon\16513-0073_Old_Public_Works_Bldg_Lot_Plattng_Design_and_Planning\Survey\Plat\PE-01 Ingress-Egress Easement.dwg

J. Motions for Approval

CITY OF MOUNT VERNON
CLAIMS FOR APPROVAL, NOVEMBER 4, 2024

L.L. PELLING CO INC	PAY APP #1-BUSINESS 30 OVERLAY	462,844.78
PAYROLL	CLAIMS	114,964.66
MIDWEST CONCRETE INC	PAY APP #1-4TH ST NW RECONSTRUCTION	111,241.72
DAVE SCHMITT CONSTRUCTION	PAY APP #1-BRYANT RD WATERMAIN	94,423.59
COMMUNITY DEVELOPMENT GROUP	HOTEL/MOTEL TAX-ECON DEV	12,951.19
JEO CONSULTING	DOWNTOWN STREETScape-LOST III	7,570.60
REC DESK LLC	ANNUAL SUBSCRIP-P&REC,LBC,POOL	7,300.00
SPRINGVILLE READY MIX	CONCRETE-PW FACILITIES	7,002.51
WATERS EDGE AQUATIC DESIGN LLC	RENOVATION PLANNING-POOL	6,300.00
ALLIANT ENERGY	ENERGY USAGE-SEW	5,743.37
ALLIANT ENERGY	ENERGY USAGE-ST LIGHTS	5,200.76
ALLIANT ENERGY	ENERGY USAGE-WAT	4,572.38
WHITE CAP, L.P.	CONCRETE FORM RENTAL-PW SITE	3,177.94
DOORS INC	DOOR REPAIRS-PD	1,991.05
LINN CO-OP OIL CO	FUEL-PW	1,880.98
CREEK ENTERPRISE	OVERPAYMENT REFUND-SEW	1,880.25
DSG	PLUMBING SUPPLIES-PW SITE	1,379.59
KIECKS	UNIFORMS-PD	974.88
AMAZON CAPITAL SERVICES	COMPUTER EQUIP-FD	939.99
SCHIMBERG COMPANY	WATER MAIN SUPPLIES-PW SITE	828.81
ALLIANT ENERGY	ENERGY USAGE-FD	816.83
MENARDS	SUPPLIES-PW SITE	745.41
RICKARD SIGN AND DESIGN CORP	SIGN-P&REC	730.00
BRADY LANHAM	CHILI COOK OFF POWER-CDG	660.00
GALLS LLC	UNIFORMS-PD	651.01
AHLERS & COONEY P.C.	LEGAL FEES-P&A	634.00
UMB BANK	2022 GO FEES	600.00
UMB BANK	2019 GO FEES	600.00
IOWA PRISON INDUSTRIES	GARBAGE BAGS-RUT	442.97
LYNCH FORD-LYNCH CHEVROLET	VEHICLE MAINT-PD	428.79
AMANDA HAMER	INSTRUCTOR-LBC	422.50
KONICA MINOLTA	MAINT PLAN/COPIES-P&A	416.22
BREEDLOVE SPORTING GOODS	SUPPLIES-P&REC,LBC	413.00
ALLIANT ENERGY	ENERGY USAGE-CITY HALL	365.27
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	360.93
ALLIANT ENERGY	ENERGY USAGE-RUT	356.04
BANKCARD 8076	NSF CHARGE-LBC	327.42
AMAZON CAPITAL SERVICES	OFFICE EQUIP-ALL DEPTS	314.00
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	277.92
CENTRAL IOWA DISTRIBUTING	SUPPLIES-PD	271.00
ALLIANT ENERGY	ENERGY USAGE-P&REC	256.87
CITY LAUNDERING CO	SERVICES-LBC	253.92
MENARDS	PLUMBING SUPPLIES-PW SITE	253.56
CITY LAUNDERING CO	SERVICES-CITY HALL	239.07
ALLIANT ENERGY	ENERGY USAGE-P&REC	215.35
MOUNT VERNON BANK & TRUST CO	NSF CHECK-WAT,SEW,SW	212.00
MARTIN EQUIPMENT	EQUIP MAINT-PW	210.96
CHRIS NOSBISCH	MILEAGE-ALL DEPTS	182.24
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	171.39
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	135.32
KONICA MINOLTA	MAINT PLAN/COPIES-LBC	130.38
CREATIVE PRODUCT SOURCING	DARE-PD	128.16
ALLIANT ENERGY	ENERGY USAGE-POOL	125.04
DIESEL TURBO SERVICES INC	EQUIP MAINT-RUT	110.10
CENTRAL IOWA DISTRIBUTING	SUPPLIES-LBC	102.00
ALLIANT ENERGY	ENERGY USAGE-RUT,P&A,WAT,SEW	85.78
STAPLES INC	SUPPLIES-ALL DEPTS	84.98

CITY OF MOUNT VERNON
CLAIMS FOR APPROVAL, NOVEMBER 4, 2024

VESTIS	RUGS,SERVICES-FD	84.81
ALLIANT ENERGY	ENERGY USAGE--LBC	76.31
PRESTO-X	PEST CONTROL-FD	73.81
MOUNT VERNON BANK & TRUST CO	NSF CHECK-LBC	70.00
AMAZON CAPITAL SERVICES	EQUIP-LBC	69.48
STAPLES INC	SUPPLIES-PW	68.25
STAR EQUIPMENT LTD	BUCKET RENTAL-RUT	65.00
LYNCH FORD-LYNCH CHEVROLET	VEHICLE MAINT-PD	63.68
PRESTO-X	PEST CONTROL-PD	62.00
ALLIANT ENERGY	ENERGY USAGE-SIRENS	61.83
ALLIANT ENERGY	ENERGY USAGE-PD	61.64
BANKCARD 8076	REFUND-P&REC	50.00
ALLIANT ENERGY	ENERGY USAGE-RUT,WAT,SEW,SW	43.22
BETH HLAS	INSTRUCTOR-LBC	40.00
ALLIANT ENERGY	ENERGY USAGE-RUT,WAT,SEW	37.87
AMAZON CAPITAL SERVICES	SUPPLIES-P&REC	28.98
ALLIANT ENERGY	ENERGY USAGE-SW	27.92
MARSHA DEWELL	MILEAGE-ALL DEPTS	22.78
AMAZON CAPITAL SERVICES	SUPPLIES-P&REC	22.48
ALLIANT ENERGY	ENERGY USAGE-CEM	21.77
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	14.49
MOUNT VERNON BANK & TRUST CO	NSF CHECK-PD	4.00
TOTAL		866,969.80

FUND EXPENSE TOTALS		
2024 INFRASTRUCTURE		574,086.50
PAYROLL		114,964.66
PW FACILITIES		107,811.41
GENERAL FUND		28,773.40
SEWER FUND		8,446.89
LOST III-UR & STREETScape		7,570.60
ROAD USE TAX FUND		6,872.09
POOL RENOVATIONS		6,300.00
WATER FUND		5,408.42
LBC		4,857.10
DEBT SERVICE FUND		1,200.00
SOLID WASTE		660.51
STORM WATER FUND		18.22
TOTAL		866,969.80

AGENDA ITEM # J – 2

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

DATE: November 4, 2024

AGENDA ITEM: Springville Ready Mix Invoice #79587

ACTION: Motion

SYNOPSIS: Please see the attached invoice in the amount of \$8,684.25 from Springville Ready Mix for additional concrete work at the new PW site.

BUDGET ITEM: PW Buyout Proceeds

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Invoice

PREPARED BY: Chris Nosbisch

DATE PREPARED: 10/31/2024

SPRINGVILLE READY MIX, INC.
P.O. BOX 99
301 5TH STREET NORTH
SPRINGVILLE, IOWA 52336-0099

INVOICE

*PO
6072*

CITY OF MOUNT VERNON
213 1ST ST NW
MT VERNON IA 52314

Customer No. 48025
Invoice Date 10/14/2024
Invoice Number 79587 Page 1
Job Id 1507 BRYANT RD
Credit Terms 30 DAYS
Ship Address 1507 BRYANT RD

Date	Ticket	Qty	Description	Price	Amount
10/08/24	63430	9.00 CY	4000 AE WR 1/2 AIR	96.50	868.50
10/08/24	63430	9.00 TR	TRUCKING NO TAX	62.00	558.00
10/08/24	63431	2.00 CY	4000 AE WR 1/2 AIR	96.50	193.00
10/08/24	63431	2.00 TR	TRUCKING NO TAX	62.00	124.00
10/08/24	63437	9.00 CY	4000 AE WR 1/2 AIR	96.50	868.50
10/08/24	63437	9.00 TR	TRUCKING NO TAX	62.00	558.00
10/08/24	63438	2.00 CY	4000 AE WR 1/2 AIR	96.50	193.00
10/08/24	63438	2.00 TR	TRUCKING NO TAX	62.00	124.00
10/08/24	63442	9.00 CY	4000 AE WR 1/2 AIR	96.50	868.50
10/08/24	63442	9.00 TR	TRUCKING NO TAX	62.00	558.00
10/08/24	63443	2.00 CY	4000 AE WR 1/2 AIR	96.50	193.00
10/08/24	63443	2.00 TR	TRUCKING NO TAX	62.00	124.00
10/09/24	63482	7.50 CY	4000 AE WR WALL MIX	91.50	686.25
10/09/24	63482	7.50 TR	TRUCKING NO TAX	62.00	465.00
10/09/24	63483	7.50 CY	4000 AE WR WALL MIX	91.50	686.25
10/09/24	63483	7.50 TR	TRUCKING NO TAX	62.00	465.00
10/09/24	63487	7.50 CY	4000 AE WR WALL MIX	91.50	686.25
10/09/24	63487	7.50 TR	TRUCKING NO TAX	62.00	465.00

Total Cubic Yards 55.50

	Sub-Total	8684.25
	Sales Tax- EX	0.00
	Invoice Total	8684.25

AGENDA ITEM # J – 3 thru J - 5

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

DATE:	November 4, 2024
AGENDA ITEM:	V&K Invoices #51376-1, #51372-4, and #51359-2
ACTION:	Motion

SYNOPSIS: Council will need to act on each invoice separately as they are submitted for individual city projects.

BUDGET ITEM: Bond, PW Buyout Proceeds

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Invoices

PREPARED BY: Chris Nosbisch

DATE PREPARED: 10/31/2024



**VEENSTRA
& KIMM INC.**
STATEMENT OF PROFESSIONAL SERVICES

City of Mount Vernon
213 First Street NW
Mount Vernon, IA 52314-9998

October 25, 2024
Invoice No: 51376 - 1

Project Manager Dave Schechinger

Engineering services for Bryant Road Water Main Improvements - Construction Services
Professional Services from September 15, 2024 to October 19, 2024
Professional Personnel

	Hours	Rate	Amount	
Clerical II	10.50	89.00	934.50	
Engineer I-A	8.00	237.00	1,896.00	
Engineer VI	5.00	140.00	700.00	
Technician I	9.00	122.00	1,098.00	
Technician V	21.50	90.00	1,935.00	
Totals	54.00		6,563.50	
Total Labor				6,563.50
Reimbursable Expenses				
Travel			29.48	
Total Reimbursables			29.48	29.48
Unit Billing				
Mileage			75.04	
Total Units			75.04	75.04
				Total this Invoice
				\$6,668.02



**VEENSTRA
& KIMM INC.**
STATEMENT OF PROFESSIONAL SERVICES

City of Mount Vernon
213 First Street NW
Mount Vernon, IA 52314-9998

October 25, 2024
Invoice No: 51372 - 4

Project Manager Dave Schechinger

Engineering services for Glenn Street Extension - Resident Review

Professional Services from September 15, 2024 to October 19, 2024

Professional Personnel

	Hours	Rate	Amount	
Engineer VI	23.00	140.00	3,220.00	
Engineer IX	1.50	121.00	181.50	
Technician I	4.00	122.00	488.00	
Technician V	68.00	90.00	6,120.00	
Totals	96.50		10,009.50	
Total Labor				10,009.50

Unit Billing

Mileage			288.10	
Total Units			288.10	288.10
				Total this Invoice
				\$10,297.60



**VEENSTRA
& KIMM INC.**
STATEMENT OF PROFESSIONAL SERVICES

City of Mount Vernon
213 First Street NW
Mount Vernon, IA 52314-9998

October 25, 2024
Invoice No: 51359 - 2

Project Manager Dave Schechinger

Engineering services for 4th Street NW Reconstruction - 2025 - Resident Review:

Professional Services from September 15, 2024 to October 19, 2024

Professional Personnel

	Hours	Rate	Amount	
Engineer VI	1.00	140.00	140.00	
Engineer IX	19.00	121.00	2,299.00	
Technician V	76.50	90.00	6,885.00	
Totals	96.50		9,324.00	
Total Labor				9,324.00

Unit Billing

Mileage			336.34	
Total Units			336.34	336.34

Total this Invoice \$9,660.34

AGENDA ITEM # J – 6

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

DATE:	November 4, 2024
AGENDA ITEM:	Change Order #1 – 2024 Pool Improvements
ACTION:	Motion

SYNOPSIS: The attached change order includes five deviations to the original contract price for the 2024 Pool Improvements. Each of the change orders have been approved by staff to keep the project on schedule. Staff is anticipating at least one or two additional change orders for above ground lighting and general maintenance upgrades (Change #5 is limited to the new pool basin lighting). Change order #1 is in the amount of \$165,026.39.

BUDGET ITEM: Bond

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Change Order #1

PREPARED BY: Chris Nosbisch

DATE PREPARED: 10/31/2024

CHANGE ORDER

No. 001

DATE OF ISSUANCE – October 31, 2024

EFFECTIVE DATE Upon final signature

Project: Mount Vernon Outdoor Pool Improvements

OWNER City of Mount Vernon

OWNER's Contract No. N/A

CONTRACTOR Woodruff Construction

CONTRACTOR'S Contract: N/A

ENGINEER Waters Edge Aquatic Design

ENGINEER's Contract No. 001

You are directed to make the following changes in the Contract Documents:

Description:

- | | |
|---|--------------------|
| 1. Linn County building permit..... | \$6,883.05 |
| 2. Full deck removal and replacement | \$92,150.03 |
| 3. Replacement of the existing electrical panel | \$18,215.14 |
| 4. Repair damaged pool basin | \$24,856.45 |
| 5. <u>Replace existing in-pool lights and one additional light for compliancy</u> | <u>\$22,918.72</u> |
| TOTAL..... | \$165,026.39 |

Attachments: NONE

CHANGE IN CONTRACT PRICE:
Original Contract Price <u>\$1,433,700.00</u>
Net Increase from previous Change Orders NONE
Contract Price prior to this Change Order: <u>\$1,433,700.00</u>
Net increase of this Change Order: <u>\$165,026.39</u>
Contract Price with all approved Change Orders: <u>\$1,598,726.39</u>

CHANGE IN CONTRACT TIMES:
Original Contract Times: Substantial Completion: <u>May 1, 2025</u> Ready for final payment: <u>May 23, 2025</u> (dates)
Net change from previous Change Orders No. Substantial Completion: <u>0</u> Ready for final payment: <u>0</u> (days)
Contract Times prior to this Change Order: Substantial Completion: <u>May 1, 2025</u> Ready for final payment: <u>June 6, 2025</u> (dates)
Net this Change Order: 10 working days (14 calendar days) Substantial Completion: <u>May 14, 2025</u> Ready for final payment: <u>June 6, 2025</u> (date)
Contract Times with all approved Change Orders: Substantial Completion: <u>May 14, 2025</u> Ready for final payment: <u>June 6, 2025</u> (dates)

RECOMMENDED:

By: *Kyle A. Melendy*
Waters Edge (Authorized Signature)

ACCEPTED:

By: _____
CONTRACTOR (Authorized Signature)

APPROVED:

By: _____
OWNER (Authorized Signature)

Date: October 31, 2024, 2024

Date: _____

Date: _____

EJCDC 1910-8-B (1996 Edition)

Prepared by the Engineers Joint Contract Documents Committee and endorsed by The Associated General Contractors of America and the Construction Specifications Institute.

M. Reports Mayor/Council/Admin.

**CITY OF MT. VERNON
CITY ADMINISTRATOR
REPORT TO THE CITY COUNCIL
November 4, 2024**

- City offices will be closed in honor of Veteran's Day on Monday, November 4, 2024.
- The next MVCSD, Cornell and City meeting is scheduled for Tuesday, November 5, 2024.
- Lori will be meeting with representatives from JEO on Tuesday, November 12, 2024, to receive a status update on the downtown streetscape project.
- Staff met with representatives from Nelson Electric regarding power needs at each of the new streetlights. Alliant Energy will be ordering the smart streetlights this week.