

The Mount Vernon City Council met January 6, 2025, at City Hall, 213 1st Street NW, Mount Vernon, IA. A Zoom option was available. The following Council members were present: Andresen, Tuerler, West and Engel. Absent: Rose.

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

Agenda Additions/Agenda Approval. Mayor Wieseler noted that the reading of the Mayoral Proclamation may be moved once all parties have arrived. Nobsisch noted that the Resolutions on the agenda should be dated 1-6-2025. Motion made by West, seconded by Andresen to approve the Agenda as noted. Motion carries. Rose absent.

Consent Agenda. Motion made by Tuerler, seconded by Engel to approve the Consent Agenda. Motion carries. Rose absent.

Approval of City Council Minutes – December 16, 2024 Regular Council Meeting

Approval of Liquor License – Wilkie Liquors

Approval of Scott Russell Morris – Mount Vernon Poet Laureate

Public Hearing

Public Hearing on the Proposed Amendment No.10 to the Mount Vernon Urban Renewal Plan. Mayor Wieseler opened the public hearing at 6:33 pm. Hearing no public comment, Mayor Wieseler closed the public hearing at 6:34 p.m. Council then acted on Resolution #1-6-2025A.

Public Hearing on the Proposal to Enter into a Development Agreement with Kwik Trip, Inc. Mayor Wieseler opened the public hearing at 6:36 pm. Hearing no public comment, Mayor Wieseler closed the public hearing at 6:37 p.m. Council then acted on Resolution #1-6-2025B.

Public Hearing to Consider an Ordinance to Amend the Comprehensive Plan and Official Zoning Map to Rezone Certain Property, Locally Known as 1040 2nd Avenue NW, from Traditional Residential (TR) with a Public Use Overlay to Limited Industrial (LI). Mayor Wieseler opened the public hearing at 6:45 pm. Hearing no public comment, Mayor Wieseler closed the public hearing at 6:46 p.m. Council then acted on Ordinance #1-6-2025A.

Ordinance Approval/Amendment

Ordinance #1-6-2025A: Amending the Comprehensive Plan and Official Zoning Map to Rezone Certain Property, Locally Known as 1040 2nd Avenue NW, from Traditional Residential (TR) with a Public Use Overlay to Limited Industrial (LI). This ordinance will rezone property located at 1040 2nd Avenue NW, locally known as the Old Public Works shop. The property currently sits within the Traditional Residential zoning district and has a public use overlay. The property is located adjacent to the LI Limited Industrial district (to the east) and would be a natural extension of the district as the public use overlay allows the City to utilize the current facility in an industrial type of manner. Motion made by Tuerler, seconded by Andresen to approve the first reading of Ordinance #1-6-2025A. Roll call all yes. Rose absent. West then made a motion to suspend the rules, waive the second reading and approve the third and final reading. Motion seconded by Engel. Roll call all yes. Rose absent. Ordinance #1-6-2025A passes it's third and final reading.

Resolutions for Approval

Resolution #1-6-2025A: Determining an Area of the City to be an Economic Development and Blighted Area, and that the Rehabilitation, Conservation, Redevelopment, Development or a Combination Thereof, of Such Area is Necessary in the Interest of Public Health, Safety or Welfare of the Residents of the City: Designating Such Area as Appropriate for Urban Renewal Projects: and Adopting the Amendment No. 10 to the Mount Vernon Urban Renewal Plan. The City is amending the urban renewal plan to include projects associated with the Rachel Street public improvements extension. Traffic signals, sewer and water extensions and street construction are anticipated with the proposed Kwik Star development. Motion made by Tuerler, seconded by West to approve Resolution #1-6-2025A. Roll call all yes. Rose absent. Resolution passes.

Resolution #1-6-2025B: Approving and Authorizing Execution of a Development Agreement by and Between the City of Mount Vernon and Kwik Trip, Inc. This resolution approves the development agreement between the City of Mount Vernon and Kwik Trip, Inc. The City, by approving this agreement, is accepting responsibility for constructing the necessary Rachel Street road extensions, traffic signals and utility improvements by June 2026. Kwik Trip, Inc. will agree to a minimum assessment of \$2,500,000 and to pay up to 25% or \$450,000 towards the Rachel Street improvements. Motion made by Andresen, seconded by Engel to approve Resolution #1-6-2025B. Roll call all yes. Rose absent. Resolution passes.

Mayoral Proclamation

Proclamation Establishing January 2025 as Human Trafficking Prevention and Awareness Month. Representatives with Chains Interrupted were in attendance as Mayor Wieseler read the proclamation into the record.

Motions for Approval

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

MUNICIPAL PIPE TOOL CO. INC	PAY APP #2-2024 SEWER REHAB	204,364.32
PAYROLL	CLAIMS	117,494.74
EMPLOYEE BENEFIT SYSTEMS	GROUP INSURANCE-ALL DEPTS	33,400.46
VEENSTRA & KIMM INC	RACHEL STREET PREL DESIGN	16,541.50
M & K DUST CONTROL	DEBRIS REMOVAL-SW	9,085.00
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	8,358.66
COMMUNITY DEVELOPMENT GROUP	HOTEL/MOTEL TAX-ECON DEV	8,342.05
VEENSTRA & KIMM INC	2024 SEWER REHAB	7,089.14
VEENSTRA & KIMM INC	4TH STREET NW RECONSTRUCTION	6,598.71
VEENSTRA & KIMM INC	HWY 1 RECONSTRUCTION	5,609.00
ALLIANT ENERGY	ENERGY USAGE-SEW	5,556.13
ALLIANT ENERGY	ENERGY USAGE-ST LIGHTS	5,236.90
ALLIANT ENERGY	ENERGY USAGE-WAT	4,883.04
WATER SOLUTIONS UNLIMITED INC	CHEMICALS-WAT	4,595.00
WIENEKE LAND SOLUTIONS	FERTILIZER/WEED CONTROL-P&REC	4,425.00
TREASURER STATE OF IOWA	WET TAX	4,261.97
ALLIANT ENERGY	ENERGY USAGE-LBC	4,164.29
TREASURER STATE OF IOWA	SALES TAX	3,448.74
LINN CO-OP OIL CO	FUEL-PW	3,354.72
HY-VEE	MEALS-PD	2,904.50
BRADLEY HAUGE CPA	PROFESSIONAL SERVICES-ALL DEPTS	2,635.00
SIMMERING CORY IOWA CODIFICATION	CODE SUPPLEMENTS-P&A	1,952.00
MENARDS	SUPPLIES-PW FACILITIES	1,832.19
MOUNT VERNON BANK & TRUST CO	2020 GO INTEREST	1,755.00
LISBON, CITY OF	AMBULANCE DIRECTOR SALARY	1,635.71

AHLERS & COONEY P.C.	LEGAL FEES-KWIK STAR DEV AGREEMENT	1,504.00
ALLIANT ENERGY	ENERGY USAGE-RUT	1,329.06
ALLIANT ENERGY	ENERGY USAGE-PD	1,071.52
VEENSTRA & KIMM INC	NPDES COMPLIANCE	963.14
FELD FIRE	SUPPLIES-FD	953.80
CATERPILLAR FINANCIAL SERVICES	GENERATOR-PD	949.39
NIGHT SHIFT LLC	CLEANING SERVICE-CITY HALL	931.27
ALLIANT ENERGY	ENERGY USAGE-FD	922.91
NIGHT SHIFT LLC	CLEANING SERVICE-PD	893.88
VEENSTRA & KIMM INC	LBC GENERATOR	867.60
VEENSTRA & KIMM INC	4TH STREET NW RECONSTRUCTION	855.16
DE NOVO MARKETING	WEBSITE/HUBSPOT SUPPORT-ALL DEPTS	825.00
VEENSTRA & KIMM INC	DAVIS PARK IMPROVEMENTS	805.00
VEENSTRA & KIMM INC	LBC GENERATOR	741.82
RICKARD SIGN AND DESIGN CORP	SIGNS-LBC	740.00
KIRKWOOD COMMUNITY COLLEGE	TRAINING-FD	725.00
ESRI INC	SOFTWARE MAINT AGREEMENT-PW	700.00
ALLIANT ENERGY	ENERGY USAGE-CITY HALL	685.08
STUDENT PUBLICATIONS INC	ADS/PUBLICATIONS-ALL DEPTS	659.64
VEENSTRA & KIMM INC	4TH STREET NW RECONSTRUCTION	643.00
POSTMASTER	UTIL BILL POSTAGE-WAT,SEW,SW	639.09
CARQUEST OF LISBON	VEHICLE MAINT/SUPPLIES-ALL DEPTS	590.14
GARY'S FOODS	SUPPLIES-LBC,P&REC	584.08
CITY LAUNDERING CO	SERVICES-LBC	569.68
VEENSTRA & KIMM INC	REMOTE READ METER PROJECT	474.00
VEENSTRA & KIMM INC	GLENN STREET EXTENSION	474.00
MECHANICSVILLE TELEPHONE	PHONE/INTERNET-LBC	447.07
MEDIACOM	PHONE/INTERNET-CITY HALL	426.10
KONICA MINOLTA	MAINT PLAN/COPIES-P&A	422.64
AMAZON CAPITAL SERVICES	BLDG MAINT-PD	413.25
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	410.57
MECHANICSVILLE TELEPHONE	PHONE/INTERNET-PD	378.62
ALLIANT ENERGY	ENERGY USAGE-P&REC	368.09
AHLERS & COONEY P.C.	LEGAL FEES-P&A	366.00
MEDIACOM	PHONE/INTERNET-SEW	350.36
HDC PRINTED PRODUCTS	CHECKS-ALL DEPTS	339.99
DE NOVO MARKETING	WEBSITE SUPPORT-LBC	325.00
MEDIACOM	PHONE/INTERNET-PW	322.76
MEDIACOM	PHONE/INTERNET-PW	315.76
MOUNT VERNON BANK & TRUST CO	ACH RETURN-WAT,SEW,SW	309.10
UMB BANK	2018 GO FEES	300.00
IOWA DEPT OF PUBLIC SAFETY	ONLINE WARRANTS-PD	300.00
MEDIACOM	PHONE/INTERNET-FD	294.16
CITY LAUNDERING CO	SERVICES-CITY HALL	270.38
VEENSTRA & KIMM INC	2024 SANITARY SEWER REHAB	261.00
ALLIANT ENERGY	ENERGY USAGE-RUT,WAT,SEW	260.58
KROUL FARMS	BEAUTIFICATION	253.45
UMB BANK	2014 GO FEES	250.00
UMB BANK	2013A GO FEES	250.00
AMAZON CAPITAL SERVICES	SUPPLIES-PW	249.98
CARPET KING CARPET ONE	BASE TRIM-PD	234.00
MOTOROLA SOLUTIONS INC	CAR CAMERA WARRANTY-PD	230.00
ALLIANT ENERGY	ENERGY USAGE-POOL	212.82
HDC PRINTED PRODUCTS	TAX FORMS-ALL DEPTS	194.13
LYNCH FORD-LYNCH CHEVROLET	VEHICLE MAINT-PW	190.19

RC TECH	CAMERA SERVICE-SW	186.50
GALLS LLC	UNIFORMS-PD	172.38
CENTRAL IOWA DISTRIBUTING	SUPPLIES-LBC	172.00
CHRIS NOSBISCH	MILEAGE-ALL DEPTS	170.10
US CELLULAR	CELL PHONE-P&REC,WAT,SEW	168.64
PITNEY BOWES	POSTAGE METER LEASE-ALL DEPTS	165.33
BANKCARD 8076	REFUND-LBC	165.00
CENTRAL IOWA DISTRIBUTING	SUPPLIES-FD	152.00
HAWKEYE COMMUNICATIONS INC	FIRE SYSTEM MONITORING-PD	147.00
KONICA MINOLTA	MAINT PLAN/COPIES-LBC	130.38
ALLIANT ENERGY	ENERGY USAGE-RUT,WAT,SEW,SW	129.71
KONICA MINOLTA	MAINT PLAN/COPIES-LBC	127.55
LYNCH FORD-LYNCH CHEVROLET	VEHICLE MAINT-PW	127.36
STAPLES INC	SUPPLIES-PD	124.88
MATT SIDERS	MILEAGE-P&REC,LBC	120.60
MOUNT VERNON BANK & TRUST CO	NSF CHECK-WAT,SEW,SW	116.03
MOUNT VERNON BANK & TRUST CO	NSF CHECK-WAT,SEW,SW	115.00
HAWKEYE FIRE & SAFETY	FIRST AID-PW	112.75
VEENSTRA & KIMM INC	INTELLISTREETS LIGHTING IMPROV	111.50
MECHANICSVILLE TELEPHONE	PHONE/INTERNET-POOL	108.77
STUDENT PUBLICATIONS INC	ADS/PUBLICATIONS-P&REC	107.73
AMAZON CAPITAL SERVICES	SUPPLIES-PW	103.28
ALLIANT ENERGY	ENERGY USAGE-RUT,P&A,WAT,SEW	95.02
MOUNT VERNON BANK & TRUST CO	NSF CHECK-WAT,SEW,SW	92.44
LYNCH FORD-LYNCH CHEVROLET	VEHICLE MAINT-PD	91.75
VEENSTRA & KIMM INC	2024 BUSINESS 30 IMPROVEMENTS	89.00
VESTIS	RUGS,SERVICES-FD	84.81
MOUNT VERNON BANK & TRUST CO	ACH RETURN-WAT,SEW,SW	79.79
MOUNT VERNON ACE HARDWARE	SUPPLIES-FD	75.98
ALL SECURE	SECURITY SYST MONITORING-POOL	75.00
TERMINIX PRESTO-X	PEST CONTROL-FD	73.81
MOUNT VERNON BANK & TRUST CO	NSF CHECK-WAT,SEW,SW	69.79
ALLIANT ENERGY	ENERGY USAGE-SIRENS	64.67
TERMINIX PRESTO-X	PEST CONTROL-CITY HALL	63.80
VEENSTRA & KIMM INC	2024 BUSINESS 30 IMPROVEMENTS	60.50
BRADY WEAVER	REFEREE-P&REC	60.00
TERMINIX PRESTO-X	PEST CONTROL-VC	55.00
CHRISTOPHER BROWN	CLEANING SERVICES-FD	52.50
AMAZON CAPITAL SERVICES	EQUIP MAINT-LBC	50.03
FIRE SERVICE TRAINING BUREAU	TRAINING-FD	50.00
RICKARD SIGN AND DESIGN CORP	PERMIT DECALS-PD	50.00
AMAZON CAPITAL SERVICES	UNIFORMS-PD	45.49
AMAZON CAPITAL SERVICES	SUPPLIES-P&REC	45.06
UNITYPOINT CLINIC-OCCUPATIONAL	DRUG TESTING-PW	42.00
BETH HLAS	INSTRUCTOR-LBC	40.00
HAWKINS INC	CHEMICALS-WAT	40.00
JAMISON W BILLINGSLEY	REFEREE-P&REC	30.00
ALLIANT ENERGY	ENERGY USAGE-SW	29.33
VEENSTRA & KIMM INC	OLD PW BLDG LOT PLATTING	26.80
ALLIANT ENERGY	ENERGY USAGE-CEM	22.69
AMAZON CAPITAL SERVICES	EQUIP REPAIR-LBC	20.95
AUTHNET GATEWAY BILLING	CREDIT CARD SERVICES-LBC	5.00
TOTAL		504,282.73

FUND EXPENSE TOTALS	
ARPA LINN COUNTY GRANT	211,714.46
PAYROLL	117,494.74
GENERAL FUND	56,439.40
WATER FUND	23,940.52
RACHEL STREET/KWIK STAR	18,045.50
SEWER FUND	14,908.45
LBC	14,749.27
2024 INFRASTRUCTURE	13,855.37
ROAD USE TAX FUND	11,672.75
SOLID WASTE	9,129.45
LOST III TRAILS/PARKS	4,590.00
DEBT SERVICE FUND	2,555.00
PW FACILITIES	1,832.19
STORM WATER FUND	1,491.13
DAVIS PARK IMPROVEMENTS	805.00
GLENN ST/CHI/COTTONWOOD	474.00
REMOTE READ METER PROJECT	474.00
LOST III UR & STREETScape	111.50
TOTAL	504,282.73

Discussion and Consideration of Necessary Electric and Fiber Optic Work for the Smart Streetlight Project – Council Action as Needed. Staff continues to work with Alliant Energy on the completion of the Uptown lighting project. Staff has identified approximately \$500,000 in necessary electric and fiber optic needs to facilitate the project. The improvements will be incorporated into the streetscape project should it move forward. No action taken.

Discussion and Consideration of Pay Application #3 – Glenn Street Extension – Council Action as Needed. Pay Application #3 is in the amount of \$133,256.98. The necessary construction and seeding work have been completed. Motion made by Engel, seconded by West to approve Pay Application #3-Glenn Street Extension. Motion carries. Rose absent.

Discussion and Consideration of Invoice #157163 – Uptown Streetscape Improvements – Council Action as Needed. This invoice is in the amount of \$13,638.80. The rough draft is currently under review at the staff level. Motion made by Tuerler, seconded by Engel to approve Invoice #157163-Uptown Streetscape Improvements. Motion carries. Rose absent.

Discussion and Consideration of the Old Fire Station Site Plan – MV Brews LLC – Council Action as Needed. Staff provided a site plan for approval of the Old Fire Station site-MV Brews LLC. The site plan, as presented, meets all zoning requirements for businesses within the Town Center zoning district. A photometric plan and signage will be reviewed by staff and approved prior to issuance of the building permit. The Planning and Zoning Commission voted in favor of the site plan and staff is recommending approval by Council at this time, subject to compliance with exterior lighting and signage regulations. Motion made by West, seconded by Andresen to approve the site plan as presented. Motion carries. Rose absent.

Discussion and Consideration of V&K Invoice #51378 - 2 – Rachel Street Improvements – Council Action as Needed. This invoice is in the amount of \$9,261.45. Motion made by Engel, seconded by Tuerler to approve V&K Invoice #51378-2-Rachel Street Improvements. Motion carries. Rose absent.

Discussion and Consideration of V&K Invoice #51372 - 6 – Glenn Street Extension Project – Council Action as Needed. This invoice is in the amount of \$7,589.02. Motion made by Tuerler, seconded by West to approve V&K Invoice #51372-6-Glenn Street Extension Project. Motion carries. Rose absent.

Discussion and Consideration of V&K Invoice #51364 - 5 – 2024 Sanitary Sewer Rehabilitation Project – Council Action as Needed. This invoice is in the amount of \$7,186.82. Motion made by Tuerler, seconded by West to approve V&K Invoice #51364-5-2024 Sanitary Sewer Rehabilitation Project. Motion carries. Rose absent.

Discussion and Consideration of Ladder Truck Purchase Contract – Council Action as Needed. Chiefs from the Mount Vernon Fire Department were in attendance to discuss a proposal to purchase a new ladder truck. This will replace Engine 215 that was put into service in 1995. Members of the Mount Vernon Volunteer Fire Department have spent multiple years researching the merits/logistics of incorporating a ladder truck into the fleet. The base unit price would be \$1,594,071, with Reliant Fire offering a discount of \$235,580 if the apparatus is paid for prior to the build. The lead time for a custom-built ladder truck is 46-48 months. The voter approved equipment fund has a current cash balance of \$327,586. The City collects approximately \$105,000 in the levy each year. To pre-pay for the apparatus and receive the discount, the City would likely need to borrow \$1,100,000. This is four years of interest payments on a borrowing, while the truck is still under construction (depending on terms, approx. \$80,000 in interest alone). It would also take an additional \$1,000,000 out of the remaining debt capacity, which currently sits at just over \$5,000,000. Waiting to transfer funds until the apparatus is fully complete (48 months) will accomplish two things: Five other notes will be “paid in full” in the time required for the build and cash reserves within the Fire Department equipment levy will be accumulating for an additional four years. This could potentially reduce the \$1,100,000 borrowing by \$400,000. **Other Factors of Note:** Delaying payment in full until the build is complete will obligate a future city council into borrowing for the purchase; a purchase of this magnitude will obligate the fire equipment levy through the remainder of its ten-year cycle; additional equipment purchases for the fire department may be placed on hold if no other funding mechanism can be identified. Staff would recommend forgoing the discount pay for the unit when it is complete. Council was in support of this purchase and the method of payment. Motion made by Tuerler, seconded by Andresen to approve the purchase of a new ladder truck not to exceed \$1,700,000, to be paid for when the unit is complete. Motion carries. Rose absent.

Reports of Mayor/Council/Administrator

Mayor’s Report. Wieseler reported that the City Administrator will be speaking at the LBC in January and reminded Council for their City Administrator reviews in January.

Council Reports. Andresen would like to have the flag discussion at an upcoming meeting when all Council members are in attendance.

City Administrator’s Report. Full report available on the City website under the January 6, 2025 Council Packet.

As there was no further business to attend to, the meeting adjourned, the time being 7:37 p.m., January 6, 2025.

Respectfully submitted,
Marsha Dewell
City Clerk