

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:	December 2, 2024 – 6:30 PM
Web Page:	www.cityofmtvernon-ia.gov
Posted:	November 27, 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: 875 9951 8845
3. Password: 657411

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
2. John Bardsley – Dolly Parton Imagination Library

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 – November 18, 2024 Regular Council Meeting

E. Public Hearing

1. None

F. Ordinance Approval/Amendment

1. Ordinance #10-7-2024B: Amending Chapter 46 Minors of the Mount Vernon Code of Ordinances
 - i. Motion to approve the third and final reading

2. 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 the third and final reading

G. Resolutions for Approval

1. Resolution #12-2-2024A: Setting Dates of a Consultation and a Public Hearing on a Proposed Amndment No. 10 to the Mount Vernon Urban Renewal Plan in the City of Mount Vernon, State of Iowa
2. Resolution #12-2-2024B: Fixing Date for a Public Hearing on the Proposal to Enter into a Development Agreement with Kwik Trip, Inc.

H. Mayoral Proclamation

1. None

I. Old Business

1. None

J. Motions for Approval

1. Consideration of Claims List – Motion to Approve
2. Discussion and Consideration of Pay Application #1 – Glenn Street Extension – Council Action as Needed
3. Discussion and Consideration of JEO Invoice # 156043 – Uptown Streetscape Plan – Council Action as Needed
4. Discussion and Consideration of Invoice #11044 from Waters Edge Aquatic Design – 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

November 18, 2024
City Council Minutes
213 1st Street NW
Mount Vernon, Iowa 52314

The Mount Vernon City Council met November 18, 2024, at City Hall, 213 1st Street NW, Mount Vernon, IA. A Zoom option was available. The following Council members were present: Andresen, Rose, West and Engel. Absent: Tuerler.

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

Agenda Additions/Agenda Approval. Wieseler noted that Change Order #2-2024 Pool Improvements did not come in and this item will be tabled. Motion made by West, seconded by Rose to approve the Agenda as amended. Motion carries. Tuerler absent.

Consent Agenda. Revised minutes were sent to Council prior to the meeting with a revision on the ordinance number that was referenced in the motion for Ordinance #10-7-2024B. Motion made by Rose, seconded by Andresen to approve the Consent Agenda with this change. Motion carries. Tuerler absent.
Approval of City Council Minutes – November 4, 2024 Regular Council Meeting

Ordinance Approval/Amendment

Ordinance #10-7-2024B: Amending Chapter 46 Minors of the Mount Vernon Code of Ordinances. The attached ordinance reflects the changes that were identified by City Council on November 4, 2024. Staff has not received any verbal or written communication regarding this ordinance since the first reading. Motion made by Rose, seconded by Engel to approve Ordinance #10-7-2024B. Roll call all yes. Tuerler absent. Ordinance passes its second reading.

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. The attached ordinance reflects the changes that were identified by City Council on November 4, 2024. Staff has not received any verbal or written communication regarding this ordinance since the first reading. Motion made by Andresen, seconded by West to approve Ordinance #11-4-2024A. Roll call all yes. Tuerler absent. Ordinance passes its second reading.

Resolutions for Approval

Resolution #11-18-2024A: Certifying to County Auditor, TIF Debt Incurred in Calendar Year 2024 for Fiscal Year 2026. The city is required to certify the amount of TIF (Tax Increment Financing) dollars it is requesting for the next fiscal year by December 1st of each calendar year. Mt. Vernon's request consists of three submittals. Spring Meadow Heights and Stonebrook subdivisions account for the residential development agreements in place and the third document itemizes TIF monies that are used to repay bonds (Streets, Pool, LBC, etc). Motion made by Engel, seconded by Rose to approve Resolution #11-18-2024A. Roll call all yes. Tuerler absent. Resolution passes.

Resolution #11-18-2024B: Approving the Annual Urban Renewal Report for Fiscal Year 2024. The Urban Renewal Report is an annual report required by the State that shows how the City uses Tax Increment Financing. Motion made by Rose, seconded by Andresen to approve Resolution #11-18-2024B. Roll call all yes. Tuerler absent. Resolution passes.

Resolution #11-18-2024C: Accepting Work for the Project Known as the 2024 Business 30 Improvements Project – Council Action as Needed. The Business 30 Improvement Project is now complete. V&K

Engineering has provided a Certificate of Completion and reviewed all necessary testing of the improvements. The final contract price is \$740,406.75; just over \$41,000 less than the original bid amount. Motion made by Engel, seconded by West to approve Resolution #11-18-2024C. Roll call all yes. Tuerler absent. Resolution passes.

Resolution #11-18-2024D: Accepting Work for the Project Known as the Highway 1 Storm Sewer CCTV Project – Council Action as Needed. The Highway 1 Storm Sewer work is now complete. V&K Engineering has provided a Certificate of Completion and reviewed all necessary testing of the improvements. The final contract price is \$23,091.00. Motion made by West, seconded by Engel to approve Resolution #11-18-2024D. Roll call all yes. Tuerler absent. Resolution passes.

Resolution #11-18-2024E – Approving Voluntary Annexation of Property as set forth within Application for Voluntary Annexation. Staff is working through the revised annexation applications for CTM Holdings and Troy and Tracy Louwagie. The State determined that our first annexation application could not proceed as the City of Mount Vernon is within the urbanized area of Lisbon. There is an extended application process that exists for these situations. Motion made by Rose, seconded by West to approve Resolution #11-18-2024E. Roll call all yes. Tuerler absent. Resolution passes.

Motions for Approval

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

PAYROLL	CLAIMS	115,575.50
EMPLOYEE BENEFIT SYSTEMS	GROUP INSURANCE-ALL DEPTS	38,669.27
IMWCA	FY24 AUDIT PREMIUM ADJUSTMENT	33,399.00
REPUBLIC SERVICES #897	GB,RECYL-SW RESIDENTIAL	24,642.71
SPAHN & ROSE LUMBER	MEZZANINE MATERIALS-PW FACILITIES	18,548.73
REPUBLIC SERVICES #897	GB,RECYL-SW COMMERCIAL	15,371.59
TOTAL TREE CARE OF IOWA CITY	TREE MAINT-RUT	11,812.50
US BANK	CREDIT CARD CHARGES-ALL DEPTS	11,526.85
VEENSTRA & KIMM INC	GLENN STREET EXTENSION	10,297.60
VEENSTRA & KIMM INC	4TH ST NW RECONSTRUCTION	9,660.34
SPRINGVILLE READY MIX	CONCRETE-PW SITE	8,684.25
VEENSTRA & KIMM INC	BRYANT RD WATER MAIN IMPROV	6,668.02
STATE HYGIENIC LAB	TESTING-SEW	3,619.50
CEDAR RAPIDS METRO ECON ALLIANCE	MEMBERSHIP-ECON DEV	3,500.00
GRONEWOLD, BELL, KYHNN & CO PC	AUDIT FEES-ALL DEPTS	3,000.00
BRADLEY HAUGE CPA	PROFESSIONAL SERVICES-ALL DEPTS	2,980.00
RED LION RENEWABLES	SOLAR ELECTRIC-P&A,PD,LBC	2,773.75
MOUNT VERNON ACE HARDWARE	SUPPLIES-ALL DEPTS	1,867.89
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	1,571.67
MOUNT VERNON ACE HARDWARE	SUPPLIES-FD	1,524.84
UNDER HILL TRUCK & AUTO REPAIR	VEHICLE MAINT-FD	1,105.83
IOWA SOLUTIONS INC	MONTHLY MAINT-PD	1,055.00
US CELLULAR	CELL PHONE/INTERNET-PD,P&A	1,042.90
RICHARD BURROUGHS	CEMETERY MAINT	1,010.00
RENEWED PROPERTIES LLC	REFUND-WAT	956.01
CATERPILLAR FINANCIAL SERVICES	GENERATOR-PD	949.39
SPRINGVILLE READY MIX	SALT SHED CONCRETE-PW FACILITIES	912.50
IOWA SOLUTIONS INC	COMPUTER MAINT-PD	850.00
BANKCARD 8076	CREDIT CARD FEES-LBC,P&REC	764.96
AMERICAN RED CROSS	TRAINING-LBC	604.00

IOWA SOLUTIONS INC	COMPUTER MAINT-ALL DEPTS	510.00
LYNCH DALLAS PC	LEGAL FEES-P&A	505.42
P&K MIDWEST INC	EQUIP REPAIR-PW JD TRACTOR	456.41
STAPLES INC	SUPPLIES-ALL DEPTS	410.63
LEIGH BRADBURY	MILEAGE-ALL DEPTS	397.31
MECHANICSVILLE TELEPHONE	PHONE/INTERNET-PD	378.62
MENARDS	BREINE SHED SUPPLIES-PW FACILI TIES	378.00
NEAL'S WATER CONDITIONING	WATER/SALT-ALL DEPTS	371.50
WENDLING QUARRIES	ROADSTONE-RUT	368.08
MEDIACOM	PHONE/INTERNET-SEW	350.43
BAUER BUILT TIRE	TIRE REPAIRS-PW	326.72
MEDIACOM	PHONE/INTERNET-PW	322.76
CENTRAL IOWA DISTRIBUTING	SUPPLIES-LBC	313.00
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	302.59
CENTRAL IOWA DISTRIBUTING	SUPPLIES-CITY HALL	295.00
MEDIACOM	PHONE/INTERNET-FD	294.16
MOUNT VERNON BANK & TRUST CO	NSF CHECK-WAT,SEW,SW	272.21
CURTIS ENGLISH	PORTABLE RR RENTALS-P&REC	260.00
KONICA MINOLTA	MAINT PLAN/COPIES-PD	255.20
CITY LAUNDERING CO	SERVICES-LBC	253.92
MIDWEST RADAR & EQUIPMENT	EQUIP MAINT-PD	246.00
GARY'S FOODS	SUPPLIES-PD,P&REC,LBC	238.46
AMAZON CAPITAL SERVICES	BLINDS-CITY HALL	231.40
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	224.01
RELIANT FIRE APPARATUS INC	VEHICLE MAINT-FD 2	215.25
HOTSY CLEANING SYSTEMS INC	WINTER SUPPLIES-RUT	210.00
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	195.92
IOWA SOLUTIONS INC	COMPUTER MAINT-PW	170.00
CITY LAUNDERING CO	SERVICES-CITY HALL	159.38
CARQUEST OF LISBON	VEHICLE/EQUIP MAINT-ALL DEPTS	152.23
MOUNT VERNON BANK & TRUST CO	NSF CHECK-WAT,SEW,SW	150.00
STAPLES INC	SUPPLIES-PD	143.90
KONICA MINOLTA	MAINT PLAN/COPIES-LBC	105.89
AIRGAS INC	CYLINDER RENTAL-PW	101.78
CREATIVE PRODUCT SOURCING	DARE SUPPLIES-PD	99.46
KIRKWOOD COMMUNITY COLLEGE	TRAINING-PD	90.00
IOWA SOLUTIONS INC	COMPUTER MAINT-LBC	85.00
DETECTACHEM	SUPPLIES-PD	84.92
BANKCARD 8076	REFUND-LBC	80.00
CENTURY LINK	PHONE CHARGES-PD	77.42
JAMISON W BILLINGSLEY	REFEREE-P&REC	75.00
PRESTO-X	PEST CONTROL-CITY HALL	63.80
GALLS LLC	UNIFORMS-PD	63.42
PRESTO-X	PEST CONTROL-PD	62.00
STAR EQUIPMENT LTD	TROWEL RENTAL-RUT	60.00
PAUL SHARP	DEPOSIT REFUND-WAT	59.83
LINN COUNTY TREASURER	STONEBROOK 7,PH2,OUTLOT A&B	58.00
FIRE SERVICE TRAINING BUREAU	TRAINING-FD	50.00
UNITYPOINT CLINIC-OCCUPATIONAL	DRUG TESTING-PW	42.00
BETH HLAS	INSTRUCTOR-LBC	40.00
INTEGRITY LIFE LLC	INSTRUCTOR-LBC	40.00
MT VERNON EYE CLINIC	PRE-EMPLOYMENT TESTING-PD	30.00
DONNA HERRING	INSTRUCTOR-LBC	20.00
HAWKINS INC	CHEMICALS-WAT	20.00

GALLS LLC	UNIFORMS-PD	15.63
AMAZON CAPITAL SERVICES	SUPPLIES-P&REC	12.99
TOTAL		345,740.25

FUND EXPENSE TOTALS		
PAYROLL		115,575.50
GENERAL FUND		66,221.59
SOLID WASTE		44,119.09
PW FACILITIES		35,812.53
ROAD USE TAX FUND		19,720.84
SEWER FUND		15,862.16
WATER FUND		13,791.21
LBC		12,589.56
GLENN ST/CHI/COTTONWOOD		10,297.60
2024 INFRASTRUCTURE		9,660.34
STORM WATER		2,089.83
TOTAL		345,740.25

FY25 OCTOBER REVENUE		
GENERAL GOVERNMENT		1,450,195.37
PUBLIC WORKS		277,753.02
PUBLIC SAFETY		89,635.71
CULTURE-RECREATION		45,600.73
COMMUNITY & ECONOMIC DEV		12,951.19
TOTAL		1,876,136.02

Discussion and Consideration of Site Plan Approval for 520 1st Street SE – Council Action as Needed. The owner of the site where the old bowling alley was located is seeking to redevelop the property to provide office space and contractor equipment storage. The Board of Adjustment approved a Conditional Use Permit for this on October 24, 2024. Motion made by Rose, seconded by Engel to approve the Site Plan for 520 1st Street SE. Motion carries. Tuerler absent.

Discussion and Consideration of LBC Expansion Options and Preliminary Design Proposal with OPN Architects – Council Action as Needed. The Mt. Vernon Community School District, the City of Mount Vernon and the Childcare Solutions Group continue to review possible solutions to the lack of childcare options in Mount Vernon. One possible avenue that has been discussed, after a site visit to the Oskaloosa YMCA, is the possibility of a childcare addition to the LBC. OPN created the original design of the LBC and would complete a feasibility study of a childcare addition to the LBC property for \$19,000.00. Due to the critical need for daycare options in the community, Council agreed with the importance of this study. Motion made by Engel, seconded by West to approve contracting with OPN Architects for the childcare study and expansion of the LBC, not to exceed \$19,500.00. Motion carries. Tuerler absent.

Discussion and Consideration of Pay Application #2 – Glenn Street Extension – Council Action as Needed. Glenn Street pay application #2 is in the amount of \$216,469.71. The main road surface for both Minish and Glenn have been poured. The remaining work includes backfilling along the curb, storm sewer intake installations and the setting of manholes. Motion made by Rose, seconded by Andresen to approve Pay Application #2-Glenn Street Extension. Motion carries. Tuerler absent.

Discussion and Consideration of Pay Application #2 – Bryant Road Water Main Improvements – Council Action as Needed. Pay application #2 for the Bryant Road Water Main Extension Project is in the amount of \$4,969.66. The pay application represents the 5% retainage for the project and will be released upon approval of this pay application as the thirty-day waiting period has expired. Motion made by Andresen, seconded by Rose to approve Pay Application #2-Bryant Road Water Main Improvements. Motion carries. Tuerler absent.

Discussion and Consideration of JEO Invoice # 154209 – Uptown Streetscape Plan – Council Action as Needed. Included with the invoice is a progress report from JEO Consulting Group. Motion made by Engel, seconded by West to approve Invoice #154209 from JEO Consulting Group in the amount of \$11,858.60. Motion carries. Tuerler absent.

Discussion and Consideration of Pay Application #2 - 4th Street Reconstruction Project – Council Action as Needed. The final walk through for this project took place on Friday, November 15, 2024. Additional testing is being done to the compaction of the asphalt and fixes may need to be made in the future. Overall, staff is happy with the project. Motion made by West, seconded by Andresen to approve Pay Application #2-4th Street Reconstruction Project in the amount of \$235,939.48. Motion carries. Tuerler absent.

Discussion and Consideration of Pay Application #2 - Business 30 Improvements Project – Council Action as Needed. Pay application #2 for the Business 30 Improvements is in the amount of \$240,541.63. This project is complete and the necessary testing has been reviewed by our engineers. The final pay application for the retainage will be processed after the mandatory thirty-day waiting period has elapsed. Motion made by Rose, seconded by Engel to approve Pay Application #2-Business 30 Improvements. Motion carries. Tuerler absent.

Discussion and Consideration of Pay Application #1 – Highway 1 Storm Sewer CCTV – Council Action as Needed. This project was necessitated by the scheduled IaDOT Hwy 1 reconstruction plans. Pay Application #1 is in the amount of \$21,936.45. Motion made by Engel, seconded by Andresen to approve Pay Application #1-Highway 1 Storm Sewer CCTV. Motion carries. Tuerler absent.

Discussion and Consideration of Pay Application #2 - 2024 Pool Improvements – Council Action as Needed. Pay application #2 is in the amount of \$236,438.90. Underground electrical, in-pool lights, the new stairwell and 25% of the deck have been completed to date. Motion made by West, seconded by Rose to approve Pay Application #2-2024 Pool Improvements. Motion carries. Tuerler absent.

Discussion and Consideration of Change Order #2 - 2024 Pool Improvements – Council Action as Needed. Item tabled.

Discussion and Consideration of Pay Application for Asphalt Flooring on Salt Storage Structure – Council Action as Needed. This invoice is from Kluesner Construction in the amount of \$5,390.00. Kluesner constructed a thin layer of asphalt on the floor of the new salt storage hoop structure. The asphalt will elongate the life of the concrete floor as salt is very corrosive to concrete surfaces. Motion made by West, seconded by Andresen to approve the invoice from Kluesner Construction. Motion carries. Tuerler absent.

Discussion and Consideration of John Deere End Loader Tire Purchase – Council Action as Needed. The tires on the John Deere End Loader needed to be replaced prior to snow removal season. The tires have been replaced at a cost of \$6,985.92. Motion made by Andresen, seconded by Rose to approve the purchase of tires for the John Deere End loader. Motion carries. Tuerler absent.

Reports to be Received/Filed. Full reports can be found on the City website under the November 18, 2024 Council packet.

Mt. Vernon/Lisbon Police Report

Mt. Vernon Public Works Report

Mt. Vernon Parks and Rec Report

Cole Library Report

Discussion Items (No Action)

Flag Policy Annual Review. City Council agreed to review the "Display of Flags Policy" one year post adoption. The City received two requests for additional flag inclusions over the course of the past year. The first request did not receive support from a sitting council person and the second was ultimately voted down by Council at a regularly scheduled meeting. The current flag policy will be added to a future agenda for review.

Reports of Mayor/Council/Administrator

Mayor's Report. Wieseler is becoming more engaged with the Cedar Rapids Trails Association in regards to the interurban trail and was invited to a soil conservation project with Linn County Conservation. The next childcare solutions group will meet this Friday at City Hall.

City Administrator's Report. Full report available on the City website under the November 18, 2024 Council Packet.

As there was no further business to attend to, the meeting adjourned, the time being 7:46 p.m., November 18, 2024.

Respectfully submitted,
Marsha Dewell
City Clerk

F. Ordinance Approval/Amendment

AGENDA ITEM # F - 1

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

DATE: December 2, 2024

AGENDA ITEM: Ordinance #10-7-2024B

ACTION: Motion

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

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Ordinance #10-7-2024B

PREPARED BY: Chris Nosbisch

DATE PREPARED: 11/27/2024

ORDINANCE #10-7-2024B

**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 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 government issued ID, 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 #10-7-2024B on the _____ day of _____, 2024.

Marsha Dewell, City Clerk

AGENDA ITEM # F - 2

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

DATE: December 2, 2024

AGENDA ITEM: Ordinance #11-4-2024A

ACTION: Motion

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

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Ordinance #11-4-2024A

PREPARED BY: Chris Nosbisch

DATE PREPARED: 11/27/2024

ORDINANCE #11-4-2024A

**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. 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 #11-4-2024A 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: December 2, 2024

AGENDA ITEM: Resolution #12-2-2024A

ACTION: Motion

SYNOPSIS: The attached resolution will set a public hearing date for January 6, 2024. At said hearing, the Council will consider amendment #10 to the Mount Vernon Urban Renewal plan. The urban renewal amendment will allow the City to enter into a development agreement with Kwik Trip (Star) and complete necessary improvements to Rachel Street utilizing TIF (tax increment financing) monies.

BUDGET ITEM: TIF

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Resolution #12-2-2024A & Supporting Documents

PREPARED BY: Chris Nosbisch

DATE PREPARED: 11/27/2024

December 2, 2024

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

Absent: _____

Vacant: _____

* * * * *

Council Member _____ then introduced the following proposed Resolution entitled "RESOLUTION SETTING DATES OF A CONSULTATION AND A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 10 TO THE MOUNT VERNON URBAN RENEWAL PLAN IN THE CITY OF MOUNT VERNON, STATE OF IOWA", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

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

RESOLUTION NO. _____

RESOLUTION SETTING DATES OF A CONSULTATION AND
A PUBLIC HEARING ON A PROPOSED AMENDMENT NO. 10
TO THE MOUNT VERNON URBAN RENEWAL PLAN IN THE
CITY OF MOUNT VERNON, STATE OF IOWA

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

WHEREAS, this City Council has subsequently approved and adopted amendments to the Plan, most recently Amendment No. 9 adopted in 2024; and

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

ORIGINAL AREA

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

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

AMENDMENT NO. 1 AREA

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

north on Park Avenue extended to the CNW Railroad right-of-way; then east on the CNW Railroad right-of-way to the point of beginning;

and

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

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

AMENDMENT NO. 2 AREA

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

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

AMENDMENT NO. 3

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

AMENDMENT NO. 4

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

AMENDMENT NO. 5 AREA

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

Lot 2, Cornell College Second Addition in the City of Mount Vernon, Linn County, Iowa excepting therefrom the following: Stonebrook First Addition to City of Mount Vernon, Linn County, Iowa, Stonebrook Second Addition to the City of Mount Vernon, Linn County, Iowa, Stonebrook Fourth Addition to the City of Mount Vernon, Linn County, Iowa, Stonebrook 5th Addition to the City of Mount Vernon, Linn County, Iowa, Meadowbrook First Addition to the City of Mount Vernon, Linn County, Iowa, Meadowbrook Second Addition to the City of Mount Vernon, Linn County, Iowa, Parcels A and B, Plat of Survey #1392 as recorded in Book 6557 Page 508 of the records of the Linn County, Iowa Recorder on December 28, 2006, Parcel A, Plat of Survey #1588 as recorded in Book 7532 Page 551 of the records of the Linn County, Iowa Recorder on February 18, 2010. Said tract of land contains 60.86 acres and is subject to easements and restrictions of record.

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

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

And

SE ¼ NE ¼ Section 10-82-5

Except

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

And

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

All of the above being in Linn County, Iowa

AMENDMENT NO. 6

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

AMENDMENT NO. 7

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

AMENDMENT NO. 8

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

AMENDMENT NO. 9

No land was added or removed by Amendment No. 9.

WHEREAS, City staff has caused there to be prepared a form of Amendment No. 10 to the Plan ("Amendment No. 10" or "Amendment"), a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to add to and/or update the list of proposed projects to be undertaken within the Urban Renewal Area; and

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

WHEREAS, this proposed Amendment No. 10 adds no new land to the Urban Renewal Area; and

WHEREAS, the Iowa statutes require the City Council to notify all affected taxing entities of the consideration being given to the proposed Amendment No. 10 and to hold a consultation with such taxing entities with respect thereto, and further provides that the designated

representative of each affected taxing entity may attend the consultation and make written recommendations for modifications to the proposed division of revenue included as a part thereof, to which the City shall submit written responses as provided in Section 403.5, Code of Iowa, as amended; and

WHEREAS, the Iowa statutes further require the City Council to hold a public hearing on the proposed Amendment No. 10 subsequent to notice thereof by publication in a newspaper having general circulation within the City, which notice shall describe the time, date, place and purpose of the hearing, shall generally identify the urban renewal area covered by the Amendment and shall outline the general scope of the urban renewal project under consideration, with a copy of the notice also being mailed to each affected taxing entity.

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

Section 1. That the consultation on the proposed Amendment No. 10 required by Section 403.5(2), Code of Iowa, as amended, shall be held on December 11, 2024, in the City Hall Meeting Room, 213 First Street NW, Mount Vernon, at 10:00 A.M., and the City Administrator, or his delegate, is hereby appointed to serve as the designated representative of the City for purposes of conducting the consultation, receiving any recommendations that may be made with respect thereto and responding to the same in accordance with Section 403.5(2), Code of Iowa.

Section 2. That the City Clerk is authorized and directed to cause a notice of such consultation to be sent by regular mail to all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, along with a copy of this Resolution and the proposed Amendment No. 10, the notice to be in substantially the following form:

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF MOUNT VERNON, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 10 TO THE MOUNT VERNON URBAN RENEWAL PLAN FOR THE CITY OF MOUNT VERNON, STATE OF IOWA

The City of Mount Vernon, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 10:00 A.M. on December 11, 2024, in the City Hall Meeting Room, 213 First Street NW, Mount Vernon concerning a proposed Amendment No. 10 to the Mount Vernon Urban Renewal Plan for the Mount Vernon Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The City Administrator, or his delegate, as the designated representative of the City of Mount Vernon, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 10 to the Mount Vernon Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Mount Vernon, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2024.

City Clerk, City of Mount Vernon, State of Iowa

(End of Notice)

Section 3. That a public hearing shall be held on the proposed Amendment No. 10 before the City Council at its meeting which commences at 6:30 P.M. on January 6, 2025, in the Council Chambers, City Hall, 213 First Street NW, Mount Vernon.

Section 4. That the City Clerk is authorized and directed to publish notice of this public hearing in the Mount Vernon-Lisbon Sun, once on a date not less than four (4) nor more than twenty (20) days before the date of the public hearing, and to mail a copy of the notice by ordinary mail to each affected taxing entity, such notice in each case to be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED AMENDMENT NO. 10 TO THE MOUNT
VERNON URBAN RENEWAL PLAN FOR AN URBAN
RENEWAL AREA IN THE CITY OF MOUNT VERNON, STATE
OF IOWA

The City Council of the City of Mount Vernon, State of Iowa, will hold a public hearing before itself at its meeting which commences at 6:30 P.M. on January 6, 2025 in the Council Chambers, City Hall, 213 First Street NW, Mount Vernon, to consider adoption of a proposed Amendment No. 10 to the Mount Vernon Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Mount Vernon, State of Iowa.

The Mount Vernon Urban Renewal Area is legally described as follows:

ORIGINAL AREA

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

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

AMENDMENT NO. 1 AREA

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

and

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

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

AMENDMENT NO. 2 AREA

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

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

AMENDMENT NO. 3

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

AMENDMENT NO. 4

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

AMENDMENT NO. 5 AREA

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

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

And

SE ¼ NE ¼ Section 10-82-5

Except

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

And

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

All of the above being in Linn County, Iowa

AMENDMENT NO. 6

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

AMENDMENT NO. 7

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

AMENDMENT NO. 8

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

AMENDMENT NO. 9

No land was added or removed by Amendment No. 9.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Mount Vernon, Iowa.

The City of Mount Vernon, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote economic development and to rehabilitate, conserve and redevelop land, buildings and other improvements within such area through the elimination and containment of conditions of blight so as to improve the community through the establishment of effective land use controls, through use of an effective program of rehabilitation of existing buildings and elimination of those structures which cannot be economically rehabilitated, with a limited amount of acquisition, clearance, resale and improvement of land for various purposes specified in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation,

construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 10 would add to and/or update the list of proposed projects to be undertaken within the Urban Renewal Area. The proposed Amendment adds no new land to the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Mount Vernon, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2024.

City Clerk, City of Mount Vernon, State of Iowa

(End of Notice)

Section 5. That the proposed Amendment No. 10, attached hereto as Exhibit 1, for the Urban Renewal Area described therein is hereby officially declared to be the proposed Amendment No. 10 referred to in the notices for purposes of such consultation and hearing and that a copy of the Amendment shall be placed on file in the office of the City Clerk.

PASSED AND APPROVED this 2nd day of December, 2024.

Mayor

ATTEST:

City Clerk

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

AMENDMENT #10

to the

MOUNT VERNON URBAN RENEWAL PLAN

CITY OF MOUNT VERNON, IOWA

Original Area Adopted - 1993

Amendment #1 – 1994

Amendment #2 – 2006

Amendment #3 – 2013

Amendment # 4 – 2014

Amendment #5 – 2017

Amendment #6 – 2019

Amendment #7 – 2022

Amendment #8 – 2023

Amendment #9 – 2024

Amendment #10 – 2025

**AMENDMENT #10
to the
MOUNT VERNON URBAN RENEWAL PLAN
CITY OF MOUNT VERNON, IOWA**

The Mount Vernon Urban Renewal Plan (“Plan” or “Urban Renewal Plan”) for the Mount Vernon Urban Renewal Area (“Area” or “Urban Renewal Area”) was originally adopted in 1993 and amended in 1994, 2006, 2013, 2014, 2017, 2019, 2022, and March 2024, and is being further amended by the adoption of this Amendment No. 10 to the Plan (“Amendment” or “Amendment No. 10”) to add to and/or update the list of proposed projects to be undertaken within the Urban Renewal Area.

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

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

DESCRIPTION OF AREA

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

AREA DESIGNATION

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

DEVELOPMENT PLAN/ZONING

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

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

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

PREVIOUSLY APPROVED URBAN RENEWAL PROJECTS

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

ELIGIBLE URBAN RENEWAL PROJECTS (Amendment No. 10)

Although certain project activities may occur over a period of years, in addition to projects previously authorized in the Plan, as previously amended, the eligible urban renewal projects under this Amendment No. 10 include:

1. **Public Improvements:** The City is considering construction of Rachel Street, including traffic signals, roadway pavement, possible street widening and turn lanes, and associated water, storm sewer, and sanitary sewer infrastructure improvements related to the proposed development of a Kwik Star convenience store as described below. These improvements are not anticipated to exceed \$3,000,000 in costs and will be completed between 2025 and 2026. The improvements are anticipated to encourage commercial development.
2. **Development Agreements:**
 - A. *Kwik Trip, Inc. (or related entities):* The proposed urban renewal project anticipates Kwik Trip, Inc. (or a related entity) constructing a 9,200 square foot convenience store, fueling station, and side diesel, and employing employees therein. Kwik Trip, Inc. will contribute up to twenty-five percent (25%) of the costs of the Public Improvements identified above, but with such contribution not to exceed \$450,000. The Development Agreement will also include a minimum assessment agreement in which Kwik Trip, Inc. will agree to a minimum assessment of \$2,500,000 for the completed convenience store.
 - B. *Development Agreements:* The City expects to consider requests for development agreements for projects that are consistent with the Plan, as amended, in the City's sole discretion. Such agreements are unknown at this time, but based on past history, and dependent on development opportunities and climate, the City expects to consider a broad range of incentives as authorized by the Plan, as amended, including but not limited to land, loans, grants, tax rebates, infrastructure assistance and other incentives. The costs of such development agreements to the City will not exceed \$1,200,000.

3. Planning, Program Administration, Staff Costs, and Professional Fees (including Plan-related engineering fees and attorney fees to support urban renewal projects):

Project	Date	Estimated cost
Attorney's Fees and Plan-related Engineering Fees (engineering costs for each specific urban renewal project identified above are incorporated into the project costs).	Undetermined	Not to Exceed \$50,000
Staff time and expenses to manage the City's economic development program.	Calendar Years 2025-2029	\$125,000 This estimated cost reflects the anticipated prorated staff salary and employment expense during the noted time period based on the amount of time the staff spends in support of the economic development program and related activities in the Area.

FINANCIAL INFORMATION

1.	July 1, 2023 constitutional debt limit:	\$16,854,582
2.	Current outstanding general obligation debt:	\$14,158,000
3.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects (Amendment No. 10) has not yet been determined. This document is for planning purposes only. The estimated project costs in this Amendment are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects (Amendment No. 10) as described above will be approximately as stated in the next column:	\$4,375,000 This does not include financing costs related to debt issuance, which may be incurred over the life of the Area.

URBAN RENEWAL FINANCING

The City intends to utilize various financing tools, such as those described below, to successfully undertake eligible urban renewal actions. The City of Mount Vernon has the statutory authority to use a variety of tools to finance physical improvements within the Area, as amended. These include:

A. Tax Increment Financing.

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

B. General Obligation Bonds.

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

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

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

EFFECTIVE PERIOD

This Amendment #10 will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, or any prior amendment, resolution, or document, the Urban Renewal Plan, as amended, shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the *Code of Iowa*, will be consistent with Chapter 403 of the Iowa code.

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

At all times, the use of tax increment financing revenues (including the amount of loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the *Code of Iowa*) by the City for activities carried out under the Urban Renewal Plan,

shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

REPEALER AND SEVERABILITY CLAUSE

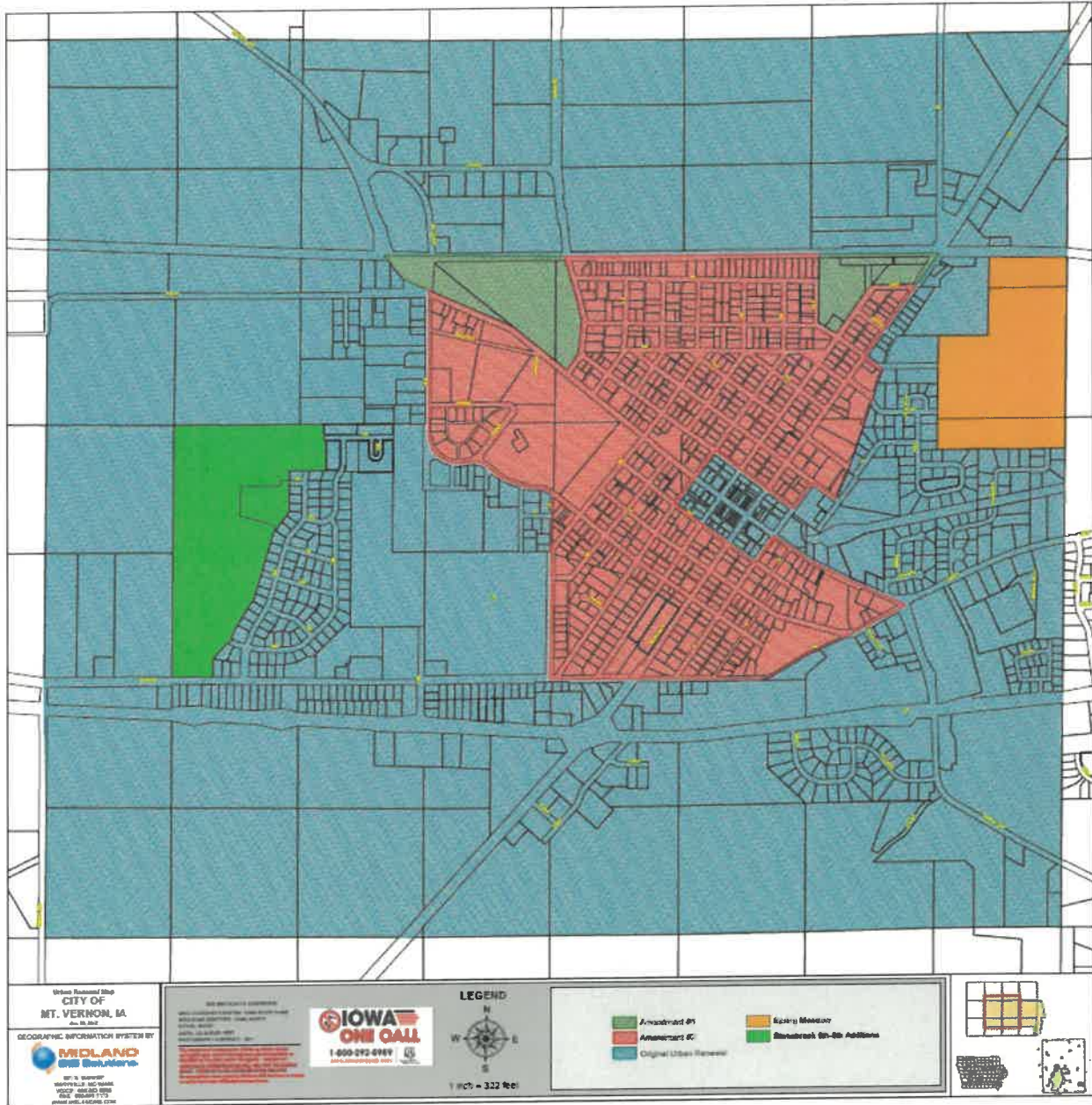
Any parts of the Urban Renewal Plan, as previously amended, in conflict with this Amendment are hereby repealed.

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

EXHIBIT A

MOUNT VERNON URBAN RENEWAL AREA (as amended)

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



CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF LINN)

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

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

City Clerk, City of Mount Vernon, State of Iowa

(SEAL)

NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF MOUNT VERNON, STATE OF IOWA AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 10 TO THE MOUNT VERNON URBAN RENEWAL PLAN FOR THE CITY OF MOUNT VERNON, STATE OF IOWA

The City of Mount Vernon, State of Iowa will hold a consultation with all affected taxing entities, as defined in Section 403.17(1), Code of Iowa, as amended, commencing at 10:00 A.M. on December 11, 2024, in the City Hall Meeting Room, 213 First Street NW, Mount Vernon concerning a proposed Amendment No. 10 to the Mount Vernon Urban Renewal Plan for the Mount Vernon Urban Renewal Area, a copy of which is attached hereto.

Each affected taxing entity may appoint a representative to attend the consultation. The consultation may include a discussion of the estimated growth in valuation of taxable property included in the Urban Renewal Area, the fiscal impact of the division of revenue on the affected taxing entities, the estimated impact on the provision of services by each of the affected taxing entities in the Urban Renewal Area, and the duration of any bond issuance included in the Amendment.

The designated representative of any affected taxing entity may make written recommendations for modifications to the proposed division of revenue no later than seven days following the date of the consultation. The City Administrator, or his delegate, as the designated representative of the City of Mount Vernon, State of Iowa, shall submit a written response to the affected taxing entity, no later than seven days prior to the public hearing on the proposed Amendment No. 10 to the Mount Vernon Urban Renewal Plan, addressing any recommendations made by that entity for modification to the proposed division of revenue.

This notice is given by order of the City Council of the City of Mount Vernon, State of Iowa, as provided by Section 403.5, Code of Iowa, as amended.

Dated this _____ day of _____, 2024.

City Clerk, City of Mount Vernon, State of Iowa

(End of Notice)

Instructions for the Certificate of Mailing of Notices
IMPORTANT

All three of the following documents must be signed, dated and MAILED to the taxing entities and attached to the Certificate of Mailing of Notices that should be immediately returned to our office:

- 1) The single page entitled "Notice of a Consultation" AND
- 2) The 4 page document entitled "Notice of Public Hearing" AND
- 3) The entire resolution with the Amendment attached. (The Notice of a Consultation and the Notice of Public Hearing will be repeated in this document, but you will need to **mail** all three of the documents to the affected taxing entities.)

Make sure to address the envelopes to the County and the public school district(s) in the Urban Renewal Area as follows:

"Board of Supervisors of Linn County, c/o County Auditor"; and

"Mount Vernon Community School District, c/o President or Secretary of the Board of Directors."

Note: If we don't receive this Certificate (with attachments) back ASAP after it is mailed, we will not be able to determine that the appropriate notices have been sent to start the Amendment process.

CERTIFICATE OF MAILING OF NOTICES OF
CONSULTATION AND HEARING

I, the undersigned, City Clerk of the City of Mount Vernon, State of Iowa, do hereby certify that on the _____ day of _____, 2024, I caused there to be deposited and mailed in the United States mail at Mount Vernon, Iowa, properly stamped and addressed, a copy of the following-described notices, each in the form attached hereto, to each school district, county or city, as applicable, which levied or certified for levy a property tax on any portion of the taxable property located within the Mount Vernon Urban Renewal Area, as amended by Amendment No. 10, in the fiscal year beginning prior to the calendar year in which the Amendment was submitted to the City Council for approval:

- 1) NOTICE OF A CONSULTATION TO BE HELD BETWEEN THE CITY OF MOUNT VERNON, STATE OF IOWA, AND ALL AFFECTED TAXING ENTITIES CONCERNING THE PROPOSED AMENDMENT NO. 10 TO THE MOUNT VERNON URBAN RENEWAL PLAN FOR THE CITY OF MOUNT VERNON, STATE OF IOWA; AND
- 2) NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF A PROPOSED AMENDMENT NO. 10 TO THE MOUNT VERNON URBAN RENEWAL PLAN FOR AN URBAN RENEWAL AREA IN THE CITY OF MOUNT VERNON, STATE OF IOWA.
- 3) RESOLUTION SETTING DATES FOR CONSULTATION AND PUBLIC HEARING WITH AMENDMENT ATTACHED AS EXHIBIT 1.

The affected taxing entities and their mailing addresses are as follows:

Mount Vernon Community School
District
c/o Secretary or Board President

(Insert address)

Board of Supervisors of Linn County

c/o Linn County Auditor

(Insert address)

Note: Community College is not an "affected taxing entity" as of 7/1/2012.

Note: The City has confirmed that the above school(s) and county(ies) are the only entities within the entire urban renewal area, as amended. If this is not correct, the notices and resolution must be sent to **all** schools and counties within the **entire** urban renewal area, as amended.

WITNESS my hand and the seal of the City at Mount Vernon, Iowa, this _____ day
of _____, 2024.

City Clerk, City of Mount Vernon, State of
Iowa

(SEAL)

**Attach copies of the items listed above, that were mailed to
this Certificate and send the Certificate and attachments
to Ahlers & Cooney, P.C.**

(One publication required)

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL
OF A PROPOSED AMENDMENT NO. 10 TO THE MOUNT
VERNON URBAN RENEWAL PLAN FOR AN URBAN
RENEWAL AREA IN THE CITY OF MOUNT VERNON, STATE
OF IOWA

The City Council of the City of Mount Vernon, State of Iowa, will hold a public hearing before itself at its meeting which commences at 6:30 P.M. on January 6, 2025 in the Council Chambers, City Hall, 213 First Street NW, Mount Vernon, to consider adoption of a proposed Amendment No. 10 to the Mount Vernon Urban Renewal Plan (the "Amendment") concerning an Urban Renewal Area in the City of Mount Vernon, State of Iowa.

The Mount Vernon Urban Renewal Area is legally described as follows:

ORIGINAL AREA

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

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

AMENDMENT NO. 1 AREA

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

and

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

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

AMENDMENT NO. 2 AREA

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

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

AMENDMENT NO. 3

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

AMENDMENT NO. 4

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

AMENDMENT NO. 5 AREA

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

Lot 2, Cornell College Second Addition in the City of Mount Vernon, Linn County, Iowa excepting therefrom the following: Stonebrook First Addition to City of Mount Vernon, Linn County, Iowa, Stonebrook Second Addition to the City of Mount Vernon, Linn County, Iowa, Stonebrook Fourth Addition to the City of Mount Vernon, Linn County, Iowa, Stonebrook 5th Addition to the City of Mount Vernon, Linn County, Iowa, Meadowbrook First Addition to the City of Mount Vernon, Linn County, Iowa, Meadowbrook Second Addition to the City of Mount Vernon, Linn County, Iowa, Parcels A and B, Plat of Survey #1392 as recorded in Book 6557 Page 508 of the records of the Linn County, Iowa Recorder on December 28, 2006, Parcel A, Plat of Survey #1588 as recorded in Book 7532 Page 551 of the records of the Linn County, Iowa Recorder on February 18, 2010. Said tract of land contains 60.86 acres and is subject to easements and restrictions of record.

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

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

And

SE ¼ NE ¼ Section 10-82-5

Except

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

And

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

All of the above being in Linn County, Iowa

AMENDMENT NO. 6

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

AMENDMENT NO. 7

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

AMENDMENT NO. 8

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

AMENDMENT NO. 9

No land was added or removed by Amendment No. 9.

A copy of the Amendment is on file for public inspection in the office of the City Clerk, City Hall, City of Mount Vernon, Iowa.

The City of Mount Vernon, State of Iowa is the local public agency which, if such Amendment is approved, shall undertake the urban renewal activities described in such Amendment.

The general scope of the urban renewal activities under consideration in the Amendment is to promote economic development and to rehabilitate, conserve and redevelop land, buildings and other improvements within such area through the elimination and containment of conditions of blight so as to improve the community through the establishment of effective land use controls, through use of an effective program of rehabilitation of existing buildings and elimination of those structures which cannot be economically rehabilitated, with a limited amount of acquisition, clearance, resale and improvement of land for various purposes specified in the Amendment. To accomplish the objectives of the Amendment, and to encourage the further economic development of the Urban Renewal Area, the Amendment provides that such special financing activities may include, but not be limited to, the making of loans or grants of public funds to private entities under Chapter 15A, Code of Iowa. The City also may reimburse or directly undertake the installation,

construction and reconstruction of substantial public improvements, including, but not limited to, street, water, sanitary sewer, storm sewer or other public improvements. The Amendment provides that the City may issue bonds or use available funds for purposes allowed by the Plan and that tax increment reimbursement of the costs of urban renewal projects may be sought if and to the extent incurred by the City. The Amendment initially proposes specific public infrastructure or site improvements to be undertaken by the City, and provides that the Amendment may be amended from time to time.

The proposed Amendment No. 10 would add to and/or update the list of proposed projects to be undertaken within the Urban Renewal Area. The proposed Amendment adds no new land to the Urban Renewal Area.

Other provisions of the Plan not affected by the Amendment would remain in full force and effect.

Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is given by order of the City Council of the City of Mount Vernon, State of Iowa, as provided by Section 403.5, Code of Iowa.

Dated this _____ day of _____, 2024.

City Clerk, City of Mount Vernon, State of Iowa

(End of Notice)

AGENDA ITEM # G – 2

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

DATE:	December 2, 2024
AGENDA ITEM:	Resolution #12-2-2024B
ACTION:	Motion

SYNOPSIS: Once resolution #12-2-2024A is approved, the Council can move forward with resolution #12-2-2024B, setting a public hearing date to consider a development agreement with Kwik Trip (Star), Inc.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Resolution #12-2-2024B & Supporting Documents

PREPARED BY: Chris Nosbisch

DATE PREPARED: 11/27/2024

December 2, 2024

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

Absent: _____

Vacant: _____

* * * * *

Council Member _____ then introduced the following proposed Resolution entitled "RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON THE PROPOSAL TO ENTER INTO A DEVELOPMENT AGREEMENT WITH KWIK TRIP, INC., AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called, and the vote was:

AYES: _____

NAYS: _____

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

RESOLUTION NO. _____

RESOLUTION FIXING DATE FOR A PUBLIC HEARING ON
THE PROPOSAL TO ENTER INTO A DEVELOPMENT
AGREEMENT WITH KWIK TRIP, INC., AND PROVIDING
FOR PUBLICATION OF NOTICE THEREOF

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

WHEREAS, this City Council has subsequently approved and adopted amendments to the Plan, most recently Amendment No. 9 adopted in 2024, and plans to adopt Amendment No. 10 to the Plan on January 6, 2025; and

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

WHEREAS, the City has received a proposal from Kwik Trip, Inc. (the "Developer"), in the form of a proposed Development Agreement (the "Agreement") by and between the City and the Developer, pursuant to which, among other things, the Developer would agree to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the Urban Renewal Area as defined and legally described in the Agreement (the "Development Property") and consisting of the construction of a 9,200 square foot convenience store to include a fueling station, side diesel, together with all related site improvements, as outlined in the proposed Agreement; and

WHEREAS, the Agreement further proposes that the City will construct certain Public Improvements (as defined in the Agreement), consisting of the construction of a portion of Rachel Street SE to include traffic signals, roadway pavement, potential street widening and turn lanes, and sanitary sewer, storm sewer, and water infrastructure related to each street extension, under the terms and following satisfaction of the conditions set forth in the Agreement; and

WHEREAS, the Agreement also proposes that Developer and the City will enter into a Minimum Assessment Agreement with the County setting the minimum actual value of the Minimum Improvements for tax purposes at not less than \$2,500,000; and

WHEREAS, one of the obligations of the Developer relates to employment retention and/or creation; and

WHEREAS, Chapters 15A and 403, Code of Iowa, (the "Urban Renewal Law") authorize cities to make grants for economic development in furtherance of the objectives of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Chapter, and to levy taxes and assessments for such purposes; and

WHEREAS, the Council has determined that the Agreement is in the best interests of the City and the residents thereof and that the performance by the City of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the Agreement and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 15A and 403, Code of Iowa, taking into account the factors set forth therein; and

WHEREAS, neither the Urban Renewal Law nor any other Code provision sets forth any procedural action required to be taken before said economic development activities can occur under the Agreement, and pursuant to Section 364.6, Code of Iowa, it is deemed sufficient if the action hereinafter described be taken and the City Clerk publish notice of the proposal and of the time and place of the meeting at which the Council proposes to take action thereon and to receive oral and/or written objections from any resident or property owner of said City to such action.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 213 First Street NW, Mount Vernon, at 6:30 P.M. on January 6, 2025, for the purpose of taking action on the matter of the proposal to enter into a Development Agreement with Kwik Trip, Inc.

Section 2. That the City Clerk is hereby directed to cause at least one publication to be made of a notice of said meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said City, said publication to be not less than four (4) clear days nor more than twenty (20) days before the date of said public meeting.

Section 3. The notice of the proposed action shall be in substantially the following form:

(One publication required)

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF
THE CITY OF MOUNT VERNON IN THE STATE OF IOWA,
ON THE MATTER OF THE PROPOSAL TO ENTER INTO A
DEVELOPMENT AGREEMENT WITH KWIK TRIP, INC., AND
THE HEARING THEREON

PUBLIC NOTICE is hereby given that the Council of the City of Mount Vernon in the State of Iowa, will hold a public hearing on January 6, 2025, at 6:30 P.M. in the Council Chambers, City Hall, 213 First Street NW, Mount Vernon, at which meeting the Council proposes to take action on the proposal to enter into a Development Agreement (the "Agreement") with Kwik Trip, Inc. (the "Developer").

The Agreement would obligate the Developer to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the Mount Vernon Urban Renewal Area as defined and legally described in the Agreement (the "Development Property"), consisting of the construction of a 9,200 square foot convenience store to include a fueling station, side diesel, together with all related site improvements, under the terms and following satisfaction of the conditions set forth in the Agreement. One of the obligations of Developer relates to employment retention and/or creation.

The Agreement would require the City to construct certain Public Improvements (as defined in the Agreement), consisting of the construction of a portion of Rachel Street SE to include traffic signals, roadway pavement, potential street widening and turn lanes, and sanitary sewer, storm sewer, and water infrastructure related to each street extension.

The Agreement also proposes that Developer and the City will enter into a Minimum Assessment Agreement with the County setting the minimum actual value of the Minimum Improvements for tax purposes at not less than \$2,500,000.

A copy of the Agreement is on file for public inspection during regular business hours in the office of the City Clerk, City Hall, City of Mount Vernon, Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of said City, to the proposal to enter into the Agreement with the Developer. After all objections have been received and considered, the Council will at this meeting or at any adjournment thereof, take additional action on the proposal or will abandon the proposal to authorize said Agreement.

This notice is given by order of the City Council of the City of Mount Vernon in the State of Iowa, as provided by Section 364.6, Code of Iowa.

Dated this _____ day of _____, 2024.

City Clerk, City of Mount Vernon in the State of
Iowa

(End of Notice)

PASSED AND APPROVED this 2nd day of December, 2024.

Mayor

ATTEST:

City Clerk

CERTIFICATE

STATE OF IOWA

)

) SS

COUNTY OF LINN

)

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

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

City Clerk, City of Mount Vernon, State of Iowa

(SEAL)

(One publication required)

NOTICE OF PUBLIC HEARING OF THE CITY COUNCIL OF
THE CITY OF MOUNT VERNON IN THE STATE OF IOWA,
ON THE MATTER OF THE PROPOSAL TO ENTER INTO A
DEVELOPMENT AGREEMENT WITH KWIK TRIP, INC., AND
THE HEARING THEREON

PUBLIC NOTICE is hereby given that the Council of the City of Mount Vernon in the State of Iowa, will hold a public hearing on January 6, 2025, at 6:30 P.M. in the Council Chambers, City Hall, 213 First Street NW, Mount Vernon, at which meeting the Council proposes to take action on the proposal to enter into a Development Agreement (the "Agreement") with Kwik Trip, Inc. (the "Developer").

The Agreement would obligate the Developer to construct certain Minimum Improvements (as defined in the Agreement) on certain real property located within the Mount Vernon Urban Renewal Area as defined and legally described in the Agreement (the "Development Property"), consisting of the construction of a 9,200 square foot convenience store to include a fueling station, side diesel, together with all related site improvements, under the terms and following satisfaction of the conditions set forth in the Agreement. One of the obligations of Developer relates to employment retention and/or creation.

The Agreement would require the City to construct certain Public Improvements (as defined in the Agreement), consisting of the construction of a portion of Rachel Street SE to include traffic signals, roadway pavement, potential street widening and turn lanes, and sanitary sewer, storm sewer, and water infrastructure related to each street extension.

The Agreement also proposes that Developer and the City will enter into a Minimum Assessment Agreement with the County setting the minimum actual value of the Minimum Improvements for tax purposes at not less than \$2,500,000.

A copy of the Agreement is on file for public inspection during regular business hours in the office of the City Clerk, City Hall, City of Mount Vernon, Iowa.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of said City, to the proposal to enter into the Agreement with the Developer. After all objections have been received and considered, the Council will at this meeting or at any adjournment thereof, take additional action on the proposal or will abandon the proposal to authorize said Agreement.

This notice is given by order of the City Council of the City of Mount Vernon in the State of Iowa, as provided by Section 364.6, Code of Iowa.

Dated this _____ day of _____, 2024.

City Clerk, City of Mount Vernon in the State of
Iowa

(End of Notice)

J. Motions for Approval

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

RATHJE CONSTRUCTION	PAY APP #1-GLENN ST EXTENSION	512,155.54
L.L. PELLING CO INC	PAY APP #2-BUSINESS 30 OVERLAY	240,541.63
WOODRUFF CONSTRUCTION INC	PAY APP #2-2024 POOL RENOVATIONS	236,438.90
MIDWEST CONCRETE INC	PAY APP #2-4TH ST NW RECON	235,939.48
RATHJE CONSTRUCTION	PAY APP #2-GLENN ST EXTENSION	216,469.71
PAYROLL	CLAIMS	116,020.06
VISU-SEWER LLC	PAY #1- HWY 1 STORM SEWER CCTV	21,936.45
JEO CONSULTING	DOWNTOWN STREETScape-LOST III	11,858.60
LINDER TIRE SERVICE	TIRES-PW	8,078.88
KLUESNER CONSTRUCTION INC	SALT STORAGE ASPHALT-PW FACILITIES	5,390.00
ALLIANT ENERGY	ENERGY USAGE-ST LIGHTS	5,164.93
DAVE SCHMITT CONSTRUCTION	PAY APP #2-BRYANT RD WATERMAIN	4,969.66
AHLERS & COONEY P.C.	LEGAL FEES-P&A	4,956.50
ALLIANT ENERGY	ENERGY USAGE-WAT	4,753.09
ALLIANT ENERGY	ENERGY USAGE-SEW	4,397.75
ALLIANT ENERGY	ENERGY USAGE-LBC	3,078.42
BOWKER PINNACLE MECHANICAL	SEWER REPAIRS-SEW	1,428.00
KIECKS	UNIFORMS-PD	1,073.00
MOUNT VERNON BANK & TRUST CO	NSF CHECK-WAT,SEW,SW	793.51
ALLIANT ENERGY	ENERGY USAGE-FD	770.93
BAUER BUILT TIRE - CEDAR RAPIDS	LEAF VAC TIRES-SW	682.08
ALLIANT ENERGY	ENERGY USAGE-CITY HALL	527.67
HILLS BANK & TRUST COMPANY	2015 GO INTEREST	514.50
ALLIANT ENERGY	ENERGY USAGE-P&REC	474.58
ALLIANT ENERGY	ENERGY USAGE-RUT	461.88
HDC PRINTED PRODUCTS	ENVELOPES-ALL DEPTS	454.90
CALIBRE PRESS	TRAINING-PD	359.00
TASC	FSA ADMIN FEE-ALL DEPTS	328.86
CITY LAUNDERING CO	SERVICES-LBC	253.92
SUSAN COLEMAN	INSTRUCTOR-LBC	252.00
MOUNT VERNON BANK & TRUST CO	NSF CHECK-WAT,SEW,SW	249.11
MOUNT VERNON BANK & TRUST CO	NSF CHECK-WAT,SEW,SW	248.44
ALLIANT ENERGY	ENERGY USAGE-PD	247.80
AMAZON CAPITAL SERVICES	SUPPLIES-P&REC	243.43
MOUNT VERNON BANK & TRUST CO	NSF CHECK-WAT,SEW,SW	239.31
USA BLUE BOOK	SUPPLIES-WAT	193.30
ALLIANT ENERGY	ENERGY USAGE-POOL	192.14
MIDWEST WHEEL CO	VEHICLE MAINT-RUT	168.99
MENARDS	LIGHT BULBS-PW	149.96
MOUNT VERNON BANK & TRUST CO	NSF CHECK-WAT,SEW,SW	139.58
CAUSE TEAM	UNIFORMS-FD	137.50
ALLIANT ENERGY	ENERGY USAGE-RUT,WAT,SEW,SW	107.94
HAWKEYE FIRE & SAFETY	SUPPLIES-WAT	100.00
ALLIANT ENERGY	ENERGY USAGE-RUT,WAT,SEW,P&A	97.64
CITY LAUNDERING CO	SERVICES-CITY HALL	79.69
MOUNT VERNON BANK & TRUST CO	NSF CHECK-WAT,SEW,SW	77.21
ALLIANT ENERGY	ENERGY USAGE-WAT	75.49
STAPLES INC	SUPPLIES-P&A	75.35
JAMISON W BILLINGSLEY	REFEREE-P&REC	75.00
PRESTO-X	PEST CONTROL-FD	73.81
ALLIANT ENERGY	ENERGY USAGE-RUT,WAT,SEW	65.32
PRESTO-X	PEST CONTROL-CITY HALL	63.80
ALLIANT ENERGY	ENERGY USAGE-SIRENS	60.12
IPERS	IPERS	57.72
PRESTO-X	PEST CONTROL-VC	55.00
IOWA ONE CALL	LOCATES-WAT,SEW	45.00
MOUNT VERNON BANK & TRUST CO	NSF CHECK-WAT,SEW,SW	41.22

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

HETHER STAUFFACHER	INSTRUCTOR-LBC	40.00
INTEGRITY LIFE LLC	INSTRUCTOR-LBC	40.00
CAEL FOREMAN	REFEREE-P&REC	30.00
ALLIANT ENERGY	ENERGY USAGE-SW	26.99
ALLIANT ENERGY	ENERGY USAGE-CEM	21.93
BETH HLAS	INSTRUCTOR-LBC	20.00
P&K MIDWEST INC	EQUIP MAINT-RUT	3.58
TOTAL		1,644,066.80

FUND EXPENSE TOTALS

GLENN ST/CHI/COTTONWOOD	728,625.25
2024 INFRASTRUCTURE	498,417.56
POOL RENOVATIONS	236,438.90
PAYROLL	116,020.06
LOST III RU & STREETScape	11,858.60
PW FACILITIES	10,359.66
GENERAL FUND	9,966.92
SEWER FUND	8,460.19
WATER FUND	8,453.61
ROAD USE TAX FUND	8,003.34
LBC	3,756.85
SOLID WASTE	3,153.31
DEBT SERVICE FUND	514.50
STORM WATER FUND	38.05
TOTAL	1,644,066.80

AGENDA ITEM # J – 2

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

DATE: December 2, 2024

AGENDA ITEM: Pay Application #1 – Glenn Street Extension

ACTION: Motion

SYNOPSIS: Staff processed the payment for pay application #2 after the last Council meeting. Shortly thereafter it was discovered that pay application #1 had not been formally executed by the Council. Knowing it would be an additional two weeks until your next meeting, staff executed both pay applications. The Council will still need to formally approve pay application #1 for the record.

BUDGET ITEM: TIF & LMI

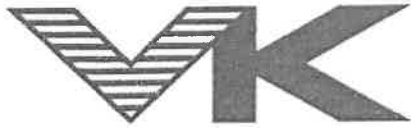
RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Pay Application

PREPARED BY: Chris Nosbisch

DATE PREPARED: 11/27/2024



VEENSTRA & KIMM INC.

2600 University Parkway, Suite 1
Coralville, Iowa 52241

319.466.1000 // 888.241.8001
www.v-k.net

PAY ESTIMATE NO. 1

**GLENN STREET EXTENSION
MOUNT VERNON, IOWA**

November 4, 2024

Rathje Construction Co.
P.O. Box 408
Marion, IA 52302

Contract Amount \$877,214.51
Contract Date July 15, 2024
Pay Period Aug. 1, 2024 - NOV. 04, 2024

BID ITEMS

	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed
1.1	Clearing and Grubbing	Unit	65	\$ 40.00	\$ 2,600.00	65	\$ 2,600.00
1.2	Topsoil, On-Site	CY	9,200	\$ 3.50	\$ 32,200.00	3,000	\$ 10,500.00
1.3	Excav, Cl 10, Roadway & Borrow	CY	2,075	\$ 4.00	\$ 8,300.00	2,075	\$ 8,300.00
1.4	Excav, Cl 10, Contractor Furnished	CY	11,950	\$ 9.00	\$ 107,550.00	5,000	\$ 45,000.00
1.5	Excavation, Class 13	CY	20	\$ 15.00	\$ 300.00	20	\$ 300.00
1.6	Subgrade Preparation	SY	5,240	\$ 1.50	\$ 7,860.00	5,240	\$ 7,860.00
1.7	Subbase, Modified Subbase, 6"	CY	875	\$ 39.00	\$ 34,125.00	827	\$ 32,247.15
1.8	Removal of Structure, 24" Apron	Ea.	1	\$ 500.00	\$ 500.00	1	\$ 500.00
1.9	San SWR GM, Trenched, PVC, 10"	LF	390	\$ 72.00	\$ 28,080.00	390	\$ 28,080.00
1.10	San SWR Service Stub, PVC, 6"	Ea.	3	\$ 1,500.00	\$ 4,500.00	3	\$ 4,500.00
1.11	San SWR Aband, Fill & Plug, 10"	LF	270	\$ 10.00	\$ 2,700.00	270	\$ 2,700.00
1.12	St SWR, Trnchd, RCP, (Class III), 15"	LF	945	\$ 63.50	\$ 60,007.50	945	\$ 60,007.50
1.13	St SWR, Trnch, RCP Gsktd, (Cl III), 15"	LF	20	\$ 70.00	\$ 1,400.00	20	\$ 1,400.00
1.14	St SWR, Trnch, RCP, (Class III), 18"	LF	153	\$ 60.00	\$ 9,180.00	153	\$ 9,180.00
1.15	St SWR, Trnch, RCP, (Class III), 24"	LF	99	\$ 80.00	\$ 7,920.00	99	\$ 7,920.00
1.16	St SWR, Trnch, RCP, (Class III), 42"	LF	100	\$ 170.00	\$ 17,000.00	100	\$ 17,000.00
1.17	St SWR, Trnch, RCP Gsktd, (Cl III), 42"	LF	20	\$ 180.00	\$ 3,600.00	20	\$ 3,600.00
1.18	Pipe Apron, RCP, 15"	Ea.	1	\$ 2,700.00	\$ 2,700.00	1	\$ 2,700.00
1.19	Pipe Apron, RCP, 18"	Ea.	2	\$ 2,800.00	\$ 5,600.00	2	\$ 5,600.00
1.20	Pipe Apron, RCP, 24"	Ea.	1	\$ 3,500.00	\$ 3,500.00	1	\$ 3,500.00
1.21	Pipe Apron, RCP, 42"	Ea.	1	\$ 5,200.00	\$ 5,200.00	1	\$ 5,200.00
1.22	Subdrain, HDPE, 6"	LF	1,550	\$ 15.00	\$ 23,250.00	1,500	\$ 22,500.00
1.23	Subdrain Outlet&Connect, DR-303, 6"	Ea.	14	\$ 160.00	\$ 2,240.00	14	\$ 2,240.00
1.24	Water Main, Trenched, PVC, 6 In.	LF	54	\$ 60.00	\$ 3,240.00	54	\$ 3,240.00
1.25	Water Main, Trenched, PVC, 10 In.	LF	966	\$ 55.00	\$ 53,130.00	966	\$ 53,130.00
1.26	WM w/Casing Pipe, Trnchd, PVC, 10"	LF	20	\$ 225.00	\$ 4,500.00	20	\$ 4,500.00
1.27	Fittings By Count, 11.25-Bend, 10"	Ea.	2	\$ 600.00	\$ 1,200.00	2	\$ 1,200.00
1.28	Fittings By Count, 45-Bend, 10"	Ea.	6	\$ 600.00	\$ 3,600.00	6	\$ 3,600.00
1.29	Fittings By Count, Cross, 10" X 10"	Ea.	1	\$ 1,000.00	\$ 1,000.00	1	\$ 1,000.00
1.30	Fittings By Count, Future WM Cap, 6"	Ea.	1	\$ 300.00	\$ 300.00	1	\$ 300.00
1.31	Fittings By Count, Future WM Cap, 10"	Ea.	2	\$ 500.00	\$ 1,000.00	2	\$ 1,000.00
1.32	Water Main Removal, 10"	LF	593	\$ 5.00	\$ 2,965.00	593	\$ 2,965.00
1.33	Gate Valve, 6"	Ea.	1	\$ 1,750.00	\$ 1,750.00	1	\$ 1,750.00
1.34	Gate Valve, 10"	Ea.	6	\$ 3,350.00	\$ 20,100.00	6	\$ 20,100.00

	Description	Unit	Estimated Quantity	Unit Price	Extended Price	Quantity Completed	Value Completed
1.35	Fittings By Count, Tee, 10" X 6"	Ea.	1	\$ 750.00	\$ 750.00	1	\$ 750.00
1.36	Fire Hydrant Assembly	Ea.	4	\$ 6,150.00	\$ 24,600.00	4	\$ 24,600.00
1.37	Flushing Device (Blowoff), 6"	Ea.	1	\$ 450.00	\$ 450.00	1	\$ 450.00
1.38	Flushing Device (Blowoff), 10"	Ea.	2	\$ 450.00	\$ 900.00	2	\$ 900.00
1.39	Manhole, SW-301, 48"	Ea.	2	\$ 6,750.00	\$ 13,500.00	2	\$ 13,500.00
1.40	Manhole, SW-401, 48"	Ea.	1	\$ 4,400.00	\$ 4,400.00	1	\$ 4,400.00
1.41	Intake, SW-508	Ea.	9	\$ 5,550.00	\$ 49,950.00	4.5	\$ 24,975.00
1.42	Intake, SW-509	Ea.	2	\$ 6,050.00	\$ 12,100.00	1	\$ 6,050.00
1.43	Intake, SW-513	Ea.	1	\$ 6,500.00	\$ 6,500.00	1	\$ 6,500.00
1.44	Manhole Adjustment, Major	Ea.	1	\$ 2,200.00	\$ 2,200.00	1	\$ 2,200.00
1.45	Connection to Existing Manhole	Ea.	1	\$ 1,500.00	\$ 1,500.00	1	\$ 1,500.00
1.46	Pavement, PCC, 7", C-3 Mix	SY	4,423	\$ 47.50	\$ 210,092.50		\$ -
1.47	Sidewalk, PCC, 6"	SY	10	\$ 150.00	\$ 1,500.00		\$ -
1.48	Detectable Warning	SF	20	\$ 24.50	\$ 490.00		\$ -
1.49	Saw Cutting Dust Control	LS	1	\$ 1,000.00	\$ 1,000.00		\$ -
1.50	Granular Shoulder, Type B, 12 In	Ton	22	\$ 50.00	\$ 1,100.00		\$ -
1.51	Pavement Removal	SY	40	\$ 40.00	\$ 1,600.00	40	\$ 1,600.00
1.52	Temporary Traffic Control	LS	1	\$ 4,500.00	\$ 4,500.00	0.25	\$ 1,125.00
1.53	Traffic Signs, Stop (R1-1), 30" X 30"	Ea.	2	\$ 450.00	\$ 900.00		\$ -
1.54	Traffic Signs, DeadEnd, 30" X 30"	Ea.	1	\$ 450.00	\$ 450.00		\$ -
1.55	Traffic Signs, ObjectMarker, 30" X 30"	Ea.	6	\$ 450.00	\$ 2,700.00		\$ -
1.56	Hydraulic Seed, Fert, Mulch, Type 1	AC	2.66	\$ 3,300.00	\$ 8,778.00		\$ -
1.57	Hydraulic Seed, Fert, Mulch, Type 2	AC	2.25	\$ 2,600.00	\$ 5,850.00		\$ -
1.58	SWPPP Preparation	LS	1	\$ 2,000.00	\$ 2,000.00	0.5	\$ 1,000.00
1.59	SWPPP Management	LS	1	\$ 2,000.00	\$ 2,000.00	0.5	\$ 1,000.00
1.60	RECP, Wood Excelsior Mat	SY	3,901	\$ 1.25	\$ 4,876.25		\$ -
1.61	Filter Sock, 9"	LF	250	\$ 2.95	\$ 737.50		\$ -
1.62	Rip Rap, Class E	Ton	179	\$ 60.00	\$ 10,740.00	111.11	\$ 6,666.60
1.63	Silt Fence/Silt Fence Ditch Check	LF	2,426	\$ 2.25	\$ 5,458.50	955	\$ 2,148.75
1.64	Silt Fence/Ditch Check, Rmvl of Sedim	Ea.	20	\$ 1.00	\$ 20.00		\$ -
1.65	Silt Fence/Ditch Check, Rmvl of Device	LF	2,426	\$ 0.01	\$ 24.26		\$ -
1.66	Stabilized Construction Entrance	SY	220	\$ 10.00	\$ 2,200.00	220	\$ 2,200.00
1.67	Dust Control, Water	TGal	5	\$ 50.00	\$ 250.00		\$ -
1.68	Construction Survey	LS	1	\$ 6,500.00	\$ 6,500.00	0.75	\$ 4,875.00
1.69	Mobilization	LS	1	\$ 23,500.00	\$ 23,500.00	0.5	\$ 11,750.00
Contract Price:					\$ 877,214.51		\$ 494,410.00

MATERIALS STORED SUMMARY			
Description	# of Units	Unit Price	Extended Cost
Total			\$ -

SUMMARY		
	Total Approved	Total Completed
Contract Price	\$ 877,214.51	\$ 494,410.00
Approved Change Order (list each)	Change Order No. 1	\$ (7,465.00) \$ (7,465.00)
	Change Order No. 2	\$ 52,166.09 \$ 52,166.09
	Revised Contract Price	\$ 921,915.60

Stored
 Total Earned \$ 539,111.09
 Retainage (5%) \$ 26,955.55
 Total Earned Less Retainage \$ 512,155.54

Total Previously Approved (list each)		

Total Previously Approved \$ -
 Amount Due This Request \$ 512,155.54

Percent Complete 58%

The amount \$512,155.54 is recommended for approval for payment in accordance with the terms of the contract.

Prepared By:
Rathje Construction Co.

Recommended By:
Veenstra & Kimm, Inc.

Approved By:
Mount Vernon, Iowa

Signature: Mary K Rathje, Sec
 Name: MARY K RATHJE
 Title: SECRETARY
 Date: 11-5-2024

Signature: [Signature]
 Name: Eric Gould
 Title: Engineer
 Date: November 4, 2024

Signature: _____
 Name: _____
 Title: _____
 Date: _____

AGENDA ITEM # J – 3

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

DATE: December 2, 2024

AGENDA ITEM: JEO Invoice #156043 – Uptown Streetscape Plan

ACTION: Motion

SYNOPSIS: This invoice is in the amount of \$7,309.60. JEO provided a status update with their last submittal on November 18, 2024, so there is no additional report included with this invoice. Lori will provide a brief update on the status of the draft master plan.

BUDGET ITEM: LOST

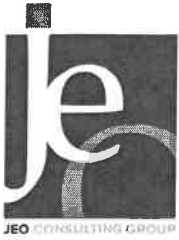
RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Invoice

PREPARED BY: Chris Nosbisch

DATE PREPARED: 11/27/2024



Invoice

November 18, 2024
Project No: R231567.00
Invoice No: 156043
Invoice Amount: 7,309.60

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

Project Manager Jeremy Kaemmer
Project R231567.00 Mount Vernon Downtown Streetscape Improvements
Professional Services through November 8, 2024

- See Attached Progress Report

Table with 6 columns: Contract Amount, Percent Complete, Billed-to-Date, Previous Billing, Current Billing. Rows include Lump Sum Phase(s) such as Project Management, Survey, Discovery, etc., and a Total row.

Outstanding Invoices

Table with 3 columns: Number, Date, Balance. Rows include 154209, 155064, and a Total row.

Please email to: cnosbisch@cityofmtvernon-ia.gov; lboren@cityofmtvernon-ia.gov

AGENDA ITEM # J – 4

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

DATE:	December 2, 2024
AGENDA ITEM:	Invoice #11044 Water's Edge Design
ACTION:	Motion

SYNOPSIS: Water's Edge has submitted an invoice in the amount of \$29,725.00.

BUDGET ITEM: Bond

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Invoice

PREPARED BY: Chris Nosbisch

DATE PREPARED: 11/27/2024



1153 Southwest Blvd, Suite 202
 Kansas City, KS 66103
 913-438-4338

Mount Vernon, IA - City of
 Matt Siders

Invoice number 11044
 Date 11/15/2024

Project 23-530 MOUNT VERNON, IA - POOL
 IMPROVEMENTS

Services Through October 31,2024

Description	Contract Amount	Percent Complete	Remaining Percent	Prior Billed	Total Billed	Remaining	Current Billed
Planning							
Evaluation	10,700.00	100.00	0.00	10,700.00	10,700.00	0.00	0.00
Design							
Design Development	31,500.00	100.00	0.00	31,500.00	31,500.00	0.00	0.00
Final Design/CDs	102,900.00	100.00	0.00	102,900.00	102,900.00	0.00	0.00
Bidding/Negotiation	5,250.00	100.00	0.00	2,625.00	5,250.00	0.00	2,625.00
Subtotal	139,650.00	100.00	0.00	137,025.00	139,650.00	0.00	2,625.00
Construction	70,350.00	38.52	61.48	0.00	27,100.00	43,250.00	27,100.00
Administration							
Total	220,700.00	80.40	19.60	147,725.00	177,450.00	43,250.00	29,725.00

Invoice total **29,725.00**

WE'VE MOVED! PLEASE NOTE OUR NEW ADDRESS!

Terms are Net 30

Email: info@wedesignpools.com

Visit us on the web at wedesignpools.com

M. Reports Mayor/Council/Admin.

**CITY OF MT. VERNON
CITY ADMINISTRATOR
REPORT TO THE CITY COUNCIL
December 2, 2024**

- The next Cornell, MVCSD, and City meeting is slated for Tuesday, December 10, 2024, at the Hilltop Café.
- Staff will be meeting with OPN Architects on Tuesday, December 3, 2024, at 12 p.m.
- The City's leaf vac program is now complete. Residents are encouraged to take their leaves to the drop off site on Bryant Rd.
- The next ECICOG Board of Directors meeting is scheduled for Thursday, December 5, 2024, at 1:30 p.m.