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:	**October 20, 2025 – 6:30 PM**
Web Page:	**www.cityofmtvernon-ia.gov**
Posted:	**October 17, 2025**

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**:	Jason Blinks
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: 894 8113 9652
3. Password: 473142

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. Receipt of Petition Establishing City Emergency Medical Service District

If you wish to address the City Council on subjects pertaining to today's meeting agenda, please wait until that item on the agenda is reached. If you wish to address the City Council on an item **not** on the agenda, please approach the microphone and give your name and address for the public record before discussing your item. Each individual will be granted no more than five (5) minutes.

D. Consent Agenda

Note: These are routine items and will be enacted by one motion without separate discussion unless a Council Member requests separate consideration.

1. Approval of City Council Minutes – October 6, 2025, Regular Council Meeting

E. Public Hearing

1. None

F. Ordinance Approval/Amendment

1. Ordinance #10-6-2025A: Providing that General Property Taxes Levied and Collected Each on Certain Property Located within the Stonebrook Urban Renewal Area, in the City of Mount Vernon, County of Linn, State of Iowa, by and for the Benefit of the State of Iowa, City of Mount Vernon, County of Linn, Mount Vernon Community School District, and

Other Taxing Districts, be Paid to a Special Fund for Payment of Principal and Interest on Loans, Monies Advance to and Indebtedness, Including Bonds Issued or to be Issued, Incurred by the City in Connection with the Stonebrook Urban Renewal Area (Phase 5 Parcels)

i. Motion to approve second reading and proceed to the third reading (Council may suspend rules and proceed to the final reading after a vote of the second reading)

G. Resolutions for Approval

1. Resolution #10-20-2025A: Approving the Annual Financial Report for Fiscal Year 2025
2. Resolution #10-20-2025B: Disposing of City Owned Property
3. Resolution #10-20-2025C Approving Final Plat of the Spring Meadow Heights 4th Addition to the City of Mount Vernon, Iowa
4. Resolution #10-20-2025D: Establishing a Public Hearing Date for Petition Establishing a City Emergency Medical Service District Under 357G of the Iowa Code

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 TIF/Debt Report for the City of Mount Vernon – Council Action as Needed
3. Discussion and Consideration of Approving a Water Bill Credit for Colonial Estates – Council Action as Needed
4. Discussion and Consideration of Purchasing a Used Street Sweeper – Council Action as Needed
5. Discussion and Consideration of Setting a Public Hearing Date for Cemetery Corrective Actions on Cemetery Markers – Council Action as Needed
6. Discussion and Consideration of Blower Motor for the Wastewater Treatment Facility – Council Action as Needed
7. Discussion and Consideration of JMT Invoice #4-271116 – HPC Design Guidelines – Council Action as Needed
8. Discussion and Consideration of Media Replacement for Pool Filters – Council Action as Needed
9. Discussion and Consideration of Swimming Pool Gutter Pipe Replacement – Council Action as Needed

K. Reports to be Received/Filed

1. Mount Vernon/Lisbon Police Report
2. Mount Vernon Public Works Report
3. Mount Vernon Parks and Rec report
4. Cole Library Report

L. Discussion Items (No Action)

1. None

M. Reports of Mayor/Council/Administrator

1. September Reconciliation Report
2. Mayor's Report
3. Council Reports
4. Committee Reports
5. 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

October 6, 2025
City Council Minutes
213 1st Street NW
Mount Vernon, Iowa 52314

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

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

Agenda Additions/Agenda Approval. Motion made by Rose, seconded by West to approve the Agenda. Motion carries. Tuerler and Engel absent.

Consent Agenda. Motion made by West, seconded by Rose to approve the Consent Agenda. Motion carries. Tuerler and Engel absent.
Approval of City Council Minutes – September 15, 2025, Regular Council Meeting
Approval of Liquor License – Chili Cookoff

Ordinance Approval/Amendment
Ordinance #10-6-2025A: Providing that General Property Taxes Levied and Collected Each on Certain Property Located within the Stonebrook Urban Renewal Area, in the City of Mount Vernon, County of Linn, State of Iowa, by and for the Benefit of the State of Iowa, City of Mount Vernon, County of Linn, Mount Vernon Community School District, and Other Taxing Districts, be Paid to a Special Fund for Payment of Principal and Interest on Loans, Monies Advance to and Indebtedness, Including Bonds Issued or to be Issued, Incurred by the City in Connection with the Stonebrook Urban Renewal Area (Phase 5 Parcels). Stonebrook Phase 5 (10th Addition) is complete, and the public improvements will be accepted by the City within the next sixty days. Phase 5 is the final phase of the Stonebrook development agreement. Motion made by Rose, seconded by Andresen to approve the first reading of Ordinance #10-6-2025A. Roll call all yes. Tuerler and Engel absent.

Resolutions for Approval
Resolution #10-6-2025A: Approving Iowa Department of Transportation Predesign Agreement for Primary Road Project – Iowa 1. The Iowa Department of Transportation has submitted a Predesign Agreement for the Highway 1 corridor pavement replacement project. The estimated cost to the City for this project is $1.58 million. Motion made by West, seconded by Rose to approve Resolution #10-6-2025A. Roll call all yes. Tuerler and Engel absent.

Resolution #10-6-2025B: Accepting Public Improvement Installation for the Fourth Addition to the Spring Meadow Heights Subdivision. The Spring Meadow Heights 4th Addition public improvements are now complete and ready for acceptance by the City. Motion made by Rose, seconded by West to approve Resolution #10-6-2025B. Roll call all yes. Tuerler and Engel absent.

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

PAYROLL	CLAIMS	232,172.13
CHOPPERS GRINDING SERVICE	DEBRIS REMOVAL-SW	59,200.00

SPRINGVILLE READY MIX	CONCRETE-BRYANT RD TRAIL	35,025.00
VEENSTRA & KIMM INC	HWY 1 RECONSTRUCTION	33,787.30
MIDWEST CONCRETE INC	PAY APP #3 FINAL-4TH ST NW RECON	18,272.60
COMMUNITY DEVELOPMENT GROUP	HOTEL/MOTEL TAX-ECON DEV	17,142.35
SITE ONE LANDSCAPE SUPPLY	SEED/FERT-STONEBROOK PARK	10,554.00
US BANK	CREDIT CARD PURCHASES-ALL DEPTS	10,462.38
LEASE SERVICING CENTER, INC	EQUIP LEASE-LBC	8,464.61
ALLIANT ENERGY	ENERGY USAGE-SEW	7,943.40
VEENSTRA & KIMM INC	PW LIFT STATION	7,047.00
ALLIANT ENERGY	ENERGY USAGE-WAT	6,890.23
ALLIANT ENERGY	ENERGY USAGE-ST LIGHTS	5,974.74
VEENSTRA & KIMM INC	RACHEL STREET IMPROVEMENTS	5,857.10
VEENSTRA & KIMM INC	RACHEL STREET PREL DESIGN	5,298.50
RC TECH	COUNCIL CHAMBER MICROPHONES	4,943.35
TOTAL TREE CARE OF IOWA CITY	TREE MAINT-RUT	4,500.00
EMPLOYEE BENEFIT SYSTEMS	INSURANCE CLAIMS-ALL DEPTS	4,384.79
RED LION RENEWABLES	SOLAR ELECTRIC-P&A,PD,LBC	4,326.61
TREASURER STATE OF IOWA	SALES TAX	4,062.74
WATER SOLUTIONS UNLIMITED INC	CHEMICALS-WAT	3,771.66
TREASURER STATE OF IOWA	WET TAX	3,663.66
ALLIANT ENERGY	ENERGY USAGE-POOL	3,311.40
DIXON ENGINEERING INC	TOWER CLEANING SPECS-WAT	3,250.00
MARTIN GARDNER ARCHITECTURE	CDBG DOWNTOWN REVITALIZATION	3,177.08
LINN CO-OP OIL CO	FUEL-PW	3,112.51
VEENSTRA & KIMM INC	2024 SANITARY SEWER REHAB	2,938.00
LYNCH DALLAS PC	LEGAL FEES-P&A	2,787.50
ASCENDANCE TRUCKS CENTERS	VEHICLE MAINT-FD	2,695.77
FUTURE LINE TRUCK EQUIPMENT	EQUIP REPAIR-PW	2,655.00
GRONEWOLD, BELL, KYHNN & CO PC	AUDIT FEES-ALL DEPTS	2,500.00
IOWA PRISON INDUSTRIES	SIGNS-RUT	2,052.70
BRADLEY HAUGE CPA	PROFESSIONAL SERVICES-ALL DEPTS	2,040.00
IOWA SOLUTIONS INC	MONTHLY MAINT-ALL DEPTS	2,034.60
IOWA SOLUTIONS INC	PHONE SYSTEM SET UP-ALL DEPTS	1,963.00
PNP	FUEL-PD	1,812.67
LISBON, CITY OF	AMB DIRECTOR CONTRACTED SALARY	1,727.65
VEENSTRA & KIMM INC	LBC GENERATOR	1,600.80
VEENSTRA & KIMM INC	2025 SIDEWALK IMPROVEMENTS	1,440.60
MOUNT VERNON ACE HARDWARE	SUPPLIES-ALL DEPTS	1,348.90
CARROLL CONSTRUCTION SUPPLY	BRYANT RD TRAIL SUPPLIES-LOST III	1,252.50
ALLIANT ENERGY	ENERGY USAGE-LBC	1,071.92
ALLIANT ENERGY	ENERGY USAGE-FD	1,028.78
CATERPILLAR FINANCIAL SERVICES	GENERATOR-PD	949.39
LYNCH FORD-LYNCH CHEVROLET	VEHICLE MAINT-PD	939.78
NIGHT SHIFT LLC	CLEANING SERVICE-CITY HALL	931.27
UNDER HILL TRUCK & AUTO REPAIR	VEHICLE MAINT-FD	841.32
DE NOVO MARKETING	WEB/HUBSPOT SUPPORT-ALL DEPTS	825.00
VEENSTRA & KIMM INC	CITY ENGINEERING GENERAL	783.60
MOUNT VERNON BANK & TRUST CO	NSF CHECKS-WAT,SEW,SW	756.58
IOWA SOLUTIONS INC	MONTHLY MAINT-LBC	750.00
POSTMASTER	UTIL BILL POSTAGE-WAT,SEW,SW	687.10
STUDENT PUBLICATIONS INC	ADS/PUBLICATIONS-ALL DEPTS	666.08
ALLIANT ENERGY	ENERGY USAGE-RUT,WAT,SEW,SW	627.37
THOMAS M WIESELER	LODGING/MILEAGE-P&A	620.72
CURTIS ENGLISH	PORTABLE RR RENTALS-P&REC	620.00

OVERHEAD DOOR CO	DOOR REPAIRS-PW	609.00
IOWA SOLUTIONS INC	COMPUTER MAINT-ALL DEPTS	567.00
VEENSTRA & KIMM INC	2024 SANITARY SEWER REHAB	565.00
ALLIANT ENERGY	ENERGY USAGE-P&REC	527.42
LINN COUNTY TREASURER	BRUDGE INSPECTION-RUT	517.50
WORLD INSURANCE ASSOC	509A FILING-ALL DEPTS	504.13
GPM ENVIRONMENTAL	EQUIP REPAIR-SEW	504.00
MECHANICSVILLE FIBER	PHONE/INTERNET-LBC	447.07
TASC	FSA ADJUSTMENT-ALL DEPTS	446.14
KONICA MINOLTA	MAINT PLAN/COPIES-ALL DEPTS	411.23
US CELLULAR	CELL PHONE-PD	399.20
SARAH BOOTS	MILEAGE/MEALS/SUPPLIES-LBC	378.98
MECHANICSVILLE FIBER	PHONE/INTERNET-PD	378.56
CHRIS NOSBISCH	MILEAGE-ALL DEPTS	374.50
IOWA SOLUTIONS INC	PHONE SYSTEM SET UP-ALL DEPTS	351.95
ALLIANT ENERGY	ENERGY USAGE-CITY HALL	346.33
CENTRAL IOWA DISTRIBUTING	SUPPLIES=PW	344.00
IOWA PRISON INDUSTRIES	GARBAGE BAGS-RUT	339.02
P&K MIDWEST INC	EQUIP MAINT-P&REC	333.77
DE NOVO MARKETING	WEBSITE SUPPORT-LBC	325.00
MEDIACOM	PHONE/INTERNET-PW	323.05
MEDIACOM	PHONE/INTERNET-PW	316.10
MEDIACOM	PHONE/INTERNET-FD	314.66
CITY LAUNDERING CO	SERVICES-LBC	301.82
JORDAN'S PROPERTY CARE INC	NUISANCE SERVICES-P&A	278.20
CITY LAUNDERING CO	SERVICES-CITY HALL	271.05
LINN COUNTY PUBLIC HEALTH	INSPECTION-POOL	270.00
MEDIACOM	PHONE SERVICES-CITY HALL	255.94
AMAZON CAPITAL SERVICES	SAFETY SUPPLIES-PW	248.27
ALLIANT ENERGY	ENERGY USAGE-PD	237.05
SITE ONE LANDSCAPE SUPPLY	SEED/FERT-STONEBROOK PARK	224.25
KONICA MINOLTA	MAINT PLAN/COPIES-LBC	220.54
LUKE RUSHFORD	REFEREE-P&REC	210.00
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	209.47
AFFORDABLE HEATING & COOLING	HVAC MAINT-CITY HALL	207.05
ALLIANT ENERGY	ENERGY USAGE-RUT,WAT,SEW,P&A	205.22
CENTRAL IOWA DISTRIBUTING	SUPPLIES-CITY HALL	197.00
DSG	SUPPLIES-WAT	196.02
MARSHA DEWELL	MILEAGE-ALL DEPTS	189.00
RC TECH	CAMERA SERVICE-SW	186.50
AMAZON CAPITAL SERVICES	SUPPLIES-LBC	179.04
PITNEY BOWES	POSTAGE METER LEASE-ALL DEPTS	165.33
JAXSON J BILLINGSLEY	REFEREE-P&REC	165.00
JAYNE DEWITTE	UNIFORMS-ALL DEPTS	156.00
NEAL'S WATER CONDITIONING SERV	WATER/SALT-ALL DEPTS	154.75
CARQUEST OF LISBON	VEHICLE MAINT/SUPPLIES-ALL DEPTS	150.45
PROFESSIONAL WINDOW CLEANING	WINDOW CLEANING-PD,VC,CITY HALL	150.00
US CELLULAR	PHONE/INTERNET-ALL DEPTS	147.05
HAWKEYE COMMUNICATION INC	FIRE SYSTEM MONITORING-PD	147.00
CENTRAL IOWA DISTRIBUTING	SUPPLIES-LBC	127.00
IOWA ONE CALL	LOCATES-WAT,SEW	126.90
GARY'S FOODS	SUPPLIES-P&A,LBC	122.72
BREEDLOVE SPORTING GOODS	SUPPLIES-LBC	120.00
IOWA DEPT OF NATURAL RESOURCES	ANNUAL WATER USE FEE-WAT	115.00

CARROLL CONSTRUCTION SUPPLY	SUPPLIES-PW	114.69
LYNCH FORD-LYNCH CHEVROLET	VEHICLE MAINT-PW	112.28
MECHANICSVILLE FIBER	PHONE/INTERNET-POOL	108.77
BRADY WEAVER	REFEREE-P&REC	105.00
GABRIEL GRAFFT	REFEREE-P&REC	105.00
JAKOB A YOCK	REFEREE-P&REC	105.00
JAMISON W BILLINGSLEY	REFEREE-P&REC	105.00
MAXWELL SIDERS	REFEREE-P&REC	105.00
TRAE DAVID BIELEFELD	REFEREE-P&REC	105.00
AMAZON CAPITAL SERVICES	SUPPLIES-P&A	99.81
ALLIANT ENERGY	ENERGY USAGE-CEM	98.94
P&K MIDWEST INC	EQUIP MAINT-FD	95.02
MERCY PHYSICIAN SERVICES INC	WELLNESS PLATFORM-ALL DEPTS	94.50
RICKARD SIGN AND DESIGN CORP	SIGN-DOG SWIM	90.95
VESTIS	RUGS,SERVICES-FD	88.20
TERMINIX PRESTO-X	PEST CONTROL-FD	80.45
ALLIANT ENERGY	ENERGY USAGE-SIRENS	74.97
TERMINIX PRESTO-X	PEST CONTROL-CITY HALL	69.54
TERMINIX PRESTO-X	PEST CONTROL-PD	68.20
AMAZON CAPITAL SERVICES	SUPPLIES-P&A	67.49
STAPLES INC	SUPPLIES-ALL DEPTS	66.09
CHARLOTTE MCDERMOTT	INSTRUCTOR-LBC	63.75
STAPLES INC	SUPPLIES-P&A	63.49
IOWA SOLUTIONS INC	MONTHLY MAINT-PW	60.00
TERMINIX PRESTO-X	PEST CONTROL-VC	55.00
BANKCARD 8076	REFUND-P&REC	50.00
ALLIANT ENERGY	ENERGY USAGE-RUT,WAT,SEW	43.36
US CELLULAR	INTERNET-WAT,SEW	42.54
HANNAH GANZEL	INSTRUCTOR-LBC	42.50
IOWA SOLUTIONS INC	MONTHLY MAINT-SEW	40.00
AMAZON CAPITAL SERVICES	K9 SUPPLIES-PD	39.59
HAWKEYE FIRE & SAFETY	EXTINGUISHER MAINT-FD	35.00
ALLIANT ENERGY	ENERGY USAGE-SW	32.62
AMAZON CAPITAL SERVICES	EQUIP MAINT-RUT	30.77
HETHER STAUFFACHER	INSTRUCTOR-LBC	21.25
MECHANICSVILLE FIBER	INTERNET-CITY HALL	12.25
AUTHNET GATEWAY BILLING	CREDIT CARD SERVICES-LBC	5.00
TOTAL		**567,697.99**

FUND EXPENSE TOTALS

PAYROLL	232,172.13
SOLID WASTE	65,149.71
GENERAL FUND	59,235.94
2024 INFRASTRUCTURE	52,059.90
LOST III TRAILS/PARKS	47,055.75
WATER FUND	27,697.30
LBC	24,129.97
SEWER FUND	22,796.33
ROAD USE TAX FUND	17875.57
RACHEL STREET	11,155.60
ARPA LINN COUNTY GRANT	3,503.00
LOST III UR/STREETSCAPE	3,177.08
SIDEWALK PROJECT	1,440.60

STORM WATER FUND	249.11
TOTAL	**567,697.99**

FY26 SEPTEMBER REVENUE	
GENERAL GOVERNMENT	318,694.89
PUBLIC WORKS	250,849.62
CULTURE-RECREATION	55,691.54
COMMUNITY & ECONOMIC DEV	17,142.35
PUBLIC SAFETY	16,508.20
TOTAL	**658,886.60**

Discussion and Consideration of Change Order #2 – Uptown Lighting Improvements – Council Action as Needed. This change order is in the amount of $34,944.81. Staff discussed the GFCI changes on the new streetlights with Council at a previous meeting. Motion made by Rose, seconded by Andresen to approve Change Order #2-Uptown Lighting Improvements. Motion carries. Tuerler and Engel absent.

Discussion and Consideration of Pay Application #2 with Nelson Electric – Uptown Lighting Improvements – Council Action as Needed. Motion made by Rose, seconded by West to approve Pay Application #2-Nelson Electric in the amount of $141,578.16. Motion carries. Tuerler and Engel absent.

Discussion and Consideration of Invoice #82674 with Springville Ready Mix – Bryant Road Trail Extension – Council Action as Needed. This invoice is in the amount of $10,245.00 for concrete associated with the Bryant Road walking/biking trail. Motion made by West, seconded by Andresen to approve Invoice #82674-Springville Ready Mix. Motion carries. Tuerler and Engel absent.

Discussion and Consideration of Invoice #82869 with Springville Ready Mix – Bryant Road Trail Extension – Council Action as Needed. This invoice is in the amount of $5,880.00 for concrete associated with the Bryant Road walking/biking trail. Motion made by West, seconded by Rose to approve Invoice #82869-Springville Ready Mix. Motion carries. Tuerler and Engel absent.

Discussion and Consideration of Invoice #Chopper925 – Derecho Material Removal – Council Action as Needed. The final invoice for removing and grinding the remainder of the derecho debris from the Bryant Rd site is $59,200.00. Motion made by Rose, seconded by West to approve Invoice #Chopper925 for derecho material removal. Motion carries. Tuerler and Engel absent.

Discussion and Consideration of Setting a Public Hearing Date for the Consideration of Ordinance Approving an Electric Transmission Franchise with ITC Holdings Corporation. The City of Mount Vernon has a franchise agreement for gas and electricity with Alliant Energy. Alliant has sold its transmission lines to ITC Holdings Corp and ITC is now asking for a franchise agreement with the City to cover the location of their transmission network. Motion made by Rose, seconded by West to set the public hearing date for November 3, 2025. Motion carries. Tuerler and Engel absent.

Discussion and Consideration of Pay Application #2 with Hawkeye Electric – LBC Generator Project – Council Action as Needed. Pay application #2 for the LBC Generator Project is in the amount of $77,421.80. The generator at the LBC has been set on the west side of the building. Motion made by West, seconded by Andresen to approve Pay Application #2-Hawkeye Electric. Motion carries. Tuerler and Engel absent.

Discussion and Consideration of Pay Application #6 with Municipal Pipe Tool – 2024 Sanitary Sewer Rehabilitation Project – Council Action as Needed. This pay application is in the amount of $68,653.38. This project is being funded through the Linn County ARPA grant. Motion made by Rose, seconded by West to approve Pay Application #6-Municipal Pipe Tool. Motion carries. Tuerler and Engel absent.

Discussion and Consideration of Invoice #51361-14 with V&K Engineering – Hwy 1 Reconstruction Project – Council Action as Needed. This invoice is in the amount of $35,180.50 for design work on the Highway 1 Reconstruction Project. Motion made by West, seconded by Rose to approve Invoice #51361-14-V&K Engineering. Motion carries. Tuerler and Engel absent.

Discussion Items (No Action)
Trick or Treat Night. All communication received by staff and the Mayor to date indicates a desire to leave the Trick or Treat celebration on Friday, October 31, 2025. There was some discussion on possibly changing the timeframe to earlier in the evening but if Mount Vernon does have a football game that evening, the trick-or-treating typically dies down early and would not have much impact on the game and traffic in the area. The consensus was to leave Trick-or-Treat night on October 31, 2025 from 5:00 pm to 8:00 p.m.

Open Records Training. Recent legislation effective July 1, 2025 requires new board and Council members to go through a mandatory training on open meeting laws. The training would be administered by groups that are certified to do the training and right now, Linn County, the Iowa League of Cities and Ahlers, Cooney are the three that the City would utilize. Only board members appointed after the law passed would be required to take the training and the City Clerk will be responsible for tracking this information. If training is not completed, fines could be levied against the individual and the City.

Work Order Process (Hubspot). Lori Boren gave an update on the Hubspot platform that is used by the City for work orders and requests from residents. Most of the tickets/requests so far have been internal but there is a link on the City website for residents to utilize and we hope to see more use of this option.

Reports of Mayor/Council/Administrator
Mayor's Report. Wieseler will be tabulating the costs for the new trail on Bryant Road and communicate this information to organizations to the west of Mount Vernon to encourage them to continue with the trail.

Council Reports. West reported that the CDG will meet Wednesday morning and praised the new director and board members for their work.

City Administrator's Report: Full report available on the City website in the October 6, 2025 Council Packet.

As there was no further business to attend to, the meeting adjourned, the time being 7:29 p.m., October 6, 2025.

Respectfully submitted,
Marsha Dewell
City Clerk

F. Ordinance Approval/Amendment

AGENDA ITEM # F – 1

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	October 20, 2025
AGENDA ITEM:	Ordinance #10-6-2025A – Phase 5 Stonebrook
ACTION:	Motion

SYNOPSIS: There have been no comments, either written or verbal, regarding this ordinance since the first reading.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Ordinance #10-6-2025A

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 10/17/2025

ORDINANCE NO. ________

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON **CERTAIN PROPERTY** LOCATED WITHIN THE STONEBROOK URBAN RENEWAL AREA, IN THE CITY OF MOUNT VERNON, COUNTY OF LINN, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF MOUNT VERNON, COUNTY OF LINN, MOUNT VERNON COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE STONEBROOK URBAN RENEWAL AREA (**PHASE 5 PARCELS**)

WHEREAS, the City Council of the City of Mount Vernon, State of Iowa, after public notice and hearing as prescribed by law and pursuant to Resolution No. 1-2-2018A passed and approved on the 2nd day of January, 2018, adopted an Urban Renewal Plan (the "Urban Renewal Plan") for an urban renewal area known as the Stonebrook Urban Renewal Area (the "Urban Renewal Area"), which Urban Renewal Area includes the lots and parcels located within the area legally described as follows:

Phase 5 Parcels:

Lots 1-41 and Lots 43-47, Stonebrook 10th Addition, Mount Vernon, Linn County, Iowa; and

WHEREAS, expenditures and indebtedness are anticipated to be incurred by the City of Mount Vernon, State of Iowa, to finance urban renewal project activities carried out in furtherance of the objectives of the Urban Renewal Plan; and

WHEREAS, the City Council of the City of Mount Vernon, State of Iowa, desires to provide for the division of revenue from taxation on the **Phase 5 Parcels** in the Urban Renewal Area, as above described, in accordance with the provisions of Section 403.19 of the Code of Iowa, as amended. [Note: The **Phase 5 Parcels** are the only portion of the Urban Renewal Area that will be included in this TIF Ordinance. The City has previously adopted separate ordinances which provide for the division of revenue with respect to other portions of the Urban Renewal Area. Nothing in this Ordinance shall amend the prior ordinances nor shall this Ordinance impact the base value or division of revenue already established in the previously approved ordinances. Therefore, the various TIF ordinances in this Urban Renewal Area will have different frozen bases and different expiration dates.]

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

Section 1. That the taxes levied on the taxable property in the **Phase 5 Parcels** of the Urban Renewal Area legally described in the preamble hereof, by and for the benefit of the State of Iowa, City of Mount Vernon, County of Linn, Mount Vernon Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 2. That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the **Phase 5 Parcels** of the Urban Renewal Area, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City of Mount Vernon, State of Iowa, certifies to the Auditor of Linn County, Iowa the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described herein, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid.

Section 3. That portion of the taxes each year in excess of the base period taxes determined as provided in Section 2 of this Ordinance shall be allocated to and when collected be paid into a special tax increment fund of the City of Mount Vernon, State of Iowa, hereby established, to pay the principal of and interest on loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds or obligations issued under the authority of Section 403.9 or 403.12 of the Code of Iowa, as amended, incurred by the City of Mount Vernon, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken anywhere within the Urban Renewal Area pursuant to the Urban Renewal Plan, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Iowa Code Section 298.2 and taxes for the instructional support program of a school district imposed pursuant to Iowa Code Section 257.19 (but in each case only to the extent required under Iowa Code Section 403.19(2)); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Iowa Code Section 346.27(22) related to joint county-city buildings; and (iv) any other exceptions under Iowa Code Section 403.19 in existence at the time this Ordinance becomes effective shall be collected against all taxable property within the **Phase 5 Parcels** of the Urban Renewal Area without any limitation as hereinabove provided.

Section 4. Unless or until the total assessed valuation of the taxable property in the **Phase 5 Parcels** of the Urban Renewal Area exceeds the total assessed value of the taxable property in the **Phase 5 Parcels** of the Urban Renewal Area as shown by the assessment roll referred to in Section 2 of this Ordinance, all of the taxes levied and collected upon the taxable property in the **Phase 5 Parcels** of the Urban Renewal Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 5. At such time as the loans, advances, indebtedness, bonds, and interest thereon of the City of Mount Vernon, State of Iowa, referred to in Section 3 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the **Phase 5 Parcels** of the Urban Renewal Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 6. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to fully implement the provisions of Section 403.19 of the Code of Iowa, as amended, with respect to the division of taxes from property within the **Phase 5 Parcels** of the Urban Renewal Area as described above. In the event that any provision of this Ordinance shall be determined to be contrary to law, it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the **Phase 5 Parcels** of the Urban Renewal Area and the territory contained therein.

Section 7. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this __________ day of _______________, 2025.

____
Mayor

ATTEST:

____
City Clerk

Read First Time: ____________________, 2025

Read Second Time: __________________, 2025

Read Third Time: ___________________, 2025

PASSED AND APPROVED: ____________________, 2025.

I, _____________________, City Clerk of the City of Mount Vernon, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _________ passed and approved by the City Council of the City at a meeting held ____________________, 2025, signed by the Mayor on ____________________, 2025, and published in the Mount Vernon-Lisbon Sun on ____________________, 2025.

____
City Clerk, City of Mount Vernon, State of Iowa

(SEAL)

4902-4079-9339-1\13932-037

ORDINANCE CERTIFICATE

STATE OF IOWA)
) SS
COUNTY OF LINN)

1. I certify that Ordinance Number ______________, of which a true copy is attached, was duly adopted by the City Council of the City of Mount Vernon, State of Iowa, signed by the Mayor and published as required by law and is now in effect. I further certify that the consideration(s) and votes taken for the enactment of the Ordinance occurred as follows:

(For any consideration that was waived, insert N/A in the blanks for that consideration and complete paragraph regarding waiver below.)

First consideration - Date: ____________________
Vote: In favor __________, Opposed __________,
Absent or Abstain ____________________.

Second consideration - Date: ____________________
Vote: In favor __________, Opposed __________,
Absent or Abstain ____________________.

Third Consideration - Date: ____________________
Vote: In favor __________, Opposed __________,
Absent or Abstain ____________________ .

On the date of ____________________, 2025, the City Council adopted a motion for the suspension of the rule requiring separate consideration at three meetings and voted the final adoption of the Ordinance. The vote for suspension of the rules was by three-fourths of the full City Council, voting _____ in favor, _____ opposed, and _____ absent, vacant or abstaining and was duly recorded as noted above.

2. I further certify that if any consideration of the Ordinance did not receive an affirmative vote for passage, there was no further consideration of the Ordinance on any date thereafter.

3. Following final approval of the Ordinance by the City Council, the full text of Ordinance (or a summary of the Ordinance complying with Iowa Code Section 380.7(3)) was published in the following newspaper(s) on the following date(s):

Mount Vernon-Lisbon Sun

______________, 2025

4. I further certify that each meeting for the consideration of the Ordinance was duly and publicly held, with a notice of the meeting and tentative agenda naming the consideration of the Ordinance timely posted and upon reasonable advance notice to the media as required by the Chapter 21, Code of Iowa, and rules of the Council then governing.

5. 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 City hereto affixed this __________ day of _______________, 2025.

____
City Clerk, City of Mount Vernon, State of Iowa

(SEAL)

(Attach Affidavit of Publication to this Certificate and send Certificate and Affidavit to Ahlers & Cooney, P.C.)

4919-8680-9451-1\13932-037

CITY CLERK'S CERTIFICATION TO COUNTY AUDITOR

I hereby certify that attached hereto is a true and correct copy of the Tax Increment Ordinance approved by the City Council of the City of Mount Vernon, State of Iowa, designated as Ordinance Number __________, entitled:

AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON **CERTAIN PROPERTY** LOCATED WITHIN THE STONEBROOK URBAN RENEWAL AREA, IN THE CITY OF MOUNT VERNON, COUNTY OF LINN, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF MOUNT VERNON, COUNTY OF LINN, MOUNT VERNON COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE STONEBROOK URBAN RENEWAL AREA **(PHASE 5 PARCELS)**

approved by the City Council on the __________ day of _______________, 2025, and duly published on the __________ day of _______________, 2025, the original of which is on file in the records of the undersigned.

Dated this __________ day of _______________, 2025.

____

Clerk of the City of Mount Vernon

(CITY SEAL)

COUNTY AUDITOR'S CERTIFICATE

I, ____________________, County Auditor of Linn County, Iowa, hereby certify that on the __________ day of _______________, 2025, there was filed in my office a true and correct copy of the Tax Increment Ordinance of the City of Mount Vernon, State of Iowa, Ordinance Number __________, approved by the City Council on the __________ day of _______________, 2025, all duly certified upon the form attached above.

____

County Auditor of Linn County, Iowa

(COUNTY SEAL)

4899-4136-5355-1\13932-037

G. Resolutions for Approval

AGENDA ITEM # G – 1

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	October 20, 2025
AGENDA ITEM:	Resolution #10-20-2025A: Annual Financial Report
ACTION:	Motion

SYNOPSIS: Brad has completed the Annual Financial Report for fiscal year 2025. This report provides budget to actuals for your review.

BUDGET ITEM: All

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Resolution #10-20-2025A: Annual Financial Report

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 10/17/2025

RESOLUTION #10-20-2025A

A Resolution approving the Annual Financial Report for Fiscal Year 2025.

PASSED and ADOPTED this 20th day of October, 2025.

Thomas M. Wieseler, Mayor

ATTEST:

Marsha Dewell, City Clerk

STATE OF IOWA **2025** **FINANCIAL REPORT** **FISCAL YEAR ENDED** **JUNE 30, 2025** **CITY OF MOUNT VERNON, IOWA** **DUE: December 1, 2025**	16205701200000 CITY OF MOUNT VERNON 213 First Street NW MOUNT VERNON IA 52314-9998 POPULATION: 4527

NOTE - The information supplied in this report will be shared by the Iowa State Auditor's Office, the U.S. Census Bureau, various public interest groups, and State and federal agencies.

ALL FUNDS

	Governmental (a)	Proprietary (b)	Total Actual (c)	Budget (d)
Revenues and Other Financing Sources				
Taxes Levied on Property	2,090,440		2,090,440	2,178,054
Less: Uncollected Property Taxes-Levy Year	0		0	0
Net Current Property Taxes	2,090,440		2,090,440	2,178,054
Delinquent Property Taxes	0		0	0
TIF Revenues	1,232,247		1,232,247	1,309,365
Other City Taxes	1,238,190	0	1,238,190	1,220,455
Licenses and Permits	15,048	0	15,048	15,200
Use of Money and Property	392,938	105,637	498,575	456,255
Intergovernmental	1,344,455	2,700	1,347,155	1,543,939
Charges for Fees and Service	593,605	2,953,148	3,546,753	3,408,025
Special Assessments	0	0	0	0
Miscellaneous	232,164	23,858	256,022	209,125
Other Financing Sources	2,576,010	0	2,576,010	2,815,000
Transfers In	3,151,479	414,642	3,566,121	4,419,319
Total Revenues and Other Sources	12,866,576	3,499,985	16,366,561	17,574,737
Expenditures and Other Financing Uses				
Public Safety	1,639,270		1,639,270	1,947,740
Public Works	565,081		565,081	656,808
Health and Social Services	0		0	0
Culture and Recreation	971,458		971,458	1,080,018
Community and Economic Development	777,849		777,849	882,650
General Government	724,159		724,159	833,932
Debt Service	1,804,393		1,804,393	1,816,188
Capital Projects	6,405,516		6,405,516	7,700,000
Total Governmental Activities Expenditures	12,887,726	0	12,887,726	14,917,336
BUSINESS TYPE ACTIVITIES		3,062,442	3,062,442	3,341,060
Total All Expenditures	12,887,726	3,062,442	15,950,168	18,258,396
Other Financing Uses	0	0	0	
Transfers Out	3,122,978	443,143	3,566,121	4,419,319
Total All Expenditures/and Other Financing Uses	16,010,704	3,505,585	19,516,289	22,677,715
Excess Revenues and Other Sources Over (Under) Expenditures/and Other Financing Uses	-3,144,128	-5,600	-3,149,728	-5,102,978
Beginning Fund Balance July 1, 2024	10,413,071	851,760	11,264,831	9,728,526
Ending Fund Balance June 30, 2025	7,268,943	846,160	8,115,103	4,625,548

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

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

Indebtedness at June 30, 2025	Amount	Indebtedness at June 30, 2025	Amount
General Obligation Debt	2,090,000	Other Long-Term Debt	0
Revenue Debt	1,300,000	Short-Term Debt	0
TIF Revenue Debt	11,800,000		
		General Obligation Debt Limit	20,939,542

CERTIFICATION

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

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

PLEASE PUBLISH THIS PAGE ONLY

REVENUE P2

CITY OF MOUNT VERNON
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section A - Taxes	1										1
Taxes levied on property	2	1,316,257	668,545			105,638		2,090,440		2,090,440	2
Less: Uncollected Property Taxes - Levy Year	3							0		0	3
Net Current Property Taxes	4	1,316,257	668,545		0	105,638	0	2,090,440		2,090,440	4
Delinquent Property Taxes	5							0		0	5
Total Property Tax	6	1,316,257	668,545		0	105,638	0	2,090,440		2,090,440	6
TIF Revenues	7			1,232,247				1,232,247		1,232,247	7
Other City Taxes											
Utility Tax Replacement Excise Taxes	8	40,573	20,667			3,265		64,505		64,505	8
Utility Franchise Tax (Chapter 364.2, Code of Iowa)	9	302,113						302,113		302,113	9
Parimutuel Wager Tax	10							0		0	10
Gaming Wager Tax	11							0		0	11
Mobile Home Tax	12	3,682	1,860			296		5,838		5,838	12
Hotel / Motel Tax	13	74,134						74,134		74,134	13
Other Local Option Taxes	14					791,600		791,600		791,600	14
Total Other City Taxes	15	420,502	22,527		0	795,161	0	1,238,190	0	1,238,190	15
Section B - Licenses and Permits	16	15,048						15,048		15,048	16
Section C - Use of Money and Property	17										17
Interest	18	30,976		4,595		254,625		290,196	71,168	361,364	18
Rents and Royalties	19	102,742						102,742	34,469	137,211	19
Other Miscellaneous Use of Money and Property	20							0		0	20
	21							0		0	21
Total Use of Money and Property	22	133,718	0	4,595	0	254,625	0	392,938	105,637	498,575	22
Section D - Intergovernmental	24										24
Federal Grants and Reimbursements	26										26
Federal Grants	27	7,537				500,873		508,410	2,700	511,110	27
Community Development Block Grants	28	11,305						11,305		11,305	28
Housing and Urban Development	29							0		0	29
Public Assistance Grants	30							0		0	30
Payment in Lieu of Taxes	31							0		0	31
	32							0		0	32
Total Federal Grants and Reimbursements	33	18,842	0		0	500,873	0	519,715	2,700	522,415	33

REVENUE P3

CITY OF MOUNT VERNON
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section D - Intergovernmental - Continued	41										41
State Shared Revenues	43										43
Road Use Taxes	44		642,921					642,921		642,921	44
Other state grants and reimbursements	48										48
State grants	49							0		0	49
Iowa Department of Transportation	50							0		0	50
Iowa Department of Natural Resources	51							0		0	51
Iowa Economic Development Authority	52							0		0	52
CEBA grants	53							0		0	53
C&I Replacement and Tier I Business Tax Replacement	54	54,811	27,199			4,297		86,307		86,307	54
Liquor profits	55	4,811						4,811		4,811	55
STEP/state grants	56	14,154						14,154		14,154	56
	57							0		0	57
	58							0		0	58
	59							0		0	59
Total State	60	73,776	670,120	0	0	4,297	0	748,193	0	748,193	60
Local Grants and Reimbursements											
County Contributions	63							0		0	63
Library Service	64							0		0	64
Township Contributions	65							0		0	65
Fire/EMT Service	66							0		0	66
Bertram fire coverage	67	76,547						76,547		76,547	67
	68							0		0	68
	69							0		0	69
Total Local Grants and Reimbursements	70	76,547	0	0	0	0	0	76,547	0	76,547	70
Total Intergovernmental (Sum of lines 33, 60, and 70)	71	169,165	670,120	0	0	505,170	0	1,344,455	2,700	1,347,155	71
Section E -Charges for Fees and Service	72										72
Water	73							0	913,296	913,296	73
Sewer	74							0	907,611	907,611	74
Electric	75							0		0	75
Gas	76							0		0	76
Parking	77							0		0	77
Airport	78							0		0	78
Landfill/garbage	79							0	620,024	620,024	79
Hospital	80							0		0	80

REVENUE P4

CITY OF MOUNT VERNON
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Section E - Charges for Fees and Service - Continued	81										81
Transit	82							0		0	82
Cable TV	83							0		0	83
Internet	84							0		0	84
Telephone	85							0		0	85
Housing Authority	86							0		0	86
Storm Water	87							0	82,982	82,982	87
Other:	88										88
Nursing Home	89							0		0	89
Police Service Fees	90	360,526						360,526		360,526	90
Prisoner Care	91							0		0	91
Fire Service Charges	92							0		0	92
Ambulance Charges	93							0		0	93
Sidewalk Street Repair Charges	94							0		0	94
Housing and Urban Renewal Charges	95							0		0	95
River Port and Terminal Fees	96							0		0	96
Public Scales	97							0		0	97
Cemetery Charges	98	9,225						9,225		9,225	98
Library Charges	99							0		0	99
Park, Recreation, and Cultural Charges	100	221,347						221,347		221,347	100
Animal Control Charges	101	289						289		289	101
	102							0		0	102
Special events/public service, wellness center	103	2,218						2,218	429,235	431,453	103
Total Charges for Service	104	593,605	0	0	0	0	0	593,605	2,953,148	3,546,753	104
Section F - Special Assesments	106							0		0	106
Section G - Miscellaneous	107										107
Contributions	108	87,732						87,732	1,112	88,844	108
Deposits and Sales/Fuel Tax Refunds	109							0		0	109
Sale of Property and Merchandise	110		3,483					3,483		3,483	110
Fines	111	11,870						11,870		11,870	111
Internal Service Charges	112							0		0	112
	113							0		0	113
Misc. rebates, refunds & reimbursements, CDG reimb., insurance	114	87,665	3,954					91,619	15,378	106,997	114
Cemetery plots/perpetual care	115	9,120					2,280	11,400		11,400	115
Swimming pool misc., concessions, sales tax	116	26,060						26,060	5,331	31,391	116
Deposits received, meters & outside readers	117							0	2,037	2,037	117
	118							0		0	118
	119							0		0	119
Total Miscellaneous	120	222,447	7,437	0	0	0	2,280	232,164	23,858	256,022	120

REVENUE P5

CITY OF MOUNT VERNON
REVENUE AND OTHER FINANCING SOURCES FOR YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description		General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of (g) and (h)) (i)	
Total All Revenues (Sum of lines 6, 7, 15,16,22, 71, 104, 106, and 120)	121	2,870,742	1,368,629	1,236,842	0	1,660,594	2,280	7,139,087	3,085,343	10,224,430	121
Section H - Other Financing Sources	123										123
Proceeds of capital asset sales	124	21,100						21,100		21,100	124
Proceeds of long-term debt (Excluding TIF internal borrowing)	125					2,554,910		2,554,910		2,554,910	125
Proceeds of anticipatory warrants or other short-term debt	126							0		0	126
Regular transfers in and interfund loans	127	669,475	117,776		1,027,808	4,467		1,819,526	314,642	2,134,168	127
Internal TIF loans and transfers in	128	245,433	176,722	59,436	850,362			1,331,953	100,000	1,431,953	128
	129							0		0	129
	130							0		0	130
Total Other Financing Sources	131	936,008	294,498	59,436	1,878,170	2,559,377	0	5,727,489	414,642	6,142,131	131
Total Revenues Except for Beginning Balances (Sum of lines 121 and 131)	132	3,806,750	1,663,127	1,296,278	1,878,170	4,219,971	2,280	12,866,576	3,499,985	16,366,561	132
Beginning Fund Balance July 1, 2024	134	1,090,213	1,127,469	518,533	175,111	7,398,800	102,945	10,413,071	851,760	11,264,831	134
Total Revenues and Other Financing Sources (Sum of lines 132 and 134)	136	4,896,963	2,790,596	1,814,811	2,053,281	11,618,771	105,225	23,279,647	4,351,745	27,631,392	136

EXPENDITURES P6

CITY OF MOUNT VERNON
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025

NON-GAAP/CASH BASIS

Item Description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section A - Public Safety	1										1
Police Department/Crime Prevention	2	1,411,005						1,411,005		1,411,005	2
Jail	3							0		0	3
Emergency Management	4							0		0	4
Flood control	5							0		0	5
Fire Department	6	190,622						190,622		190,622	6
Ambulance	7	37,238						37,238		37,238	7
Building Inspections	8							0		0	8
Miscellaneous Protective Services	9							0		0	9
Animal Control	10	405						405		405	10
Other Public Safety	11							0		0	11
	12							0		0	12
	13							0		0	13
Total Public Safety	14	1,639,270	0		0	0	0	1,639,270		1,639,270	14
Section B - Public Works	15										15
Roads, Bridges, Sidewalks	16		455,068					455,068		455,068	16
Parking Meter and Off-Street	17							0		0	17
Street Lighting	18		62,207					62,207		62,207	18
Traffic Control Safety	19							0		0	19
Snow Removal	20		47,806					47,806		47,806	20
Highway Engineering	21							0		0	21
Street Cleaning	22							0		0	22
Airport (if not an enterprise)	23							0		0	23
Garbage (if not an enterprise)	24							0		0	24
Other Public Works	25							0		0	25
	26							0		0	26
	27							0		0	27
Total Public Works	28	0	565,081		0	0	0	565,081		565,081	28
Section C - Health and Social Services	29										29
Welfare Assistance	30							0		0	30
City Hospital	31							0		0	31
Payments to Private Hospitals	32							0		0	32
Health Regulation and Inspections	33							0		0	33
Water, Air, and Mosquito Control	34							0		0	34
Community Mental Health	35							0		0	35
Other Health and Social Services	36							0		0	36
	37							0		0	37
	38							0		0	38
Total Health and Social Services	39	0	0		0	0	0	0		0	39
Section D - Culture and Recreation	40										40
Library Services	41	150,000						150,000		150,000	41
Museum, Band, Theater	42	2,000						2,000		2,000	42
Parks	43	365,634						365,634		365,634	43
Recreation	44	350,503						350,503		350,503	44
Cemetery	45	33,964						33,964		33,964	45
Community Center, Zoo, Marina, and Auditorium	46	21,000						21,000		21,000	46
Other Culture and Recreation	47	48,357						48,357		48,357	47
	48							0		0	48
	49							0		0	49
Total Culture and Recreation	50	971,458	0		0	0	0	971,458		971,458	50

EXPENDITURES P7

CITY OF MOUNT VERNON
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section E - Community and Economic Development	51										51
Community beautification	52	3,274						3,274		3,274	52
Economic development	53	376,954						376,954		376,954	53
Housing and urban renewal	54		2,544					2,544		2,544	54
Planning and zoning	55	77						77		77	55
Other community and economic development	56							0		0	56
TIF Rebates	57		395,000					395,000		395,000	57
	58							0		0	58
Total Community and Economic Development	59	380,305	397,544	0	0	0	0	777,849		777,849	59
Section F - General Government	60										60
Mayor, Council and City Manager	61	8,348						8,348		8,348	61
Clerk, Treasurer, Financial Administration	62	419,452						419,452		419,452	62
Elections	63							0		0	63
Legal Services and City Attorney	64	31,123						31,123		31,123	64
City Hall and General Buildings	65	105,437						105,437		105,437	65
Tort Liability	66		159,799					159,799		159,799	66
Other General Government	67							0		0	67
	68							0		0	68
	69							0		0	69
Total General Government	70	564,360	159,799		0	0	0	724,159		724,159	70
Section G - Debt Service	71				1,804,393			1,804,393		1,804,393	71
	72							0		0	72
	73							0		0	73
Total Debt Service	74	0	0	0	1,804,393	0	0	1,804,393		1,804,393	74
Section H - Regular Capital Projects - Specify	75										75
Fire equip., trails/parks, UR/streetscape	76					344,290		344,290		344,290	76
Streets, sidewalks, PW bldg., remote read	77					3,077,209		3,077,209		3,077,209	77
Subtotal Regular Capital Projects	78	0	0		0	3,421,499	0	3,421,499		3,421,499	78
TIF Capital Projects - Specify	79										79
Comm. center, police station, streets	80					2,984,017		2,984,017		2,984,017	80
	81							0		0	81
Subtotal TIF Capital Projects	82	0	0		0	2,984,017	0	2,984,017		2,984,017	82
Total Capital Projects	83	0	0		0	6,405,516	0	6,405,516		6,405,516	83
Total Governmental Activities Expenditures	84	3,555,393	1,122,424	0	1,804,393	6,405,516	0	12,887,726		12,887,726	84
(Sum of lines 14, 28, 39, 50, 59, 70, 74, 83)	85										85

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

EXPENDITURES P8

CITY OF MOUNT VERNON
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Section I - Business Type Activities	87										87
Water - Current Operation	88								716,518	716,518	88
Capital Outlay	89									0	89
Debt Service	90									0	90
Sewer and Sewage Disposal - Current Operation	91								747,506	747,506	91
Capital Outlay	92									0	92
Debt Service	93								108,620	108,620	93
Electric - Current Operation	94									0	94
Capital Outlay	95									0	95
Debt Service	96									0	96
Gas Utility - Current Operation	97									0	97
Capital Outlay	98									0	98
Debt Service	99									0	99
Parking - Current Operation	100									0	100
Capital Outlay	101									0	101
Debt Service	102									0	102
Airport - Current Operation	103									0	103
Capital Outlay	104									0	104
Debt Service	105									0	105
Landfill/Garbage - Current operation	106								682,013	682,013	106
Capital Outlay	107								6,466	6,466	107
Debt Service	108									0	108
Hospital - Current Operation	109									0	109
Capital Outlay	110									0	110
Debt Service	111									0	111
Transit - Current Operation	112									0	112
Capital Outlay	113									0	113
Debt Service	114									0	114
Cable TV, Telephone, Internet - Current Operation	115									0	115
Capital Outlay	116									0	116
Housing Authority - Current Operation	117									0	117
Capital Outlay	118									0	118
Debt Service	119									0	119
Storm Water - Current Operation	120								92,057	92,057	120
Capital Outlay	121									0	121
Debt Service	122									0	122
Other Business Type - Current Operation	123								643,041	643,041	123
Capital Outlay	124								66,221	66,221	124
Debt Service	125									0	125
Internal Service Funds - Specify	126										126
	127									0	127
	128									0	128
Total Business Type Activities	129								3,062,442	3,062,442	129

EXPENDITURES P9

CITY OF MOUNT VERNON
EXPENDITURES AND OTHER FINANCING USES FOR FISCAL YEAR ENDED JUNE 30, 2025 -- Continued

NON-GAAP/CASH BASIS

Item description	Line	General (a)	Special Revenue (b)	TIF Special Revenue (c)	Debt Service (d)	Capital Projects (e)	Permanent (f)	Total Governmental (Sum of cols. (a) through (f)) (g)	Proprietary (h)	Grand Total (Sum of col. (g)) (i)	Line
Subtotal Expenditures (Sum of lines 84 and 129)	130	3,555,393	1,122,424	0	1,804,393	6,405,516	0	12,887,726	3,062,442	15,950,168	130
Section J - Other Financing Uses Including Transfers Out	131										131
Regular transfers out	132	220,274	800,597		14,642	655,512		1,691,025	443,143	2,134,168	132
Internal TIF loans/repayments and transfers out	133			1,372,518	59,435			1,431,953		1,431,953	133
	134							0		0	134
Total Other Financing Uses	135	220,274	800,597	1,372,518	74,077	655,512	0	3,122,978	443,143	3,566,121	135
Total Expenditures and Other Financing Uses (Sum of lines 130 and 135)	136	3,775,667	1,923,021	1,372,518	1,878,470	7,061,028	0	16,010,704	3,505,585	19,516,289	136
	137										137
Ending fund balance June 30, :	138										138
Governmental:	139										139
Nonspendable	140						105,225	105,225		105,225	140
Restricted	141	55,140	867,575	442,293	174,811	3,933,205		5,473,024		5,473,024	141
Committed	142							0		0	142
Assigned	143					977,406		977,406		977,406	143
Unassigned	144	1,066,156				-352,868		713,288		713,288	144
Total Governmental	145	1,121,296	867,575	442,293	174,811	4,557,743	105,225	7,268,943		7,268,943	145
Proprietary	146								846,160	846,160	146
Total Ending Fund Balance June 30,	147	1,121,296	867,575	442,293	174,811	4,557,743	105,225	7,268,943	846,160	8,115,103	147
Total Requirements (Sum of lines 136 and 147)	148	4,896,963	2,790,596	1,814,811	2,053,281	11,618,771	105,225	23,279,647	4,351,745	27,631,392	148

OTHER P10

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

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

Purpose	Amount paid to State
Highways	
All other	

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

YOU ARE REQUIRED TO ENTER SALARY DOLLARS IN THE Amount areas FOR SALARIES AND WAGES PAID	Amount
Total Salaries and Wages Paid	2,850,594

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

Debt During the Fiscal Year					Debt Outstanding JUNE 30, 2025				
Purpose	Line	Debt Outstanding JULY 1, 2024	Issued	Retired	General Obligation	TIF Revenue	Revenue	Other	Interest Paid This Year
Water Utility	1.	42,000	0	42,000	0	0	0	0	1,029
Sewer Utility	2.	1,381,000	0	81,000	0	0	1,300,000	0	24,168
Electric Utility	3.	0	0	0	0	0	0	0	0
Gas Utility	4.	0	0	0	0	0	0	0	0
Transit-Bus	5.	0	0	0	0	0	0	0	0
Industrial Revenue	6.	0	0	0	0	0	0	0	0
Mortgage Revenue	7.	0	0	0	0	0	0	0	0
TIF Revenue	8.	0	0	0	0	0	0	0	0
Other Purposes / Miscellaneous	9.	0	0	0	0	0	0	0	0
GO	10.	15,235,000	2,500,000	1,345,000	2,090,000	11,800,000	0	0	412,666
Parking	11.	0	0	0	0	0	0	0	0
Airport	12.	0	0	0	0	0	0	0	0
Stormwater	13.	0	0	0	0	0	0	0	0
Section 108	14.	0	0	0	0	0	0	0	0
Total Long-Term		16,658,000	2,500,000	1,468,000	2,090,000	11,800,000	1,300,000	0	437,863

B. Short-Term Debt Amount	
Outstanding as of July 1, 2024	
Outstanding as of JUNE 30, 2025	

Part VI DEBT LIMITATION FOR GENERAL OBLIGATIONS

	Amount		
Actual valuation -- January 1, 2023	418,790,854	x.05 = $	20,939,542.7

Part VII CASH AND INVESTMENT ASSETS AS OF JUNE 30, 2025

Type of asset	Amount				
	Bond and interest funds (a)	Bond construction funds (b)	Pension/retirement funds (c)	All other Funds (d)	Total (e)
Cash and investments - Include cash on hand, CD's, time, checking and savings deposits, Federal securities, Federal agency securities, State and local government securities, and all other securities. Exclude value of real property.	175,111	2,713,802		5,226,490	8,115,403

If you budget on a NON-GAAP CASH BASIS, the amount in the Total above SHOULD EQUAL the above summed amounts on the sheet All Funds P1: Ending fund balance, column C PLUS the amounts in the shaded Note area.

CITY DEBT DETAIL - LT DEBT1

Debt Series Name		Type of Debt	Date of Issuance	Debt Resolution	Rate Range	Voted	Amount of Issue	Principal Outstanding July 1, 2024	Fiscal Year Principal Paid	Fiscal Year Interest Paid	Tied to Other Debt	Purpose of Debt	Projects Funded by Debt
Series 2013A	1	GO	07-01-2013	6-17-2013C	0.85-3.10	No Vote - Essential GO	1,200,000	380,000	90,000	11,318		General Obligation (GO)	Highway 30 Roundabouts
Series 2014	2	GO	09-22-2014	9-18-2014B	2.00-3.10	No Vote - Essential GO	2,700,000	1,055,000	200,000	31,875		General Obligation (GO)	Street Improvements, swimming pool rehab
Series 2015	3	GO	07-15-2015	6-1-2015B	0.80-2.45	No Vote - Essential GO	375,000	42,000	42,000	1,029		Water Utility	Water Treatment Plant
Series 2018	4	TIF Revenue	10-30-2018	10-15-2018C	3.00-3.35	No Vote - Essential GO	5,000,000	3,715,000	465,000	112,185		General Obligation (GO)	Urban Renewal, Community Center
Series 2019	5	GO	10-01-2019	9-3-2019B	1.45-1.75	No Vote - Essential GO	2,250,000	1,165,000	220,000	18,313		General Obligation (GO)	Refunding Water & Sewer Projects Debt
Series 2020	6	TIF Revenue	02-28-2020	2-18-2020B	1.45-2.00	No Vote - Essential GO	500,000	180,000	90,000	3,510		General Obligation (GO)	Wellness/Fitness Center
Series 2022	7	TIF Revenue	10-18-2022	10-3-2022C	3.00-3.35	No Vote - Essential GO	1,500,000	1,400,000	105,000	43,478		General Obligation (GO)	Various Projects
Series 2024A	8	TIF Revenue	05-06-2024	05-20-2024C	4.00	No Vote - Essential GO	4,840,000	4,840,000	175,000	191,987		General Obligation (GO)	Various Projects
Series 2025	9	TIF Revenue	05-19-2025	05-05-2025C	4.00	No Vote - Essential GO	2,500,000	2,500,000	0	0		General Obligation (GO)	Streets, Uptown Lighting
Series 2019 SRF	10	Revenue	08-30-2019	5-20-2019A	1.75	No Vote - Non-GO	1,762,500	1,381,000	81,000	24,168		Sewer Utility	WWTP UV Disinfection
TIF Rebates	11	TIF Agreement	06-30-2025	TIF Rebate	0.00	No Vote - Non-GO	2,408,000	1,992,499	245,433	0		TIF Revenue	TIF Rebates
	12	-				-						-	-
	13	-				-						-	-
	14	-				-						-	-
	15	-				-						-	-
	16	-				-						-	-
	17	-				-						-	-
	18	-				-						-	-
	19	-				-						-	-
	20	-				-						-	-

AGENDA ITEM # G – 2

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	October 20, 2025
AGENDA ITEM:	Resolution #10-20-2025B – Disposing of City Owned Property
ACTION:	Motion

SYNOPSIS: Staff is seeking permission to advertise and dispose of the existing street sweeper. It should be noted that this item could be sold for scrap should we not receive any interest from a gov.deals posting.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Resolution #10-20-2025B – Disposing of City Owned Property

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 10/17/2025

RESOLUTION #10-20-2025B

RESOLUTION APPROVING THE DISPOSAL OF MUNICIPAL PROPERTY

WHEREAS; over time the City of Mt. Vernon has accumulated property by various methods and of wide ranging descriptions; and

WHEREAS; the City now has the need to dispose of this property as it is of no use and of no value to maintain; and

WHEREAS; the said property has been inventoried (Exhibit A attached) and is ready for disposal.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MT. VERNON, IOWA: To grant staff permission to dispose of inventoried property by best methods possible while seeking to collect reasonable value.

PASSED and ADOPTED this 20th day of October, 2025.

____
Thomas M. Wieseler, Mayor

ATTEST:

____
Marsha Dewell, City Clerk

Exhibit "A"

Equipment/Property for Sale

October 20, 2025

1. Street Sweeper

AGENDA ITEM # G – 3

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	October 20, 2025
AGENDA ITEM:	Resolution #10-20-2025C: Final Plat Spring Meadow Heights 4th
ACTION:	Motion

SYNOPSIS: The public improvements have been completed, and the Planning and Zoning Commission have reviewed for compliance with the preliminary plat. The Commission voted to recommend approval of the plat with one minor modification to the termination point for street names.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

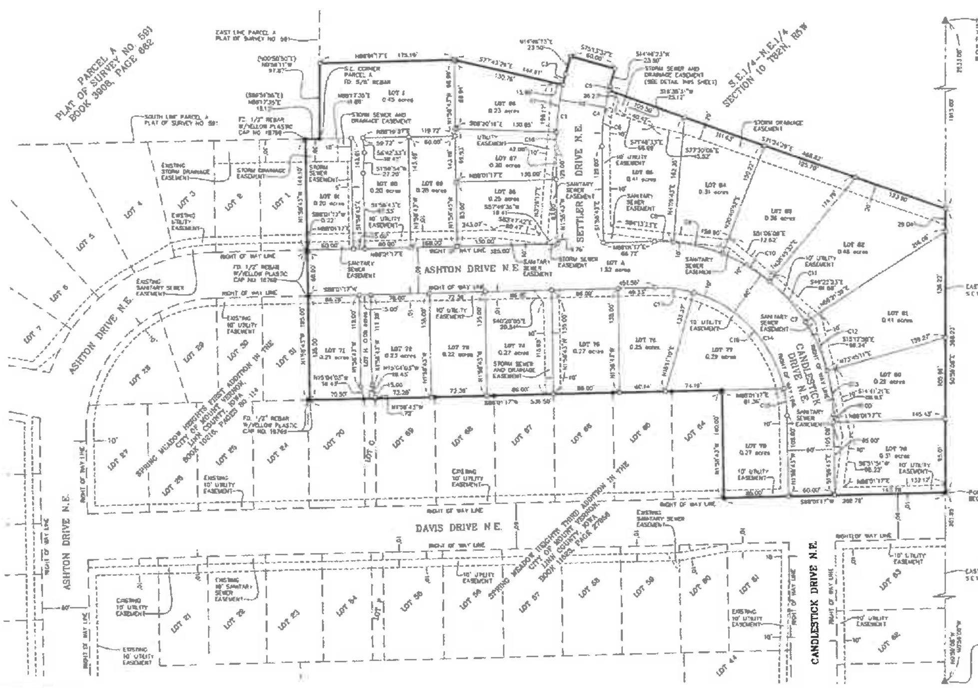
ATTACHMENTS: Resolution #10-20-2025C: Final Plat Spring Meadow Heights 4th

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 10/17/2025

FINAL PLAT

SPRING MEADOW HEIGHTS FOURTH ADDITION

IN THE CITY OF MOUNT VERNON, LINN COUNTY, IOWA



INDEX LEGEND	SPACE RESERVED FOR RECORDING PURPOSES
Location: S.E.1/4-N.E.1/4, SECTION 10, T82N, R5W	
Requestor: MIDWEST DEVELOPMENT CO	
Proprietor: MIDWEST DEVELOPMENT CO	
Surveyor: GREGG E. SAMPSON, P.L.S.	
Company/Return to: HALL & HALL ENGINEERS, INC 1860 BOYSON ROAD HIAWATHA, IOWA 52233 1-319-362-9548 Susan Faringer	

DETAIL SCALE: 1"=20'

APPLICANT:

MIDWEST DEVELOPMENT CO.
417 FIRST AVENUE S.E.
CEDAR RAPIDS, IOWA 52401-1366
PHONE: (319)-363-8285

OWNER:

MIDWEST DEVELOPMENT CO.
417 FIRST AVENUE S.E.
CEDAR RAPIDS, IOWA 52401-1366
PHONE: (319)-363-8285

LAND SURVEYOR:

HALL & HALL ENGINEERS, INC
1860 BOYSON ROAD
HIAWATHA, IOWA 52233
319-362-9548

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (S.E.1/4-N.E.1/4) OF SECTION TEN (10), TOWNSHIP EIGHTY-TWO (82) NORTH, RANGE FIVE (5) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF MOUNT VERNON, LINN COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 10;

THENCE NORTH 0°39'06" WEST ON THE EAST LINE OF SAID S.E.1/4-N.E.1/4, A DISTANCE OF 381.85 FEET TO THE NORTH RIGHT OF WAY LINE OF DAVIS DRIVE N.E. AND THE POINT OF BEGINNING;

THENCE SOUTH 88°01'17" WEST ON THE NORTH LINE OF SPRING MEADOW HEIGHTS THIRD ADDITION, 388.78 FEET;

THENCE NORTH 1°58'43" WEST ON SAID NORTH LINE, 140.00 FEET;

THENCE SOUTH 88°01'17" WEST ON SAID NORTH LINE, 536.50 FEET TO THE EAST LINE OF SPRING MEADOW HEIGHTS FIRST ADDITION;

THENCE NORTH 1°58'43" WEST ON SAID EAST LINE, 195.00 FEET;

THENCE SOUTH 88°01'17" WEST ON SAID EAST LINE, 8.22 FEET;

THENCE NORTH 1°58'43" WEST ON SAID EAST LINE, 144.10 FEET TO THE NORTHEAST CORNER OF SPRING MEADOW HEIGHTS FIRST ADDITION AND THE SOUTH LINE OF PARCEL A OF PLAT OF SURVEY NO. 581;

THENCE NORTH 88°17'35" EAST ON SAID SOUTH LINE, 18.12 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A;

THENCE NORTH 0°50'30" WEST ON THE EAST LINE OF SAID PARCEL A, 97.87 FEET;

THENCE NORTH 88°09'17" EAST, 175.16 FEET;

THENCE SOUTH 77°43'26" EAST, 144.61 FEET TO THE BEGINNING OF A 330.00 FOOT RADIUS CURVE, CONCAVE EASTERLY AND HAVING A LONG CHORD OF 14.38 FEET BEARING NORTH 13°31'29" EAST;

THENCE NORTHERLY ON THE ARC OF SAID CURVE, 14.38 FEET;

THENCE NORTH 14°46'23" EAST, 23.50 FEET;

THENCE SOUTH 75°13'37" EAST, 60.00 FEET;

THENCE SOUTH 14°46'23" WEST, 22.50 FEET TO THE BEGINNING OF A 270.00 FOOT RADIUS CURVE, CONCAVE EASTERLY AND HAVING A LONG CHORD OF 5.85 FEET BEARING SOUTH 14°09'07" WEST;

THENCE SOUTHERLY ON THE ARC OF SAID CURVE, 5.85 FEET;

THENCE SOUTH 71°24'28" EAST, 468.82 FEET TO THE EAST LINE OF SAID S.E.1/4-N.E.1/4;

THENCE SOUTH 0°39'06" EAST ON SAID EAST LINE, 368.23 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 7.88 ACRES.


LOCATION MAP - SCALE :1"=600'

SURVEY LEGEND

- SET 1/2" REBAR W/YELLOW PLASTIC CAP NO. 14809
- FD. 1/2" REBAR W/YELLOW PLASTIC CAP NO. 14809 UNLESS OTHERWISE NOTED
- FD. SECTION CORNER MONUMENT
- ( ) RECORDED AS
- EASEMENT LINE
- PLAT BOUNDARY
- PLAT LOT LINE
- SECTION LINE
- EXISTING LOT LINE

NOTES:

1. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS ARE BASED ON NAD83(2011)(EPOCH 2010.000) Iowa State Plane, North Zone, as observed using the Iowa Real Time Network.
3. DATE OF SURVEY FIELD WORK: 6/4/2021
4. LOT A (CANDLESTICK DRIVE N.E., SETTLER DRIVE N.E. AND ASHTON DRIVE N.E.) IS BEING DEDICATED TO THE CITY OF MOUNT VERNON, IOWA AT THIS TIME AS PUBLIC STREET RIGHT OF WAY.
5. LOT H IS BEING DEDICATED TO THE CITY OF MOUNT VERNON, IOWA AT THIS TIME FOR PUBLIC PARK AND PUBLIC TRAIL USE.
6. LOT I IS BEING DEDICATED TO THE CITY OF MOUNT VERNON, IOWA AT THIS TIME FOR STORM WATER MANAGEMENT, PUBLIC PARK, AND PUBLIC TRAIL USE.
7. THIS PROPERTY IS LOCATED IN UNSHADED ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 19113C0410E WHICH BEARS AN EFFECTIVE DATE OF JULY 20, 2027

Curve Table

Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
C1	16° 45' 06"	48.54'	96.46'	330.00'	96.14'	N6° 23' 38"E
C2	10° 46' 50"	31.14'	62.06'	330.00'	62.00'	N6° 53' 08"E
C3	2° 29' 48"	7.19'	14.38'	330.00'	14.38'	N13° 31' 29"E
C4	16° 45' 06"	39.75'	78.94'	270.00'	78.66'	S6° 23' 38"W
C5	1° 14' 32"	2.93'	5.85'	270.00'	5.85'	S14° 09' 07"W
C6	15° 30' 34"	36.77'	73.09'	270.00'	72.86'	S5° 46' 34"W
C7	90° 00' 00"	230.00'	361.28'	230.00'	325.27'	N46° 56' 43"W
C8	6° 08' 36"	12.34'	24.66'	230.00'	24.64'	N88° 54' 30"W
C9	16° 31' 08"	33.38'	66.31'	230.00'	66.08'	N77° 34' 42"W

Curve Table

Curve	Delta	Tangent	Length	Radius	Chord	Chord Brg
C10	18° 04' 40"	36.58'	72.57'	230.00'	72.27'	N60° 16' 48"W
C11	17° 36' 00"	35.61'	70.65'	230.00'	70.37'	N42° 26' 28"W
C12	17° 23' 40"	35.18'	69.85'	230.00'	69.58'	N24° 56' 38"W
C13	14° 16' 08"	28.79'	57.28'	230.00'	57.13'	N9° 08' 46"W
C14	90° 00' 00"	170.00'	267.04'	170.00'	240.42'	N46° 56' 43"W
C15	11° 52' 52"	17.69'	35.25'	170.00'	35.18'	N7° 59' 08"W
C16	60° 57' 15"	100.05'	180.86	170.00'	172.45'	N44° 30' 12"W
C17	17° 09' 53"	25.66'	[illegible]	[illegible]	50.74'	N83° 23' 46"W
C18	3° 28' 27"	10.01'	20.01'	[illegible]	[illegible]	N0° 14' 29"W

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signed: Date: 5/6/2025

GREGG E. SAMPSON, P.L.S. Iowa License No. 14809

My license renewal date is December 31, 2026

ENTIRE SUBMISSION IS COVERED BY THIS SEAL UNLESS SPECIFIED BELOW: [illegible]

HALL & HALL ENGINEERS, INC.

FINAL PLAT

SPRING MEADOW HEIGHTS FOURTH ADDITION

IN THE CITY OF MOUNT VERNON, LINN COUNTY, IOWA

Sheet 1 of 1

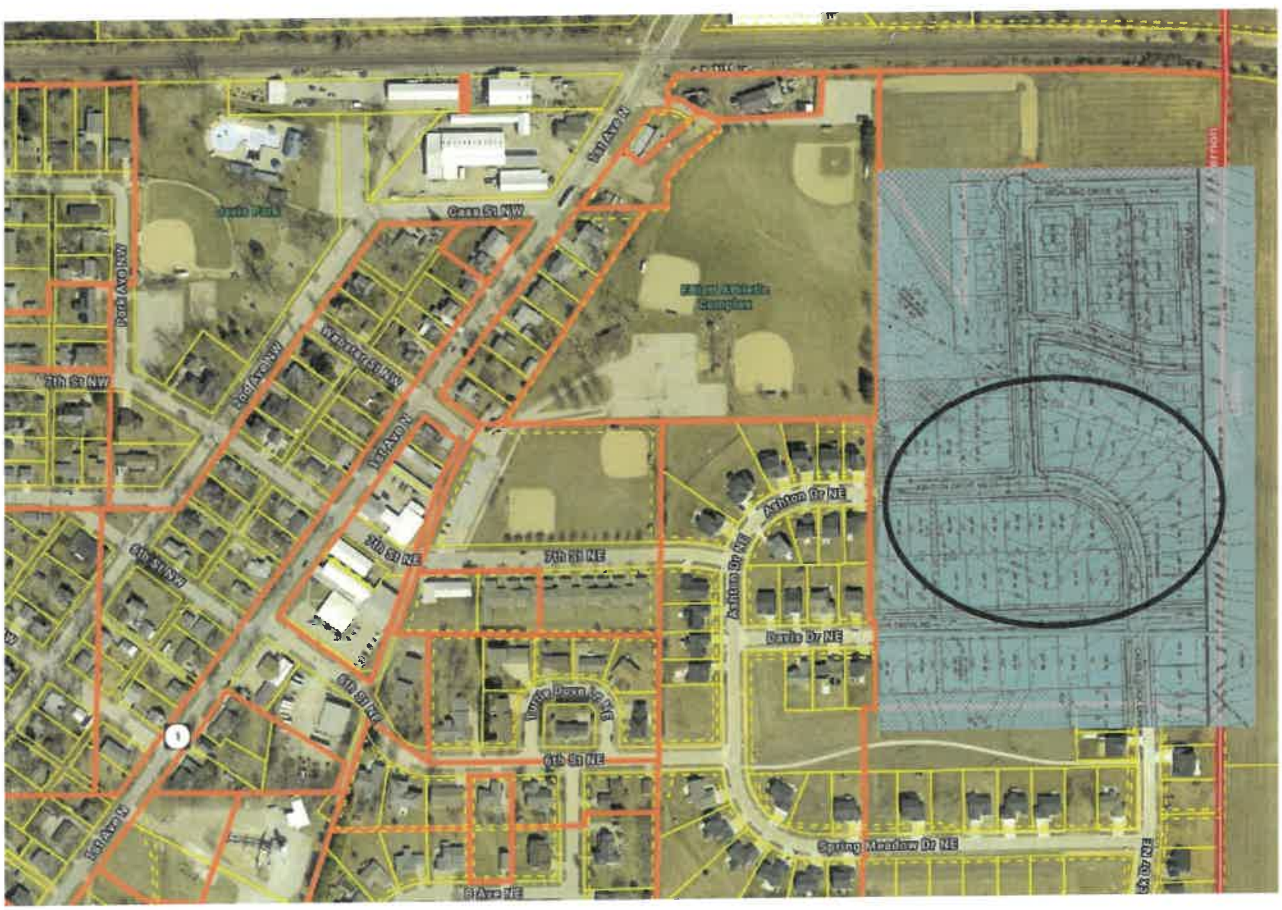
Project Number: 8171-15-114

PLANNING & ZONING COMMISSION
October 15, 2025
STAFF REPORT

Prepared by: Leigh Bradbury, City Planner

AGENDA ITEM: **Spring Meadow Heights, 4th Addition**
Final Plat

Requested Action:	Recommend approval of Final Plat to City Council
Applicant / Owner:	Midwest Development Co.
Size:	7.88 acres
Location:	Northwest quadrant, north of 1st Street and east of Hwy 1



Source Map: Linn County Land Records - 2024

Overlay: Spring Meadow Heights - Preliminary Plat 2017, 3rd and 4th Additions

Background Information:

The preliminary plat for Spring Meadow Heights was approved by City Council on August 21, 2017. It is zoned Traditional Residential.

Public improvements for the 4th Addition began this past spring and were recommended for acceptance by V&K Engineering in September 2025. The resolution for acceptance was approved by City Council on October 6, 2025.

This plat adds twenty-one (21) residential lots to the housing stock and provides for an 8' wide trail connection to Elliot Park (Lot H). Lot I has been dedicated to the City for stormwater management.

The final addition of this development will extend to the north of this addition, along Settler Drive NE.

Analysis: There is one minor change from the Preliminary Plat. The north/south trail section has been moved westward by one lot on the south side of Ashton Drive NE. This was done in conjunction with a similar adjustment to the 3rd Addition, and aligns with a northern trail connection into Elliot Park.

Action Required: Recommendation to City Council to 1) approve, 2) approve with modifications / conditions, or 3) disapprove the final plat.

Staff Recommendation: Approval of Final Plat

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

AGENDA ITEM # G – 4

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	October 20, 2025
AGENDA ITEM:	Resolution #10-20-2025D: Set Public Hearing Date
ACTION:	Motion

SYNOPSIS: I will defer to Jacob Lindauer to explain the details of an Emergency Service District.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Resolution #10-20-2025D: Set Public Hearing Date

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 10/17/2025

CHAPTER 357G

CITY EMERGENCY MEDICAL SERVICES DISTRICTS

Referred to in §331.382, 357J.18

357G.1 Definitions.

As used in this chapter, unless the context otherwise requires:

1. *"Book"*, *"list"*, *"record"*, or *"schedule"* kept by a county auditor, assessor, treasurer, recorder, sheriff, or other county officer means the county system as defined in section 445.1.
2. *"Council"* means the city council of a city.
3. *"District"* means a city emergency medical services district.
4. *"Trustee"* means a trustee of a district.

94 Acts, ch 1075, §1; 2000 Acts, ch 1148, §1; 2002 Acts, ch 1119, §200, 201

357G.2 Petition for public hearing.

1. The council shall, on the petition of twenty-five percent of the resident property owners in a proposed district if the assessed valuation of the property owned by the petitioners represents at least twenty-five percent of the total assessed value of the proposed district, hold a public hearing concerning the establishment of a proposed district. The petition shall include a statement containing the following information:

a. The need for emergency medical services.

b. The district to be served.

c. The approximate number of families in the district.

d. The proposed personnel, equipment, and facilities to provide the emergency medical services.

2. The council may require a bond of the petitioners conditioned for the payment of all costs and expenses incurred in the proceedings in case the district is not established.

94 Acts, ch 1075, §2

Referred to in §357G.4

357G.3 Limitation on area.

A district shall include all of the incorporated area of a city except property assessed as agricultural land, or centrally assessed property.

94 Acts, ch 1075, §3

357G.4 Time of hearing.

The public hearing required in section 357G.2 shall be held within thirty days of the presentation of the petition. Notice of hearing shall be given by publication in two successive issues of any newspaper of general circulation within the district. The last publication shall be not less than one week before the proposed hearing.

94 Acts, ch 1075, §4; 95 Acts, ch 67, §30

Referred to in §357G.7, 357G.8

357G.5 Action by council.

After, and within ten days of, the hearing, the council shall either establish the district by resolution or disallow the petition.

94 Acts, ch 1075, §5

357G.6 Engineer.

1. When the council establishes a district, the council shall appoint a competent disinterested civil engineer, who shall prepare a preliminary plat showing:

a. The proper design in general outline of the district.

b. The lots and parcels of land within the proposed district as they appear on the city assessor's or county auditor's plat books with the names of the owners.

c. The assessed valuation of the lots and parcels.

2. The compensation of the engineer on the preliminary investigation shall be determined by the council. The engineer shall file a report with the city assessor within thirty days of appointment. The council may extend the time upon good cause shown.

94 Acts, ch 1075, §6

357G.7 Hearing on engineer's report.

After the engineer's report is filed, the council shall give notice, as provided in section 357G.4, of a public hearing to be held concerning the engineer's preliminary plat.

94 Acts, ch 1075, §7

357G.8 Election on proposed levy and candidates for trustees.

1. When a preliminary plat has been approved by the council, an election shall be held within the district within sixty days to approve or disapprove the levy of an initial tax of not more than one dollar per thousand dollars of assessed value on all the taxable property within the district and to choose candidates for the offices of trustees of the district. The ballot shall set out the reason for the tax and the amount needed. The tax shall be set to raise only the amount needed. Notice of the election, including the time and place of holding the election, shall be given as provided in section 357G.4. The vote shall be by ballot which shall state clearly the proposition to be voted upon and any registered voter residing within the district at the time of the election may vote. It is not mandatory for the county commissioner of elections to conduct elections held pursuant to this chapter, but the elections shall be conducted in accordance with chapter 49 where not in conflict with this chapter. Judges shall be appointed to serve without pay by the council from among the registered voters of the district to be in charge of the election. The proposition is approved if sixty percent of those voting on the proposition vote in favor of it.

2. *a.* If the tax authorized under subsection 1 is insufficient to provide the services authorized under this chapter, the trustees may levy an additional annual tax, at a rate necessary to provide the authorized services, if such authority for an additional tax is approved at election held separately and after the election held under subsection 1.

b. By resolution, the council may submit to the registered voters of the district the proposition of levying the additional annual tax according to the election procedures under subsection 1.

c. (1) After adoption of the resolution under paragraph "*b*", the board of trustees shall coordinate efforts with the local emergency medical services agencies to establish a district advisory council to assist in researching and assessing the service needs of the district and guiding implementation of services in the district within a council structure.

(2) The district advisory council established under subparagraph (1) shall recommend to the board of trustees an amount of funding to be specified on the ballot for the election held under this subsection 2 and shall annually assess and review the emergency medical services needs of the district and shall include the results of such review and assessment in an annual report filed with the board of trustees. The annual report shall be publicly available upon filing with the board of trustees. The board of trustees shall receive public comment regarding the report at one or more meetings of the board of trustees. Any meeting of the board of trustees at which public comment on the annual report is heard shall be at least fourteen days following the date the annual report is filed with the board of trustees.

d. The proposition is adopted if a majority of those voting on the proposition at the election approves it. If the proposition is approved at election, the trustees may impose the additional annual tax beginning with the fiscal year beginning July 1 following the election at which the proposition was approved. The proposition is not affected by a change in the boundaries of the district.

e. Discontinuance of the authority to impose an additional tax under this chapter shall be by petition and election. Upon petition of twenty-five percent of the resident eligible electors, the board of trustees shall submit to the voters of the district the question of whether to discontinue the authority to impose the additional tax according to the election procedures under subsection 1. If a majority of those voting on the question of discontinuance of the trustees' authority to impose the tax favors discontinuance, the trustees shall not impose the additional tax for any fiscal year beginning after the election approving the discontinuance, unless imposition is subsequently again authorized at election. Following discontinuance of the authority to impose the additional tax, authority to reimpose the additional tax requires approval in accordance with this subsection.

94 Acts, ch 1075, §8; 95 Acts, ch 67, §53; 2021 Acts, ch 174, §52

Referred to in §357G.10, 357G.11, 357J.18

357G.9 Trustees — term and qualification.

At the election, the names of up to three candidates for trustee shall be written in by the voters on blank ballots without formal nomination and the council shall appoint three from among the five receiving the highest number of votes as trustees for the district. One trustee shall be appointed to serve for one year, one for two years, and one for three years. The trustees and their successors must be residents of the district and shall give bond in the amount required by the council, the premium of which shall be paid by the district. Vacancies shall be filled by appointment by the council. The term of succeeding trustees shall be three years.

94 Acts, ch 1075, §9; 98 Acts, ch 1123, §14, 19

357G.10 Trustees' powers.

The trustees may purchase, own, rent, or maintain emergency medical services apparatus or equipment within the state or outside the territorial jurisdiction and boundary limits of this state, provide housing for such apparatus and equipment, provide emergency medical service and facilities, and may certify for levy taxes as provided in section 357G.8. The trustees may purchase material, employ emergency medical service and other personnel, and may perform all other acts necessary to properly maintain and operate the district. The trustees may contract with any other city or county or public or private agency under chapter 28E for the purpose of providing emergency medical services under this chapter. The trustees are allowed necessary expenses in the discharge of their duties, but they shall not receive a salary.

94 Acts, ch 1075, §10; 2021 Acts, ch 174, §53

357G.11 Bonds in anticipation of revenue.

A district may anticipate the collection of taxes authorized in this chapter, and to carry out the purposes of this chapter may issue bonds payable in not more than ten equal installments with the rate of interest not exceeding that permitted by chapter 74A. An indebtedness shall not be incurred under this chapter until authorized by an election. The election shall be held and notice given in the same manner as provided in section 357G.8, and a sixty percent vote shall be necessary to authorize indebtedness. Subject to section 39.2, subsection 4, both propositions may be submitted to the voters at the same election.

94 Acts, ch 1075, §11; 2021 Acts, ch 174, §54; 2023 Acts, ch 71, §130, 136

2023 amendment applies July 1, 2023, for elections on propositions relating to the issuing of bonds or other indebtedness occurring on or after that date; 2023 Acts, ch 71, §136

357G.12 Dissolution of district.

Upon petition of thirty-five percent of the resident eligible electors, the council may dissolve a district and dispose of any remaining property, the proceeds of which shall first be applied against outstanding obligations and any balance shall be applied to tax credit of property owners of the district. The council shall continue to levy a tax after dissolution of a district, of not to exceed twenty-seven cents per thousand dollars of assessed value on all the taxable property of the district, until all outstanding obligations of the district are paid.

94 Acts, ch 1075, §12

357G.13 Adding property to district.

Any property in an unincorporated area contiguous to the boundaries of an established district which is annexed by the city shall be included in the district. The tax levy for the next year shall be applied to the property and on the first day of the next fiscal year, the property shall become a part of the district.

94 Acts, ch 1075, §13

357G.14 Determination of fee.

1. The owner of any property joining an established district shall pay to the trustees of the district an initial fee to be computed as follows:

a. The trustees shall first determine fair market value of all property and improvements owned by the district, less any indebtedness.

b. The council shall then determine the assessed value of all property in the district which is not assessed as agricultural land. This shall be divided into the value determined in paragraph "*a*".

c. The council shall determine the assessed value of the property of each landowner joining the established district which is not assessed as agricultural land.

d. The result obtained in paragraph "*b*" shall be multiplied by the result obtained in paragraph "*c*". The result shall be the initial fee to be charged each landowner.

2. The initial fees paid to the trustees shall be used to help defray the cost and maintenance of the district's emergency medical services.

94 Acts, ch 1075, §14

J. Motions for Approval

AGENDA ITEM # J – 2

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	October 20, 2025
AGENDA ITEM:	TIF/Debt Report
ACTION:	Motion

SYNOPSIS: Enclosed you will find a letter of explanation and the final TIF/Debt report for the City of Mount Vernon. This is an important tool for the Council as we prepare for the upcoming budget season. The City will retire another note this fiscal year as the 2020 Issuance will be paid off in June. The statutory debt limit for this fiscal year is $21,227,572 and the remaining debt capacity for the city sits at $8,653,543. Once the contingency reserve is removed, there is $4,408,029 in usable debt capacity for this fiscal year.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: TIF/Debt Report

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 10/17/2025

Speer Financial, Inc.
INDEPENDENT MUNICIPAL ADVISORS • ESTABLISHED 1954
SUITE 608 • 531 COMMERCIAL STREET • WATERLOO, IOWA 50701 • (319) 291-2077

October 13, 2025

To: City of Mount Vernon
From: Maggie Burger, Speer Financial, Inc.
Re: TIF/Debt Report

As your City approaches the December 1st deadline for filing for FY 2027 TIF receipts we provide this annual TIF/Debt report update for your review.

GENERAL OBLIGATION DEBT (light red)
These first pages outline the amount of general obligation debt the City has outstanding. We note the date of issuance, interest rate associated with debt and amount issued. The underline in principal indicates when the debt becomes callable to pay off or refinance, if applicable. The last of these pages show the many different sources the City uses to pay debt service with the final column the actual amount levied in the debt service fund. **The City's new 2025 GO debt is reflected on page 2, part of this debt is paid with LOST receipts on page 3. The City currently does not debt service levy for any of their GO debt.**

REVENUE DEBT (orange)
The revenue debt pages outline the revenue debt outstanding for the City. This may be associated commonly with water or sewer utilities or local option sales tax. Most revenue debt does not count against the City's debt capacity. The biggest take away is the last column is empty, no property taxes can be levied for revenue-based debt.

TIF REBATES (purple)
These pages outline the agreements entered into with developers where a developer agrees to building something that increases in tax value and pays new taxes and you rebate back a portion of those taxes over a set number of years and to a not to exceed amount. **The City has numerous housing TIF rebates in place. The rebate is the safest way for a City to give an incentive, waiting for the developer to increase the valuation of the area before you have to rebate back any of those new tax dollars to that developer.**

TIF ABATEMENT (yellow)
Some Cities abate part of the GO debt with TIF revenues, outlined here are the amounts and debts that use TIF receipt to pay debt service. We also figure in the total rebates and possibly any TIF related interfund loans to come with a total amount to be certified to the County for TIF collections. **Part of the 2025 debt will be paid with TIF, which is reflected on these pages. The total shows the debt and obligations to be certified for the next fiscal year.**

DEBT CAPACITY (green)
A City can only borrow so much in GO debt against a state set debt capacity. Always read down column #2 to see your total capacity, based on valuation, the amount of debt outstanding (principal) and how much will be paid back. Your rebates also show up here, leaving you remaining debt capacity at the bottom. **The City has a nice amount of debt capacity remaining after larger than normal issuances in 2024 and 2025.**

TIF REPORT (blue)
Your City has had growth in its TIF districts since the inception of the district, this shows that growth and what TIF obligations you are servicing with those TIF collections. The un-claimed TIF dollars are not something the City should collect these dollars, first you must have obligations to collect them and second the collection of these could hurt the valuation of the City, County and Schools general fund. **The City has grown by over 5% of valuation in the TIF areas of the City. The City is using TIF how it is intended to be used, for your current obligations.**

City of Mount Vernon, Linn County, IA

General Obligation Debt

		2013		2014		2018		2019		
		$1,200,000 GO Capital Loan Notes		$2,700,000 GO Capital Loan Notes		$5,000,000 GO Urban Renewal Bonds		$2,250,000 GO Refunding CLN		
		Issued: 07/01/2013	TIC - 2.5086%	Issued: 09/22/2014	TIC - 2.4074%	Issued: 10/30/2018	TIC - 2.9488%	Issued: 10/1/2019	TIC - 1.6079%	
Date	Fiscal Year	"Callable" Principal	Principal & Interest	"Callable" Principal	Principal & Interest	"Callable" Principal	Principal & Interest	"Callable" Principal	Principal & Interest	FY
01-Dec-2025			$ 4,376.25		$ 12,937.50		$ 49,117.50		$ 7,561.25	
01-June-2026	2026	$ 95,000.00	99,376.25	$ 205,000.00	217,937.50	$ 485,000.00	534,117.50	$ 230,000.00	237,561.25	26
01-Dec-2026			3,022.50		9,662.50		41,842.50		5,893.75	
01-June-2027	2027	95,000.00	98,022.50	210,000.00	219,662.50	500,000.00	541,842.50	240,000.00	245,893.75	27
01-Dec-2027			1,550.00		6,712.50		34,342.50		4,033.75	
01-June-2028	2028	100,000.00	101,550.00	215,000.00	221,712.50	520,000.00	554,342.50	245,000.00	249,033.75	28
01-Dec-2028					3,487.50		26,542.50		2,012.50	
01-June-2029	2029			225,000.00	228,487.50	540,000.00	566,542.50	230,000.00	232,012.50	29
01-Dec-2029							18,442.50			
01-June-2030	2030					570,000.00	588,442.50			30
01-Dec-2030							9,892.50			
01-June-2031	2031					585,000.00	594,892.50			31
01-Dec-2031							825.00			
01-June-2032	2032					25,000.00	25,825.00			32
01-Dec-2032							418.75			
01-June-2033	2033					25,000.00	25,418.75			33
01-Dec-2033										
01-June-2034	2034									34
01-Dec-2034										
01-June-2035	2035									35
01-Dec-2035										
01-June-2036	2036									36
01-Dec-2036										
01-June-2037	2037									37
01-Dec-2037										
01-June-2038	2038									38
01-Dec-2038										
01-June-2039	2039									39
01-Dec-2039										
01-June-2040	2040									40
01-Dec-2040										
01-June-2041	2041									41
01-Dec-2041										
01-June-2042	2042									42
01-Dec-2042										
01-June-2043	2043									43
		$ 290,000.00	$ 307,897.50	$ 855,000.00	$ 921,000.00	$ 3,250,000.00	$ 3,612,847.50	$ 945,000.00	$ 984,002.50	

SPEER FINANCIAL, INC.
October 13, 2025

City of Mount Vernon, Linn County, IA

General Obligation Debt

FY	2020 $500,000 GO UR CLN Issued: 2/28/2020 TIC - 1.8305% "Callable" Principal	2020 Principal & Interest	2022 $1,500,000 GO CLN Issued: 10/18/2022 TIC - 3.1631% Principal	2022 Principal & Interest	2024A $4,840,000 GO CLN Issued: 6/4/2024 TIC - 3.7029% Principal	2024A Principal & Interest	2025 $2,500,000 GO CLN Issued: 6/17/2025 TIC - 3.9315% Principal	2025 Principal & Interest	Total Principal	Total Principal & Interest	FY
26	$ 90,000.00	$ 900.00 90,900.00	$ 110,000.00	$ 20,163.75 130,163.75	$ 260,000.00	$ 93,300.00 353,300.00	$ 35,000.00	$ 45,555.56 85,000.00	$ 1,510,000.00	$ 233,911.81 1,748,356.25	26
27			115,000.00	18,513.75 133,513.75	275,000.00	88,100.00 363,100.00	40,000.00	49,300.00 89,300.00	1,475,000.00	216,535.00 1,691,535.00	27
28			115,000.00	16,788.75 131,788.75	285,000.00	82,600.00 367,600.00	40,000.00	48,500.00 88,500.00	1,520,000.00	194,527.50 1,714,527.50	28
29			120,000.00	15,063.75 135,063.75	300,000.00	76,900.00 376,900.00	40,000.00	47,700.00 87,700.00	1,455,000.00	171,706.25 1,626,706.25	29
30			125,000.00	13,263.75 138,263.75	320,000.00	70,900.00 390,900.00	195,000.00	46,900.00 241,900.00	1,210,000.00	149,506.25 1,359,506.25	30
31			130,000.00	11,388.75 141,388.75	325,000.00	64,500.00 389,500.00	200,000.00	43,000.00 243,000.00	1,240,000.00	128,781.25 1,368,781.25	31
32			135,000.00	9,438.75 144,438.75	345,000.00	58,000.00 403,000.00	205,000.00	39,000.00 244,000.00	710,000.00	107,263.75 817,263.75	32
33			140,000.00	7,346.25 147,346.25	360,000.00	51,100.00 411,100.00	215,000.00	34,900.00 249,900.00	740,000.00	93,765.00 833,765.00	33
34			150,000.00	5,071.25 155,071.25	375,000.00	43,900.00 418,900.00	225,000.00	30,600.00 255,600.00	750,000.00	79,571.25 829,571.25	34
35			155,000.00	2,596.25 157,596.25	165,000.00	36,400.00 201,400.00	235,000.00	26,100.00 261,100.00	555,000.00	65,098.25 620,098.25	35
36					175,000.00	33,100.00 208,100.00	240,000.00	21,400.00 261,400.00	415,000.00	54,500.00 469,500.00	36
37					185,000.00	29,600.00 214,600.00	195,000.00	16,600.00 211,600.00	380,000.00	46,200.00 426,200.00	37
38					195,000.00	25,900.00 220,900.00	205,000.00	12,700.00 217,700.00	400,000.00	38,600.00 438,600.00	38
39					200,000.00	22,000.00 222,000.00	210,000.00	8,600.00 218,600.00	410,000.00	30,600.00 440,600.00	39
40					210,000.00	18,000.00 228,000.00	220,000.00	4,400.00 224,400.00	430,000.00	22,400.00 452,400.00	40
41					220,000.00	13,800.00 233,800.00			220,000.00	13,800.00 233,800.00	41
42					230,000.00	9,400.00 239,400.00			230,000.00	9,400.00 239,400.00	42
43					240,000.00	4,800.00 244,800.00			240,000.00	4,800.00 244,800.00	43
	$ 90,000.00	$ 91,800.00	$ 1,295,000.00	$ 1,534,270.00	$ 4,665,000.00	$ 6,309,600.00	$ 2,500,000.00	$ 3,454,955.56	$ 13,880,000.00	$ 17,216,373.06	

City of Mount Vernon, Linn County, IA

General Obligation Debt

FY	Less T.I.F. Revenue	Less Sewer Revenue (Series 2019)	Less Water Revenue (Series 2019)	Less Local Option Sales Tax (Series 2013)	Less Local Option Sales Tax (Series 2014)	Less Local Option Sales Tax (Series 2018)	Less FF/RUT/LOST (Series 2022)	Less Franchise Fees/TIF (Series 2022)	Less Water (Series 2024A)	Less Streets/Water/ Sewer (Series 2024A)	Less Local Option Sales Tax (Series 2025)	Total Property Taxes	FY
26	$ 1 045 798.44	$ 165 457.69	$ 79 664.81	$ 103 752.50	$ 230 875.00	$ 25 270.00	$ 90 196.50	$ 19 542.00	$ 74 400.00	$ 93 200.00	$ 54 111.11	$ 0.01	26
27	962,662.43	169,956.56	81 830.94	101,045.00	229,725.00	24 870.00	91,216.50	19,763.57	78,000.00	90,600.00	58,600.00	0.00	27
28	965 530.93	170,820.56	82 246.94	103,100.00	228 425.00	24 070.00	89 146.50	19 315.07	76 400.00	93 000.00	57 000.00	0.00	28
29	973 949.43	157,968.88	76,058.12		231 975.00	23 470.00	90,076.50	19 516.57	74,800.00	95,200.00	55,400.00	(0.00)	29
30	1 141 327.43					22 870.00	90,916.50	19 698.57	78,200.00	97 200.00	58 800.00	(0.00)	30
31	1 136 364.93					22,270.00	91,666.50	19,861.07	76,400.00	94,000.00	57,000.00	(0.00)	31
32	559,946.93					26,650.00	92,326.50	20,004.07	74,600.00	95,800.00	55,200.00	0.00	32
33	555 166.98					25,837.50	92,805.50	20,120.02	77,600.00	97,400.00	58,400.00	0.00	33
34	561 238.48						96 085.50	20 818.52	75 600.00	98,800.00	56 400.00	0.00	34
35	430,051.98						96,115.50	20,825.02	78,800.00		59,400.00	0.00	35
36	390,200.00								76 600.00		57,200.00	0.00	36
37	393 000.00								79,400.00			0.00	37
38	395 200.00								82,000.00			0.00	38
39	391 800.00								79,400.00			0.00	39
40	393,000.00								81,800.00			0.00	40
41	168,600.00								79,000.00			0.00	41
42	167,600.00								81 200.00			0.00	42
43	166,400.00								83,200.00			0.00	43
	$ 10,797,837.96	$ 664,201.69	$ 319,800.81	$ 307,897.50	$ 921,000.00	$ 195,107.50	$ 920,552.00	$ 199,464.48	$1,407,800.00	$ 886,200.00	$ 827,511.11	$ 0.01	

City of Mount Vernon, Linn County, IA

Revenue Debt

Date	Fiscal Year	2019 $1,762,500.00 SRF SEWER Issued: 5/10/2019 TIC - 2.000% Principal	Principal & Interest	Total Principal	Total Principal & Interest	Less Sewer Revenue	Total Property Taxes	FY
01-Dec-2024 01-June-2026	2026	83,000.00	13,000.00 96,000.00	83,000.00	13,000.00 96,000.00	109,000.00	-	26
01-Dec-2026 01-June-2027	2027	84,000.00	12,170.00 96,170.00	84,000.00	12,170.00 96,170.00	108,340.00	-	27
1-Dec-2027 1-Jun-2028	2028	86,000.00	11,330.00 97,330.00	86,000.00	11,330.00 97,330.00	108,660.00	-	28
1-Dec-2028 1-Jun-2029	2029	87,000.00	10,470.00 97,470.00	87,000.00	10,470.00 97,470.00	107,940.00	-	29
1-Dec-2029 1-Jun-2030	2030	89,000.00	9,600.00 98,600.00	89,000.00	9,600.00 98,600.00	108,200.00	-	30
1-Dec-2030 1-Jun-2031	2031	90,000.00	8,710.00 98,710.00	90,000.00	8,710.00 98,710.00	107,420.00	-	31
1-Dec-2031 1-Jun-2032	2032	92,000.00	7,810.00 99,810.00	92,000.00	7,810.00 99,810.00	107,620.00	-	32
1-Dec-2032 1-Jun-2033	2033	93,000.00	6,890.00 99,890.00	93,000.00	6,890.00 99,890.00	106,780.00	-	33
1-Dec-2033 1-Jun-2034	2034	95,000.00	5,960.00 100,960.00	95,000.00	5,960.00 100,960.00	106,920.00	-	34
1-Dec-2034 1-Jun-2035	2035	97,000.00	5,010.00 102,010.00	97,000.00	5,010.00 102,010.00	107,020.00	-	35
1-Dec-2035 1-Jun-2036	2036	98,000.00	4,040.00 102,040.00	98,000.00	4,040.00 102,040.00	106,080.00	-	36
1-Dec-2036 1-Jun-2037	2037	100,000.00	3,060.00 103,060.00	100,000.00	3,060.00 103,060.00	106,120.00	-	37
1-Dec-2037 1-Jun-2038	2038	102,000.00	2,060.00 104,060.00	102,000.00	2,060.00 104,060.00	106,120.00	-	38
1-Dec-2038 1-Jun-2039	2039	104,000.00	1,040.00 105,040.00	104,000.00	1,040.00 105,040.00	106,080.00	-	39
		$ 1,300,000.00	$ 1,502,300.00	$ 1,300,000.00	$ 1,502,300.00	$ 1,502,300.00	$ -	

Speer Financial, Inc.
September 5, 2025

City of Mount Vernon, Linn County, Iowa

T. I. F. Rebate Obligations

		Midwest Development Co Spring Meadow Phase 2 *annual appropiation *NTE $83,250			BBAJ Inc Stonebrook Phase 1 *annual appropiation *NTE $470,000			BBAJ Inc Stonebrook Phase 2A *annual appropiation *NTE $291,000			BBAJ Inc Stonebrook Phase 2B *annual appropiation *NTE $250,000			
Date	Fiscal Year	Value	LMI - 37.23%	Rebate 62.77%	Value	LMI - 37.23%	Rebate 62.77%	Value	LMI - 37.23%	Rebate 62.77%	Value	LMI - 37.23%	Rebate 62.77%	FY
01-Dec-2025 01-June-2026	2026	$ 1,694,014	$ 20,760.32	$ 35,002.03	$ 3,462,410	$ 42,175.32	$ 71,107.83	$ 1,683,823.00	$ 20,635.43	$ 34,791.46	$ 9,055	$ 110.97	$ 187.10	26
01-Dec-2026 01-June-2027	2027	1,694,014	20,760.32	35,002.03	3,462,410	42,175	71,107.83	1,683,823	20,635	34,791.46	9,055	111	187.10	27
01-Dec-2027 01-June-2028	2028	1,694,014	20,760.32	35,002.03	3,462,410	42,175	71,107.83	1,683,823	20,635	34,791.46	9,055	111	187.10	28
01-Dec-2028 01-June-2029	2029	$ 1,694,014	20,760.32	35,002.03	3,462,410	42,175	71,107.83	1,683,823	20,635	34,791.46	9,055	111	187.10	29
01-Dec-2029 01-June-2030	2030	$ 1,694,014	20,760.32	35,002.03	3,462,410	42,175	71,107.83	1,683,823	20,635	34,791.46	9,055	111	187.10	30
01-Dec-2031 01-June-2031	2031	$ 1,694,014	20,760.32	35,002.03	3,462,410	42,175	71,107.83	1,683,823	20,635	34,791.46	9,055	111	187.10	31
01-Dec-2031 01-June-2032	2032	1,694,014	20,760.32	35,002.03							9,055	111	187.10	32
01-Dec-2032 01-June-2033	2033	$ 1,694,014	20,760.32	35,002.03							9,055	111	187.10	33
01-Dec-2033 01-June-2034	2034										9,055	111	187.10	34
01-Dec-2034 01-June-2035	2035													35
			$ 124,562	$ 210,012.18		$ 253,052	$ 426,846.98		$ 123,813	$ 208,748.76		$ 666	$ 1,122.60	

Speer Financial, Inc.
October 6, 2025

City of Mount Vernon, Linn County, Iowa

T. I. F. Rebate Obligations

FY	BBAJ Inc Stonebrook Phase 3 *annual appropiation *NTE $244,000			BBAJ Inc Stonebrook Phase 4 *annual appropiation *NTE $259,000			Total Value	Total Annual Appropriation Rebates	Total Low to Moderate Set Aside	FY
	Value	LMI - 37.23%	Rebate 62.77%	Value	LMI - 37.23%	Rebate 62.77%				
26	$ 2,465,250	$ 30,211.90	$ 50,937.45	$ 96,948	$ 1,188.11	$ 2,003.16	9,411,500	194,029.03	115,082.05	26
27	2,465,250	30,212	50,937.45	96,948	1,188	2,003.16	9,411,500	194,029.03	115,082.05	27
28	2,465,250	30,212	50,937.45	96,948	1,188	2,003.16	9,411,500	194,029.03	115,082.05	28
29	2,465,250	30,212	50,937.45	96,948	1,188	2,003.16	9,411,500	194,029.03	115,082.05	29
30	2,465,250	30,212	50,937.45	96,948	1,188	2,003.16	9,411,500	194,029.03	115,082.05	30
31	2,465,250	30,212	50,937.45	96,948	1,188	2,003.16	9,411,500	194,029.03	115,082.05	31
32	2,465,250	30,212	50,937.45	96,948	1,188	2,003.16	4,265,267	88,129.74	52,271.30	32
33				96,948	1,188	2,003.16	1,800,017	37,192.29	22,059.40	33
34				96,948	1,188	2,003.16	106,003	2,190.26	1,299.08	34
35							-	-	-	35
		$ 181,271	$ 305,624.70		$ 7,129	$ 12,018.96		$ 1,164,174.18	$ 690,492.30	

City of Mount Vernon, Linn County, Iowa

TIF Revenue Abatement

Date	Fiscal Year	2018 $5,000,000 G.O. Urban Renewal Bonds Issued: 10/30/18 Principal	Principal & Interest	2020 $500,000 GO UR CLN Issued: 2/28/2020 Principal	Principal & Interest	2022 GO CLN Police Station Portion 27%	2024A $1,020,000 (Glenn St) TIF & LMI) Issued: 6/4/2024 Principal	Principal & Interest	Fiscal Year
01-Dec-2025 01-June-2026	26	$ 465,000.00	$ 46,482.50 511,482.50	$ 90,000.00	$ 900.00 90,900.00	$ 40,589.00	$ 85,000.00	$ 18,800.00 103,800.00	26
01-Dec-2026 01-June-2027	27	480,000.00	39,507.50 519,507.50			41,047.43	90,000.00	17,100.00 107,100.00	27
01-Dec-2027 01-June-2028	28	500,000.00	32,307.50 532,307.50			40,115.93	95,000.00	15,300.00 110,300.00	28
01-Dec-2028 01-June-2029	29	520,000.00	24,807.50 544,807.50			40,534.43	100,000.00	13,400.00 113,400.00	29
01-Dec-2029 01-June-2030	30	550,000.00	17,007.50 567,007.50			40,912.43	105,000.00	11,400.00 116,400.00	30
01-Dec-2030 01-June-2031	31	565,000.00	8,757.50 573,757.50			41,249.93	105,000.00	9,300.00 114,300.00	31
01-Dec-2031 01-June-2032	32					41,546.93	115,000.00	7,200.00 122,200.00	32
01-Dec-2032 01-June-2033	33					41,766.98	120,000.00	4,900.00 124,900.00	33
01-Dec-2033 01-June-2034	34					43,238.48	125,000.00	2,500.00 127,500.00	34
01-Dec-2034 01-June-2035	35					43,251.98			35
01-Dec-2035 01-June-2036	36								36
01-Dec-2036 01-June-2037	37								37
01-Dec-2037 01-June-2038	38								38
01-Dec-2038 01-June-2039	39								39
01-Dec-2039 01-June-2040	40								40
01-Dec-2040 01-June-2041	41								41
01-Dec-2041 01-June-2042	42								42
01-Dec-2042 01-June-2043	43								43
		$ 3,080,000.00	$ 3,417,740.00	$ 90,000.00	$ 91,800.00	$ 414,253.52	$ 940,000.00	$ 1,139,800.00	

SPEER FINANCIAL, INC.
October 6, 2025

City of Mount Vernon, Linn County, Iowa

TIF Revenue Abatement

Fiscal Year	2024A $2,035,000 (Pool) Issued: 6/4/2024 Principal	Principal & Interest	2025 $2,000,000 Kwik Star Issued: 6/17/2025 Principal	Principal & Interest	Transfer To General Obligation Debt Service Principal & Interest	TIF Rebate & LMI Obligations	Total T. I. F. Taxes Fiscal Year Certify December 1st	FY
26	$ 75,000.00	$ 40,700.00 115,700.00		$ 36,444.44 40,000.00	$ 1,045,798.44	$ 309,111.08	$ 1,354,909.52	26
27	80,000.00	39,200.00 119,200.00		40,000.00 40,000.00	962,662.43	309,111.08	1,271,773.51	27
28	80,000.00	37,600.00 117,600.00		40,000.00 40,000.00	965,530.93	309,111.08	1,274,642.01	28
29	85,000.00	36,000.00 121,000.00		40,000.00 40,000.00	973,949.43	309,111.08	1,283,060.51	29
30	90,000.00	34,300.00 124,300.00	$ 150,000.00	40,000.00 190,000.00	1,141,327.43	309,111.08	1,450,438.51	30
31	95,000.00	32,500.00 127,500.00	155,000.00	37,000.00 192,000.00	1,136,364.93	309,111.08	1,445,476.01	31
32	100,000.00	30,600.00 130,600.00	160,000.00	33,900.00 193,900.00	559,946.93	140,401.04	700,347.97	32
33	100,000.00	28,600.00 128,600.00	165,000.00	30,700.00 195,700.00	555,166.98	59,251.69	614,418.67	33
34	105,000.00	26,600.00 131,600.00	175,000.00	27,400.00 202,400.00	561,238.48	3,489.34	564,727.82	34
35	110,000.00	24,500.00 134,500.00	180,000.00	23,900.00 203,900.00	430,051.98		430,051.98	35
36	120,000.00	22,300.00 142,300.00	185,000.00	20,300.00 205,300.00	390,200.00		390,200.00	36
37	125,000.00	19,900.00 144,900.00	195,000.00	16,600.00 211,600.00	393,000.00		393,000.00	37
38	130,000.00	17,400.00 147,400.00	205,000.00	12,700.00 217,700.00	395,200.00		395,200.00	38
39	135,000.00	14,800.00 149,800.00	210,000.00	8,600.00 218,600.00	391,800.00		391,800.00	39
40	140,000.00	12,100.00 152,100.00	220,000.00	4,400.00 224,400.00	393,000.00		393,000.00	40
41	150,000.00	9,300.00 159,300.00			168,600.00		168,600.00	41
42	155,000.00	6,300.00 161,300.00			167,600.00		167,600.00	42
43	160,000.00	3,200.00 163,200.00			166,400.00		166,400.00	43
	$ 2,035,000.00	$ 2,906,800.00	$ 2,000,000.00	$ 2,827,444.44	$ 10,797,837.96	$ 2,057,808.55	$ 12,855,646.51	

City of Mount Vernon, Linn County, Iowa

General Obligation Debt Capacity

Column:	#1	#2	#3	#4	#5
Assessed Valuation(100%)/GO Bond Capacity	FY 24-25 1/1/2023	FY 25-26 1/1/2024	FY 26-27 1/1/2025	FY 27-28 1/1/2026	FY 28-29 1/1/2027
Property Valuation @(100%)(Actual/Projected)	**$418,602,555**	**$424,551,445**	**$428,796,959**	**$433,084,929**	**$437,415,778**
Statutory GO Debt Limit @ 5% of 100% Value	**$20,930,128**	**$21,227,572**	**$21,439,848**	**$21,654,246**	**$21,870,789**
Bonds Outstanding (Beginning Fiscal Year)					
GO Bonds (Outstanding - Maturities)	$ 12,777,000.00	$ 13,890,000.00	$ 12,380,000.00	$ 10,905,000.00	$ 9,385,000.00
TIF Revenue Bonds Outstanding (Principal Only)					
Loans Outstanding (Principal Only)					
TIF Rebates Outstanding (Annual Appropriation)	$ 269,773.12	$ 194,029.03	$ 194,029.03	$ 194,029.03	$ 194,029.03
Bonds Paid (During Fiscal Year)					
GO Debt (Principal Only) (Paid)	$ 1,387,000.00	$ 1,510,000.00	$ 1,475,000.00	$ 1,520,000.00	$ 1,455,000.00
GO Refunded Debt (Principal Only) (Paid)					
Loans (Principal Only) (Paid)					
TIF Rebate (Annual Appropriation)					
Bonds Issued (During Fiscal Year)					
GO Bonds (Principal Only) (Issued)	$ 2,500,000.00				
TIF Debt (Principal Only) (Issued)					
Loans (Principal Only) (Issued)					
Other Debt (Principal Only) (Issued)					
Remaining GO Debt Capacity (Not Obligated)	**$6,770,355**	**$8,653,543**	**$10,340,819**	**$12,075,217**	**$13,746,760**
Percent of Capacity Remaining	**32.35%**	**40.77%**	**48.23%**	**55.76%**	**62.85%**
GO Contingency Reserve (% of GO Capacity) 20%	**$4,186,026**	**$4,245,514**	**$4,287,970**	**$4,330,849**	**$4,374,158**
Total GO Capacity - Less Contingency Reserve	**$2,584,329**	**$4,408,029**	**$6,052,849**	**$7,744,368**	**$9,372,602**
Percent of Capacity Remaining	**12.35%**	**20.77%**	**28.23%**	**35.76%**	**42.85%**
Percent Increase for Property Valuation Projection	1.421%	1.000%	1.000%	1.000%	1.000%

SPEER FINANCIAL, INC.
October 6, 2025

City of Mount Vernon, Linn County, Iowa

General Obligation Debt Capacity

#6 FY 29-30 1/1/2028	#7 FY 30-31 1/1/2029	#8 FY 31-32 1/1/2030	#9 FY 32-33 1/1/2031	#10 FY 33-34 1/1/2032	#11 FY 34-35 1/1/2033	#12 FY 35-36 1/1/2034	#13 FY 36-37 1/1/2035	#14 FY 37-38 1/1/2036
$441,789,936	$446,207,835	$450,669,914	$455,176,613	$459,728,379	$464,325,663	$468,968,920	$473,658,609	$478,395,195
$22,089,497	$22,310,392	$22,533,496	$22,758,831	$22,986,419	$23,216,283	$23,448,446	$23,682,930	$23,919,760
$ 7,930,000.00	$ 6,720,000.00	$ 5,480,000.00	$ 4,770,000.00	$ 4,030,000.00	$ 3,280,000.00	$ 2,725,000.00	$ 2,310,000.00	$ 1,930,000.00
$ 194,029.03	$ 194,029.03	$ 88,129.74	$ 37,192.29	$ 2,190.26				
$ 1,210,000.00	$ 1,240,000.00	$ 710,000.00	$ 740,000.00	$ 750,000.00	$ 555,000.00	$ 415,000.00	$ 380,000.00	$ 400,000.00
$15,175,468	$16,636,363	$17,675,366	$18,691,638	$19,704,229	$20,491,283	$21,138,446	$21,752,930	$22,389,760
68.70%	74.57%	78.44%	82.13%	85.72%	88.26%	90.15%	91.85%	93.60%
$4,417,899	$4,462,078	$4,506,699	$4,551,766	$4,597,284	$4,643,257	$4,689,689	$4,736,586	$4,783,952
$10,757,568	$12,174,284	$13,168,667	$14,139,872	$15,106,945	$15,848,027	$16,448,757	$17,016,344	$17,605,808
48.70%	54.57%	58.44%	62.13%	65.72%	68.26%	70.15%	71.85%	73.60%
1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%	1.000%

City of Mount Vernon, Linn County, Iowa

T. I. F. Debt Report

ALL URBAN RENEWAL AREAS

Frozen Base Value - $99,861,283

Column:	#1	#2	#3	#4	#5
Fiscal Year	FY 24-25	FY 25-26	FY 26-27	FY 27-28	FY 28-29
County Assessor's Value as of	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027
TIF Value Existing					
TIF Captured Value (Commercial Property @ 100%)	$32,369,531	$32,303,139	$32,949,202	$33,608,186	$34,280,350
Commercial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Commercial Property Rollback Value)	29,132,578	29,072,825	29,654,282	30,247,367	30,852,315
TIF Industrial Property @ 100%	$971,177	$971,465	$990,894	$1,010,712	$1,030,926
Industrial Property Rollback %	90.000%	90.000%	90.000%	90.000%	90.000%
TIF Captured Value (Industrial Property Rollback Value)	$874,059	$874,319	$891,805	$909,641	$927,834
TIF Personal Property/Agricultural @ 100%	$1,475,573	$1,464,673	$1,493,966	$1,523,846	$1,554,323
TIF Captured Value (Residential Property 100 % Value)	$259,459,635	$271,094,740	$276,516,635	$282,046,967	$287,687,907
Residential Property Rollback %	46.3428%	47.4316%	47.4316%	47.4316%	47.4316%
TIF Captured Value (Residential Property Rollback Value)	120,240,860	128,584,573	131,156,264	133,779,389	136,454,977
Total TIF Property Value (Taxable)	$151,723,070	$159,996,389	$163,196,317	$166,460,243	$169,789,448
Rate/Thousand	$32.917	$33.096	$33.096	$33.096	$33.096
Total TIF Revenue (Taxable Value x Rate/Thousand)	$ 4,994,312.29	$ 5,295,298.10	$ 5,401,204.06	$ 5,509,228.14	$ 5,619,412.70
Total TIF Dollars Available	$ 4,994,312.29	$ 5,295,298.10	$ 5,401,204.06	$ 5,509,228.14	$ 5,619,412.70
Current / Future Debt Service Requirements GO Obligations	$ 891,245.67	$ 1,045,798.44	$ 962,662.43	$ 965,530.93	$ 973,949.43
Current / Future TIF Grants & Loans	$100,000.00				
Current / Future TIF Rebate Obligations/LMI		309,111.08	309,111.08	309,111.08	309,111.08
UNCLAIMED T.I.F. DOLLARS	$ 4,003,067	$ 3,940,389	$ 4,129,431	$ 4,234,586	$ 4,336,352
Precent of T.I.F. Dollars Not Used (Unclaimed)	80.15%	74.41%	76.45%	76.86%	77.17%
TIF Value Future Growth-Building Completed In Calendar Year:	2023	2024	2025	2026	2027
Commercial Property (100%)	$0	$0	$0	$0	$0
Industrial Property (100%)	$0	$0	$0	$0	$0
Agricultural Property (100%)	$0	$0	$0	$0	$0
Housing Units Constructed/Year	0	0	0	0	0
Housing Unit Value/Unit	$200,000	$200,000	$200,000	$200,000	$200,000
Housing Units Constructed 100% Value	$0	$0	$0	$0	$0
Total Future Value	$0	$0	$0	$0	$0
Valuation Growth Factor	5.453%	2.000%	2.000%	2.000%	2.000%

SPEER FINANCIAL, INC.

October 6, 2025

City of Mount Vernon, Linn County, Iowa

T. I. F. Debt Report

ALL URBAN RENEWAL AREAS

#6	#7	#8	#9	#10	#11	#12	#13	#14
FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	FY 34-35	FY 35-36	FY 36-37	FY 37-38
1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036
$34,985,957	$35,665,276	$36,378,581	$37,106,153	$37,848,276	$38,605,241	$39,377,346	$40,164,893	$40,968,191
90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%
31,489,361	32,098,748	32,740,723	33,395,538	34,063,449	34,744,717	35,439,612	36,148,404	36,871,372
$1,051,545	$1,072,576	$1,094,027	$1,115,908	$1,138,226	$1,160,991	$1,184,210	$1,207,895	$1,232,053
90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%	90.000%
$946,390	$965,318	$984,625	$1,004,317	$1,024,403	$1,044,892	$1,065,789	$1,087,105	$1,108,847
$1,585,409	$1,617,117	$1,649,460	$1,682,449	$1,716,098	$1,750,420	$1,785,428	$1,821,137	$1,857,560
$293,441,665	$299,310,498	$305,296,708	$311,402,642	$317,630,695	$323,983,309	$330,462,975	$337,072,235	$343,813,680
47.4316%	47.4316%	47.4316%	47.4316%	47.4316%	47.4316%	47.4316%	47.4316%	47.4316%
139,184,077	141,967,758	144,807,113	147,703,256	150,657,321	153,670,467	156,743,877	159,878,754	163,076,329
$173,185,237	$176,648,942	$180,181,921	$183,785,559	$187,461,270	$191,210,496	$195,034,706	$198,935,400	$202,914,108
$33.096	$33.096	$33.096	$33.096	$33.096	$33.096	$33.096	$33.096	$33.096
$ 5,731,800.96	$ 5,846,436.98	$ 5,963,365.72	$ 6,082,633.03	$ 6,204,285.69	$ 6,328,371.41	$ 6,454,938.83	$ 6,584,037.61	$ 6,715,718.36
$ 5,731,800.96	$ 5,846,436.98	$ 5,963,365.72	$ 6,082,633.03	$ 6,204,285.69	$ 6,328,371.41	$ 6,454,938.83	$ 6,584,037.61	$ 6,715,718.36
$ 1,141,237.43	$ 1,136,364.93	$ 559,946.93	$ 555,166.98	$ 561,238.48	$ 430,051.98	390,200.00	393,000.00	395,200.00
309,111.08	309,111.08	140,401.04	59,251.69	$ 3,489.34				
$ 4,281,452	$ 4,400,961	$ 5,263,018	$ 5,468,214	$ 5,639,558	$ 5,898,319	$ 6,064,739	$ 6,191,038	$ 6,320,518
74.70%	75.28%	88.26%	89.90%	90.90%	93.20%	93.96%	94.03%	94.12%
2028	2029	2030	2031	2032	2033	2034	2035	2036
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
0	0	0	0	0	0	0	0	0
$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000	$200,000
$0	$0	$0	$0	$0	$0	$0	$0	$0
$0	$0	$0	$0	$0	$0	$0	$0	$0
2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%	2.000%

AGENDA ITEM # J – 3

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	October 20, 2025
AGENDA ITEM:	Water Bill Credit for Colonial Estates
ACTION:	Motion

SYNOPSIS: To be explained at the meeting.

BUDGET ITEM: Water

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: None

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 10/17/2025

AGENDA ITEM # J – 4

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	October 20, 2025
AGENDA ITEM:	Purchase Used Street Sweeper
ACTION:	Motion

SYNOPSIS: The Public Works Department has located a used Street Sweeper for $30,000-$35,000. The cost of a new sweeper is approximately $225,000. Staff is recommending the purchase of the used model given the amount of usage the equipment sees throughout the year.

BUDGET ITEM: Streets

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: None

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 10/17/2025


ELGIN

AGENDA ITEM # J – 5

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	October 20, 2025
AGENDA ITEM:	Set Public hearing Date – Cemetery Corrective Action
ACTION:	Motion

SYNOPSIS: The Cemetery Commission has identified several older gravestones that have been neglected over the years. The notice is designed to give family members of the deceased an opportunity to reject the volunteer work from being conducted.

BUDGET ITEM: N/A

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Notice

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 10/17/2025

Public Notice

Mount Vernon Cemetery

Notice of Gravestone Leveling/Straightening Project

The City of Mount Vernon Cemetery Commission proposes to take steps to level, straighten, and otherwise improve the following gravestones located at the Mount Vernon Cemetery. (the "Project") The Project is proposed to occur as weather permits in calendar year 2025, with inclement weather potentially moving the Project to the spring of 2026. The gravestones proposed to be leveled are as follows: Terrah Smith Brokaw, Charles Andrew Hawn, Oseanna Hawn, Mary Ayers Bauman, Cpt. John Safely, Horatio S. Hale, Mary Hale, Donna & Emma McKay, and two unidentified graves in Blk 5 lot 34 of the Cemetery.

The Cemetery Board received training on cemetery preservation from Gravestone Conservator John Heider from July 14-16, 2025, and will utilize the skills and methods presented by Mr. Heider during the Project.

If any person has any objections or questions to the proposed Project, or the work to be performed on any gravestone identified herein, said objections or questions shall be directed to Chris Nosbisch, City Administrator at 213 1st Street NW, Mount Vernon, IA by no later than October 31, 2025, at 10 a.m. Any person submitting objections, questions, or concerns, should include their name and relationship, if any, to the person(s) identified by the gravestone(s) in question.

Marsha Dewell, City Clerk

AGENDA ITEM # J – 6

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	October 20, 2025
AGENDA ITEM:	Blower Motor – Wastewater Treatment Plant
ACTION:	Motion

SYNOPSIS: A blower motor at the wastewater treatment plant has failed and needs to be repaired. The repair cost of the motor is estimated to be $4,755, while a replacement is listed at $10,114. Staff is recommending the repair but notes that additional electric work may be required to complete the reinstall (estimated to be $2,000-$3,000). This electric work would be required for both the repair and/or replacement.

BUDGET ITEM: Sewer

RESPONSIBLE DEPARTMENT: City Planner

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Quote and Supporting Documents

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 10/17/2025

(319)393-1230
(319)393-6911 Fax

JANDA MOTOR SERVICES
901 17TH STREET NE
P.O. BOX 10045
CEDAR RAPIDS, IA 52410

Mail To:

Repair Estimate

Job: 167172 Department: AC
RR/SM REPAIR STANDAR

Job Desc: 60|2|364TS|TEFC|230/460|B
Type: 03 STD 3 PHASE MOTOR REPR

Cust #: 131741
CITY OF MOUNT VERNON
CITY CLERK
213 MAIN STREET
MOUNT VERNON, IA 52314

Ship To #: 000001
CITY OF MOUNT VERNON
WASTE WATER PLANT
103 COUNTRY CLUB DRIVE
MOUNT VERNON, IA 52314

Job Rcvd
10/08/25

Cust P.O.#	P.O. Rel#	Misc #	Terms Cd	Slm
			NET 30 DAYS	20

Nameplate Data:
HP:60, POLES:2, FRAME:364TS, ENCLOSURE:TEFC, VOLTAGE:230/460, MAKE:BALDOR, MODEL:M4310T, RPM:3550, AMPS.:131/67, SHELF:SHIPPING

Special Instructions:

Description	Price
INSPECT/TEARDOWN INSPECT MACHINED FITS STEAM CLEAN PARTS CLEAN, REPAIR AND TEST CORE REWIND STATOR BORE AND SLEEVE BEARING HOUSING PRECISION BALANCE ROTOR/ARMATURE ASSEMBLE, TEST AND PAINT NEW BEARINGS & REWIND MATERIAL FINAL QUALITY ASSURANCE INSPECTION	

CAUSE OF FAILURE: WINDINGS WENT TO GROUND AND EXPLODED, DAMAGE TO MOTOR CORE, FAN END HOUSING LOOSE

REPLACEMENT BALDOR --- $10,114.00
LIMITED FACTORY STOCK PLUS FREIGHT

Total: 4,755.00

Repair estimate valid for 30 calendar days from the above date.

Plus Sales Taxes, If Applicable.

By: ______________________ Date: __________
Based Upon Our Standard Terms And Conditions.

AGENDA ITEM # J – 7

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	October 20, 2025
AGENDA ITEM:	JMT Invoice #4-271116 – HPC
ACTION:	Motion

SYNOPSIS: JMT continues to work on the Historic Preservation Design Guidelines for the City of Mount Vernon. This invoice is in the amount of $3,916.63.

BUDGET ITEM: General

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Invoice

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 10/17/2025

Docusign Envelope ID: 94609183-869C-4E54-88F2-182A1ABF8FEF

October 13, 2025

Mount Vernon Historic Preservation Commissio
703 5th Ave NW
Mount Vernon, IA 52314

Please remit payment to:
Johnson, Mirmiran & Thompson, Inc.
40 Wight Avenue
Hunt Valley, MD 21030

Attn: Chris Nosbisch, City Administrator

Re: Historic Preservation Design Guidelines for the City of Mount Vernon, Iowa

Invoice Number:	4-271116
Period Starting Date:	8/24/2025
Period Ending Date:	9/27/2025
JMT Project Number:	24-02112-001
Prepared By:	McKnight Jr, Edward

We are hereby submitting our invoice for professional services, as per our Contract.

Task	Description	Budget	Percent Complete	Billed To Date
1	Kick-off Meeting	$ 3,586.87	100.00%	$ 3,586.87
2	Draft and Final Outline	$ 900.93	100.00%	$ 900.93
3	Draft Guidelines	$ 9,051.34	100.00%	$ 9,051.34
4	First Revised Draft Guidelines	$ 3,916.63	100.00%	$ 3,916.63
5	Virtual Public Meeting	$ 744.46	100.00%	$ 744.46
6	Final Design Guidelines	$ 2,106.37	0.00%	$ -
7	In-Person Public Meeting	$ 2,370.44	0.00%	$ -
8	Direct Expenses	$ 2,250.00	92.74%	$ 2,086.76
	Total	$ 24,927.04	81.39%	$ 20,286.99

Previously Billed $ 16,370.36

AMOUNT DUE THIS INVOICE $ 3,916.63

"Certified that all invoicing is true and correct and payment has not yet been received."

Johnson, Mirmiran & Thompson, Inc.

Signed by:
CAROLYN GIMBAL
Gimbal, Carolyn J
Project Manager

Fed I.D. No. : 52-0963531

JMT

Date & Time: 10/13/2025 6:36:03 PM

Labor distribution report (Cost price)

from 8/24/2025 **to** 9/27/2025

Client: 10013143 Mount Vernon Historic Preservation Commission

Contract: 24-02112 Updating and Expansion of Historic Preservation Design Guidelines for the City of Mount Vernon, Iowa

Project: 24-02112-001 Updating Historic Presrvation Design Guidelines for Mount Vernon, IA

WBS Activity: 4 First Revised Draft Guidelines

EE#	Name Timesheet period	Occupation	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total hours	Hourly rate	Total cost
07420	Smith, Samantha	Architectural Historian										
	9/21/2025 - 9/27/2025					5.00	2.00			7.00	34.50	241.50
	Subtotal of Smith, Samantha, Architectural Historian									7.00		241.50
Subtotal of 4 First Revised Draft Guidelines --										7.00		241.50
Total										7.00		241.50

This certifies that the above is a true and correct labor report covering work performed on the project named

Signature of Consultant Signed by: CAROLYN GIMBAL

Gimbal, Carolyn J

Date

AGENDA ITEM # J – 8

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	October 20, 2025
AGENDA ITEM:	Media Replacement – Pool Filters
ACTION:	Motion

SYNOPSIS: Carrico has presented the City with two options to remove and replace the sand media in the pool filters. The first, is a pea gravel and sand mixture that reduces the cost by $13,000. Staff is recommending, given the age of the filters, that we stick with the sand media for a total project cost of $50,600.

BUDGET ITEM: Bond/FF

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Supporting Documents

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 10/17/2025

CARRICO AQUATIC RESOURCES, INC
We don't build pools,
We make built pools operate as designed.
420 Rock Island Road • Oelwein, IA 50662
Office: 800.832.7147
www.carricoaquatics.com

October 15, 2025

Katey Forest
City of Mount Vernon
213 First Street NW
Mount Vernon, Iowa 52314

RE: Filter Media and Lateral Replacement Options

Dear Katey,

Thank you for allowing Carrico Aquatic Resources, Inc. the opportunity to work with the City of Mount Vernon and provide options for filter and media replacement for Eureka Filters, (2) HRL-2C54 and (2) HRL-254 Filters.

.

Option I - Sand and Gravel:
- (320) Bags of Grade 20 Pool Filter Sand
- (200) Bags of Pool Filter Pea Gravel
- (6) Manway Gaskets
- (4) Lateral Kits
- Removal and disposal of existing filter media and laterals
- Installation of sand, gravel, lateral kits and manway gaskets
- Shipping

Your total investment for Option I is thirty-seven thousand one hundred and no/100 dollars ($37,100.00).

Option II - Dryden Aqua Filter Media:
- (408) Bags of Activated Filter Media
- (6) Manway Gaskets
- (4) Lateral Kits
- Removal and disposal of existing filter media and laterals
- Installation of sand, gravel, lateral kits and manway gaskets
- Shipping

Your total investment for Option II is fifty thousand six hundred and no/100 dollars ($50,600.00).

Terms for this sale are:
- Prices are firm for 30 days from date of this proposal.
- Terms of payment requested is 30 days from the date of our invoice after delivery.
- Past due accounts will be charged a late fee of 1.5% per month.
- This price does not include taxes.

If you have any questions, please feel free to contact our office toll free at 800-832-7147. If you find this proposal acceptable, please indicate your selection below and email a copy **andy@carricoaquatics.com**.

Thank you,

Andy Smith
Director of Operations
Carrico Aquatic Resources, Inc.

ACCEPTANCE OF PROPOSAL

_____ Option I

_____ Option II

Accepted by: ______________________ Date: _________________ P.O.# __________________

AGENDA ITEM # J – 9

AGENDA INFORMATION
MT. VERNON CITY COUNCIL COMMUNICATION

DATE:	October 20, 2025
AGENDA ITEM:	Pool Gutter Pipe Replacement
ACTION:	Motion

SYNOPSIS: This project is already underway as it was time sensitive for this fall. The City requested a quote from Pleva to complete the replacement of piping in the gutter system. The cracked and leaking pipes were causing significant inflow to the system. The cost to complete the work is $16,006.

BUDGET ITEM: Bond/FF

RESPONSIBLE DEPARTMENT: City Administrator

MAYOR/COUNCIL ACTION: Motion

ATTACHMENTS: Supporting Documents

PREPARED BY: Chris Nosbisch **DATE PREPARED:** 10/17/2025

Pleva Mechanical Inc.
13420 Bittersweet Rd
Woodward, IA 50276

Tel. 515.438.2279
info@plevamechanical.com
EIN 42-1165700

QUOTE NO. 377

Date:	10/04/2025
Site:	213 1st Street NW Mount Vernon
Valid For:	30 Day(s)
Valid Until:	11/03/2025

Chris Nosvisch
City of Mount Vernon
213 1st Street NW
Mount Vernon IA 52314

Description
We are pleased to provide and install the following for the above mentioned project. Items listed below are specifically included in budget.

- 260' - 4" schedule 40 Pressure PVC
- Reconnection of (20) wall inlets
- Shear band couplings
- Remove and reinstall gutter grating
- (20) insider inlet fittings
- Miscellaneous fittings and hardware
- Demo of Existing piping

Excludes

- Dumpster for old piping (if city can get a dumpster locally we can dump piping into while onsite)

Service - POOL

Sub-Total ex Tax $16,006.00

Labor	$7,650.00
Materials	$8,356.00
Sub-Total ex Tax	$16,006.00
Tax	$0.00
Total inc Tax	$16,006.00

Pleva Mechanical Inc.
13420 Bittersweet Rd
Woodward, IA 50276

Office: 515-438-2279
Email: info@plevamechancial.com

TERMS AND CONDITIONS

GENERAL:

1. Pleva Mechanical agrees to perform all work in a careful and workman-like manner and to furnish only materials of good quality.
2. The customer will provide reasonable access to all areas and equipment, and will allow Pleva Mechanical to stop and start equipment as may be necessary to fulfill the terms of the project.
3. All work will be performed during normal working hours, 8:00 AM to 5:00 PM, Monday through Friday.
4. The customer will promptly pay invoices upon receipt. Should a payment become thirty (30) days or more delinquent, Pleva Mechanical may stop all work under this project without notice and/or cancel this project, and the entire project shall become due and payable immediately upon demand.
5. In addition to any price specified on the face hereof, the customer shall pay and be responsible for the gross amount of any present or future sales, use, excise, value-added, or other similar tax, however designated, applicable to the price, sale or delivery or any products, services or the work furnished hereunder or for their use by Pleva Mechanical on behalf of the customer whether such tax shall be local, state, or federal in nature.
6. In the event Pleva Mechanical must commence legal action in order to recover any amount payable under this Agreement, the customer shall pay Pleva Mechanical all court costs and attorney's fees incurred by Pleva Mechanical.
7. Any legal action relating to this agreement, or the breach thereof, shall be commenced within one (1) year from the date of the work.
8. This Proposal is valid for a period of 30 days after issuance.
9. Any balance unpaid after 30 days shall bear a FINANCE CHARGE computed by a "periodic rate" of 1.5% per month, which is an ANNUAL PERCENTAGE of 18%.

LIMITATIONS OF LIABILITY AND INDEMNITIES:

1. Pleva Mechanical will not be liable for damage or loss caused by delay in installation or interrupted service due to fire, flood, corrosive substance in the air, strike lockout, dispute with workmen, inability to obtain material or services, commotion, war, act of God, or any other cause beyond Pleva Mechanical's reasonable control.
2. In no event, whether as a result of breach of contract, or any tort including negligence or otherwise shall Pleva Mechanical or its suppliers, employees or agents be liable for any special, consequential, incidental, or penal damage including, but not limited to loss of profit or revenues, loss of use of any products, machinery, equipment, damage to associated equipment, cost of capital, cost of substitute products, facilities, services or replacement power, down time costs, lost profits, or claims of Buyer's customers for such damages.
3. No other warranty expressed or other liability is given and no other affirmation of Pleva Mechanical, by word or action, shall constitute a warranty. This warranty is expressly in lieu of any other expenses or implied warranty including any implied warranty of merchantability of fitness, and any other obligation on the part of Pleva Mechanical.
4. Pleva Mechanical warrants materials only to the extent and for the time period said materials are warranted to Pleva Mechanical by the manufacturer (s) of the same. Pleva Mechanical's liability, if any, upon any warranty, either expressed or implied, shall be limited to replacement of defective materials and correction of faulty workmanship which is in violation of local, state, or federal building codes at the time of performance of the work by Pleva Mechanical.

K. Reports-Received/File

Mt. Vernon-Lisbon Police Department

September 2025 Monthly Report

Vehicle Collisions
There was a total of 2 reported collisions during the month. There were 0 collisions in Mount Vernon.

There were 2 collisions in Lisbon. Collision 1 occurred on business 30 when unit 1 struck a deer. Damage was estimated at $4,000 and no injuries were reported. Collision 2 occurred on S. Washington St when unit 1 failed to stop at a stop sign and struck a pedestrian. No damage was reported to the vehicle and minor injuries were reported.

Incidents/Arrest
There were 19 reported incidents during the month. In Mount Vernon, there were 15 reports which included: assault (x2), lascivious conduct with a minor, indecent contact with child, agency assist (x2), possession of drug paraphernalia, found property, fraud (x2), welfare check (x3), violation of no contact order, trespassing, and driving while suspended.

In Lisbon, there were 4 reports which included: abduction (unfounded), juvenile issue (x2), and welfare check.

During the month, officers had 2 arrests. In Mount Vernon there were 2, including: possession of drug paraphernalia and extortion.

In Lisbon there were none.

Community Service/Training/Misc.:
- K-9 Grom joined the police department and Officer Moel will be the handler
- Lisbon time (administration, call for service, patrol): 279 hours

	Sept	Aug	July	June	May	Apr
Administrative	42	39	31	34	36	36
Call for service	24	23	21	25	25	25
Patrol	213	191	261	207	279	279
	279	254	313	266	340	340

380 Old Lincoln Highway
Mount Vernon, Iowa 52314

319-895-6141 (office)
319-895-6617 (fax)

Mt. Vernon-Lisbon Police Department

<u>GTSB:</u>
During September, officers worked 4 hours of STEP which resulted in: 1 OWI test (no arrest), 1 OWI drug test (no arrest), 3 speed citations, 2 speed warnings, and 1 other traffic violation. As a GTSB funded educational event, Officer Gehrke participated in Cornell's Smore's Night with campus safety to discuss safe driving.

Respectfully Submitted,

Temporary-Interim Police Chief

Mount Vernon
IOWA

Chris Nosbisch, City Administrator
Douglas Shannon, Chief of Police

Thomas M. Wieseler, Mayor

Council:

Scott Rose
Stephanie West
Mark Andresen
Paul Tuerler
Craig Engel

Public Works Report
10/20/2025
Council Meeting

Our fall operations have been in full swing. Leaf collection has started up for a seven-week duration. Cemetery Clean-Up has been done. Mowing has slowed down considerably, so the mowers have been getting some trees planted in the parks and ROW areas around town. Soccer goals have been put away as the Rec. programs have ended. Jayne and staff have cleaned up flowers and set up some fall displays. Staff started getting winter equipment ready for the cold weather season.

We are trying to get the rest of the concrete poured for the approaches on Bryant Road, but the weather has not been cooperating this week. After we get the approach poured and a couple panels of sidewalk poured back on 1st Avenue due to a water main break, we will be done with concrete for the season, and we can focus on getting more work done on the PW buildings off Bryant Road.

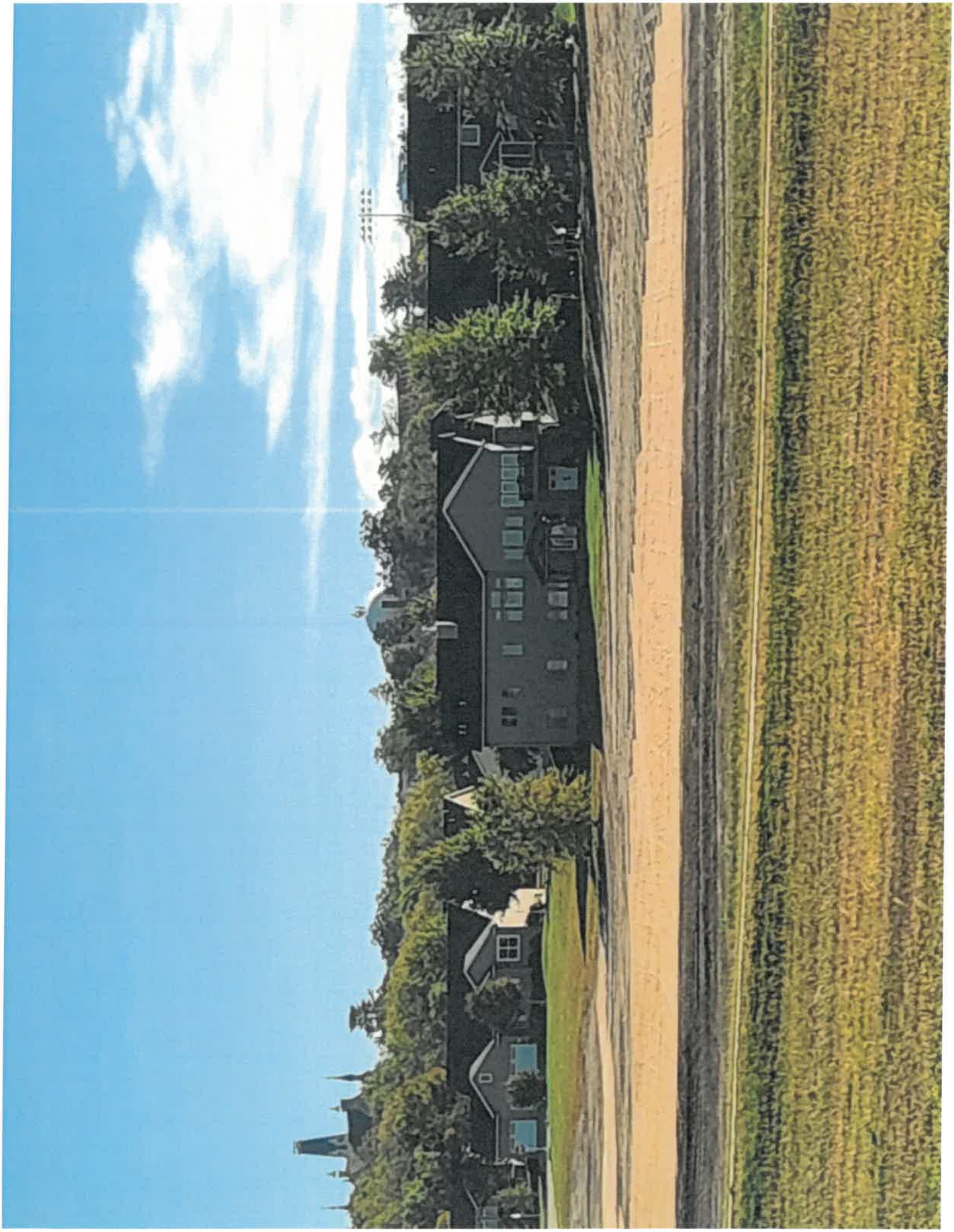
The park in Stonebrook has been graded and seeded. Grass has started to grow already! Our city tree order through the Monarch Plant Forward Program was received this week. Ted and staff have started planting about 75 new trees around town. Some of those trees will be replacing some random plantings from last year that did not make it. Staff has made a continued effort in keeping the compost site clean and organized. We have successfully chipped all the incoming brush at the bunker site so far. Staff have helped the Fire Department move their containers over to the new pad and get their training structure erected.

Total Tree Care has finished all of the tree removals for the city and we have begun to get stumps ground out and backfilled around town.

We have been busy with routine duties associated with HubSpot tickets, Cemetery, Turf Tank painting, garbage, and minor tree work.

"If your actions inspire others to dream more, learn more, do more and become more, you are a leader." – John Quincy Adams

Eldon Downs
City of Mt. Vernon
Public Works Director
563-331-0424
edowns@cityofmtverno-ia.gov



M. Reports Mayor/Council/Admin.

Mt. Vernon
September 2025 Reconciliation

Fund	8/31/2025 Total Cash	September Receipts	September Expenditures	A/P 8/31/2025	A/P 9/30/2025	Calculated Cash 9/30/2025	Reconciled Cash 9/30/2025	Difference
001 General Fund	327,355.76	112,569.71	(269,178.35)	-	-	170,747.12	170,747.12	-
002 Police Forfeiture	2,497.94	0.88	-	-	-	2,498.82	2,498.82	-
003 Police Vehicle Depreciation	-	-	-	-	-	-	-	-
005 Franchise Fee	32,594.40	423.25	-	-	-	33,017.65	33,017.65	-
006 Business 30	7,407.93	96.20	-	-	-	7,504.13	7,504.13	-
110 Road Use Tax	554,824.75	70,254.65	(36,774.67)	-	-	588,304.73	588,304.73	-
111 Insurance Levy	80,352.45	381.92	-	-	-	80,734.37	80,734.37	-
112 Benefit Levy	6,593.78	35,074.42	-	-	-	41,668.20	41,668.20	-
113 Law/Emerg Levy	-	-	-	-	-	-	-	-
114 RUT Vehicle Depr.	-	-	-	-	-	-	-	-
115 Low-Moderate Income	(58,221.44)	-	-	-	-	(58,221.44)	(58,221.44)	-
125 TIF	(563,885.56)	119,898.02	-	-	-	(443,987.54)	(443,987.54)	-
140 Capital Improvement Projects	-	-	-	-	-	-	-	-
141 CIP/Fire Dept./Tax Levy	355,589.48	5,392.13	-	-	-	360,981.61	360,981.61	-
163 WTP Depreciation	100,000.00	-	-	-	-	100,000.00	100,000.00	-
173 Sewer Plant Depreciation	-	-	-	-	-	-	-	-
200 Debt Service	2,011,079.37	-	-	-	-	2,011,079.37	2,011,079.37	-
303 LOST III Streets/Sidewalks	(17,556.89)	40,305.85	-	-	-	22,748.96	22,748.96	-
304 LOST III Community Center	1,178,975.11	31,357.14	-	-	-	1,210,332.25	1,210,332.25	-
305 LOST III Trails	321,004.36	10,922.52	(47,410.77)	-	-	284,516.11	284,516.11	-
306 LOST III UR & Streetscape	34,243.78	7,483.90	(25,454.08)	-	-	16,273.60	16,273.60	-
307 2024 Infrastructure	(17,572.00)	-	(52,059.90)	-	-	(69,631.90)	(69,631.90)	-
308 Sidewalk Project	81,175.44	-	(282.00)	-	-	80,893.44	80,893.44	-
313 WWTP UV Disinfection	-	-	-	-	-	-	-	-
314 Police Station Construction	-	-	-	-	-	-	-	-
315 PW Facilities	(375,666.00)	-	-	-	-	(375,666.00)	(375,666.00)	-
316 Remote Read Meter Proj.	268,906.26	-	-	-	-	268,906.26	268,906.26	-
317 ARPA Linn County Grant	(2,135.00)	-	(47,937.92)	-	-	(50,072.92)	(50,072.92)	-
318 Capital Projects	-	-	-	-	-	-	-	-
320 Davis Park Improvements	158,514.47	-	-	-	-	158,514.47	158,514.47	-
321 4th/5th Ave SW Water Main	-	-	-	-	-	-	-	-
322 Palisades Road Overlay	-	-	-	-	-	-	-	-
323 Glenn St./CHI/Cottonwood	5,790.45	-	-	-	-	5,790.45	5,790.45	-
324 Pool Renovations	59,745.00	-	-	-	-	59,745.00	59,745.00	-
325 Rachel Street/Kwik Star	1,841,425.78	-	(1,813.00)	-	-	1,839,612.78	1,839,612.78	-
326 2025 Uptown Lighting	145,101.71	-	(4,792.50)	-	-	140,309.21	140,309.21	-
500 Perpetual Care	105,415.00	360.00	-	-	-	105,775.00	105,775.00	-
600 Water	294,352.87	53,277.12	(65,059.30)	-	-	282,570.69	282,570.69	-
602 Water Vehicle Depr.	-	-	-	-	-	-	-	-
610 Sewer	(140,909.32)	64,668.47	(57,231.34)	-	-	(133,472.19)	(133,472.19)	-
611 Sewer Vehicle Depr.	-	-	-	-	-	-	-	-
620 Storm Water	(86,375.12)	6,873.69	(6,895.23)	-	-	(86,396.66)	(86,396.66)	-
621 Storm Water Vehicle Depr.	-	-	-	-	-	-	-	-
670 Solid Waste	320,795.94	55,775.69	(115,244.75)	-	-	261,326.88	261,326.88	-
675 Wellness/Fitness Center	83,893.48	43,771.04	(52,897.60)	-	-	74,766.92	74,766.92	-
	7,115,314.18	658,886.60	(783,031.41)	-	-	6,991,169.37	6,991,169.37	-

Less $1.82 medical refund-RUT

CITY OF MT. VERNON
CITY ADMINISTRATOR
REPORT TO THE CITY COUNCIL
October 20, 2025

- The next "all-staff" meeting of city employees will be held on Wednesday, October 22, 2025.
- The next MVCSD, Cornell and City meeting will also be held on Wednesday, October 22, 2025.
- Lori and I will be attending the ICMA Annual Conference in Tampa, October 25-29, 2025.
- I will be attending the ECICOG Board of Directors meeting on Thursday, October 30, 2025.