

The Mount Vernon City Council met February 3, 2025, at City Hall, 213 1st Street NW, Mount Vernon, IA. A Zoom option was available. The following Council members were present: Andresen, Rose, Tuerler, West and Engel.

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

Agenda Additions/Agenda Approval. Resolution 2-3-2025D and Dedication of Parcel B of Plat of Survey #2898 will be tabled. Motion made by Rose, seconded by West to approve the Agenda as noted. Motion carries.

Consent Agenda. Nosbisch explained that the device permit listed below is a new state permit, not a new business. Motion made by Tuerler, seconded by Engel to approve the Consent Agenda. Motion carries.
Approval of City Council Minutes – January 20, 2025 Regular Council Meeting
Approval of Liquor License – Wilkie Liquors
Approval of Liquor License – Glyn Mawr Vineyard and Winery, L.L.C.
Approval of Liquor License – Scorz Bar and Grill
Approval of Device Permit – Happy Days

Public Hearing

Public Hearing on the Proposed Amendment to the Comprehensive Plan, Business 30 Master Plan and Official Zoning Map to Rezone Parcels Located in Plat of Survey #2857 from BP Business Park to GC General Commercial. Mayor Wieseler opened the public hearing at 6:34 pm. Hearing no public comment, Mayor Wieseler closed the public hearing at 6:36 p.m. Council then acted on Ordinance #2-3-2025A.

Ordinance Approval/Amendment

Ordinance #1-20-2025A: Amending Chapter 115 Cemetery to the City of Mount Vernon, Iowa Municipal Code. Staff has not received any verbal or written communication regarding this ordinance from the first meeting. Motion made by Engel, seconded by Tuerler to approve the second reading of Ordinance #1-20-2025A. Roll call all yes. Ordinance passes it's second reading.

Ordinance #2-3-2025A: Amending the Comprehensive Plan, Business 30 Master Plan and Official Zoning Map to Rezone Parcels Located in Plat of Survey #2857 from BP Business Park to GC General Commercial. One parcel that Kwik Star is proposing to purchase is currently zoned GC, General Commercial, while the other is BP, Business Park. The highway-oriented uses identified within the Business 30 master plan are compatible with GC but not BP. Motion made by West, seconded by Andresen to approve the first reading of Ordinance #2-3-2025A. Roll call all yes. Tuerler 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. Ordinance #2-3-2025A passes it's third and final reading.

Resolutions for Approval

Resolution #2-3-2025A: Approving the Local Match for the Hazard Mitigation Assistance Program. If the City plans to move forward with a possible safe room grant application for the LBC addition, certain design specifications must be met. This grant will fund a majority of the architectural study requirements needed for a future safe room grant application. OPN is recognized by the State as a qualified design firm, so the City can maintain continuity in the project. The required match needed from the city would be a maximum

of \$8,250.00. Motion made by Rose, seconded by West to approve Resolution #2-3-2025A. Roll call all yes. Resolution passes.

Resolution #2-3-2025B: Approving the Public Utility Easement Agreement by and between LRD Corp and the City of Mount Vernon. The City is seeking a public utility easement over property owned by the LRD Corp for a sewer main extension to the west of the proposed Rachel Street extension. All but one of the easements for the development will be approved tonight before the Kwik Star Site Plan is approved. Motion made by Tuerler, seconded by Rose to approve Resolution #2-3-2025B. Roll call all yes. Resolution passes.

Resolution #2-3-2025C: Approving a Storm Water Easement Agreement by and between Kwik Trip, Inc., LRD Corp and the City of Mount Vernon. Kwik Trip Inc. is seeking a storm water utility easement from LRD Corp in preparation for the Kwik Star Development. The storm water controls for this area stem from a previous agreement with IaDOT and the LRD Corp. Motion made by West, seconded by Andresen to approve Resolution #2-3-2025C. Roll call all yes. Resolution passes.

Resolution #2-3-2025D: Approving a Temporary Easement Agreement by and between Kwik Trip, Inc., PAA-320, LLC., and the City of Mount Vernon. Tabled.

Resolution #2-3-2025E: Approving the Bid Packet and Setting a Public Hearing Date for the Sale of Public Property Located at 1040 2nd Ave NW, Mt. Vernon, IA, Locally Known as the Old Mount Vernon Public Works Shop. This resolution set's a public hearing date for March 3, 2025 to consider possible bids for the purchase of the old Public Works site. Bids will need to be submitted on the enclosed form, with a minimum bid established at \$295,000 (appraised value). Sealed bids will be due to City Hall by 4 p.m. on February 28, 2025. Motion made by Rose, seconded by Engel to approve Resolution #2-3-2025E. Roll call all yes. Resolution passes.

Resolution #2-3-2025F: Approving the Plat of Survey #2898 to the City of Mount Vernon, IA. This will be the final plat of survey necessary for Kwik Star to move forward with their development. Plat of Survey #2898 establishes and dedicates Parcel A to the city for construction of the Rachel Street improvements. Motion made by Engel, seconded by West to approve Resolution #2-3-2025F. Roll call all yes. Resolution passes.

Motions for Approval

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

WOODRUFF CONSTRUCTION INC	PAY APP #3-2024 POOL RENO	379,388.63
PAYROLL	CLAIMS	113,301.45
WATERS EDGE AQUATIC DESIGN LLC	RENOVATION PLANNING-POOL	22,800.00
MORTON SALT INC	SALT-RUT	21,744.71
ALLIANT ENERGY	ENERGY USAGE-SEW	7,710.97
US BANK	CREDIT CARD PURCHASES-ALL DEPTS	6,696.97
ALLIANT ENERGY	ENERGY USAGE-LBC	5,730.42
MOTOROLA SOLUTIONS INC	VIDEO CLOUD STORAGE-PD	5,445.00
ALLIANT ENERGY	ENERGY USAGE-ST LIGHTS	5,114.25
CORY A RYANT	GARAGE DOOR-PW FACILITIES	4,500.00
VEENSTRA & KIMM INC	RACHEL STREET PREL DESIGN	4,396.00
TREASURER STATE OF IOWA	SALES TAX	4,344.71
VEENSTRA & KIMM INC	2024 SANITARY SEWER REHAB	3,811.63
TREASURER STATE OF IOWA	WET TAX	3,708.01

EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	3,381.07
MENARDS	BLDG MATERIALS-PW FACILITIES	3,365.90
FELD FIRE	BUNKER GEAR-FD	2,997.00
COMMUNITY DEVELOPMENT GROUP	HOTEL/MOTEL TAX-ECON DEV	2,964.39
ALLIANT ENERGY	ENERGY USAGE-WAT	2,637.12
VEENSTRA & KIMM INC	RACHEL STREET PREL DESIGN	2,256.00
AMAZON CAPITAL SERVICES	VIDEO EQUIP-FD	1,995.05
VEENSTRA & KIMM INC	NPDES COMPLIANCE	1,870.00
MARTIN EQUIPMENT	EQUIP MAINT-RUT	1,780.90
ALLIANT ENERGY	ENERGY USAGE-PD	1,717.66
VEENSTRA & KIMM INC	GLENN STREET EXTENSION	1,669.43
LINN CO-OP OIL CO	FUEL-PW	1,442.30
DAMON J SCHARES	DOOR/OPENER-PW FACILITIES	1,430.00
AHLERS & COONEY P.C.	LEGAL FEES-KWIK STAR DEV AGRMT	1,326.00
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	1,235.30
VEENSTRA & KIMM INC	KWIK STAR SITE PLAN	1,220.00
VEENSTRA & KIMM INC	STONEBROOK 9&10 PREL PLAT	1,185.00
RHINO INDUSTRIES INC	CHEMICALS-SEW	1,107.00
MOUNT VERNON ACE HARDWARE	SUPPLIES-ALL DEPTS	1,056.98
MENARDS	BLDG SUPPLIES-PW FACILITIES	933.55
NIGHT SHIFT LLC	CLEANING SERVICE-CITY HALL	931.27
NIGHT SHIFT LLC	CLEANING SERVICE-PD	893.88
STUDENT PUBLICATIONS INC	ADS/PUBLICATIONS-ALL DEPTS	827.61
DE NOVO MARKETING	WEBSITE SUPPORT-ALL DEPTS	825.00
VEENSTRA & KIMM INC	INTELLISTREETS LIGHTING IMPROV	780.50
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	744.19
BARNYARD SCREEN PRINTER LLC	T-SHIRTS-P&REC	670.00
STAPLES INC	SUPPLIES-ALL DEPTS	666.45
MOUNT VERNON PHARMACY	VACCINES-ALL DEPTS	647.84
POSTMASTER	UTIL BILL POSTAGE-WAT,SEW,SW	646.93
VEENSTRA & KIMM INC	GLENN STREET EXTENSION	474.00
MECHANICSVILLE TELEPHONE COMP	PHONE/INTERNET-LBC	447.07
MEDIACOM	PHONE/INTERNET-CITY HALL	425.68
KONICA MINOLTA	MAINT PLAN/COPIES-ALL DEPTS	404.44
BRADY LANHAM	SERVICES-PD	388.42
UNDER HILL TRUCK & AUTO REPAIR	VEHICLE MAINT-FD	379.58
MECHANICSVILLE TELEPHONE COMP	PHONE/INTERNET-PD	378.62
DE NOVO MARKETING	WEBSITE SUPPORT-LBC	325.00
MEDIACOM	PHONE/INTERNET-PW	322.76
CHRIS LYON	PR/MARKETING-LBC	319.00
STUDENT PUBLICATIONS INC	ADS/PUBLICATIONS-LBC	300.00
MEDIACOM	PHONE/INTERNET-FD	294.19
CITY LAUNDERING CO	SERVICES-LBC	289.09
DSG	SUPPLIES-WAT	286.06
KONICA MINOLTA	MAINT PLAN/COPIES-LBC	257.13
ALLIANT ENERGY	ENERGY USAGE-P&REC	241.63
ALLIANT ENERGY	ENERGY USAGE-SIRENS	232.61
CENTRAL IOWA DISTRIBUTING	SUPPLIES-LBC	212.00
HOTSY CLEANING SYSTEMS INC	SUPPLIES-RUT	210.00
BAUMAN AND COMPANY	UNIFORMS-ALL DEPTS	209.45
KONICA MINOLTA	MAINT PLAN/COPIES-PD	207.31
DOORS INC	DOOR MAINT-PD	195.00
IIMC	ANNUAL MEMBERSHIP-ALL DEPTS	195.00
US CELLULAR	CELL PHONE-P&REC,WAT,SEW	169.84

SHERWIN WILLIAMS CO.	PAINT-PD	165.80
AHLERS & COONEY P.C.	LEGAL FEES-P&A	164.00
MENARDS	STORM DOOR-PW	157.29
CHRIS NOSBISCH	MILEAGE-ALL DEPTS	135.10
AMAZON CAPITAL SERVICES	SUPPLIES-P&REC	125.98
MOUNT VERNON BANK & TRUST CO	NSF CHECK-WAT,SEW,SW	111.14
SHERWIN WILLIAMS CO.	PAINT-PD	109.35
MECHANICSVILLE TELEPHONE COMP	PHONE/INTERNET-POOL	108.77
BREEDLOVE SPORTING GOODS	BASKETBALL NETS-LBC	96.00
ALLIANT ENERGY	ENERGY USAGE-RUT,WAT,SEW,SW	94.94
CITY LAUNDERING CO	SERVICES-CITY HALL	91.74
CITY LAUNDERING CO	SERVICES-CITY HALL	91.74
BRADY WEAVER	REFEREE-P&REC	90.00
JAMISON W BILLINGSLEY	REFEREE-P&REC	90.00
YEONG HO BISHOP	REFEREE-P&REC	90.00
COMMUNITY DEVELOPMENT GROUP	AUDIO TOUR-MVHPC	87.71
MOUNT VERNON BANK & TRUST CO	ACH RETURN-WAT,SEW,SW	85.85
VESTIS	RUGS,SERVICES-FD	84.81
MATT SIDERS	MILEAGE-P&REC,LBC	80.50
TERMINIX PRESTO-X	PEST CONTROL-FD	73.81
STUDENT PUBLICATIONS INC	ADS/PUBLICATIONS-P&REC	71.82
TERMINIX PRESTO-X	PEST CONTROL-PD	68.20
GARY'S FOODS	SUPPLIES-P&REC,LBC	64.91
TERMINIX PRESTO-X	PEST CONTROL-CITY HALL	63.80
VEENSTRA & KIMM INC	2024 SANITARY SEWER REHAB	60.50
CHRISTOPHER BROWN	CLEANING SERVICES-FD	60.00
TERMINIX PRESTO-X	PEST CONTROL-VC	58.85
MOUNT VERNON ACE HARDWARE	SUPPLIES-FD	54.54
KOLTER FLOCKHART	REFEREE-P&REC	45.00
VEENSTRA & KIMM INC	LBC GENERATOR	44.50
BETH HLAS	INSTRUCTOR-LBC	40.00
BETH HLAS	INSTRUCTOR-LBC	40.00
MENARDS	SUPPLIES-RUT	39.48
ECOCARE SUPPLY	COMPOST BAGS-CHALK THE WALK	35.41
ALLIANT ENERGY	ENERGY USAGE-SW	33.52
IOWA ONE CALL	LOCATES-WAT,SEW	30.60
ALLIANT ENERGY	ENERGY USAGE-SIRENS	25.60
LINN CO FIRE CHIEFS ASSOC	DUES-FD	25.00
ALLIANT ENERGY	ENERGY USAGE-CEM	24.95
HAWKINS INC	CHEMICALS-WAT	20.00
HETHER STAUFFACHER	INSTRUCTOR-LBC	20.00
HETHER STAUFFACHER	INSTRUCTOR-LBC	20.00
GAZETTE COMMUNICATIONS	ADS/PUBLICATIONS-P&A	18.70
TOTAL		644,160.86

FUND EXPENSE TOTALS

POOL RENOVATIONS	402,188.63
PAYROLL	113,301.45
ROAD USE TAX FUND	30,240.56
GENERAL FUND	30,120.40
SEWER FUND	14,213.38
LBC	13,924.73

WATER FUND	11,457.98
PW FACILITIES	10,229.45
RACHEL STREET/KWIK STAR	9,198.00
ARPA LINN COUNTY GRANT	3,872.13
SOLID WASTE	2,274.43
GLENN ST/CHI/COTTONWOOD	2,143.43
LOST III UR & STREETScape	780.50
STORM WATER FUND	215.79
TOTAL	644,160.86

Discussion and Consideration of Site Plan Approval for Kwik Star (Kwik Trip, Inc.) – Council Action as Needed. Staff and Planning and Zoning have reviewed the proposed site plan and is recommending approval with the following conditions: Reduction of illumination levels in accordance with base regulations, with consideration given to hours of operation and potential affect on surrounding properties; Installation of sidewalk along Rachel Street and a sidewalk along Highway 1 is recommended for future construction; Outdoor merchandising to be permitted separately upon opening; Addition of brick column wrap on fuel island canopies in line with US Hwy 30 Master Plan; Completion of storm sewer agreement by all affected parties. Kwik Star is in agreement with all recommendations and engineer comments except for the lighting. Because this will be a 24 hour facility, they prefer to have standard lighting under the gas and diesel canopies for patrons needing to access their vehicles. They are asking Council to approve a concession for the lighting under the gas canopy to be at 40 foot candles and 57 foot candles under the diesel canopy. Tuerler made a motion to approve the Kwik Star site plan with the modification of allowing for the lighting as proposed by Kwik Star (40 foot candles under the gas canopy and 57 foot candles under the diesel canopy). Motion seconded by Rose. Motion carries.

Discussion and Consideration of the Professional Services Agreement between the City of Mount Vernon and Dixon Engineering for the Water Tower Cleaning Project – Council Action as Needed. The water tower is in need of exterior cleaning and will need to be painted in the next two to three years. Dixon Engineering will prepare the cleaning specifications and oversee the completion of the work for a fee of \$5,525.00. Motion made by Rose, seconded by Andresen to approve the Professional Services Agreement with Dixon Engineering. Motion carries.

Discussion and Consideration of Fuel System Purchase for City Vehicles – Public Works Facility – Council Action as Needed. Staff has been working with our current vendor, Linn Coop, to purchase and install new fuel tanks for the new public works site. These new tanks would be dual walled, negating the need for a spill basin. All departments would begin filling their vehicles at the new site, reducing the need for credit card purchases and saving monies on bulk fuel purchases. The total for two new fuel tanks would be \$15,000.00. Motion made by Engel, seconded by West to approve the purchase of two fuel tanks for the new Public Works facility. Motion carries.

Discussion and Consideration of Soffit Repairs – Police Station – Council Action as Needed. Emergency repairs were completed to the large soffits at the police station. Cold air was coming into the building with such force that insulation was being relocated and leaving water lines exposed. This led to frozen water lines in need of emergency repairs. Motion made by West, seconded by Rose to approve payment to Septagon Construction not to exceed \$7,971.07 for emergency soffit repairs. Motion carries.

Discussion and Consideration of Dedication of Parcel B of Plat of Survey #2898 to the City of Mount Vernon for Right of Way – Council Action as Needed. Tabled.

Reports of Mayor/Council/Administrator

Mayor's Report. The Linn County Trails Association is excited to hear that the City of Mount Vernon employees may be completing a portion of the interurban trail along the new Public Works site. There will be a Linn County Conference board meeting and a Sustainability meeting this Thursday.

City Administrator's Report. Full report available on the City website under the February 3, 2025 Council Packet.

Closed Session: According to Iowa Code Section 21.5 (1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session." At 7:18 pm, West made a motion to go into closed session, seconded by Andresen. Motion carries. At 7:34 pm, Rose made a motion to come out of closed session, seconded by Andresen. Motion carries. Motion made by Tuerler, seconded by West to approve the employee agreement and release as discussed in closed session. Motion carries.

As there was no further business to attend to, the meeting adjourned, the time being 7:37 p.m., February 3, 2025.

Respectfully submitted,
Marsha Dewell
City Clerk